

MONROVIA CITY COUNCIL

Tentative Tract Map No. 83341

Conditional Use Permit CUP2021-0001

New 4-Unit Planned Unit Development (PUD)

511 – 517 East Walnut Avenue

Todd Bowden (Bowden Development, Inc.), Applicant

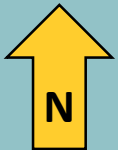
February 2, 2021

Planning

Community Development

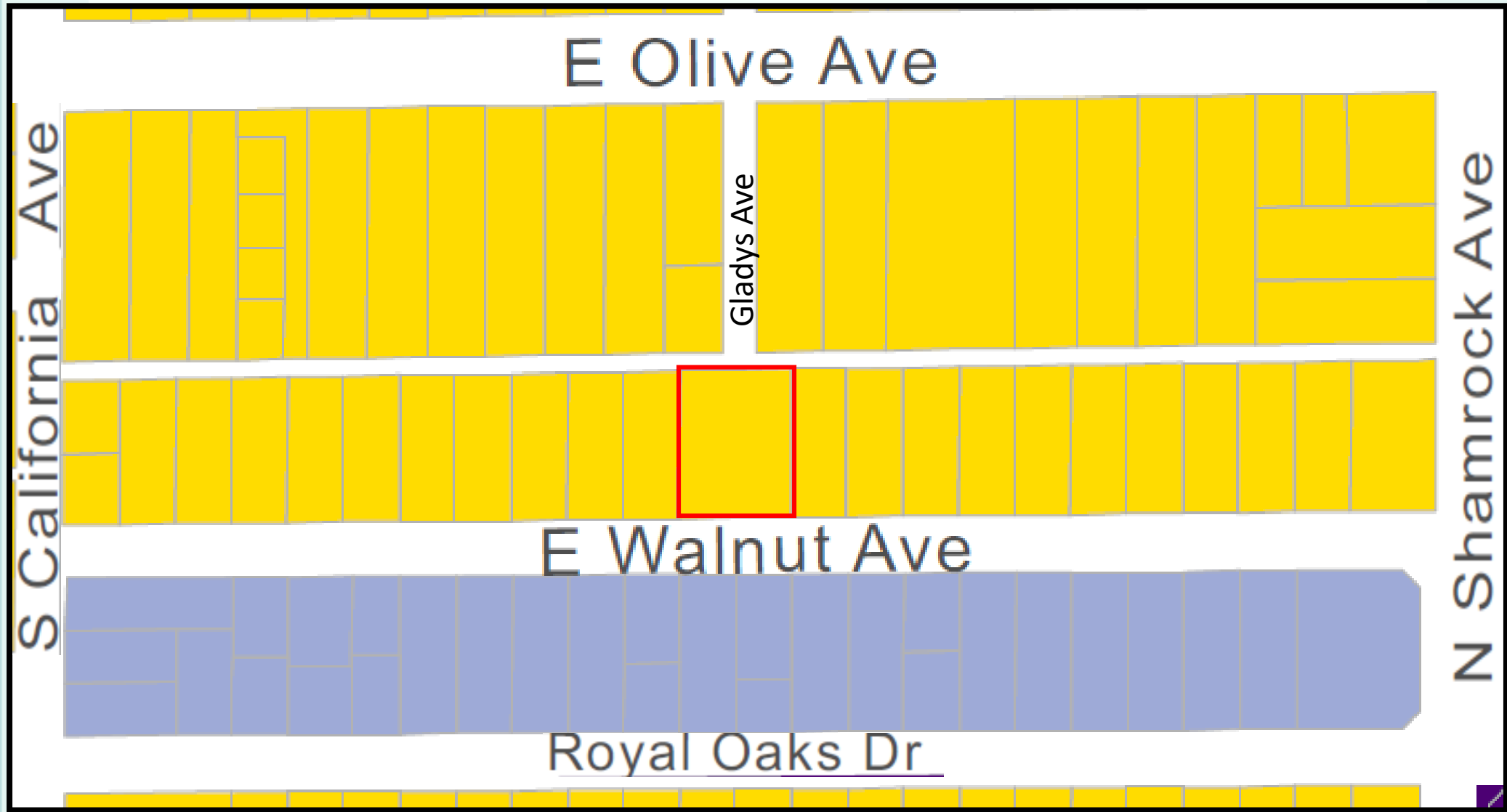


511 – 517 East Walnut Avenue

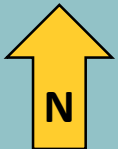


Location

511 – 517 East Walnut Avenue



Zoning-RM3000/PUD



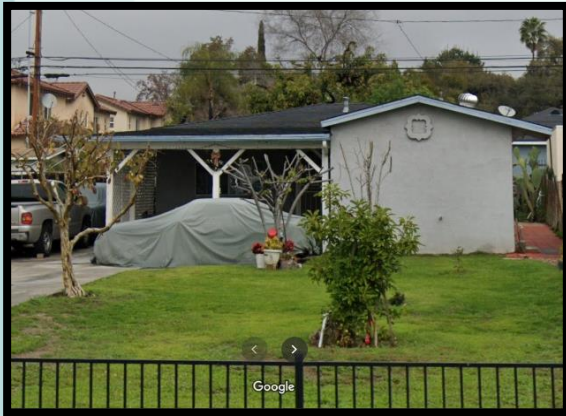
511 – 517 East Walnut Avenue

- ❑ 511 E. Walnut: Built in 1944
 - ❑ 798 Square feet
 - ❑ 513 E. Walnut: Built in 1948
 - ❑ 530 Square feet
 - ❑ 517 E. Walnut: Built in 1949
 - ❑ 466 Square feet
- ❑ Reviewed by HPC on 8.26.20
 - ❑ Approved the Determination of Historic Significance with a status code of 6Z.



Existing Development

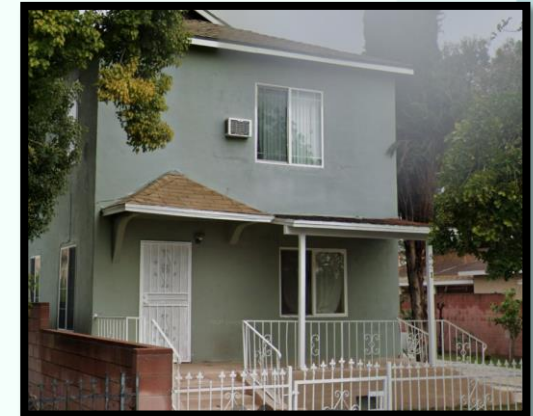
Development in Neighborhood



509 E. Walnut Ave.



511 E Walnut Ave.



521 E Walnut Ave.



518 E. Walnut Ave.



514 E. Walnut Ave.



510 E. Walnut Ave.



