

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

February 6, 2024

Planning Division

Community Development





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Removing CUP Requirement for Multifamily Development

- **Objective:** To remove the Conditional Use Permit (CUP) requirement for multifamily residential development in Multifamily Residential and Neighborhood Commercial zones and establish objective design standards.
- **Purpose:** To implement Monrovia's current Housing Element by streamlining the review process for *qualified* multiple housing projects in accordance with the Housing Accountability Act (HAA)





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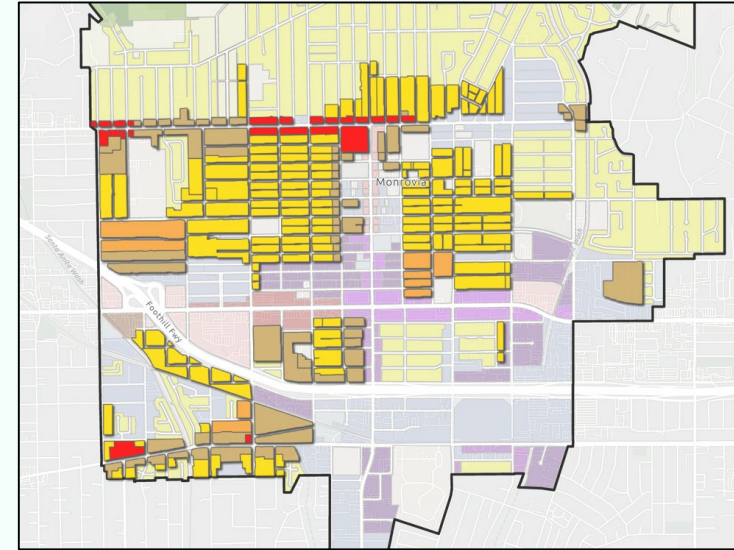
Removing CUP Requirement for Multifamily Development

Applicable Zones

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

Applicable Project Types

- Duplexes, Second Units, Triplexes
- 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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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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- **Planning Commission Review**
December 13, 2023
- **City Council Review**
January 16, 2024
- **City Council Study Session**
February 6, 2024



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Proposed Noticing Option

Posting of a Development Sign

The builder would be required to post the property upon submitting plans into building plan-check. The sign would be for “public notification only” for a minimum 15-day period, and contain 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