# CITY COUNCIL AGENDA REPORT

**DEPARTMENT:** Community Development **MEETING DATE:** December 2, 2025

**STAFF REFERENCE:** John Mayer, Planning Division Manager **AGENDA LOCATION:** PH-1

**GOVERNMENT CODE SECTION 84308 APPLIES:** Yes

**TITLE:** General Plan Amendment GPA2025-0002 to Amend the Land Use Element to Create Planned Development–Area 29 (PD-29 – Downtown / Olive & Myrtle) for Property Located at 701 South Myrtle Avenue; Certification of the Final Environmental Impact Report and Approval of the Mitigation Monitoring and Reporting Program; Adoption of the 701 South Myrtle Specific Plan; Tentative Parcel Map No. 085041 and Conditional Use Permit CUP2025-0010 for the Development of a Five-Story Mixed-Use Building Containing 204 Residential Units (20 Affordable Units), Approximately 2,370 Square Feet of Commercial Space, and 1.5 Levels of Subterranean Parking Providing 329 Spaces on a 1.61-Acre Site at 701 South Myrtle Avenue by BGP Myrtle, LLC; City Council Resolution Nos. 2025-61, 2025-62, 2025-63, 2025-64; and Introduction and First Reading of Ordinance No. 2025-12

**OBJECTIVE:** To approve the necessary General Plan and Zoning amendments, Specific Plan, and entitlements that will allow the development of a new five-story mixed-use building containing 204 residential units, including 20 affordable units required by PD-29 (17 low-income units and 3 moderate-income units), which also qualify the project for a State Density Bonus; approximately 2,370 square feet of ground-floor commercial space; and 1.5 levels of subterranean parking with 329 spaces on a 1.61-acre site at 701 South Myrtle Avenue, and to certify the Final Environmental Impact Report, adopt required findings and facts in support of findings under CEQA, and approve the associated Mitigation Monitoring and Reporting Program

**BACKGROUND:** In 2008, the City updated the Land Use Element of its General Plan and identified the South Myrtle Avenue Corridor as a special planning area intended to connect the historic Old Town district to the 210 Freeway and surrounding neighborhoods. At that time, the corridor contained a mix of unrelated uses without a cohesive theme. The General Plan established a long-term vision to transform this corridor by extending the walkable, pedestrian-oriented character of Old Town and creating an identifiable gateway into Monrovia.

Within this corridor, three distinct districts were established: the Old Town Extension District, the Crossroads District, and the South Myrtle Avenue District. Each district is intended to support unique but complementary development patterns. The project site at 701 South Myrtle Avenue is located in the Old Town Extension District and within a General Plan Specific Plan Overlay. The Old Town Extension District encourages mixed-use development with ground-floor commercial or office uses and upper-story residential units. Buildings may be up to four stories in height, with the fourth story stepped back from the lower levels to ensure compatibility with the pedestrian environment. Developments are expected to integrate public spaces, such as courtyards and plazas, and to reflect contextual architectural design inspired by Monrovia's historic downtown.

The General Plan calls for the South Myrtle Avenue Corridor to evolve from a vehicular corridor into a pedestrian-oriented environment characterized by tree-lined streets, high-quality design, and activity nodes anchored by corner plazas, public art, and active ground-floor uses. The proposed mixed-use development supports this vision by redeveloping an underutilized site with a high-density residential project and active commercial frontage, consistent with the South Myrtle Avenue Corridor's objectives to:

- Encourage compact, high-quality, mixed-use development;
- Promote pedestrian-oriented design and public gathering spaces;
- Establish activity nodes at key intersections such as Myrtle and Olive Avenues; and
- Extend the ambience and vitality of Old Town southward toward the City's gateway.

To date, there have been two mixed-use projects approved and constructed in this district that fulfill this vision; Avalon Monrovia, located at 825 South Myrtle Avenue, and Paragon, located at 700 South Myrtle.

***Project Summary - 701 South Myrtle Avenue***
The subject property under consideration for redevelopment is a 1.61-acre site located at the southwest corner of South Myrtle Avenue and West Olive Avenue. It is currently improved with a one-story, 28,000 square foot office/light-industrial building and surface parking lot built in 1979.

In 2023, Blake Griggs Properties approached the City with a proposal for a five-story mixed-use development. The initial concept exceeded the maximum residential density permitted under the General Plan Specific Plan Overlay (54 units per acre), as well as the 4-story building height limit and the maximum 2.0 Floor Area Ratio (FAR). Even with the maximum density bonus allowance under the State Density Bonus Law for the inclusion of affordable units, the proposed project's density could not be achieved under the existing standards.

While staff initially expressed concerns with the proposed increased density, height, and FAR, staff also recognized that market conditions and development economics evolve over time. When the project was initially submitted, the region was emerging from the global pandemic, and the City had just adopted, and had certified, its 6$^{th}$ Cycle Housing Element, which established a Regional Housing Needs Allocation (RHNA) goal of 1,670 units. This goal was more than four times the prior cycle's goal. It is also important to note that the message to local jurisdictions from the Legislature and the California Department of Housing and Community Development over the last cycle, has been to streamline housing production.

To objectively evaluate whether additional density was necessary to support project feasibility, staff partnered with the San Gabriel Valley Council of Governments (SGVCOG) through its Affordable Housing Incubator program, which utilized HCD's Regional Early Action Planning (REAP) Grant funds to retain a third party consultant, Economic & Planning Systems (EPS), for an independent financial feasibility analysis. The EPS study, dated November 13, 2023, concluded that under prevailing market conditions, an increase in both density and building height was warranted for a mixed-use project of this scale to be viable.

In parallel with the Staff's early technical review process, the applicant initiated early neighborhood outreach to gather feedback and better understand the community's feelings and expectations for the project. Multiple informal meetings were held with nearby property owners, residents, business representatives, and stakeholder organizations, including the Monrovia Old Home Preservation Group (MOHPG), prior to formal application submittal. The most common concern expressed during these meetings was that the proposed development's height and massing could overwhelm the setting of Monrovia's Historic Commercial Old Town district, which the project site borders to the south. This feedback helped shape subsequent design revisions and reinforced the need for a high-quality, pedestrian-oriented project that complements the character and scale of Old Town while introducing new housing opportunities along South Myrtle Avenue.

Based on the findings of the independent EPS analysis and the applicant's proactive community engagement, staff determined that establishing a new Planned Development Area 29 (PD-29) for this site—along with a site-specific Specific Plan—would provide a transparent and controlled framework for moving forward. This approach maintains the City Council's discretionary review authority, ensures that high-quality design and community compatibility remain central considerations, and provides the flexibility in density and site development standards necessary to achieve both economic feasibility and the City's long-term vision for the South Myrtle Corridor.

The proposed project includes a five-story mixed-use building containing 204 dwelling units, approximately 2,370 square feet of ground-floor commercial space, and 1.5 levels of subterranean parking with 329 spaces. Twenty (20) residential units would be deed-restricted affordable (17 low-income and 3 moderate-income) and integrated throughout the project.

Attachment 7 provides a complete list of hyperlinks to all project materials, including the environmental documents, Specific Plan, and architectural drawings associated with the 701 South Myrtle Avenue Specific Plan and Development Project.

***Requested Entitlements***

The proposed project requires both legislative and quasi-judicial approvals. Legislative actions involve amendments to City policy documents, such as the General Plan, Zoning Map, and creation of a new Planned Development (PD-29) and a site-specific Specific Plan. These actions can only be approved by the City Council. Quasi-judicial approvals involve project specific decisions, such as the Tentative Parcel Map and Conditional Use Permit, which require public hearings and findings of consistency with adopted City standards.

Because the project includes both legislative and quasi-judicial actions, the Planning Commission served as the recommending body to the City Council. On November 12, 2025, the Commission reviewed the proposal, received public testimony, and forwarded its recommendations on each entitlement to the City Council for final consideration, with the Planning Commission's recommendation of approval.

The requested entitlements are as follows:

1. **General Plan Amendment** to amend the General Plan Land Use Element to change the designation of the 1.61-acre site from **O/RD/LM** (**Office/Research and Development/Light Manufacturing)** to PD-29 (**Planned Development Area – 29).** *(PCR2025-0005 / GPA2025-0002)*

2. **701 South Myrtle Specific Plan** to establish development standards, design guidelines, and permitted land uses for the 1.61-acre site. *(PCR2025-0006 / SP2025-0002)*

3. **Zoning Map and Text Amendment** to change the zoning designation of the property from O/RD/LM (**Office/Research and Development/Light Manufacturing)** to SP (Specific Plan) and amend Monrovia Municipal Code §17.04.035 to add "701 South Myrtle Specific Plan" to the zoning code. *(PCR2025-0007 / ZA2025-0001 / Ordinance No. 2025-12)*

4. **Tentative Parcel Map No. 085041** to consolidate two existing lots, containing nine tied parcels, into one 1.61-acre lot. *(TPM2025-0002)*

5. **Conditional Use Permit** to allow the construction of a five-story mixed-use development with 204 apartment units, approximately 2,370 square feet of commercial floor area, and 1.5 levels of subterranean parking providing 329 spaces**.***(CUP2025-0010)*

Before making recommendations to the City Council on the requested entitlements, the Planning Commission considered the project's Environmental Impact Report (EIR), which was prepared in accordance with the California Environmental Quality Act (CEQA). The Draft EIR was circulated for public review and comment from July 3 through August 18, 2025, and the Final EIR was completed on November 4, 2025. The Commission adopted Planning Commission Resolution No. PCR2025-0004, recommending that the City Council certify the Final EIR, adopt the Findings of Fact, and approve the Mitigation Monitoring and Reporting Program.

The Final EIR determined that all potential significant environmental impacts of the project can be reduced to less-than-significant levels through the implementation of identified mitigation measures. Therefore, the project would not result in any significant and unavoidable environmental impacts.

***SUBJECT PROPERTY*:** The project site consists of a rectangular 1.61-acre property (approximately 70,130 square feet) located at the southwest corner of South Myrtle Avenue and West Olive Avenue. The site has about 200 feet of frontage along South Myrtle Avenue on its east side and 350 feet along West Olive Avenue to the north. An alley runs along the southern property line, separating the site from adjacent commercial and light-industrial buildings.

The property is currently developed with a one-story, 25,190 square foot light-industrial and office building constructed in 1979. The structure contains multiple tenant suites and is surrounded by surface parking. Although there is mature ornamental landscaping along Myrtle and Olive Avenues, the majority of the site is paved with asphalt and concrete.

The surrounding area includes a mix of light-industrial, commercial, and multi-family residential uses within the Old Town Extension District of the South Myrtle Avenue Corridor. The site is bordered by the following properties and land uses:

**North (Across West Olive Avenue):**
General Plan: HCD (Historic Commercial Downtown)
Zoning: HCD (Historic Commercial Downtown)
Land Use: One- and two-story commercial buildings fronting Myrtle Avenue with multi-family residential uses located to the west and behind the commercial frontage

**South (Across Alley):**
General Plan: Office/Research and Development/Light Manufacturing (O/RD/LM)
Zoning: O/RD/LM (Office/Research and Development/Light Manufacturing)
Land Use: One- and two-story office and light-industrial buildings

**East (Across South Myrtle Avenue):**
General Plan: Specific Plan – Paragon at Old Town Monrovia (PD-27)
Zoning: SP (Specific Plan)
Land Use: Mixed-use development (ground-floor retail/upper-level residential)

**West (Adjacent):**
General Plan: Office/Research and Development/Light Manufacturing (O/RD/LM)
Zoning: O/RD/LM (Office/Research and Development/Light Manufacturing)
Land Use: One-story office and light-industrial buildings

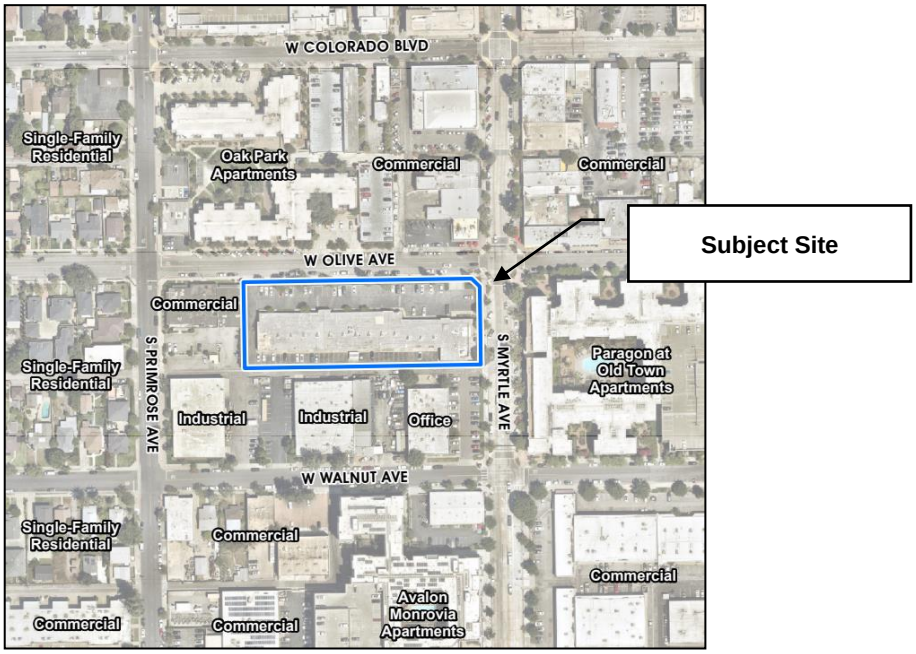


***Figure 1.*** *Project Site and Surrounding Land Uses*

The applicant proposes to demolish the existing 1979 office/light-industrial building and redevelop the 1.61-acre site at the southwest corner of South Myrtle Avenue and West Olive Avenue with a five-story mixed-use building containing 204 dwelling units, approximately 2,370 square feet of ground-floor commercial space, and 1.5 levels of subterranean parking with 329 spaces. Twenty (20) units would be deed-restricted affordable (17 low-income and 3 moderate-income) and integrated throughout the project.

***(PD-29) Planned Development – Area 29***

The proposed Planned Development Area 29 (PD-29), which has been included as Attachment "B," provides the planning mechanism that allows the City to accommodate a feasible mixed-use housing project on this smaller infill site while maintaining design oversight and alignment with the City's long-term land-use objectives.

PD-29 establishes a new General Plan land use designation that applies only to the 701 South Myrtle Avenue property. Its purpose is to adjust the site's development limits on density, building height, and floor area to support redevelopment of the site in a manner that is consistent with the Old Town Extension District vision. The new planned development area also requires an affordability component, which enables the project to qualify for a State Density Bonus and reduced residential parking provisions that are consistent with Government Code §§ 65915–65918.

In summary, the proposed PD-29 land use designation was created to:

- Incentivize the inclusion of on-site affordable housing by linking higher density to specific affordability requirements;
- Encourage the replacement of aging, low-intensity industrial and office uses with housing and neighborhood-serving commercial space;
- Maintain continuity with Old Town's walkable, human-scale environment through detailed design controls in the 701 South Myrtle Specific Plan; and
- Provide a controlled, site-specific tool that does not alter the standards for other parcels along the corridor.

<u>Base Density and Affordability Requirement</u>

Under the existing General Plan framework, the site would be limited to 54 dwelling units per acre, or approximately 87 units. PD-29 proposes to increase the base allowable density to 105 dwelling units per acre (170 units total), but only when the project includes a minimum affordable housing component.

To achieve this new (higher) base density, the project must propose a Specific Plan that requires:

1) At least 10% of the base units (17 units) must be deed-restricted for low-income households; and
2) Three additional units must be reserved for moderate-income households.

This affordability commitment is built directly into the PD-29 standards and is a prerequisite to the increased density allowance. It ensures that the higher residential yield directly advances the City's housing affordability goals while maintaining City control through the Specific Plan process.

<u>Project's Use of State Density Bonus Law</u>

Once the project reserves 10 percent of its base units for low-income households, it qualifies for a 20 percent State Density Bonus under Government Code §§ 65915–65918. This bonus adds 34 units above the 170 base units permitted by PD-29, resulting in a total of 204 units. This is roughly 126 dwelling units per acre. The following table summarizes how the PD-29 framework operates in tandem with the State Density Bonus Law to determine the project's total residential unit count.

**Table 1. Summary of Density Calculations (PD-29 and Use of State Density Bonus Law)**

| Density Tier | Criteria | Dwelling Units per Acre | Resulting Units | Notes |
|---|---|---|---|---|
| Existing Overlay | General Plan max 54 du/ac | 54 | 87 units | ------- |
| PD-29 Base | Local incentive: 10% low-income + 3 moderate | 105 | 170 units | Establishes local base density |
| State Density Bonus (+20%) | Gov. Code §65915 | +21 | +34 units | 17 low-income units qualify for bonus |
| | **Totals** | **126** | | **204** |

*Note: The City's Inclusionary Housing Ordinance now applies to projects within the South Myrtle Avenue Corridor; however, it became effective after the 701 South Myrtle application was deemed complete and therefore does not apply to this project.*

A condition of the increased density requires that the affordable units be comparable in size, design, and access to amenities as the market-rate units to ensure full integration and equity within the project. In accordance with the City's newly adopted Density Bonus Ordinance, the following standards apply:

- Units must be architecturally consistent in exterior design and materials with the rest of the development;
- Residents of affordable units must have equal access to shared amenities such as the fitness center, rooftop deck, and bicycle lounge; and
- Affordable units must be dispersed throughout the building, rather than concentrated in a single area.

Before building permits are issued, a condition of approval (Data Sheet 1, Condition of Approval No. 13 or 14) requires the developer to record an Affordable Housing Agreement (AHA) against the property in accordance with Government Code § 65915(c) and Monrovia Municipal Code § 17.38.070. The AHA will:

- Establish a minimum 55-year affordability period;
- Specify maximum rent levels and income eligibility criteria;
- Require annual compliance reporting to the City; and
- Prohibit the sale or subleasing of affordable units outside approved procedures.

The AHA includes the incorporation of an Affordable Housing Plan identifying the location, size, and income category of each affordable unit.

The City's Community Development Department will administer ongoing compliance monitoring to ensure rent levels, tenant incomes, and occupancy remain consistent with the recorded restrictions throughout the life of the agreement.

***701 South Myrtle Avenue Specific Plan***

The 701 South Myrtle Specific Plan is the regulatory document that implements the PD-29 land use designation. Whereas PD-29 establishes the overarching policy framework to allow increased residential density, FAR, and building height, the Specific Plan provides the site-specific development standards, design guidelines, and implementation procedures that will govern construction and long-term operation of the project.

This dual-layer approach is consistent with how the City has implemented other mixed-use neighborhoods, such as the Alexan Foothills Specific Plan (PD-27), where a planned development area sets the policy foundation and the Specific Plan defines the physical form, design quality, and community benefits for an individual site.

The 701 South Myrtle Avenue Specific Plan applies only to the 1.61-acre property. All future development, improvements, and land uses on the site must conform to its standards and procedures. Any modification to those standards would require a formal amendment to the Specific Plan, ensuring ongoing City oversight and public review. The Specific Plan is organized around five key components:

- **Land Use and Development Standards** – Specifies permitted and conditionally permitted uses, building height, massing, setbacks, open space, and parking requirements consistent with the PD-29 framework.

