

## ORDINANCE NO. 2024-10

**AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE AMENDMENT ZA2024-0002 AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN SECTION 17.04.040 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO DESIGNATE THE PROPERTY AT 923 SOUTH 10<sup>TH</sup> AVENUE IN THE CITY OF ARCADIA (APN 5780-019-011) AS RESIDENTIAL MEDIUM DENSITY AND PUBLIC/QUASI-PUBLIC IN THE CITY OF MONROVIA, IN CONNECTION WITH THE PROPOSED ANNEXATION OF THE TERRITORY KNOWN AS REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA AND DETACHMENT FROM THE CITY OF ARCADIA**

**THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA** does ordain as follows:

**SECTION 1.** James Troyer ("Applicant"), as the authorized agent of the property owners Elizabeth Kho and Jimmy Kho initiated proceedings with the Local Agency Formation Commission for Los Angeles County ("LAFCO") for the annexation of territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia ("City"). The area proposed for annexation in Reorganization No. 2023-02 is located at 923 South 10<sup>th</sup> Avenue in the City of Arcadia (APN 5780-019-011) ("Property"). The Property is proposed to annex to the City of Monrovia and detach from the City of Arcadia.

**SECTION 2.** The Applicant has also initiated an application to amend the land use map of the City's Land Use Element of the General Plan and the Official Zoning Map ("Project") pending the completion of Reorganization No. 2023-02. The proposed amendment to the Official Zoning Map is contained in Zoning Amendment ZA2024-0002, which is attached hereto and incorporated herein by this reference as Exhibit "A". The proposed General Plan Amendment (GPA2024-0001) is contained separately in Resolution No. 2024-57.

**SECTION 3.** On November 13, 2024, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and this Ordinance No. 2024-10, which implements Zone Amendment ZA2024-0002. At the hearing, all interested persons were given an opportunity to be heard, including through written testimony. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2024-0006 recommending approval of the Project, including this Ordinance No. 2024-10.

**SECTION 4.** On December 3, 2024, the City Council of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and Ordinance No. 2024-10. At the hearing, all interested persons were

given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project.

**SECTION 5. Environmental Review**

A. Based on the information in the application, an Initial Study was completed and released in October 2024. The Initial Study did not identify any potentially significant environmental effects. Therefore, a Negative Declaration was prepared pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines.

B. Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, issued a Notice of Intent to adopt a Negative Declaration ("ND"). The 20-day public review period began on October 11, 2024 and continued through October 31, 2024. State Clearinghouse review was not required.

C. The proposed ND for the proposed project is comprised of the Initial Study and the draft ND, which is attached hereto and incorporated herein by this reference as Exhibit "B".

**SECTION 6.** The custodian of records for all materials that constitute the record of proceedings upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

**SECTION 7.** All legal prerequisites to the adoption of the Ordinance have occurred.

**SECTION 8.** The Official Zoning Map for the City of Monrovia set forth in Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.040 (Official Zoning Map) of the Monrovia Municipal Code, is hereby amended by designating the property at 923 South 10<sup>th</sup> Avenue in the City of Arcadia (APN 5780-019-011), identified in Exhibit "A," attached hereto and incorporated herein by this reference, as RM4000 (Residential Medium 4000) and P/QP (Public/Quasi-Public).

**SECTION 9.** This Ordinance shall only take effect following the final approval by LAFCO of the annexation of the territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia including, without limitation, and reconsideration or the conclusion of any litigation relating to this annexation.


**SECTION 10.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 11.** The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage,

and this Ordinance shall become effective thirty (30) days after its passage or upon the approval by LAFCO of the annexation of the territory identified as Reorganization No. 2023-02, whichever is later.

**INTRODUCED** this 3rd day of December, 2024.

**PASSED, APPROVED, AND ADOPTED** this 17th day of December, 2024.



Becky A. Shevlin, Mayor  
City of Monrovia

**ATTEST:**



Alice D. Atkins, MMC, City Clerk  
City of Monrovia

**APPROVED AS TO FORM:**

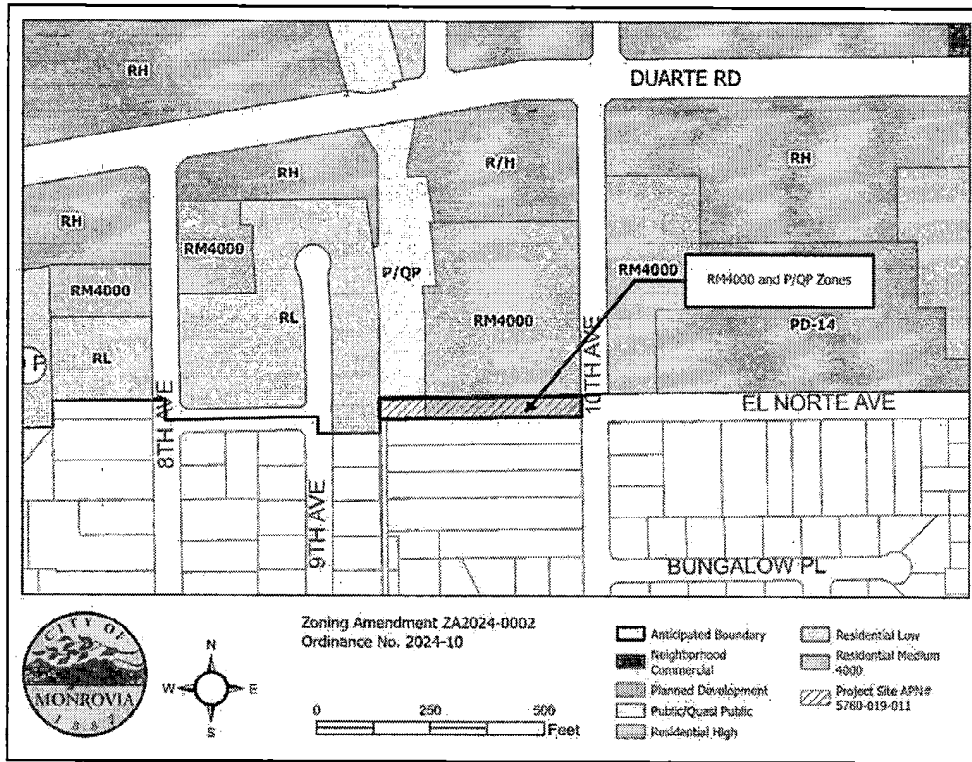


Craig A. Steele, City Attorney  
City of Monrovia

ORDINANCE NO. 2024-10

EXHIBIT "A"

Map of Zone Change ZA2024-0002



**ORDINANCE NO. 2024-10**

**Exhibit "B"  
Negative Declaration**

Monrovia LA LAFCO Reorganization #2023-02  
September 2024  
Draft Initial Study/Negative Declaration

**CITY OF MONROVIA  
CEQA ENVIRONMENTAL CHECKLIST  
MONROVIA LAFCO REORGANIZATION NO. 2023-02  
DRAFT INITIAL STUDY/NEGATIVE DECLARATION**

**PROJECT SUMMARY:**

<b>APNs:</b>	5780-019-011	<b>Street Address:</b>	923 South 10 <sup>th</sup> Avenue, Arcadia, CA 91006
<b>Applicant or Agent:</b>	James Troyer 2355 #670 Westwood Blvd. Los Angeles CA 90064 jtroyer@yahoo.com	<b>Project Contact Information:</b>	Elizabeth Kho 130 South First Ave. #B Arcadia, CA 91006 626-487-2222 Elizabethk@elizabethkho.com
<b>Project Name:</b>	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia Preliminary - GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002.	<b>Project Case Number(s):</b>	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia, Preliminary General Plan Amendment GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002
<b>Existing Zoning:</b>	City of Arcadia: R-1, 7,500 sq. ft. minimum lot area	<b>Existing General Plan Designation:</b>	City of Arcadia - Low Density Residential
<b>Site Acreage:</b>	0.46 acres	<b>Existing Land Use:</b>	Single Family Residential (one existing dwelling unit)
<b>Summary of Proposal:</b>	Detachment of the subject parcel from the City of Arcadia and the Arcadia Sphere of Influence and related annexation into the City of Monrovia and Monrovia Sphere of Influence, including a preliminary General Plan Amendment and pre-zoning of the same by the City of Monrovia to allow future development of up to six dwelling units if consolidated with two adjacent parcels under common ownership within the City of Monrovia. No specific development project or construction is proposed as part of these entitlement requests before the LA LAFCO or the City of Monrovia at the present time.		

**LEAD AGENCY PROJECT CONTACT INFORMATION:**

**Lead Agency:** City of Monrovia  
415 South Ivy Avenue  
Monrovia, Ca 91006  
**Lead Agency Contact person:** Craig Jimenez, AICP  
Community Development Director  
**Phone No:** (626) 932-5537  
**E-mail:** [cjimenez@monrovia.ca.gov](mailto:cjimenez@monrovia.ca.gov)

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   ) §  
CITY OF MONROVIA           )

I, ALICE D. ATKINS, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 2024-10; It has been published pursuant to law; was duly adopted and passed at a regular meeting of the Monrovia City Council on the 3<sup>rd</sup> day of December, 2024, by the following vote:

**AYES:** Councilmembers Belden, Spicer, Mayor Pro Tem Dr. Kelly, Mayor Shevlin

**NOES:** Councilmember Jiménez

**ABSTAIN:**

**ABSENT:**

ATTEST:



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Alice D. Atkins, MMC, City Clerk  
City of Monrovia