GLADYS

ALLEY



East Walnut Avenue

SITE PLAN



(E) SECOND FLOOR WINDOW RESIDENCE LOCATIONS

20'-0"

612 S.F. PRIVATE YARD (T.P.)

A/C CONDENSER UNIT (T.P.)

UNIT B

UNIT D

DETACHED 2-CAR GARAGE

UNIT A

UNIT C

DETACHED 2-CAR GARAGE

612 S.F. PRIVATE YARD

600 S.F. PRIVATE YARD

612 S.F. PRIVATE YARD

600 S.F. PRIVATE YARD

28'-0" BACK-LAP

14'-0"

10'-0"

10'-0"

10'-0"

10'-0"

100'-0"

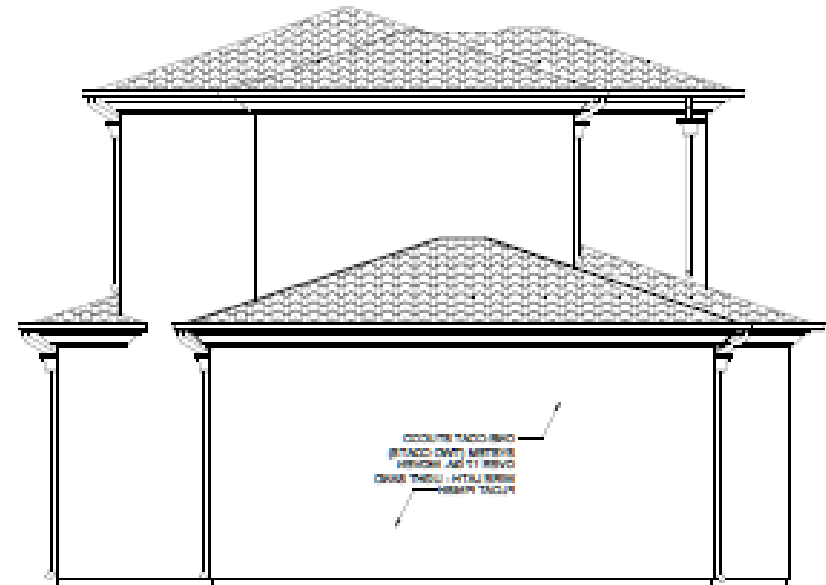
Development Standards

Development Standard	Required	Proposed
Max FAR	5,283 Sq. Ft. (40%) (Max)	1,307 Sq. Ft. ea. (Plan 1–Front Units) 1,311 Sq. Ft. ea. (Plan 2–Rear Units) 5,236 Sq. Ft. (Combined-4 Units)(39.6%)
Max Height	27' (Max)	23'-11"
Front Setback	25' or Block Average (Min)	25'
Side Setback	10' First Floor(10% Lot Width) 8' Second Floor	10' First Floor 10' Second Floor
Rear Setback	20' (Min)	30'
Recreation Space	40% of Dwelling Unit Size Plan 1 – 523 Sq. Ft. ea. Plan 2 – 524 Sq. Ft. ea.	612 Sq. Ft. ea. (Plan 1-Front Units) 642Sq. Ft. ea. (Plan 2-Rear Units)
Parking Spaces	2 Enclosed Parking Spaces	2

