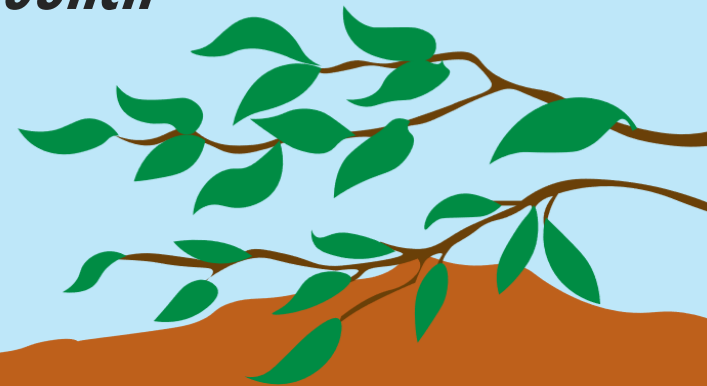




City of Monrovia

Potential Development Update

November 15, 2022 • Study Session • Monrovia City Council



Monrovia's Development Renaissance

- **Over 2,000 new housing units entitled**
 - Use of Density Bonus resulted in long-term affordable units
 - Creation of Community Facilities Districts (CFD) to provide an ongoing funding source
 - Tiered water rate established that requires new development to pay the full cost of imported water
 - Traffic Impact Fee (TIF) adopted to fund street and signal improvements
 - Inclusionary Housing Study underway to help address affordability concerns

Development Renaissance Continues...

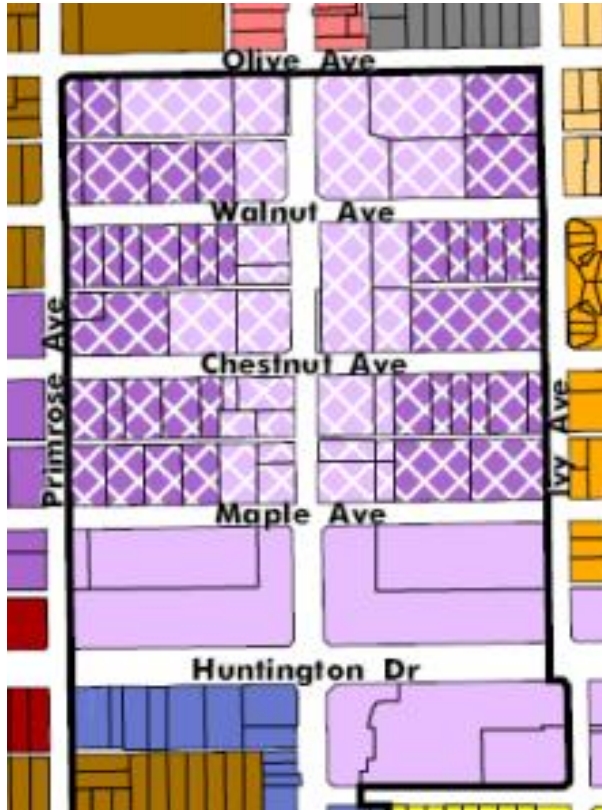
Staff continues to receive inquiries related to potential projects which have merit but outside the current parameters established by the General Plan. The purpose of the meeting is:

- To determine if development concepts are consistent with the vision established in the General Plan.
- To receive feedback and policy direction from the City Council on potential development issues.

Housing is Key

- **State continues to be in a housing crisis**
 - Affordability is a key concern
 - More housing needed for all income levels
 - State housing legislation has transitioned from planning to production
 - New legislation adds additional responsibilities to local jurisdictions to encourage and accommodate more housing opportunities

South Myrtle Avenue Corridor/Old Town Extension



South Myrtle Avenue Corridor

- Building on, but not detract from the success of Old Town
- Include mixed/non-residential uses along Myrtle Avenue to activate public realm and provide economic opportunities
- Connect Station Square to Old Town
- Identify public space opportunities
- Maximize affordability options

Time to dust off the plan?

