



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

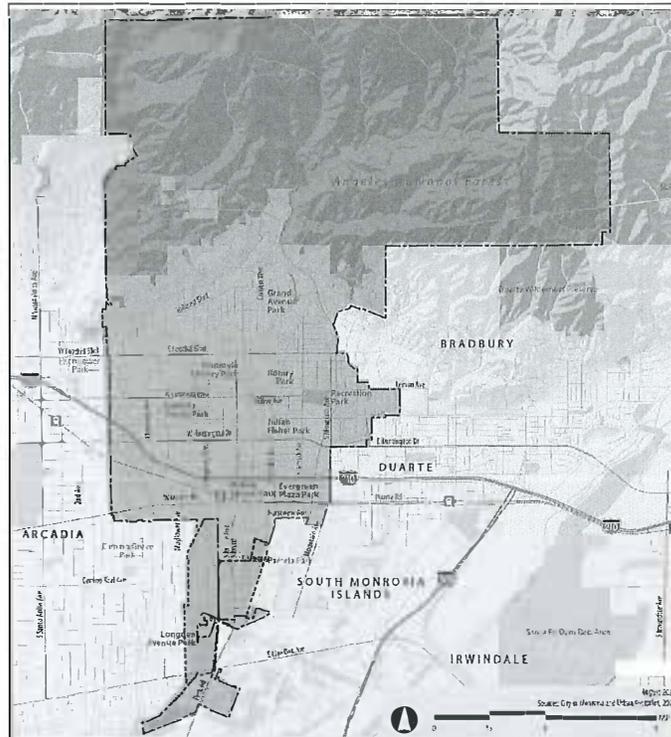
**NOTICE OF INTENT TO ADOPT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING**

The City of Monrovia hereby gives notice that an Initial Study / Mitigated Negative Declaration (IS/MND) has been prepared for the 2021-2029 Housing Element Update and implementation of the Monrovia Housing Plan, Safety Element Update, and a new Environmental Justice Element for Monrovia's General Plan.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the Monrovia Planning Commission will hold a public hearing to receive written and oral comments from interested persons and public agencies regarding the City's intent to adopt an IS/MND for the project described below.

PROJECT TITLE: City of Monrovia 2021-2029 Housing Element Update (GPA2022-0002), Safety Element Update (GPA2022-0003), and new Environmental Justice Element (GPA2022-0004)

PROJECT LOCATION: The project area includes the City of Monrovia and its unincorporated Sphere of Influence ("planning area"). The City covers an area of approximately 14 square miles and is bounded by Arcadia to the west, Angeles National Forest to the north, Bradbury and Duarte to the east, and unincorporated Los Angeles County and Irwindale to the south.



City of Monrovia Map

LEAD AGENCY: City of Monrovia

PROJECT DESCRIPTION: The Housing Element is a policy document setting forth the City's plan to accommodate its share of regional housing needs, as determined by the Southern California Association of Governments (SCAG). The City of Monrovia's share for the 2021-2029 planning period is 1,670 new housing units.

This allocation is referred to as the Regional Housing Needs Assessment, or RHNA. The Housing Element does not specifically authorize the construction of any housing development, nor does it indicate where and when specific housing projects will occur.

The Housing Element is a required component of the City's General Plan and must be updated on a regular basis, as set forth in Government Code Sections 65580 – 65589.8.8. The Housing Element consists of the following components: 1) housing needs, 2) constraints to housing development, 3) housing resources (available sites and funding sources), 4) a housing plan, and 5) affirmatively furthering fair housing strategies. The implementation of the Monrovia Housing Plan identifies a series of zoning text amendments to the Monrovia Municipal Code. Those zoning text amendments need to be considered in order to respond to a number of State law requirements. The specific text amendments of the Zoning Code will be prepared by the City and adopted at a later time. The 2021-2029 Housing Element applies to all properties within the City of Monrovia on which existing and proposed General Plan land use designations and zoning districts allow residential and/or mixed-use development.

In conjunction with this Housing Element Update, the City is also undertaking an update to the General Plan's Safety Element to align it with recently enacted State Laws and adopt new climate adaptation and wildfire strategies. Lastly, the City developed a new Environmental Justice Element for the General Plan to comply with Senate Bill (SB 1000) and Senate Bill (SB 244). The purpose of the Environmental Justice Element is to address public health risks and environmental justice concerns of those living in disadvantaged communities as defined in Government Code, §65302(h)(4)(A), many of which are the result of geographic or procedural inequities.

Since these policy documents do not specifically authorize the construction of any development, nor do these documents specifically indicate where and when specific housing projects will occur, this IS/MND examines the potential environmental impacts at a programmatic level.

ENVIRONMENTAL EFFECTS: Environmental issues related to the proposed project were fully analyzed in the IS/MND, which is a document that provides the public and decision makers with specific information regarding the environmental effects associated with the project. The IS/MND also identifies mitigation measures that will reduce the project's potentially significant effects. Copies of the IS/MND are available for public review and comment at the locations listed below:

- **Monrovia City Hall (Community Development Dept.), 415 South Ivy Avenue, Monrovia, CA 91016;**
Operating Hours: Monday through Thursday: 7am to 6pm, and Friday: 7am to 5:30pm
- **Monrovia Library (Reference Desk), 321 South Myrtle Avenue, Monrovia, CA 91016;**
Operating Hours: Monday – Wednesday: 10am to 8pm, and Thursday through Saturday: 12pm to 5:00pm
- **City of Monrovia Website;** <https://www.cityofmonrovia.org/your-government/community-development/planning/general-plan>

PUBLIC HEARING SCHEDULED: A public hearing will be held before the City of Monrovia Planning Commission to discuss the 2021-2029 Housing Element Update (GPA2022-0002), Safety Element Update (GPA2022-0003), new Environmental Justice Element (GPA2022-0004), and the IS/MND on **Wednesday, October 12, 2022 at 7:30 PM**, or as soon thereafter as possible at:

Monrovia City Hall (City Council Chambers)
415 South Ivy Avenue
Monrovia, CA 91016

The Planning Commission's role on October 12, 2022 will be to make a recommendation to the City Council on whether to adopt the 2021-2029 Housing Element Update and necessary implementation of the Housing Plan, Safety Element Update, new Environmental Justice Element, and the environmental issues studied in the IS/MND.

If you challenge this project 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.

PUBLIC COMMENTS ACCEPTED: Any interested person or agency may comment on this matter. Public comments regarding the 2021-2029 Housing Element Update and its necessary Zoning Text Amendments, Safety Element Update, new Environmental Justice Element, and the environmental issues studied in the IS/MND will be received by the City for a period of 30 days. The comment period begins on **Thursday, September 1, 2022** and ends on **Monday, October 3, 2022 by 6PM.**

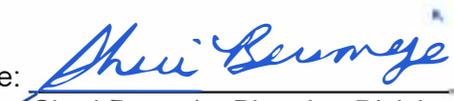
Please send written comments to:

City of Monrovia
Community Development Department
Attn: John Mayer, Senior Planner
415 South Ivy Avenue
Monrovia, CA 91016, or
jmayer@ci.monrovia.ca.us

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) 932-5587.

If you require additional information, please contact John Mayer at (626) 932-5587, or jmayer@ci.monrovia.ca.us.

Date: August 31, 2022

Signature: 
Sheri Bermejo, Planning Division Manager