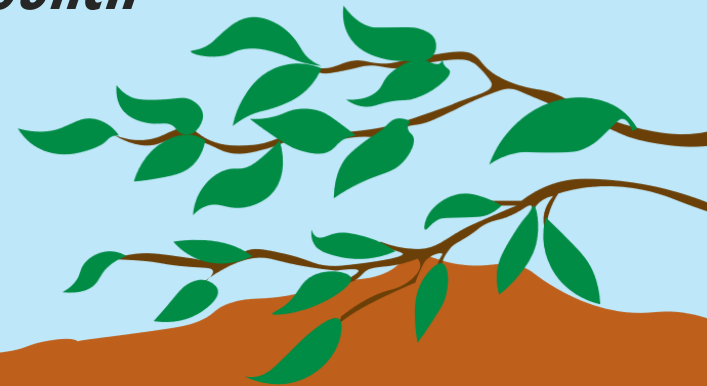




City of Monrovia

Community Development / Planning Division Update

September 6, 2022 • Study Session • Monrovia City Council



Agenda

- Overview of the Planning Division
- Monrovia Land Use Tools
- Development Trends
- Update on Entitled Projects (Multifamily and Commercial)
- Projects Under Review

Planning Division

■ **Current Planning**

- Zoning Administration
- Processing Development Applications (Staff, DRC, PC, CC)
- California Environmental Quality Act (CEQA) Compliance
- Construction Monitoring
- Code Enforcement Support

■ **Long Range (Advance) Planning**

- General Plan / Municipal Code maintenance and consistency
- Legislative Response
- Regional Coordination

■ **Historic Preservation**

- Process Landmark Designation Applications (HPC, CC)
- Demolition Ordinance Administration
- Mills Act Compliance

Development doesn't happen on its own!

■ Land Use Tools

- The Monrovia General Plan
- The Zoning Code (MMC Title 17)

■ Review and Approval Bodies (MMC Title 2)

- City Council, Historic Preservation Commission, Planning Commission, and the Development Review Committee

■ Ultimate Goal

- We exist to serve the people of Monrovia to create a community that offers a premier quality of life.

The General Plan

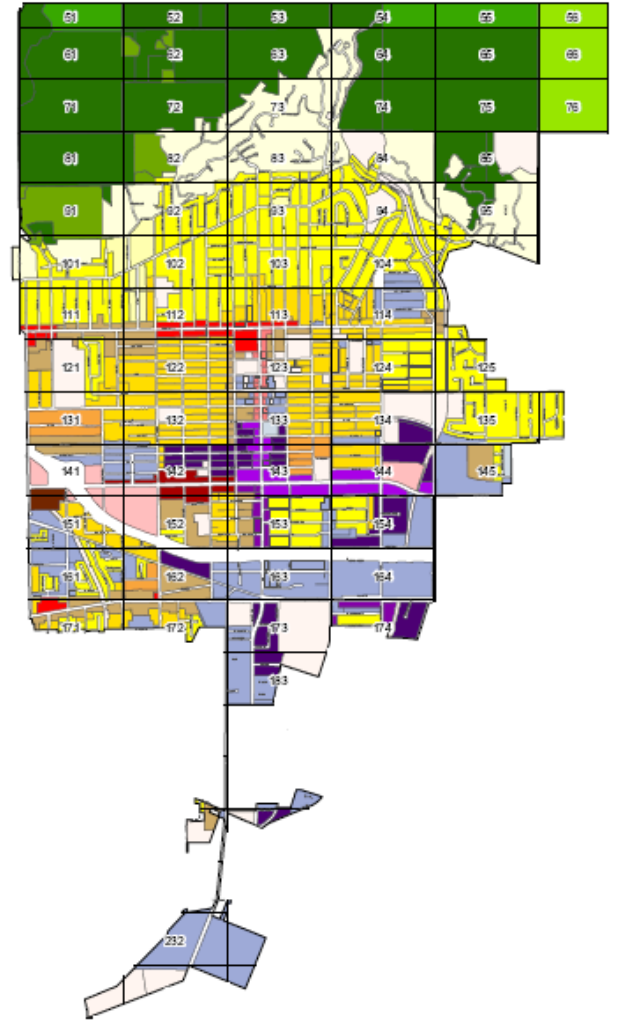
- Long Range Planning Document (20-25 years)
- Sets the vision for specific areas in the City with policy directives (goals and policies)
 - South Myrtle Avenue Corridor
 - Huntington Drive Commercial Corridor
 - Station Square Transit Village
- Consists of eight sections, or “elements” each addresses a specific long range planning topic
- Focused General Plan Update includes Housing Element and Safety updates and adoption of new Environmental Justice Element



