

**PD AREA 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 re-use 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 coverings 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.





**Legend**

- PD-5b
- Parcels

City of Monrovia  
Community Development Department  
Planned Development Area 5b



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