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Local Agency Formation Commission for the County of Los Angeles

**NOTICE OF PUBLIC HEARING/PROCEEDINGS
NOTICE OF INTENT TO WAIVE PROTEST PROCEEDINGS**

REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA (AMENDMENT TO THE CITY OF ARCADIA SPHERE OF INFLUENCE, AMENDMENT TO THE CITY OF MONROVIA SPHERE OF INFLUENCE, DETACHMENT FROM THE CITY OF ARCADIA AND ANNEXATION TO THE CITY OF MONROVIA)

Pursuant to Government Code Section 56150 *et seq.*, the Local Agency Formation Commission for the County of Los Angeles ("LAFCO" or "Commission") hereby gives notice as follows:

1. LAFCO will hold a hearing/proceedings on Wednesday, January 8, 2025 at 9:00 a.m., to hear and receive any oral or written protest, objections, or evidence that is made, presented, or filed regarding the proposed reorganization of uninhabited territory to the City of Monrovia ("Proposal"). The hearing will be held in the Board of Supervisors Hearing Room, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location.
2. Proceedings for this reorganization were initiated by landowner petition. The Proposal consists of a reorganization that, in the ordinary course, would require the conduct of protest proceedings; however, **the Commission hereby gives notice pursuant to Government Code Section 56157 that, unless written opposition to the Proposal is received from landowners and/or registered voters within the affected territory before the conclusion of the aforementioned Commission hearing/proceedings on the Proposal, the Commission intends to waive protest proceedings, as authorized by, and in compliance with, California Government Code Section 56663. However, due to the proposed Sphere of Influence amendments, a noticed public hearing is required.**
3. The Proposal has been assigned the following short form designation:
"Reorganization No. 2023-02 to the City of Monrovia".
4. The Proposal includes a reorganization of 0.49± acres within a residential area into the boundary of the City of Monrovia; and detachment/withdraw from the City of Arcadia.
5. The affected territory is generally located at the terminus of El Norte Avenue and 10th Avenue (APN: 5780-019-011), all within the City of Arcadia. See the accompanying map for a complete description of the exterior boundaries of the proposed change of reorganization.
6. The reason for the reorganization as set forth in the Proposal to LAFCO is for the development of five (5) single-family homes on three (3) existing parcels; currently two (2) parcels (APNs: 5780-019-008 and 5780-019-010) are already located within the City of Monrovia and one (1) parcel (APN: 5780-019-011) is currently within the City of Arcadia. After approval of this reorganization, APN: 5780-019-011 will be within the jurisdictional boundaries of the City of Monrovia and provide uniform zoning standards for the development.
7. **Please be advised that, in the event this Proposal for this reorganization is approved by the Commission, the land within the affected territory is potentially subject to the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City of Monrovia.**
8. Said hearing/proceedings on the Proposal for this reorganization will be held at 9:00 a.m., on the 8th day of January 2025, in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012, or as it may be continued. At said hearing/proceedings, any interested person may present testimony or submit written opposition or comments prior to the conclusion of the Commission hearing/proceedings on the Proposal. In the event that any written opposition or comments are emailed to info@lalafco.org, mailed, or hand-delivered to LAFCO, rather than being hand-delivered to

