

Arroyo at Monrovia Station Specific Plan and Mixed Use Development

Evergreen Investment Partners, LLC
(Matt Waken, Applicant)

Arroyo at Monrovia Station Project Amendments and
Addendum No. 1 to 2020 EIR

City Council
April 5, 2022

Community Development



ARROYO AT MONROVIA STATION



Transit Oriented High Density Mixed-Use Development

- 302 Residential Units (3-live/work and 15 Affordable Units)
- 7,800 Space SF (Commercial Space)
- Public Parking (19 stalls) and Open Spaces



LOCATION



Alexan Foothills



- 436 units
- 5-story

ARROYO Project
12 parcels 2.9 acres

127 W Pomona

- 310 units
- 7-story



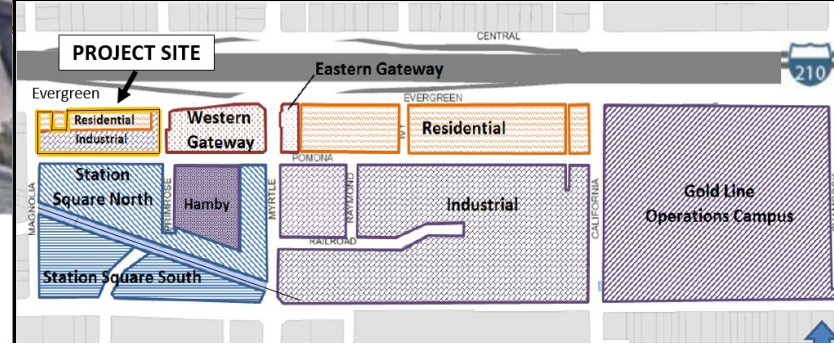
MODA at Monrovia Station

- 261 units
- 5-stories



Station Square South

- 296 units
- 6-stories

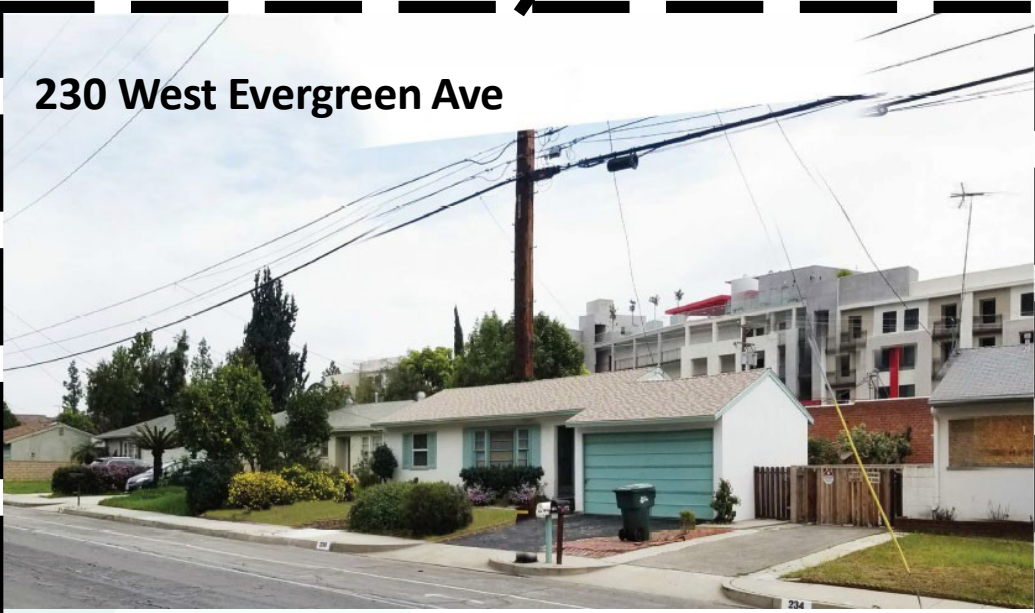


PD-12 Station Square Transit Village

2020 Approved Project



230 West Evergreen Ave



2020 CEQA DETERMINATION



- EIR with Statement of Overriding Considerations
- Mitigation Measures were proposed to reduce construction noise impacts:
 - Sizable Setbacks with dense landscaping
 - 8' Masonry Sound Wall
 - Offer of Relocation Assistance during construction phase
- Unfortunately, Mitigation Measures could not reduce impacts to Less than Significant

