

**Summary of Written Public Comments  
Submitted for DRC Meeting – February 22, 2023**

<b><i>Comments Received AFTER Development Review Committee Agenda Publication</i></b>			
<b>Public Comment #</b>	<b>Name</b>	<b>Agenda Item</b>	<b>Comment Summary or Full Comment if brief</b>
#1	Nathan	AR-1	Email from Nathan asking for clarification of the front yard setback requirements, considering that the front porch is setback 18 feet from the front property line, and the height restrictions in the Residential Medium Density Zone.

**From:** Teresa Santilena  
**Sent:** Wednesday, February 22, 2023 2:41 PM  
**To:** Teresa Santilena  
**Subject:** FW: 607 E Lemon Ave - AR2023-0002

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**From:** Nathan [REDACTED]  
**Sent:** Saturday, February 18, 2023 11:51 AM  
**To:** planning <[planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us)>  
**Subject:** 607 E Lemon Ave - AR2023-0002

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Hi,

I am emailing with a question on this design. I see that the zoning code stipulates a 25 foot required front setback to the main dwelling unit. It appears that is not the case here. They are not including the massive front porch, which has posts and footings, in the 25 foot setback. So in reality this house will have a 20 foot front setback. It seems like there is ample space to shift the house back 5 feet to comply with the 25 foot front setback. I see that they include a prevailing setback calculation but the code shows that the Average Setback can be used only "where residences or buildings on the same side of the street as the subject property are developed with front yard setbacks greater than required in the zone." This may affect their recreation space requirements but it seems like they have plenty of space for that.

Also, just a general question, what is the allowable height for this zone. How and where is height measured? Will they be required to abide by the stated height in the plans during plan check and construction?

Thank you,

Nathan