



## NOTICE OF INTENT TO ADOPT A MITIGATE NEGATIVE DECLARATION

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DATE: March 15, 2021

TO: Responsible Agencies, Trustee Agencies, Interested Parties

LEAD AGENCY: City of Monterey Park  
Community and Economic Development Department  
320 West Newmark Avenue  
Monterey Park, CA 91754

SUBJECT: **Notice of Intent to adopt a Mitigated Negative Declaration for the Whitmore Villa Residential Development.**

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**NOTICE IS HEREBY GIVEN** that the City of Monterey Park (City) has prepared an Initial Study and Mitigated Negative Declaration (MND), which is being distributed for public review pursuant to the California Public Resources Code and California Environmental Quality Act (CEQA) Guidelines. The City of Monterey Park is the Lead Agency for the proposed project.

**Project Location:** The project site is located at 126 North New Avenue (APNs 5286-019-013 and 5286-019-014) in the eastern part of the city of Monterey Park, Los Angeles County, California. **Figure 1: Regional Location Map.** The project site is approximately 2.8 acres of vacant land. Previous development on the site was demolished and the property was rough graded in 2018. The project site is bounded by New Avenue to the west and Whitmore Street to the north, and residential uses to the east and south. The eastern project site boundary is on the border with the city of Rosemead. **Figure 2: Project Location.**

**Project Description:** The Project includes the construction of Whitmore Villa, a 63-unit condominium development in 11 buildings with attached and subterranean garages. The 63 proposed units would have

an average size of approximately 1,320 square feet each, for a total livable area of approximately 82,707 square feet. The two-story units, with and without attached garages, would total 40 two-bedroom units and 23 three-bedroom units. Units along New Avenue and Whitmore Street would have both internal and street-facing entrances. The development would construct 166 parking spaces, including 46 enclosed garage parking spaces, 8 surface parking spaces, and 112 underground garage parking spaces, which would exceed the City's parking standards. The proposed project would include driveways, concrete walkways, drought-tolerant landscaping and groundcover, potted plants, a lawn area, a dog run park area, a communal BBQ area, seating, decorative tile paving, and private yards and patios. The proposed landscaping would use a combination of drip and spray irrigation systems. Lighting would be provided for driveways and walkways, exterior lighting for the units, and security lighting.

The Project includes requests for approval of a two-lot Tentative Tract Map for condominium purposes which facilitates grading of the site and construction of the 63 dwelling units.

The Initial Study concluded that the following environmental issues would have a less than significant impact with mitigation incorporated: cultural resources, noise, and Tribal cultural resources. Additionally, the proposed project would have no impacts or less-than-significant impacts related to the following environmental issues: aesthetics, agricultural and forestry resources, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems and wildfire.

After reviewing the Initial Study and any applicable mitigating measures for the project, City staff has determined that this project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

**Reviewing Location:** The Initial Study and MND can be accessed on the City of Monterey Park's website at [www.montereypark.ca.gov/241/planning](http://www.montereypark.ca.gov/241/planning)

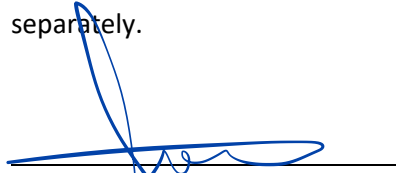
**Public Comment Period:** The MND and its technical studies are available for the CEQA required 30-day public review and comment period from **Tuesday, March 16, 2021 through Wednesday, April 14, 2021.**

Written comments on the draft MND and technical studies must be received no later than 5:00 PM on **Wednesday, April 14, 2021.** Please submit comments to:

Jason Moquin, Planning Manager  
Public Works/Development Services Department  
320 W. Newmark Avenue

Monterey Park, CA 91754  
jmoquin@montereypark.ca.gov  
626-307-1324

The City's Planning Commission and City Council will consider and take a final action on the project and its environmental determination at a public meeting to be held at a future date, which will be noticed separately.