RECENT DEMOLITION ACTIVITY



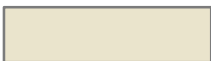


REVISED PROJECT

Incorporates 230 W Evergreen

- **Zone Change PD-12 to Specific Plan**
- **Specific Plan Amendment**
 - 324 Residential Units (+22)
 - 17 Affordable Very Low Income Units (+2)
 - 22 Public Parking Spaces (+3)
 - Minor changes Unit Sizes, Open Space (Public/Private) and Residential Amenities
 - Revision to Trash Service Collection Route
- **Conditional Use Permit (Amendment)**
- **Vesting Tentative Tract Map (Amendment)**

REVISED SITE PLAN



	Residential Area:	282,555 sf (+24,296)
	Commercial Area:	7,273 sf (+193)
	Live Work:	<i>no change</i>



2020 Approved Project

Residential Floor Plan Sizes

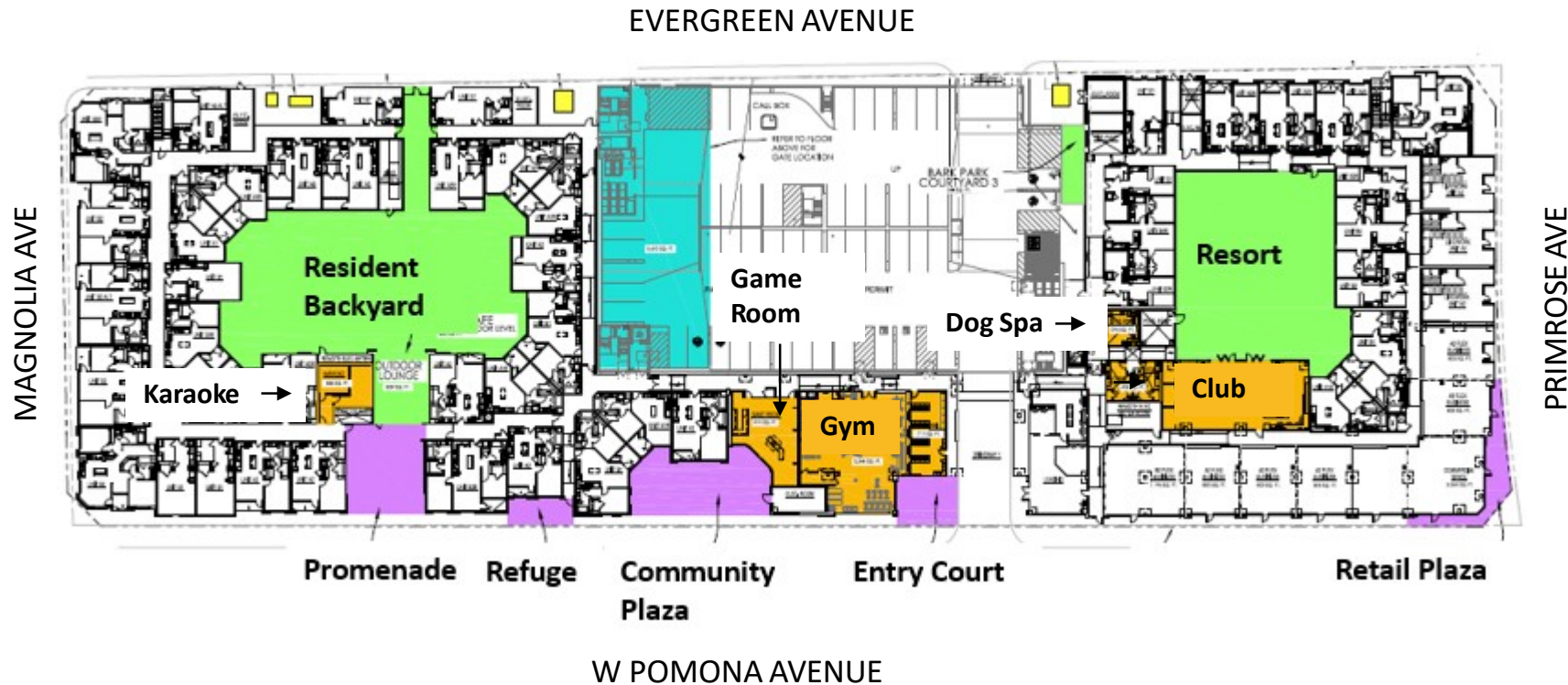
	Market Rate	Affordable	Unit Size (SF)
Studios	59	3	554 - 823
One Bedroom	129	7	706 - 894
Live/Work	3	0	N/A
Two Bedroom	96	5	950 - 1,422
Subtotal	287	15	
TOTAL	302		




