



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: December 4, 2023

TO: State Clearinghouse, Responsible Public Agencies, Organizations, and Interested Parties

LEAD AGENCY: City of Monrovia
Contact: John Mayer, Senior Planner
Community Development Department
415 South Ivy Avenue
Monrovia, CA 91016

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Monroe Specific Plan and Development Project: General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, and Conditional Use Permit

The City of Monrovia, as lead agency under the California Environmental Quality Act (CEQA), will prepare a Draft Environmental Impact Report (DEIR) for The Monroe Project, consisting of a proposed General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, and Conditional Use Permit (hereinafter "Project"). The Project entails the proposed development of a five-story mixed-use building with two subterranean parking levels offering 200 residential units and 5,143 square feet of interior non-residential, ground floor space for commercial and recreational use. The City has determined an EIR is required for the proposed project, and as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study for the project. In accordance with Section 15082 of the CEQA Guidelines, the City of Monrovia has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The City of Monrovia is requesting input from reviewing agencies and the public regarding the scope and content of the DEIR.

This Notice of Preparation (NOP) is also available on the City's website at:
<https://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight>

Due to time limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after the date of this notice, or the first following business day.

Date of Notice: December 4, 2023
Notice of Preparation Review Period: December 4, 2023 to January 4, 2024

PROJECT LOCATION

Address: 701 South Myrtle Avenue, Monrovia, CA
Accessor's Parcel Numbers (APNs): 8516-033-030 and 8516-033-031
Project Site Size: 1.6 acres

The 1.6 acre site is located at the southwest corner of South Myrtle Avenue and Olive Avenue in the City of Monrovia, just south of Old Town Monrovia, the City's historic downtown area. The site is located in a location known as the Old Town Extension District. The Old Town Extension District is one of three districts of the General Plan's South Myrtle Avenue Corridor planning area, and it is intended to promote urban design and land uses more compatible with Old Town Monrovia. The project site is approximately 3/4 mile north of the I-210 freeway and approximately one mile north of the Los Angeles Metro (A Line) Monrovia station. Refer to the attached *Location Map*.

The property is generally flat, with a slight slope down towards the south and southwest. The project site is paved and developed with an approximately 25,000 square foot single-story multi-tenant commercial building constructed in 1979. Surrounding uses include multi-family residential, commercial, and office land uses. Refer to the attached *USGS Topographic Map* and *Aerial Photograph*.

The site's General Plan Land Use designation is Office/Research and Development/Light Manufacturing with a Specific Plan/Planned Development Overlay and the site's zoning classification is O/RD/LM (Office/Research and Development/Light Manufacturing). The two parcels that make up the project site are not located on known listed toxic hazardous waste sites pursuant to Government Code Section 65962.5.

SUMMARY OF PROPOSED PROJECT

The Project entails demolition of existing commercial uses on the 1.6 acre site and redevelopment of the property with a five-story podium-style mixed-use building having a maximum height of 65 feet and two levels of subterranean parking. A total of 200 multi-family residential units and approximately 5,143 square feet of interior non-residential, ground floor area for commercial and recreational uses is proposed. The project would require a General Plan amendment in order to increase the baseline density up to 105 dwelling units per acre. Of the 200 residential units, 17 of the units are allocated for low-income households. Residential units are designed to vary in size from 596 to 1,070 square feet, consisting of 31 studio, 132 one-bedroom, and 37 two-bedroom units. Various recreational facilities and amenities are included in the building design for the residents, including a resort-style pool, rooftop deck, dog park, and courtyard gathering areas. An outdoor public plaza will also be provided at the site's northeast corner at the intersection of Olive Avenue and Myrtle Avenue. Vehicular access to the site and subterranean parking would be provided from a driveway that connects with Olive Avenue. Refer to the attached *Proposed Site Plan*.