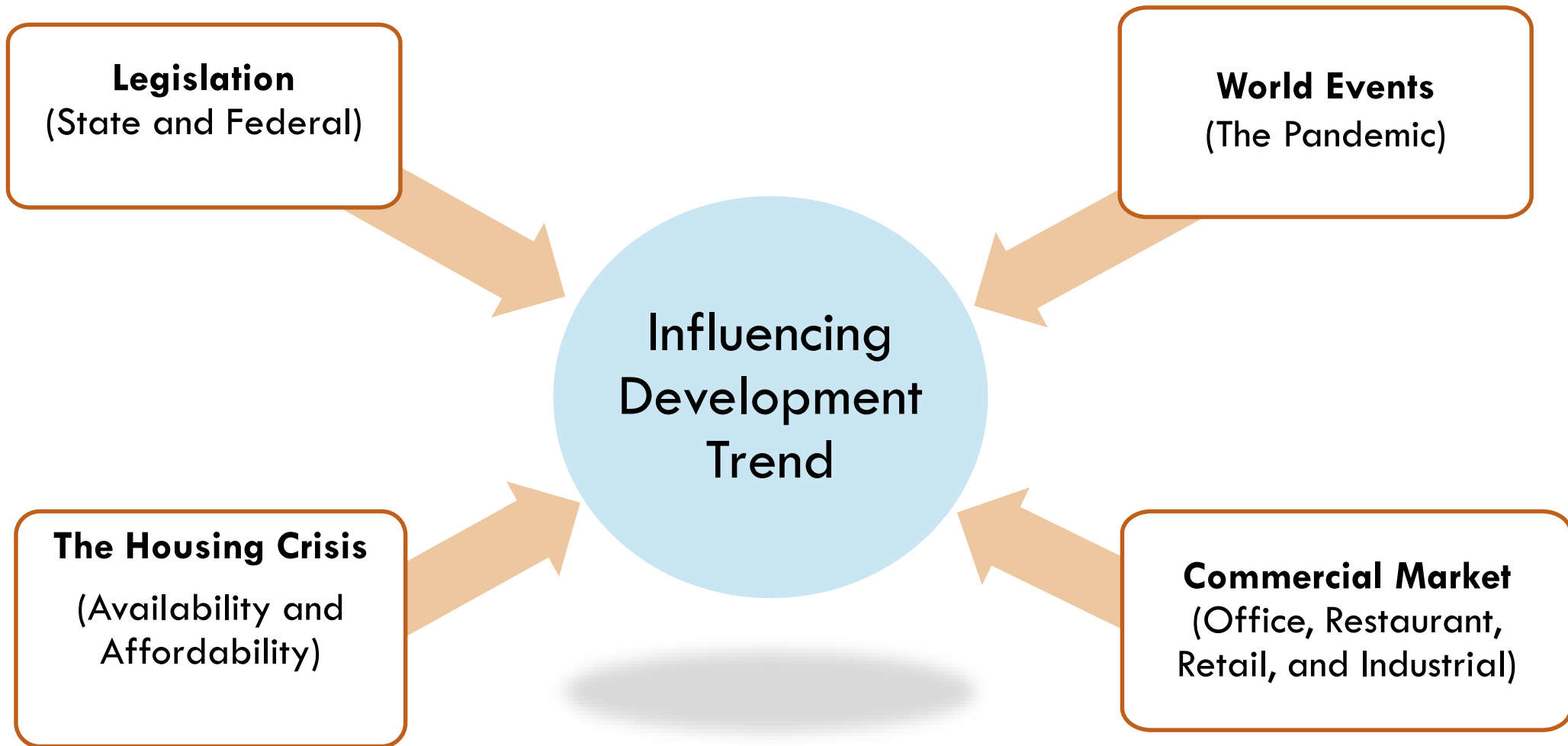
8 Required Elements

The Zoning Code

- Zoning Map and Zoning Code (Title 17)
- Breaks areas in to “**Zones**” to separate incompatible uses (heavy industrial vs. residential)
- Provides a list of land uses by zone
- Designates which uses are *permitted by right* and which ones require *special approval*



Other Influencing Factors



Monrovia's Land Use Plan

■ Takes advantage of Economic Opportunities

- Mixed of Land Uses
- Market Conditions
- Unique Opportunities

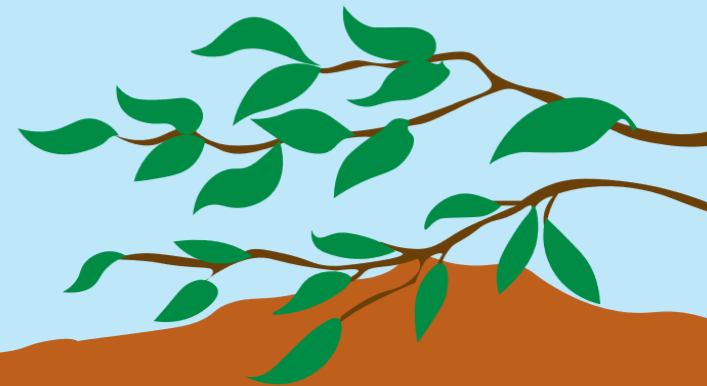
■ Development Strategies include

- Traditional Zoning
- Planned Development Areas
- Specific Plans



City of Monrovia

Update on Entitled Projects



Station Square



Alexan Marmont



- 6.77 acre site
- 436 units / 4 live-work
- 800 parking stalls

*Estimated Completion
Fall 2024*

Alexan Marmont



Graded / Parking Structure Under Construction



127 Pomona



- 1.83 acre site
- 232 units / 25 affordable