	Market Rate	Affordable	Unit Size (SF)
Studios	47	3	568 - 611
One Bedroom	155	8	657 - 820
Live/Work	3	0	1,461
Two Bedroom	102	6	924 - 1,183
Subtotal	307	17	
TOTAL	324		

Summary of Changes

- 12 fewer studios
- 27 more one bedroom and 7 more two bedroom units
- **Affordable Units:** 5% of total applied to a one bedroom and a two bedroom unit

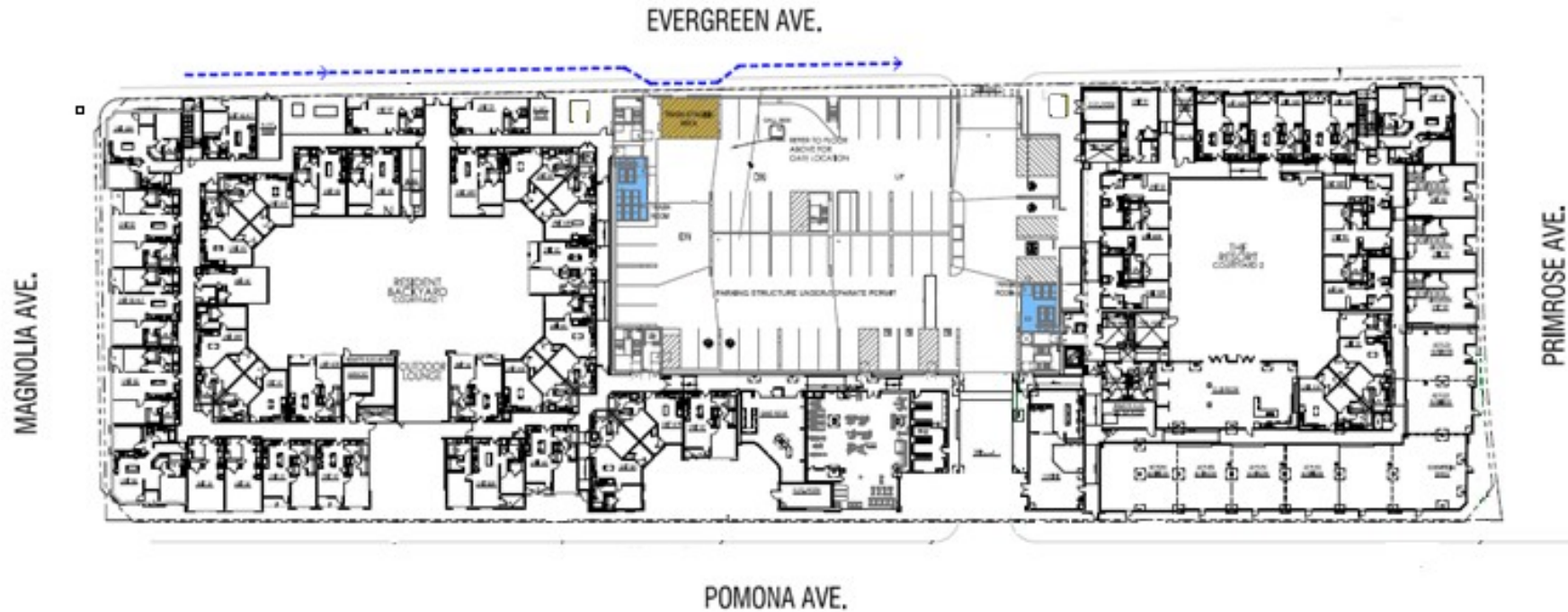
OPEN SPACE & AMENITIES



	Open Space (Residential):	22,363 sf	(+3,937)
	Open Space (Public):	4,258 sf	(-769)
	Residential Amenities:	10,595 sf	(+168 SF)

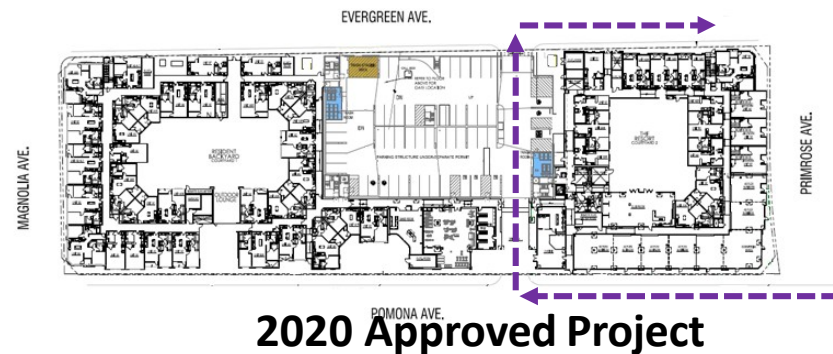
- *Virtual Golf Replaced with Game Room, Wifi Café, and Karaoke Room*

TRASH SERVICE PLAN



Revised Trash Truck Routing

Trucks will approach building along Evergreen at NW corner of parking structure. Trash bins will be staged in their dedicated space within the garage behind a large roll-up door.



2020 Approved Project

ARROYO AT MONROVIA STATION



ARROYO AT MONROVIA STATION



2022 Revised Elevations



2020 Approved Elevations

ARROYO AT MONROVIA STATION



View looking East on Evergreen Avenue



ARROYO AT MONROVIA STATION



View looking East on Evergreen Avenue

ARROYO AT MONROVIA STATION



View from I-210 Freeway



CEQA Review Process

- **CEQA** establishes the type of environmental review when project changes are proposed.
- **Addendum Analysis** is limited to examining whether the environmental effects associated with the modifications in comparison to the original project (22 units and ±29,154 sf) may result in new potential impacts.
- **Addendum is appropriate CEQA clearance** if changes do not require major subsequent or supplemental EIR.
- The **Addendum** and **EIR** serve as the environmental clearance for the Revised Project.

Planning Commission Review

■ Public Hearing – March 9, 2022

- Recommended City Council approve project amendments with minor amendment to Specific Plan language regarding telecommunication facilities.

2.6.7 Telecommunications Services

Land-based communications services are offered by companies, including but not limited to AT& T, Verizon, Giggle Fiber, and Spectrum. ~~Champion Cable provides cable service, and Time Warner Cable provides franchised cable television and internet services to the project area.~~ Any and all extension of and improvements to available telecommunications facilities will be paid for by the project developer.

RECOMMENDATIONS

- **Planning Commission recommended approval to the City Council.**
 - **Addendum No. 1** [Reso 2022-19](#)
 - **Zoning Ordinance Amendment** to change 230 W Evergreen to Specific Plan zone. [Reso 2022-20](#)
 - **Specific Plan Amendment** for development standards, design guidelines and land use controls for Revised Project. [Reso 2022-21](#)
 - **Vesting Tentative Tract Map (Amendment) and Conditional Use Permit (Amendment)** to add in residential parcel and Conditional Use Permit to allow new construction.



QUESTIONS