- **Design Guidelines** – Establish qualitative design direction for architectural articulation, materials, façade rhythm, lighting, and signage to ensure compatibility with the Old Town Extension District.

- **Circulation and Access** – Establishes standards for vehicular, bicycle, and pedestrian access, including sidewalk dimensions, alley functions, and parking management requirements.

- **Landscape and Public Realm Standards** – Defines the streetscape concept, tree palette, and corner plaza design, integrating public art and interpretive elements that connect to the history of Old Town Monrovia.

- **Implementation and Administration** – Outlines procedures for design review, plan amendments, and long-term maintenance obligations under a Public Open Space and Amenity Plan.

The Specific Plan's design framework draws from the Land Use Element's vision for the Old Town Extension District, continuing the pedestrian-scale storefront rhythm, encouraging transparency and activation at the street level, and incorporating setbacks, step-backs, and materials that visually transition between Old Town and the newer mixed-use buildings to the south.

The plan emphasizes public-realm continuity, including wide sidewalks, landscaping, and a publicly accessible corner plaza at Myrtle and Olive that serves as both a focal point and a transition space linking downtown to the South Myrtle corridor.

***Tentative Parcel Map No. 085041 / Conditional Use Permit CUP2025-0010***
A Tentative Parcel Map (TPM 085041) is proposed to consolidate the existing parcels into one 1.61-acre lot to accommodate the 701 South Myrtle Avenue mixed-use development. The map also establishes the necessary easements for utilities, emergency vehicle access, and alley circulation. Primary vehicular access will be from West Olive Avenue, with secondary service and loading access from the south alley. The Public Works Department reviewed the map and found it to be consistent with the Subdivision Map Act and the City's Subdivision Ordinance, subject to the standard conditions of approval.

A Conditional Use Permit (CUP2025-0010) is required for the mixed-use development described in this report. The CUP authorizes the construction of a five-story building containing 204 residential units above ground-floor commercial space and a subterranean parking garage. The TPM and CUP include conditions of approval that address both the construction of the site and its ongoing operation and maintenance. Data Sheet No. 1 contains the Planning and Fire Department conditions; and Data Sheet No. 2 contains the Public Works conditions. Data Sheet No. 3 includes the required findings to approve and recommend approval of the TPM and CUP.

***Project Site Plan***
The proposed building fills most of the site's footprint, with its primary frontage along South Myrtle Avenue and secondary frontage along West Olive Avenue. The ground floor includes commercial space, a main residential lobby, and resident amenity areas, while 1.5 levels of subterranean parking are located below. Vehicular access to the garage will be provided from West Olive Avenue, and pedestrian entries will be located along South Myrtle Avenue.

***Floor plans***
The building's floor plans are organized to support both street-level activity and residential livability. The ground floor establishes the project's public interface along South Myrtle Avenue, where transparent storefronts, the residential lobby, and the leasing office create an active pedestrian edge. The bicycle lounge, fitness center, and package room are located behind these street-facing spaces, with six residential units positioned along West Olive Avenue to provide visual interest and a sense of neighborhood continuity. Access to the 1.5-level subterranean garage is also taken from West Olive

Avenue, connecting to secure parking with electric vehicle (EV) charging stations and designated delivery areas.

Above the street level, the building is arranged around two open-air courtyards that bring light and air into the interior and serve as key amenity spaces for residents. The second through fifth floors contain the majority of the 204 residential units, distributed to balance density and circulation efficiency: approximately 53 units on the second level, 54 on the third, 53 on the fourth, and 38 on the fifth, which steps back from the South Myrtle and West Olive façades to reduce perceived height.

The mix of 20 studios, 147 one-bedroom, and 37 two-bedroom units provides housing variety while maintaining consistent access to the courtyards and shared amenities. The rooftop deck offers additional open space and mountain views, complementing the internal courtyards below. Overall, the building's organization reflects a thoughtful hierarchy from active public spaces at the street to quieter private areas above, consistent with the City's goals for a well-integrated mixed-use environment along the South Myrtle Avenue Corridor.

***Architectural Design and Compatibility***

The building's design was developed with guidance from Monrovia's Old Town design traditions, emphasizing proportions, materials, and human-scale details that align with the City's established architectural character along the ground floor. Along South Myrtle Avenue, the building facade is divided into smaller visual segments that mirror the width and rhythm of traditional Old Town storefronts. The upper floors are stepped back to reduce the apparent building height, while recessed entries, wide sidewalks, and transparent storefronts activate the street and maintain a comfortable pedestrian scale. At the corner of Myrtle and Olive, the building transitions into a plaza tower element, a focal point designed to mark the intersection and provide a public gathering space.

***Figure 2.*** *Conceptual Rendering – View from Myrtle Avenue and Olive Avenue Intersection*

The building design draws inspiration and design cues from the Prairie architectural style. The design includes the use of strong horizontal lines, brick detailing, and hip roofs on tower forms. Several refinements were incorporated following the design feedback received during initial community meetings. To strengthen the building design's connection with Old Town:

- A hip roof was added to the corner tower, a design cue found on historic civic and commercial landmarks throughout Monrovia;

- Brick bulkheads were introduced at the storefront level to align with traditional Old Town materials;

- A horizontal accent band and deeper roof overhang were added to reinforce the sense of hierarchy at the tower and create a visual “cap” at the top floor; and

- Traditional-style awnings replaced earlier modern designs to provide shade and create a familiar rhythm along the street frontage.

The project’s overall building form and detailing were simplified through this process to emphasize proportion, authenticity, and craftsmanship rather than ornamentation. The result is a building that transitions in scale from the lower two-story structures within Old Town to the newer mixed-use developments further south along Myrtle Avenue.

***Access and Circulation***

The project’s circulation system has been carefully designed to balance vehicular efficiency with pedestrian safety and convenience. Vehicular access to the subterranean parking garage is provided from West Olive Avenue through a single driveway serving 329 on-site parking spaces. The garage is fully enclosed beneath the building footprint and separated into controlled-access for resident parking and open-access for commercial and guest parking.

Pedestrian circulation is prioritized throughout the site. Primary entries to the residential lobby and ground-floor commercial spaces front directly onto South Myrtle Avenue, connecting seamlessly to widened sidewalks and the public plaza at the corner of Myrtle and Olive. A continuous network of walkways links the plaza, landscaped courtyards, and building entries to encourage pedestrian movement and minimize conflicts with vehicles.

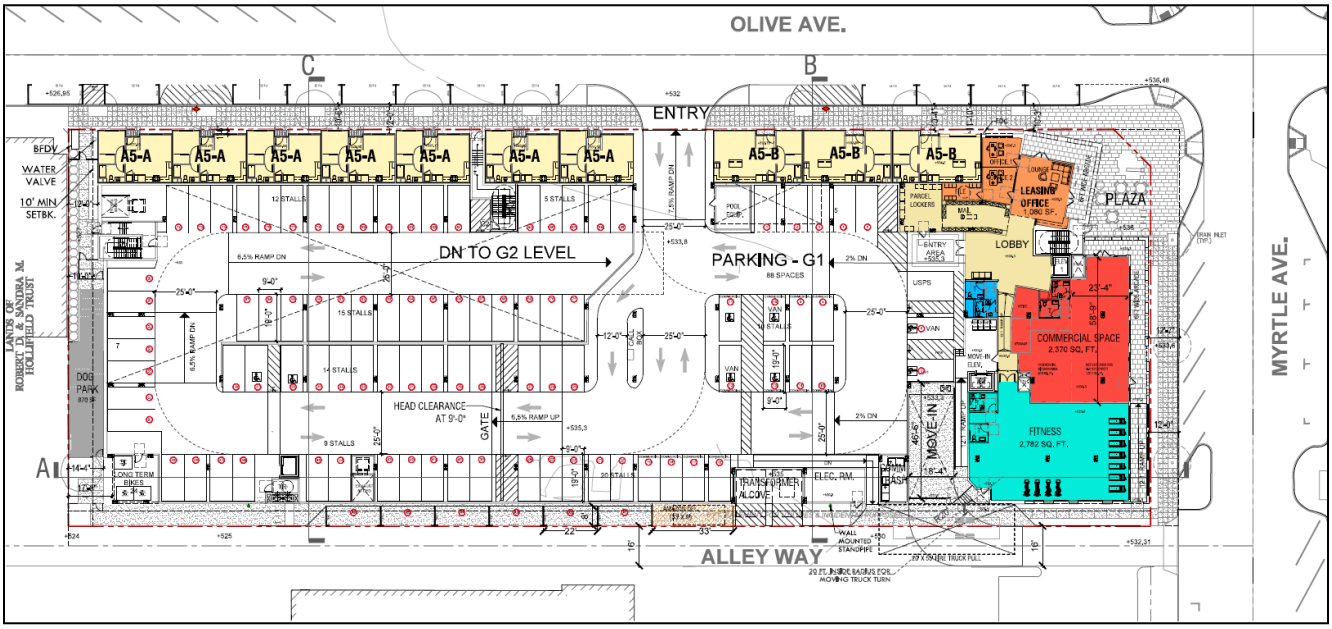


***Figure 3.*** *Ground Level Parking and Circulation Plan*

***Parking***

Parking is provided within a 1.5-level subterranean garage containing a total of 329 parking spaces, consistent with the 701 South Myrtle Avenue Specific Plan. Of these, 311 spaces are designated for residential use (including resident, guest, ADA, and EV stalls) and 18 spaces are designated for commercial and public use, including six parallel public spaces along the rear alley.

The nonresidential component, consisting of approximately 2,370 square feet of commercial space and a 1,085-square-foot leasing office, requires 18 spaces total under the parking standards outlined in Monrovia Municipal Code Chapter 17.24. In addition, six parallel spaces along the rear alley are reserved for public use.  Table 2 provides an overview of the project’s parking allocation.

To ensure efficient use of on-site parking and prevent spillover onto nearby streets, a condition of approval (Data Sheet 1, Conditions of Approval No. 27) requires the applicant to prepare a Parking

Management Plan for City review prior to occupancy. The plan will address allocation and management of residential, guest, and commercial parking, access control, and electric-vehicle charging consistent with State law (AB 1317) and the 701 South Myrtle Specific Plan.

**Table 2. Parking Allocation and Compliance Summary**

| Use Category | Required Ratio | | | Required Spaces | Provided Spaces |
|---|---|---|---|---|---|
| Residential (204 units) | Studios (1 space/unit):<br>One Bedrooms (1 space/unit):<br>Two Bedrooms (1.5 space/unit): | 20 units<br>147 units<br>37 units | 20 spaces<br>147 spaces<br>56 spaces | 223 | 311 |
| Commercial (2,370 sf) | Municipal Code: 1/200 sf | | | 12 | 12 |
| Leasing Office (1,085 sf) | | | | 6 | 6 |
| | | | Totals: | 241 | 329 |

Bicycle Parking
Consistent with State requirements and the 701 South Myrtle Specific Plan, the project provides secure bicycle parking for residents and short-term racks for visitors. A total of 134 bicycle parking spaces will be provided, 112 long-term spaces for residents and 22 short-term spaces for public use exceeding the 123 spaces required under the City's Bicycle Master Plan and CALGreen.

Long-term bicycle parking will be located within two secure storage rooms in the parking garage. One of these rooms will function as a bicycle lounge and maintenance area, providing a comfortable and convenient place for cyclists to gather, repair bicycles, and access the garage elevator safely. Short-term bicycle parking will be provided in racks near primary ground-floor entrances adjacent to the commercial frontage and public plaza.

***Landscaping, Public Realm, and Residential Amenities***
The proposed redevelopment will replace the existing light-industrial site and surface parking with a pedestrian-oriented environment consistent with the South Myrtle Avenue Corridor vision. The 701 South Myrtle Specific Plan establishes landscape and streetscape standards requiring wide sidewalks, street trees, and layered plantings that reinforce the tree-lined character of South Myrtle Avenue. Existing street trees will be retained where feasible along South Myrtle Avenue. In order to offset the removal of large ornamental trees within the existing surface parking lot, replacement trees (minimum 36-inch box) will be installed along West Olive Avenue, within the corner plaza, and in the residential courtyards to restore shade and greenery removed during excavation for the subterranean garage.

A public plaza at the corner of Myrtle and Olive will serve as a focal point, with decorative paving, seating, planters, and interpretive elements highlighting Monrovia's history. The plaza and adjoining sidewalks will remain publicly accessible and will be maintained by the property owner under a Public Open Space and Amenity Plan.

Private resident amenities include landscaped courtyards, a rooftop deck, fitness and co-working spaces, and pet facilities. These features, along with balconies and patios promote livability and visual variety consistent with the Specific Plan's design intent.

Collectively, the project's landscape, public space, and amenity improvements will enhance the pedestrian environment, restore the corridor's green canopy, and strengthen the visual and functional connection between Old Town and the South Myrtle Avenue Corridor.


***Figure 4.*** *Landscape and Open Space Plan*

***Open Space***

The City of Monrovia Land Use and Circulation Element EIR identified a potential impact on park resources associated with build-out of the South Myrtle Avenue Corridor and greater Station Square Transit Village area and included a mitigation measure requiring projects with 200 or more residential units to dedicate three acres of parkland for every 1,000 residents. Given that no land is available for dedication on the project site, the Applicant will be required to pay an in-lieu fee as mitigation as an alternative to the dedication of parkland.

The proposed public open space that is planned within the development includes the public plazas totaling 1,660 square feet which will count toward the required three acres of parkland (approximately 72,600 square feet). At the time the plans are submitted for plan check, the final open space requirement will be determined as stated in Condition No. 28 (Data Sheet 1).

Alternatively, the Applicant also has the option of taking all actions necessary to assist the City with forming a Community Facilities District and approving a special tax in an amount necessary to fund the public open space. If the Community Facilities District is formed and such special tax is approved, then this parkland dedication or in-lieu fee requirement would be satisfied.

***Monrovia Art in Public Places***

This residential project is subject to the City's Public Art Ordinance (MMC §15.44.050). One percent of the project cost is required to be applied to public art on the site or it can be placed in the City's Art in Public Places fund. Use of public art funds and proposed art work are approved by the Monrovia Art in Public Places Committee.

Alternatively, the Applicant also has the option of taking all actions necessary to assist the City with forming a Community Facilities District and approving a special tax in an amount necessary to fund the public art. If the Community Facilities District is formed and such special tax is approved, then the requirement of compliance with MMC Chapter 15.44 or payment of the in lieu fee would be satisfied. The public art requirement is addressed in Condition No. 29 (Data Sheet 1).

***Development Review Committee***

The Development Review Committee (DRC) conducted its review of the 701 South Myrtle Avenue Specific Plan project on October 15, 2025. Staff presented the project and summarized key findings from the Draft Environmental Impact Report (EIR), architectural design, and proposed conditions of approval. The DRC discussed project details including building design, parking and alley circulation, and compatibility with the character of Old Town Monrovia.

The applicant team—led by Scott Griggs of Blake Griggs Properties—provided an overview of the project's evolution, emphasizing the City's long-term vision to extend Old Town's mixed-use vitality south along Myrtle Avenue. Debi Howell Ardila of Chattel, Inc., the project's historic preservation consultant, presented findings from the Historic Resources Technical Report prepared under CEQA. Ms. Ardila explained that the project would not adversely impact the Old Town Commercial Historic District because it maintains a pedestrian-oriented design, uses materials and proportions compatible with the surrounding context, and introduces visual articulation and setbacks that respect Old Town's established scale. She also noted that the site's separation from the historic district—across a major intersection and buffered by non-historic buildings—further minimizes any potential indirect effects.

No members of the public spoke during the public comment period.

Following the DRC meeting, staff met separately with the Fire, Police, and Public Works Departments to address operational and access concerns raised during review. The Fire Department's concern regarding maneuvering space in the south alley was resolved through an updated site plan introducing a center pull area (a designated open zone within the alley's six-stall parking segment that allows a fire engine to stage or deploy outriggers without blocking the full width of the alley). The Police Department's emergency response concern was addressed by designating two on-street "Emergency Vehicle Only" spaces—one on Myrtle Avenue and one on Olive Avenue—near the building's main entrances. Public Works reviewed and concurred with these revisions and associated signage and marking plans. All three departments approved the updated design and corresponding conditions of approval.

***Planning Commission Public Hearing***

On November 12, 2025, the Planning Commission held a duly noticed public hearing to consider the 701 South Myrtle Avenue Specific Plan and related entitlements, including a General Plan Amendment, Zoning Map and Text Amendments, the Specific Plan, Tentative Parcel Map, and Conditional Use Permit. The Commission received an overview of the project, including how it supports the City's General Plan long-term vision to extend the walkable Old Town character along South Myrtle Avenue.

During the hearing, the Commission discussed several aspects of the project, including the preservation and replacement of existing street trees, compliance with landscaping standards, building massing and articulation, parking ratios under State Density Bonus Law, the amount and placement of ground-floor commercial space, and the architectural treatment of the development's south elevation. Additional discussion included water and utility capacity, the open space dedication fee, and the project's required affordable housing contribution under PD-29. The Commission also considered a late comment letter submitted by the Supporters Alliance for Environmental Responsibility (SAFER), an environmental advocacy organization. The letter, dated November 11, 2025, focused on air quality and noise issues related to the Environmental Impact Report. The applicant's CEQA consultant responded to questions regarding SAFER's concerns and confirmed that no new information was presented that would require recirculation of the Environmental Impact Report. A formal written response to SAFER's comment letter will be submitted under a separate memorandum, prior to the City Council meeting on December 2, 2025.

Public testimony included a statement from a representative of the property owner, who expressed support for the project and its contribution to the South Myrtle Avenue – Old Town Extension District planning area. No speakers voiced opposition.

During deliberations, the Commission discussed a provision in the Specific Plan stating that the existing Myrtle Avenue street trees "shall be preserved in place, if feasible." Acting Chair Stehura expressed concern about the "if feasible" qualifier and the potential implications for tree preservation. His recommendation was to strike out the "if feasible" qualifier. Staff explained that removing this language could constrain the project if the trees could not be retained due to site design limitations or the health of the trees. To ensure a thorough and coordinated evaluation of the street trees and the overall landscape plan, staff suggested the Commission consider recommending a modification to the standard landscape condition (Data Sheet 1, Condition of Approval No. 15) to require that the final Landscape and Irrigation Plan be reviewed by the Development Review Committee (DRC). Although landscape plans are typically approved at the staff level, the Commission agreed that DRC review was appropriate for a project of this

size and scale to ensure coordinated input from Planning, Public Works, and the project arborist. This is not unusual, as the Director has discretion to refer matters like this to the DRC.

