

AREA PD-9: California Avenue Between Cypress and Central: The subject area represents the properties fronting on South California Avenue between Cypress and Central Avenues. The properties represent a mix of development with single-family homes, duplexes, and a scattering of multiple-family structures with four or more units. The properties fronting on South California Avenue about the single-family (R-L Zone) to the west and to the east which are neighborhoods of low scale single-family homes. Property immediately adjacent to the area also includes uses such as the Southern California Edison Company and an adjacent parcel zoned M (Manufacturing) on South California Avenue.

The following development guidelines apply to PD Area 9:

1. The Planned Unit Development (PUD) type of development shall be required. Two (2) story dwellings shall be detached. One (1) story may be attached up to a maximum of two (2) units per building.
2. The Residential Medium Density (R-M 3500) development standards shall apply.



Legend

- Parcels
- Area 9

City of Monrovia
Community Development Department
Planned Development Area 9



AREA PD-9a – California Avenue/Fig Avenue: This area consists of two properties. One lot is approximately one acre in size and has frontage on both California and Fig Avenues. The second lot is over ½ acre in size and is at the dead end of Fig Avenue. Both properties are adjacent to each other on the Fig Avenue dead end side. There are single-family residences on the north side of Fig Avenue and small light industrial uses on the south side of the street. South of the double frontage lot on California Avenue is a utility company and the 210 freeway and north of the lot are one and two story multiple residential developments. This is an area where incompatible uses interface each other.

The following development guidelines apply to Planned Development Area 9a:

1402 South California

1. Multifamily residential or live/work uses shall be allowed in the 16-unit development subject to the approval of a conditional use permit. In addition to the conditions of approval, live/work use shall be subject to the Live/Work Development Regulations (below).
2. Once occupied, a conversion from one use to another shall require a new conditional use permit.

509 Fig Avenue

1. The existing building can be occupied by office, R&D, and light industrial, wholesale, and warehouse uses as defined in the Zoning Ordinance (uses permitted by right).
2. If the use of the existing building changes, the required number of off-street parking spaces shall be provided in accordance to the Zoning Ordinance.
3. Multifamily residential or live/work development shall be permitted subject to the approval of a conditional use permit. Residential development shall be subject to the RM2500 development standards. Live/Work development shall be subject to the Live/Work Development Regulations (below).

Live/Work Development Regulations

Live/work development shall be permitted at 1402 South California Avenue; and if existing improvements are removed at 509 Fig Avenue. Density shall be determined at RM2500 standards (1 unit per 2500 square feet of lot size) and each unit shall contain a living space and work space. A 2-car garage per unit is required for residential parking and commercial parking is required at a ratio of ¾ spaces per unit. The following criteria shall be followed:

1. Occupant(s) of each unit shall operate a business and maintain a valid City business license in order to ensure that the work space remains a commercial use.
2. A live/work unit shall have a minimum work space of 500 square feet on the ground floor.
3. A live/work unit cannot be used solely for residential or solely for commercial purposes. It must be used for both.
4. Permitted uses include administrative/professional services, office, service commercial, individual instructional services, artist studio, and warehousing. Other uses that do not require the use of heavy or noisy machinery may be considered. The Homeowners Association (HOA) shall approve all uses prior to a business license being issued. Both the HOA and Development Review Committee shall determine the appropriateness of uses not easily identified.
5. Businesses that require the use of machinery that produce noise that is audible beyond the property are prohibited.
6. Deliveries shall be made on-site and shall be limited to the hours of 8:00 AM to 9:00 PM, Monday through Friday and 9:00 AM to 9:00 PM Saturday and Sunday.



7. All commercial activities shall be conducted entirely within an enclosed building; however the garages cannot be used for business activity.
8. No outdoor storage shall be permitted.
9. Commercial parking spaces as shown on the projects approved site plan shall not be used for residential parking during business hours of operation.
10. Maximum building height shall be 2-storey and setbacks shall be a minimum 25' on California Avenue, 10' on Fig Avenue. Side setbacks shall be determined based on development proposals and proximity of neighboring residential and/or industrial and commercial properties.
11. The double frontage lot shall be electronically gated on the Fig Avenue side to stop unwanted through traffic.
12. A detailed sign program shall be submitted for review and approval by the Development Review Committee.
13. Conditions, Covenants, and Restrictions (CC&R's) shall be recorded that include conditions as set forth in MMC §17.44.050 (c)(4)(a).

