

## Monrovia General Plan Update



The City is currently undertaking an update of the Land Use and Circulation Elements of its General Plan, the City's primary planning and policy document.

The Land Use update will establish land use policies and design criteria for three new planning areas: **the West Huntington Drive Corridor, the South Myrtle Avenue Corridor and the Station Square Transit Village.** The Circulation Element update will be a comprehensive update intended to address anticipated future traffic volumes and circulation patterns associated with the land use plans.

The City anticipates that the Draft Land Use and Circulation Elements and Draft Environmental Impact Reports will be available for review at the end of April. Community wide and neighborhood wide meetings will be held in April, May and June, so that there are ample opportunities for public discussions. Formal public hearings before the Planning Commission and City Council will be conducted in June and July of this year.

The following provides a more comprehensive discussion of the project:

### Station Square Transit Village

The Station Square Transit Village consists of an 80-acre, transit-oriented urban village designed to complement the proposed Metro Gold Line Foothill Extension light rail station in the City of Monrovia. The Station Square Transit Village provides for an integrated mix of commercial, professional office, residential, hospitality, and park uses around the planned rail station and along a highly visible and heavily used travel corridor.



No specific development projects within the transit village are currently proposed. Rather, this project involves establishing the land use mechanisms that will allow individual development projects to move forward consistent with transit village goals and objectives set forth in the Monrovia General Plan. The following land use parameters will be studied in the Environmental Impact Report:

**Residential:** A minimum of 1,400 dwelling units to a maximum of 3,800 dwelling may be built as stand-alone product or as part of a

horizontally or vertically integrated mixed-use development. Residential uses are not permitted immediately adjacent to the 210 Freeway.

- Office:** Up to 750,000 square feet of office space. Office development may be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development. All office uses must conform to performance standard policies established for PD-Station Square Transit District.
- Retail/Dining:** A maximum of 151,200 square feet of retail/dining space, with a broad range of neighborhood-serving retail and restaurant uses permitted. All retail uses must conform to performance standard policies established for PD-Monrovia Transit District.
- Hospitality:** Up to 271 combination guest rooms/units for long-term stays and 45,800 square feet of hotel facilities. Associated amenities may include a health club, recreation facilities, banquet and meeting facilities, and restaurants. All hospitality uses must conform to performance standard policies established for PD-Station Square Transit District.
- Open Space:** A minimum of 4.35 acres of active park space within the planning area, with park space provided at a ratio of at least 3.0 acres of park space per 1,000 residents.
- Transit Station:** Transit station, bus transfer terminal, supporting parking facilities, a rider drop-off area, and other improvements supporting transit facilities.
- Parking:** A public parking structure of approximately 600 parking spaces to support the transit station and an approximate total of 8,652 parking spaces for adjoining commercial and/or residential uses, as well as public surface parking lots. Parking will be provided consistent with requirements set forth in the Monrovia Municipal Code, with shared parking arrangements encouraged to recognize the transit-oriented development.

## Huntington Drive Corridor

The City proposes to re-designate properties along West Huntington Drive to allow for the gradual transition of the corridor to a multi-function urban street. The proposed General Plan Amendment and subsequent zone changes will create two new commercial districts, Retail Corridor Commercial (RCC) and Retail Corridor Mixed Use (RCMU), that will provide opportunities for mixed use commercial and residential developments. The following provides a more detail discussion of the proposed zones:



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**Retail Corridor Commercial (RCC):** This designation is intended for large-scale retail, entertainment, and office facilities serving both the local and sub-regional markets. Uses along the ground floor level fronting Huntington Drive will be limited to retail sales. The maximum intensity of development will be a floor area ratio (FAR) of 2:1. New developments will be encouraged to implement shared parking or provide parking away from the street frontage (i.e. structure, subterranean, behind street facing retail stores).

**Retail Corridor Mixed Use (RCMU):** This designation is intended for large-scale retail, entertainment, hotels and office facilities serving both the local and sub-regional markets. Uses along the ground floor level fronting Huntington Drive will be limited to retail sales. The maximum intensity of development will be a floor area ratio (FAR) of 2:1. This land use designation will also accommodate residential developments at a maximum density of 50 units per acre. Residential units are not proposed along parcels fronting Huntington Drive.

## South Myrtle Avenue Corridor

The land use plan for the South Myrtle Avenue Corridor will create a connection of the Station Square Transit Village with Old Town Monrovia as well as providing for a transition from the West Huntington Drive retail corridor and the High Tech Corridor along Huntington drive, which begins at the Huntington Drive/Myrtle Avenue intersection. The land use plan south of Myrtle Avenue will allow for new office buildings while protecting adjacent residential neighborhoods. North a Myrtle Avenue the land use plan will allow for Mixed Use development under a Specific Plan and/or Planned Development process. Mixed Use Developments will only be allowed contiguous to Old Town on a block by block basis.



## Environmental Impact Report

As part of the General Plan Update, an Environmental Impact Report ("EIR") will be prepared. The City of Monrovia will be the Lead Agency in accordance with the California Environmental Quality Act (CEQA). The City of Monrovia is requesting input on the scope and content of the environmental information to be included in the EIR.

A Notice of Preparation ("NOP") and Initial Study of potential environmental impacts has been prepared and is available for review at Monrovia City Hall, 415 S. Ivy Avenue, in the Planning Division. The Notice of Preparation and Initial Study describes the project and identifies issues anticipated to be covered in the EIR.

**The Planning Division invites your comments on the proposed scope of the EIR.** Written comments must be received at the earliest possible date, but no later than March 27, 2007. The NOP comment period runs from February 27, 2007 through March 27, 2007. A scoping meeting for agency representatives and the public will be held on March 26, 2007 at 6:00 P.M. at City Hall Council Chamber, 415 S. Ivy Avenue, Monrovia, CA 91016.

**Please send your responses to:**

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