



**City of Monrovia**  
Department of Community Development  
Planning Division  
[planning@monroviaca.gov](mailto:planning@monroviaca.gov)  
(626) 932-5565

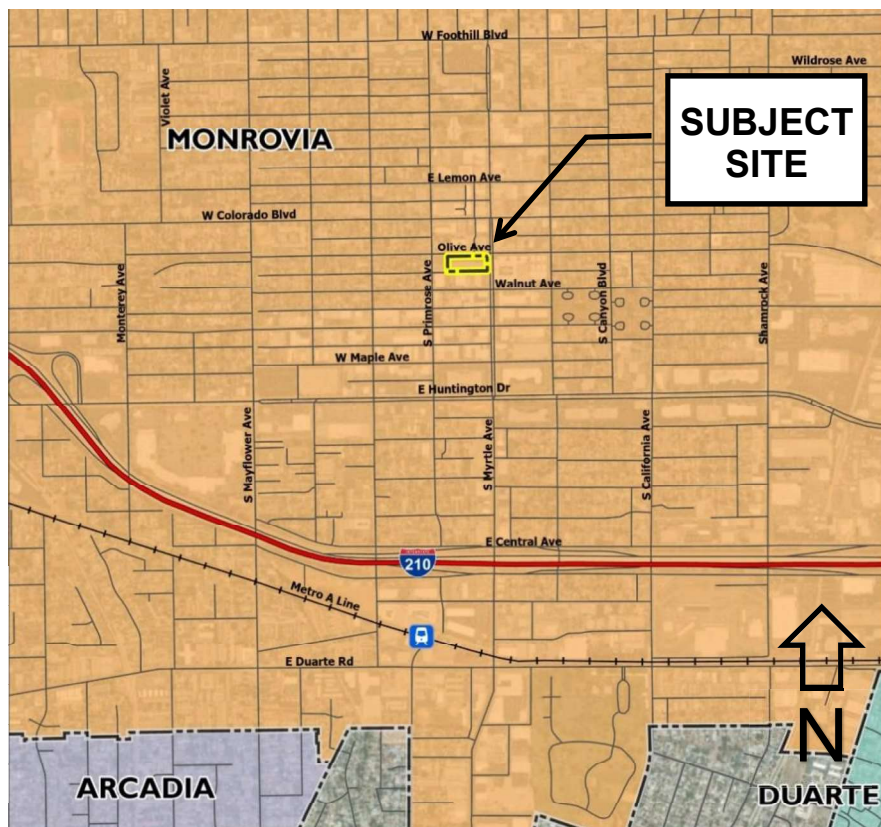
## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

**TO:** Agencies, Organizations, and Interested Parties: The City of Monrovia hereby gives notice that, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City has prepared a Draft Environmental Impact Report (Draft EIR) for the project described below.

The Draft EIR is now available for public review and comment during a 45-day period beginning Thursday July 3, 2025 and ending Monday, August 18, 2025 in accordance with CEQA Guidelines Section 15087. During this time, agencies and the public are invited to review and submit written comments on the content and adequacy of the environmental analysis.

**PROJECT TITLE:** *701 S. Myrtle Specific Plan and Development Project<sup>1</sup>*  
(General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, and Conditional Use Permit)

**PROJECT LOCATION:** The proposed project is located at 701 South Myrtle Avenue, at the southwest corner of South Myrtle Avenue and Olive Avenue, in the City of Monrovia. The site lies just south of Old Town Monrovia, the City's central shopping and dining district, and is located within the Old Town Extension District of the South Myrtle Avenue Corridor, as designated in the City's General Plan. The project site consists of Assessor Parcel Numbers (APNs) 8516-033-030 and 8516-033-031.



<sup>1</sup> This project was originally referred to as the Monroe Specific Plan and Development Project in the Notice of Preparation (NOP) dated December 4, 2023. Following public outreach and refinement of project materials, the name was updated to the 701 S. Myrtle Specific Plan and Development Project. Minor updates to the project description, including adjustments to unit count and affordable housing mix, are fully analyzed in the Draft EIR.

