



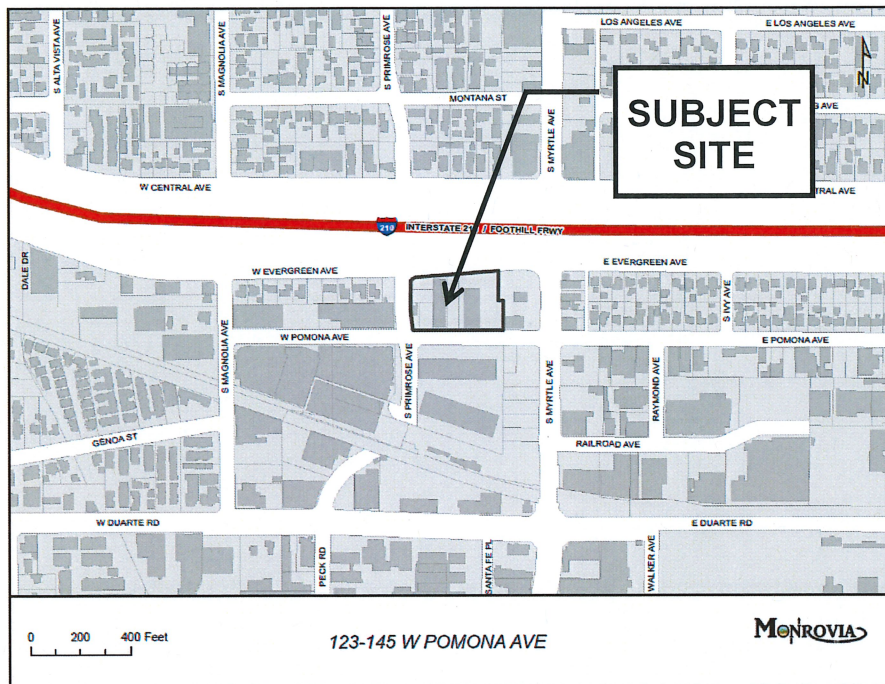
**City of Monrovia**  
Department of Community Development  
Planning Division  
planning@ci.monrovia.ca.us  
(626) 932-5565

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION  
AND NOTICE OF PUBLIC HEARING**

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 Commission will hold a public hearing to receive written and oral comments from interested persons and public agencies regarding the City's intent to adopt a Mitigated Negative Declaration for the proposed project described below.

**PROJECT TITLE:** 127 Pomona Specific Plan and Mixed-Use Development

**PROJECT LOCATION:** 123 W. Pomona Avenue, 137 W. Pomona Avenue, 141 W. Pomona Avenue, 145 W. Pomona Avenue, 1528 S. Primrose Avenue, 1532 S. Primrose Avenue (Assessor's Parcel Numbers [APNs] 8507-002-034, 8507-002-035, 8507-002-033, 8507-002-039, 8507-002-038, 8507-002-907, and 8507-002-908).



**APPLICANT:** Fifiend Realty Corporation  
1250 6<sup>th</sup> Street, Suite 403  
Santa Monica, CA 90401

**PROJECT DESCRIPTION:** Fifiend Realty Corporation is proposing a Specific Plan for the development of a transit-oriented, infill, mixed-use project with residential and commercial uses on 1.83-acres of land at the northeast corner of Pomona Avenue and Primrose Avenue. The residential component consists of 310 apartment units, 25 of which are affordable units. Thirteen (13) of the affordable units would be reserved for households at the "very-low income" level and twelve (12) would be reserved for households at the "moderate-income level". The residential density is 172.2 dwelling units per acre. Pursuant to the State's Density Bonus Law (Government Code section 65915), the project would involve a density bonus. The applicant is requesting a concession pursuant to the State Density Bonus Law that would allow the adoption of a Specific Plan for residential mixed use development on a site less than two acres in size. The applicant is requesting a waiver pursuant to the State Density Bonus Law would allow a Floor Area Ratio (FAR) that exceeds the limit of 2.5 (gross floor area to lot area ratio); an FAR of 3.84 is proposed. The development would be seven stories tall (90 to 100 feet in height). The residential units and apartment amenities would be located between the 2<sup>nd</sup> and 7<sup>th</sup> floors with an approximate floor area of 278,774 square feet. The ground level of the project includes: a 6,250 square foot outdoor plaza at the corner of Primrose and Pomona Avenues, 10,000 square feet of commercial

space, an entrance plaza (facing Pomona Avenue) that provides access to a 3,600 square foot lobby/apartment leasing office, and a parking area containing 95 parking spaces. Two additional levels of parking would be provided below the project site in a subterranean garage containing an additional 384 parking spaces. The parking garage accommodates spaces for bike parking, loading, and building support equipment. The applicant is proposing to consolidate seven separate parcels of land into one single 1.83-acre parcel. The proposed development would involve the demolition of two industrial structures and surface parking areas.

