

Ordinance No. 2024-01

Zoning Amendments to Streamline Multi-Family Development

Public Hearing:

- Ordinance No. 2024-01 would remove the Conditional Use Permit (CUP) requirement for multi-family development in Multi-Family Residential zones and the Neighborhood Commercial zone.

Applicant: City of Monrovia

City Council

January 16, 2024

Planning Division

Community Development





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6th Cycle Housing Element Goals 2021-2029

1. *Providing a Variety of Housing Types*
2. *Providing Housing Affordable to Monroviaans;*
3. *Removing Governmental Constraints*
4. *Preserving Housing and Neighborhood Assets and Promoting Environmental Sustainability; and*
5. *Affirmatively Furthering Fair Housing Opportunities for All*

Housing Plan

- *27 Housing Programs - address current housing issues and identify approaches to meet new State law requirements.*
- *Program 1.3 (Planning HOME) - Priority identified by HCD*



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Program 1.3 (Planning HOME) – Priority Program

Housing Accountability Act (HAA)

- Designed to promote and encourage infill development and streamline approval process.
- Makes local jurisdiction accountable for increasing housing supply and approving housing development based on their adopted General Plan, zoning, and other approved land use plans.
- If a proposed housing development project complies with “objective” standards, the project must be approved.
- The City can only deny the project if there is “specific, adverse impact” to public health and safety that cannot be mitigated in any other way.



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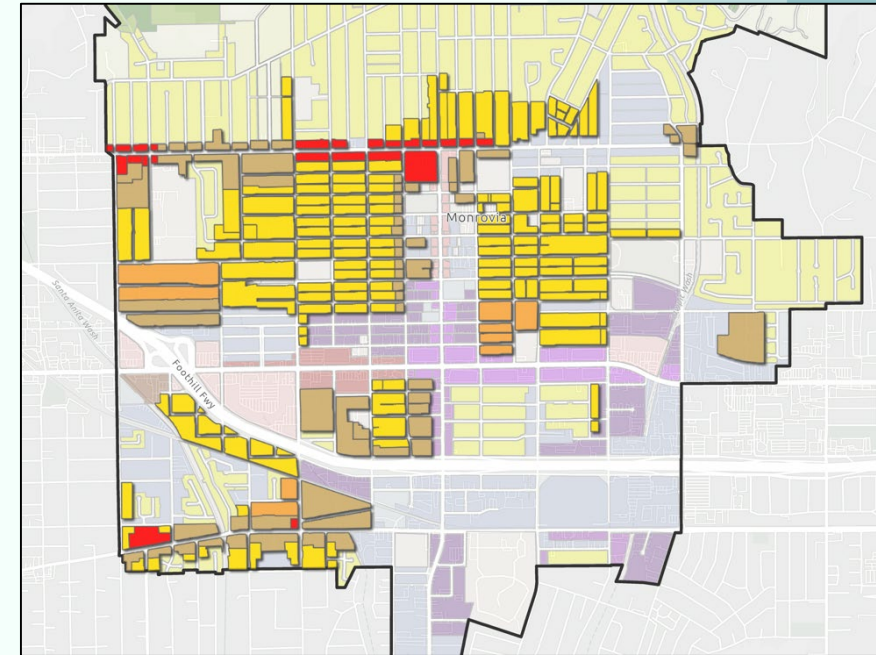
Conditional Use Permit is required for multifamily housing in the following zones

- RM (Residential Medium)
- RM/RH (Residential Medium / Residential High)
- RH (Residential High)
- NC (Neighborhood Commercial)

Multifamily Project Types

- A two-story, second unit behind a main dwelling
- Any two-story on a through lot
- Development of more than two units on a lot

*****All other multifamily projects (i.e. one-story units) are reviewed by DRC*





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**Housing
Accountability
Act (HAA)**



**Monrovia's
Neighborhood
Assets**



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Zoning Standards

- Existing multifamily zones already contain objective development standards relating to: density (units allowed per acre), setbacks, height, dwelling size, floor area ratio, parking, recreation space, etc.

Objective Design Standards

Proposed standards were derived from the principles of Monrovia's Neighborhood Compatibility Criteria regarding:

- Exterior Building Materials and Finishes
- Site Planning/Design
- Building Form
- Architectural Elements/Design
- Neighborhood Impact Review
- Grading



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Exterior Building Materials and Finishes



Front Elevation

- All sides of a building shall include consistent architectural elements.
- Architectural elements include railings, trellises, trim, cornices, and other similar architectural elements.



Side Elevation



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Exterior Building Materials and Finishes



- New buildings shall include at least two or three exterior material finishes.
- Main exterior walls shall not be the same color as the trim colors.



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Site Planning & Design

- When buildings are adjacent to a public street, building entrances shall be oriented to face the public street.
- Ground floor residential entries shall be sheltered from the weather.
 - Sheltering may be accomplished by recessing the entry a minimum of four feet, or the construction of a roof or other similar overhead architectural element.





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Building Form

- If a new unit is added to an already improved property, the architectural features of the new unit shall match the architectural elements of the existing residence(s) on the lot.
 - Elements to include: exterior siding materials, roof pitch and roof eaves, window sizes and shapes, and other distinct architectural elements, such as porches, cornices, and bay windows.



Front Unit



New Rear Unit



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Architectural Elements/Design



- Stoops or front porches, raised a minimum of one foot above the finished grade, shall be provided at ground floor unit entrances that face a street, paseo, common open space area, or other public space.



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Architectural Elements/Design



- Entrance doors shall have a minimum of one decorative element such as raised panels, sidelights, or transom windows.



