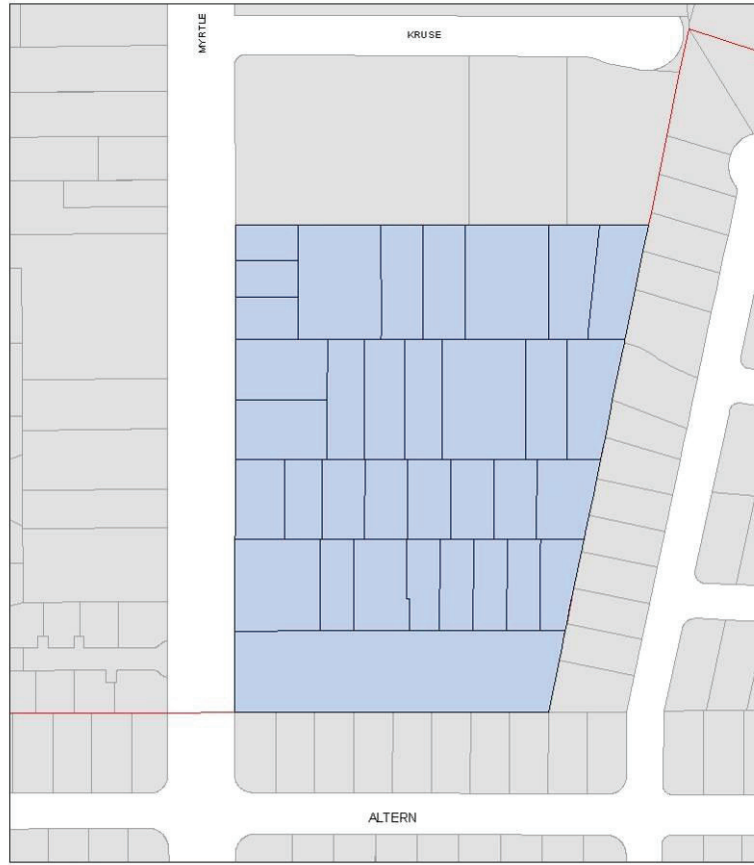


**AREA PD-17: El Sur St./Atara St. Area:** This area is bounded by an industrial area on the north and west (Myrtle Avenue frontage), and a single-family residential area located in Los Angeles County to the east and south. Most of the lots near Myrtle Avenue are developed with industrial uses while interior lots are still developed primarily with single-family residences. The area has several problems, the most obvious being incompatible land uses. Some of the industrial uses are poorly designed, with inadequate loading and parking facilities and outdoor storage of materials without adequate screening. Some of the homes in the area are in need of improvements. The two east-west streets serving the area are private streets. They are not dedicated and are not developed to City standards. Finally, the ownership patterns consist of many small lots characteristic of a single-family subdivision.

The following development guidelines apply to PD Area 17:

1. The area on Atara Street and El Sur Street shall be designated for residential development, with a Low Density Residential (R-L) designation.
2. The street frontage along Myrtle Avenue and the existing improved industrial lots adjacent to the frontage shall be designated for light industrial development.
3. The light industrial uses shall be adequately buffered from surrounding residential uses in terms of noise, light and glare, and air pollution. Such buffering shall include, but not be limited to, building setbacks, trees, shrubbery, and decorative solid walls.





**Legend**

- Parcels
- City Boundary
- Area 17

City of Monrovia  
Community Development Department  
Planned Development Area 17

**MONROVIA**  
GIS June 2007

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