



**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 has been prepared by the City for the Chick-fil-A and Starbucks Huntington Drive & 210 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 incorporation of the prescribed mitigation measures.

**PROJECT TITLE:** Chick-fil-A and Starbucks Huntington Drive & 210 Project (Entitlement Nos.: ZA2021-0001, TMP 83202, CUP2021-0006, CUP2021-0007, CUP2021-0008, CUP2021-0009, CUP2021-0010, CUP2021-0011, and GPC2021-0002)

**PROJECT LOCATION:** The project site is located at 820 Huntington Drive in the City of Monrovia (Assessor's Parcel Numbers [APNs] 8507-008-035, -041, -042, -044, and -070 through -072).



**APPLICANTS:**

Chick-fil-A, Inc.  
15635 Alton Pkwy, Suite 350  
Irvine, CA 92618

Starbucks Coffee/Greenbergfarrow  
30 Executive Park, Suite 100  
Irvine, CA 92614

**PROJECT DESCRIPTION:** The proposed project involves constructing two new drive-thru facilities, a Chick-fil-A restaurant and Starbucks café. The Chick-fil-A restaurant would be a 4,562-square foot (gross area), one-story building with outdoor dining space and the Starbucks café would be a 2,200-square foot (gross area), one-story building with outdoor dining space. Landscaping would be planted along the site and building perimeters, and utility improvements would be installed to serve the proposed drive-thru facilities. The project would also dedicate approximately 8,600 square feet of land at the southeast corner of the project site to the City for future development into a pocket park. Additionally, the project involves a Zone Text Amendment to eliminate the minimum building height standard of two-stories and to correct inconsistencies regarding density and floor area regulations for the Retail Corridor Mixed Use (RCM) Commercial Zone. Required City discretionary approvals include a Zone Text Amendment; Conditional Use Permits (one for each business) for new construction, late night hours of operation within 100 feet of

residential zone, and drive-thru business operation within 100 feet of residential zone; Tentative Parcel Map, Signage Review; and grading and building permits. In addition to these entitlement requests, a General Plan Conformity Finding is required for the proposed land dedication.

It is noted that the project site is listed 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:** The City invites you to submit written comments describing your specific environmental concerns on the Initial Study and MND. The public comment period begins on **May 3, 2021** and ends on **June 1, 2021**. Written comments regarding the proposed MND must be submitted to the City of Monrovia Planning Division prior to **5:00 p.m. on the last day of the 30-day public review/comment period (June 1, 2021)**. 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/development-spotlight>

**PUBLIC HEARING:** The public hearing will be held by the Monrovia Planning Commission on **June 9, 2021 at 7:30 p.m.**, 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. In accordance with the "Safer at Home" Order, Executive Order N-29-20, and guidance from the California Department of Public Health on gatherings, there will NOT be a physical meeting location and all public participation will be electronic. Remote public participation is allowed in the following ways: 1) Cable T.V. Broadcast on KGEM (Spectrum Channel 99 or Giggle Fiber Channel 87-2); and 2) Livestream online at [www.foothillsmmedia.org/monrovia](http://www.foothillsmmedia.org/monrovia). The meeting will begin at **7:30 PM on Wednesday, June 9, 2021**. Pursuant to the Governor's Executive Order N-29-20, Planning 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, June 3, 2021, after 5 p.m. on-line at the following hyperlink: <https://www.cityofmonrovia.org/your-government/meeting-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.