The proposed development would require the City of Monrovia's review and discretionary approval of the following actions:

- Certification of the Final Environmental Impact Report;
- Adoption of a Mitigation Monitoring and Reporting Program;
- Approval of a General Plan Amendment to modify the site's existing General Plan land use designations from Office/Research and Development/Light Manufacturing to a Planned Development Area;
- Approval of a Zoning Code Amendment to re-zone the site from O/RD/LM (Office/Research and Development/Light Manufacturing) to Planned Development (PD) and Monroe Specific Plan;
- Adoption of the Monroe Specific Plan to provide a site-specific zoning document that implements the General Plan's goals and policies and guide the Project's orderly development, including regulations for land use, circulation, infrastructure, development standards, and implementation measures;

- Approval of a Tentative Parcel Map to consolidate two (2) existing parcels (APNs 8516-033-030 and 8516-033-031) into one (1) legal lot; and
- Approval of a Conditional Use Permit for the construction of one (1) new five (5)-story podium-style building, consisting of 200 multi-family residential units and 5,143 square feet of non-residential ground floor space.

SCOPE OF THE DRAFT EIR

In accordance with CEQA, the City of Monrovia requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The DEIR will be used by the City of Monrovia when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City of Monrovia is also seeking comments from other interested parties regarding issues they believe should be addressed in the DEIR.

The City of Monrovia, in its capacity as Lead Agency, has determined that a DEIR will be prepared for the proposed Project. The Lead Agency opted not to prepare an Initial Study and has determined that the environmental factors checked below would be potentially affected by the proposed Project, thereby, requiring analysis in the proposed Project's DEIR:

- | | |
|---------------------------------|--------------------------------------|
| • Aesthetics | • Paleontological Resources |
| • Air Quality | • Population / Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology / Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards & Hazardous Materials | • Utilities / Service Systems |
| • Land Use / Planning | • Mandatory Findings of Significance |
| • Noise | |

The City determined that the following topics do not require analysis, because given the developed condition of the site and the developed nature of surrounding land uses there is no reasonable potential for the project to result in impacts to: Agriculture & Forest Resources, Biological Resources; Hydrology/Water Quality; Mineral Resources, and Wildfire.

The DEIR will assess the effects of the proposed Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

The issuance of this NOP begins a 30-day public scoping period. The scoping period begins on December 4, 2023 and ends on January 4, 2024 at 6 p.m. Comments may be sent to the City of Monrovia at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the DEIR.

All scoping comments must be received by the City of Monrovia or postmarked by January 4, 2024. Due to the time limits mandated by State law, the City of Monrovia recommends that your feedback is provided at the earliest possible date, but not provided later than 30 days after the date of this notice. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency.

Direct all comments to:

City of Monrovia – Department of Community Development
Attn: John Mayer, Senior Planner
415 S. Ivy Avenue
Monrovia, CA 91016
(626) 932-5565

Comments may also be emailed to: planning@ci.monrovia.ca.us

SCOPING MEETING

As part of the CEQA process, the City will hold a public scoping meeting on the date and time listed below. You are welcome to attend and present environmental information that you believe should be addressed in the DEIR:

Date: Wednesday, January 3, 2024

Time: 6:00 p.m.

Location: Virtual Meeting Online

Join Meeting: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 249 284 246 85

Password: sJMcF (password is case sensitive)

To Participate by Phone: +1 323-673-4554; Code: 372938603#

Attachments:

Figure 1 – Location Map

Figure 2 – USGS Topographic Map

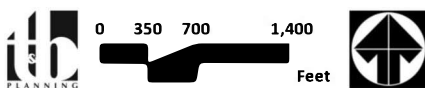
Figure 3 – Aerial Photograph

Figure 4 – Proposed Site Plan



Source(s): Esri, LA County (2023)

