

Area PD-13: bounded by Evergreen Avenue on the north, Shamrock Avenue on the west, Mountain Avenue on the east, and Duarte Road on the south: This area primarily supports large industrial/commercial businesses. The sites are substantial in size, ranging from 15,000 square feet to over 15 acres. Improvements vary in age and maintenance, and most have sufficient on-site parking. The area has good freeway visibility and accessibility and possibly at a future date a commuter rail stop may be located near Duarte/Monrovia city limits. To ensure that the area continues to attract desirable development and maintains and renovates the existing sites, development guidelines tailored to the needs of this area are needed.

The following development guidelines apply to Area PD-13:

Existing Development

1. Existing buildings can be occupied by Office, R&D, regional commercial and light industrial uses as defined in the zoning ordinance (uses permitted by right).

Some examples of Office/Research & Development permitted uses are: administrative or executive offices; scientific research and experimental development laboratories; clinics, doctors, engineering, industrial design and other professional offices; assembly and repair of electrical or electronic equipment; manufacturing of scientific optical, medical instruments; blueprinting and photocopying services; manufacturing of ceramic products, electrical equipment, and hardware.

Some examples of Light Industrial uses are: machine shops, plumbing, heating or electrical shops, building material and hardware sales; manufacture of paints and plastics (excluding any boiling, melting, or odorous processes).

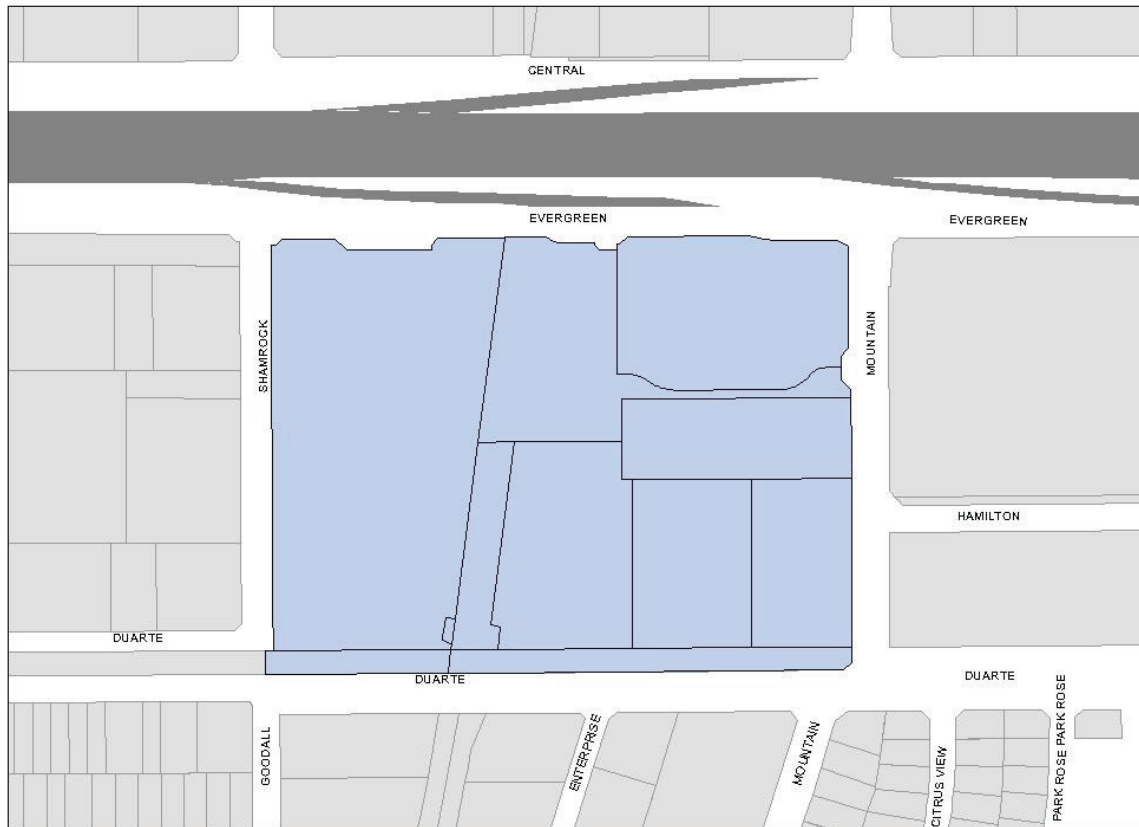
Some examples of regional commercial are retail businesses with sales areas of 50,000 square feet or over. Home Improvement and furniture stores over 50,000 square feet are examples of these kinds of uses.

2. Heavy industrial uses in existing buildings shall require a conditional use permit.
3. Existing buildings can be expanded up to 25% of the existing square footage of the building if the building is conforming and the uses permitted.

Future Uses:

1. Uses allowed: Regional commercial, research and development, office, and master planned industrial/business parks.
2. Master planned projects shall be encouraged with minimum development sites of 1.5 acres. Individual lots within a master planned project shall have no less than 15,000 square feet per lot.
3. Consider establishing a Redevelopment Project Area.
4. New developments shall be designed with uniform standards (e.g.: architecture, hardscape, and landscape).
5. All new construction shall require a Conditional Use Permit.





Legend

- Area 13
- 210 Freeway
- Parcels

City of Monrovia
Community Development Department
Planned Development Area 13