- **Conceptual development plans are proposing higher densities than currently permitted by the General Plan**
 - General Plan amendments will be required to facilitate and entitle
- **Driving Forces**
 - Cost to produce Affordable Housing = Higher Density
 - Desirable Locations close to Old Town

Things to consider

- Balance between higher density and neighborhood compatibility considerations
- Review existing standards (setback, specific plan threshold, etc.)
- Identify entitlement options
- Environmental and community impacts

Opportunity sites overview

125 West Olive Ave.

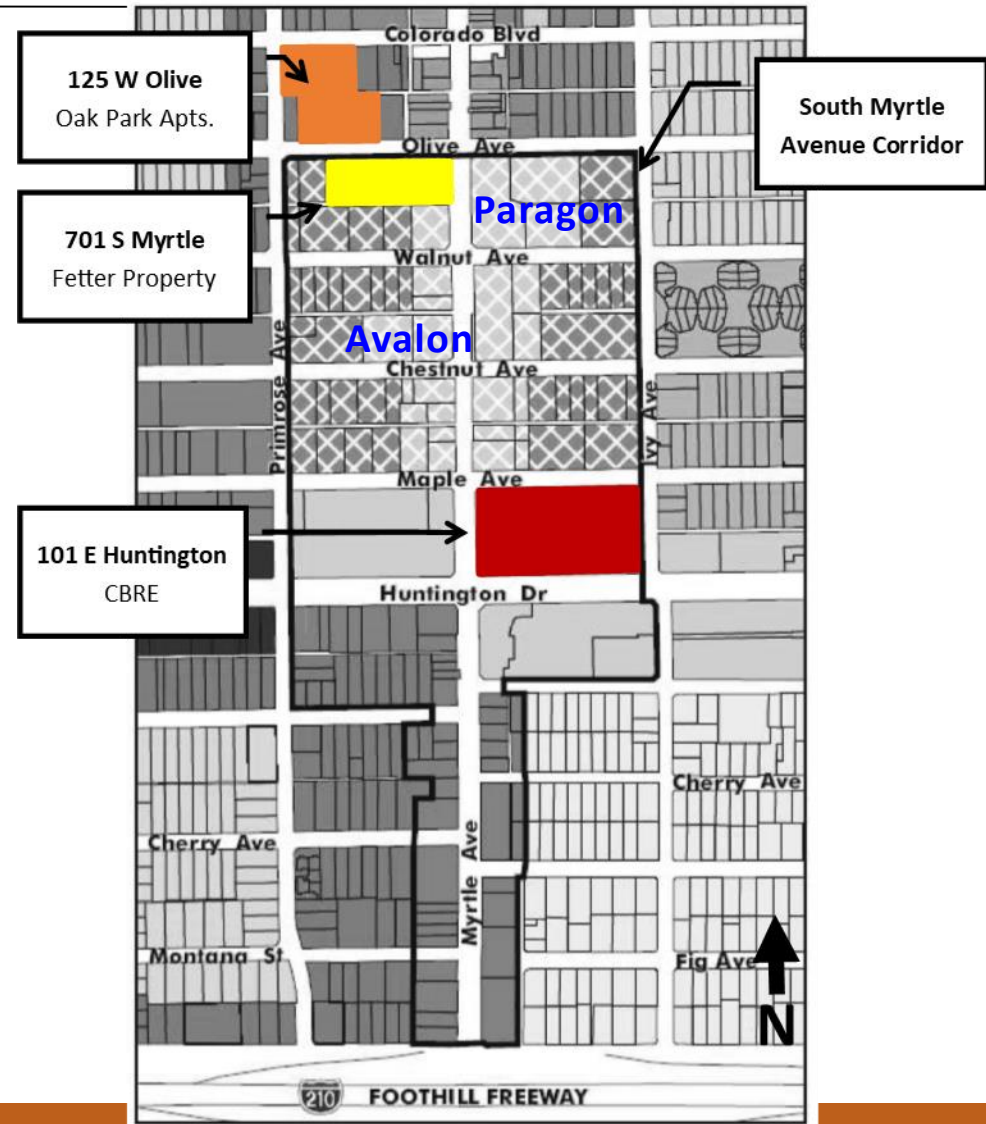


701 South Myrtle Ave.

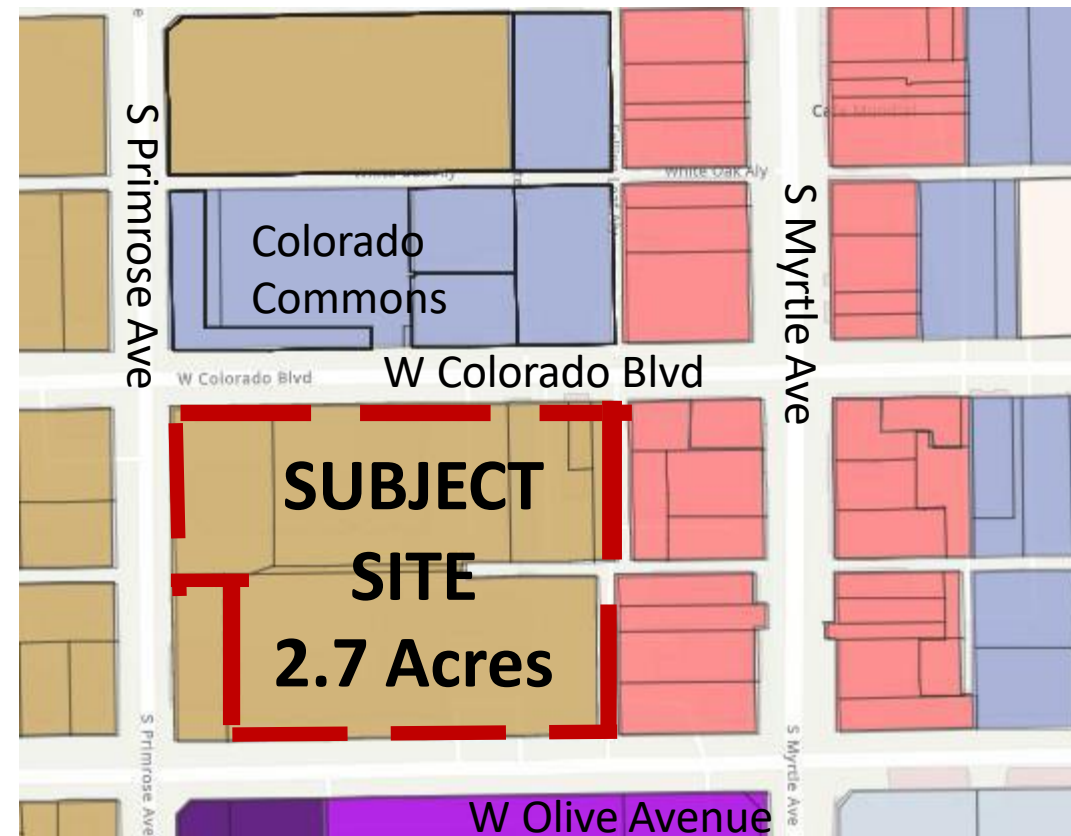


101 East Huntington Dr.

- 125 West Olive (Oak Park Apts.), Goldrich-Kest
- 701 South Myrtle (Fetter Property), Blake-Griggs
- 101 East Huntington, CBRE



125 West Olive Avenue



- **156 Apartment Units (54 Senior)**
- **Zoned RH (54 units/acre)**
- **Driving Forces:** Building Age (1977), Nonconforming Density, Redevelopment subject to SB 330 (more than 50% of units are affordable to very low and low income households)



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OAK PARK Apartments by GOLDRICH KEST



Project Considerations

- **269 Units**
 - 113 Net New
- **Density:** 99 units/acre
- **Height:** 6 stories
- **Entitlements Needed:**
 - General Plan Amendment
 - Zoning Code Amendment



Project Benefits

- ~40% income-restricted affordable housing units
- 54 age-restricted housing units providing homes for seniors
- Parking above minimum requirements to reduce demand for street parking
- Proximity to Myrtle Avenue



