

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 #: 2023120051

Project Title: 701 S. Myrtle Specific Plan and Development Project

Lead Agency: City of Monrovia - Community Development Department

Contact Name: John Mayer

Email: jmayer@monroviaca.gov

Phone Number: (626) 932-5587

Project Location: Monrovia (Los Angeles County)

City

County

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

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.

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

The Draft EIR for the proposed project identified potentially significant impacts related to Cultural Resources, Geology and Soils, Hazardous Materials and Noise that would be reduced to less than significant with implementation of Mitigation Measures CUL MM-1, CUL MM-2, CUL MM-3; GEO MM-1; HAZ MM-1; NOISE MM-1 and NOISE MM-2;

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

Based on comments received during the NOP review period, concerns were raised regarding potential impacts to aesthetics, cultural resources, noise, population and housing, and transportation. No areas of controversy were identified as part of the NOP process beyond comments regarding the Projects potential environmental effects.

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

Air Resources Board
Caltrans District #7
Fish & Game Region #5
Native American Heritage Commission
Office of Historic Preservation
Public Utilities Commission
Regional WQCB #4
San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
Department of Toxic Substances Control
Southern California Association of Governments (SCAG)
South Coast Air Quality Management District (SCAQMD)