Units A & B (Facing East Walnut Ave)



South Elevation
of Units A & B



North Elevations
of Units A and B



Units A & B - Side Elevations



East Elevation



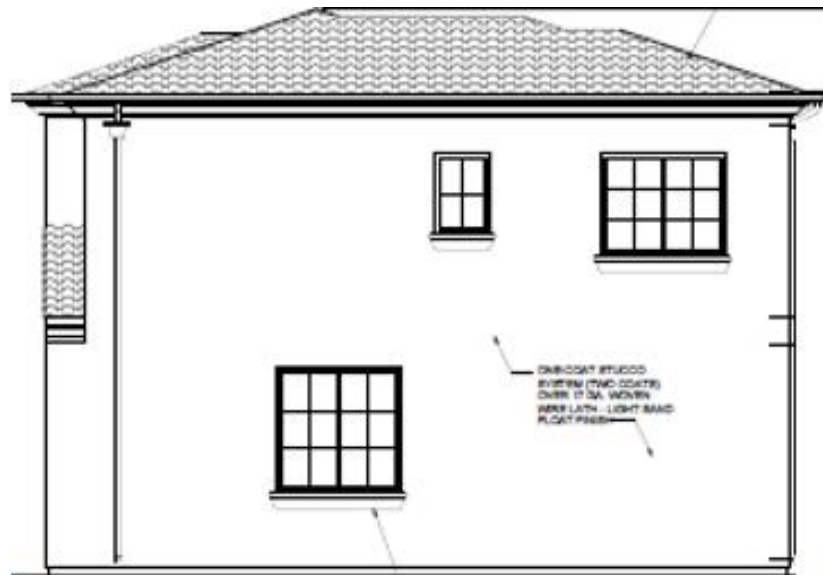
West Elevation



Units C & D Elevations (Facing Alley and Gladys Ave)



North Elevation



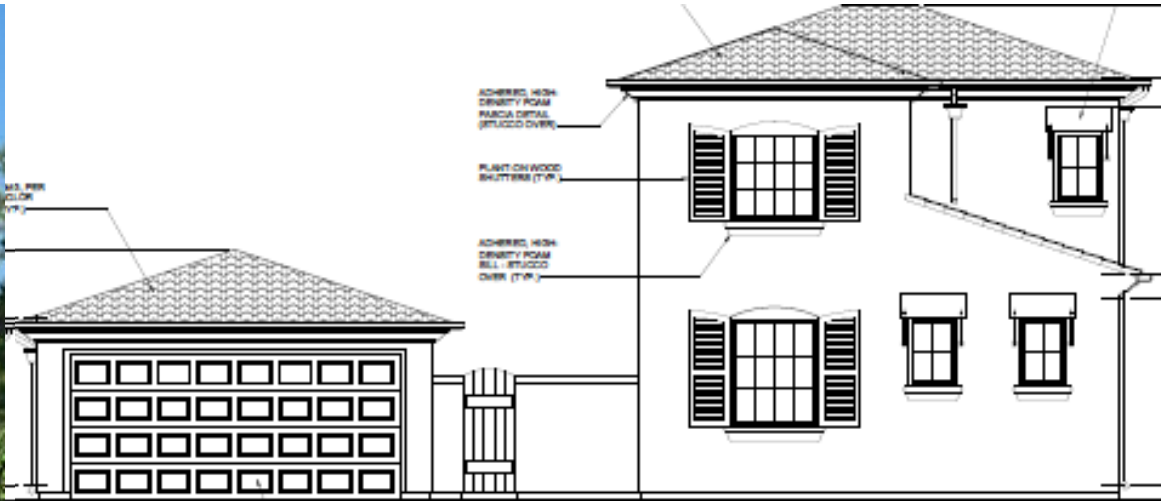
South Elevation



Units C & D (Side Elevations)



East Elevation



West Elevation



511 - 517 East Walnut Avenue



PROJECT REVIEW TIMELINE

- **Historic Preservation:** August 26, 2020
- **DRC Director's Review:** November 4, 2020
- **Planning Commission:** January 13, 2021
- **City Council:** February 2, 2021

Planning Commission

Recommendation:

Planning Commission
Recommends Approval

Adopt Resolution 2021-10

Planning
Community Development



511 - 517 East Walnut Avenue

