

Summary of public comments for Development Review Committee meeting on November 2, 2022. (Full comment letters are attached)

Item #	Subject	Comment Summary
PH-1	<p>Public Comment #1</p> <p>Michael Hegeman, Property Owner of 719 Valley View Avenue</p>	<p>Project appears inadequate for parking and where parking should be located. Concerned with not enough parking for 6 units. Concerned the detached garages will be used for storage rather than vehicle parking and this will put more cars on residential streets. Requests the project get a “no” vote or a requirement to significantly alter the design plans.</p>
PH-1	<p>Public Comment #2</p> <p>Steve and Debbie Pock, Property Owners of 726 Mountain View Avenue</p>	<p>The plans show items that are not in compliance with the City of Monrovia Zoning Standards. A Conditional Use Permit should be required for developments with more than 2 units on a property and this proposal should be subject to a CUP process. The proposed development does not provide off-street parking for the ADU’s. The proposal does not qualify for the “Building Permit Only” process and is subject to Planning Division review. The proposed plan shows an “architectural projection” is actually an extension of floor area and is a building line encroachment into the minimum required side yard setback and does not qualify for the minor encroachment process. Requests a covenant and Restriction be placed on the title preventing the structures from being sold off as individual units. The developer is presenting the development as a “courtyard” and gives a false impression as a single lot. It appears the proposed development does not meet the zoning development standards and should not proceed with the design review.</p>
PH-1	<p>Public Comment #3</p> <p>Kimberly and Black Dickinson,</p>	<p>We are in support of this property for several reasons:</p> <ol style="list-style-type: none"> <li>1.) Currently, the property lacks curb appeal and doesn’t fit with the aesthetic of the street. The plan</li> </ol>

	<p>Property Owners of 731 Mountain View Avenue</p>	<p>that is proposed is in alignment of the neighborhood</p> <p>2.) The town of Monrovia is currently lacking affordable housing for families. The more properties we have available for families the more this sweet little town of ours will retain its family appeal.</p> <p>3.) We followed Jeff Godbold's restoration of the property at 740 Mountain View for years. His work went above and beyond to showcase one the best craftsman properties in that area. We can't imagine he will do anything less for this property.</p> <p>4.) We have reviewed the plans that Jeff Godbold is proposing for the property. It is a good use of the land available without cutting into our precious foothills. The single story won't impede anyone's view. The courtyard layout is in line with many properties around our community.</p>
<p>AR-1</p>	<p>Public Comment #1</p> <p>Shawn Drohan, Tenant of 144 Melrose Avenue</p>	<p>The drawing shows the home facing south to the neighbors. It does not show the street view, where the end of the house faces. I hope it is not going to look hideous. The lot is very narrow. Will there be any yard space?</p>
<p>AR-1</p>	<p>Public Comment #2</p> <p>Monica Richter, Tenant of 148 Melrose Avenue</p>	<p>Requests the Committee to be careful in the decision-making about the remodel of the single-story duplex to a two-story single-family residence. The decision to remove the multi-family duplex and replace it with an enormous single-family home does not fit with the historical charm of Monrovia. At a time when Monrovia is working to add housing and residences, the idea is perplexing to remove an address and a home at 148 Melrose (back unit) and uproot two</p>

		families living and renting on the property. I would like to be notified of the Committee's decision and next steps of the public review process.
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**Brenda Quezada**

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**From:** Michael Hegeman [REDACTED]  
**Sent:** Sunday, October 9, 2022 2:31 PM  
**To:** planning  
**Subject:** Public Comment - Project at 732 Mountain View Ave

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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To the Review Committee:

I write in the admittedly naive hope that public comment might actually make a difference with respect to the proposed project at 732 Mountain View Ave. Of course, by observing the last 100 years of real estate development in Los Angeles County, conventional wisdom suggests this project is already a "done deal" and that public comment is nothing more than a pro forma exercise in "box-checking." But hope springs eternal.

As currently designed, the project appears ill-considered for one simple reason: inadequate parking. Or, perhaps more accurately, inadequate parking where it should be located. With eight covered garages, it appears the developer is assuming each of the six units will "own" 1.5 cars. This might be reasonable, but I wouldn't count on it. If each unit has two drivers and thus two cars, that means four cars will be "homeless" and parked on the street (or illegally in the alley).

