



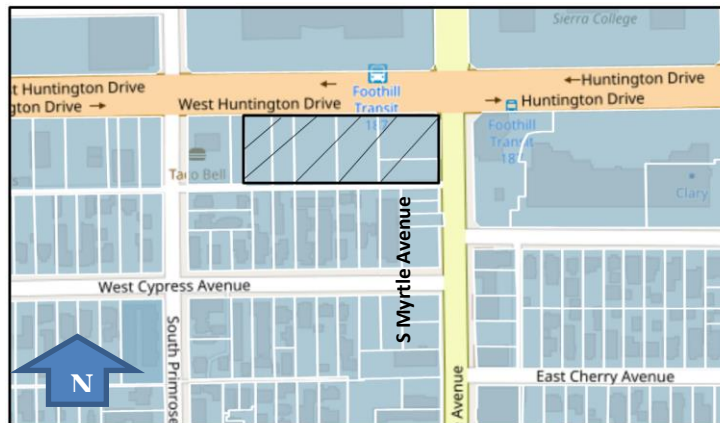
City of Monrovia  
Department of Community Development  
Planning Division  
**REVISED NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION  
AND NOTICE OF PUBLIC HEARING**  
(Amended July 13, 2018)

(626) 932-5565  
planning@ci.monrovia.ca.us

The City of Monrovia hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the Planning Staff has analyzed the following request:

**Monrovia Towneplace Suites Project**  
**General Plan Amendment No. GPA2018-0002, Zoning Amendment No. ZA2018-0001, Conditional Use Permit No. CUP2018-0003, Minor Exception No. ME2018-0006, Tentative Parcel Map No. 78325, and General Plan Conformity Finding No. GPC2018-0003**

**PROJECT LOCATION:** 102-140 West Huntington Drive (Assessor's Parcel Numbers [APNs] 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, and 8508-010-906)



**APPLICANT:** Tharaldson Investments  
4255 Dean Martin Drive, Suite J  
Las Vegas, Nevada, 89103

**PROJECT DESCRIPTION:** The rectangular Project site consists of a vacant dirt lot comprised of six parcels within the South Myrtle Corridor-Cross Roads District designation of the City's General Plan Land Use Element. The proposed Project includes the development of a five-story (65 ft.), 109-room TownePlace Suites Hotel by Marriott. The total building footprint coverage is estimated to be 14,000 square feet (sf) with a total building area of 68,000 sf.

The Project would include an on-site surface parking lot with 109 spaces that would serve the guests, visitors, and employees at the TownePlace Suites. Vehicular access to the Project site would occur via two ingress/egress points: one off of West Huntington Drive near the northwestern corner of the site, and one off South Myrtle Avenue near the southeastern corner of the site. Pedestrian access to the site would be provided via existing sidewalks along West Huntington Drive and South Myrtle Avenue. Two pedestrian guest entrances would be accessible from the sidewalk on West Huntington Drive and the parking lot on the southern side of the building.

The project would be serviced by existing utilities, including: 1) water (Upper San Gabriel Valley Municipal Water District and Metropolitan Water District of Southern California [MWD]), 2) sewer (Sanitation Districts of Los Angeles County), 3) storm water (Los Angeles County Department of Public Works), 4) solid waste disposal (Athens Services), 5) natural gas (SoCal Gas), and 6) electricity (Southern California Edison). Sufficient utility capacity exists to accommodate the proposed hotel development.

According to the Land Use Element of the City's General Plan, the Project site is in the Crossroads District. Within the Crossroads District, the Project site is designated as Business Enterprise (BE). The existing zoning classification for

the Project site is BE. The proposed Project includes a General Plan Map Amendment (GPA) to modify the land use designation of the Project site from BE to Office/Research and Development/Light Manufacturing (ORDLM). The ORDLM designation allows for high-quality office, research and development, and support uses (e.g., restaurants, health clubs, and banks). As part of the GPA request, the proposed Project would also request that hotels be included as an allowable use within the areas of the Crossroads District with the ORDLM designation. The maximum intensity of development with a surface parking lot within the ORDLM designation is a floor-area ratio (FAR) of 2.0:1 and the maximum building height is four stories. As part of the proposed Project, the conflicting standard of 0.75 FAR is being removed from the Urban Design-Public Realm standards in the General Plan. The proposed Project would develop the site at an approximate 0.91 FAR. The GPA for the Project would also include a request to increase the allowable building height within the ORDLM designation in the Crossroads District from four to five stories.

The proposed Project includes a Zoning Map Amendment to designate the Project site as ORDLM and would also require a Zoning Code Amendment to allow hotel uses in areas of the Crossroads District with the ORDLM zoning classification upon approval of a Conditional Use Permit (CUP). In addition to a GPA, a Zoning Map Amendment, and a Zoning Code Amendment, the proposed Project also includes a Tentative Parcel Map to consolidate the six parcels into one parcel; a CUP to allow for new construction; a Minor Exception (ME) to allow for use of 23 compact parking stalls towards the Project's total parking requirement, and a General Plan Conformity Finding for proposed street dedications.

After reviewing the Initial Study and any 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.

**This notice has been revised to reflect a new public hearing date. The public hearing will be held by the Monrovia Planning Commission to on August 15, 2018 at 7:30 p.m., or as soon thereafter as possible, at:**

**Monrovia City Hall  
415 South Ivy Avenue  
Monrovia, CA 91016**

Beginning July 16, 2018, written public comments on the Mitigated Negative Declaration will be received by the City through the date of the Planning Commission meeting on August 15, 2018. Oral public comment on the proposed Mitigated Negative Declaration will also be accepted at the Planning Commission meeting on August 15, 2018.

The purpose of the public hearing is to afford the public an opportunity to be heard concerning the proposed project application and Mitigated Negative Declaration. If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. For further information regarding this application, please contact the Planning Division at (626) 932-5565.

Copies of all relevant material, including the project specifications and all documents referenced in the Mitigated Negative Declaration and the Towneplace Suites Project are available for public inspection at Monrovia City Hall, 415 South Ivy Avenue, Monrovia, CA or in electronic format online at [www.cityofmonrovia.org/planning](http://www.cityofmonrovia.org/planning).

Staff Report pertaining to this item will be available on Thursday, August 9, 2018, after 4 p.m. at Monrovia City Hall, 415 South Ivy Avenue, Monrovia, CA 91016.

The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

Este aviso es para informarle sobre una junta pública acerca de la propiedad indicada mas arriba.

Si necesita información adicional en español, favor de ponerse en contacto con el Departamento de Planificación al número (626) 932-5565.

Sheri Bermejo  
Planning Division Manager

**PLEASE PUBLISH MONDAY, JULY 16, 2018**