



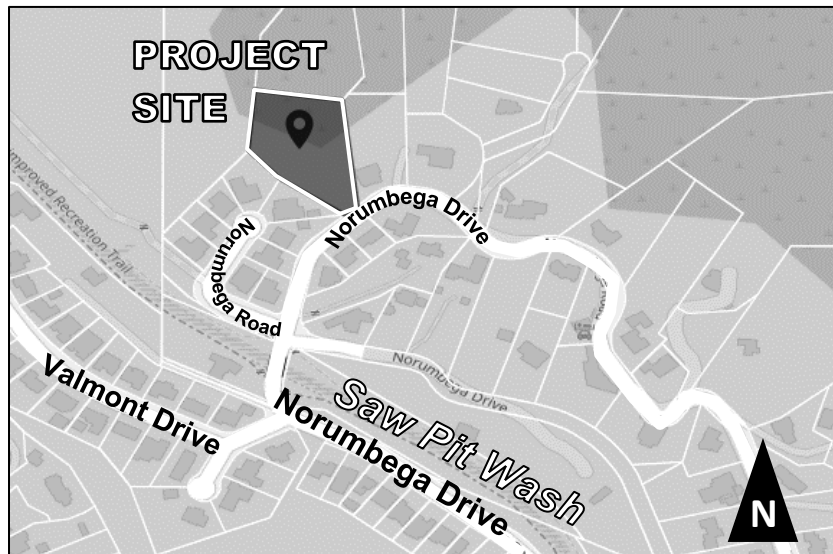
City of Monrovia
Department of Community Development
Planning Division
planning@ci.monrovia.ca.us
(626) 932-5565

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING**

The City of Monrovia hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (MND) has been prepared by the City for the Norumbega Drive Residence Project. Pursuant to CEQA, the City of Monrovia, as Lead Agency, is responsible for preparation of this document. The MND indicates that the proposed project would not result in significant environmental impacts with the incorporation of prescribed mitigation measures.

PROJECT TITLE: Norumbega Drive Residence Project (Entitlement Nos.: General Plan Amendment GPA2022-0001, Zoning Amendment ZA2022-0002, Hillside Development Permit HPD2022-0002, Neighborhood Compatibility Review DR2022-0009, and Minor Exception ME2022-0008).

PROJECT LOCATION: The proposed Norumbega Drive Residence Project (project) is located on Norumbega Drive near the intersection of Norumbega Drive and Norumbega Road, Monrovia, California (Assessor's Parcel Number [APN] 8523-002-045).



APPLICANT: Miguel Uribe, Group Atom Development
802 South Ditman Avenue
Los Angeles, CA 90023

PROJECT DESCRIPTION:
The project would construct a two-story, single family residence on the 1.3-acre vacant lot. The residence would be 3,758 square feet in size. The development also includes the construction of a four-car garage, totaling 1,348 square feet. The site would be landscaped and utility improvements would be installed to serve the proposed residence.

A General Plan Amendment (GPA2022-001) and Zone Amendment (ZA2022-0002) are required to change the land use designation of the site from Public/Quasi Public (P/QP) to Residential Foothill (RF). The construction of the home requires the approval of a Hillside Development Permit (HDP2022-002) as the lot will result in grading with five feet or more of cut and fill, and a retaining wall of more than six feet.

A Neighborhood Compatibility Review (DR2022-0009) is required for the construction of a new two-story home. Lastly, the approval of a Minor Exception (ME2022-0008) from Monrovia Municipal Code Section 17.12.040 is required to construct a ten foot high wall (five foot wood fence on top of a five foot retaining wall) in lieu of six feet.

The project site is not listed as a hazardous waste site pursuant to Government Resources Code Section 65962.5.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the proposed project would require a Mitigated Negative Declaration (MND). The MND is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects would be reduced to less than significant levels. The reasons to support such a finding are documented by the Initial Study prepared by the City.

PUBLIC COMMENT PERIOD ON MND: The City invites you to submit written comments describing your specific environmental concerns on the Project. The public comment period begins on **Monday, February 28, 2022** and ends on **Monday, March 21, 2022**. Written comments regarding the proposed MND must be submitted to the City of Monrovia Planning Division prior to **5:00 PM on the last day of the 20-day public review/comment period (March 21, 2022)**. Please send your written comments to the City staff contact identified below and include your name, address, and contact information in your correspondence.

City of Monrovia
Planning Division
Sheri Bermejo, Planning Division Manager
415 South Ivy Avenue
Monrovia, California 91016
(626) 932-5539
sbermejo@ci.monrovia.ca.us

AVAILABILITY: Copies of the Initial Study, MND, project specifications, and supporting materials are available for public review at the City of Monrovia Planning Division, 415 South Ivy Avenue, Monrovia, California 91016 and online at:

<https://www.cityofmonrovia.org/your-government/community-development/planning/projects-under-review>

PUBLIC HEARING SCHEDULED: A public hearing will be held by the Monrovia Planning Commission on **April 13, 2022 at 7:30 PM**, or as soon thereafter as possible. The Commission's public hearing format has changed due to the COVID-19 pandemic. The location has been temporarily modified to protect our residents, property owners, applicants, staff, and appointed officials. As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California and Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council has made the determination that there will NOT be a physical meeting location and all public participation will be electronic. Remote public participation is allowed in the following ways:

BY ZOOM OR BY PHONE - Meeting ID **847 9798 2273** To participate from your computer, laptop, or smartphone, join at <https://zoom.us/join>, or call **1(669) 900-6833** on your phone. Please remain muted with video off and please use the raised hand feature to be called upon during the public comment portion.

Cable T.V. Broadcast on KGEM (Spectrum Channel 99 or Giggle Fiber Channel 87-2); and

Livestream online at www.foothillsmedia.org/monrovia. The meeting will begin at 7:30 PM on Wednesday April 13, 2022.

Pursuant to Government Code Section 54953(e), Commissioners may participate via teleconference.

The purpose of the public hearing is to afford the public an opportunity to be heard concerning the proposed project application. If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

The staff report pertaining to this item will be available on Thursday, April 7, 2022, after 5:00 PM on-line at the following hyperlink: <https://www.cityofmonrovia.org/your-government/boards-and-commissions/planning-commission/agendas-minutes>

Este aviso es para informarle sobre una junta pública acerca de la propiedad indicada mas arriba. Si necesita información adicional en español, favor de ponerse en contacto con el Departamento de Planificación al número (626) 932-5565.

Vincent Gillespie
Planning Technician

PLEASE PUBLISH MONDAY February 28, 2022