

AREA PD-26: 311 West Foothill Boulevard – Aztec Hotel: This area consists of four parcels with an area of approximately 49,632 square feet. The site is bounded on the south by Foothill Boulevard, the east by Magnolia Avenue, and the west by Melrose Avenue and abuts a residential neighborhood on the north.

The Aztec Hotel was constructed in 1924-25 and was listed on the National Register of Historic Places in 1978 and designated a local historic landmark in 2003. The 33,907 square foot building is an L-shaped, two-story building with a large enclosed rear patio and a parking lot on the west side of the property. The hotel includes thirty-six (36) private rooms with baths, eight (8) one-room apartments, the entrada and lobby, and basement and a restaurant.

The Aztec Hotel is one of the most significant historic buildings in Monrovia and based on the historical significance of the property and the unique challenges from a zoning and regulatory standpoint, these Planned Development Guidelines are designed to provide appropriate development standards and provide flexibility to adjust permissible land uses in response to changing market demands, while addressing the impacts those uses may have on the surrounding neighborhood.

The following guiding principles were used to focus the development of the plan for the improved property and shall be considered in making future land use decisions:

1. Emphasize the preservation and restoration of the Aztec Hotel.
2. Promote long-term economic viability of the property.
3. Identify and permit uses that will be compatible with the neighborhood.

The following guidelines apply to Planned Development Area 26:

1. Based on the limited availability of onsite parking, a parking demand study shall be submitted to the City to determine a baseline parking demand for the anticipated use(s) of the property. Such uses include a restaurant, coffee shop, retail, hotel, and banquet facilities. The study shall also provide measures that must be employed to accommodate the parking demand. Future uses that were not studied and that intensify the demand for parking shall be reviewed and approved, conditionally approved, or denied, by the Development Review Committee, unless the use requires a conditional use permit, in which case the Planning Commission shall review and act on the conditional use permit. In determining whether a use intensifies the demand for parking, the reviewing body shall consider the parking requirements for the use as designated in the City's Zoning Code.
2. Parking associated with the property shall not be allowed in the adjacent residential neighborhoods.
3. Restaurant uses shall be permitted in the western storefront space that has traditionally operated as a restaurant and in the "coffee shop" space along Magnolia Avenue.
4. Unless otherwise stated in these guidelines, the use types permitted in the storefront area of the Aztec Hotel are subject to the NC (Neighborhood Commercial) Zone use regulations.



5. A hotel use is permitted subject to approval of a conditional use permit.
6. The use of the banquet room and patio for special events including, but not limited to, banquets, weddings, and meetings, separate from the incidental use of those areas by hotel guests, shall require approval of a conditional use permit. The sale and/or service of alcoholic beverages for special events in the banquet room shall also require the approval of a conditional use permit. Live entertainment for special events in the banquet room shall also require the approval of a conditional use permit. The conditional use permits required by this Section 6 shall conditionally allow such use on an ongoing basis; it is not the intent of this Section 6 to require a conditional use permit for each banquet, wedding or meeting.
7. Live Entertainment and amplified music may be allowed on the patio subject to approval of a conditional use permit for outdoor entertainment.
8. No outdoor storage shall be permitted.



Legend
 [Light Gray Box] Parcels
 [Cross-hatch Box] Area 26

City of Monrovia
 Community Development Department
 Planned Development Area 26