Figure 1



Location Map

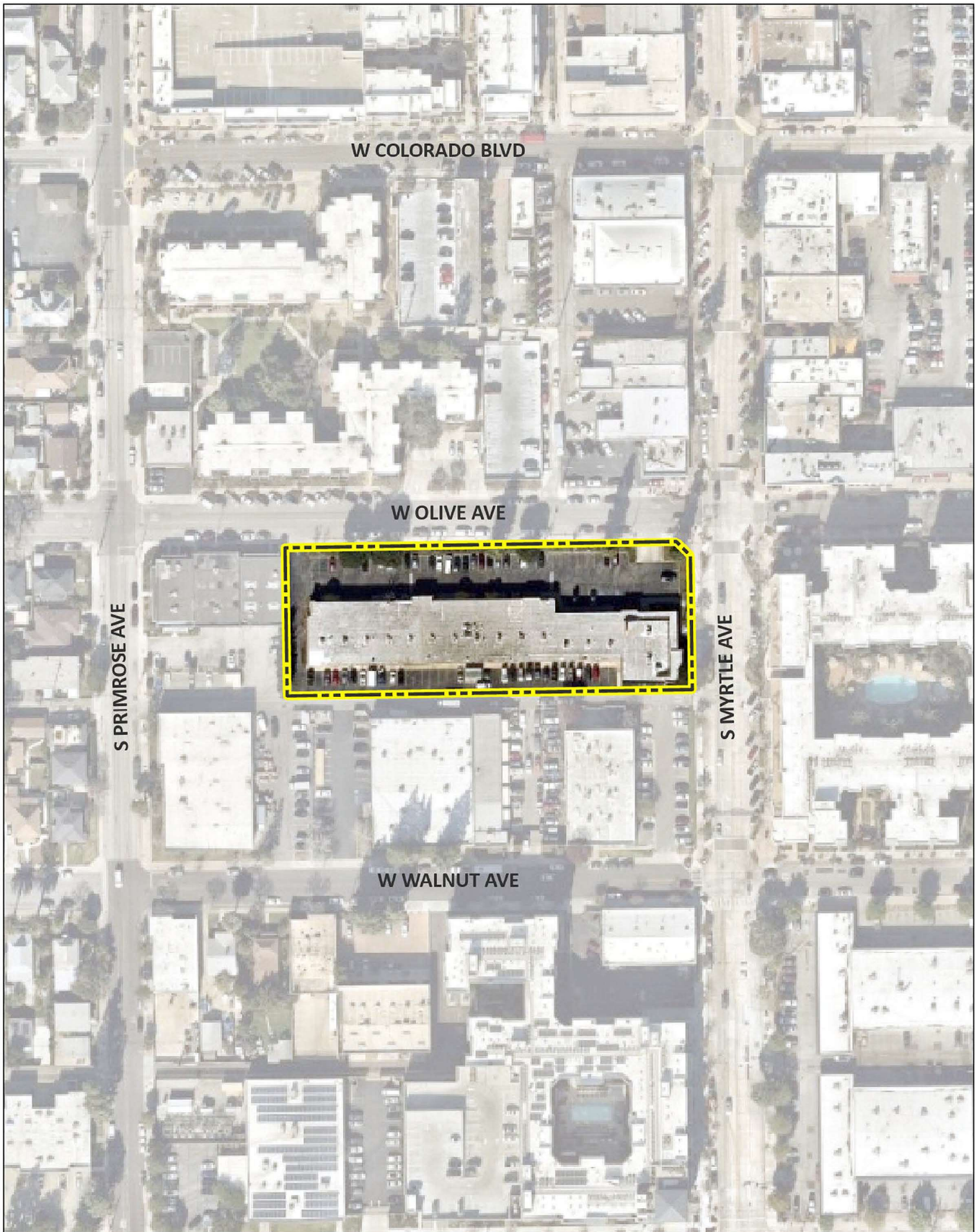


Source(s): Esri, USGS (2013)

Figure 2



USGS Topographic Map



Source(s): Esri, Nearmap Imagery (Jan 2023)

Figure 3



Aerial Photograph



Figure 4

Proposed Site Plan - G1 - Ground Floor Level

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 269-1124

FAX (213) 897-1337

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life*

January 2, 2024

John Mayer, Senior Planner
Community Development Department
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016

RE: Monroe Specific Plan and
Development Project
SCH # 2023120051
Vic. LA-210/PM R22.903
GTS # LA-2023-04392-NOP

Dear John Mayer:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced NOP. The Project entails the proposed development of a five-story mixed-use building with two subterranean parking levels offering 200 residential units and 5,143 square feet of interior non-residential, ground floor space for commercial and recreational use.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<https://opr.ca.gov/ceqa/#guidelines-updates>

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of the challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of

travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared in On December 18, 2020. You can review those document at the following link:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

Potential environmental effects of the Project should include the Transportation section with VMT analysis in the Draft Environmental Impact Report. To address all future large development traffic safety concerns, for the Lead Agency's consideration, Caltrans recommends the Lead Agency include queuing analysis with actual signal timing for existing traffic conditions plus any proposed project trips at the potential impacted off-ramps on freeway I-210 at S Myrtle Ave., Huntington Dr., and Mountain Ave.