- 7,500 sf commercial
- 387 parking stalls

Permit Issuance

127 Pomona



City of Monrovia

Station Square South



- 3.79 acre site
- 296 units / 5 live-work
- 532 parking stalls

***In Building Plan
Check***

Arroyo at Monrovia Station



- 3.03-acre site
- 224 Units /
17 affordable
- 3 live-work
- 7,273 sf
commercial
- 509 parking stalls

*Entitled /
Mitigation*

TownePlace Suites by Marriot

102 West Huntington Drive



■ TownePlace Suites

■ 109 rooms

*Estimated Completion
Early 2023*

Chick-fil-A / Starbucks

820 W Huntington Drive



*Estimated Completion
Early 2023*



Raising Cane's

945 W Huntington Drive

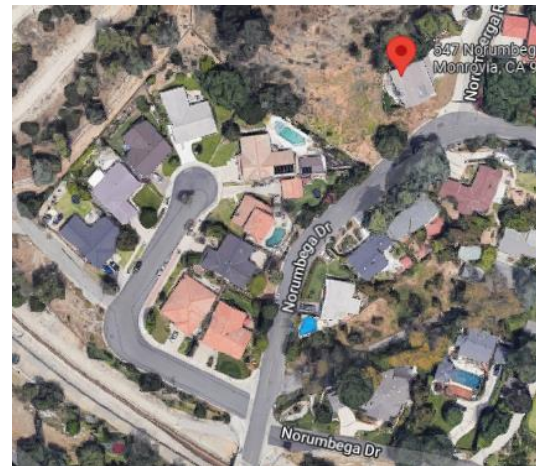


Estimated Completion Early 2023

Projects Under Review

■ Current Planning

- In-N-Out (Former Black Angus Site)
- New Industrial Warehouse (2601 California Ave)
- Hillside Development
 - Vacant Lot southwest of 547 Norumbega Drive
 - 347 Highland Ave – 4 lot Subdivision + Debris Basin



