



From the City Manager's Desk

a weekly report from Scott Ochoa, City of Monrovia



March 30, 2007

Station Square EIR Meeting Kicks Off

On Monday, we held the first in a series of meetings regarding the Environmental Impact Report (EIR) for the Station Square project area, the West Huntington Drive Corridor and the Myrtle Avenue Corridor. The EIR is a report that will help to guide the future development and growth in these three areas of town.

You may recall that, two summers ago, in response to the growing development pressure in Monrovia's traditional single-family neighborhoods, the City restricted future development in residential areas and instead focused development into these three project areas – the idea being that these areas are already developed (but ready for re-investment); transit-oriented or at least transit-compatible; and they are adjacent to existing infrastructure and services. These notions of “smart growth” and “sustainable development” are nothing new, but they *are* new to Monrovia. They involve the creation of additional density – both residential and commercial – around transportation hubs that will allow future generations of Monrovia to be transit-reliant, as opposed to automobile-dependent.

This first meeting was intended to be a property owners' meeting, with subsequent meetings for other constituencies (business owners, residential renters, governmental agencies, etc.). Early on, however, it was clear that the attendees preferred to have larger meetings with all of the interests represented. I think this is fine as long as folks remain respectful of their neighbors' opinions and time. That seemed to be the case with this group, as folks who were opposed to any growth listened patiently to long-time residents and business people who were able to recall Monrovia's economic and civic doldrums of the 1960s and 70s. In the end, we had a great exchange of information and ideas about the potential impacts of development in these three areas. The notes from the meeting are currently posted on our website.

Future meetings on this process and projects will be announced soon. If you have any questions about the EIR or the City's General Plan update, please feel free to contact Planning Division Manager Steve Sizemore.

April 3 City Council Meeting Preview

We have quite a full agenda for the April 3 City Council, with plenty of good information regarding City programs and projects.

We have four different presentations. PR-1 is the Neighborhood Pride Award, which recognizes the great work of local homeowners and landlords in maintaining their properties and contributes to the wellbeing of the neighborhood. PR-2 is the introduction of our new Senior Accountant, Ruth Chavez. PR-3 is the introduction of new Police Department personnel, Officers William Fowler, John Meeks and Javier Leon, and also a new jailer, Adriana Hernandez. All of these individuals are great additions to the Monrovia Team. Lastly, we have a proclamation for April 9-15 as “National Community Development Week.”

Under Public Hearings we have PH-1, an amendment to the zoning code (Title 17) that would alter the list of permitted uses in the Public/Quasi-Public (P/QP) zone. This item essentially deals with the future use of the old Monrovia Community Hospital site, by requiring a Conditional Use Permit (CUP) for the reestablishment of business – including a hospital – in that location. The background on this item is that, even if the site were to be re-opened as a hospital, we would want to be able to place conditions on the use. The CUP could be used to restrict things such as sirens, parking and traffic circulation, and other factors that could become nuisances to the surrounding neighborhood. The fact that the hospital site is nestled in the middle of low-density single-family neighborhood necessitates that we move in this direction. Staff is recommending approval.

Under the Redevelopment Agency, we have MRA-1 – the authorization to acquire real property located at 200 West Pomona Avenue from the Laurie Ching Trust for the total consideration of \$1.62 million. You may recall that at the last Council meeting, the Council granted authorization to purchase the property immediately to the west of this site (Mee Industries). This proposed purchase reflects the same per square foot cost as the Mee Industries acquisition. Staff is recommending approval.

Under the Monrovia Financing Authority (MFA), we have the MFA's confirmation of the Redevelopment Agency Board's decision to issue tax allocation bonds and notes to raise cash proceeds for economic development and housing activities in the Station Square project area. You may recall that the City Council undertook this action (acting as both the Council and the Agency Board of Directors) at the last meeting. Now the MFA, as the financing arm of the City, must confirm this action. Staff is recommending approval.