At the close of the public hearing, the Planning Commission found that the environmental documentation complies with the provisions of CEQA and recommended that the City Council approve the applications for the project. The Planning Commission voted unanimously (4-0) to approve the following resolutions:

- Planning Commission Resolution No. 2025-0004 – Recommending that the City Council certify the Final Environmental Impact Report, adopt the CEQA Findings of Fact, and approve the Mitigation Monitoring and Reporting Program for the 701 South Myrtle Avenue Specific Plan and development project;

- Planning Commission Resolution No. 2025-0005 – Recommending approval of General Plan Amendment GPA2025-0002, establishing Planned Development Area 29 (PD-29) for the site;

- Planning Commission Resolution No. 2025-0006 – Recommending adoption of the 701 South Myrtle Specific Plan (SP2025-0002), including development standards, design guidelines, and permitted uses;

- Planning Commission Resolution No. 2025-0007 – Recommending approval of Zoning Map and Text Amendment ZA2025-0001, changing the zoning designation from O/RD/LM to SP (Specific Plan) and adding the "701 South Myrtle Specific Plan" to Monrovia Municipal Code §17.04.035; and

- Recommended City Council approval of Tentative Parcel Map No. 085041 (TPM2025-0002) and Conditional Use Permit (CUP2025-0010) with a modification to Condition No. 15, requiring that the final Landscape and Irrigation Plan be reviewed by the DRC.

**ENVIRONMENTAL IMPACT:** The proposed project is subject to the California Environmental Quality Act (CEQA). A Draft Environmental Impact Report (EIR) was prepared for the 701 South Myrtle Avenue Specific Plan and development project and circulated for public review from July 3 through August 18, 2025. A Final EIR, including responses to comments and refinements to mitigation measures, was completed on October 2, 2025. The EIR evaluated all potential environmental impacts associated with the General Plan Amendment, Zoning Map and Text Amendments, 701 South Myrtle Specific Plan, and the mixed-use development project.

In addition to less than significant impacts and determinations of "no impact," the Final EIR identified potentially significant impacts, and recommends that the City Council impose mitigation measures, in the areas of:

- Cultural Resources (archeological sites or historical resources)
- Geology and Soils (lateral spreading and collapse hazards)
- Hazards and Hazardous Materials (transport or accident conditions)
- Noise (increases in ambient noise levels)
- Tribal Cultural Resources (excavation-related)

In all instances, the Final EIR concludes that all environmental impacts can be reduced to less-than-significant levels through implementation of the required mitigation measures, project design features, and existing regulatory requirements. No significant and unavoidable impacts were identified. As required by CEQA, the Final EIR also evaluated the cumulative impacts of the proposed project, together with all other past, present, and probable future projects producing related or cumulative impacts within the affected area for each resource area and found such impacts to be either not cumulatively considerable, or less than cumulatively considerable after the implementation of mitigation measures. The evidence for each of these findings can be found in Exhibit C to the Resolution, and in the sections of the Final EIR cited in Exhibit C.

As required by Public Resources Code Section 21002 and CEQA Guidelines Section 15126.6(a), the Final EIR evaluates a reasonable range of feasible alternatives to the proposed project, emphasizing those alternatives that could eliminate any significant adverse environmental impacts, or reduce them to a level of insignificance. This analysis is required even if the alternatives impede the attainment of project objectives (to some extent) or would be costlier. The alternatives analyzed in the Final EIR included the "No Project" alternative that would leave the site in its current condition; a "Reduced Project" alternative that assumes redevelopment of the site under current General Plan and Zoning designations; a "Reduced Market-Rate Residential ("MRRA") alternative with fewer housing units and no affordable units, and a "Wrap Building Alternative" with a taller structure and above-ground parking. For the reasons set forth in Exhibit C and the Final EIR, the MRRA alternative has been identified as the environmentally superior alternative. While the MRRA would lessen or eliminate some environmental impacts of the proposed project, and meet some of the project objectives, this alternative would not provide any affordable housing units to help the City meet RHNA affordable housing goals.

The Final EIR and Exhibit C demonstrate that the Final EIR contains all of the elements and analysis CEQA requires. No substantial evidence has been provided to the contrary. At the Planning Commission hearing, and long after the end of the CEQA public comment period, a group called SAFER (through an attorney) provided a letter regarding the adequacy of the Final EIR. Staff and the applicant's CEQA consultant determined that the letter was not "new information" that would require re-circulation or amendment of the Final EIR. The consultant's response to the SAFER letter is included with this report, although the law does not require any response to these comments that were submitted so late in the preparation of the Final EIR.

As part of this action, the City Council is asked to certify the Final EIR and approve the associated Mitigation Monitoring and Reporting Program (MMRP). Certification of the EIR means that the City Council finds that the environmental document has been completed in compliance with CEQA, which the Council has independently reviewed and considered the information contained in the EIR prior to making a decision, and that the EIR reflects the City's independent judgment and analysis. CEQA does not require certainty or perfection in the preparation of an EIR; rather, the Final EIR must represent the City's "good faith effort" at a full disclosure of the possible environmental impacts of a proposed project. Certification does not constitute, or necessarily require, approval of the project itself; it is a procedural step required before the Council may act on the project's entitlements.

The project also supports several of the City's Environmental Accords goals through infill development, walkability improvements, and investment in energy-efficient construction practices.

**FISCAL IMPACT:** The proposed project will have both short- and long-term fiscal impacts, including direct and indirect effects on City revenues and service demands. The project will generate new property tax revenue once constructed, and this increase will continue as long as the property remains improved at a higher assessed value. Additional revenue will be generated through building permit fees and other development-related fees collected during the plan check and construction phases. The long term costs associated with the project's use of public services will be minimized with the payment of development impact fees for Public Art, Open Space, and Fire, or by the formation of a voluntary Community Facilities District.

**OPTIONS:** The following options are presented for City Council consideration:

1. Certify the Final EIR, approve the application and the related entitlements as recommended by the Planning Commission;

2. Refer the application back to the Planning Commission for further review of specific components or direction for revision; or

3. Deny the application.

**RECOMMENDATION:** The Planning Commission adopted Resolution Nos. 2025-0004 through 2025-0007 recommending that the City Council certify the Environmental Impact Report and approve the General Plan Amendment, Zoning Map and Text Amendments, the 701 South Myrtle Specific Plan, Tentative Parcel Map No. 085041, and Conditional Use Permit CUP2025-0010. Staff concurs with the Planning Commission‘s recommendation.

**COUNCIL ACTION REQUIRED:** If the City Council concurs, following the public hearing, the appropriate action would be a motion to adopt Resolution Nos. 2025-61, 2025-62, 2025-63, and 2025-64; and introduce, read by title only, and waive further reading of Ordinance No. 2025-12.

CITY OF MONROVIA CALIFORNIA

# DATA SHEET 1 Planning Conditions

**Conditional Use Permit (CUP2025-0010), Tentative Parcel Map (TPM2025-0002)** **701 South Myrtle Avenue**

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for TPM2025-0002 and CUP2025-0010, for a five-story, 204-unit mixed-use residential and commercial development, including 20 affordable housing units (17 units restricted to low-income households and three units restricted to moderate-income households), with 1.5 levels of subterranean parking, submitted by the Applicant, as approved by the City Council and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission or City Council and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer, and all successors in interest to this Conditional Use Permit and Tentative Parcel Map.

## DEVELOPMENT STANDARDS

1. The development shall comply at all times with all standards, regulations, requirements, guidelines, and conditions set forth in the 701 South Myrtle Specific Plan.

2. All final building/architectural materials shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The review shall ensure compliance with the 701 South Myrtle Specific Plan's design standards and consistency with the architectural character of Old Town Monrovia. The review shall include, but not be limited to, exterior wall finishes (e.g., stucco, brick, metal panels), glazing and window treatments, balcony railings, roof materials, color schemes, and exterior lighting fixtures. Approved materials and color schedules shall be included on the final construction drawings.

3. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.

4. All roof mounted mechanical equipment shall be completely screened from street view adjacent to the site by perimeter parapet walls, subject to review and approval by the Community Development Director.

5. All roof and balcony drainage shall be directed to an internal collection system.

6. Ground level mechanical equipment shall be screened through the use of landscaping or enclosures. Final screening method is subject to review and approval by the Community Development Director.

7. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication

lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground and provided to each unit.

8. The Applicant shall install a minimum 2-inch telecommunications conduit with pull string from the project's main telecommunications room (MPOE) to the public right-of-way along Myrtle Avenue, terminating in a 6E-type pull box labeled "City Communications." The location of the conduit and pull box shall appear in the Street and Parkway Improvement Plans submitted to the City Engineer for approval.

   The Applicant is encouraged to allow reasonable access to multiple licensed and qualified telecommunications and broadband service providers to serve the Project, in compliance with applicable federal and state law

9. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans in locations that will not impair public access and in compliance with the Americans With Disabilities Act with provisions for appropriate screening to the satisfaction of the Community Development Director. These structures shall be incorporated into the building design whenever possible so as not to be visible from the public right-of-way. Any equipment in the landscaped areas shall be noted on the landscape/hardscape plan with provisions for appropriate screening. Electrical transformers shall not be located in front (South Myrtle and West Olive Avenues) of the mixed-use building unless they are vaulted and placed underground.

10. Plans showing all exterior lighting shall be submitted to the Planning Division for review and approval prior to building permit issuance, and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall utilize shielded, fully cut-off fixtures directed downward and arranged to confine direct rays onto the project site and away from adjacent properties, streets, and the night sky. Lighting levels shall be the minimum necessary for safety and security. A photometric plan demonstrating compliance shall be submitted with the building permit application.

11. Highly reflective materials, including mirrored or metallic finishes and glazing with a visible light reflectance greater than 20 percent, shall not be used on building exteriors. All exterior glazing and surfaces shall utilize low-reflectivity finishes to minimize glare and heat gain. This condition shall be noted on all architectural and construction drawings and verified during plan check.

12. Prior to issuance of any construction permits, the City of Monrovia Community Development Director, or designee, shall verify that all construction plans include the following note: "During construction, the construction contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours." This Condition shall be printed on all construction drawings.

13. Prior to issuance of any building permit, the Applicant shall enter into and record an Affordable Housing Agreement pursuant to MMC Chapters 17.38 and 17.42 and § 17.52.380, against the property identifying seventeen (17) apartment units restricted for low-income households. The Agreement shall be acceptable to the City Attorney in form and substance and shall ensure affordability for a minimum of 55 years, specify maximum rents in accordance with State Density Bonus Law and Health & Safety Code §§ 50052.5 and 50053, and include all provisions required for monitoring, reporting, and enforcement.

14. Prior to issuance of any building permit, the Applicant shall enter into and record an Affordable Housing Agreement pursuant to MMC Chapters 17.38 and 17.42 and § 17.52.380, against the property identifying three (3) apartment units restricted for moderate-income households. The Agreement shall be acceptable to the City Attorney in form and substance and shall ensure affordability for a minimum of 55 years, specify maximum rents in accordance with State Density Bonus Law and Health & Safety Code §§ 50052.5 and 50053, and include all provisions required for monitoring, reporting, and enforcement.

**LANDSCAPING**

15. A Landscape and Irrigation Plan, prepared and stamped by a licensed Landscape Architect, shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting and hardscape areas. The plan shall demonstrate compliance with the 701 S. Myrtle Specific Plan, the Model Water Efficient Landscape Ordinance (MWELO), and the following conditions:

    a. Landscaping shall be a combination of 24-inch and 36-inch box trees, shrubs, groundcover, and turf, except on rooftop decks where 15-gallon trees may be used. Trees shall be drought-tolerant species selected for shade and visual quality in courtyards, plazas, and streetscapes, consistent with the 701 S. Myrtle Specific Plan. Existing street trees along Myrtle Avenue shall be preserved where feasible, subject to review and approval by the City. <u>Existing street trees along Myrtle Avenue shall be preserved where feasible, subject to review and approval by the City. (The Planning Commission added this clarification on November 15, 2025).</u>

    b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system utilizing water-efficient equipment.

    c. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.

    d. Hardscape improvements shall be provided in common areas and shall include decorative paving and pedestrian amenities consistent with the Old Town character. Landscaping shall be used to soften building edges and screen service areas, utilities, and mechanical equipment from public view.

    e. <u>Prior to issuance of building permits, the final Landscape and Irrigation Plan shall be reviewed by the Development Review Committee (DRC). The DRC review shall include coordination with the project arborist and City departments to evaluate the health and feasibility of preserving the existing Myrtle Avenue street trees, confirm species selection, and ensure</u>

consistency with the 701 South Myrtle Specific Plan and the Old Town Extension landscape objectives. (The Planning Commission added this condition on November 15, 2025)

16. A landscape documentation package pursuant to the requirements of the State Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

17. Public Open Space Easement. Easements for the following publicly accessible open space areas shall be dedicated to the City, to the satisfaction of the Community Development Director, City Engineer, and City Attorney:

    a. A main public plaza, approximately 6,250 square feet, located at the northeast corner of South Myrtle Avenue and West Olive Avenue, exclusive of but directly connected to the adjoining Myrtle Avenue arcade;

    b. The arcade and widened sidewalk area along South Myrtle Avenue, which provides a continuous public pedestrian connection between Olive Avenue and the project's main building entry; and

    c. The pedestrian access areas adjoining the public plaza that provide connectivity between the South Myrtle Avenue frontage and the West Olive Avenue frontage, as generally illustrated in the 701 South Myrtle Specific Plan.

18. A Public Open Space and Amenity Plan shall be prepared in coordination with the Landscape and Irrigation Plan and submitted for review and approval by the Community Development Director. The plan shall identify all amenities proposed within the publicly accessible open space and amenity areas, consistent with the 701 South Myrtle Specific Plan.

    The amenity improvements shall include, at a minimum, decorative permanent seating, trash receptacles, decorative hardscape, and other site furnishings that enhance the usability and aesthetic quality of the public areas. All improvements shall be constructed and maintained by the Applicant or its successors in interest to the satisfaction of the City.

**PARKING/PUBLIC ACCESS EASEMENT**

19. The parking structure driveway entrance shall be surfaced with Portland cement concrete (minimum 3½-inch depth), decorative interlocking pavers, or an equivalent high-quality paving material consistent with the 701 South Myrtle Specific Plan. Final paving materials, color, and pattern shall be submitted to the Planning Division Manager and Public Works Department for review and approval prior to installation.

20. A total of 28 parking spaces to support the nonresidential uses shall be provided on the ground-floor parking level, consisting of:

a. Ten (10) guest parking spaces located in the public area of the garage, in front of the residential access gate, which shall remain open and accessible to visitors at all times;

b. Twelve (12) commercial parking spaces serving ground-floor commercial tenants, which shall remain open and accessible to the public during posted business hours; and

c. Six (6) leasing office parking spaces serving the leasing office, which shall remain open and accessible to the public during posted business hours.

No fees shall be charged for use of the guest, commercial, or leasing office parking spaces, consistent with the 701 South Myrtle Specific Plan.

21. Directional signage, clearly visible to drivers and pedestrians, shall be installed to identify guest, commercial, and leasing parking areas and to indicate applicable restrictions and hours of operation. Signage shall be subject to review and approval by the Planning Division Manager and shall be installed prior to issuance of a Certificate of Occupancy.

22. The driveway ramp leading into the parking structure, as well as internal drive aisle ramps between parking levels, shall not exceed a 15 percent maximum grade, consistent with the 701 South Myrtle Specific Plan and City standards. Transition areas at the top and bottom of each ramp shall be designed to minimize vehicle scraping and ensure adequate sight distance.

23. The Applicant shall provide bicycle parking and facilities consistent with the 701 South Myrtle Specific Plan and the most current edition of the CALGreen Code, as follows:

a. Long-Term Storage: Two secure storage areas within the parking garage, providing a combined capacity of at least 112 bicycles.

b. Bicycle Lounge: One of the long-term storage areas shall include a bike lounge and maintenance area for residents.

c. Short-Term Bicycle Parking: A minimum of 22 short-term bicycle spaces shall be installed in racks located near primary building entrances at the ground level.

Notwithstanding the above bicycle parking and facilities requirements, if at the time of building permit application submittal the then-current edition of the CALGreen Code requires **more** bicycle parking spaces than specified in this Condition No. 23, the Applicant shall provide bicycle parking and facilities consistent with the then-current CALGreen requirements. All bicycle parking facilities shall be reviewed and approved by the Planning Division Manager prior to installation.

24. The designated residential move-in/loading area on the south elevation shall be used exclusively for resident move-ins/move-outs and the loading/unloading of bulky items, consistent with the 701 South Myrtle Specific Plan. To prevent illegal dumping or unauthorized access, the space shall be secured with a barrier (such as a roll-up door, gate, or equivalent) when not in active use, and shall include adequate lighting and security measures. The property owner/management shall

maintain the area in a clean, safe, and operable condition, including prompt repair of any damage to doors, gates, lighting, or security systems, and shall ensure that trash collection service in the alley is not obstructed.

25. All on-site parking and circulation improvements, including driveway design, slopes, grades, and sight distance, shall be reviewed and approved by the City Engineer prior to issuance of building permits. The design of on-site parking and circulation improvements shall comply with all applicable City standards for driveways intersecting public sidewalks and rights-of-way.

26. The garage driveway on West Olive Avenue shall incorporate design measures to ensure pedestrian safety at the sidewalk interface. Such measures may include, but are not limited to: (a) maintaining sight-distance triangles free of obstructions such as walls, columns, or landscaping; (b) installing reflective warning signage or pavement markings to alert drivers exiting the garage to pedestrian activity; and/or (c) providing low-level lighting at the garage entry to ensure visibility during nighttime operations. Final plans shall demonstrate incorporation of sufficient measures to the satisfaction of the City Engineer and Planning Division Manager prior to building permit issuance.

27. A Parking Management Plan shall be submitted to the Planning Division for review and approval by the Planning Division Manager. The Plan shall identify how the private residential parking areas will be managed separately and securely from the guest, commercial, and leasing parking areas, and shall specify access control measures, signage, and procedures for shared use and enforcement. The plan shall also identify the location of residential parking, residential guest spaces (including the ten ungated guest spaces and forty gated guest spaces), commercial and leasing office parking, electrical vehicle (EV) charging stations, United States Postal Service (USPS) parking stall, Americans with Disabilities Act (ADA)–compliant parking stalls, and the long-term and short-term bicycle parking and storage areas within the parking structure.

    Consistent with the Specific Plan and State law (Civil Code Section 1947.1), the plan shall also demonstrate that all residential parking spaces are unbundled from the cost of housing units, and shall describe how such unbundling will be administered and enforced.

    The approved Parking Management Plan shall be implemented and maintained for the life of the project by the Applicant or its successors in interest to the satisfaction of the City. Any changes to the Parking Management Plan shall be submitted to the Community Development Director for review and approval in advance.

**DEVELOPMENT IMPACT FEES**

28. Open Space. The Applicant shall enter into an agreement with the City, subject to approval by the City Manager or designee and in a form acceptable to the City Attorney, to satisfy the City's Parkland Dedication and Open-Space requirements pursuant to the Land Use Element of the General Plan and applicable sections of the Monrovia Municipal Code. The required open space is calculated based on 3 acres per 1,000 residents (130.68 square feet per resident), which equates to approximately ~~47,000 square feet of parkland for the estimated population of 362 residents derived from 241 bedrooms (1.5 persons per bedroom)~~72,600 square

feet of parkland for the estimated population of 556 residents derived from the unit mix assumed in the EIR (2.5 residents per studio and 1-bedroom unit and 4 residents per 2-bedroom unit).The fee shall be calculated using the fair-market value of land as established by an appraisal approved by the City. Alternatively, the Applicant also has the option of taking all actions necessary to assist the City with forming a Community Facilities District and approving a special tax in an amount necessary to fund the public open space. If the Community Facilities District is formed and such special tax is approved, then this parkland dedication or in-lieu fee requirement would be satisfied.