Projects Under Review

■ Long Range Planning

- Focused General Plan Update (Housing, Safety, EJ)
 - Planning Commission Hearing – October 12, 2022
 - City Council Hearing – November 2022 (date TBD)
- Inclusionary Housing Study
 - Community Survey – Live through September 7, 2022
 - Economic Feasibility Study – Underway
- Density Bonus Ordinance - *Underway*
- ADU Guidelines – *Underway*
- Vehicle Miles Traveled (VMT) Mitigation Program - *Underway*

Upcoming Projects

■ Housing Plan Implementation – Planning HOME

- Senate Bill 9 / Duplexes and Urban Lot Splits
- Review Conditional Use Permit (CUP) requirements for Multifamily Housing
- Review Parking Requirements
- By-right Special Needs Housing
 - Supportive Housing
 - Single Room Occupancy
- Housing/ADU web-portal
- Develop housing program tracking/compliance/reporting system

Opportunities not Envisioned by General Plan

■ Driving Forces

- Cost to produce Affordable Housing = Higher Density
- Desirable Locations close to Old Town and Station Square
- Preservation of Potential Historic Structures (Need for Return on Investment)

■ Important Considerations

- Balance between higher density and neighborhood compatibility
- Desire for Economic Diversity
- Location, Location, Location

Existing Potential



701 S Myrtle Avenue

- Mixed-use allowed on 2 acre sites
 - Land Area: 70, 030 SF (1.6 acres)
- Height Limit: 4 stories with 4th story setback from the first three stories on Myrtle Avenue.
- Affordable Housing requires higher density (>54 units/acre) and height (> 4 stories)