Under Reports of City Council members, there are a number of topics for discussion. Mayor Hammond will discuss the highlights of the Youth in Government Day program; appoint members of the Library Construction Oversight Committee; report on a momentous session convened by the US Conference of Mayors, and discuss how this session may impact Monrovia's youth; and provide an update on the lighting on Myrtle Avenue. Mayor Pro Tem Kirby will introduce a new program by Foothill Transit called the "Silver Streak Line." Council Member Adams will call upon staff to provide updates on important City programs – Monrovia Area Partnership (MAP) and Hillside Brush Mitigation. Council Member Lutz will introduce an overview of the San Gabriel/Pomona Valley Regional Center, which offers funding and assistance to families with special needs; and she will also introduce Ms. Camille Levee, a Monrovia resident who was recently named 2007 "Woman of the Year" by Senator Bob Margett.

There are three administrative reports on the agenda. AR-1 represents another major step in maintaining the momentum toward a new Public Library. Staff is recommending, following the completion of a request for proposal process, that the Council award a contract for construction management services to Bernard Bros., Inc., in the amount of \$417,756. Bernard Bros., Inc., has a great deal of experience in construction management, with a specialty in dealing with public sector organizations and libraries, in particular. They are currently engaged in the construction of the City of San Marino's public library, which is very similar to Monrovia's proposed building. This experience and impeccable references, coupled with their aggressive bid, gives staff a great deal of comfort in recommending Bernard Bros., Inc. for the job.

Item AR-2 is the second half of the two year street resurfacing program. Eleven sections of street are slated to be replaced. Six bids were received, all of which exceeded the engineer's estimate for the project. The job specification was amended to accommodate the high cost by removing the installation of an additional polyester layer of roadway surface beneath the rubberized asphalt overlay. In adjusting all of the bids accordingly, the lowest bidder is Sylvia Construction, Inc., at \$816,122.90. The City has worked with Sylvia Construction in the past and found them a capable contractor. Also

of note on this project is that \$150,000 of the City's resources is coming from a recycling grant from the CIWMB for the use of rubberized asphalt. Staff is recommending approval.

Item AR-3 is the completion of the Redevelopment Agency financing discussed above.

The final item on the agenda is a closed session item related to my annual performance evaluation. It is hard to believe that three years has already flown by since the Council gave me the honor and opportunity of being the City Manager.

As always, if you have any question about any item on the agenda, please feel free to contact me directly.

Myrtle Avenue Lighting Under Review

Thus far, I have received a number of comments from merchants, residents and visitors to Old Town regarding our lighting experiment on the 400 block of South Myrtle Avenue. Not wanting to bias your opinion, I won't tell you the "score" just yet. If you want to make your thoughts known regarding which level of lighting you prefer, please email me by Friday, April 6!

Articles Attached

- **Monrovia Rolls Out Changes to General Plan.**

COMMUNITY DEVELOPMENT UPDATE

BUILDING DIVISION UPDATE

The Division has recorded a total building valuation of \$41,451,504 year-to-date with four months remaining in this fiscal year. At this time last year, building valuations totaled \$27,295,091. This represents an almost 52% increase, translating to \$14,156,413. Additional highlights for this month were permits issued for two Planned Unit Developments (PUDs), a four-unit project on the 700 block of Montana and a four-unit project on the 900 block of Royal Oaks. With the help of the 67-unit Colorado Commons project, the total so far this year is 54 new single family homes and 74 multi-family units. The highlight on the commercial side was the issuance of one tenant improvement permit with a valuation of \$400,000 for Worley Parsons in the 200 block of East Huntington.

The Division counter techs collected a total of \$46,965.50 in fees for the month, bringing the year-to-date total to \$498,264. The fees collected thus far have surpassed last year by \$29,697. There have been 1,245 permits issued this year compared to 1,380 permits last year.

Building inspections continue to increase on a monthly basis. There have been 5,812 inspections this year compared to last year's 4,659 inspections at this time. This represents an increase of 24.75%. The Division is averaging 726 inspections per month and, at this rate, the number of inspections should surpass last year's 7,331 inspections by more than 1,350.

