

AREA PD-5: DOWNTOWN: These areas are adjacent to the Historic Downtown designations along Myrtle Avenue and generally encompass the side streets running through Old Town Monrovia to Primrose Avenue on the west and Ivy Avenue on the east. These areas historically have been the commercial core of the City; however, there are a substantial number of residential units in these areas. Planned Development-Area 5 can support a variety of uses, but the uses should be related to and compatible with Myrtle Avenue and be of a type and quality that is in keeping with Old Town Monrovia.

The following development guidelines shall apply to PD Area 5:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point.
2. Encourage businesses such as theaters, restaurants, and specialty retail that support the Myrtle Avenue downtown commercial corridor and other similar uses as determined by the Development Review Committee, or the Planning Commission, as required by the Municipal Code. Standalone bars, cocktail lounges, liquor stores shall not be allowed.
3. Residential Development shall only be allowed in mixed-use developments on sites exceeding 2 acres in size and shall require the approval of a specific plan.
4. No building setbacks are required except for the following:
 - a. Where a building is adjacent to a residential zone, the multiple story setback standards for the residential zone shall apply.
 - b. When property lines are adjacent to Ivy Avenue, a ten-foot setback shall be required.
 - c. The Development Review Committee or the Planning Commission shall determine appropriate setback requirements based on adjacent land uses.
5. Public improvements shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping.
6. Public parking lots are permitted.

AREA PD-5a: DOWNTOWN/COLORADO COMMONS: This is a 2.11 acre site directly to the west of Downtown that is currently used for public parking. This area can be developed to provide additional residential opportunities in downtown, providing additional customers for downtown businesses and enhancing the economic and social vitality of Old Town by adding residents who will participate in a variety of activities throughout the day and evening. Design of the development will provide a transition between the commercial corridor and the residential neighborhood to the west.

The following development guidelines shall apply to PD Area 5a:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point. This area will be primarily developed as residential with incidental commercial and live/work opportunities.

2. The non-residential spaces shall be lower intensity commercial uses and shall be sensitive to the surrounding residential uses. Use of the commercial spaces shall be limited to the types of the uses that are open to the public, support downtown commercial uses and will encourage pedestrian activity such as retail, food service, service commercial, and office. New uses shall be reviewed by the Homeowners Association and approved by the DRC prior to issuance of a Business License and are subject to the Performance Standards in the Monrovia Municipal Code.
3. Uses allowed in live/work units shall be approved by the Homeowners Association.
4. High density urban residential and mixed-use development is encouraged. High quality design and materials on all elevations is required. The following development standards shall apply to development in PD-5a:
 - a. Provide shared public/private parking that supports Old Town. Two dedicated parking spaces shall be provided for each residential and live/work unit. Commercial spaces shall provide one space for each 250 square feet of building area. In addition to the required parking spaces generated by the new development, all public parking spaces that are eliminated by development shall be replaced with parking spaces within the proposed development.
 - b. Minimum unit size is 750 square feet.
 - c. Maximum permitted number of stories is four.
 - d. Maximum permitted residential density is 35 dwelling unit per acre.
 - e. No setback is required on property lines adjacent to public streets. Setback requirements from the project's interior property lines shall be subject to the determination of the Development Review Committee or the Planning Commission. Setback areas adjacent to the condominiums in that block shall be planted with ample landscaping that is acceptable to the City.
 - f. Signage for commercial spaces shall be subject to the Zoning Ordinance. Signage for the parking structure and live/work spaces shall be included in a detailed sign program, which shall be submitted to the Development Review Committee for review and approval. Illuminated signage shall be allowed subject to a lighting study. No illuminated signage will be permitted on live/work units.

Public improvements and interior common areas shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping.

AREA PD-5b: DOWNTOWN/115-127 EAST LIME AVENUE: This is a 0.73 acre site located on the north side of Lime Avenue, directly adjacent to the Historic Commercial Downtown designation along Myrtle Avenue. It is developed with a Mid-century Modern brick building containing four above ground levels and a basement which totals approximately 92,500 square feet in size. A small on-site private parking lot is located to the north of the building, which is accessed by an alley adjacent to the north property line.

The building was constructed in 1954, and has historically been used as a telecommunications facility. Its various occupants over the years include General Telephone, Pacific Bell, Verizon, and most recently Frontier Communications. The building's Mid-century architectural style consists of brick, concrete, and aluminum louvers; its large size provides an opportunity for creative adaptive re-use.

These development guidelines promote the adaptive reuse of this Mid-century building that has been a prominent structure in the City's Old Town for over 50 years. The standards encourage a pedestrian-oriented commercial corridor linkage between this site and Myrtle Avenue, and include special review criteria to ensure minimal parking and traffic impacts, given the limited provision of parking on the site.

The following development guidelines shall apply to PD Area 5b:

1. Minor Commercial Area: Not more than 25% of the ground floor fronting Lime Avenue shall be designated as the minor commercial area.
 - a. Commercial uses shall be allowed on the ground floor with storefronts located on Lime Avenue.
 - b. Permitted commercial uses shall be limited to uses that support the downtown commercial businesses and encourage pedestrian activity, such as retail, restaurant, service commercial, and office uses.
 - c. Building partitions shall not be constructed within the front 25 feet as measured from the exterior wall of the lease space closest to the front lot line on Lime Avenue.
 - d. Storefront windows facing Lime Avenue shall not be tinted or obscured. Window covering on the storefronts shall be reviewed by the Development Review Committee or the Planning Commission and shall maximize the appearance of an open storefront.
 - e. Bars or other physical security devices shall be discouraged; however, if they are installed, the installation shall be subject to the requirements of the Zoning Ordinance:
2. Major Commercial Area: All other portions of the building, not including the minor commercial area, shall be designated as the major commercial area and shall not be subdivided.
 - a. A self-storage facility may occupy the major commercial area upon the review and approval of a Conditional Use Permit by the Planning Commission.
 - b. Alternatively, other uses proposed within the major commercial area shall be subject to review and approval of a Conditional Use Permit by the Planning Commission. This includes the subdivision of interior space to accommodate additional uses. The review criteria shall include, but are not limited to:
 - i. Parking/Traffic generation; and
 - ii. Compatibility with the Historic Commercial Downtown land use provisions;
3. The expansion of the building floor area shall not be permitted. However, the Development Review Committee may approve minor modifications to the interior layout of the floor plan for reconfiguration of the major and minor tenant spaces or any other modification as determined by the Development Review Committee deemed to be minor in that it would not materially change the approved project.
4. The on-site parking lot shall not be reduced in size.
5. Signage for commercial spaces shall be subject to the Zoning Ordinance and shall include a detailed sign program, which shall be submitted to the Development Review Committee for review and approval. The sign program will also be subject to the following limitations:
 - a. Signs shall only be permitted on the South Elevation.
 - b. Signs shall be either halo or non-lit individual channel letters. Signs may be indirectly lit as long as a uniform design is applied across all tenant spaces. Signs shall be centered over the tenant space.

6. Public improvements and exterior common areas shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping.