

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING CHAPTER 17.52 OF THE MONROVIA MUNICIPAL CODE TO ASSIGN THE PLANNING COMMISSION THE AUTHORITY TO MODIFY OR REVOKE CONDITIONAL USE PERMITS AND TO ESTABLISH THE PROCESS FOR SUCH MODIFICATIONS AND REVOCATIONS, AND FINDING ADOPTION OF THE ORDINANCE TO BE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, State Planning and Zoning Law permits the Monrovia City Council to assign the functions of a planning agency to the Monrovia Planning Commission (“Commission”), including the authority to revoke or modify conditional use permits.

WHEREAS, the City Council has assigned certain planning functions to the Commission including, without limitation the express authority under the Monrovia Municipal Code to grant or deny conditional use permits.

WHEREAS, the City Council desires to further assign the authority to revoke or modify conditional use permits to the Commission and to establish the process for such modifications and revocations, although the need to exercise such authority is expected to be rare.

THE CITY COUNCIL OF THE CITY OF MONROVIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 17.52.020 of Chapter 17.52 of Title 17 of the Monrovia Municipal Code is hereby amended to read as follows (text to be added is underlined; text to be deleted is shown in ~~strikethrough~~):

“§ 17.52.020 PLANNING COMMISSION.

The Commission shall:

(A) Review, advise the Council on, and administer regulations of this title and amendments hereto;

(B) Grant or deny ~~conditional use permits~~, variances and hillside development permits; and

(C) Grant, deny, modify, or revoke conditional use permits; and

~~(D)~~ Perform such other duties as are required by the Council or state law as set forth in Chapter 2.52.”

SECTION 2. Section 17.52.130 of Chapter 17.52 of Title 17 of the Monrovia Municipal Code is hereby amended to read as follows (text to be added is underlined):

“§ 17.52.130 CONDITIONAL USE PERMIT—GENERALLY.

Certain uses may be permitted in a zone subject to securing a conditional use permit when such uses or any associated development are in conformance with the provisions of the general plan and are not detrimental to existing uses or those permitted in the zone. Minor conditional use permits may be granted by the Committee and major conditional use permits may be granted by the Commission, which, in their opinion, will help to safeguard the health, safety and property values in the zone. Minor and major conditional use permits may be modified or revoked by the Commission after notice and a public hearing, as provided in § 17.52.325.”

SECTION 3. Chapter 17.52 of Title 17 of the Monrovia Municipal Code is hereby amended to add a new Section 17.52.325 to read as follows:

“§ 17.52.325 COMMISSION—MODIFICATION OR REVOCATION.

(A) If the Director determines there is evidence to present to the Commission which may support the modification or revocation of a minor or major conditional use permit as provided in § 17.52.325(B), the Director may initiate a modification or revocation proceeding before the Commission.

(B) Upon initiation of a modification or revocation proceeding, and following notice to the permit holder, the Commission shall hold a duly-noticed public hearing on the possible modification or revocation of a minor or major conditional use permit. Notice of the public hearing shall be provided pursuant to § 17.52.320. After such hearing, the Commission may modify or revoke the conditional use permit if the Commission determines there is substantial evidence that:

- (1) The permittee has violated, on more than one occasion, a condition of their conditional use permit, or violated, on more than one occasion, any provision of this code that applies to the operation of the conditionally permitted activity or the land on which it is located and has failed to correct such violation after notice from the City; or
- (2) The conditional use permit was obtained in a fraudulent manner; or
- (3) The use as operated is detrimental to the public health or safety, or is a nuisance, or is detrimental to existing uses or those permitted in the zone; or
- (4) One or more of the required findings made in conditionally approving the use is no longer valid.

(C) The decision of the Commission shall be final unless appealed to the City Council within ten days of the Commission’s decision in the manner provided in § 2.52.070.”

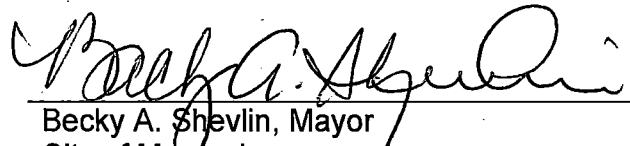
SECTION 4. The City Council hereby finds and determines that this Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") because it is not a project pursuant to State CEQA Guidelines Section 15378(b)(2). The Ordinance constitutes general policy and procedure making related to the authority of the Planning Commission to modify and revoke conditional use permits.

SECTION 5. 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 6. 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.

INTRODUCED this 2nd day of December, 2025.


PASSED, APPROVED, AND ADOPTED this 16th day of December, 2025.


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

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. 2025-13; It has been published pursuant to law; was duly adopted and passed at a regular meeting of the Monrovia City Council on the 16th day of December, 2025, by the following vote:

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

NOES:

ABSTAIN:

ABSENT:

ATTEST:



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