29. Public Art. In compliance with MMC Chapter 15.44 (Art in Public Places), the Applicant shall either pay the in-lieu fee for arts or provide public art on the site. Alternatively, the Applicant also has the option of taking all actions necessary to assist the City with forming a Community Facilities District and approving a special tax in an amount necessary to fund the public art. If the Community Facilities District is formed and such special tax is approved, then the requirement of compliance with MMC Chapter 15.44 or payment of the in lieu fee would be satisfied.

**CONSTRUCTION SITE REQUIREMENTS**

30. A Construction Impact Mitigation Plan shall be submitted to the Planning Division for review and approval and must be approved prior to the start of any demolition or construction. The Plan shall maintain emergency-vehicle access to adjoining properties and identify staging and worker-parking areas.

31. Pursuant to Monrovia Municipal Code Section 9.44.080(F), construction activity shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m.–6:00 p.m. Saturday, but shall be prohibited on Sundays and City-recognized holidays, unless otherwise authorized by the City.

32. The Applicant shall provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.

33. One waterproof sign (36” x 48”) in both English and Spanish noting construction hours and a phone number for contact shall be posted on each street frontage prior to grading or construction.

34. The applicant shall comply with the South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust requirements by incorporating the best available control measures during construction. This standard condition shall be printed on construction drawings and included as a requirement in the construction contract.

35. The applicant shall comply with the SCAQMD Rule 1113 to reduce VOC emissions from architectural coating applications. Prior to the issuance of a building permit for the Project, the Applicant shall submit, to the satisfaction of the Planning

Division, a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines. The Applicant shall include in any construction contracts and/or subcontracts a requirement that Project contractors adhere to the requirements of the CRP. The CRP shall include a requirement that all interior and exterior residential and non-residential architectural coatings used in Project construction meet the SCAQMD "super compliant" coating Volatile Organic Compounds (VOC) content standard of less than 10 grams of VOC per liter of coating. The CRP shall also specify the use of high-volume, low pressure spray guns during coating applications to reduce coating waste. The applicant shall receive Planning Division approval of a CRP prior to receipt of building permits.

**GENERAL REQUIREMENTS**

36. In addition to the Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval, the Applicant shall comply with all applicable requirements of the Monrovia Municipal Code, Building Division, and Fire Department that apply to the project.

37. The Applicant shall comply with all mitigation measures, Design Features (DF), Regulatory Requirements (RR), and standard conditions identified in the 701 South Myrtle Environmental Impact Report (State Clearinghouse No. 2023120051), the Mitigation Monitoring and Reporting Program (MMRP), and the construction impact mitigation plan, which are hereby incorporated by reference as enforceable conditions of approval. Prior to issuance of demolition, grading, and building permits, and prior to Certificate of Occupancy as applicable, the Applicant shall submit evidence to the Planning Division demonstrating implementation of each applicable measure, including required plans, construction document notes, contractor specifications, monitoring logs, and agency clearances. Where specified in the MMRP, the City may require third-party monitors. These requirements are hereby incorporated as conditions of approval for the project.

38. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies, and/or revocation or modification of this permit at the discretion of the City Attorney or City Prosecutor.

39. The Applicant shall, within 30 days after approval by the City Council, submit to the Community Development Department his/her written consent to all conditions of approval contained in Data Sheet Nos. 1 and 2. Conditional Use Permit (CUP2025-0010) and Tentative Parcel Map (TPM2025-0002) shall be void and of no force or effect unless such written consent is received within this 30-day period.

40. The Final Parcel Map for the proposed subdivision shown on Tentative Parcel Map No. 085041 shall satisfy the requirements of Monrovia Municipal Code Section 16.20.100 and must be filed with, and deemed a complete filing by, the City Engineer within twenty-four (24) months after the Tentative Parcel Map was conditionally approved. The use or development to which the Conditional Use Permit applies must commence within the same twenty-four (24) month period, or both TPM2025-0002 and CUP2025-0010 shall expire without further action by the City.

41. All conditions of approval shall be complied with prior to issuance of a Certificate of Occupancy, unless an earlier compliance period is specified as part of an individual condition.

42. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceedings against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning these permits and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding in accordance with the Subdivision Map Act and from choosing counsel to defend the City.

**PUBLIC SAFETY CONDITIONS**

43. The final parking garage design, and related pedestrian walkways that connect to the main plaza areas, shall be reviewed and approved by the Chief of Police prior to the issuance of building permits. The final design shall incorporate safety measures and design details to deter loitering within the parking garage stairwells.

44. Security Management Plan. Prior to issuance of a Certificate of Occupancy, the Applicant shall submit a Site Security Management Plan for approval by the Chief of Police. The Plan shall incorporate features such as lighting, gating, and recorded video surveillance within all public open space areas, including the parking garage, and shall include a camera coverage diagram showing views of the plaza, garage entries, stairs/elevators, and loading areas.

45. Emergency Vehicle Parking. The Applicant shall install and maintain two (2) on-street "EMERGENCY VEHICLE ONLY" spaces to facilitate Police and Fire response—one adjacent to the primary building entrance on Myrtle Avenue and one adjacent to the secondary entrance on Olive Avenue.

    a. The final locations, red curb limits, striping, and signage shall be reviewed and approved by the Public Works Department and Police Department prior to installation.

    b. The spaces shall be enforceable 24 hours a day, seven days a week, and shall not be used for public parking or loading purposes.

    c. All work within the public right-of-way shall be completed under an encroachment permit to the satisfaction of the Public Works Department.

**FIRE DEPARTMENT CONDITIONS**

46. The required fire flow for the project shall be 8,000 gpm at 20 psi. The fire flow may be reduced to 2,000 gpm upon written request and approval by the Fire Department.

47. A minimum of eight (8) fire hydrants shall be provided. Hydrants shall be within 120 feet of the structure and have an average spacing of no more than 200 feet. The total number may be reduced subject to Fire Department approval based on final civil drawings.

48. The south alley shall include a designated Fire Apparatus Pull Area generally centered within the six-stall segment, providing space for apparatus positioning and outrigger deployment.

    a. The pull area shall be marked in an approved manner with red curb, cross-hatching, or “NO PARKING – FIRE ACCESS” signage as approved by the Fire Department and installed per Public Works standards.

    b. The Fire Apparatus Pull Area shall serve as the designated fire access location for apparatus positioning. A continuous fire lane designation along the entire alley is not required and the remainder of the alley may include parking, provided fire operations remain unobstructed.

49. A Class I standpipe system shall be provided in all stairwells on all levels, including the roof, as set forth by Building Code and Fire Code Section 905.

50. An automatic fire sprinkler system and fire alarm system shall be provided per Fire Code Sections 903 and 907.

51. Smoke alarms shall be provided in each room used for sleeping purposes and centrally located in corridors giving access to each sleeping area.

52. Carbon monoxide alarms shall be provided either within each sleeping unit or as part of a building-wide system protecting all common areas.

53. Roof access shall be provided on both sides of the fire wall.

54. Knox boxes shall be installed adjacent to all exit stairwell exterior doors and at the main building entrance, in locations approved by the Fire Department.

55. The elevator shall be capable of accommodating standard stretcher dimensions.

56. Portable fire extinguishers shall be installed per the California Fire Code.

57. An Emergency Responder Radio Coverage System shall be provided.

58. A Two-Way Communication System shall be provided.

59. The owner or authorized agent shall prepare and maintain an approved Construction Fire Safety Plan establishing a fire prevention program for all phases of construction.

60. Upon Fire Department request, the Applicant shall coordinate with Fire to install FD access markers (e.g., small brass or engraved “FD” plaques) on the building façade or pavement to identify designated laddering or roof access points. Locations and specifications shall be reviewed and approved by the Fire Chief or their designee prior to final inspection.

# DATA SHEET 2 Public Works Conditions

Blake Griggs Properties
**701 South Myrtle Avenue**

Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied before the Final Map is filed in the Department of Public Services (Public Works Division) for review and approval. The term “Applicant” shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel.

**Engineering Conditions**

1) **Prior to the approval of the tentative map**, the Applicant shall agree to the conditions as outlined herein and provide the following:
   a) Provide "Will Serve" letters from all utilities proposing to serve this development. Indicating the feasibility and conditions of providing service to the development.
   b) Identify and show on tentative map the proposed layout and design of the development and how it will accomplish the conditions as outlined herein.

2) **Prior to any permitting of development**, except for those conditions where improvements are bonded per Section 16 of the City Municipal Code, the Applicant shall provide the following:

   a) Final Parcel Map for the merger of existing parcels

   b) The Applicant shall submit a Final Parcel Map) as required by the City’s Municipal Code, Chapter 16 – Subdivisions

   c) Prior to filing the Final Map with the Department of Public Works, the Applicant shall provide a current title report (Parcel Map Guarantee) with supporting documents for the project site located in the City of Monrovia. The title report and guarantee are required and such documents shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders and supporting documents accompanying the title report. Please submit:

      i) Subdivision application with checking fees
      ii) Latest Grant Deed for property being subdivided
      iii) Title report (dated within 60 days of map submission)
      iv) Copies of all recorded documents contained with the title report
      v) Copies of all record maps adjacent to and that are referenced by the Final Parcel Map
      vi) Copy of the approved Tentative Parcel Map and Conditions of Approval for the project
      vii) Copy of the County Assessor Map of the property.
      viii) Survey map lot closure calculations

   d) All easements and dedications shown on the tentative site plans and those not shown but to be recorded, such as: Covenants, Conditions & Restrictions (CC&Rs) must be accounted for at the time of the final approval.

   e) Applicant shall dedicate additional rights of way if determined in the review of the improvement plans if they are needed (i.e., Utility backflow devices, traffic control appurtenances, street light foundations, street light pedestal foundations, storm drain encroachments, ADA sidewalk and driveway push backs from obstructions in street right of way.)

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f) Prior to filing the Final Map (or after filling financial surety or bonds) with the Department of Public Services (Public Works Division) for review and approval, the Applicant's surveyor or engineer shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of Subdivision Map Act, or bond for these monuments per Section 16 of the City Municipal Code.

g) Improvement plans and an engineer's estimate of the improvements, using the department's approved unit rates, shall be submitted to the City Engineer for approval, once approved the applicant shall provide the required improvements or bonding for improvements per Section 16 of the Municipal Code prior to the recordation of the Final Map. No security or bond will be released in partial amounts. When the project has been completed in full, the finial punch list is complete, and the notice of completion filed with the appeal time frames expired, then and only then, the bonds will only be release with a formal request to the City Engineer and processed though the City Clerk Office.

h) Prior to filing the Final Map and obtaining financial surety or bonds for recordation the developer shall execute a subdivision agreement with the City of Monrovia and shall adhere to the requirements of this subdivision agreement.

i) Prior to filing the Final Map with the Department of Public Services (Public Works Division) for review and approval the applicant shall provide street improvements with the approved off-site encroachment plans for this project, or bond for these improvements per Section 16 of the City Municipal Code. Improvements shall include, but are not limited to, driveway modifications, new driveways, removal of abandoned driveways, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the existing right-of-way along the frontage of this project property, or any damage due to construction of this project to the satisfaction of the City Engineer.

j) <u>Site Plan showing survey monuments, boundaries, easements and rights-of-way</u>

   i) Submit existing site plan, topographic map of the project site, grading, drainage, and utility plan to Public Works Division for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: a hydrology report, a geotechnical report, required design calculations, a cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval shall include a mylar of the approved grading, drainage, and utility plans. The applicant shall use the assigned drawing number obtained from Public Works for this project. Partial or incomplete submittals will not be accepted.

   ii) All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

k) <u>Water Improvements</u>

   i) The Applicant shall install multiple water services to Monrovia's water system to serve the entire development for domestic and fire usage within the City of Monrovia to the specifications of the City Engineer**. Applicants shall be conditioned to follow the recommendations of the approve water feasibility study for this project and mitigate all water flow issues as they relate to this project**.

   ii) All water lines within the project site shall be a private system maintained by the project and not the

City of Monrovia's responsibility. The project shall provide adequate backflow at the transition from right of way to the private/public utility easement. The City of Monrovia shall not be responsible for the any utility within the easement after the backflow and meters.

iii) All backflow devices will be reduced pressure double check valves from the state approved list. Developer/owner will provide testing of all state approved devices prior to operation and on an annual basis. If testing is not provided, the city has the right to test at the owner's expense for said testing. If test fails owner shall replace approved device at their cost with approval from city water personnel.

iv) The applicant will be responsible for all costs to connect to the city water system and installation of all new fire hydrants off the City system. The developer shall prepare engineered plans, approved by the City Engineer, and pay for all construction, equipment, testing and inspection for the connections, hydrants and services. These plans are to be on separate improvement plans and submitted to Public Works for approval and construction/encroachment permits. **Existing old fire hydrants on West Olive shall be replaced with new hydrants per current city standards (Fixture and Service line, if not minimum of 6 inch)**.

v) The project water usage and standby charges will be per the current adopted rate schedule.

l) Wastewater Improvements

i) The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the entire development within the City of Monrovia to the specifications of the City Engineer. **Applicants shall be conditioned to follow the recommendations of the approve wastewater feasibility study for this project and mitigate all wastewater flow issues as they relate to this project.**

**ii) The applicant shall provide evidence of payment and approval for connection of units to LA County Wastewater System.**

iii) All sewer/wastewater laterals extending to the mainline in the public right of way to be the maintenance responsibility of the project. The prevention of root intrusion at connection and within the on-site system shall be the project's responsibility.

iv) The applicant will be responsible for all costs to connect to the city wastewater system. The developer shall prepare engineered plans, approved by the City Engineer, and pay for all construction, equipment, testing and inspection for the connections. These plans to be on separate improvement plans and submitted to Public Works for approval and construction/encroachment permits

m) Geotechnical Investigation and Report

i) Prior to issuance of a grading permit or encroachment permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property, pavement structural sections and recommendations. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard if any, conclusions, and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable. Provide off-site and on-site pavement structural section to be addressed with recommendation based on Traffic indexes and R values, per Caltrans methods. Provide percolation/infiltration testing for Low Impact Design (LID) standards and

avoid areas of infiltration around building foundations and subterranean walls.

ii) The geotechnical engineers for the project shall sign a title block on the Grading and LID plans stating that the recommendations of the project geotechnical report have been followed in the approved plans that he or she is signing.

n) Hydrology Report and Hydraulic Calculations

Applicant shall provide hydrology study and hydraulic calculations per L.A. County standards, for mitigation of off-site and on-site flows tributary to these structures and conveyances. And shall obtain permits from the county for all connections or modifications to their system.

All connections to the City/County System shall be permitted by the County and City and evidence of the County work permit and completion provided to the City of Monrovia prior to final acceptance of the project.

o) Grading Plan

i) Grading plan shall conform to MMC Chapter 15.28 and be prepared on a 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.

ii) Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system.

iii) All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and a made a part thereof.

iv) The lot shall mitigate its own drainage increase and thereby not impacting off-site drainage structures.

v) Grading plans to provide a scaled detail cross section at each property line where the project is in cut or fill greater than 0.5 feet. Provide in relation to the adjacent property existing conditions: set back dimensions, retaining wall dimensions and encroachments, ground and finish surface elevations, cut and fill slopes including code setbacks, and direction of flow indicators.

p) Utility Coordination Plan

i) Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Standpipe, Gas, Edison, Telephone, Cable TV, etc. The utility plan must be submitted and approved prior to issuance of encroachment permits for off-sites improvements. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.

**ii) Any existing city sewer or water line connection to be abandoned, due to non-use, shall be abandoned at the main line in the street and not at the curb or right of way line.**

**iii) Applicant shall underground any dry utilities crossing or servicing this project site.**

q) Off-site Street Improvement Plans

i) The project development shall remove and replace any curb, gutter, sidewalk, driveway approach or

street pavement found by the City Engineer to be broken, uplifted, damaged or not meeting current ADA standards along the frontage of this project, or in conjunction with any utility work serving this project. All ADA requirements shall be satisfied by the Applicant. This condition applies to public right-of-way along property frontages on W. Olive, and South Myrtle.

ii) All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the Public Works Division and will require construction and encroachment permit from the City's Public Works Division, prior to start of any construction. All work within the public right-of-way shall be in accordance with applicable standards of the City of Monrovia, Standard Specifications for Public Works Construction ("Green Book", latest edition) and the Manual on Uniform Traffic Control Devices (MUTCD, latest edition), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

iii) Applicant shall obtain applicable permits for all work to be done within the public right-of-way from the Public Works Division and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.

**iv) The project shall reconstruct the alley pavement from property line to the existing ribbon/valley gutter and replace any portion of the ribbon/valley gutter that is damaged. Pavement sections shall be a minimum of 3 inches per the recommendation of the project geotechnical report.**

**v) The city requires the restoration of the existing pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to a 2-inch pavement grind and 2-inch asphalt overlay. W. Olive Avenue has been newly restored and falls within our "No-Cut Moratorium" and will need pavement restoration after utility installation along this project frontage.**

r) Off-site landscaping improvements to be maintained by the Applicant.

i) All off-site landscaping improvements along the frontage of this project are to be the responsibility of the project for maintenance and upkeep. The watering of this landscaping in the right of way is to be supplied by the projects water service for irrigation.

**ii) All patio furniture, along the right of way frontage of the project, shall remain on private property and not encroach into the public-right of-way without a license agreement, including lability insurance, approved by the city.**

s) Off-site Utility Extension/Connection Plans

i) Applicant shall connect all buildings to the public sewer. The sewer is to be constructed in the common driveways, or areas that facilitate maintenance that may require disturbances, through new lateral(s) (sized per the feasibility study and engineered calculations, minimum 6 inches) with clean-out(s) at property line per City standard drawing S-215 and S-225. Cap off all abandoned laterals at the connection point at the main line in the street and not at the curb or right of way line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant.

ii) The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary

operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The Applicant shall provide the Department of Public Services (Public Works Division) a copy of a closed-circuit television inspection report of the condition of the existing sewer lateral. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy.

A CCTV video of the existing/proposed sewer lateral connecting to the City mainline is required for the project; a copy of the video shall be submitted to Public Works. Prior to CCTV, please notify the Department of Community Services (Public Works Division) requesting to have the Public Works Inspector on-site to witness the inspection.

t) Traffic Engineering Conditions

i) Prepare a Traffic Impact Analysis (TIA) for the proposed development. Scope of TIA as approved by the City Consulting Traffic Engineer. **The project development shall support the recommendations of their own developed approved traffic impact analysis**. When traffic issues arise from unexpected shifts in traffic patterns or road hazard due to the recommendations of the analysis, the project shall cooperate and participate in the additional corrective actions needed to improve the traffic concerns of the traveling public, local residents and the city. If needed the owner/manager of project will participate in traffic committee concerns and recommendations as the need arise

ii) Prepare and submit for approval: traffic control plans and staging plans for all off-site improvements and utility connections. Applicant to maintain all traffic control devices for the entire time while working within the City right of way.

u) Environmental Conditions

i) Based upon the requirements of the City's Storm Water Management Ordinance, MMC 12.36 and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into the project application:

The applicant shall be responsible for the following when applicable in the code:

ii) Minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.

iii) The applicant shall provide in a table on the title sheet of the approved grading plans for the project the following information:

1. The drainage area addressed by the project in Acres
2. The total BMP retention capacity of the project in Acre-Feet
3. The estimated total runoff volume to be retained on-site for a typical year.

v) Demolition of Existing Structures

i) The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans.

ii) Building demolition permits will not be issued until the applicant provides a copy of the Air Quality Management District (AQMD) permit.

w) <u>As-built Plans</u>

i) Applicant shall provide to the City of Monrovia revised plans of the original size, on mylar, showing all as-built conditions for the off-site and on-site improvements prior to the release of bonds held for the completion of the map.