More important is the failure of the project to anticipate human nature/weakness. I am not a gambling man, but I would be willing to bet at least a small sum that the eventual residents of the two units closest to Mountain View will NOT use their garages for parking. Even though the exercise might do them good, I can't see too many of today's citizens being willing to walk from the garages facing the alley to the front of the development when they can simply park on the street and cut the walking distance by half. Those two to four cars will end up on Mountain View.

Another likely scenario is that at least a few of the garages will be used for storage, not parking. Most people, including me, have too much stuff. The proposed housing units are not particularly large with respect to square footage. Anything that doesn't fit inside will end up in the garage...forcing those cars onto the street. All anyone needs to do is drive around Monrovia (or any other city) and look at the number of cars that are not parked in garages...because the garages are full of stuff.

I do not live on Mountain View so the almost guaranteed increase in the number of cars parked on the street will not directly impact me, but isn't there already enough automotive clutter on the residential streets of Monrovia? I would urge a "no" vote on this project or a requirement to significantly alter the design plans. Perhaps two-story units with attached/built-in garages?

Thank you for listening.

Michael Hegeman  
719 Valley View Ave.

**PH-1:  
Comment #1**

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**TO: City of Monrovia planning dept, Community development director, Mayor & council**

**Re: 732 Mountain View Ave. Monrovia CA. 91016  
Proposed development: Multi-family six residential units.**

This correspondence is in reference to the above-mentioned property, specifically regarding the plans for the proposed developments. The plans show items that are not in compliance with the City of Monrovia Zoning Standards.

On 10/11/2022 we submitted a letter to the City Planning Department, this letter documents a list of Items that **DO NOT MEET ZONING DEVELOPMENT STANDARDS** for the proposed development. After further review of the City of Monrovia Zoning Development Standards we discovered another City Zoning requirement process the proposed development must comply with and that process is a Conditional Use Permit (CUP). In addition to the new CUP requirement information, this (our ) document provides Monrovia Zoning Development Code Sections to help clarify the issues within our letter dated 10/11/2022.

**Pursuant to Monrovia Municipal Code Section: 17.12.030 which states:  
DENSITY STANDARDS**

- **Conditional Use Permit (CUP) required for:**
- Two-story second unit behind the main dwelling.
- Any two-story building, second unit on a through lot.
- **Development of more than 2 units on a lot.**
- Combining of two lots.

**CONDITIONAL USE PERMIT**

**Pursuant to Monrovia Municipal Code Section 17.44.005 which states:  
ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS**

**(A) Definitions.**

**ACCESSORY DWELLING UNIT or ADU.** Has the meaning set forth in Ca. Gov't Code Section 65852.2 and means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and shall have a bathroom, and shall be located on the parcel as the single-family or multi-family dwelling. An ADU also includes an efficiency unit and a manufactured home.

This proposed set of development plans show two single-family residential units and one Accessory Dwelling Unit on each lot, a total of three units on each lot. **Therefore, this proposal is subject to a CUP process.**

**PARKING**

**OFF-STREET PARKING REQUIREMENTS FOR AN ACCESSORY DWELLING UNIT**

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Comment #2**

The proposed development does not provide off-street parking for the ADU's, the Monrovia Zoning Code maintains two sections that govern development of "Accessory Dwelling Units and Junior Accessory Dwelling Units" pertaining to off-street parking requirements.

- **Section 17.44.0005 (B) (4)** regulates off-street parking for developments on "Residential lots with existing multi-family development" ...
- **Section 17.44.0005 (D) (2)** regulates off-street parking for developments on an "ADU proposed on a lot with an existing or proposed single-family dwelling that does not qualify for the "permit process only" process described in Section 17.44.0005 (D) (1) shall require a Planning Division Review and subject to the following regulations and standards".

**Pursuant to Section 17.44.0005 (D) (1) which states:** "Building Only Process". "Notwithstanding the other requirements of this Title. ADU and JADU proposals shall qualify for the "building permit only" process if the proposal meets one of the following ADU types and associated development standards".

**(D) (1) (a)** "Within a new single-family dwelling" ...

**(D) (1) (b)** "Conversion of existing spaces" ...

**(D) (1) (c)** "New detached structure"...

None of the three above-mentioned Zoning Code sections apply to the proposed development. THEREFORE, THE PROPOSAL DOES NOT QUALIFY FOR THE "BUILDING PERMIT ONLY" PROCESS.

**Pursuant to Section 17.44.0005 (B) (4) which states:**

ADU(s) on multi-family developed lots: Residential lots developed with existing multi-family development located in a zoning district permitting multi-family residential or mixed uses shall be permitted to develop ADU(s) and shall qualify for the "building permit process" process as described in this chapter. The ADU(s) shall meet the following standards.