- **Ivy and Foothill** - The six PUDs at Ivy and Foothill are moving rapidly. You will notice that the project is in the framing stages and soon the framing inspections will begin.
- **400 Block of Monrovista** – The 14 PUDs in the 400 block of Monrovista are also in the framing stages and inspections are being made.
- **Colorado Commons project** - Portions of the ground floor parking structure slab have been completed and the podium deck slab is now under construction. It is anticipated that the framing will start in mid-April and possibly the ground floor of the parking structure will be

available for parking in June (photos of the project below). The Division continues to make inspections on a daily basis and has received several compliments, especially for Senior Building Inspector Petra Avila. All of the superintendents and the Deputy Inspectors are very happy and satisfied with her inspections. They are especially pleased that she takes time to explain certain disciplines of the trades. In spite of the heavy workload, the Division continues to provide excellent service from the building counter to field inspections.



Historic Preservation Commission Meeting

At the March 28, 2007 Historic Preservation Commission, the Commission made the following determinations:

138 POPPY AVENUE – Historic Landmark Determination. Item was continued until the May 23, 2007 meeting to allow applicant time to complete the restoration.

217 Oaks Avenue - CERTIFICATE OF APPROPRIATENESS. The Commission approved a Certificate of Appropriateness for an extension of the dining room.

316 Wildrose Avenue - CERTIFICATE OF APPROPRIATENESS. The Commission approved a Certificate of Appropriateness to allow the construction of a 480 square foot accessory structure with an attached open work/storage area.

602 West Maple Avenue - CERTIFICATE OF APPROPRIATENESS. The Commission approved a Certificate of Appropriateness to replace non-original windows on the rear elevation of the house. They will be replaced with four-light wood casement windows that will be consistent with other windows in the house.

Standard Conditions Modification. Based upon the February 28 Historic Preservation Commission Study Session, the Commission reviewed and approved changes to the Mills Act Standards and Conditions. The approved changes were as follows:

- Maintain view corridor, landscaping, hardscape and fencing
- Modify electrical code update to be consistent with construction practices
- Modify progress reports due after a 10 year period to every five years, versus every two years.

COMMUNITY SERVICES HAPPENINGS

LIBRARY DIVISION

Literacy. Literacy Services has hired a third AmeriCorps Volunteer, Anne Andersen. Anne has been a volunteer Literacy Tutor for the past few months and will now add the AmeriCorps work onto her regular tutoring duties. In past years, the Library has only received two positions, but this year, through the AmeriCorps Program, they received a third position. The AmeriCorps Volunteers will be actively involved in the literacy aspects of the department's *Monrovia Reads and Plays Program*; so, this additional position is much needed.

How2Kids Show. On Saturday, Gigi Johnson of KGEM's *How2Kids Show* and eight youngsters interviewed Senior Librarian of Youth Services Shawn Thrasher at the library. Designed to tell children what is available at the Library, the program is set to run during the next two weeks on KGEM.

Busy, Busy, Busy. The Library's Youth Services Department was jumping last month. The staff served more than 1,600 children, parents and caregivers at various programs during February.

RECREATION DIVISION

2007 Spring Egg Hunt and Activities, "A Bunny and a Basket". The Department of Community Services will host the annual Spring Egg Hunt celebration on April 7 from 10 a.m. to noon in Recreation Park. Activities are offered for youth ages 1-16 and include egg hunts, crafts, a toddler and teen area, spring novelties, concessions, carnival games and much more. The event is sponsored by the generous contributions of Superior Computer Technology, Inc., Jodi Breneman of Dickson Podley Realtors, C.R. Stelling Insurance Agency, Diane Balsamo of Countrywide Home Loans, Lutz & Company and Donna Baker of Dickson Podley Realtors.