John Mayer, Senior Planner

January 2, 2024

Page 3 of 3

Caltrans encourages lead agencies to prepare traffic safety impact analysis for any future sizable projects in the California Environmental Quality Act (CEQA) review process using Caltrans guidelines above on the State facilities so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2023-04392-NOP.

Sincerely,

Frances Duong

FRANCES DUONG

Acting LDR/CEQA Branch Chief

email: State Clearinghouse



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

December 27, 2023

Ref. DOC 7099118

VIA EMAIL planning@ci.monrovia.ca.us

Mr. John Mayer, Senior Planner
City of Monrovia
Department of Community Development
415 South Ivy Avenue
Monrovia, CA 91016

Dear Mr. Mayer:

NOP Response to The Monroe Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the subject project located in the City of Monrovia on December 6, 2023. The proposed project is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Monrovia Outfall Trunk, located in Peck Road at West Duarte Road. The Districts' 24-inch diameter trunk sewer has a capacity of 18 million gallons per day (mgd) and conveyed a peak flow of 3.1 mgd when last measured in 2013.
2. The expected increase in average wastewater flow from the project, described in the NOP as 200 multi-family residential units, 1,085 square feet (sf) leasing office, 2,782 sf fitness, and 2,361 sf commercial space, is 27,987 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
3. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average recycled flow of 62.7 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the A.K. Warren Water Resource Facility, formerly known as the Joint Water Pollution Control Plant, in the City of Carson.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use

of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the City that the Districts intend to provide this service up to the levels that are legally permitted and to inform the City of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsdsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

cc: A. Schmidt
A. Howard



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email

December 6, 2023

John Mayer, Senior Planner
City of Monrovia
Community Development Department
415 S. Ivy Avenue
Monrovia, CA 91016
jmayer@ci.monrovia.ca.us

Alice D. Atkins, MMC
City of Monrovia
City Clerk's Office
415 S. Ivy Avenue
Monrovia, CA 91016
aatkins@ci.monrovia.ca.us

Craig Jimenez, Director
City of Monrovia
Community Development Department
415 S. Ivy Avenue
Monrovia, CA 91016
cjimenez@ci.monrovia.ca.us

Re: CEQA and Land Use Notice Request for The Monroe Project (SCH No. 2023120051)

Dear Mr. Mayer, Mr. Jimenez, and Ms. Atkins,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding The Monroe Project (SCH No. 2023120051), including all actions related or referring to the demolition of existing commercial uses on the 1.6 acre site and redevelopment of the property with a five-story podium-style mixed-use building having a maximum height of 65 feet and two levels of subterranean parking, located at 701 South Myrtle Avenue in the City of Monrovia ("Project").

We hereby request that the City of Monrovia ("City") send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.

December 6, 2023

CEQA and Land Use Notice Request for The Monroe Project (SCH No. 2023120051)

Page 2 of 2

- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared to a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury
Madeline Dawson
Layne Fajeau
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
richard@lozeaudrury.com
madeline@lozeaudrury.com
layne@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Madeline Dawson
Lozeau | Drury LLP

4 January 2024

City of Monrovia – Department of Community Development

Attn: John Mayer, Senior Planner

415 S. Ivy Avenue

Monrovia, CA 91016

Email: planning@ci.monrovia.ca.us

RE: 701 S. Myrtle Proposed Development Project

Dear Mr. Mayer,

The purpose of this letter is to convey my comments for your consideration and for inclusion in your Environmental Impact Statement (EIR) with regard to the proposed 200-unit, 4/5-story apartment project which has been proposed by Blake Griggs Properties for development at 701 S. Myrtle Avenue, Monrovia, CA.

I generally support this proposed residential development, though I believe that its massing and building height is perhaps excessive for its location directly across Olive Avenue from Monrovia's historic commercial core, Old Town Monrovia. The proposed 17 residential units which would be set aside for Low Income Households would be a welcome and needed benefit to our community. However, this structure should be reduced from its proposed 4/5 stories to down to 3/4 stories, matching the Paragon residential complex directly to its east. That said, I recognize that sometimes economic feasibility requires greater size than is ideal. The reason that I feel that the community should show some flexibility with this project is because 701 S Myrtle is located: (1) south of Olive Avenue; and (2) within the corridor that was long planned for and long ago designated for high-density residential growth along the east and west sides of Myrtle from Olive Avenue down to Huntington Drive.