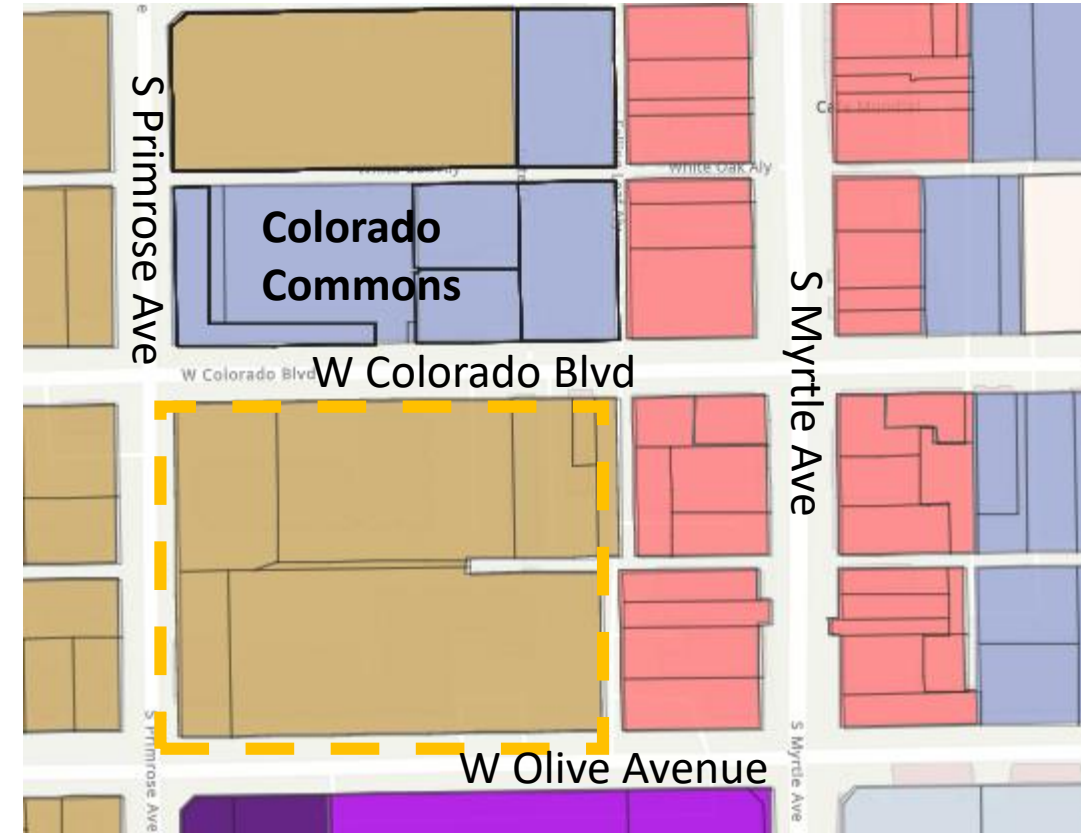
South Myrtle Avenue Corridor

Existing Potential



125 W Olive Avenue

- Ripe for New Residential Development
- Located in Residential High zone
- Affordable Housing requires higher density (>54 units/acre) and height (> 4 stories)



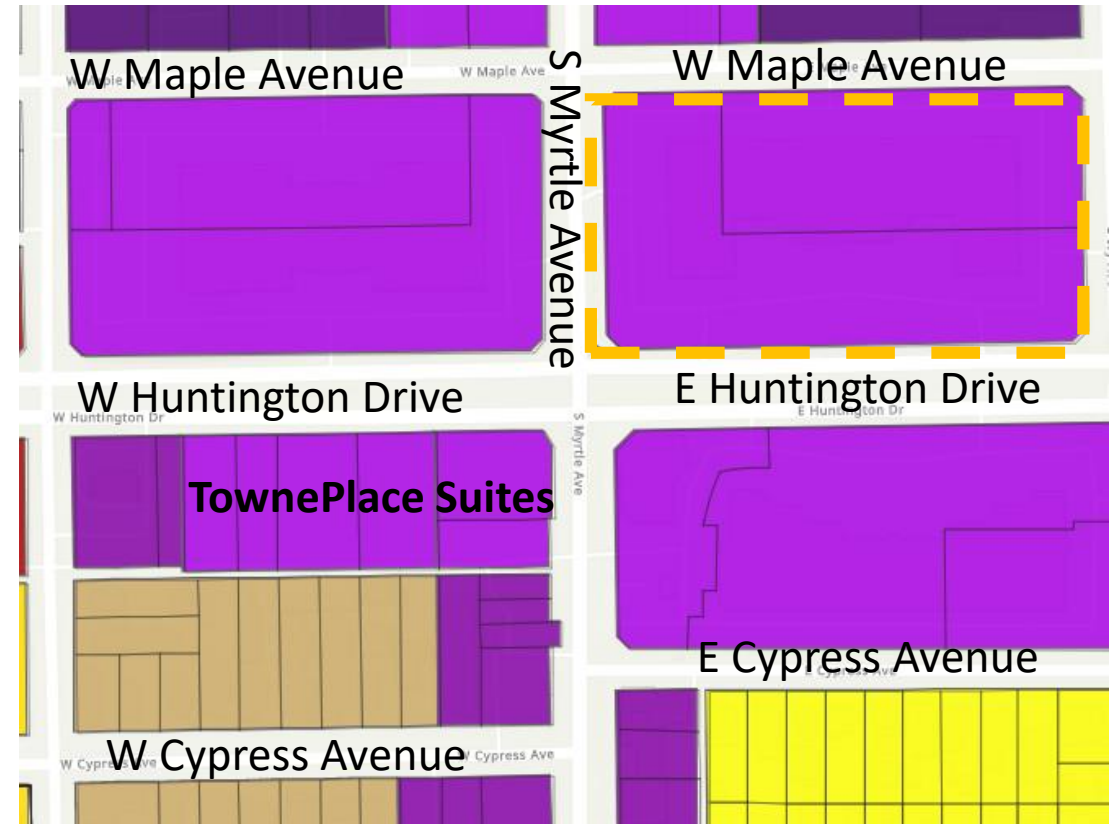
Residential High Density

Existing Potential



101 E Huntington Drive

- **Ripe for Mixed Use Residential Development**
- General Plan calls for Office/Research and Development/Light Industrial



South Myrtle Avenue Corridor



City of Monrovia

Questions and Discussion

