



NEIGHBORHOOD COMPATIBILITY WORKSHEET MULTIFAMILY PROJECTS

The preservation of the character of Monrovia's neighborhoods is an important goal for the community. The purpose of Neighborhood Compatibility Review is to integrate new development into the context and character of existing neighborhoods to achieve compatibility. The tools implemented to address compatibility are intended to provide an approach that balances the desires of the property owner to develop his or her property with the concerns of surrounding residents to maintain the character of their neighborhood.

In accordance with Monrovia Municipal Code (MMC) Title 2, Chapter 2.56, Section 2.56.030, each project that is subject to the City's Neighborhood Compatibility Development Standards will be reviewed using the following categories/criteria:

(1) Building design.

- a) All exterior façade and architectural features including window types, entrance areas, porches, chimneys, and the use of building modulation;
- b) The height and building profile of the structures;
- c) Building materials, finishes, and colors on exterior surfaces;
- d) Roof designs and materials;
- e) Relationship of development to the surrounding neighborhood such as appropriate architectural style, scale, and building materials and colors; and,
- f) Screening of electric and gas meters, mechanical equipment, trash, and outside storage areas.

(2) Site design.

- a) Orientation of the building(s) on the site and in relation to surrounding property improvements, including entrances, parking areas, driveways, landscape areas, setbacks, trash enclosures, and common and private recreation areas (multiple-family development);
- b) The scale and bulk of the building(s) in relationship to the neighboring properties;
- c) Walls and fences;
- d) Pedestrian walkways, including circulation design and paving materials;
- e) Loading and unloading areas for adequate ingress and egress and visibility from the street;
- f) Lighting for safety of pedestrians and vehicles while integrating design elements of the building and landscaping;
- g) Landscape and hardscape review;
- h) Design of mailboxes; and,
- i) Art works, including sculpture, murals, fountains, and other ornamental or decorative features for scale, design, and compatibility with the project and surrounding properties.

This worksheet/check list is meant to help *you* as well as to help Planning Division Staff, the Development Review Committee (DRC), and the Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address: _____

Project Applicant: _____

Age of existing home if this project is to be an addition or remodel?

Please review the City's Discretionary Demolition Ordinance (Ordinance 2016-10), as demolition review standards apply to total demolition and specific building alteration activities involving any main residential building that is fifty or more years old.

Is the existing house listed on an adopted City's Historic Resources Inventory?

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph.

Streetscape

1. Typical neighborhood lot size:

Lot area: _____ square feet
Lot dimensions: Length _____ feet
Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

2. Garage Location Pattern: *(MMC Section 17.12.040(C) – Minimized Visible Garage)*

Indicate the relationship of garage locations on the same side of the street in the same block as your property, no less than 400 feet either side of the subject property.

Minimized visible garage (MVG) requirements shall be required of new development when at least 50% of those properties have minimized visible

garages. For purposes of determining this requirement, a minimized visible garage shall mean a property where the garage is in the rear yard. All others are considered visible garages (VG).

Support findings by attaching an aerial map, indicating the location of study area, and provide findings in the table below.

	PROPERTY ADDRESSES <i>(400 FT from both sides of project site)</i>	GARAGE TYPE <i>(Note MVG or VG)</i>
1		
2		
3		
4		
5		
6		
7		
8		
9		

TOTALS

Total Garages: _____

Total MGVs: _____

Total VGs: _____

3. Single or Two-Story Homes:

How many of the homes in your neighborhood* are:

One-story _____

Two-story _____

4. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? _____

Are there mostly hip ____, gable style ____, or other style ____ roofs?

Do the roof forms appear simple _____ or complex _____?

Do the houses share generally the same eave height _____?

5. Exterior Materials:

What siding materials are frequently used in your neighborhood*?

__ wood shingle __ stucco __ board & batten __ clapboard

__ tile __ stone __ brick __ combination of one or more materials

(If a combination is used, describe)

What roofing materials (shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

If there is no consistency then explain:

6. Architectural Style:

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Craftsman Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

7. Lot Slope:

Does your property have a noticeable slope? _____

What is the direction of your slope? (relative to the street)

Is your slope higher _____ lower _____ same _____ in relationship to the neighboring properties?

Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

8. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

How visible are your house and other houses from the street or back neighbor's property?

Are there any major existing landscaping features on your property?

9. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

General Study

A. Do you think that most (~ 80%) of the homes were originally built at the same time?

YES NO

B. Do the lots in your neighborhood appear to be the same size?

YES NO

C. Do the lot widths appear to be consistent in the neighborhood?

YES NO

D. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?

YES NO

E. Do the houses appear to be of similar size as viewed from the street?

YES NO

F. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?

YES NO

G. Does the new construction you are planning relate in most ways to the predominant building orientation (i.e. orientation of entrances, garage location, driveway widths, setbacks)?

YES NO