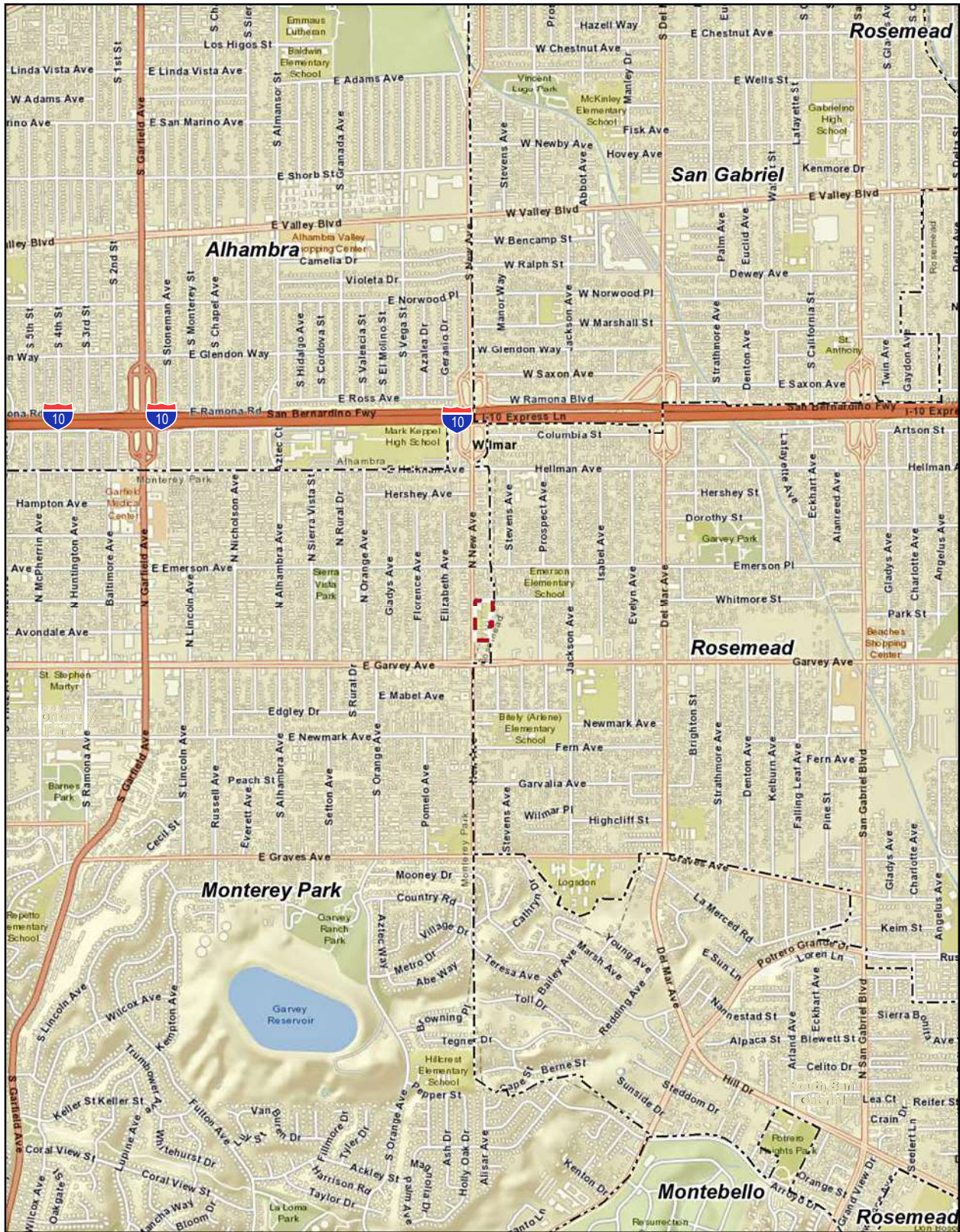


Jason Moduin  
Planning Manager

March 15, 2021  
Date



Figure 2 - Local Vicinity



--- Project Boundary

--- City Boundary

Source: ESRI, 2019

0 2,000  
Scale (Feet)

