



Date: May 10, 2018
To: Development Review Committee
From: Sheri Bermejo, Planning Division Manager
Subject: Advisory Review of the Station Square South Specific Plan

The Station Square South Specific Plan is the plan for a 3.79-acre property adjacent to and south of the Gold Line Monrovia Station, which includes several parcels in and around 1725 Peck Road and 225 West Duarte Road.

The development will be a transit-oriented, 3, 4, and 5-story multi-family residential development of 296 dwelling units, yielding a density of 78 dwelling units per acre (gross). The project proposes to change Peck Road north of Duarte Road to a publicly accessible driveway and drop-off area for the adjacent Metro Gold Line Monrovia Station. The site is part of the Station Square Transit Village.

There are a total of 26,671 square feet of amenities for residents, including three courtyards, a pool court, common roof decks, a dog-run, and a greenhouse. Balconies are provided for each unit, except for the live/work units. The project also provides three types of planned public open spaces:

- A 15,488 square foot drop-off plaza (and accessible paths) for Gold Line station passengers,
- An approximately 475-foot long paseo (walking path) located along the northern portion of the site connecting to the drop-off plaza, and
- A 2,130 square foot publicly-accessible open space area fronting Magnolia Avenue.

The project includes a six-story (seven level) above-ground parking garage that accommodates 522 vehicles.

Land Use Entitlements under Consideration

The proposed project includes adoption of the Station Square South Specific Plan, the approval of Tentative Parcel Map (TPM) No. 78225 to consolidate all parcels into one, the approval of a Conditional Use Permit for new construction, the adoption of a Zoning Ordinance and Map Amendment to add Station Square South Specific Plan to Section 17.04.035 of the Monrovia Municipal Code, and a General Plan Conformity finding because the City is vacating a public street (Peck Road).

California Environmental Quality Act (CEQA) Determination

An Initial Study of Environmental Impacts was prepared recommending the adoption of a Mitigated Negative Declaration of Environmental Impacts in accordance with the California Environmental Quality Act (CEQA) guidelines. The Initial Study is an environmental analysis of the proposed Station Square South Specific Plan to determine if the project will have potentially



significant effects on the environment. After reviewing the Initial Study and the applicable mitigating measures for the project, the Planning Staff has determined that this project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

A Notice of Intent to adopt the Mitigated Negative Declaration was distributed for a 30-day public review and comment period between May 14, 2018 and June 13, 2018.

Public Review Process

The Development Review Committee will complete an advisory review of the project at a Special Meeting on May 15, 2018 at 4:00 PM. During this meeting the Planning Division Staff will provide an overview presentation of the project. The architectural development plans are attached to this memorandum for the Committee's reference. The proposed IS/MND, IS/MND Appendices (Environmental Technical Reports), and the proposed Station Square South Specific Plan are posted on the Development Spotlight page on the City's website at www.cityofmonrovia.org/planning.

The Development Review Committee serves as an advisory capacity to both the Planning Commission and the City Council on the Station Square Specific Plan. In addition to the Development Review Committee's review of the project, the formal planning application will require public hearings before the Planning Commission and the City Council.