North of Olive Avenue is an entirely different matter. Any development north of Olive Avenue and/or adjacent to Monrovia's historic commercial core, Old Town Monrovia, should seek compatibility with our historic commercial structures in massing, height, and (to some degree) in architectural style. In my opinion, Old Town Monrovia is the most important part of Monrovia and nothing should be allowed which could diminish its historic charm.

Sincerely,



Fred C. Wasson

305 West Lime Avenue

Monrovia, CA 91016

Email: fredcwasson@gmail.com

John Mayer

From: Jaime Carrillo <jrcarrillosantana@gmail.com>
Sent: Thursday, January 4, 2024 3:22 PM
To: planning
Subject: Project Under Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Planners

I'd like to take this opportunity to express some observations and concerns in regard to the new projects under review (Oak Park and 701 S. Myrtle)

1) **Parking:** The number of proposed parking slots doesn't seem sufficient considering that most households own 2-3 vehicles. This has the potential to exacerbate the ongoing street parking problem, especially on Fridays during Farmer Market. Resident parking zones may need to be allocated in surrounding streets. Take into consideration that some apartments in the area charge for parking and some tenants may choose for parking on the streets.

2) **Increased traffic on Primrose Avenue:** Noise and traffic congestion are significant concerns. Currently, Primrose Avenue is being used as a main access/exit street to the city, even by large commercial trucks making deliveries to restaurants and Vons (See videos). All vehicles are often driven at speeds that can't be considered safe for unexpected stops. The intersections of Primrose with Olive Avenue and Colorado Blvd can be expected to be especially congested. Traffic controls prioritizing pedestrian safety (beyond stop signs) may be necessary. The City should also consider enforcing existing commercial routes or reroute them to larger, less residential avenues such as Shamrock, Mountain, Foothills. To minimize noise pollution effects on residents in the area encircled by Myrtle, Olive, Primrose and up to Lemon, a recommendation could be a City-led subsidy/sponsoring program to replace windows of older homes/apartments to sound-proof windows.

3) **Trash pick-ups:** Noise and traffic disturbances will be further exacerbated by more frequent Athens trash collection. As it is, trash collections occur exceedingly often. For example, on Primrose Avenue and White Oak Alley, trash trucks stop 4 times a week at relatively early hours (7:00am or earlier).

4) **Increased number of pets:** more residents in the area will automatically increase the number of dogs. As a consequence, it should be expected that there will be more dog waste on the streets. This is already an issue as some dog owners fail to clean up after their dogs.

5) **Architectural Design of new building:** The design should incorporate architectural elements aligned with Old Town.

All of these suggestions are not meant to oppose the construction of new habitational units, but to carefully consider and troubleshoot the impact on the residents' quality of life, and very importantly, to safeguard the small town vibe that all Monrovia residents have come to love and enjoy.

Thank you for your consideration

Jaime Carrillo

323.91.8352

From: [Sheri Bermejo](#)
To: [John Mayer](#)
Subject: FW: more building in downtown?
Date: Monday, December 4, 2023 9:01:56 AM

FYI – From Planning Inbox

From: nladner1@roadrunner.com [mailto:nladner1@roadrunner.com]
Sent: Friday, December 1, 2023 7:56 PM
To: planning <planning@ci.monrovia.ca.us>
Subject: more building in downtown?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have certainly lost our small town, old hometown feel. Sad! After being in this town for 46 years, it is certainly not even close to being the down-home family town which we loved and felt safe in. Do we honestly need another 5 story monstrosity in our downtown. It is bad enough that all those apts are going in by the train station but can't we keep our downtown from all becoming high rises? I vote no.

From: [richard.hogge](#)
To: [planning](#)
Subject: Monroe Development
Date: Thursday, December 7, 2023 8:58:50 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I just wanted to write in to express support for the proposed apartments/retail at Myrtle and Olive. We need more housing in California... especially for those with lower incomes. And It sounds like this building will have 17 rentals set aside as affordable, so that's great!

Best,

Richard Hogge
N Alta Vista Ave.

John Mayer

From: Genevieve Sheehan <vieve18@gmail.com>
Sent: Saturday, December 9, 2023 12:16 PM
To: planning
Subject: Comment on The Monroe Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear John Mayer,

I am writing to provide public comment on the notice of a draft EIR for The Monroe Project proposed at the corner of Olive and Myrtle.

