

**AREA PD-1: Mountain View/Ocean View/Valley View Area:** This residential area represents predominantly single-family development on larger than the average sized lot. Most of the lots are 50 feet x 200 feet (10,000 square feet) and several are improved with older period homes. These homes are well-maintained, mostly Craftsman and Mediterranean Spanish style, and add to the overall ambience of the area. In addition, there are also several very mature oak trees throughout the neighborhood.

The following development guidelines apply to PD Area 1:

1. The RM development standards shall apply with a maximum density of one unit per 4,000 square feet of land area and an F.A.R. of 35%.
2. Oak trees 10 inches in diameter or greater measured at 2 feet above the level ground shall not be removed without the permission of the approving body, Development Review Committee (DRC)/Planning Commission (PC), and shall be depicted on all site plans submitted.
3. A licensed arborist shall be required when new development occurs adjacent to oak trees and shall recommend appropriate measures for adequate protection..
4. If a new unit(s) is added to an already improved property, the new construction shall be architecturally compatible with the residence(s) on the lot. This review shall include, but not be limited to: siding, roof pitch and overhang, window sizes and shapes, and predominant architectural details, such as porches, cornices, and bay windows.
5. Preservation and retention of the older period homes (pre 1940s) shall be encouraged and slight deviations from development standards (i.e.; yard size, building separation, unit size) may be used by the DRC/PC to help establish minor exemption and/or variance findings. The DRC/PC must determine that the preservation and retention of the older period home outweighs its elimination and the deviations do not make a less desirable development.
6. Minimum lot size and dimensions shall be as follows:
  - South side of Ocean View Avenue– 9,000 square feet, 50 feet x 180 feet
  - All other lots – 10,000 square feet, 50 feet x 200 feet
7. No lot consolidations shall be allowed if lot size is increased to allow more than two units on a lot.
8. Older period homes (pre 1940s) which demonstrate the architectural style of a specific period, if substandard in size shall not be required to be increased to the minimum unit size if it is retained as part of a development.
9. Front-loading and side-loading attached garages visible to the street shall be considered only if it is determined that the quality of design outweighs any negative impact and there is no other location on the site a garage could be better located.
10. The “Maximum House Size” chart in the Zoning Ordinance for the RL (Residential Low Density) and RE (Residential Estate) Zone may be used if a single-family residence is constructed or an existing single-family residence is enlarged. This will allow a larger house in place of adding units on a lot.
11. Except for second units approved pursuant to Chapter 17.44.160, of the Monrovia Municipal Code, all units shall be detached. Rear units shall be restricted to single-story construction.
12. All new single-family homes and in multiple residential projects units closest to the street shall have street facing entries.





**Legend**

- Area 1
- Parcels

City of Monrovia  
 Community Development Department  
 Planned Development Area 1

