



## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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**DATE:** December 4, 2023

**TO:** State Clearinghouse, Responsible Public Agencies, Organizations, and Interested Parties

**LEAD AGENCY:** City of Monrovia  
Contact: John Mayer, Senior Planner  
Community Development Department  
415 South Ivy Avenue  
Monrovia, CA 91016

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the Monroe Specific Plan and Development Project: General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, and Conditional Use Permit

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The City of Monrovia, as lead agency under the California Environmental Quality Act (CEQA), will prepare a Draft Environmental Impact Report (DEIR) for The Monroe Project, consisting of a proposed General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, and Conditional Use Permit (hereinafter "Project"). The Project entails the proposed development of a five-story mixed-use building with two subterranean parking levels offering 200 residential units and 5,143 square feet of interior non-residential, ground floor space for commercial and recreational use. The City has determined an EIR is required for the proposed project, and as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study for the project. In accordance with Section 15082 of the CEQA Guidelines, the City of Monrovia has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The City of Monrovia is requesting input from reviewing agencies and the public regarding the scope and content of the DEIR.

This Notice of Preparation (NOP) is also available on the City's website at:  
<https://www.cityofmonrovia.org/your-government/community-development/planning>

**Due to time limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after the date of this notice, or the first following business day.**

**Date of Notice: December 4, 2023**  
**Notice of Preparation Review Period: December 4, 2023 to January 4, 2024**

## **PROJECT LOCATION**

Address: 701 South Myrtle Avenue, Monrovia, CA  
Accessor's Parcel Numbers (APNs): 8516-033-030 and 8516-033-031  
Project Site Size: 1.6 acres

The 1.6 acre site is located at the southwest corner of South Myrtle Avenue and Olive Avenue in the City of Monrovia, just south of Old Town Monrovia, the City's historic downtown area. The site is located in a location known as the Old Town Extension District. The Old Town Extension District is one of three districts of the General Plan's South Myrtle Avenue Corridor planning area, and it is intended to promote urban design and land uses more compatible with Old Town Monrovia. The project site is approximately 3/4 mile north of the I-210 freeway and approximately one mile north of the Los Angeles Metro (A Line) Monrovia station. Refer to the attached *Location Map*.

The property is generally flat, with a slight slope down towards the south and southwest. The project site is paved and developed with an approximately 25,000 square foot single-story multi-tenant commercial building constructed in 1979. Surrounding uses include multi-family residential, commercial, and office land uses. Refer to the attached *USGS Topographic Map* and *Aerial Photograph*.

The site's General Plan Land Use designation is Office/Research and Development/Light Manufacturing with a Specific Plan/Planned Development Overlay and the site's zoning classification is O/RD/LM (Office/Research and Development/Light Manufacturing). The two parcels that make up the project site are not located on known listed toxic hazardous waste sites pursuant to Government Code Section 65962.5.

## **SUMMARY OF PROPOSED PROJECT**

The Project entails demolition of existing commercial uses on the 1.6 acre site and redevelopment of the property with a five-story podium-style mixed-use building having a maximum height of 65 feet and two levels of subterranean parking. A total of 200 multi-family residential units and approximately 5,143 square feet of interior non-residential, ground floor area for commercial and recreational uses are proposed. Of the 200 residential units, 17 of the units are allocated for low-income households. Residential units are designed to vary in size from 596 to 1,070 square feet, consisting of 31 studio, 132 one-bedroom, and 37 two-bedroom units. Various recreational facilities and amenities are included in the building design for the residents, including a resort-style pool, rooftop deck, dog park, and courtyard gathering areas. An outdoor public plaza will also be provided at the site's northeast corner at the intersection of Olive Avenue and Myrtle Avenue. Vehicular access to the site and subterranean parking would be provided from a driveway that connects with Olive Avenue. Refer to the attached *Proposed Site Plan*.

