



DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING DIVISION

DATE: March 3, 2016
TO: Planning Commission
FROM: Craig Jimenez, Director of Community Development
SUBJECT: Study Session – Neighborhood Study

Beginning with the adoption of the two moratoria in November of 2014, the City has been engaged in a community wide review of existing regulations related to development and preservation in Monrovia's neighborhoods. Throughout 2015, Planning Staff has been focused on looking at options to address the concerns raised by the community related to neighborhood compatibility and historic preservation.

An overview of the issues and policy considerations were presented to the City Council last year. The City Council adopted the Policy Direction Statement which was then forwarded to the Planning Commission and the Historic Preservation Commission for additional feedback. Based on the input of the City Council, Commissions and the community, Staff has prepared potential modifications to the Municipal Code for consideration. These proposals were presented at several public outreach meetings and to the City Council in a Study Session format.

On February 16, 2016, the City Council directed Staff to move forward on the proposed options. The proposed amendment will include modifications to Title 17 (Zoning) of the Monrovia Municipal Code. This is under the purview of the Planning Commission, who serves in an advisory capacity to the City Council. Prior to the preparation of the ordinance, a Study Session has been scheduled to provide the Planning Commission an in depth overview of the proposed amendments. The public hearing process is anticipated to begin in April. A summary of the proposed amendments is attached for your information.

House size

- **RF – Reduce maximum house size**
 - 60% FAR to <35% (35% for first 20,000SF + 10% for SF over 20,000)
 - Reduce minimum house size from 2,000 SF to 1,250 SF
 - Include attached garage in maximum house size
- **RE/RL – Reduce maximum house size**
 - Replace table with graduated FAR (40% for the first 5,000 SF, plus 35%, for the next 5,000SF, plus 15% for SF over 10,000SF)
 - Include attached garage in maximum house size
 - Reduce minimum house size (RE) from 2,000 to 1,250 SF (habitable)
- Include vaulted ceiling as floor area. (may be addressed in Track 3)

Bulk/setback standards

- Increase front and rear setbacks based on lot depth

	RF	RE/RL	RM - RH
Front setback	Porch encroachment 7'	Porch encroachment 7'	Porch encroachment 7'
Rear setback	25% of lot depth (minimum 20')	25% of lot depth (RE) 20% of lot depth (RL) (minimum 20')	No change unless <u>zone interface</u> . RL to RM – RL setback applies RL to RH – lot closest to rear two story only
	2 nd floor requires an additional 10' from required 1 st floor.		
Side setback	No change	No change	No change

- Apply rear yard setback for zoning district interfaces (RL to RM), (RL to RH)

Building Height

- RM Zones – Maximum ridge height of 27'
- Detached garage/accessory structures height—reduce from 16' to 14' (ridge height). Add 2' setback for additional 1' height up to 16' ridge. (RF, RE, RL, RM)

Design Review

- Expand SFR design review parameters.
- Create different levels of review:
 - Single story addition/new – staff/ (DRC) design review only, subsidized fee
 - Two story addition/new or addition/modification to front – full design review, 100% cost recovery.

Garages

- Minimally Visible Garage (MVG) required if predominant block pattern (>50% of structures, 400' either side)
- MVG requirements:
 - Garage setback 20' behind front of the house.
 - Maximum driveway width in front yard setback – 14'
 - Side loading not permitted in front of the house.
 - Side loading attached garages in rear yard would be given a 400 SF bonus to maximum primary structure size (deducted from accessory allowance).