

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: N/A

Project Title: 338-410 South Alhambra Avenue 64-Unit Condominium Project

Lead Agency: City of Monterey Park

Contact Name: Beth Chow, AICP, Planning Manager

Email: BChow@montereypark.ca.gov

Phone Number: 626-307-1318

Project Location: Monterey Park
City

Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

The proposed project includes demolition of existing residential structures, a Tentative Map to combine the three parcels into two new parcels of equal size, and construction of a residential development consisting of 64 multi-family condominium units along with associated parking and landscaping improvements. Fifty-seven (57) of the proposed residential units would be market rate while the remaining seven (7) units would be designated as very low-income housing units. The zoning for the 1.73-acre site allows up to 43 dwelling units. The project qualifies for an affordable housing density bonus of 50%. With the Affordable Housing density bonus concessions mandated under State law, the proposed project is allowed to develop up to 65 dwelling units. The parking garage would include 83 passenger vehicle parking stalls for residents and guests with six of these spaces designated for electric vehicles and two spaces designated for ADA parking. The project would also include approximately 13,700 square feet of landscaped common open space around the edges of the site and an approximately 12,000-square foot central courtyard in the center of the square building.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts related to Air Quality (construction emissions), Biological Resources (nesting birds), Cultural Resources (archaeological and tribal cultural resources), Geology and Soils (paleontological resources), and Noise (construction noise) would be reduced to less than significant with implementation of mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A