

**AREA PD-7: Area northeast of Huntington Drive/ Mountain Avenue Intersection:** Straddling both sides of the abandoned Southern Pacific Railroad right-of-way, this area includes a variety of existing land uses: light industrial and high-density residential development north of the right-of-way; a mobile home park occupies a considerable portion of the area just south of the right-of-way; retail uses, motels, high density residential development and a large irregularly shaped vacant lot front Huntington Drive. This area interfaces with new development in the City of Duarte and is the eastern entrance to the City of Monrovia. Special attention to the kinds and quality of uses needs to be addressed.

The following development guidelines apply to PD Area 7:

1. Uses on Royal Oaks and Mountain Avenues can be light industrial, office or R&D.
1. Medium Density Residential (RM 2500) will be allowed on Royal Oaks Avenue if contiguous with existing residential developments on Royal Oaks Avenue.
2. Any light industrial, office, or R&D development on Royal Oaks shall be compatible with the surrounding residential uses.
3. Uses allowed on Huntington Drive shall include well planned office and/or commercial development. Strip commercial development shall not be allowed. Other uses that are compatible with office, commercial and restaurant and are well designed will be reviewed on a case by case basis.
4. Lot consolidation on Huntington Drive shall be encouraged.
5. Any development shall have well designed architecture and landscaping and parking areas shall not dominate the appearance of the site from Huntington Drive.
6. An extension of the Monrovia Redevelopment Project area should be considered for this area.

