



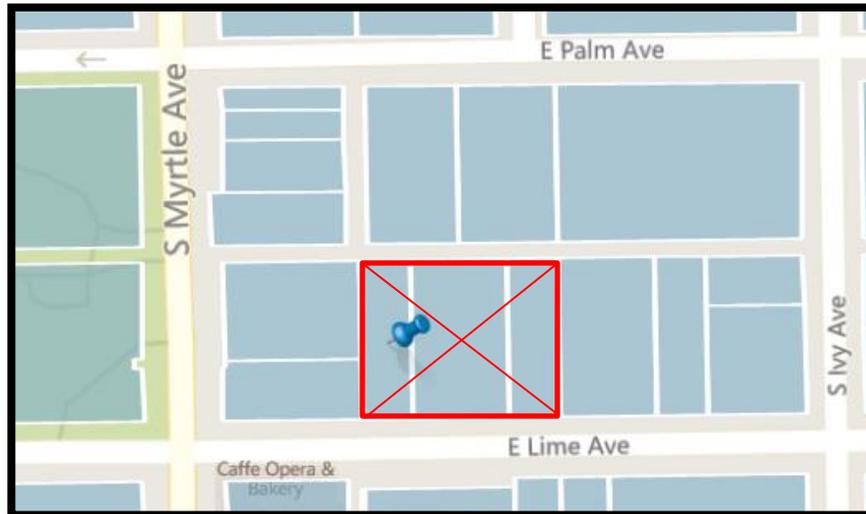
City of Monrovia
Department of Community Development
Planning Division
planning@ci.monrovia.ca.us
(626) 932-5565

**NOTICE OF INTENT TO ADOPT A
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, the 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 a Mitigated Negative Declaration for the proposed project described below.

PROJECT TITLE: Tentative Parcel Map TPM 82736, General Plan Amendment GPA2019-0001, Zone Amendment ZA2019-0002, Conditional Use Permit CUP2019-0008 and Mitigated Negative Declaration.

PROJECT LOCATION: 115–127 East Lime Avenue (Assessor's Parcel Numbers [APNs] 8516-012-800, 8516-012-801, and 8516-012-802).



APPLICANT: Monrovia Lime LLC
19300 South Hamilton Avenue, Suite 200
Gardena, CA 90248

PROJECT DESCRIPTION: The proposed project is an adaptive re-use of an existing 4-story telecommunications building on a 0.73 acre site. A self-storage facility and manager's office will occupy approximately 86,729 square feet of building space and at ground floor level (facing Lime Avenue) commercial storefronts will occupy approximately 5,520 square feet. There are 19 on-site parking spaces accessible from a 16 foot wide alley located on the north side of the site.

The request requires approval of the following: a Tentative Parcel Map consolidating three parcels into one parcel, an amendment to the General Plan and Zoning Map designations changing P/QP (Public/Quasi Public) to PD-5b (Planned Development-Area 5b), a General Plan amendment to include PD-5b guidelines to facilitate the adaptive re-use of the site, and a Conditional Use Permit to allow the proposed self-storage facility, managers office and commercial storefronts to occupy the existing building at the subject location.

The building and parking area renovations will include the remodeling of the building's interior and exterior, the addition of new landscaping, the inclusion of new parking spaces, and the installation of new fencing. All loading and unloading of storage items will be restricted to the parking lot area on the north side of the building.

The proposed project will be serviced by existing infrastructure and utilities, including water (Upper San Gabriel Valley Municipal Water District and Municipal Water District), sewer (Sanitation Districts of Los Angeles County), stormwater

(City and County), solid waste disposal (Athens Services), gas (SoCal Gas), and electricity (Southern California Edison).

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

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

The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

PUBLIC COMMENTS ACCEPTED: Any interested person or agency may comment on this matter. Public comments regarding the project and the environmental issues studied in the IS/MND will be received by the City for a period of 20 days. The comment period begins on **Thursday, September 19, 2019** and ends on the date of the Planning Commission on **Wednesday, October 9, 2019**.

Please send written comments to:

City of Monrovia
Community Development Department
Attn: Sheri Bermejo, Planning Division Manger
415 South Ivy Avenue
Monrovia, CA 91016, or
sbermejo@ci.monrovia.ca.us

PUBLIC HEARING SCHEDULED: A public hearing will be held before the City of Monrovia Planning Commission to discuss the proposed project and the IS/MND on **Wednesday, October 9, 2019 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 9, 2019 will be to make a recommendation to the City Council on whether to approve or deny the project, including the following application components: the IS/MND, Tentative Parcel Map consolidating three parcels into one parcel, an amendment to the General Plan and Zoning Map designations changing P/QP (Public/Quasi Public) to PD-5b (Planned Development-Area 5b), a General Plan Amendment to include PD-5b guidelines to facilitate the adaptive re-use of the site and a Conditional Use Permit to allow a self-storage facility, managers office, and commercial storefronts to occupy the existing building.

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. For further information regarding this application, please contact the Planning Division at (626) 932-5534.

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) 932-5534.

If you require additional information, please contact Sheri Bermejo at (626) 932-5539, or sbermejo@ci.monrovia.ca.us.

Date: _____

Signature: _____
Sheri Bermejo, Planning Division Manager