The proposed development would require the City of Monrovia's review and discretionary approval of the following actions:

- Certification of the Final Environmental Impact Report;
- Adoption of a Mitigation Monitoring and Reporting Program;
- Approval of a General Plan Amendment to modify the site's existing General Plan land use designations from Office/Research and Development/Light Manufacturing to a Planned Development Area;
- Approval of a Zoning Code Amendment to re-zone the site from O/RD/LM (Office/Research and Development/Light Manufacturing) to Planned Development (PD) and Monroe Specific Plan;
- Adoption of the Monroe Specific Plan to provide a site-specific zoning document that implements the General Plan's goals and policies and guide the Project's orderly development, including regulations for land use, circulation, infrastructure, development standards, and implementation measures;

- Approval of a Tentative Parcel Map to consolidate two (2) existing parcels (APNs 8516-033-030 and 8516-033-031) into one (1) legal lot; and
- Approval of a Conditional Use Permit for the construction of one (1) new five (5)-story podium-style building, consisting of 200 multi-family residential units and 5,143 square feet of non-residential ground floor space.

**SCOPE OF THE DRAFT EIR**

In accordance with CEQA, the City of Monrovia requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The DEIR will be used by the City of Monrovia when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City of Monrovia is also seeking comments from other interested parties regarding issues they believe should be addressed in the DEIR.

The City of Monrovia, in its capacity as Lead Agency, has determined that a DEIR will be prepared for the proposed Project. The Lead Agency opted not to prepare an Initial Study and has determined that the environmental factors checked below would be potentially affected by the proposed Project, thereby, requiring analysis in the proposed Project’s DEIR:

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| • Aesthetics                    | • Paleontological Resources          |
| • Air Quality                   | • Population / Housing               |
| • Cultural Resources            | • Public Services                    |
| • Energy                        | • Recreation                         |
| • Geology / Soils               | • Transportation                     |
| • Greenhouse Gas Emissions      | • Tribal Cultural Resources          |
| • Hazards & Hazardous Materials | • Utilities / Service Systems        |
| • Land Use / Planning           | • Mandatory Findings of Significance |
| • Noise                         |                                      |

The City determined that the following topics do not require analysis, because given the developed condition of the site and the developed nature of surrounding land uses there is no reasonable potential for the project to result in impacts to: Agriculture & Forest Resources, Biological Resources; Hydrology/Water Quality; Mineral Resources, and Wildfire.

The DEIR will assess the effects of the proposed Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

**OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT**

The issuance of this NOP begins a 30-day public scoping period. The scoping period begins on December 4, 2023 and ends on January 4, 2024 at 5 p.m. Comments may be sent to the City of Monrovia at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the DEIR.

All scoping comments must be received by the City of Monrovia or postmarked by January 4, 2024. Due to the time limits mandated by State law, the City of Monrovia recommends that your feedback is provided at the earliest possible date, but not provided later than 30 days after the date of this notice. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency.

Direct all comments to:

City of Monrovia – Department of Community Development  
Attn: John Mayer, Senior Planner  
415 S. Ivy Avenue  
Monrovia, CA 91016  
(626) 932-5565

Comments may also be emailed to: [jmayer@ci.monrovia.ca.us](mailto:jmayer@ci.monrovia.ca.us)

### **SCOPING MEETING**

As part of the CEQA process, the City will hold a public scoping meeting on the date and time listed below. You are welcome to attend and present environmental information that you believe should be addressed in the DEIR:

**Date:** **Wednesday, January 3, 2024**

**Time:** **6:00 p.m.**

**Location:** Virtual Meeting Online

Join Meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 249 284 246 85

Password: sJMcF (password is case sensitive)

To Participate by Phone: +1 323-673-4554; Code: 372938603#

### Attachments:

Figure 1 – Location Map

Figure 2 – USGS Topographic Map

Figure 3 – Aerial Photograph

Figure 4 – Proposed Site Plan



Source(s): Esri, LA County (2023)

Figure 1



## Location Map



Source(s): Esri, USGS (2013)