# DATA SHEET 3 Findings

**Tentative Parcel Map No. 085041 /**
**Conditional Use Permit CUP2025-0010** **701 South Myrtle Avenue**
**701 S Myrtle Specific Plan and**
**Development Project**

## VESTING TENTATIVE PARCEL MAP

As required by Sections 66473.5 and 66474 of the Government Code, the decision recommending approval of Vesting Tentative Parcel Map No. 085041 for the consolidation of two parcels into one 1.61-acre site for the development of a five-story mixed-use project consisting of 204 residential units (including 20 affordable units), approximately 2,370 square feet of ground-floor commercial space, and a 1.5-level subterranean parking structure with 329 spaces ("Project") is based on the following findings:

A. Consistency with Plans: That Vesting Tentative Parcel Map No. 085041, consolidating two parcels into a 1.61-acre lot for the 701 South Myrtle Avenue Project, together with the provisions for its design and improvement, is consistent with the Monrovia General Plan and the 701 South Myrtle Avenue Specific Plan. The Project fulfills General Plan land use policies by placing 204 multifamily units (including 20 affordable units) and ground-floor commercial space within walking distance of Old Town and transit, thereby encouraging high-density mixed-use development in the South Myrtle Avenue Corridor. The development's pedestrian-oriented design – featuring widened sidewalks and a corner plaza – advances the Old Town Extension District objectives to create an active, walkable gateway at Myrtle and Olive Avenue. Additionally, the 701 S. Myrtle Specific Plan provides site-specific development standards aligned with the Planned Development Area 29 (PD-29) vision, ensuring the subdivision and subsequent Project conform to the City's land use objectives and zoning requirements for the site. Thus, the proposed map and its improvements are fully consistent with all applicable general and specific plans.

B. Design and Improvement Consistency: That the design of the subdivision and the proposed improvements are consistent with applicable general and specific plans. The tentative map proposes on- and off-site improvements that implement the City's planning goals for the area, including installation of wide public sidewalks, enhanced landscaping, and a publicly accessible plaza at the Myrtle/Olive Avenue corner to link downtown with the South Myrtle corridor. All necessary easements for utilities, drainage, emergency access, and alley use are established on the map to meet City requirements. The Public Works Department has reviewed the subdivision design and found it conforms to the Subdivision Map Act and Monrovia's subdivision ordinances, subject to standard conditions. The subdivision improvements (e.g. alley upgrades and new street parking) will integrate with existing public infrastructure, ensuring the Project's design is carried out in a manner consistent with adopted plans and engineering standards.

C. Physical Suitability (Type of Development): That the Project site is physically suitable for the type of development proposed. The property is a flat, infill parcel of approximately 1.61 acres with a rectangular configuration (about 200 feet of frontage on Myrtle Avenue by 350 feet on Olive Avenue) that can readily accommodate the five-story mixed-use building, subterranean parking, and on-site amenities. The site has been previously developed (with a one-story office/industrial building and parking lot), demonstrating its capacity for urban use and indicating the absence of natural physical constraints. Urban infrastructure is already in place – water, sewer, streets, and other utilities are adjacent to or on the site – and the EIR confirms that adequate utility and service capacity exists to support the new high-density residential and commercial development. No geotechnical, topographical, or other physical conditions have been identified that would hinder the proposed construction. Therefore, the site's size, shape, topography, and infrastructure make it suitable for the mixed-use Project envisioned.

D. Physical Suitability (Density of Development): That the Project site is physically suitable for the proposed density of development. The subdivision will accommodate 204 residential units (including 20 affordable units) and approximately 2,370 square feet of commercial space on 1.61 acres, a density made feasible by the site's location and planning context. The property lies within the Old Town Extension District and a Specific Plan Overlay where higher-density mixed-use projects are encouraged in proximity to transit and downtown amenities. The City's adoption of the PD-29 and Specific Plan for this site permits the proposed density, including utilization of a State Density Bonus for affordable housing. The Project's massing has been designed to fit the site (with upper floors stepped back to reduce perceived height), and all required open space, parking, and building setbacks for this intensity of use are provided within the lot. Given the infill location near jobs, services, and transit, and the implementation of tailored development standards through the Specific Plan, the site can comfortably and safely accommodate the proposed high-density development.

E. No Significant Environmental Damage: That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. The Project site is fully urbanized and currently developed with a building and parking lot, with no natural vegetation communities or sensitive habitat present on-site. The certified Environmental Impact Report (EIR) (SCH No. 2023120051) evaluated the subdivision and Project, and determined that biological resources impacts are less than significant, the only noteworthy biological consideration was existing mature street trees, which are not protected species and whose removal will be offset by new tree plantings and compliance with nesting bird protection laws. More broadly, the EIR found that all potential environmental impacts of the Project can be mitigated to a "less than significant" level, with no significant and unavoidable impacts remaining. Thus, the subdivision design and improvements (including grading, construction, and new infrastructure) will not cause substantial environmental harm. Any possible impacts to air quality, noise, traffic, or other environmental areas are addressed through mitigation measures and conditions of approval, ensuring the Project will not significantly affect the environment or nearby wildlife.

F. No Serious Public Health Problems: That the design of the subdivision and the type of improvements are not likely to cause serious public health problems. The mixed-use development will comply with all applicable building safety codes and City design requirements, including fire/life safety standards and crime prevention measures. The Monrovia Fire & Rescue Department and Police Department have reviewed the plans to ensure adequate emergency access and service: the site is only 0.2 miles from Fire Station 101 and the main police station, enabling rapid response for fire protection and law enforcement needs. The EIR analyzed potential public health and safety issues (such as construction noise, air quality, hazardous materials, and traffic hazards) and identified no unmitigated significant impacts. All identified impacts are mitigated to less-than-significant levels, and the Project must adhere to the Mitigation Monitoring and Reporting Program and standard conditions (e.g. a construction management plan, dust control measures, and ongoing security plan for the development). With these design features, code compliance measures, and conditions in place, the subdivision improvements will not pose any undue risk to public health, safety, or welfare.

G. No Conflict with Public Easements: That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The Project will not impede any existing public right-of-way or easement. All public sidewalks along Myrtle and Olive Avenue will be preserved and enhanced, continuing to provide pedestrian access through the site's frontages (in fact, the sidewalks will be widened and improved as part of the Project). The development abuts a public alley along its south side, which will remain in use for service access; the subdivision map provides for improvements to this alley (including pavement upgrades and addition of six public parallel parking spaces) without blocking its access. The Tentative Parcel Map also establishes new easements as needed for utilities, drainage, and emergency vehicle access to ensure no loss of public access or functionality. There are no known easements of record on the site that would be adversely affected by the Project, and no member of the public will be deprived of access to or across the property. In sum, the subdivision design either respects existing access easements or replaces them with equivalent alternate easements so that the public's use is not diminished in any way.

H. Housing Needs and Balancing: That in carrying out the Subdivision Map Act provisions, the City has considered the effect of this subdivision on the housing needs of the region and has balanced those needs against the public service needs of Monrovia's residents and the available fiscal and environmental resources. The proposed subdivision directly addresses regional and local housing needs by facilitating the construction of 204 new housing units, including reserved affordable units, at a time when the City's 6th Cycle Housing Element calls for significant housing production (1,670 units RHNA) and state policy urges streamlining housing development. The Planning Commission and City staff evaluated this Project in light of those housing obligations and found that its benefits in meeting housing demand outweigh any nominal increases in service loads. The EIR and infrastructure studies confirm that public services and utilities can accommodate the Project's growth without strain – for example, existing water, sewer, and emergency services have adequate capacity for the new development. The Project will also generate fiscal

benefits (through property taxes and sales taxes from new commercial activity) to help fund city services. In approving the tentative map, the City finds that the regional housing needs served by this subdivision have been duly considered and appropriately balanced against public service needs and resources, with the conclusion that the Project will not significantly impact the provision of services or the environment.

I. Wastewater and Stormwater Discharge Compliance: That the discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of existing requirements of the Regional Water Quality Control Board. The Project will connect to the City of Monrovia's public sanitary sewer system via new infrastructure constructed in compliance with the City's engineering standards and Chapter 12.36 (Stormwater Management Regulations) of the Municipal Code. The City provides local wastewater collection service through in-street lines that connect to the regional trunk sewer system operated under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). As detailed in the Project's Environmental Impact Report (EIR), the City's wastewater collection system has sufficient capacity to serve the 204-unit mixed-use development without triggering the need for off-site upgrades. The Project will install new 8-inch sewer laterals to connect to existing mains along West Olive Avenue, and stormwater runoff will be treated and detained on-site using Low Impact Development (LID) Best Management Practices (BMPs), as required by the Specific Plan and standard Conditions of Approval (Data Sheet 2). The Public Works Department has reviewed the proposed subdivision improvements and confirmed compliance with all applicable capacity and discharge requirements. Therefore, the Project will not result in any violations of wastewater or stormwater discharge standards administered by the Regional Water Quality Control Board.

**CONDITIONAL USE PERMIT**

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision recommending approval of Conditional Use Permit No. CUP2025-0010 for a five-story mixed-use development consisting of 204 residential units (including 20 deed-restricted affordable units), approximately 2,370 square feet of ground-floor commercial space, and a 1.5-level subterranean parking structure with 329 spaces on a 1.61-acre site ("Project") is based on the following findings:

A. The site is adequate in size, shape and topography for the proposed use.

*The 1.61-acre Project site is a flat, rectangular corner parcel located at the southwest intersection of South Myrtle Avenue and West Olive Avenue. Its rectangular shape supports an efficient and buildable layout that accommodates a five-story mixed-use building with 204 residential units, ground-floor commercial space, and a 1.5-level subterranean garage. The development includes two interior courtyards, a public plaza, and widened sidewalks, all within the site boundaries and consistent with the 701 South Myrtle Specific Plan. The flat topography and absence of geotechnical constraints further reinforce the site's suitability for the proposed use.*

B. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

*The Project site fronts both South Myrtle Avenue and West Olive Avenue, two improved public streets that provide direct and sufficient access to the site. South Myrtle Avenue is a primary north–south arterial through Monrovia, while West Olive Avenue connects to the broader street network and accommodates service and vehicular access. Both roadways are of standard width and pavement type capable of supporting the expected traffic volumes generated by the proposed 204-unit mixed-use development. The Project includes improvements to the alley along the southern property line, reconstruction of adjacent sidewalks, and upgrades to driveway entrances, all reviewed and conditioned by the Public Works Department to ensure safe and adequate circulation. The Final EIR confirmed that no significant impacts to traffic operations would result from the Project, and that the surrounding street network has sufficient capacity to accommodate anticipated vehicle trips.*

C. The proposed use is compatible with the General Plan and any applicable specific plan, and will not adversely impact the objectives of the General Plan and any applicable specific plan.

*The proposed mixed-use development is fully compatible with the General Plan's vision for the South Myrtle Avenue Corridor, particularly within the Old Town Extension District, which encourages compact, high-density residential development above ground-floor commercial uses. The Project fulfills multiple General Plan objectives, including promoting pedestrian-oriented design, extending the character of Old Town southward, and facilitating infill housing production near transit and services. It also conforms to the 701 South Myrtle Specific Plan (PD-29), which provides tailored development standards, architectural guidelines, and implementation measures to ensure compatibility with surrounding uses and the City's long-range planning goals. The Specific Plan was adopted concurrently with the Project and crafted to ensure that the proposed use directly supports and advances both policy documents without adverse impact to their objectives.*

D. The use will comply with the applicable provisions of the zoning ordinance, except for approved variances.

*The Project site is designated Specific Plan (SP) Zone under the 701 South Myrtle Specific Plan (PD-29), which establishes all applicable zoning standards for the property. The proposed mixed-use development complies with the Specific Plan's development regulations, including building height, setbacks, floor area ratio, density, parking, and land use provisions. No variances are requested or required. The Specific Plan incorporates relevant provisions of the Monrovia Municipal Code by reference and supplements them with site-specific requirements that ensure compatibility with the surrounding area. The Project approval is conditioned to ensure continued compliance with all applicable zoning and municipal code standards throughout construction and operation of the Project.*

E. The proposed location of the use and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

*The Project replaces a vacant, underutilized commercial property with a thoughtfully designed, high-quality mixed-use development that enhances the safety, vitality, and appearance of the surrounding area. The Environmental Impact Report determined that all potential impacts such as traffic, noise, air quality, and public services can be mitigated to less-than-significant levels through the implementation of adopted mitigation measures. The Project includes substantial public improvements, such as widened sidewalks, alley reconstruction, and enhanced lighting, all of which contribute to pedestrian safety and neighborhood connectivity. Conditions of approval outlined in Data Sheet 1 require a construction mitigation plan, ongoing property maintenance, and a security plan subject to review by the Police Department, ensuring long-term protection of public health, safety, and welfare. The Project's scale, design, and uses are compatible with nearby properties and consistent with the City's vision for the South Myrtle corridor.*

**HOUSING ACCOUNTABILITY ACT**

The proposed development is subject to the approval requirements of the State Housing Accountability Act (Government Code § 65589.5) because it is a housing development project that meets or exceeds all applicable objective standards contained in the Monrovia General Plan and the 701 South Myrtle Specific Plan (PD-29), including standards for density, height, floor area ratio (FAR), setbacks, and open space. The Project includes 204 residential units, 20 of which are deed-restricted affordable units, and no deviations or variances from applicable development standards are proposed. As such, the City's review and approval are governed by the HAA's provisions requiring that the Project "shall not be disapproved" unless the City makes specific, written findings based on a preponderance of the evidence, as specified in Government Code Section 65589.5, which staff do not believe apply in this case. The findings relate to specific adverse impacts on public health and safety, and other situations inapplicable to this Project.

# ATTACHMENT A

City Council Resolution No. 2025-61 (EIR for 701 South Myrtle Avenue)

Resolution certifying the Final Environmental Impact Report (State Clearinghouse No. 2023120051), adopting the Findings of Fact required by CEQA, and approving the Mitigation Monitoring and Reporting Program (MMRP) for the 701 South Myrtle Avenue Specific Plan and Development Project.

**RESOLUTION NO. 2025-61**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2023120051) ; ADOPTING FINDINGS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"); AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM ("MMRP") FOR THE 701 SOUTH MYRTLE AVENUE SPECIFIC PLAN AND DEVELOPMENT PROJECT**

## RECITALS

(i) BGP Myrtle, LLC has initiated an application to develop a 1.61-acre site with a five-story mixed-use development consisting of 204 dwelling units (including 20 affordable units), approximately 2,370 square feet of ground-floor commercial space, and one-and-one-half levels of subterranean parking containing 329 spaces, located at 701 South Myrtle Avenue (APNs: 8516-033-030 and 8516-033-031) (the "Project"). The Project includes two private open-air courtyards, a plaza at the corner of Myrtle and Olive Avenues, and a series of on-site pedestrian and vehicular access improvements.

The Project applicant requests an amendment to the City's General Plan Land Use Map, changing the designation of the site from Office/Research and Development/Light Manufacturing (O/RD/LM) to Planned Development Area 29 (PD-29); an amendment to the Official Zoning Map changing the zoning from O/RD/LM to SP (Specific Plan); and a request to amend the text of the Zoning Ordinance to add the 701 South Myrtle Avenue Specific Plan (SP2025-0002) to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the site (Ordinance No. 2025-12). The Project applicant also requests approval of Tentative Parcel Map No. 085041 (TPM2025-0002) to consolidate two lots into one parcel and a Conditional Use Permit (CUP2025-0010) to allow construction of the mixed-use development.

(ii) On November 12, 2025, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the Project. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all information, evidence, and testimony presented in connection with the Project. Through the adoption of Planning Commission Resolution No. PCR2025-004, the Planning Commission recommended that the City Council certify the Final Environmental Impact Report ("FEIR") for the Project, adopt findings pursuant to CEQA, approve the Project, and adopt the Mitigation Monitoring and Reporting Program ("MMRP").

(iii) On December 2, 2025, the City Council of the City of Monrovia conducted a duly noticed public hearing on the Project pursuant to the requirements of the Monrovia Municipal Code and the California Environmental Quality Act ("CEQA"). At that hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all information, evidence, and testimony presented in connection with the Project. The adoption of this Resolution is supported by the evidence presented at the said public hearing, both written and oral, and the documents cited herein.

(iv) Environmental Review

(a) City staff determined that the Project could have potentially significant effects on the environment. Accordingly, a Draft Environmental Impact Report (DEIR) was prepared in accordance with the California Environmental Quality Act (CEQA). The DEIR (SCH No. 2023120051) was released for a 45-day public review period from July 3 through August 18, 2025.

(b) Pursuant to CEQA Guidelines Section 15087, a Notice of Availability announcing the availability of the DEIR was posted with the Los Angeles County Clerk and State Clearinghouse on July 3, 2025, and distributed to responsible agencies and interested parties.

(c) The DEIR and its technical appendices analyzed all of the elements required by CEQA, and the potential environmental impacts of the Project, including (without limitation) Aesthetics, Air Quality, Cultural Resources, Transportation (Vehicle Miles Traveled), Public Services, and Utilities and proposed mitigation measures for identified significant environmental impacts.

(d) The FEIR dated November 4, 2025 was subsequently prepared, and includes written responses to all timely-received comments regarding CEQA issues on the DEIR and minor text clarifications. The FEIR concludes that all potential environmental impacts of the Project can be avoided or reduced to a less-than-significant level with implementation of the adopted mitigation measures. No significant and unavoidable impacts remain; therefore, a Statement of Overriding Considerations is not required. The MMRP has been prepared for the City Council's consideration to ensure compliance with those measures.

(e) The FEIR includes (1) the DEIR, as revised by the FEIR; (2) an introduction and public review summary; (3) comments and written responses to the CEQA issues raised in the 28 timely comment letters and emails received from Caltrans, SAFER, and individual residents; (4) technical attachments including a Water Capacity Study (Stetson Engineers, 2025), Sewer Capacity Analysis (Kier Wright, 2025); and (5) updated EIR Subsection 4.15 "Utilities and Service Systems" making minor technical corrections. The FEIR is incorporated herein by reference as Exhibit "A."

(f) As required by CEQA, the MMRP for the 701 South Myrtle Specific Plan and Development Project has been prepared and is attached hereto and incorporated herein by reference as Exhibit "B." The City Council hereby adopts all mitigation measures identified therein as conditions of approval for the Project, and directs that they be implemented as required prior to issuance of demolition, grading, and building permits, and prior to Certificate of Occupancy, as applicable.

