

AREA PD-2: East Foothill Boulevard Area including Wildrose between Canyon Boulevard and Shamrock Avenue: This area has an old Monrovia atmosphere although there is multiple-family, non-conforming offices, a church parking lot, and mortuary intruding into a predominantly residential area. Since the neighborhood was mainly built before 1930, there is a predominance of Craftsman structures in addition to some examples of Spanish Colonial Revival, Mediterranean, Colonial Revival, cottage, and vernacular architecture.

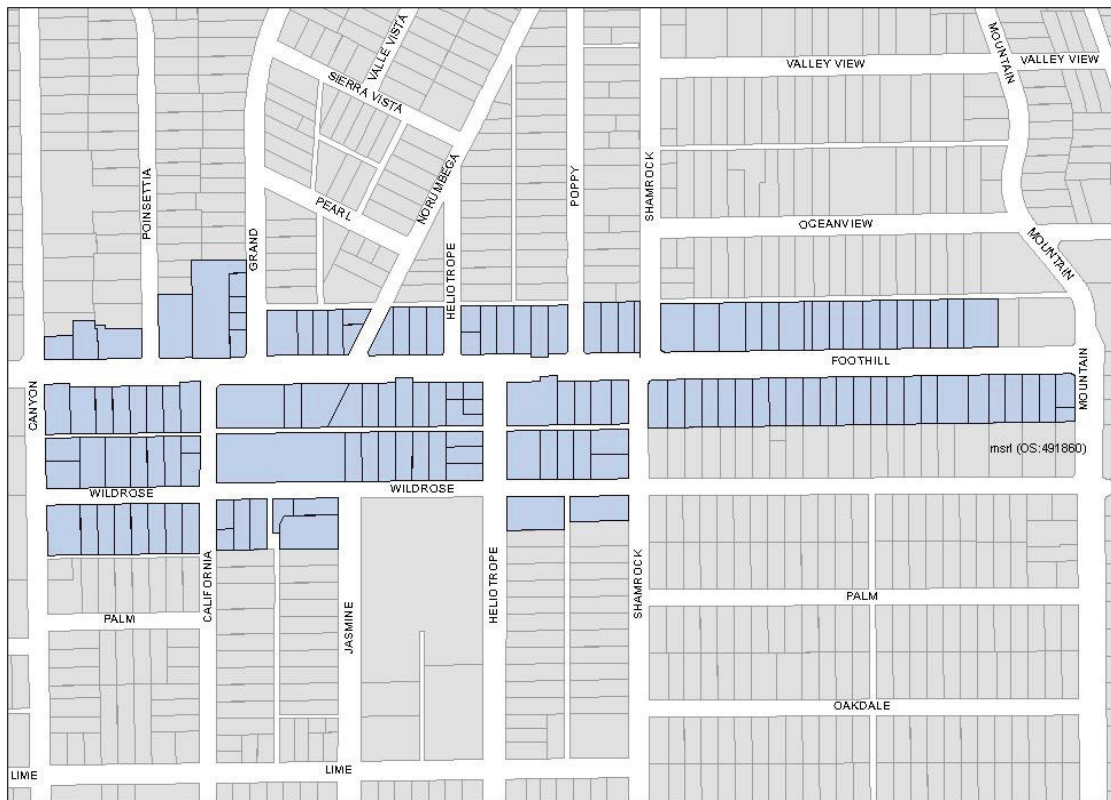
The following development standards apply to PD Area 2:

1. For the area along **Foothill Boulevard** the RM development standards shall apply with a maximum density of one unit per 2,500 square feet of land area and an F.A.R. of 40%.
2. For the area along Foothill Boulevard, the existing non-conforming businesses shall be permitted one wall-mounted sign or one awning sign, and one monument sign subject to the following specifications:
 - a. A wall-mounted sign shall not exceed 3% of the total wall face.
 - b. An awning sign shall be restricted to the business name and street numbers on the valance, and shall not exceed 50% of the valance width and the lettering shall not exceed 66% of the valance height, and limited to a maximum of 18 inches.
 - c. A monument sign shall have a maximum height of 4' (maximum base height, if proposed, shall not exceed 1' and shall be included as part of the overall 4' height limit) and a maximum sign face of 3' high by 4' wide.
 - d. Materials shall be wood, wrought iron, or materials that are determined to be compatible with the historic nature of the neighborhood.
 - e. Signs shall not be interior lit and indirect lighting may be considered based on potential impact to neighboring residential properties.
3. The DRC shall review and approve all signs.
4. The area along **Wildrose Avenue between Canyon Boulevard and Shamrock Avenue** the RM development standards shall apply with a maximum density of 3,500 square feet per unit and an F.A.R. of 40%.
5. 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 DRC/PC and shall be depicted on all site plans submitted.
6. A licensed arborist shall be required when new development occurs adjacent to oak trees and shall recommend appropriate measures for adequate protection.
7. 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.
8. 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.

9. The houses on Foothill Boulevard and Wildrose Avenue exemplify the architecture and historical flavor that is being encouraged. New construction shall incorporate some features of these houses, for example, similar roof pitches, siding, window detail, the use of river rock or other typical masonry techniques, or large beam construction. The new buildings shall sufficiently blend with these homes to enhance and reinforce the integrity and feeling of the neighborhood.
10. No lot consolidations shall be allowed if lot size is increased to allow more than two units on a lot.
11. Front-loading and side-loading garages visible to the street shall not be permitted.
12. Older period homes (pre 1940's) 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.
13. 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.
14. All new single-family homes and in multiple residential projects units closest to the street shall have street facing entries.



Legend

- Parcels
- Area 2

City of Monrovia
Community Development Department
Planned Development Area 2