**Section 17.44.0005 (B) (4) development standards DO NOT APPLY** to the proposed development. The developer plans to demolish all structures and scrape the land bare. **This proposal DOES NOT MEET THIS ZONING STANDARD** which states "Residential lots developed with existing multi-family development". Therefore, the proposed development must comply with Development Standards Section 17.44.0005 (D) (2) Planning Division Review.

**Pursuant to Section 17.44.0005 (D) (2) which states:**

"Planning Division Review" and additional regulations and standards. An ADU proposed on a lot with an existing or proposed single-family dwelling that does not qualify for the "building permit only" process described in section 17.44.0005 (D) (1) shall require a Planning Division Review and shall be subject to the following regulations and standards

**Pursuant to Section 17.44.0005 (g) (1) PARKING** which states:

*pa*

**PH-1:  
Comment #2**

**In addition to the off-street parking spaces required for the primary dwelling, one off-street parking space shall be provided for each ADU, except when:**

- a. The ADU is located with-in one-half mile walking distance of public transit.
- b. The ADU is located within an architecturally significant historic district.
- c. The ADU is converted from a part of an existing single-family dwelling or an accessory structure, or is part of a proposed single-family dwelling.
- d. The ADU is located in an area where on-street parking permits are required but not offered to an ADU occupant.
- e. The ADU is located within one block of a city-approved and dedicated parking space for a car share vehicle.

**NONE OF THE ABOVE-MENTIONED EXCEPTIONS APPLY TO THIS PROPOSED DEVELOPMENT. THEREFORE, OFF-STREET PARKING IS REQUIRED FOR THIS PROPOSAL.**

#### **ARCHITECTURAL PROJECTION (minor exception)**

**Pursuant to Section 17.04.080 (B) DEFINED TERMS which states:**

##### **TERMINOLOGY AND GENERAL DEFINITIONS**

**"FLOOR AREA. The horizontal area of all floors** of a building measured from the exterior surface of the outside walls including all floors below ground level".

The proposed set of plans shows an "Architectural projection" encroaching into the required side yard setback. The plans state that the encroachment is a "cantilever" floor supporting a "cabinet". According to the definition of "floor area" the proposed cantilever floor is an extension of the **"horizontal area of all floors**. Therefore, the pop out is not an "Architectural projection" but is actually a building line encroachment into a minimum required side yard setback and does not qualify for a minor encroachment process.

Lastly, the Planning Department informed us that the developers of this project built a residential courtyard style project in Pasadena, the proposed Monrovia project is a copy of their Pasadena Development. A street view picture of the Pasadena development is on the front page of the Monrovia proposed plans on file with the City. They also have laminated pictures of the Pasadena Development on display at the City Planning counter.

We discovered that the Pasadena Development has individual residential property ownership. Should the proposed development take place, we respectfully request that a covenant restriction be placed on the title of the property preventing the residential structures from being sold off as individual units. This property consists of two individual legal lots of record, the developer is presenting the development proposal as a "courtyard" and gives a false impression as being a single lot.

**Pursuant to Section 17.12.005 (f): Neighborhood Compatibility Design Review which states.**

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Comment #2**

**" Findings. No application subject to neighborhood compatibility design review approval shall be approved unless the approving body finds:"**

**(1) That the development meets the zoning development standards applicable to the property".**

It appears as though this proposed development **DOES NOT MEET ZONING DEVELOPMENT STANDARDS** and should not proceed with the Design Review process.

We appreciate the time and patience the City staff has given us reviewing this development proposal with a meeting at the city on Wednesday 10/13/22 where we were able to convey our concerns and now with this additional information. We have lived in Monrovia for over 34 years, along with many longtime homeowners on the south side of Mountain View. We truly love this small town with its exceptional character, nestled in the foothills. Thank you for your time, consideration and attention to this matter.

**Steve and Debbie Pock (726 Mountain View Ave)  
10/16/2022**

*p4.*

**PH-1:  
Comment #2**





# RESIDENTIAL DEVELOPMENT GUIDELINES (RM/RH)

## Planning Division

### DENSITY STANDARDS (17.12.030)

- **Lot Size and Densities** (size applies to the creation of new lots or lot line adjustments)

Zone	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Lot Area	Density
RM**** RM****/PUD	75	100	10,000	1 unit per designated (****) sq. ft of lot area
RM/RH	100	100	10,000/15,000	Lots < 15,000 sq.ft. RM2500 <sup>1</sup> Lots > 15,000 sq.ft. 75% FAR <sup>2</sup>
RH	100	100	15,000	Lots < 15,000 sq.ft. <sup>3</sup> Lots > 15,000 sq.ft. 75% FAR <sup>2</sup>

(see 17.12.030(A)(3) for regulations on lot averaging)

<sup>1</sup> One unit for each 2500 square feet of lot area.

