NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: May 23, 2024

TO: Responsible Agencies, Trustee Agencies, Interested Parties

LEAD AGENCY: City of Monterey Park
Planning Division
320 West Newmark Avenue
Monterey Park, California 91754

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the 338-410 South Alhambra Avenue 64-Unit Condominium Project

NOTICE IS HEREBY GIVEN that the City of Monterey Park (City) has prepared an Initial Study and Mitigated Negative Declaration (IS/MND), which is being distributed for public review pursuant to the California Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15072 for the following project:

Project Title: 338-410 South Alhambra Avenue 64-Unit Condominium Project

Project Location: The approximately 1.73-acre project site is located on the east side of Alhambra Avenue, between Newmark Avenue and Graves Avenue, at the eastern terminus of Peach Street in the City of Monterey Park, California. The project site currently contains multi- and single-family residential dwelling units and is surrounded by residential properties on all sides.

Project Description: The City of Monterey Park received an application for demolition of the existing residential structures, a Tentative Map to combine the three parcels into two new parcels of equal size, and construction of a residential development consisting of 64 multi-family condominium units along with associated parking and landscaping improvements. The proposed condominiums would be divided between two buildings, with seven attached 3-bedroom townhomes located in a two-story building along the project frontage and the remaining 57 condominium units arranged in the shape of a square surrounding a central courtyard area in the central/rear portion of the site. In total, the project proposes fifteen (15) 1-bedroom units, thirty-three (33) 2-bedroom units, and seventeen (16) 3-bedroom units. Fifty-seven (57) of the proposed residential units would be market rate while the remaining seven (7) units would be designated as very low-income housing units. Each level of the square condominium building contains five 1-bedroom units, eleven 2-bedroom units, and three 3-bedroom units.

The project site is zoned High-Density Residential (R-3) and the surrounding area is zoned either Medium-Density Residential (R-2) or High-Density Residential (R-3). The Maximum density for the R-3 designations is 30 dwelling units per acre. As such, the zoning for the 1.73-acre site allows up to 43 dwelling units. Monterey Park Municipal Code (MPMC) Section 21.08.080 provides that no building within a residential designation can exceed two stories or 30 feet in height. However, because the project would designate

fifteen percent (15%) of the proposed units as very-low income housing, the project would qualify for an Affordable Housing density bonus of fifty percent (50%) (MPMC Section 21.18.060(D)) and height incentives up to 3 stories or 41 feet in height (MPMC Section 21.18.050). With the Affordable Housing density bonus concessions, the proposed project is allowed to develop up to 64 dwelling units. As previously described, the proposed project consists of 64 condominiums. Additionally, upon completion, the proposed development would be three stories and would have a maximum height of 38.7 feet at its highest point as measured from the Grade Plane.

Each of the 3-bedroom townhomes located along the project frontage includes a two-car subterranean garage. The parking garage includes 83 passenger vehicle parking stalls for residents and guests with six of these spaces designated for electric vehicles and two spaces designated for ADA parking. The parking garage would also house the lobby/leasing office, an electrical room, a fire control room, and trash enclosures. The first level of the square building includes a community room and gym, while the second level will include a community room and business center, with the third level containing a roof top deck with open trellis. Vehicular access to the site would be provided via a 26-foot wide driveway at the northwest corner of the site and a 20-foot wide driveway at the southwest corner of the site. The project would also include approximately 13,700 square feet of landscaped common open space around the edges of the site and an approximately 12,000-square foot central courtyard in the center of the square building.

Environmental Determination: Based on the findings of the Initial Study, the City has determined that this project would not result in significant environmental impacts. Mitigation measures for air quality, biological resources, cultural resources, paleontological resources, and noise will be required to reduce impacts to less than significant. Accordingly, the City intends to adopt a Mitigated Negative Declaration, pursuant to Public Resources Code section 21080(c) .

Hazardous Waste Sites: The project site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

Public Review/Public Comment Period: The Initial Study and Mitigated Negative Declaration will be available for public review and comment for a period of 20 days beginning **Thursday May 23, 2024** and ending **Wednesday June 12, 2024.** Any person may submit written comments to the Planning Division before the end of the review period. Copies of the Initial Study and Mitigated Negative Declaration, project plans, and supporting documents are available for public review at the City of Monterey Park, Planning Division, 320 West Newmark Avenue, Monterey Park, California 91754. These materials are also available for review on the City's website at: ttp://www.montereypark.ca.gov/1535/Public-Notices. Comments should be submitted in writing no later than 5:00 p.m. on June 12, 2024, to the City of Monterey Park Planning Division. If you would like to comment, please send written comments to:

Beth Chow, AICP, Planning Manager
City of Monterey Park Planning Division
320 West Newmark Avenue
Monterey Park, California 91754
Phone: (626) 307-1318
Email: BChow@MontereyPark.ca.gov

Public Hearing: The Monterey Park City Council is scheduled to consider the proposed project and Mitigated Negative Declaration at a special meeting on **Tuesday June 18, 2024** at 6:30 P.M., at City Hall at 320 West Newmark Avenue, Monterey Park, California 91754.