(g) The Findings required by CEQA and the facts in support of those findings for approval of the Project have been prepared and are attached hereto and incorporated herein by reference as Exhibit "C."

(v) The custodian of records for all materials that constitute the record of proceedings upon which this decision is based is the City Clerk. Those documents are available for public review in the City Clerk's office in City Hall, located at 415 South Ivy Avenue, Monrovia, California 91016.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.

## RESOLUTION

**NOW, THEREFORE**, the City Council of the City of Monrovia hereby finds, determines and resolves as follows:

1. The City Council finds that all of the facts set forth in the Recitals of this Resolution are true and correct.

2. The City Council finds that the FEIR has been noticed, processed, and prepared in accordance with the requirements of CEQA and that the public and responsible agencies have been afforded ample notice and opportunity to comment on the EIR.

3. Prior to taking action on this Resolution and the Project, the City Council has heard, been presented with, reviewed, and considered the information and data in the record, including oral and written testimony presented to it during public hearings and the recommendation of the Planning Commission. This information includes, without limitation, a letter from SAFER delivered to the City and the Planning Commission on or about November 11, 2025, after the close of the 45 day CEQA comment period, and for which no written response is required pursuant to CEQA Guidelines Section 15088(a). SAFER's previous timely letter regarding the DEIR was non-specific and made no substantive comment, but demonstrates that SAFER was aware of the end of the comment period and could have provided timely comments. The City's independent environmental consultants, the applicant's environmental consultant, and City staff have reviewed and analyzed the comments received on the Project's environmental review including, without limitation, SAFER's untimely letter and provided the results of such review and analysis to the City Council and the public.

4. Based on substantial evidence in the whole record, the City Council finds that the information contained in the FEIR does not constitute "significant new information" requiring recirculation pursuant to CEQA Guidelines §15088.5. None of the comments on the DEIR that were received during the comment period or during the public hearing presented significant new information, as defined in CEQA Guidelines Section 15088.5, or pertained to environmental issues that would result in changes to the environmental analysis contained in the DEIR and require revision or recirculation. The DEIR has not been changed in any way that deprives the public of a meaningful opportunity to comment on a substantial adverse impact of the Project or a feasible way to mitigate or avoid such an impact. The FEIR does not add any alternative to the Project or mitigation measure.

5. The City Council has independently reviewed and considered the DEIR FEIR, the Mitigation Monitoring and Reporting Program (MMRP), and the entire record before it including all comments and responses thereto. The City Council hereby finds and certifies that the FEIR and MMRP have been completed in compliance with CEQA and the State CEQA Guidelines and that the findings contained therein reflect the independent judgment and analysis of the City of Monrovia.

6. The City Council finds that all potential environmental impacts of the Project can be avoided or reduced to less-than-significant levels through the mitigation measures identified in the FEIR, adopted as conditions of approval, and

incorporated into the MMRP. Accordingly, there is no substantial evidence in the whole record of this proceeding that the Project will have a significant effect on the environment.

7. Based on the findings and conclusions set forth above, the City Council hereby certifies the FEIR (SCH No. 2023120051), adopts the Findings of Fact attached hereto as Exhibit "C," and adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit "B," where Exhibit "A" is the Final Environmental Impact Report, Exhibit "B" is the Mitigation Monitoring and Reporting Program, and Exhibit "C" is the Findings of Fact required by CEQA. Each mitigation measure set forth therein is hereby adopted and imposed as a condition of the Project's approval.

8. This Resolution shall take effect immediately upon its adoption, and the City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 2nd day of December, 2025.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney City
of Monrovia

**Exhibit "A"**

Final Environmental Impact Report (FEIR)

https://www.monroviaca.gov/your-government/community-development/planning/development-spotlight/the-701-s-myrtle-development-project

Dated November 4, 2025 – on file in the Planning Division and posted at the link above.

## Final Environmental Impact Report
***SCH No. 2023120051***

# 701 S. MYRTLE SPECIFIC PLAN AND DEVELOPMENT PROJECT

**City of Monrovia, California**

**Lead Agency**
**City of Monrovia - Community Development Department**
**Attn: John Mayer, Senior Planner**
**415 South Ivy Avenue**
**Monrovia, CA 91016**

**Lead Agency Discretionary Permits**
**General Plan Amendment**
**Specific Plan**
**Zoning Code Amendment**
**Vesting Tentative Parcel Map**
**Conditional Use Permit**

**Date: November 4, 2025**

**Exhibit "B"**

Mitigation Monitoring and Reporting Program (MMRP)

https://www.monroviaca.gov/home/showpublisheddocument/38847/638996046933270000

Dated November, 2025 — on file and accessible at the link above.

**Exhibit "C"**

Findings of Fact Required by CEQA

https://www.monroviaca.gov/home/showpublisheddocument/39051/638997426960810085

Dated December 2, 2025 — on file in the Planning Division and accessible at the link above.

# ATTACHMENT B

City Council Resolution No. 2025-62 (General Plan Amendment – PD-29)

Resolution approving General Plan Amendment GPA2025-0002 to amend the text and Land Use Map of the Land Use Element to create Planned Development Area 29 (PD-29 – Downtown / Olive & Myrtle) and adopt the PD-29 Development Standards for the property located at 701 South Myrtle Avenue.

**RESOLUTION NO. 2025-62**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GPA2025-0002 TO AMEND THE TEXT AND LAND USE MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN TO CREATE A NEW PLANNED DEVELOPMENT AREA (PD-29 – DOWNTOWN / OLIVE & MYRTLE) AND ADOPT DEVELOPMENT STANDARDS FOR THE PROPERTY LOCATED AT 701 SOUTH MYRTLE AVENUE (APNS 8516-033-030 AND 8516-033-031)**

## RECITALS

(i) BGP Myrtle, LLC has initiated an application for entitlements to develop a 1.61-acre site with a five-story mixed-use building containing 204 dwelling units (20 affordable), approximately 2,370 square feet of ground-floor commercial space, and one-and-one-half levels of subterranean parking providing 329 spaces (the "Project"), located at 701 South Myrtle Avenue (APNs 8516-033-030 and -031, "subject property"). The Project includes two private courtyards, a corner plaza at Myrtle and Olive Avenues, and pedestrian and vehicular improvements proposed to be consistent with the City's Old Town design character.

The development application for the Project requests a General Plan Amendment (GPA2025-0002) to change the land use designation of the subject property from Office/Research and Development/Light Manufacturing (O/RD/LM) to Planned Development Area 29 (PD-29 – Downtown / Olive & Myrtle); an amendment to the Official Zoning Map from O/RD/LM to SP (Specific Plan); and an amendment of the text of the Zoning Ordinance to add the 701 South Myrtle Specific Plan (SP2025-0002) to Monrovia Municipal Code §17.04.035. The development application also includes a request for Tentative Parcel Map No. 085041 (TPM2025-0002) to consolidate two lots into one parcel and a Conditional Use Permit (CUP2025-0010) to allow construction of the mixed-use development on the subject property.

(ii) On November 12, 2025, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the General Plan Amendment GPA2025-0002. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all information, evidence, and testimony presented in connection with the Project.

(iii) Because the development application seeks legislative changes, as well as land use entitlements that would be contingent on approval of the legislative changes, the City Council is the final decision-making body for the Project, and the Planning Commission serves in an advisory capacity. The Planning Commission has unanimously recommended approval of the Project.

(iv) On December 2, 2025, the City Council of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2025-0002. At the hearing, all interested persons were given an opportunity to be heard. The City Council

received and considered the staff report and all the information, evidence, and testimony presented in connection with the Amendments.

(v) Environmental Review

Pursuant to the California Environmental Quality Act ("CEQA") and the State and City's local CEQA Guidelines, City staff determined that some or all of the elements of the development application could have significant effects on the environment. Therefore, a Draft Environmental Impact Report (Draft EIR) has been prepared pursuant to the requirements of CEQA. The General Plan Amendment and other elements of the development application have been evaluated at the Project level of analysis as part of the 701 South Myrtle Specific Plan and Development Project Environmental Impact Report (State Clearinghouse No. 2023120051). The City Council has independently reviewed the Draft EIR and Final EIR (Final EIR), including all comments received, and based upon the whole record before it, the City Council found that the FEIR was prepared in compliance with CEQA; that, with the imposition of the mitigation measures set forth in the EIR, there is no substantial evidence that the approval of the development application will have a significant effect on the environment, and that the findings contained therein represent the independent judgment and analysis of the City Council. Based on these findings, the City Council has adopted Resolution No. 2025-61, the findings from which are incorporated herein by reference.

(vi) The custodian of records for all materials that constitute the record of proceedings upon which this decision is the City Clerk of the City of Monrovia. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

(vii) All legal prerequisites to the adoption of this Resolution have occurred.

## RESOLUTION

**NOW, THEREFORE**, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The City Council finds that all of the facts set forth in the Recitals of this Resolution are true and correct.

2. The Final EIR and substantial evidence in the record of this proceeding establish that adoption of General Plan Amendment GPA2025-0002 will not have a significant effect on the environment.

3. The Project is in conformance with the environmental goals and policies adopted by the City.

4. General Plan Amendment GPA2025-0002 is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, and adopted goals and policies of the City, in that:

    a. Planned Development Area 29 establishes a coordinated set of land use standards for the Old Town Extension District at 701 South Myrtle Avenue, an

area identified in the General Plan's South Myrtle Avenue Corridor vision as appropriate for high-quality, mixed-use redevelopment that extends the character and vitality of Old Town southward. The PD-29 framework replaces outdated and underutilized commercial and light-industrial zoning with a regulatory structure that allows residential and commercial uses in an integrated, pedestrian-oriented environment. By focusing new development near existing retail, transit, and community amenities, PD-29 implements Land Use Policy 1.4, which encourages higher-density residential uses within walking distance of the downtown, and Policy 1.5, which supports mixed-use development along existing transit corridors such as Myrtle Avenue.

b. The PD-29 standards directly implement the Old Town Extension District concept of creating a vibrant, pedestrian-scaled corridor that transitions from the historic downtown to the more contemporary areas south of Olive Avenue. PD-29 establishes clear parameters for building form, site orientation, and active ground-floor design through the use of a Specific Plan that establishes detailed design standards, streetscape features, and open-space treatments. These provisions advance General Plan Land Use Policies 4.1 and 4.2, which call for new development to reflect neighborhood context, scale, and building materials, ensuring that future projects achieve a desirable urban character compatible with surrounding uses.

c. PD-29 fulfills the General Plan's direction to provide coordinated design guidance for the South Myrtle Avenue Corridor. It introduces a mechanism for ensuring high-quality design by linking development intensity to adoption of a Specific Plan that contains detailed architectural, landscape, and streetscape requirements. This approach aligns with Land Use Policy 7.3, which encourages the City to establish design guidelines and coordinated development standards to guide future growth along Myrtle Avenue.

d. PD-29 establishes an incentive structure that allows an increase in building height and residential density only when certain community benefits are achieved, specifically when the City adopts a Specific Plan containing comprehensive design standards and when a minimum of ten percent of dwelling units are restricted as affordable housing. This approach promotes flexibility and public benefit consistent with Housing Policy 2.1, which supports regulatory incentives to facilitate affordable housing; Housing Policy 3.3, which calls for flexibility in development standards to accommodate new models such as transit-oriented, mixed-use, and live/work housing; and Housing Policy 4.2, which encourages compact urban forms that foster connectivity, walkability, and a closer relationship between housing and jobs, principles that PD-29 advances through design-based incentives and integrated mixed-use planning.

e. PD-29 advances Housing Goal 1, which encourages development of a variety of housing types to meet the existing and future needs of Monrovia residents, by establishing a framework that supports diverse residential opportunities within a mixed-use setting. The standards permit a range of unit types and configurations that can accommodate households of varying sizes and incomes while ensuring that new housing is located in proximity to services, employment, and public transit. This approach fulfills Housing Policy 1.2, which

calls for site opportunities that respond to community needs in terms of housing type, cost, and location, emphasizing walkability and access to daily amenities. PD-29 also directly implements Housing Policy 1.3 by enabling high-density and mixed-use residential development within the Old Town Extension, an area specifically identified by the General Plan as appropriate for such growth. Through this framework, PD-29 promotes efficient use of urban land, integrates housing with neighborhood-serving uses, and advances the City's long-term goal of creating compact, connected, and livable communities.

f. PD-29 establishes the overarching land use framework and policy direction for redevelopment of the Old Town Extension District at 701 South Myrtle Avenue. It requires adoption of a subsequent Specific Plan to establish the detailed design and development standards that ensure compatibility with adjacent areas and promote a cohesive visual transition from Old Town to the southern portions of Myrtle Avenue. This framework emphasizes context-sensitive building massing, upper-story modulation, and pedestrian-oriented frontage design to maintain an inviting and human-scaled streetscape. By linking development intensity to the adoption of a Specific Plan that defines architectural treatments, materials, and streetscape elements, PD-29 provides a clear mechanism for maintaining design consistency and quality. These provisions advance Land Use Goal 4, which promotes land-use patterns and development that contribute to community and neighborhood identity, and Land Use Policy 4.2, which requires new development to consider existing uses in terms of buffering, architectural style, materials, and scale. In addition, PD-29 supports Land Use Goal 5, which encourages new development that is compatible with and complements existing land uses, ensuring that future projects contribute positively to the surrounding neighborhood character and uphold Monrovia's tradition of high-quality urban design.

5. With the concurrent approval of Zone Change ZA2025-0001, the zoning regulations for the proposed Planned Development-Area 29 will be consistent with General Plan Amendment GPA2025-0002. The subject property will be zoned "701 South Myrtle Specific Plan" and will be regulated, consistent with the General Plan, through the Specific Plan's standards, the PD-29 Development Standards and the revised land use map attached hereto as Exhibit A and incorporated herein by this reference, and Monrovia Municipal Code Section 17.08.010.

6. General Plan Amendment GPA2025-0002 will not adversely affect the public health, safety, or welfare in that it will provide for the orderly and consistent development in the City and will enable the development of much needed residential units, including affordable units.

7. Based upon the findings and conclusions set forth above, and substantial evidence in the record of this proceeding, the City Council hereby approves General Plan Amendment GPA2025-0002 to amend the Land Use Element of the General Plan by designating a new Planned Development Area, and adopting Area PD-29 Development Standards and the revised land use map, as set forth in "Exhibit A."

8. The City Clerk of the City of Monrovia shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 2nd day of December, 2025.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

APPROVED AS TO FORM:

Craig A. Steele, City Attorney
City of Monrovia

**Exhibit "A"**
**General Plan Amendment GPA2025-0002**
**PD-29 Standards**

**AREA PD-29: DOWNTOWN/OLIVE & MYRTLE:** This Planned Development area ("Area PD-29") is a 1.61 acre site located directly south of Old Town Monrovia, at the southwest corner of West Olive Avenue and South Myrtle Avenue ("Site" or "Project Site"). The Site includes two Assessor Parcel Numbers (8516-033-030 and -031). The Site is currently developed with a 25,162 square foot commercial office building constructed in 1979 and 92 parking spaces ("Existing Development").

The Project Site currently has a General Plan land use designation of O/RD/LM (Office/Research and Development/Light Manufacturing), and is located within the Old Town Extension District ("District") of the South Myrtle Avenue Corridor and Specific Plan Overlay ("Overlay"). The District and Overlay currently allow the development of a mix of residential and commercial uses at a maximum building height of four stories, with the fourth story set back from the first three stories, a floor-to-area ratio ("FAR") of 2.0 with underground or structured parking, and a density of up to 54 dwelling units per acre, which would translate to 87 units for the Project Site.

However, in conjunction with the *701 South Myrtle Specific Plan* ("Specific Plan"), Area PD-29 establishes development guidelines to allow for the redevelopment of the Site at an increased density, building height, and FAR to incentivize the construction of housing, including affordable housing, and commercial uses that are complementary to Old Town Monrovia. The goal of Area PD-29 is to help offset the cost of integrating affordable housing into an economically feasible mixed-use development while achieving the land use goals of the District and Overlay and helping the City meet its Regional Housing Needs Allocation (RHNA) goals.

**The following development standards shall apply to Area PD-29:**

1. New uses in existing structures and new development ("New Development" or "Project") on property totaling 1.61 acres shall be subject to the O/RD/LM (Office/Research and Development/Light Manufacturing) zoning standards, except as provided in Development Standard 2 below.

2. Notwithstanding Development Standard 1 above, as an incentive to provide deed-restricted affordable units at the low-income level, development of residential uses on the Site shall be permitted at a higher density through the adoption of a Specific Plan. If permitted through the Specific Plan and other necessary entitlements, the Project may be developed with a maximum permissible density of 105 dwelling units per acre, and shall be subject to the following development and design requirements in addition to the development standards provided in the Specific Plan:

    a. Not less than 10% of the total permitted base units in the Project shall be deed restricted for affordable housing at the low income level. In

addition, a total of at least three (3) units shall be deed restricted for moderate income households.

b. The Specific Plan allows an increase in FAR as an incentive to provide underground parking or structured parking in the center of the building wrapped with a habitable floor area on four sides.

c. The maximum building height shall be five stories with a maximum height of 65 feet. However, the fifth story shall be set back a minimum of 15 feet from Myrtle Avenue or a greater distance, subject to the Community Development Director's ("Director") determination and approval, to provide visual relief, reduce the effect of height and massing, and complement the architectural design.

d. A range of unit sizes and types shall be provided throughout the Project to accommodate households of varying sizes and needs.