<sup>2</sup> 75% Floor Area Ratio (gross dwelling/lot area)

<sup>3</sup> Two units for the first 5,000 square feet of lot area, with an additional unit for every 1,500 square feet over 5,000.

→ • **Conditional Use Permit (CUP) required for:**

- Two-story, second unit behind the main dwelling.
- Any two-story, second unit on a through lot.
- Development of more than 2 units on a lot.
- Combining of lots.

SEE DEFINITIONS  
ADU → UNIT

- **Building Height and Bulk Standards – RM Zones**

- No building shall exceed two stories in height.
- The maximum building height is 27'.
- One-story dwellings may be attached. All two-story dwellings must be detached. A one-story dwelling may be attached to a two-story dwelling.

- **Dwelling Size:**

- The minimum floor area of detached units is 1,250 square feet in all multiple residential zones.
- Floor area is measured from external walls (17.04.080)
- The minimum floor area for attached units is as follows:

Studio	Efficiency	1-Bed-room	2-Bed-Room	3-Bed-room	Over 3-bedroom
500	600	800	1000	1200	1200 sq ft plus 50 sq ft for every bedroom over three.

- **Studio or light housekeeping apartment** is considered a dwelling unit that combines sleeping, living, cooking and dining facilities into one habitable room. (17.04.080)

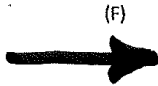
- **Efficiency or single apartment** is a dwelling that combines sleeping, living, cooking and dining facilities into two habitable rooms, one of which is a kitchen. (17.04.080)

- **Lot Coverage and Floor Area Ratio**

Floor Area Ratio (FAR) The ratio of total gross dwelling unit and accessory floor area to lot area for developments in multiple residential zones cannot exceed the percentage shown in the following table. (The ratio is derived by dividing the total building floor area of all dwelling units or accessory buildings on a lot by the lot area.)

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**PH-1:  
Comment #2**



- (F) **Findings.** No application subject to neighborhood compatibility design review approval shall be approved unless the approving body finds:
- (1) That the proposed development meets the zoning development standards applicable to the property.
  - (2) That the orientation and design of the building(s) are appropriate to the size and configuration of the lot and provide a well-designed site layout.
  - (3) That the proposed development is designed to be compatible with adjacent properties by reasonably minimizing impacts related to privacy and solar access.
  - (4) That the proposed development is compatible with the character of the neighborhood in terms of scale, mass, height and design.
- (G) **Exemptions.** Notwithstanding the provisions of any other section of this chapter, neighborhood design compatibility review shall not be required for:
- (1) Ordinary maintenance and repair as defined in Section 17.20.040 of this code.
  - (2) Replacement in kind.
  - (3) Restoration of an architectural element that is consistent with the architectural style of the structure at the time of construction or in cases where the entire architectural style of a building is being completely renovated into a new style, the element shall be consistent with the new or predominant architectural style.
  - (4) Reroofing with a material similar to the existing material
  - (5) Painting
  - (6) Construction of fences and walls
  - (7) Single story second units constructed pursuant to Section 17.44.160
  - (8) Single story accessory structures, including attached patios, in side and/or rear yards.
  - (9) Flatwork
  - (10) Interior construction that does not involve any exterior changes.
  - (11) Development subject to a Hillside Development Permit
  - (12) Multi-family residential development that is subject to a conditional use permit which shall be subject to the criteria in Section 2.56.030(D).
  - (13) Work that does not require a building permit.
  - (14) Reasonable accommodation requests pursuant to Section 17.52.327.

**PH-1:  
Comment #2**

other similar materials. Planting shall be regulated to maintain the required open areas in said fence structure.

**FLOOR AREA.** The horizontal area of all the floors of a building measured from the exterior surface of the outside walls including all floors below ground level.

**FLOOR AREA RATIO.** The ratio of floor area to net lot area expressed as a percentage. For example, two square feet of floor area for every five square feet of net lot area would result in a floor area ratio of 40%.

**FRONT WALL.** The wall of a building or structure nearest the street on which the building fronts, but excluding certain architectural features as cornices, canopies, eaves or embellishments.

