



City of Monrovia
Department of Community Development
Planning Division
planning@monroviaca.gov
(626) 932-5565

NOTICE OF PUBLIC MEETING
MONROVIA DEVELOPMENT REVIEW COMMITTEE
701 SOUTH MYRTLE AVENUE SPECIFIC PLAN AND DEVELOPMENT PROJECT

Dear Property Owner:

The City of Monrovia has received a proposal to redevelop the Myrtle and Olive Business Park, located at the southwest corner of South Myrtle Avenue and West Olive Avenue, with a new five-story mixed-use building.

The purpose of this notice is to inform nearby property owners and interested persons of the opportunity to attend and provide comments. As part of the City's internal review process, the **Development Review Committee (DRC)** will conduct a public meeting to advise the Planning Commission on whether or not to recommend approval of the project to the City Council. No formal action or decision will be taken at this meeting.

DRC MEETING DATE: Wednesday, October 15, 2025

TIME: 4:00 p.m.

LOCATION: Monrovia City Hall – Council Chambers, 415 South Ivy Avenue, Monrovia, CA 91016

APPLICATION: Advisory Review (AR2025-0012)

PROJECT DESCRIPTION: The proposed project includes 204 apartment units (including 20 affordable units), approximately 2,370 square feet of commercial space, and a 2,782-square-foot indoor fitness center. The project would also include 1.5 levels of subterranean parking and a variety of private and public open space amenities. To facilitate development of the site, the applicant is requesting approval of a General Plan Amendment, Zoning Code Amendment, Specific Plan, Tentative Parcel Map, and Conditional Use Permit.

PROJECT LOCATION: 701 South Myrtle Avenue



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

The DRC's role is to review the application and ensure all technical and departmental issues are addressed prior to preparation of the staff report for the Planning Commission. The Planning Commission and City Council will hold separate public hearings to formally consider the project and the Environmental Impact Report (EIR). Those meeting dates will be announced soon.

Final Environmental Impact Report (EIR) Now Available: In accordance with the California Environmental Quality Act (CEQA), the City of Monrovia has prepared both a Draft Environmental Impact Report (Draft EIR) and a Final Environmental Impact Report (Final EIR) for the 701 South Myrtle Specific Plan and Development Project. Together, these documents make up the full Environmental Impact Report (EIR), which will be used by the Planning Commission and City Council to determine whether the project meets environmental requirements under State law.

The EIR evaluates how the proposed project could affect the environment, including areas such as air quality, noise, traffic, parking, public services, cultural and tribal cultural resources, water supply, and sewer capacity. The Draft EIR identified five environmental topics where potentially significant impacts could occur. However, it also includes mitigation measures and regulatory requirements to ensure those impacts would be reduced to a less-than-significant level.

The Final EIR contains the City's responses to public comments received during the 45-day review period, clarifies or updates parts of the Draft EIR where needed, and incorporates new technical documentation, including the Water and Sewer Capacity Study.

The complete Draft and Final EIR are available for review in the following locations below. Printed copies are also available for review at Monrovia City Hall (415 South Ivy Avenue) during regular business hours, and at the Monrovia Public Library's Reference Desk (321 South Myrtle Avenue).

- **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 South 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.monroviaca.gov/your-government/community-development/planning/development-spotlight

ADDITIONAL INFORMATION: Project materials will be available on Thursday, October 9, 2025 (after 4:00 p.m.) at Monrovia City Hall and online at www.monroviaca.gov/projectsunderreview. For questions regarding this application, please contact the Planning Division at (626) 932-5565 or by email at planning@monroviaca.gov. This case will not alter the zoning status of your property.

PUBLIC COMMENTS: You may submit public comments in person at the meeting, or in writing. Written comments must be received by 3:00 p.m. on Wednesday, October 15, 2025, to be distributed to the DRC Members.

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 the Planning Division at (626) 932-5565, or planning@monroviaca.gov.