Figure 2

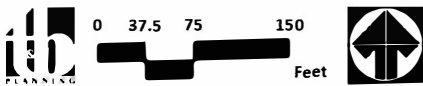


USGS Topographic Map

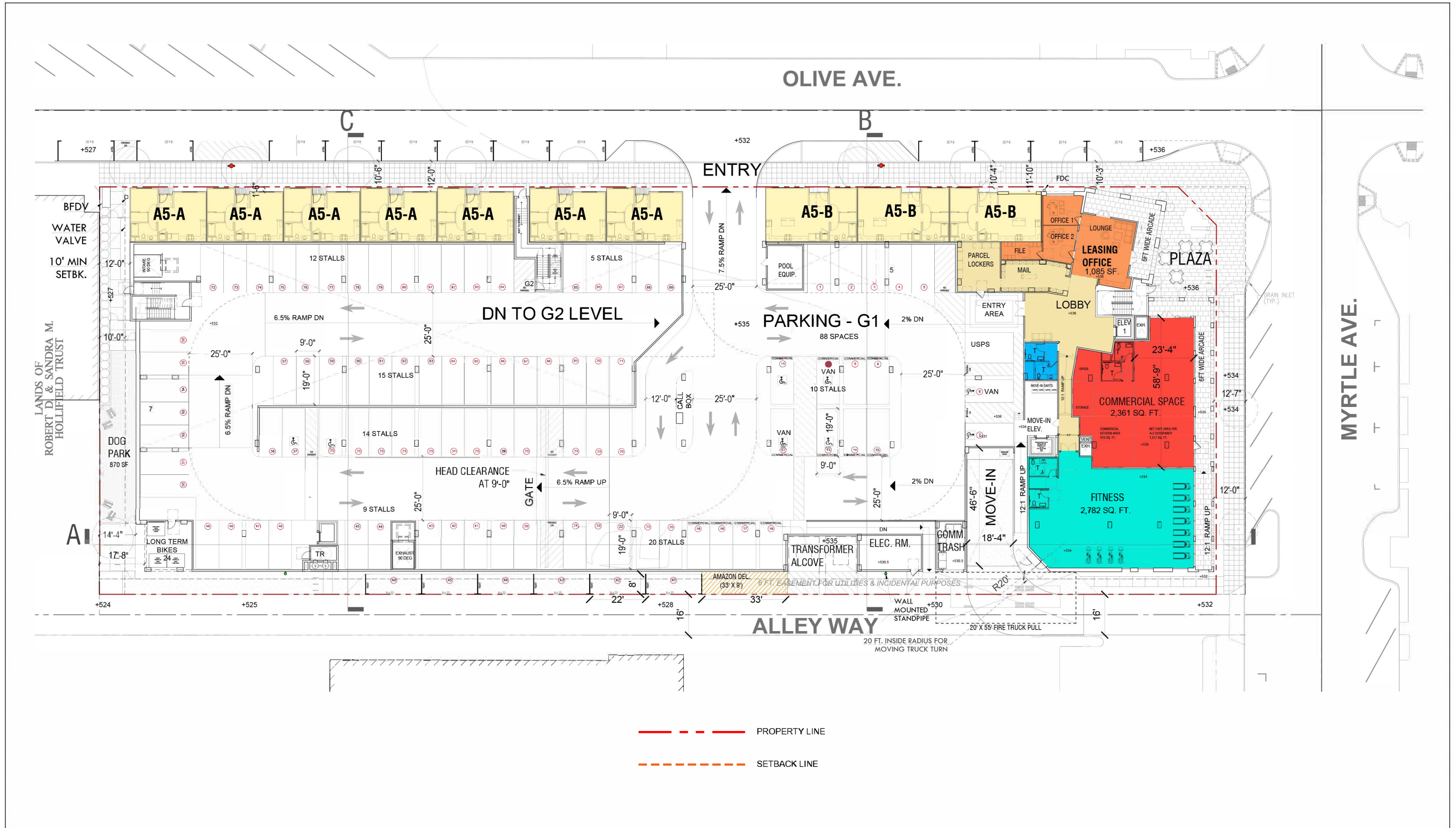


Source(s): Esri, Nearmap Imagery (Jan 2023)

Figure 3

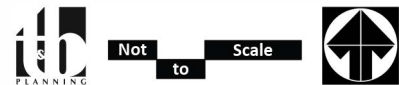


## Aerial Photograph



Source(s): AO (07-31-2023)

Figure 4



Proposed Site Plan - G1 - Ground Floor Level