

Area PD-12 Station Square Transit Village: The City’s key objective in establishing the Station Square Transit Village Development Guidelines for Area PD-12 (“PD-12 Development Guidelines”) is to provide flexibility in land use types and intensities that will allow future development to respond to changes in the marketplace over time. These PD-12 Development Guidelines establish land use mechanisms that will allow individual development projects to move forward consistent with the goals and objectives in the General Plan, including the Station Square Transit Village Vision and Objectives in the Land Use Element.

Implementation

To ensure implementation of the goals and objectives, all new construction in PD-12 shall be reviewed and approved subject to the following general provisions that apply to the entire Area PD-12:

General Provisions

1. New development shall be designed pursuant to the Planning Objectives outlined in the Land Use Element for the Station Square Transit Village (e.g. architecture, hardscape, landscape).
2. With the exception of single family dwellings, the construction of new buildings or additions to existing buildings shall require the approval of a conditional use permit. However, a conditional use will not be required if the existing building is conforming and occupied by a conforming use, the addition is 25% or less in area of the existing building, and the project meets the requirements set forth in the Monrovia Municipal Code.
3. Lot consolidation that leaves remnant parcels totaling less than the conforming lot size for the applicable zone shall be discouraged.
4. Development located adjacent to or facing residential neighborhoods shall be designed to mitigate adverse impacts.
5. Mixed uses are encouraged (except for development using RL, or RM/RH standards, which shall be solely residential).
6. In order to encourage the inclusion of affordable residential units, deviations in unit size, recreation space and parking based on the Zoning Ordinance can be considered if at least 15% of the units are designated for moderate income or 10% low income or 5% very low income. Units designated as affordable shall be restricted for a minimum of 55 years.
7. Conversion from nonresidential uses to residential uses or mixed use development that includes residential uses shall be adjacent to other residential uses.
8. A minimum of two acres is required for a specific plan.
9. All development in Station Square Transit Village will be based on the following development parameters established by the Land Use Element, which establish maximum caps and minimum requirements for various types of development in Station Square Transit Village (Area PD-12) on an area-wide basis::

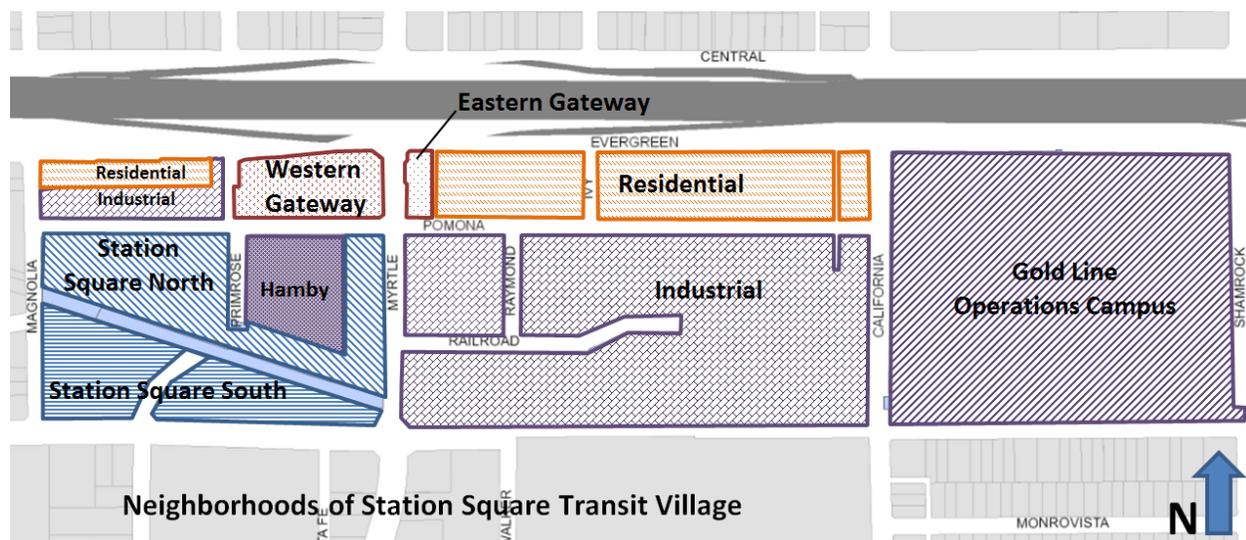
Summary of Land Uses

<u>Land Use</u>	<u>Maximum/Minimum Parameters</u>
Residential	<ul style="list-style-type: none"> • 1,400 units – minimum • 3,600 units – maximum
Commercial	<ul style="list-style-type: none"> • 150,000 square feet – maximum
Office, Light Manufacturing, Research & Development, Metro Gold Line Support Facilities	<ul style="list-style-type: none"> • 850,000 square feet (combined of all four potential uses)
Hospitality	<ul style="list-style-type: none"> • 271 hotel rooms • 45,800 square feet ancillary uses
Open Space	4.35 acres minimum area-wide; ratio of

	3.0 acres per 1000 new residents
Transit Station Parking	Parking to be provided per Gold Line agreement
Parking – All Others	Per Municipal Code, shared parking agreements and/or parking demand analysis.