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Architectural Elements/Design



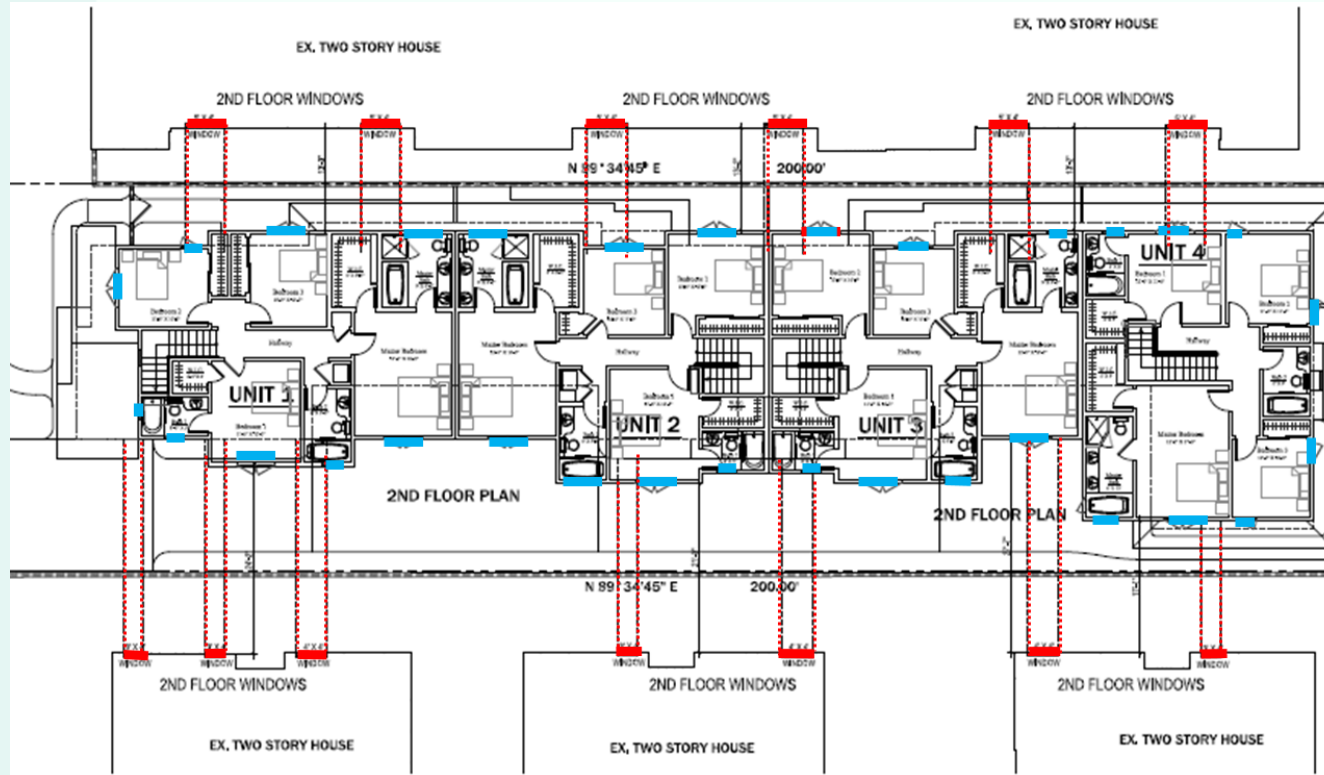
Blank walls are not permitted; windows and/or doors shall be required on all building facades. Elevator shafts/utility rooms are exempt from this requirement.



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Neighborhood Impact Review



- When new multiple-family residential development is adjacent to an existing single family residential use, privacy sensitive areas on adjacent parcels, such as windows and private yards, shall be identified on the site plan and a window placement diagram shall be provided.



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Neighborhood Impact Review



- Landscaping, including large evergreen trees, and/or garden features (e.g., trellis or supplementary fencing), shall be included to provide a buffer or screening between properties and obscure direct sight-lines into private yard areas or windows on adjacent single family residential properties and must be installed before a certificate of occupancy or final sign-offs is issued or approved by the City.



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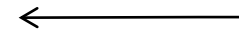
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Grading

- Grading to increase the height of the existing grade shall not be used to increase the height of a structure.

SECTION 7. Title 2 (Administration and Personnel), Chapter 2.56 (Development Review Committee), Section 2.56.030 (Powers) is hereby amended by modifying paragraph (H), to exclude residential development projects from the review of Grading Permits by the Development Review Committee to read as follows (new text is underlined):

“(H) *Grading permits.* The Committee shall review grading permits for non-residential development projects to assure that the proposed grading permits will maintain finished grade height compatibility with adjacent lots and not be environmentally detrimental.



DRC will not review grading for residential development.



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Planning Commission Review

December 13, 2023

Points of Discussion

- The types of projects that will be reviewed by the Commission in the future?
- The Public's ability to comment on multi-family projects?



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Potential Noticing Options

- 1. *Posting of a Development Sign:*** Builder would post a sign indicating that a building permit has been issued and contain contact information for anyone requesting information; or
- 2. *Mailing:*** City could mail a notice to property owners within a radius specified by the Director of Community Development that a building permit has been issued with contact information for anyone requesting information.



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Staff Recommendation:

City Council Adoption of Ordinance No. 2024-01 that will:

- **Approve** the amendments of the Monrovia Municipal Code contained in Ordinance No. 2024 01 as presented, and **provide direction** on the inclusion of a public noticing component; or