Olive/Primrose Street Edge

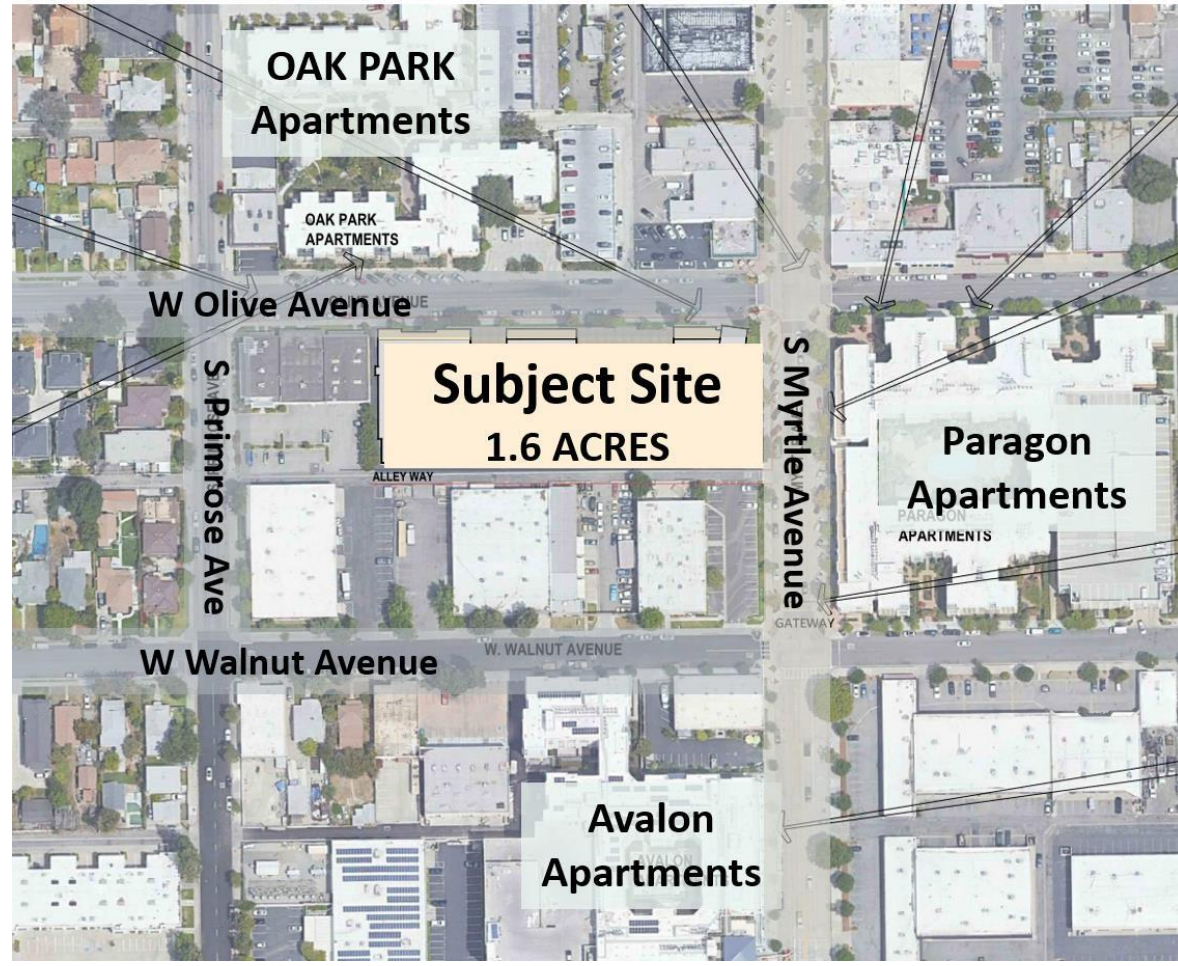


Colorado/Primrose Street Edge

701 South Myrtle Avenue



- **Existing Site Characteristics**
 - Office Industrial Building – 25,162 SF
 - Constructed in 1979
- **Zoned O/RD/LM**





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Project Considerations

- **200 Units**
- **Density:** 125 units/acre
- **Height:** 5 stories
- **Entitlements Needed:**
 - General Plan Amendment
 - Zoning Code Amendment



Project Benefits

- **Affordable Housing Component**
- **Additional Public Parking**
- **Community Based Work-Space Café**
- **Public Art Opportunity at Corner Plaza**