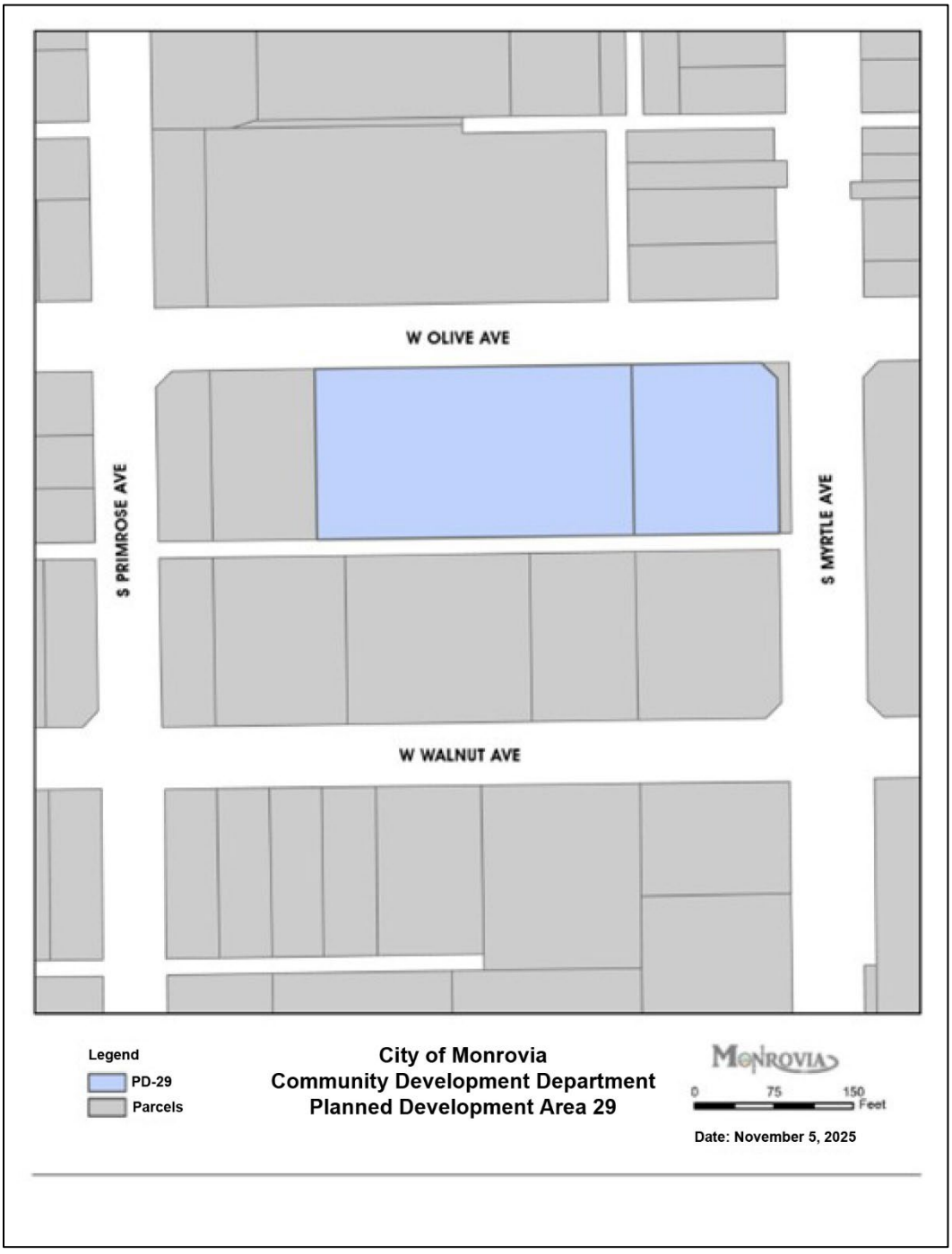
e. Parking shall be provided in accordance with Monrovia Municipal Code Chapter 17.24 and the Specific Plan.

f. All other design and development standards and guidelines that apply to the South Myrtle Avenue Corridor, Old Town Extension District, and Specific Plan Overlay in Title 17 of the Monrovia Municipal Code shall apply to the Project Site. If those standards or guidelines in Title 17 of the Monrovia Municipal Code conflict with the development standards herein or in the Specific Plan, Project-specific documents shall control over the language of Title 17. In the event of a conflict between this document and the Specific Plan, the Specific Plan controls.

g. These standards shall only be in effect while the Specific Plan is also in effect.

**Figure "A" – Planned Development Area 29 Boundary Map**

This exhibit identifies the geographic boundaries of Planned Development Area 29 (PD-29) established through General Plan Amendment GPA2025-0002. The area includes the parcels located at 701 South Myrtle Avenue (APNs 8516-033-030 and -031) totaling approximately 1.61 acres.



# ATTACHMENT C

City Council Resolution No. 2025-63 (701 South Myrtle Avenue Specific Plan)

Resolution approving the 701 South Myrtle Avenue Specific Plan, establishing comprehensive land-use, development, circulation, open space, and design standards for Planned Development Area 29 (PD-29) and regulating future development on the site.

**RESOLUTION NO. 2025-0063**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, APPROVING THE 701 SOUTH MYRTLE SPECIFIC PLAN**

**RECITALS**

(i) BGP Myrtle, LLC (Scott Griggs, Applicant) has submitted an application for entitlements to develop a 1.61-acre site located at 701 South Myrtle Avenue (APNs 8516-033-030 and -031) within the Old Town Extension District of the South Myrtle Avenue Corridor. The proposed development consists of a five-story mixed-use building containing 204 dwelling units (20 affordable), approximately 2,370 square feet of ground-floor commercial space, and 1.5 levels of subterranean parking providing 329 spaces (the "Project"). The Project features two private courtyards, a corner plaza at Myrtle and Olive Avenues, and pedestrian-oriented streetscape improvements that are proposed to extend the character of Old Town south of Olive Avenue.

A proposed General Plan Amendment (GPA2025-0002) has established PD-29. The 701 South Myrtle Specific Plan (SP2025-0002) then implements the development standards of Planned Development Area 29 (PD-29 – Downtown / Olive & Myrtle) and establishes comprehensive land-use, urban design, landscape, and circulation standards for the Project site. The Specific Plan serves as the regulatory document governing future development within PD-29 and will be implemented through a companion Zoning Ordinance and Map Amendment (ZA2025-0001) reclassifying the property from O/RD/LM to SP (Specific Plan).

(ii) On November 12, 2025, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the 701 South Myrtle Specific Plan. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all information, evidence, and testimony presented in connection with the Project.

(iii) Because the development application seeks legislative changes, as well as land use entitlements that would be contingent on approval of the legislative changes, the City Council is the final decision-making body for the Project, and the Planning Commission serves in an advisory capacity. The Planning Commission has unanimously recommended approval of the Project.

(iv) On December 2, 2025, the City Council conducted a duly noticed public hearing on the Project. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with the Project.

(v) Environmental Review

(a) Based on the information in the development application and accompanying technical studies, an Environmental Impact Report (EIR) (State Clearinghouse No. 2023120051) was prepared pursuant to the California Environmental

Quality Act ("CEQA") and the State and City's local CEQA Guidelines. The EIR was prepared at the Project level of analysis and evaluated the potential environmental effects of approving the Project. The EIR identified potentially significant environmental effects that will be mitigated to a less-than-significant level through the imposition of mitigation measures adopted as part of the Mitigation Monitoring and Reporting Program for the Project.

(b) The City Council has independently reviewed and considered the Draft EIR and Final EIR (FEIR), including all comments received, the responses and revisions contained in the FEIR, and the Mitigation Monitoring and Reporting Program (MMRP), prior to approving the 701 South Myrtle Specific Plan, and certified the FEIR as having been prepared in compliance with CEQA, through the adoption of Resolution No. 2025-061, the findings from which are incorporated herein by reference.

(vi) The custodian of records for all materials that constitute the record of the proceedings upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

(vii) All legal prerequisites to the adoption of this Resolution have occurred.

## RESOLUTION

**NOW, THEREFORE**, the City Council of the City of Monrovia hereby finds, determines and resolves as follows:

1. The City Council finds that all of the facts set forth in the Recitals of this Resolution are true and correct.

2. The FEIR and substantial evidence in this record of this proceeding establish that the City Council's adoption of the 701 South Myrtle Specific Plan, with the mitigation measures imposed on the proposed development, will not have a significant effect on the environment.

3. The proposed Specific Plan is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, and adopted goals and policies of the City, in that:

    a. **Land Use Element**. The Specific Plan supports the General Plan Land Use Element's goals of fostering a balanced mix of land uses and revitalizing key districts. Land Use Element Goal 1 calls for "a mix of land uses (residential, commercial, and industrial) which provides a balanced community". The Project directly advances this goal by introducing a mix of high-density housing and neighborhood-serving commercial space on Myrtle Avenue. The site lies in the Old Town Extension District, which the General Plan envisions for mixed-use development with ground-floor commercial and upper-story residential uses, integrated public spaces (courtyards, plazas), and contextual architecture inspired by Old Town's

historic character. The Specific Plan fulfills this vision by developing a five-story mixed-use building on a prominent corner (Myrtle and Olive Avenue), replacing outdated industrial uses with new homes, retail, and a publicly accessible plaza—continuing Old Town's walkable, pedestrian-oriented environment to the south. This infill project is a compact, transit-accessible redevelopment that serves as an activity node at Myrtle and Olive Avenue, consistent with the objectives of the South Myrtle Avenue Corridor (Old Town Extension Area) to promote high-quality, pedestrian-oriented design, public gathering spaces, and an attractive gateway extension of Old Town. Specific General Plan policies further underscore this consistency: Policy 1.4 (Land Use Element) encourages locating new high-density residential developments within walking distance of downtown and transit facilities, and Policy 1.5 (Land Use Element) allows mixed-use projects along transit corridors such as Myrtle Avenue. The Specific Plan furthers these policies by placing 204 multifamily units near Foothill Transit bus stops located approximately 230 feet southwest (Line 270) and 0.25 miles south (Line 187), and the Metro A Line Monrovia Station located approximately 0.7 miles south.

b. **Circulation Element**. The Specific Plan is consistent with Circulation Element policies to maintain efficient traffic flow while promoting safe pedestrian and bicycle circulation. Circulation Goal 1 seeks to minimize traffic congestion and ensure safe, efficient movement of people and goods. A comprehensive Traffic Impact Study (FEIR Section 4.13) demonstrated that Project traffic will not degrade intersection Level of Service (LOS) below City standards – all studied intersections are projected to operate at acceptable LOS with the addition of Project trips. Under current CEQA metrics, the Project was also found to have a less-than-significant impact on Vehicle Miles Traveled. Thus, the Project conforms to Policy 1.9 (Circulation Element), which establishes LOS "D" as the desired minimum acceptable LOS and allows improvements to pedestrian/transit facilities as acceptable traffic mitigation measures where road widening is constrained.

c. **Housing Element**. The Specific Plan is consistent with the Housing Element's goals to provide a variety of housing types, including deed restricted affordable units, in appropriate locations to meet community needs. Monrovia's 6th Cycle Housing Element (2021–2029) identifies the Old Town Extension area as an ideal location for new high-density and mixed-use housing development. The Project will be consistent with this policy direction by delivering 204 new multifamily units in a mixed-use configuration on South Myrtle Avenue, within walking distance of services and transit. This supports Housing Goal 1 "to encourage a variety of housing types to meet existing and future needs", as well as Policy 1.2 (Housing Element), which emphasizes providing housing sites near services and transit to promote walkability. The development offers a diverse unit mix (20 studios, 147 one-bedrooms, and 37 two-bedrooms ranging from 490 square feet to 1,070 square feet) at high density,

consistent with Policy 1.3 (Housing Element) to encourage high-density residential and mixed-use projects in appropriate areas like the Old Town Extension and Station Square. It also furthers Policy 1.4 (Housing Element) which is to encourage infill development and recycling of underutilized land for housing. The Project replaces a 1970s-era office/industrial building and surface parking lot with a mix of housing types. Importantly, the Specific Plan helps Monrovia meet its affordable housing goals in line with Housing Goal 2 (housing for low- and moderate-income households) and associated policies. The Project sets aside 20 of the 204 apartments as affordable units; 17 units are designated for low-income households and 3 units for are designated for moderate-income households. This directly implements Policy 2.3 (Housing Element), which encourages incorporating lower-income affordable units in new developments. By requiring that the applicant distribute the affordable units throughout the building, the proposed Specific Plan and conditions of approval will ensure that the Project promotes social inclusion and affirmatively furthers fair housing objectives.

d. **Open Space Element**. The Specific Plan includes integrated open space amenities that promote the Open Space Element's goals of expanding recreational connections and providing community gathering areas. Open Space Goal 1 calls for expanding "physical and social connections" throughout the City, and Policy 1.2 (Open Space Element) seeks development of a network of recreational, pedestrian and bicycle routes linking parks, neighborhoods, and public spaces. The Project helps achieve this by improving the streetscape connectivity at a key corner in the Old Town Extension district. The Specific Plan calls for rebuilding sidewalks along Myrtle and Olive Avenue to modern standards, creating safer pedestrian linkages between the Station Square transit area to the south and Old Town to the north. The inclusion of a public arcade (an enhanced widened sidewalk) and corner plaza encourages pedestrians to linger and interact, thereby socially connecting residents and visitors at a new neighborhood node. This directly advances Open Space Goal 4, which encourages bringing residents of all ages together to foster community identity and healthy lifestyles. In particular, Policy 4.3 (Open Space Element) calls for creating public gathering spaces where community members can connect.

e. **Noise Element**. The Specific Plan is consistent with the Noise Element of the General Plan because it requires that the Project be designed to minimize noise impacts on future residents, as well as during construction, and to provide a livable environment for future residents and the surrounding community. The Project will comply with the City's Noise Ordinance and the latest California Building Code standards for sound insulation, incorporating construction techniques and materials to ensure acceptable interior noise levels. The FEIR confirms that both construction and operational noise associated with the Project will remain within the

City's established thresholds and will not result in significant impacts to nearby sensitive uses. In addition, the Project reflects a thoughtful approach to site design, including building orientation and noise-conscious planning, consistent with General Plan policies that call for reducing unnecessary noise near homes, schools, parks, and other sensitive areas. By adhering to these standards and implementing appropriate mitigation measures, the Specific Plan supports the Noise Element of the General Plan's goals of promoting a healthy, safe, and comfortable environment for all Monrovians.

f. **Safety Element**. The Specific Plan is consistent with the Safety Element of the General Plan because the Project incorporates building and site-design measures that reduce potential hazards from earthquakes and fire. Consistent with Safety Policies 1.3.1 and 1.3.2, the Project will comply with the most recent California Building Code seismic safety standards and implement all recommendations of the site-specific geotechnical investigation to ensure structural stability and minimize seismic risk. In accordance with Safety Policy 3.1.3, the Project will comply with the California Fire Code and provide adequate fire-flow, hydrant spacing, and fire-suppression systems as verified by the Monrovia Fire Department. Together, these measures fulfill the Safety Element's goals of minimizing risk to life, property, and infrastructure from natural hazards.

g. **Environmental Justice Element**. The Specific Plan is consistent with the Environmental Justice Element of the General Plan because it facilitates a development that broadens access to housing, recreational amenities, and safe pedestrian infrastructure within a centrally located and historically underserved area of Monrovia. The plan includes 204 multifamily residential units, 20 of which will be income-restricted affordable units, supporting the City's goals to increase housing choice and affordability near civic resources and employment. While South Myrtle Avenue is not itself a designated transit corridor, it connects directly to nearby bus routes and is less than one mile from the Metro A Line Monrovia Station, allowing for convenient access to public transportation. The Project improves the walking environment with enhanced sidewalks, a widened public arcade, and a new public plaza, encouraging active transportation and outdoor social interaction. In line with Environmental Justice Program 2.2.2, the development also includes on-site amenities for future residents—such as a pool, rooftop deck, and courtyards—which help meet local recreational needs and reduce pressure on City park resources. Importantly, these features are complemented by publicly accessible open space that invite community use and contribute to a more connected and inclusive public realm. Through these combined elements of the Project, the Specific Plan supports the City's environmental justice priorities by promoting equitable access to housing, mobility, and quality public space.

4. The proposed 701 South Myrtle Avenue Specific Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Monrovia. The Specific Plan was subject to comprehensive environmental review pursuant to the California Environmental Quality Act (CEQA), culminating in the Draft and Final Environmental Impact Report (State Clearinghouse No. 2023120051), as certified by the City Council through Resolution 2025-61. The FEIR determined that all potentially significant environmental impacts can be mitigated to less than significant levels through enforceable mitigation measures incorporated into the Mitigation Monitoring and Reporting Program (MMRP).

   The Specific Plan establishes development standards, design guidelines, and land use regulations that implement General Plan objectives and ensure high-quality urban form, safety, and compatibility with the surrounding neighborhood. The proposed development will comply with the most current California Building Code and Fire Code requirements, including seismic safety and emergency access standards. The Project site has been evaluated through technical studies for geotechnical stability, drainage, traffic, and hazardous materials, and no unmitigated hazards were identified. Additionally, the Specific Plan includes provisions for safe pedestrian circulation, enhanced public lighting, and clear site visibility to support a secure and accessible environment. Based on substantial evidence in the record of this proceeding, including the Specific Plan, Draft and Final EIR, and MMRP, the City Council finds that implementation of the Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

5. The subject property is physically suitable for the requested land use designations and the anticipated land use developments. The property at 701 South Myrtle Avenue Specific Plan is physically suitable for the requested land use designations and the anticipated land use developments. The property consists of a 1.61-acre site with a flat topography, rectangular configuration, and direct access to South Myrtle Avenue and West Olive Avenue. The site has historically been developed with commercial and light industrial uses and is fully urbanized with existing utility infrastructure in place. Technical studies prepared as part of the Draft and Final EIR confirm that the site is physically capable of supporting the intensity and type of development proposed in the Specific Plan, including a five-story mixed-use building with 204 residential units, ground-floor commercial space, and subterranean parking. The geotechnical investigation found no active faults or unstable soils, and concluded the site is appropriate for development subject to standard California Building Code requirements. The FEIR also determined there are no hydrologic, topographic, or environmental constraints that would preclude implementation of the Specific Plan, and that public services and utilities have adequate capacity to serve the proposed land uses.

6. The 701 South Myrtle Avenue Specific Plan ensures development of a

desirable character which will be compatible with existing and proposed development in the surrounding neighborhood. The Specific Plan and its accompanying documents establish a comprehensive framework of land use regulations, architectural design guidelines, streetscape standards, and implementation procedures that ensure future development will achieve a high-quality, context-sensitive urban form. The proposed five-story mixed-use development includes articulated massing, setbacks, façade variation, and a mix of materials intended to reflect the scale and character of Monrovia's Old Town and the South Myrtle Avenue Corridor. The Project transitions sensitively to adjacent residential and commercial uses and incorporates features such as a public plaza, widened sidewalks, and human-scaled storefronts that promote compatibility and pedestrian orientation. The Specific Plan's form-based code and design standards require enduring architectural quality and mandate that building form, height, and frontage conditions respond appropriately to street context and neighboring parcels. The Draft and Final EIR found that the aesthetic and land use impacts of the Project are less than significant, and that the development will integrate cohesively into the existing neighborhood pattern. .

7. Based upon the findings and conclusions set forth above, and substantial evidence in the record of this proceeding, the City Council approves the 701 South Myrtle Avenue Specific Plan, as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.