FROM THE FIRE DEPARTMENT

Personnel responded to 79 emergency calls from 0800 hours March 21 to 0800 hours March 28. Significant incidents include:

Dumpster Fire. On Sunday evening, firefighters responded to the 100 block of North Primrose on a report of a dumpster burning to the rear of the property. A resident at the location had been barbecuing earlier in the day and dumped warm coals into the dumpster. Firefighters quickly extinguished the fire and the damage was confined to the dumpster.

Structure Fire. On Sunday evening firefighters responded to the 600 block of Duarte Road in Arcadia on the report of smoke inside a four-story office building. Firefighters located light smoke on the third and fourth floors of the building and began an investigation as to the source. The investigation determined that an electrical short in a motor located in the HVAC system was the source of the smoke. Power to the motor was disconnected and the smoke was removed from the building.

Electrical Wires Down. On Tuesday evening, firefighters responded to the 200 block of Valle Vista on a report of wires down in the street. High winds had caused the branch of a tree to break, falling onto power lines. Southern California Edison was notified and responded to the scene.

Vehicle Fire. On Wednesday morning, firefighters responded to a reported vehicle fire on the westbound 210 Freeway. Upon arrival, firefighters located one vehicle fully involved in fire. The fire was quickly extinguished, but the vehicle was a total loss.

TRAINING AND EMERGENCY PREPAREDNESS

The past two weeks have seen a busy training schedule for the Monrovia Fire Department. In addition to the normal in-service training and preparation for six month probationary testing, the entire Department participated in regional Rapid Intervention Crew (RIC) training. RIC is a tactical mandate on structure fires in which fire department personnel are identified, positioned and prepared to affect rescues on those fellow firefighters within the building that may become lost, trapped or have difficulties with their self-contained breathing apparatus (SCBA).

This is a true life saving tactic used by Incident Commanders that has proven successful in removing firefighters from hazardous situations that otherwise would become deadly. What is unique about this training, other than the important role it plays in firefighter safety, is the fact that the training was the first time all 11 cities within Area C trained together. This was a true success with an outstanding curriculum, excellent instructors and an unprecedented schedule bringing all 11 cities together. It was also great to have Firefighter Mike Bailey as lead instructor in the training class and Captain Ron Pelham on the regional RIC committee and facilitating training. Good work gentleman and thank you for representing the Monrovia Fire Department in such a professional manner.

SPECIAL ACTIVITIES

The Fire Department would like to recognize and support March as American Red Cross month. Given the recent events of disasters, including the tsunami in Indonesia and Hurricane Katrina, it is important to remember the important role the American Red Cross plays in relief operations following these horrific events. Please support the American Red Cross through donations, volunteering, participating in training, giving blood or participating in their many activities. The San Gabriel Pomona Chapter of the American Red Cross can be reached at:

San Gabriel Pomona Valley Chapter of the American Red Cross
PO Box 91087
Pasadena CA 91109-1087
(626) 799-0841
www.sgpvarc.org

ADMINISTRATIVE ITEMS

This week, the Fire Department conducted three shift meetings with the Fire Chief, on-duty Battalion Chief and on-duty Captains as a follow-up to the Department retreat held three weeks ago. The purpose was to hold an informal meeting to discuss the current budget activities (starting work on the FY 2007-08 budget), follow-up discussion on the Department Strategic Plan and an opportunity for round table discussion on current topics of interest. The three meetings proved to be beneficial and it was determined that the department would begin holding more informal meetings to include all on-duty firefighters, at least quarterly.

ON THE POLICE BLOTTER

During the last seven day period, the Police Department handled 598 calls for service resulting in 169 investigations. Following are this week's highlighted issues and events:

Petty Theft. On March 22 at 10:23 a.m., officers responded to a business in the 700 block of West Huntington regarding a theft which had just occurred. The suspect was seen running from the business, taking store merchandise and fleeing in a white Honda. A witness wrote down the suspect's vehicle license plate, and officers went to the registered owner's address in the City of

Duarte. The suspect fled on foot as officers approached, but he was apprehended a short time later and taken into custody.