**FRONT WINDOW VIEW CORRIDOR.** A retail type window display visible from the street. The goal is to encourage pedestrian interest in the storefront windows.

**FRONTAGE.** All property fronting on one side of a street between a street and right-of-way, or between intersecting or intercepting streets, the end of a dead-end street, or city boundary measured along a street line. An intersecting street shall determine only the boundary of the frontage on the side of the street that it intercepts.

**GARAGE, PRIVATE.** A detached accessory building or a portion of a main building on the same lot as a dwelling, or located in accordance with the historic preservation participation section, and used for the housing of vehicles of the occupants of the dwelling.

**GRADE.** The average of the finished ground level at the center of all the exterior walls of a building. In cases where the front wall is parallel to and within five feet of a sidewalk, the grade shall be measured at the sidewalk at the centerline of the front of the lot.

**GUEST.** Any transient person who occupies a room for sleeping purposes.

**HEDGE.** A plant or series of plants, shrubs or other landscape material so arranged as to form a physical barrier or enclosure.

**HOME OCCUPATION.** A business conducted by the occupant(s) of a dwelling unit at the site of the dwelling, which business is clearly incidental and secondary to the use of the dwelling for dwelling purposes, does not change the character of the dwelling, is compatible with the surrounding uses and accessory uses, and does not adversely affect the uses and accessory uses permitted in the zone in which it is conducted.

**HOUSEHOLD PET.** Any domesticated animal commonly maintained in a residence.

**INDUSTRY.** The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character or appearance thereof, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

**JUNK AND SALVAGE YARD.** Any premises used for the storage or keeping of old, used or secondhand scrap ferrous and nonferrous metals, paper and paper products, roofing and tar paper, cloth and clothing, wood and wood products, paints, clay and porcelain products, trash and similar materials including dismantling of machinery, equipment and parts and the bailing of cardboard boxes, paper and paper products, but shall not include any business defined as an automobile dismantling yard.

**KENNEL.** Any lot or premises on which four or more dogs over the age of four months, are kept, or boarded, whether or not for compensation.

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**PH-1:  
Comment #2**

**ALLEY.** A public or private way, at the rear or side of property, permanently reserved as a means of vehicular access to abutting property. Frontage on said alley shall not be construed as satisfying the requirements of this title related to frontage on a dedicated street.

**ANCILLARY USE.** This term shall have the same meaning as **ACCESSORY USE**.

**APARTMENT.** A room or suite of two or more rooms in a multiple-dwelling structure, occupied or suitable for occupancy as a residence for one family.

**APARTMENT, EFFICIENCY.** A dwelling unit in an apartment house, that combines sleeping, living, cooking and dining facilities into two habitable rooms, one of which shall be a kitchen. "Single apartment" and "efficiency living unit" shall mean the same as **EFFICIENCY APARTMENT**.


**APARTMENT HOUSE.** A building designed and used for occupancy by three or more families, all living independently of each other.

**APARTMENT, ONE BEDROOM.** A dwelling unit in an apartment house, that contains three habitable rooms, one of which shall be a kitchen.

**APARTMENT, STUDIO.** A dwelling unit that combines sleeping, living, cooking and dining facilities into one habitable room.

**APARTMENT, TWO OR MORE BEDROOMS.** A dwelling unit in an apartment house that contains more than three habitable rooms.

**ARCADE.** Any place open to the public where three or more coin-operated games of skill and science are kept or maintained.

 **ARCHITECTURAL FEATURE.** A part, portion, or projection that contributes to the beauty or elegance of a building or structure and is not intended for occupancy, which may extend beyond the face of the exterior wall, but shall not include signs.

**ATTACH.** To connect, fasten or structurally affix permanently to a building or structure.

**AUTOMOBILE DISMANTLING YARD.** Any premises used for the dismantling or wrecking of motor vehicles required to be registered under the Cal. Vehicle Code, including the buying, selling or dealing in such vehicles or integral parts or component materials thereof, and the storage, sale or salvage of dismantled, partially dismantled, or wrecked, inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or body and fender shop.

**AUTOMOBILE IMPOUND YARD.** An area designated or maintained for the temporary storage of vehicles legally removed or impounded from public or private property as prescribed by law.

**AUTOMOBILE SERVICE STATION.** An area which provides for the servicing of motor vehicles, including tire repairs, minor tune-ups, battery charging, storage of merchandise and supplies related to the servicing of motor vehicles, sale of gasoline, automobile grease racks, but excluding body and fender work, engine overhauling or other similar activities.

