

**AREA PD-24: Poppy/Shamrock north of Foothill Boulevard to Norumbega Drive:** This residential block consists of double frontage lots (50 feet x 165 feet) and lots that have been subdivided over time that have lot depths of 75 feet or less. The Poppy Avenue side is predominantly improved with historic Craftsman bungalow homes. The Shamrock Avenue side is a mixture of back yards, accessory structures, and homes varying in age and architectural style. To encourage the retention and preservation of the historic homes on Poppy Avenue and to encourage more consistent development along Shamrock Avenue the following design guidelines addressing orientation of homes, rear yard fencing and off-street parking are designed to meet the specific needs of this neighborhood.

The following development guidelines apply to PD Area 24:

1. The RM development standards shall apply with a maximum density of one unit per 3,000 square feet of land area and an F.A.R. of 40%.
2. Preservation and retention of 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 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. Allow 2-unit detached PUDs on double frontage lots if the following standards are met:
  - a. two enclosed garage spaces shall be provided for each unit;
  - b. total private recreation space shall be equal to 20% of the residential floor area on the site. A private yard area shall have at least  $\frac{1}{4}$  of the required total yard area with minimum dimensions of 8 feet per side;
  - c. C.C.&R's shall not be required. If there are common areas (i.e., driveway) a recorded joint maintenance agreement will be required;
  - d. if an historic home is determined to be eligible for historic landmark designation pursuant to the criteria in the Historic Preservation Ordinance, it shall be retained and shall be landmarked as a condition of approval;
  - e. if an existing home does not exemplify the architectural style of the neighborhood it shall be upgraded to incorporate appropriate design elements;
  - f. Conditional Use Permit shall be required.
4. 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.
5. All new residential units shall face the street they are closest to and be designed to reflect the historic values of the neighborhood.
6. On Shamrock Avenue if a backyard is adjacent to a front yard, backyard fencing shall be permitted along property lines if it is determined that the following criteria are met:
  - a. fencing does not create a visibility problem to nearby driveways. The fence shall comply with MMC Section 17.12.040 Setbacks, Physical Obstructions;
  - b. The DRC shall review and approve fencing material, height and landscaping in front of the fence line. A setback may be required if the DRC determines that its location adversely impacts



adjacent properties or that additional area is needed for landscaping.

7. On Shamrock Avenue placement of accessory structures in the rear 25 feet of backyards adjacent to front yards shall require approval by DRC. The DRC shall take into consideration impact to adjacent properties and visibility from the street. In no case shall the structure be closer than 3 feet to a side property line and 10' from the property line adjacent to Shamrock Avenue.



**Legend**

- Parcels
- Area 24

City of Monrovia  
Community Development Department  
Planned Development Area 24

