

## Development Spotlight - The Oak Park Monrovia Specific Plan



Several significant projects are beginning to work their way through the development review process here at the City. The Oak Park Monrovia Specific Plan multifamily housing development is one of those projects.

Goldrich Kest is proposing the Oak Park Monrovia Specific Plan to revitalize their existing multifamily property (Oak Park) located at 150 West Colorado Boulevard and 125 West Olive Avenue. The property is 2.7 acres and currently improved with two, three-story buildings containing 156 units, an interior courtyard, two parking structures, and additional surface parking. The buildings were originally constructed in 1977 and are in need of substantial renovation.

The Oak Park Monrovia Specific Plan Project proposes the redevelopment of the existing site with a new six-story multifamily building containing 269 units. The project would include the replacement of 54 existing deed-restricted senior units and the provision of 96 deed-restricted affordable units (28 Very Low and 68 Low income units). A 5,471 square foot public pocket park is also proposed on South Primrose Avenue.

At this time, the City wants to hear your comments about the project's possible environmental issues. A **Notice of Preparation** (NOP) has been prepared and is the first step in the project's extensive environmental review process under the California Environmental Quality Act (CEQA). The NOP includes an Initial Study that contains a complete description of the Project and the potential environmental effects of the Project that will be studied in more detail in a Draft EIR. The issuance of this NOP begins a 30-day public scoping and comment period from Thursday, December 14, 2023 through Monday, January 15, 2024.

[Click here to view the NOP and Initial Study.](#) Please send comments to:

- City of Monrovia – Department of Community Development
- Attn: Sheri Bermejo, Planning Division Manager
- 415 S. Ivy Avenue
- Monrovia, CA 91016

- Phone: 626-932-5565
- E-mail: [planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us)

Additionally, a Public Scoping Meeting will take place on Thursday, January 11, 2024 at 6:00 p.m. The purpose of this meeting is to provide members of the public with an opportunity to learn about the project, ask questions, and provide comments. The [NOP](#) contains the virtual meeting details.

For more details about the project and the environmental public input process visit the [Development Spotlight webpage](#).