Specific Provisions by Neighborhood

Recognizing that the Station Square Transit Village (Area PD-12) is a mixture of established neighborhoods, specific guidelines have been established for each neighborhood area that address and respond to the existing conditions and will allow for future development of various scales. Both the general guidelines and the specific guidelines apply to development within those neighborhoods for which specific guidelines are provided; to the extent there is a conflict between a general and specific guideline, the specific guideline shall control.



Residential Neighborhoods

1. Single family residential homes shall be treated as conforming uses and allowed to expand or redevelop subject to the RL development standards.
2. Lot consolidation for the purpose of new multifamily development is permitted subject to a conditional use permit and a subdivision map based on the following:
 - a. Property totaling less than two acres shall be subject to the RM/RH development standards based on the minimum lot sizes and dimensions of that zoning district.
 - b. Property totaling two acres or greater shall require approval of a specific plan and subject to the development parameters established for Station Square Transit Village (Area PD-12).
3. In addition to the notice of public hearing requirements in the Municipal Code, entitlements requests requiring a public hearing within the residential neighborhoods shall include the entire residential neighborhood.

Hamby Park

1. Existing legal uses shall be considered conforming. New uses shall be based on the BE Zone.
2. Incidental retail sales of products manufactured on site shall be permitted subject to a minor CUP.
3. No additional square footage shall be permitted without the provision of additional parking.

Station Square North

1. Future uses permitted in this area are the Gold Line parking structure and other Gold Line related uses, public open space and high density residential and commercial uses.
2. The Historic Santa Fe Depot shall be restored and repurposed for a commercial or public use.

Station Square South (Duarte Road)

1. Existing legal uses shall be considered conforming. New uses in existing structures and new construction shall be subject to the provisions of the BE Zone.
2. As an incentive to provide underground and/or structured parking as part of new development, an increase in FAR to 2.5:1 may be allowed.
3. The parking requirements of the Monrovia Municipal Code shall apply. Reduction in required parking is discouraged, however shared parking concepts may be considered.
4. Residential development or mixed use development that include residential uses shall be permitted on sites with a minimum size of two acres and will require approval of a specific plan.

Western Gateway (Myrtle/Evergreen/Primrose/Pomona)

1. Existing legal uses shall be considered conforming. New uses in existing structures and new construction shall be subject to the provisions of the BE Zone.
2. Lot consolidation is encouraged.
3. New development shall have its primary orientation toward Myrtle and Pomona Avenues. The maximum building setback along Myrtle Avenue shall be five feet. Parking facilities adjacent to Myrtle Avenue are discouraged.
4. High-quality design (“signature architecture”) shall be a primary consideration in the approval of new development.
5. As an incentive to provide underground and/or structured parking as part of new development, an increase in FAR to 2.5:1 may be allowed.
6. Residential uses (non-ground level) shall be permitted on sites with a minimum size of two acres only as part of a mixed use development and will require approval of a specific plan.

Eastern Gateway (Myrtle/Evergreen/Pomona/alley east of Myrtle)

1. Existing uses shall be considered conforming. New uses in existing structures and new construction shall be subject to the provisions of the BE Zone.
2. Lot consolidation is encouraged.
3. New development shall have its primary orientation toward Myrtle and Pomona Avenues. The maximum building setback along Myrtle Avenue shall be five feet. Parking facilities adjacent to Myrtle Avenue are discouraged.
4. High-quality design (“signature architecture”) shall be a primary consideration in the approval of new development.
5. As an incentive to provide underground and/or structured parking as part of new development, an increase in FAR to 2.5:1 may be allowed.
6. Expansion of Eastern Gateway may occur if:
 - a. The property is contiguous
 - b. Development is designed to minimize visual intrusion into adjacent neighborhood (e.g. stepped setback).

- c. Site is a minimum of 2 acres with approval of a specific plan.

Industrial Neighborhoods

1. Existing legal uses shall be considered conforming. New uses in existing structures and new construction shall be subject to the provisions of the O/RD/LM and BE Zones.
2. Lot consolidation is encouraged.
3. New development with frontage on either Myrtle Avenue or California Avenue shall be oriented toward those streets. The maximum building setback along Myrtle Avenue shall be five feet. Parking lots adjacent to Myrtle Avenue are discouraged.
4. As an incentive to provide underground and/or structured parking as part of new development, an increase in FAR to 2:5:1 may be allowed.
5. Mixed uses that include a residential component may occur in appropriate locations with the approval of a specific plan.

Gold Line Operations Campus

1. Existing buildings can be occupied by uses as defined in the zoning ordinance for the M Zone.
2. The Gold Line Operations Campus is a permitted use.