



City of Monrovia
Department of Community Development
Planning Division
**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING**

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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:

**Avalon Monrovia Specific Plan and Mixed-Use Development
Zoning Amendment No. ZA2018-0002, Specific Plan SP2018-0002, Tentative Parcel Map 82128, and
Conditional Use Permit CUP2018-0010**

PROJECT LOCATION: 825 S. Myrtle Avenue, 815 S. Myrtle Avenue, and 126 W. Walnut Avenue (Assessor's Parcel Numbers [APNs] 8508-006-037, 8508-006-054, 8508-006-055, 8508-006-038, 8508-006-039, and 8508-006-040).



APPLICANT: Avalon Bay Communities
2050 Main Street #1200
Irvine, CA 92614

PROJECT DESCRIPTION: The project is a mixed-use infill development composed of a single building containing 154 apartment residential units, 3,500 square feet of ground-floor retail, and a five-story, six-level 286-space parking garage on a 2.1-acre site. The residential density is 73.3 dwelling units per acre. Thirteen of the dwelling units will be reserved for lower-income residents. A density bonus has been applied pursuant to the State Density Bonus Law, as chaptered in Government Code section 65915. The concessions requested pursuant to the State Density Bonus Law include building height (five floors rather than four), building setbacks (up to 10-foot setback on the 1st to 3rd floors and a 16-foot setback on the 4th and 5th floor), and a 2.49 floor area ratio (FAR) (2.0 maximum per the General Plan).

The proposed project also includes improvements within the public right-of-way including the creation of 14 on-street parking spaces (6 spaces along Myrtle Avenue and 8 spaces along Chestnut Avenue), new curb cuts, and street-edge landscaping. The building will be set back a minimum of 10 feet along its street frontage on Myrtle Avenue to accommodate a sidewalk. A 16-foot-wide alley connecting Myrtle Avenue and Primrose Avenue bisects the site; that portion of the alley will be vacated and incorporated into the site. The utilities located underneath that portion of the site will be removed and capped at the project site.

Through the western portion of the site, a minimum 16-foot-wide paved driveway with public access will connect Walnut Avenue with the alley. The proposed project includes a 14-foot-wide service driveway off of Myrtle Avenue to allow for commercial business trash collection.

The proposed project will be serviced by existing infrastructure and utilities, including water (Upper San Gabriel Valley Municipal Water District and Municipal Water District), sewer (Sanitation Districts of Los Angeles County), stormwater (City and County), solid waste disposal (Athens Services), gas (SoCal Gas), and electricity (Southern California Edison).

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 draft **MITIGATED NEGATIVE DECLARATION** has been prepared.

The public hearing will be held by the Monrovia Planning Commission on August 15, 2018 at 7:30 p.m., or as soon thereafter as possible, at:

**Monrovia City Hall
415 South Ivy Avenue
Monrovia, CA 91016**

Beginning July 16, 2018, written public comments on the Mitigated Negative Declaration will be received by the City through the date of the Planning Commission meeting on August 15, 2018. Oral public comment on the proposed Mitigated Negative Declaration will also be accepted at the Planning Commission meeting on August 15, 2018.

The purpose of the public hearing is to afford the public an opportunity to be heard concerning the proposed project application and Mitigated Negative Declaration. 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. For further information regarding this application, please contact the Planning Division at (626) 932-5565.

Copies of all relevant material, including the project specifications and all documents referenced in the Mitigated Negative Declaration and the Avalon Monrovia Specific Plan 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 staff report pertaining to this item will be available on Thursday, August 9, 2018, after 4 p.m. at Monrovia City Hall, 415 South Ivy Avenue, Monrovia, CA 91016.

The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

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.

Sheri Bermejo
Planning Division Manager

PLEASE PUBLISH MONDAY, JULY 16, 2018