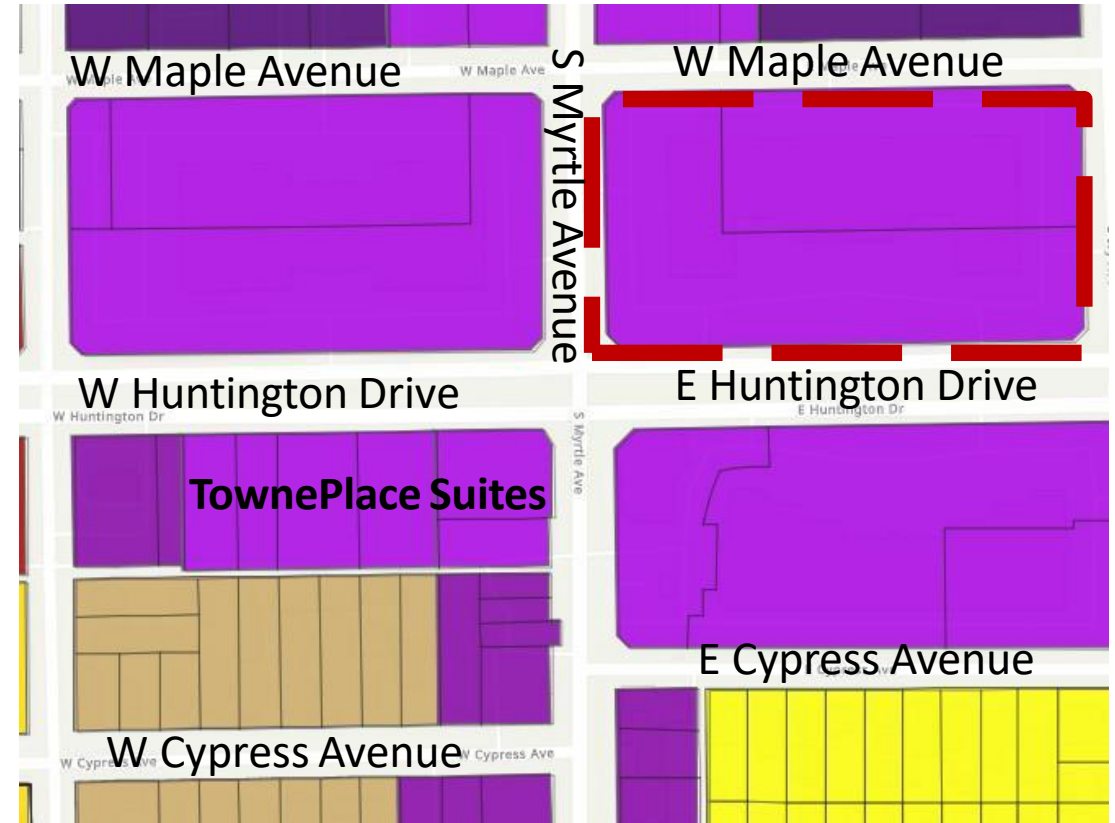


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101 East Huntington Drive



- **Existing Site Characteristics**
 - Two Story Office Building – ± 87K SF
 - Constructed in 1986
- **Zoned O/RD/LM**



South Myrtle Avenue Corridor – Cross Roads



- **Driving Forces:** 0% Leased
- **Major shift in space utilization for office occupiers because of COVID**
 - Worley Parsons (~38K SF) moved out in March 2022
 - Parasoft (~18K SF) working from home since Covid
 - ~11K SF has been vacant for 3 years
 - Two month-to-month tenants left, one of which ~11K SF is moving out Q3 '22



Project Considerations

- **Prime Location for Multifamily Mixed Use**
- **Similar to Avalon**
 - 54 DU's / acre with density bonus for affordable units
 - Complimentary storefront retail on Myrtle Avenue and Huntington Drive
- **Entitlements Needed:**
 - General Plan Amendment
 - Zoning Code Amendment

Thinking outside the box...

Historic Preservation and Land Use

508 & 512 South Ivy Avenue

Challenge: Extensive restoration needs and ensure the long term preservation of two houses on Steve Baker's former property.

Guiding Principles:

1. Emphasize preservation and restoration of the Baker property.
2. Provide economic incentive/viability for restoration.
3. Keep neighborhood compatibility in mind



508 & 512 South Ivy Avenue

- Adaptive reuse of Steve Baker's former property to a small historic inn
- Full restoration and rehabilitation of both houses
- Small single story addition to rear of 508
- Demolition of garage to construct ADA compliant rooms
- 4 open parking spaces along the alley

Path: Create a Planned Development Area to entitle the use



Anderson House



Challenge: Extensive restoration needs for the Anderson House at 215 East Lime Avenue.

Option: Relocate the house from Lime Avenue to Recreation Park, next to the Monrovia Historical Museum.

Considerations:

- Impact to historic integrity of the property.
- Impact on the park and neighborhood.
- CEQA
- Long term maintenance and use of structure

Anderson House

Next steps: Study the feasibility including an historic resources assessment to determine the impact of relocation on historic resource status.





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Questions and Discussion