I am concerned that the current plan only allocates 17 units of the 200 units for low income housing, or only 8.5% total. This is very low, and does not appear aligned with Monrovia's Regional Housing Needs Assessment published in the city's 2021-2029 Housing Element Plan. Table 2.11 on page 2-18 shows that Monrovia needs 31% of our housing to be designated for very-low income, and 16% for low income groups. This is a combined 47% of our overall housing allocation that needs to be designated for these low income groups.

The Southern California News Group has collated state and regional housing data for several years now to publish a housing scorecard, grading cities on how close they are to being on track to meet their RHNA housing goals. The most recent scorecard, based on SCAG data through 15 October 2021, grades Monrovia as a D or F for very-low and low income housing supply, screenshot of the results from their scorecard below.

Report card detail

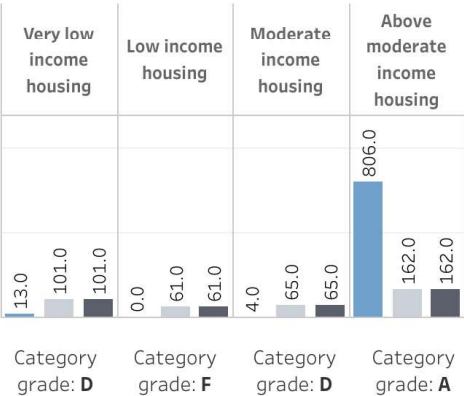
Select a city or county to see details of its housing permit report card grades.

Select:

Monrovia



- Permits issued
- Needed to be on track
- Final goal



Bonus points: 0.0

Monrovia needs to do more to increase the housing supply for affordable housing in our community. Increasing overall housing supply is only one piece of this puzzle, and the rental price points for the recently completed projects in Monrovia puts them well beyond affordable for most people. It is not acceptable to allow developers to designate so few units for affordable housing when we are at such a significant deficit as compared to our city's RHNA.

Thank you.
Genevieve Sheehan

John Mayer

From: Liz Andres <elizabeth.a.andres@gmail.com>
Sent: Wednesday, December 20, 2023 2:20 PM
To: planning
Subject: Monroe Building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My husband and I moved to Monrovia two years ago from back East. We had been traveling back and forth for a few years, as both of our adult children/grandchildren now live in Pasadena and Claremont. After looking at several surrounding communities, we settled on Monrovia for its uniqueness. Monrovia is charming in its small-town feel, yet offers anything in terms of dining, recreation, and community events that one could want.

A 200-unit apartment building will bring an additional 200-400 people and 200-300 vehicles to Myrtle Avenue. Given that there are often lines down the sidewalk to get into many of the restaurants and finding a parking spot can be difficult on the weekends, this is going to add to that issue. Additionally, this increase in vehicles will bring more air pollution, which is already an environmental concern. It is very difficult to imagine how another 5-story apartment building is going to enhance our beautiful town.

If housing is an unmet need in Monrovia, is it possible to decrease the scope of this project? Perhaps limit it to a 2- or 3-story building? Something shorter would blend in better with the existing building on Myrtle. Fewer units would result in housing for 100 or more people, reduce the environmental impact, and allow us to maintain the ambiance of Old Town.

Thank you for the opportunity to comment and for your consideration in this matter.

Elizabeth Andres
Elizabeth.a.andres@gmail.com
812-239-8101

John Mayer

From: louise haubner <lhaubner@sbcglobal.net>
Sent: Wednesday, December 20, 2023 8:51 AM
To: planning
Subject: Web Inquiry - Development Projects

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Because you plan on changing the development of Monrovia SO GREATLY you should put these large developments up to voters. It is disappointing to lose our quaint town feel.

Sent from my iPad

John Mayer

From: planning
Sent: Tuesday, January 2, 2024 8:33 AM
To: John Mayer
Subject: FW: Voice Mail Message
Attachments: N_V658c6ea2.048.wav

Hello John,

This is a message from a Ms. Eva Koo regarding comments she wanted to submit but could not get an email to us. In short, (as you will hear in her email) her comments are to have more trees, more recreation, and less construction.