Residential Burglary in Progress. On March 22 at 3:36 p.m., officers responded to the 300 block of Grand regarding a residential burglary in progress. The first officers to arrive on scene apprehended one of the two suspects. The other suspect fled on foot and a containment was set up surrounding the area where the suspect was last seen. The Foothill Air Support Team helicopter responded to the burglary call, and Arcadia and El Monte Police Departments arrived to assist, also. Foothill Special Enforcement Team officers worked with the El Monte canine team and made a yard-to-yard search which resulted in the second suspect being found and arrested. This call exemplified excellent mutual cooperation between police agencies and great team work by all of the officers.

Felony Vandalism. On March 25 at 9:35 a.m., in the early hours of the watch, dispatch started receiving several vandalism calls. Several parked vehicles had been spray painted with red and black spray paint. The targeted vehicles were all either white or silver. One of the vehicles had a Swastika painted on the side. An additional report was taken for the daubing of a Swastika. Investigation continuing.

Grand Theft Auto / Lo-Jack Recovery. On March 26 at 12:22 a.m., an officer was patrolling CAP areas in his beat when he received a Lo-Jack activation in his patrol car. He advised dispatch of the numbers on his devise and obtained the stolen vehicle information. Within a few minutes he located the vehicle on Fig, west of California. It was unoccupied and appeared to have been parked there for some time. After collecting some evidence from inside the car, he recovered the vehicle. The vehicle had been stolen out of the City of San Gabriel.

Foot Pursuit of Mentally Ill Subject. On March 26 at 10:47 p.m., an officer was patrolling Myrtle, south of Duarte, when he saw a male subject walking down the middle of Myrtle, in traffic. The subject appeared disoriented. The officer attempted to detain the subject, but the subject ran from him. The officer chased the subject, and with the help of additional officers, the subject was detained and determined to be mentally ill. He was off his medications and was a danger to himself, so the officer transported him to a mental facility.

Felony Vandalism Arrests. On March 24 and 25, Monrovia Police Department took several vandalism reports in the north end of town. The suspects used red and black spray paint to vandalize numerous parked cars. A witness provided a license plate number of a possible suspect vehicle. The vehicle was registered out of the area. Officers found the vehicle parked unoccupied in the north end of town on March 26. Officers could see red and black paint on the inside door handles of the vehicle. They set up surveillance of the vehicle, and a 17-year-old male juvenile came out to the vehicle. The investigation revealed that he was one of two suspects. He was arrested and brought to Monrovia Police Department. This suspect provided information on the second suspect, a 16-year-old male juvenile. Officers searched for and located this second suspect. He was also arrested and brought to Monrovia Police Department. The two suspects were booked for eight counts of felony vandalism. They were released to their parents. Good work by the officers.



ENGINEERING:

Traffic Signal Installation - Royal Oaks and Bradbury. The poles are scheduled to be installed Monday, April 2. The contractor is coordinating electrical service from Edison, and the signal should be operational in mid-April.

OPERATIONS – Environmental Services – Facilities – Parks:

Green Team Committee Kick-off Meeting. The Green Team Committee, consisting of one staff member from each City Department, met on Wednesday for its kick-off meeting. The Green Team has been tasked by the City Council to create a “Green” Administrative Policy. The Committee's goal is to develop Urban Accords for the City Council's adoption in June. The committee reviewed and discussed the Environmental Urban Accords that were first developed by the United Nations and adopted by many U.S. cities at the 2005 U.S. Mayor's Climate Protection Conference in Seattle. Since development of these Urban Accords, the State of California has also developed an action plan based on many of the actions called for in the Urban Accords. The Committee has taken the model of the Urban Accords, updated it based on the State's mandates, and tailored the actions to the City of Monrovia.