**BASEMENT.** A space wholly or partly underground, and having more than one-half of its height, measured from floor to ceiling, below the average adjoining grade. If the finished floor level directly above a basement is more than six feet above grade at any point, such basement shall be considered a story.

**BLOCK.** A parcel of land bounded by public streets, highways, freeways, railroad right-of-way, flood control channels, creeks, washes, rivers or acreage unsubdivided into urban lots or any combination thereof.

J.B

**PH-1:  
Comment #2**

October 18, 2022

City of Monrovia  
Planning Department  
425 South Ivy  
Monrovia, Ca. 91016

Re: Development at 732 Mountain View, Monrovia, Ca 91016

Dear Planning Department,

We are writing to you regarding the development of the property at 732 Mountain View. We own the 2 dwelling property across the street to the northwest at 731 Mountain View that is our rental property.

We are in support of this property being developed due to several reasons.

- 1) Currently, the property lacks curb appeal and doesn't fit with the aesthetic of the street. The plan that is proposed is in alignment of the neighborhood
- 2) The town of Monrovia is currently lacking affordable housing for families. The more properties we have available for families the more this sweet little town of ours will retain its family appeal.
- 3) We followed Jeff Godbold's restoration of the property at 740 Mountain View for years. His work went above and beyond to showcase one the best craftsman properties in that area. We can't imagine he will do anything less for this property.
- 4) We have reviewed the plans that Jeff Godbold is proposing for the property. It is a good use of the land available without cutting into our precious foothills. The single story won't impede anyone's view. The courtyard layout is in line with many properties around our community.

In general, we are in support of the development of the property being built at 732 Mountain View. We hope the city will rapidly approve this property so they can continue the improvement of the neighborhood.

Thank you again,  
Kimberly and Blake Dickinson  
Owners of property at 731 Mountain View

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NOV 02 2022

Dept of Community Development  
City of Monrovia

**PH-1:  
Comment #3**

To: MONROVIA C.D.P.C. IN OPPOSITION TO  
150 MELROSE PLANS.

My name is SEAN DROHAN AT 144 MELROSE AVE.  
THE DRAWING SHOWS THE HOME FACING SOUTH TO THE  
NEIGHBORS. IT DOES NOT SHOW THE STREET VIEW, WHERE  
THE END OF THE HOUSE FACES. I HOPE IT IS NOT GOING TO  
LOOK HIDEOUS. THE LOT IS VERY NARROW. WILL THERE  
BE ANY YARD SPACE?

P.S. THE NOTIFICATION WAS PUT ON THE  
PROPERTY ON OCTOBER 18<sup>th</sup>, WHICH SEEMS LIKE NOT  
MUCH NOTICE FOR THIS MEETING, OR ELSE I WOULD ATTEND.

THANK YOU:  
SEAN DROHAN  
144 MELROSE AVE  
MONROVIA 91016

RECEIVED

OCT 31 2022

Dept of Community Development  
City of Monrovia

AR-1:  
Comment #1

Monica Richter  
148 Melrose Ave.  
Monrovia, CA 91016  
[REDACTED]

November 1, 2022

Community Development-Planning Division  
c/o City of Monrovia Commision Development-Planning Division  
415 S. Ivy Avenue  
Monrovia, CA 91016

Re: 150 Melrose Avenue Monrovia, CA, 91016  
Hearing Date: Wednesday, November 02, 2022 4:00PM

Dear Community Development-Planning Division  
c/o City of Monrovia Commision Development-Planning Division

Subject: 150 Melrose Avenue

I am writing to ask you to be careful in your decision-making about the remodel of a single-story duplex to a two-story, single-family residence. I am the current tennant in the back unit of the duplex at 150 Melrose. The decision to remove a multi-family duplex and replace it with an enormous single family home that does not fit in the historical charm of Monrovia is disappointing. At a time when Monrovia is working to add housing and residences, the idea is perplexing to remove an address and a home at 148 Melrose (which is the back unit) and uproot two families that are living and renting on this property.

However, I understand that progress is inevitable, no matter how much I disagree with the decision. I would simply like to be kept in the loop. be notified with the Committee's decisions, and be provided with information regarding next steps of the public review process.

Thank you for providing an opportunity for residents to express their comments and concerns over this project.

Sincerely,  
Monica Richter

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NOV 01 2022

Dept of Community Development  
City of Monrovia

**AR-1:  
Comment #2**