The proposed project also includes improvements within the public right-of-way including new curb cuts, sidewalks, and street-scape. Vehicular access to the project site would be provided by two 26-foot-wide driveways; one is on Primrose Avenue and the other is on Pomona Avenue. The Pomona Avenue driveway provides access to the commercial and public parking at the ground level. The Primrose Avenue driveway provides access to the two underground parking levels. Pedestrian infrastructure improvements include additional sidewalk areas of up to 12 feet in width along Pomona Avenue and Primrose Avenue and 9.75 feet on Evergreen Avenue. The proposed project will be serviced by existing infrastructure and utilities, including water (Upper San Gabriel Valley Municipal Water District and Municipal Water District), sewer (Sanitation Districts of Los Angeles County), stormwater (City and County), solid waste disposal (Athens Services), gas (SoCal Gas), and electricity (Southern California Edison).

**ENVIRONMENTAL EFFECTS:** Environmental issues related to the proposed project were fully analyzed in an Initial Study and Mitigated Negative Declaration (IS/MND), which is a document that provides the public and decision makers with specific information regarding the environmental effects associated with the proposed project. It also identifies mitigation measures that will reduce the project's potentially significant effects. Copies of the IS/MND, all relevant materials, and project plans are available for public review and comment at the locations listed below:

- **City of Monrovia City Hall, 415 South Ivy Avenue, Monrovia, CA 91016;**  
Operating Hours: Monday through Thursday: 7am to 6pm, and Friday: 7am to 5:30pm
- **City of Monrovia Library (Reference Desk), 321 S. Myrtle Avenue, Monrovia, CA 91016;**  
Operating Hours: Monday – Wednesday: 10am to 8pm, and Thursday through Saturday: 12pm to 5:00pm
- **City of Monrovia Website;**  
[www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight](http://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight)

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

**PUBLIC COMMENTS ACCEPTED:** Any interested person or agency may comment on this matter. Public comments regarding the project and the environmental issues studied in the IS/MND will be received by the City for a period of 30 days. The comment period begins on **Monday, September 9, 2019** and ends on **Wednesday, October 9, 2019** at the conclusion of the Planning Commission hearing.

*Please send written comments to:*

City of Monrovia  
Community Development Department  
Attn: John Mayer, Senior Planner  
415 South Ivy Avenue  
Monrovia, CA 91016, or  
[jmayer@ci.monrovia.ca.us](mailto:jmayer@ci.monrovia.ca.us)

**PUBLIC HEARING SCHEDULED:** A public hearing will be held before the City of Monrovia Planning Commission to discuss the proposed project and the IS/MND on **Wednesday, October 9, 2019 at 7:30 PM**, or as soon thereafter as possible at:

Monrovia City Hall (City Council Chambers)  
415 South Ivy Avenue  
Monrovia, CA 91016

The Planning Commission's role on October 9, 2019 will be to make a recommendation to the City Council on whether to approve or deny the project, including the following application components: the IS/MND, the 127 Pomona Specific Plan (SP2019-0001), Tentative Parcel Map (TMP) No. 82520, a Conditional Use Permit (CUP2018-0016), adoption of a Zoning Ordinance and Map amendment to add 127 Pomona Specific Plan to Section 17.04.035 of the Monrovia Municipal Code (ZA2018-0004), an Affordable Housing Agreement, and General Plan Conformity findings.

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.

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) 932-5587.

If you require additional information, please contact John Mayer at (626) 932-5587, or [jmayer@ci.monrovia.ca.us](mailto:jmayer@ci.monrovia.ca.us).

Date: 9/5/2019

Signature: *Sheri Bermejo*  
Sheri Bermejo, Planning Division Manager