Once the policy is adopted by Council, the Monrovia Environmental Accords will provide guidance for each City Department in the areas of Energy, Waste Reduction, Urban Design, Urban Nature, Transportation, Environmental Health and Water. The City's upcoming 2007-09 fiscal budget will reflect the Accords Action Items through newly developed programs ranging from Water Conservation to the development of a Low Emission Vehicle Acquisition Policy. Several staff members attended the San Gabriel Valley Council of Governors meeting this week where this topic (Green City Action Plan) was being presented by Pasadena's senior project planner.

Household Hazardous Waste Information Exchange. On Wednesday March 28, Environmental Services Staff attended the Southern California Household Hazardous Waste Information Exchange in Anaheim. A panel discussion on compliance with New *Sharps* Regulation was presented by speakers from Orange and San Bernardino Counties, Sharps Compliance Inc. and the California Integrated Waste Management Board.

High Wind Activity. On Tuesday March 27, high winds downed power lines and caused several traffic signals to go black along Duarte Road at Mayflower, Fifth, Sixth and Tenth Avenues, including the intersection at Huntington Drive and Magnolia Avenue. City crews responded and placed temporary stop signs at the affected intersections until electricity was restored a couple of hours later. All signal equipment has been checked and no permanent damage is evident; the custom signal timing at each intersection has been restored and returned to normal operation.

Parks Staff responded to two large tree limbs that fell, and then picked up a lot of palm fronds that also came down. Staff also responded to a call regarding a large private oak tree that fell on North Alta Vista.

Tree Trimming. TruGreen, the City's tree trimming contractor, is in town this week to perform block trimming along Canyon Boulevard from Foothill Boulevard to Scenic Drive. The process should be completed by the end of next week.

Rotary & Julian Fisher Parks. Both of these parks were tagged with graffiti this week. More than 100 square feet of graffiti had to be removed from picnic tables and play equipment. Staff repainted four picnic tables, four park benches and the supports to the picnic shelter.

STREETS:

Grinding and Patching of Trip Hazards:

1530 Alamilas, 134 N. Canyon, 140 N. Canyon, 366 N. Canyon, Monterey and Huntington, 146 E. Colorado and 302 E. Colorado

Graffiti Removal:

- 18 traffic signs
- Monrovia Wells and freeway underpasses at Mayflower and at California

Traffic Sign Installation/Replacement:

- Straighten sign posts on Myrtle in front of the City's Well Field and Northwest corner of Shamrock & Royal Oaks.
- Replaced parking time restriction sign in parking lot 6
- Install missing stop sign northwest of El Nido and Hillcrest
- Replaced stop sign at 1400 S. Primrose
- Replaced broken sign post, route 66 sign and 35 MPH sign at 725 W. Huntington Dr.
- Replaced 3 ton weight limit sign northwest corner of Mayflower and Huntington Dr.

Street Patch Repairs:

- Southeast and northwest corners of Colorado and Fifth
- 500 W. Lemon
- Southwest corner Canyon and Almond
- 1100 Block of S. Magnolia
- Northeast corner Magnolia and Walnut
- Southeast and northeast corner Colorado and Magnolia
- Violet and Colorado, California and Duarte Rd

Miscellaneous:

- Painted "WAIT HERE" legend in front of Fire Station 2
- Removed yard sale signs from several utility poles on the 900 block S. California

UTILITIES:

Customer Service

- Read and recorded 2,376 water meters
- Completed 51 work orders
- Replaced 3 water meters
- Reactivated 25 water services

Water Production

Water consumption is 43.9 millions gallons, a decrease of approximately 13% compared to last week's figure. The following weekly water samplings were completed by staff per the requirements of the Department of Health Services:

- 17 Water system sampling
- 3 Water treatment facility sampling

Staff attended 2 seminars last week as part of our continuing effort to improve our water production operation. One seminar is with emphasis on new technologies and maintenance of water wells, and one seminar on enhancements of the City's computer monitoring system security.

