



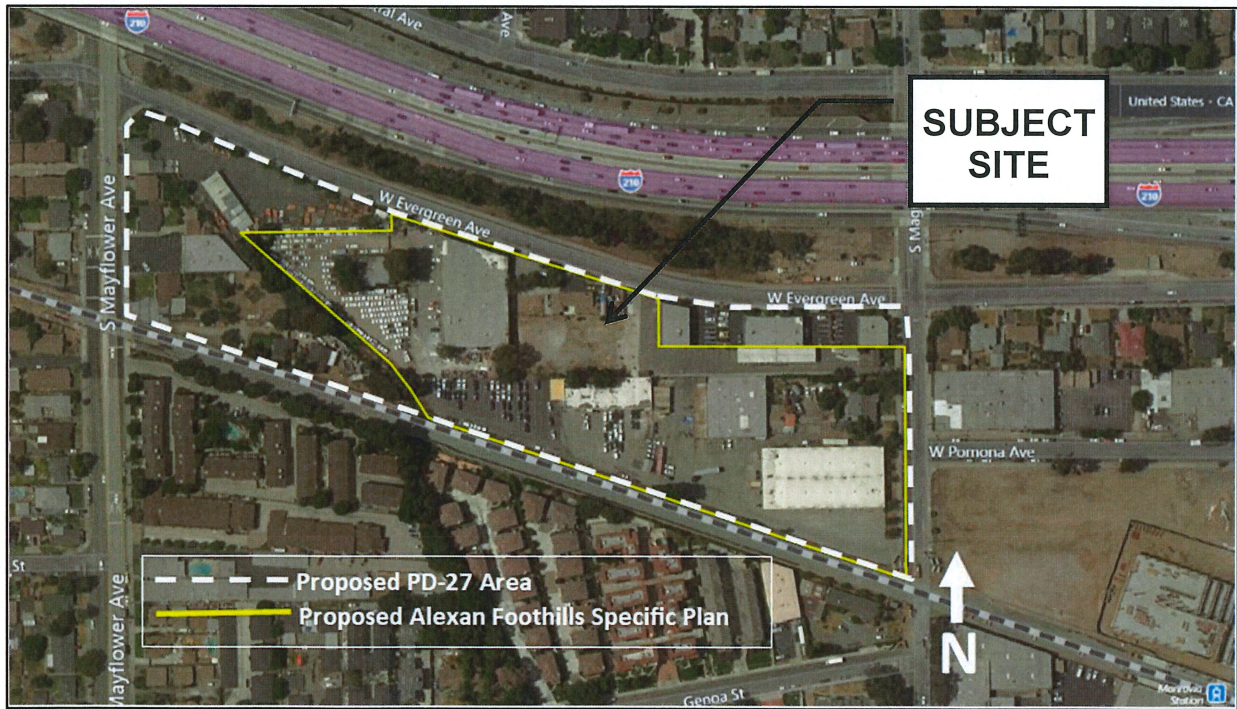
**City of Monrovia**  
Department of Community Development  
Planning Division  
planning@ci.monrovia.ca.us  
(626) 932-5565

**NOTICE OF AVAILABILITY OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
AND NOTICE OF PUBLIC HEARING**

**TO: Agencies, Organizations, and Interested Parties:** 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 City of Monrovia initiated the preparation of an Environmental Impact Report to determine the nature and extent of the proposed project’s impact on the surrounding environment. This Notice is given to advise that the City of Monrovia has completed a Draft Environmental Impact Report (EIR) for the proposed project named above and that the Draft EIR is available for public review. The Monrovia Planning Commission will hold a public hearing to receive written and oral comments from interested persons and public agencies regarding the Draft EIR and the proposed project described below.

**PROJECT TITLE:** Planned Development, General Plan Amendment, Zoning Code Amendment, and Alexan Foothills Specific Plan and Development Project

**PROJECT LOCATION:** 1508, 1512, 1516, 1518, 1522, and 1602 South Mayflower Avenue; 1541 South Dale Drive; 302, 340, 410, 418, and 450 West Evergreen Avenue; 1607, 1625, and 1631 South Magnolia Avenue (Assessor’s Parcel Numbers [APNs] 8507-006-040, 048, 031, 030, 029, 045, 024, 022, 044, 043, 042, 041, 035, 034, 016).