**APPLICANT:** BGB Myrtle LLC  
550 Hartz Avenue, Suite 200  
Danville, CA 94526

**PROJECT DESCRIPTION:** The City of Monrovia has received a proposal to redevelop a 1.61-acre site located at the southwest corner of South Myrtle Avenue and West Olive Avenue with a five-story mixed-use building. The project would include 204 apartment units (including 20 affordable units), approximately 2,370 square feet of commercial retail space, and 2,782 square feet of indoor fitness center space. The project also includes 1.5 levels of underground parking with 329 parking spaces, private and public open space areas, and a mix of residential amenities.

To allow this development, the applicant is requesting a General Plan Amendment, Zoning Code Amendment, Specific Plan adoption, Tentative Parcel Map, and a Conditional Use Permit. The proposed 701 S. Myrtle Specific Plan would guide development and establish land use, design, and development standards for the site.

**Note on Project Name and Unit Count:** This project was originally referred to as the *Monroe Specific Plan and Development Project* during the environmental scoping process initiated in December 2023. Following public outreach and refinement of project materials, the name was updated to the *701 S. Myrtle Specific Plan and Development Project*. The total number of residential units has also increased from 200 to 204 to accommodate additional affordable housing. These updates are fully analyzed in the Draft EIR.

The Draft EIR evaluates the potential environmental impacts associated with the project, including traffic, noise, air quality, cultural resources, and more.

**ENVIRONMENTAL EFFECTS:** The Draft Environmental Impact Report (Draft EIR) evaluates the potential environmental effects of the proposed project in accordance with the California Environmental Quality Act (CEQA). The analysis determined that all environmental impacts would be less than significant or reduced to less than significant levels through the implementation of feasible mitigation measures and compliance with applicable regulations.

Environmental issue areas where mitigation is required include: Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Noise; and Tribal Cultural Resources. No significant and unavoidable impacts were identified.

The Draft EIR, along with supporting documents and project plans, is available for public review during the 45-day comment period at the following locations:

- **City of Monrovia City Hall, 415 South Ivy Avenue, Monrovia, CA 91016;**  
**Hours:** Monday – Thursday, 7:00 AM–6:00 PM; Friday, 7:00 AM–5:30 PM
- **City of Monrovia Library (Reference Desk), 321 S. Myrtle Avenue, Monrovia, CA 91016;**  
**Hours:** Monday–Wednesday, 10:00 AM–8:00 PM; Thursday–Saturday, 12:00 PM–5:00 PM
- **City of Monrovia Website;**  
[www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight](http://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight)

In accordance with Government Code Section 65962.5, the project site is not listed on any list of hazardous waste sites maintained by the California Department of Toxic Substances Control or other applicable agencies.

**PUBLIC COMMENTS ACCEPTED:** The City of Monrovia invites all interested persons and public agencies to review and comment on the Draft Environmental Impact Report (Draft EIR) for the 701 S. Myrtle Specific Plan and Development Project.

The 45-day public review period begins **Thursday, July 3, 2025** and ends **Monday, August 18, 2025**. During

this time, written comments regarding the project and the environmental analysis in the Draft EIR may be submitted to the City of Monrovia by mail or email. The City will provide written responses to all comments received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the City of Monrovia City Council for their consideration.

**Please send written comments to:**

City of Monrovia  
Community Development Department  
Attn: John Mayer, Planning Division Manager  
415 South Ivy Avenue  
Monrovia, CA 91016  
**Email:** [planning@monroviaca.gov](mailto:planning@monroviaca.gov)

**FUTURE PUBLIC HEARINGS:** No public hearing is scheduled at this time. Public hearings before the Monrovia Planning Commission and City Council will be scheduled at a later date to consider the proposed project and related entitlements. Separate public notices will be issued in accordance with applicable laws when hearing dates are scheduled.

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.

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) 932-5539.

If you require additional information, please contact John Mayer at (626) 932-5565, or [planning@monroviaca.gov](mailto:planning@monroviaca.gov).

Date: July 2, 2025

Signature: *John Mayer*  
John Mayer, Planning Division Manager