Utility Maintenance

- 68 water main system valves were inspected and operated
- 16 underground service alert's utility location requests were completed
- 12,900 feet of sewer mains were cleaned
- 2 sewer main line were repaired
- 1 sewer lateral was replaced

2006-2007 Water Main Replacement Project Update. The contractor is working on the installation of an 8" water main at Oaks Avenue between Magnolia Avenue and Primrose Avenue. Temporary no parking signs between the hours from 7:00 a.m. to 4:00 p.m. are posted along Oaks Avenue. Project is on schedule.

Have a great weekend!

FOR YOUR CALENDARS:

Tues., April 3, 7:30 p.m.	Regular Council Meeting
Sat., April 7, 9:30 a.m.	Spring Egg Hunt, Recreation Park
Tues., April 17, 7:30 p.m.	Regular Council Meeting
Thurs, April 19, 11:30 a.m.	Annual Volunteers Recognition Luncheon, Community Center
Sat., April 21 10:00 a.m.	Earth Day, Canyon Park
Sat., April 28, 11:00 a.m.	Relay for Life, Library Park
Sun., April 29, 11:00 a.m.	Relay for Life, Library Park
Mon., April 30, 5:00 p.m.	Monrovia Reads Cinco De Mayo event, Krikorian Theater
Tues., May 1, 7:30 p.m.	Regular Council Meeting
Tues., May 15, 7:30 p.m.	Regular Council Meeting
Sat., May 19, 7:00 a.m.	Monrovia Days Pancake Breakfast, Community Center
Sat., May 19, 9:00 a.m.	Monrovia Days Parade
Sat., May 19, 10:00 a.m.	Monrovia Days 121st Birthday Celebration, Library Park
Sat., May 19, 5:00 p.m.	Monrovia Days Celebration Evening Concerts, dancing on Myrtle Avenue

CMO ATTACHMENTS:

Monrovia rolls out changes to General Plan

By Emanuel Parker Staff Writer
Pasadena Star-News

MONROVIA - Monrovia officials held the first of a series of public meetings Monday to gather community feedback about upcoming major developments and prepare for major changes in the city's General Plan.

The new General Plan will allow higher-density, mixed-use developments along major streets, in the new Station Square area where the Gold Line station is planned, and in the south part of the city.

"What we heard last night is that people think we need to manage the growth," said Dick Singer, a city spokesman. "People are afraid of high-density developments, traffic congestion and overcrowded schools."

About 60 people attended the 6 p.m. meeting at City Hall. It ended at 8:30 p.m. but some people stayed an extra 30 minutes to talk with city officials.

The city is updating the land use and circulation elements of the general plan, Monrovia's primary planning and policy document.

The land use section sets guidelines and design policy for three new planning areas: the Station Square Transit Village, the South Myrtle Avenue corridor and the West Huntington Drive Corridor. The circulation element addresses anticipated future traffic volumes and circulation patterns in the areas covered by the land-use plan.

City officials anticipate the draft land use, circulation elements and draft environmental impact reports will be available for review at the end of April. Community meetings will be held in April, May and June, with formal public hearings before the Planning Commission and City Council set for June and July.

The Station Square Transit Village will consist of an 80-acre transit-oriented urban village designed around the proposed Gold Line light rail station in Monrovia.

The village will be south of the Foothill (210) Freeway and north of Duarte Road, and could include as many as 3,000 new homes and businesses. No specific development projects within the transit village are currently proposed.

Plans call for developing the South Myrtle Avenue Corridor to create a connection between the Station Square Transit Village and Old Town Monrovia.

Officials say the plan will allow for new office buildings along South Myrtle while protecting adjacent residential neighborhoods.

Big changes are planned for West Huntington Drive, where officials plan to rezone properties to allow for the gradual transition of Huntington to a multifunction urban street.

Plans call for creating two new commercial districts; retail corridor commercial and retail corridor mixed use.

The RCC district will have large-scale retail, entertainment and office facilities. Ground floor levels fronting Huntington will be limited to retail sales.

The RCMU designation is similar to the RCC, but it also will accommodate residential developments, excluding parcels fronting Huntington, with a maximum density of 50 units per acre.

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