

AREA PD-19: Novice Lane area between California/Myrtle Avenues: This is a mixed-use area with industrial uses on the California Avenue side, vacant land, and single family residential on the Myrtle Avenue side. The industrial uses shall be allowed to expand from east to west but consideration of the single family homes on the west shall be given. The following development guidelines apply to PD Area 19:

1. The existing single family residential homes shall be treated as permitted uses and be allowed to expand and be upgraded as typically permitted. Conversion of existing residences to industrial uses shall not be permitted.
2. Industrial uses shall be allowed but designed so the residential lots will not be adversely impacted.
3. Any new development will trigger a review of access and possible improvement of Novice Lane.

