



City of Monrovia
Department of Community Development
Planning Division
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(626) 932-5565

**RECIRCULATION OF
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

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, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the City for the 347 Highland Place Residential Subdivision and New Debris Basin Project. The City is recirculating the IS/MND for an additional 30-day public review period. Pursuant to CEQA, the City of Monrovia, as the Lead Agency, is responsible for the preparation of this document. The IS/MND indicates that the proposed project would not result in significant environmental impacts with the incorporation of prescribed mitigation measures.

PROJECT TITLE: 347 Highland Place Residential Subdivision and New Debris Basin Project (Entitlement Nos.: Tentative Parcel Map, Conditional Use Permit, Minor Determination, and Exceptions and Administrative Changes to the Madison Specific Plan).

PROJECT LOCATION: The proposed 347 Highland Place Residential Subdivision and New Debris Basin Project (Project) is located at 347 Highland Place, between West Hillcrest Boulevard and Scenic Drive, Assessor Parcel Number [APN] 8503-013-004.



Project Map

APPLICANT: Todd Bowden
Bowden Development, Inc.
212 West Foothill Boulevard
Monrovia, CA 91016

PROJECT DESCRIPTION: The Applicant is requesting approval to construct three (3) residential units with attached garages, retaining walls and a new debris basin over a 7.8 acre parcel, which will be further subdivided into four lots, one parcel for each unit and one for the debris basin. To facilitate the proposed development, the Project would remove the existing residence, outbuildings, and low dam and retention

basin. Access to the Project would be provided by the extension of the pre-existing private way that currently serves 343, 347, and 349 Highland Place.

Lot 1 is located furthest to the west. It is proposed to be a 4.35-acre parcel that would be improved with the new ±52,466-square-foot debris basin (Highland Desilting Basin) and access road at the western end of the site. Lot 2 is an approximately one-acre parcel located east of Lot 1 and would be developed with a new 4,039 square foot single-family residence. Lot 3 is an approximately one-acre parcel just to the east of Lot 2 and would be developed with a 4,493 square foot new residence. Lot 4 is also proposed to be approximately one acre in size and would be developed with a 4,544 square foot single-family residence.

A Tentative Parcel Map (TPM2024-0001) is required for the subdivision of the project site into four lots. A Conditional Use Permit (CUP2025-0001) is required for the use of a pre-existing private way for new Lots 1, 2, and 3. A Minor Determination (MIND2025-0001) is required to ensure the use of the pre-existing private way is consistent with Monrovia Municipal Code Section 16.08.135 with respect to the number of total lots a pre-existing driveway will serve. Lastly, multiple Exceptions (ME2025-0003 and ME2025-0004) and Administrative Changes (SP2025-0001) to the Madison Specific Plan – “C Modified” development standards are proposed to address development constraints, such as topography and native vegetation that is unique to the project site, in order to reduce grading impacts and the overall project footprint. Specifically, the following yard/setback exceptions from residential development standards and administrative changes are requested.

- An Exception to allow less than a 35-foot front yard setback on Lot 4;
- An Exception to allow less than a 25-foot west side yard setback on Lots 2 and 3;
- An Exception to allow less than a 25-foot east side yard setback on Lots 3 and 4;
- An Administrative Change to allow a minimum lot width of less than 150 feet on Lots 2, 3, and 4;
- An Administrative Change to allow a reduction in the minimum building separation requirement of 90 feet on Lots 2, 3, and 4;
- An Administrative Change to allow a walled trash enclosure outside of the front yard setback on Lot 4;
- An Administrative Change to allow two-car versus three-car garages on Lots 2, 3 and 4;
- An Administrative Change removing the requirement that garages must be recessed 18 inches from the front of the house, and
- An Administrative Change to allow an increase in retaining wall height in the front and side yard setbacks.

The project site is not listed as a hazardous waste site pursuant to Government Resources Code Section 65962.5.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the proposed project would require an Initial Study/Mitigated Negative Declaration (IS/MND). The IS/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 ON IS/MND: The City invites you to submit written comments describing your specific environmental concerns on the Project. The 30-day public comment period begins on **Monday, March 31, 2025**, and ends **Wednesday, April 30, 2025**. Written comments regarding the proposed IS/MND must be submitted to the City of Monrovia Community Development Department prior to **5:00 PM on the last day of the 30-day public review/comment period (April 30, 2025)**. Please send your written comments to the City staff contact identified below and include your name, address, and contact information in your correspondence.

Any comments received during the initial 30-day public review period (Monday, February 10, 2025 – Monday, March 17, 2025) will be incorporated into the public record.

City of Monrovia
Community Development Department
Sheri Bermejo, Director
415 South Ivy Avenue
Monrovia, California 91016
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AVAILABILITY: Copies of the IS/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: www.monroviaca.gov/projectsunderreview.

PUBLIC MEETING AND HEARING TO BE SCHEDULED: Public meeting/hearing dates have not yet been scheduled. Separate public meeting/hearing notices will be distributed once confirmed. These future public notices will provide the specific dates, time, and location of the meetings.

Sheri Bermejo
Director of Community Development