8. The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 2nd day of December, 2025.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

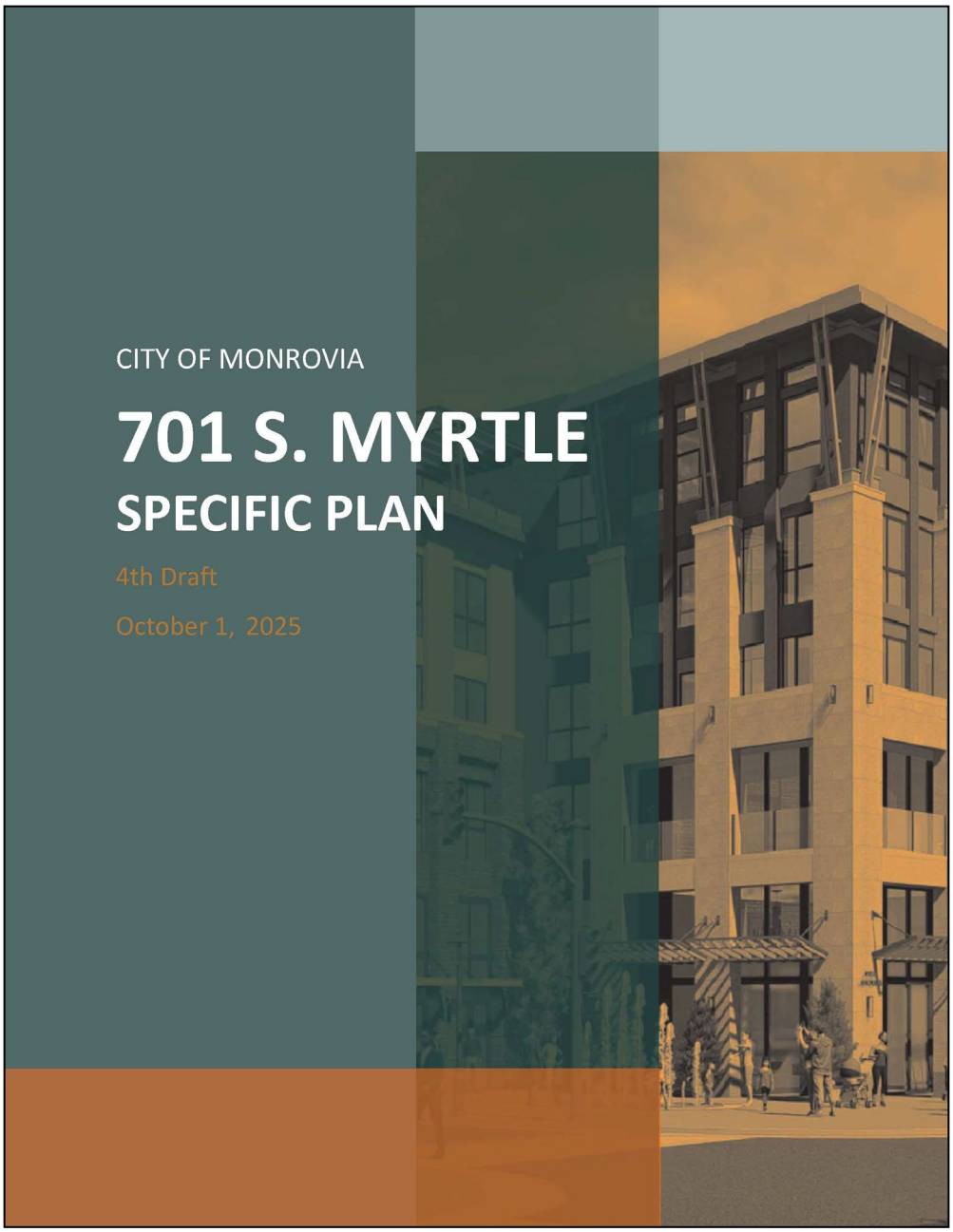
Alice D. Atkins, MMC, City Clerk
City of Monrovia

APPROVED AS TO FORM:

Craig A. Steele, City Attorney
City of Monrovia

**EXHIBIT A**
**701 SOUTH MYRTLE AVENUE SPECIFIC PLAN**

A copy of the Specific Plan is on file in the Planning Division Manager's Office. Also, an electronic copy of the 701 South Myrtle Avenue Specific Plan is located on the City of Monrovia's website at the following link: http://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight



# ATTACHMENT D

Tentative Parcel Map No. 085041 (TPM2025-0002) and Conditional Use Permit CUP2025-0010

Resolution approving Tentative Parcel Map No. 085041 to consolidate two parcels into one development lot, and approving Conditional Use Permit CUP2025-0010 to allow construction of the five-story, 204-unit mixed-use development consistent with the 701 South Myrtle Avenue Specific Plan.

**RESOLUTION NO. 2025-64**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, APPROVING WITH CONDITIONS TENTATIVE PARCEL MAP NO. 085041 AND CONDITIONAL USE PERMIT (CUP2025-0010) TO CONSOLIDATE TWO EXISTING LOTS CONTAINING NINE TIED PARCELS INTO ONE 1.61-ACRE SITE, AND PERMIT THE DEVELOPMENT OF A FIVE-STORY MIXED-USE BUILDING WITH 204 RESIDENTIAL UNITS, APPROXIMATELY 2,370 SQUARE FEET OF COMMERCIAL FLOOR AREA, AND 1.5 LEVELS OF SUBTERRANEAN PARKING PROVIDING 329 SPACES ON PROPERTY LOCATED AT 701 SOUTH MYRTLE AVENUE (APNS: 8516-033-030 AND 8516-033-031)**

## RECITALS

(i) BGP Myrtle, LLC (Scott Griggs, Applicant) has submitted an application for entitlements to develop a 1.61-acre site located at 701 South Myrtle Avenue (APNs 8516-033-030 and -031) within the Old Town Extension District of the South Myrtle Avenue Corridor. The proposed development consists of a five-story mixed-use building containing 204 dwelling units (20 affordable), approximately 2,370 square feet of ground-floor commercial space, and 1.5 levels of subterranean parking providing 329 spaces (the "Project"). The Project features two private courtyards, a corner plaza at Myrtle and Olive Avenues, and pedestrian-oriented streetscape improvements that are proposed to extend the character of Old Town south of Olive Avenue.

A proposed General Plan Amendment (GPA2025-0002) has established PD-29. The 701 South Myrtle Specific Plan (SP2025-0002) then implements the development standards of Planned Development Area 29 (PD-29 – Downtown / Olive & Myrtle) and establishes comprehensive land-use, urban design, landscape, and circulation standards for the Project site. The Specific Plan serves as the regulatory document governing future development within PD-29 and will be implemented through a companion Zoning Ordinance and Map Amendment (ZA2025-0001) reclassifying the property from O/RD/LM to SP (Specific Plan).

(ii) On November 12, 2025, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the 701 South Myrtle Specific Plan and related entitlements. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all information, evidence, and testimony presented in connection with the Project.

(iii) Because the development application seeks legislative changes, as well as land use entitlements that would be contingent on approval of the legislative changes, the City Council is the final decision-making body for the Project, and the Planning

Commission serves in an advisory capacity. The Planning Commission has unanimously recommended approval of the Project.

(iv) On December 2, 2025, the City Council conducted a duly noticed public hearing on the Project. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with the Project.

(v) Environmental Review

(a) Based on the information in the application and accompanying technical reports, an Environmental Impact Report (EIR), State Clearinghouse No. 2018101058, was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines. The EIR identified potentially significant environmental effects that were mitigated to a level of insignificance by the imposition of mitigation measures.

(b) The City prepared a Final Environmental Impact Report ("EIR"), State Clearinghouse No. 2023120051, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines. The EIR identifies mitigation measures that reduce all potentially significant impacts to less-than-significant levels.

(c) Prior to taking action on this Resolution, the City Council adopted Resolution No. 2025-61, certifying the 701 South Myrtle Avenue Specific Plan and Development Project Final Environmental Impact Report (SCH No. 2023120051), adopting the Findings of Fact required by CEQA, and approving the Mitigation Monitoring and Reporting Program ("MMRP") for the Project.

(d) The Final EIR, the MMRP, and the CEQA Findings of Fact are incorporated herein by reference as the environmental documentation for this Tentative Parcel Map and Conditional Use Permit approval.

(vi) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

(vii) All legal prerequisites to the adoption of this Resolution have occurred.

## RESOLUTION

**NOW, THEREFORE**, the City Council of the City of Monrovia hereby finds, determines and resolves as follows:

1. The City Council finds that all of the facts set forth in the Recitals of this Resolution are true and correct.

2. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City Council has independently reviewed and considered the Environmental Impact Report and the Mitigation Monitoring and Reporting Program in making its decision on Tentative Parcel Map No. 085041

and Conditional Use Permit (CUP 2025-0010), and adopted Resolution No. 2025-61, certifying the EIR and making certain findings required by CEQA. Mitigation Measures adopted in the MMRP are incorporated as conditions of approval of the Project.

3. The City Council in the exercise of its independent judgement hereby makes the findings as set forth in Data Sheet No. 3 for Tentative Parcel Map No. 085041 and Conditional Use Permit (CUP2025-0010) attached hereto and incorporated herein by this reference.

4. The City Council hereby approves with conditions Tentative Parcel Map No. 085041 and Conditional Use Permit (CUP2025-0010), subject to the attached Planning Conditions on Data Sheet No. 1, and Public Works Conditions Data Sheet No. 2, which are attached hereto, and the recommendations in the Staff Report, all of which are incorporated herein by reference.

5. The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 2nd day of December, 2025.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

APPROVED AS TO FORM:

Craig A. Steele, City Attorney
City of Monrovia

# ATTACHMENT E

Zoning Ordinance and Zoning Map Amendment – ZA2025-0001

Ordinance adopting Zoning Ordinance and Map Amendment ZA2025-0001 to reclassify the property at 701 South Myrtle Avenue from O/RD/LM to SP (Specific Plan) and to add the 701 South Myrtle Avenue Specific Plan (SP2025-0002) to Monrovia Municipal Code §17.04.035.

**ORDINANCE NO. 2025-12**

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE CHANGE ZA2025-0001 TO AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN MONROVIA MUNICIPAL CODE SECTION 17.04.040 TO CHANGE THE O/RD/LM (OFFICE/RESEARCH AND DEVELOPMENT/LIGHT MANUFACTURING) ZONE DESIGNATION OF THE PROPERTY LOCATED AT 701 SOUTH MYRTLE AVENUE (APNS 8516-033-030 AND 8516-033-031) TO SP (SPECIFIC PLAN) ZONE AND TO AMEND SECTION 17.04.035 TO ADD THE "701 SOUTH MYRTLE SPECIFIC PLAN."**

**THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA** does ordain as follows:

**SECTION 1.** BGP Myrtle, LLC (Scott Griggs, Applicant) submitted an application to amend the Official Zoning Map (ZA2025-0001) to change the O/RD/LM (Office/Research and Development/Light Manufacturing) zoning designation of the property located at 701 South Myrtle Avenue (APNs 8516-033-030 and 8516-033-031) to SP (Specific Plan) as depicted on the map attached as **Exhibit A**. This request also includes an amendment to the text of the Zoning Ordinance to add the "701 South Myrtle Specific Plan" to Monrovia Municipal Code Section 17.04.035 (Relationship to Specific Plans) for the subject property. The purpose of this amendment is to implement the 701 South Myrtle Specific Plan (SP2025-0002), which establishes site-specific development standards, land-use regulations, and design guidelines consistent with the General Plan Amendment (GPA2025-0002) establishing Planned Development Area 29 (PD-29) for the Project.

**SECTION 2.** On November 12, 2025, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on this ordinance and recommended approval to the City Council through Resolution No. PCR2025-0007. At the hearing, all interested persons were given an opportunity to be heard, and the Commission received and considered the staff report and all information, evidence, and testimony presented in connection with this Ordinance. The Planning Commission unanimously recommended approval of the Project.

**SECTION 3.** On December 2, 2025, the City Council conducted a duly noticed public hearing on this Ordinance No. 2025-12. At that hearing, all interested persons were given an opportunity to be heard, and the City Council received and considered the staff report and all information, evidence, and testimony presented in connection with this Ordinance.

**SECTION 4.** In accordance with the California Environmental Quality Act (CEQA), a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) was filed with the State Clearinghouse, which assigned State Clearinghouse Number 2023120051. The NOP was distributed to all responsible and trustee agencies and other interested parties for a 30-day public review period commencing on December 4, 2023 and ending on January 4, 2024. On July 3, 2025, a Notice of Completion (NOC) of the DEIR was

filed with the State Clearinghouse, and the DEIR was distributed to agencies, interested organizations, and individuals by the City. A 45-day public review period for the Draft EIR was conducted pursuant to State law, which commenced on July 3, 2025 and ended on August 18, 2025. During the review period, the Planning Commission and City staff received public and agency comments on the adequacy of the DEIR. Following the close of the public review period, the City prepared a Final EIR ("FEIR") that included all comments received on the DEIR and the City's responses to those comments. The FEIR was completed on October 2, 2025. The 701 South Myrtle FEIR was not required to be recirculated, as no substantial changes or new "significant information" were identified during the public review process pursuant to CEQA Guidelines §15088.5. The City Council hereby finds and determines that the FEIR was completed in compliance with CEQA, that it reflects the independent judgment of the City of Monrovia, and that all significant environmental effects have been mitigated to a less-than-significant level through the adoption of the Mitigation Monitoring and Reporting Program (MMRP).

**SECTION 5.** On December 2, 2025, the City Council adopted Resolution No. 2025-61, certifying the Final Environmental Impact Report (State Clearinghouse No. 2023120051) for the 701 South Myrtle Specific Plan and Development Project, adopting the required Findings of Fact and the Mitigation Monitoring and Reporting Program (MMRP) pursuant to the California Environmental Quality Act (CEQA).

**SECTION 6.** The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

**SECTION 7.** All legal prerequisites to the adoption of this Ordinance have occurred.

**SECTION 8.** The Official Zoning Map for the City of Monrovia, set forth in Monrovia Municipal Code Section 17.04.040, is hereby amended by changing the zoning designation of the property identified in **Exhibit A,** located at 701 South Myrtle Avenue (APNs 8516-033-030 and -031), from O/RD/LM (Office/Research and Development/Light Manufacturing) to SP (Specific Plan) for the 701 South Myrtle Specific Plan (SP2025-0002) .

**SECTION 9.** Monrovia Municipal Code Section 17.04.035 (Relationship to Specific Plans), is hereby amended by adding the following at the end of the list of Specific Plans:

"701 South Myrtle Specific Plan"

**SECTION 10.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 11.** The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its adoption, and this Ordinance shall become effective thirty (30) days after its adoption.

**INTRODUCED** this 2nd day of December 2025.

**PASSED, APPROVED, AND ADOPTED** this 16th day of December, 2025.

Becky A. Shevlin, Mayor
City of Monrovia

**ATTEST:**

Alice D. Atkins, MMC, City Clerk
City of Monrovia

**APPROVED AS TO FORM:**

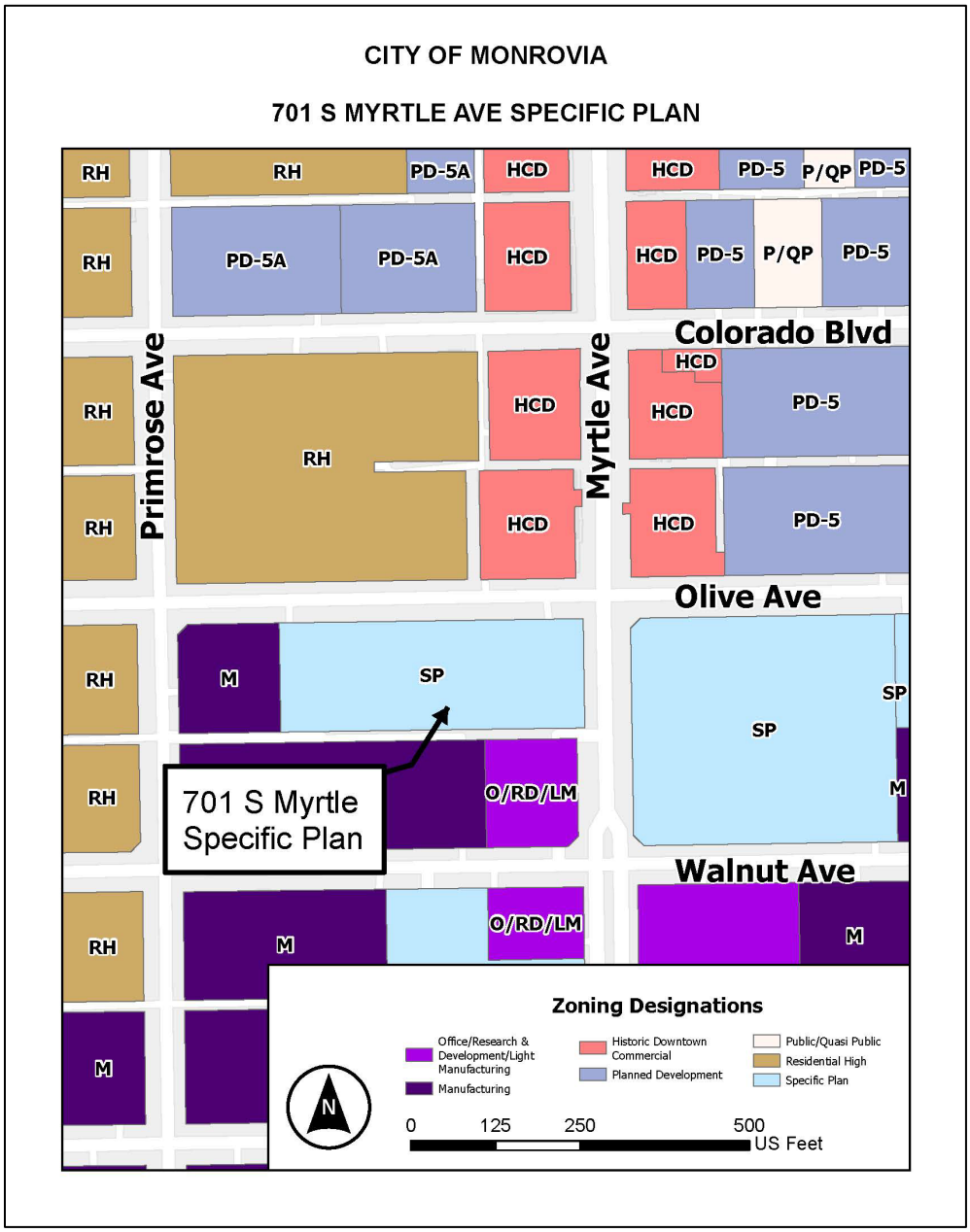
Craig A. Steele, City Attorney
City of Monrovia

**ORDINANCE NO. 2025-12**

**EXHIBIT "A"**

**Map of Zone Change ZA2025-0001**

**Changing the zoning designation of the property located at 701 South Myrtle Avenue (APNs 8516-033-030 and 8516-033-031) from O/RD/LM (Office/Research and Development/Light Manufacturing) to SP (Specific Plan) for the 701 South Myrtle Specific Plan (SP2025-0002).**



# ATTACHMENT F

Hyperlinks to Project Materials

- Final Environmental Impact Report (FEIR) *Includes responses to public comments and all edits/revisions made since the Draft EIR*
  - Attachment 1 - Water Capacity Study (September 30, 2025) *Referenced in Section 4.15 of the Final EIR; reviewed and approved by the City Engineer*
  - Attachment 2 – Sewer Capacity Analysis (September 2025) *Referenced in Section 4.15 of the FEIR; reviewed and approved by the City Engineer.*
  - Attachment 3 - Updated Section 4.15, Utilities and Service Systems (from the Final EIR)
  - 701 S Myrtle CEQA Findings (Placeholder)
- 701 S Myrtle Mitigation Monitoring & Reporting Program
- Draft Environmental Impact Report (DEIR)
- Appendix A NOP and Written Comments
- Appendix B Shadow Study
- Appendix C AQ Report
- Appendix D1 Records Search Notification (confidential – placeholder only[1])
- Appendix D2 HRIR
- Appendix E_EA Report
- Appendix F_Geotechnical
- Appendix G_GHG Report
- Appendix H1_Phase I ESA
- Appendix H2_Phase II ESA
- Appendix I Noise Report
- Appendix J1 Traffic Report
- Appendix J2 TA Supplement
- Appendix K VMT Screening Evaluation
- 701 S. Myrtle Ave Specific Plan - Draft
- Plans/Drawings of Proposed Multi-Family Development