

**AREA PD-4 - Highway Esplanade/Parker Neighborhood:** This area exhibits the integrity of a single family neighborhood although many second units exist. The area's cohesion is defined by the predominance of Craftsman bungalows and Spanish Colonial Revival bungalows, therefore the need for their preservation, as well as the retention of the original street lamps and significant stands of specimen trees.

The following development guidelines apply to PD Area 4:

1. The RM development standards shall apply with a maximum density of one unit per 3,500 square feet of land area and an F.A.R. of 35%.
2. Preservation and retention of the older period homes (pre 1940's) 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 exception 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.
3. If new units are proposed or substantial redevelopment of an existing property is proposed, the new construction shall be architecturally compatible with the residence(s) on the lot and new development shall follow the existing pattern in the area:
  - a. A predominant, detached unit in the front.
  - b. Front porches shall be included.
  - c. 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.
4. Existing period street lamps shall be retained. No modern street fixtures shall be used.
5. No lot consolidations shall be allowed if lot size is increased to allow more than two units on a lot.
6. No units shall face or have vehicular access from Chestnut Avenue.
7. Property lines adjacent to Chestnut Avenue shall be "rear" property lines and setbacks shall be applied accordingly. Accessory structures in the rear yards shall be setback a minimum of 3 feet from rear property lines.
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. 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.
11. All new single-family homes and in multiple residential projects units closest to the street shall have street facing entries.



12. Front porches shall be included;
13. 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.
14. Existing period street lamps shall be retained. No modern fixtures shall be used.
15. All trees shall be shown on development plans and every effort should be taken to preserve specimen trees.



**Legend**

- Parcels
- Area 4

City of Monrovia  
Community Development Department  
Planned Development Area 4