**APPLICANT:** Trammell Crow Residential  
5790 Fleet Street, Suite 140  
Carlsbad, CA 92008

**PROJECT DESCRIPTION:** The City of Monrovia is proposing amendments to the General Plan and Zoning Code to change the land use designation for 9.6 acres of land from “Manufacturing” to “Planned Development”. Specifically, the General Plan amendment would establish Planned Development-Area 27 (PD-27), “Station Square West” as the new land use designation for that land. The 9.6 acre area is directly west of the Station Square Transit Village – Area 12 and is bounded by Evergreen Avenue to the north, the Metro Gold Line tracks to the south, South Magnolia Avenue to the east, and South Mayflower Avenue to the west. The proposed development guidelines for PD-27 would provide additional opportunities for transit-oriented development that supports the Station Square Transit Village by allowing up to 518 dwelling units based on a density of 54 units per acre. The proposed PD-27 designation is divided into three



distinct areas; each area has specific guidelines that address and responds to existing conditions and allows for future development as follows:

- Area A is approximately 2.3 acres and comprises the western edge of PD-27. The parcels face South Mayflower Avenue and would allow medium-high to high-density residential uses.
- Area B is 6.77 acres and the proposed standards would include provisions for high density residential development. As an incentive to provide transit-oriented development adjacent to Station Square Transit Village (PD-12), a development project that is larger than two acres may be developed at greater density (up to 64 dwelling units per acre) through the adoption of a Specific Plan.
- Area C is half an acre and located at the southwest corner of West Evergreen Avenue and South Magnolia Avenue. This area would allow commercial uses that support the adjacent transit oriented neighborhood.

*Specific Plan Proposed:* Trammel Crow Residential Company is proposing the Alexan Foothills Specific Plan and development project within Area B of the new PD-27 district. The proposed specific plan identifies the long-term vision and objectives for private development and public improvements within the 6.77 acre area of PD-27.

*Development Project Proposed:* Trammel Crow Residential Company is also proposing to implement that specific plan with the development of a multi-family development project to include a 436-unit, five-story apartment complex and an eight-level (seven stories) parking structure containing 798 stalls. Out of the 798 parking stalls, 632 spaces are designated for the residents, 112 spaces are reserved for guests, 34 spaces are available to the public parking, and 20 are intended for apartment leasing and the four live/work units. The apartment complex would include two pools and tenant amenity courtyards. On the Magnolia Avenue side of the complex there would be a two-story lobby, a fitness room, and four live-work units, all with apartments above. Three outdoor/rooftop amenity decks are planned on top of the apartment complex's fourth level. Other tenant amenities include a pet spa, bike "kitchen" (i.e., bicycle repair area), tenant lounge, centralized mail/package delivery room, and a golf simulation room. The project also allows the use of bicycle sharing and ride sharing programs by providing bike parking for METRO users and guests, and resident bicycle parking and storage. Trammel Crow Residential would consolidate eight separate parcels into one parcel in order to develop the site.

**ENVIRONMENTAL EFFECTS:** Environmental issues were fully analyzed in the Draft EIR, 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 and alternatives to the project. Copies of the Draft EIR, 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](http://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 Draft EIR will be received by the City for a period of 45 days. The comment period begins on **Thursday, September 26, 2019** and ends on **Wednesday, November 13, 2019** at the conclusion of the Planning Commission hearing.

*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](mailto:jmayer@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 Draft EIR on **Wednesday, November 13, 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 November 13, 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 EIR; the General Plan Amendment (GPA2019-0003) and Zone Change (ZA2019-0003) for the new PD-27 designation, the Alexan Foothills Specific Plan (SP2019-0002); Vesting Tentative Parcel Map No. 82326 (TPM2019-0005), a Conditional Use Permit (CUP2019-0013), and General Plan Conformity findings.

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.

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](mailto:jmayer@ci.monrovia.ca.us).

Date: 9/23/19

Signature:   
Sheri Bermejo, Planning Division Manager