I have included her contact information below:

Eva Koo
330.6.6.0371

Sincerely,

Austin J. Arnold
Assistant Planner
City of Monrovia
626.932.5534

Monrovia City Hall will be closed beginning Monday, December 26 and reopen Tuesday, January 2, 2024. There will be no services available from the Community Development Department during that period. We look forward to serving you in 2024.

-----Original Message-----

From: Diane_Delmatoff@10.10.1.1 <Diane_Delmatoff@10.10.1.1>
Sent: Wednesday, December 27, 2023 10:36 AM
To: planning <planning@ci.monrovia.ca.us>
Subject: Voice Mail Message

This e-mail contains a voice message.
Double click on the attached file to listen.
<5565@10.10.1.1>

John Mayer

From: planning
Sent: Tuesday, January 2, 2024 8:53 AM
To: John Mayer; Sheri Bermejo
Subject: FW: Proposed Residential Developments_701 S Myrtle & Oak Park

Hello John and Sheri,

Below are comments from Jim Wigton regarding 701 S Myrtle AND Oak Park.

Please let me know how I can be of further assistance.

Sincerely,

Austin J. Arnold
Assistant Planner
City of Monrovia
626.932.5534

Monrovia City Hall will be closed beginning Monday, December 26 and reopen Tuesday, January 2, 2024. There will be no services available from the Community Development Department during that period. We look forward to serving you in 2024.

From: Jim Wigton <jimwigton1946@gmail.com>
Sent: Sunday, December 31, 2023 12:25 PM
To: planning <planning@ci.monrovia.ca.us>
Subject: Proposed Residential Developments_701 S Myrtle & Oak Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to convey my concerns over the two proposed residential complexes to be located at the southern end of our historic downtown. While ongoing development is, in and of itself, a good thing for any community, development that fails to consider the impact on historical resources can be devastating and irreversible. We already have three large residential complexes near the corner of Myrtle and Olive Avenues (not including the Oak Park complex) - Colorado Commons at 3 1/2 stories, Paragon at 4 stories, Avalon at 5 stories. The proposed developments will be at 5 and 6 stories tall, and the impact is likely to create a "canyon" effect at the southern end of downtown. And when the next projects on Myrtle go up, and they will as the City has designated the Olive to Huntington corridor for such development, what restraint will be exercised by developers to resist the temptation to go even higher?

While these projects will allow for public parking within their development, is there any guarantee that such parking will not be used by the buildings' residents themselves? Southern California is still a culture of travel-by-car, despite efforts to switch to public transportation. Residents of these complexes are very likely to have more than one car per unit. Have the parking requirements for those additional cars been addressed?

The stretch of Myrtle from Palm to Olive has always been the heart of Monrovia's downtown, and it is considered by the city as a historic resource, given that the Historic Preservation Commission must rule on any facade changes to buildings fronting Myrtle. Has any consideration been given to the impact these proposed structures, and those others that will undoubtedly be built in the future, will have on the downtown area as a historical resource?

Developers, for all the good they do, often build only for the immediate future, as if their projects exist in a vacuum. Witness the poster child for development-run-amok, Arcadia, which is now a city of "McMansions," homes much too large for what used to be neighborhoods of ranch-style homes. That threat, when it came to Monrovia a number of years ago, compelled the city to revise its preservation ordinance (in 2016) so as to minimize the impact on our historic neighborhoods (With two historic districts, 165 individual landmarks, and three structures on the National Register, it is fair to say that many of Monrovia's streets and buildings have consider historical value). As a result, Monrovia took the necessary steps so that it would not become another Arcadia.

When a developer proposed a condominium project along Palm Avenue due north of the library in 2016, over 100 residents attended the city council "study session" to voice their disapproval. Needless to say, that project was halted in its tracks.

When six vintage homes were up for demolition requests in October 2013, over 200 people were present at the meeting of the Historic Preservation Commission to let it be known that we place a high value on our architectural heritage. Three of the owners then withdrew their requests. Just over a year later, one of those houses was deemed a contributor for the North Encinitas Historic District when it was created in 2017. That was a historical resource worth saving.

"Reasonable" development, which offers low income housing, can be a good thing. But the operative word is reasonable.

I would hope that the EIR is comprehensive and takes into account how the residents value their historic community. Both the city and the developers need to recognize how important this community is to its residents, more than just as a place to live.

Sincerely,

Jim Wigton

231 N. Myrtle Avenue - Historic Landmark #13

Monrovia resident since 1986