



City of Monrovia
Department of Community Development
Planning Division

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

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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 Planning Staff has analyzed the following request:

**Station Square South Specific Plan
Tentative Parcel Map No. 78225, Conditional Use Permit CUP2018-0008, Specific Plan SP2018-0001, Zoning Ordinance and Map Amendment MCA2018-0001, and General Plan Conformity GPC2018-0001**

Project Location: 225 W. Duarte Road (APN: 8507-003-048 and 8507-003-050), 1725 Peck Road (APN: 8507-003-047), 1726 S. Magnolia Avenue (APN: 8507-003-051), 205 W. Duarte Road, (APN: 8507-003-045 and 8507-003-046), and Peck Road street vacation north of Duarte Road.

Project Description: The Station Square South Specific Plan is a plan for a 3.79-acre (gross) property adjacent to the Gold Line Monrovia Station. The development will be a transit-oriented, multi-family residential development of 296 dwelling units, yielding a density of 78 dwelling units per acre (gross). The project includes a private pool courtyard with spa, fitness room, lounge, bike "barn" including a bike work station, fire pit, community kitchen, a dog run, three private courtyards, a public open space area, and a six-story (seven-level) parking structure. The dwelling units will be market-rate apartments. The project also proposes to change Peck Road north of Duarte Road to a publicly accessible driveway and drop-off area for the adjacent Metro Gold Line Monrovia Station. The site is part of the Station Square Transit Village. Passenger service on the Monrovia Gold Line station began on March 5, 2016.

The proposed project includes the demolition of three existing structures: (1) approximately 32,192 square feet of industrial use, (2) an 18,700-square-foot vacant warehouse, and (3) a 13,260-square-foot fitness club. Project construction will occur in one phase after the existing buildings have been demolished.

The 296 dwelling units will be housed within two five-story, multi-tiered residential buildings with an approximate floor area of 287,329 square feet. The residential building along Magnolia Avenue will have sections that are three and four stories. The units vary in size from 509 to 2,382 square feet. The units are a mix of: (1) 15 studios, (2) 193 one-bedroom units, (3) 88 two-bedroom units, and (4) six live/work units (five one-bedroom and one two-bedroom units). The units are oriented around three private courtyards and a pool court. A pedestrian bridge over the driveway connects the residential buildings and parking structure. The live/work units will be located on the ground floor fronting Duarte Road and can include retail, food and beverage sales, instructional services, service commercial, office, and business support services uses.

Additional features available to residents include three courtyards, a pool court, common roof decks, a dog-run available for residents, and a greenhouse, for a total of 26,671 square feet. Balconies are provided for each unit, except for the live/work units. The project also provides three types of planned public open spaces: a 15,448-square-foot drop-off plaza (and accessible paths) for Gold Line station passengers, an approximately 475-foot-long paseo (walking path) located along the northern portion of the site connecting to the drop-off plaza, and a 2,130-square-foot publicly accessible open space area fronting Magnolia Avenue.

The project includes a six-story (seven levels) above-ground parking garage that accommodates 522 vehicles, including 15 for ADA vehicles. Forty-nine of the 522 spaces will be public-for-pay parking stalls, and the remaining 473 parking spaces remain reserved for residents, their guests, and staff. The proposed parking garage will be located behind the residential buildings and screened from adjacent street views.

The project will be serviced by existing infrastructure and utilities, including: 1) water (Upper San Gabriel Valley Municipal Water District and Metropolitan Water District of Southern California [MWD]), 2) sewer (Sanitation Districts of Los Angeles County), 3) storm water (Los Angeles County Department of Public Works), 4) solid

waste disposal (Athens Services), 5) natural gas (SoCal Gas), and 6) electricity (Southern California Edison). Most utilities are located within or adjacent to the Specific Plan area (along Magnolia Avenue and Duarte Road). Within the Magnolia Avenue right-of-way, utilities include a 10-inch sewer main, 12.75-inch gas main, and an eight-inch water main. Within the Duarte Road right-of-way is a 16-inch water main, two-inch water main, 24-inch sewer main, three-inch gas main, and eight-foot and 18-inch storm drains. Along the existing Peck Road right-of-way is an eight-inch sewer main, eight-inch water main, and 90-inch storm drain. When Peck Road is vacated, utilities will be accessible through an easement. Sufficient utility capacity exists to accommodate the proposed 296 residential units.

The proposed project includes adoption of the Station Square South Specific Plan, initial approval of Tentative Parcel Map (TPM) No. 78225, approval of a Conditional Use Permit, adoption of a Zoning Ordinance and Map Amendment to add Station Square South Specific Plan to Section 17.04.035 of the Monrovia Municipal Code, and a General Plan Conformity finding because the City is vacating a public street (Peck Road).

After reviewing the Initial Study and any applicable mitigating measures for the project, the Planning Staff has determined that this project will not have a significant effect on the environment. Accordingly, a MITIGATED NEGATIVE DECLARATION has been prepared.

A public hearing will be held by the Monrovia Planning Commission to consider this proposed MITIGATED NEGATIVE DECLARATION on June 13, 2018 at 7:30 p.m. at Monrovia City Hall, Council Chambers, 415 South Ivy Avenue, Monrovia, CA 91016.

Beginning May 14, 2018, written public comments on the Mitigated Negative Declaration will be received by the City through the date of the Planning Commission meeting on June 13, 2018. Oral public comment on the proposed Mitigated Negative Declaration will also be accepted at the Planning Commission meeting on June 13, 2018.

Copies of all relevant material, including the project specifications and all documents referenced in the Mitigated Negative Declaration are available for public inspection at Monrovia City Hall, 415 South Ivy Avenue, Monrovia, CA or in electronic format online at www.cityofmonrovia.org/planning.

The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Any information contained in a Hazardous Waste Substances Statement is attached to this Notice.

Date: May 3, 2018

By: _____
Sheri Bermejo, Planning Division Manager