

AREA PD-25: Monrovia/California/Duarte Road: This area is generally bounded by California Avenue on the west, Shamrock Avenue on the east, Duarte Road on the north and Monrovia Avenue on the south. The Area is surrounded with by commercial and industrial properties on Duarte Road and California Avenue. On Monrovia Avenue there is a combination of both single-family and multiple-family units and churches. To better define and develop standards consistent with the surrounding neighborhoods, the Planned Development Area is divided into two sub-areas: **PD-25a and PD-25b.**

The following development guidelines apply to **PD Area 25a**, which is approximately 1.42 acres in size and consists of seven lots on Duarte Road, three lots on California Avenue, 3 lots on Monrovia Avenue and the alley that runs east from California and then south to Monrovia Avenue:

1. A maximum density of one unit per 3,000 square feet of land area, and a maximum 50% floor area ratio for dwellings shall be permitted.
2. PD Area 25a shall be developed as a single, multiple-family residential project. The alley shall be vacated and incorporated into the project.
3. A Conditional Use Permit shall be required for all new development.
4. Minimum setbacks shall be:
 - a. Twelve (12) feet on Monrovia Avenue.
 - b. Nineteen (19) feet on California Avenue and Duarte Road.
 - c. Six (6) feet for the first floor and eight (8) feet for the second floor for all interior property lines.
 - d. A six foot decorative wall shall be setback a minimum of twelve (12) feet from the property lines adjacent to California Avenue and Duarte Road.
5. Minimum building separation shall be 6 feet between first story walls and 9 feet for second story walls.
6. The total private recreation space for the development must be a minimum of 20% of the total dwelling square footages of the development.
7. All future development shall be designed to encourage interaction with the surrounding streets. The following design concepts shall be incorporated into the development:
 - a. Units fronting Monrovia shall be oriented toward the street.
 - b. Front porches shall be encouraged. The porch may encroach 5 feet into the street setback.
 - c. Encourage garage designs to minimize the visibility from the street.



- d. Side and rear elevations that directly face a public street shall have adequate modulation and architectural enhancements such as porches, balconies, windows and other features.
- e. Pedestrian access shall be provided from California and Duarte Road.

8. Any development standard not provided in these guidelines shall be in accordance with the RH (Residential High Density) regulations.

The following development guidelines apply to **Planned Development Area 25b**, which consists of 19 lots on the north side of Monrovia Avenue beginning at the alley on the west to Shamrock Avenue on the east. This area is approximately 2.5 acres in area.

1. A maximum density of one unit per 3,000 square feet of land area, and a maximum of 60% floor area ratio for dwellings shall be permitted.
2. Consolidation of lots shall be encouraged to accommodate PUDs.
3. The front yard setback for new construction shall be a minimum of 20 feet.
4. All future developments shall be designed to reflect a single family neighborhood. Units must be detached and the unit closest to the street shall incorporate the following design features:
 - a. Street facing units shall have street facing entries.
 - b. Front porches shall be encouraged. The porch may encroach 5 feet into the front yard setback
 - c. Encourage garage designs to minimize visibility from the street.
 - d. No building shall exceed two stories. The maximum building height shall be 27'.
5. Single-family homes shall be permitted by right. All other development shall require a Conditional Use Permit
6. Existing legal non-conforming properties may only be altered or expanded in a way that lessens their nonconformity.
7. Any development standard not provided in these guidelines shall be in accordance with the RM (Residential Medium Density) Zone regulations.



Legend
 Grey square: Parcels
 Blue square: Area 25B

City of Monrovia
 Community Development Department
 Planned Development Area 25B

