

AREA PD-23: Walnut/Royal Oaks Double Frontage Lots: This residential area represents predominantly single-family and two-family lot development on through lots with frontage on both Walnut Avenue and Royal Oaks Drive. There is no consistency in orientation of homes and placement of garages and accessory structures. Often front yards are next to back yards. To encourage more consistent development and stimulate new growth, lot splits and 2-unit Planned Unit Developments (PUDs) shall be permitted on this block. If existing lots are consolidated for a single development, the Residential Medium Density/PUD development standards shall apply. The addition to a single-family dwelling or a second, single story dwelling on an already improved lot shall be permitted by right. All other development shall require a conditional use permit.

The following development guidelines apply to Planned Development Area 23:

Two-unit PUD's shall be allowed if in compliance with the following:

1. One unit shall front on Royal Oaks Drive and one shall front on Walnut Avenue.
2. At least one of the 2-units shall be new construction.
3. If it is determined that a unit is worth retaining it shall be upgraded to tie in architecturally with the new unit.
4. The permitted density shall be one dwelling unit for every 3,000 square feet of lot area.
5. Residential Medium Density development standards shall apply with the following exceptions:
6. Front setback shall be no less than 20 feet (on both streets)
7. Minimum dwelling unit size is 1,000 square feet.
8. CC&R's shall not be required. Each property owner will be responsible for their improvements. If there are common areas (i.e. driveway) a maintenance agreement will be required.
9. A Conditional Use Permit shall be required.

PUDs of three or more units shall be allowed if in compliance with the following:

1. All units shall be oriented toward the closest street.
2. No more than one existing unit may be retained and it shall be upgraded to tie in architecturally with the new units.
3. The permitted density shall be one dwelling unit for every 3,000 square feet of lot area.
4. Residential Medium Density development standards shall apply with the following exceptions:
5. Front setback shall be no less than 20 feet (on both streets)
6. Minimum dwelling unit size is 1,000 square feet.
7. CC&R's will be required for 4+ unit developments.



8. A Conditional Use Permit shall be required.

Lot splits shall be permitted on existing through lots if in compliance with the following:

1. The lot shall be vacant and cleared of all improvements before a split shall be approved.
2. The lot shall be divided equally into two 50 feet x 70 feet parcels, and one dwelling unit shall be permitted on each new lot.
3. Residential Medium Density development standards shall apply with the following exceptions:
 - a. Front yard setback shall be no less than 20 feet.
 - b. Rear yard setback shall be no less than 10 feet from the first story and 15 feet from the second story.
 - c. Minimum dwelling unit size is 1,000 square feet.
4. A lot shall not be split without concurrently securing a Conditional Use Permit approval for development of homes on each newly created parcel.
5. A Parcel Map and a Conditional Use Permit shall be required.

Existing Improved Properties may be expanded or new unit(s) constructed if in compliance with the following:

1. The permitted density shall be one dwelling unit for every 3,000 square feet of lot area.
2. The Residential Medium Density/PUD development standards shall apply and front yard setbacks shall be required on both street frontages.
3. Single-story residential additions or new single story units are permitted by right

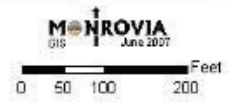




Legend

- Parcels
- Parcels selection

City of Monrovia
 Community Development Department
 Planned Development Area 23



PD AREA-23a - 805 SOUTH SHAMROCK AVENUE: This area consists of one parcel that is bounded on the south by Royal Oaks Drive, the north by Walnut Avenue, and the east by Shamrock Avenue. The property measures approximately 105 feet long on the north and south sides, 140' on the west property line and approximately 130' on the Shamrock Avenue side. The parcel measures approximately 15,172 square feet in area.

There currently exists an approximately 5,000 square foot building that has both a brick and stucco exterior. The building is a remnant of when Shamrock Avenue was part of the Route 66 Corridor. The exterior of the brick building shall be preserved. Any proposed exterior changes shall be approved by the Historic Preservation Commission. Future local landmark status should be encouraged.

The following guidelines apply to Planned Development Area 23a:

Site Requirements

1. A perimeter wall shall be erected on the west property line when a new use is proposed and it shall be allowed to exceed the maximum 6' high allowable by code pending approval by the Development Review Committee.
2. Sound mitigation measures shall be required for all proposed uses to ensure that noise levels are according to Chapter 9.44 of the Monrovia Municipal Code regardless of this property's zoning designation.
3. Any proposed use will require the removal of all the structures located to the rear (west) of the main building.

The following uses (as defined in the Monrovia Municipal Code) shall be permitted with approval of a Minor Conditional Use Permit:

1. Administrative Professional Services
2. Business Support
3. Medical Laboratory Services
4. Research and Development

The Development Review Committee will review and approve items such as parking, traffic, noise, hours of operation, etc., as part of the Minor Conditional Use Permit process. The following uses shall be permitted with approval of a Conditional Use Permit:

1. Adult Day Care Centers
2. Veterinary Services without long term boarding
3. Warehousing

The building shall also be allowed to be retrofitted for residential uses but shall have a density not to exceed the current medium density zoning of RM2500. Open on-site parking will be allowed in lieu of enclosed parking spaces. Required recreational space shall be located at the rear (west) of the building.

Other requirements:

1. No late night operations allowed.
2. The sale of alcoholic beverages shall be prohibited.
3. All uses shall provide necessary parking based on the requirements stated in the Monrovia Municipal Code.



4. Occupant(s) of the building shall maintain a valid City business license in order to ensure that the work space meets the guidelines of this Planned Development zone.
5. Businesses that require the use of machinery that produce noise that is audible beyond the property are prohibited.
6. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.
7. Deliveries shall be made on-site and shall be limited to the hours of 8:00am to 6pm, Monday through Friday, and 9:00am to 7pm on Saturday. Sunday deliveries shall be prohibited. Deliveries shall occur on the Shamrock side only.
8. All commercial activities shall be conducted entirely within the enclosed building.
9. No outdoor storage shall be permitted.
10. A detailed sign program shall be submitted for review and approval by the Development Review Committee.
11. A sound barrier (to be approved by the Development Review Committee) shall be installed and maintained at all times on the west side of the property line.

Future Zone Expansion

Currently there are several parcels to the south and north of 805 South Shamrock Avenue that may be considered as being added to the PD zone in the future. Sites to be included have potentially historic structures that serve to preserve the heritage of Monrovia and the old Route 66 Corridor. Staff will do a feasibility study at a later time, to look at the possibility of including a portion of the Shamrock frontage into the PD zone. Along Shamrock there are interesting sites including the gas station located immediately to the north and the neighborhood market located at the northwest corner of Colorado Boulevard and Shamrock Avenue.

