



Based on the concerns of voiced in the community about new development in existing neighborhoods, the City Council adopted two moratoria on demolition and two story construction. The purpose of the moratoria was to “take a breath” and give the community an opportunity to discuss and provide input on the status and future of Monrovia’s neighborhoods.

Following the adoption of the moratoria, the City Council directed staff to implement a process to methodically identify, analyze and prepare potential regulations to address concerns. The Neighborhood Study was the most comprehensive review Monrovia’s residential development regulations in over 40 years and is comprised of three phases:

- **Phase 1** – Community Outreach
- **Phase 2** – Analysis of feedback, identify issues and alternatives
- **Phase 3** – Develop, adopt and implement regulations through the public hearing process

Phase 1 – Community Outreach

During the first half of 2015, City Staff has engaged in a broad based public outreach process that included four community meetings, an online survey and socialmedia outreach. The result was a substantial amount of feedback which provided essential information in identifying issues, potential policy changes and alternatives.

Early on, two basic themes emerged: historic preservation and neighborhood compatibility. Historic preservation plays an important role in defining and protecting the character of the neighborhoods. Compatibility of new construction has an impact on the historic character of Monrovia’s neighborhoods. Compatibility and preservation relate to each other but require distinct approaches.

Generally speaking, neighborhood compatibility strategies focus on tools to maximize integration of new development within the context and character of existing development patterns. These tools typically are related to zoning regulations, such as density, setbacks and maximum building size requirements. Design Guidelines are also a tool many communities use to address compatibility issues. Concerns related to the size of additions and new larger residential dwellings built in established neighborhoods are more of a compatibility issue than a preservation issue.

Historic Preservation focuses on identifying, protecting and maintaining existing historic properties. This can be done through the designation of historic landmarks, design review processes, establishment of historic districts and/or other regulations that protect structures that are deemed to have historic value. It is important to note that there is not a single correct way “to do” historic preservation. While there are broad protocols in the field of historic preservation, overall, it will be up to the community to figure out their own “right” way. As the Historic Preservation Ordinance was adopted over 20 years ago, it was appropriate to revisit the goals, objectives, and policies that guide the preservation program. However, in the end, Monrovia needs to figure out what works in Monrovia.

Phase 2 – Issue Identification and Development of Policy Alternatives



By this point in the process, it became apparent that the implementation would need to be broken down into several tracks. Four separate tracks were identified and would focus on addressing specific issues and types of regulation:

- **Track 1** – Development standards in single family zones and compatibility design criteria and lifting of the moratoria
- **Track 2** – Development standards in multifamily zones and targeted topics, such as parking regulations.
- **Track 3** – Compatibility Design Review Guidelines
- **Track 4** – Historic Preservation

On July 21, 2015, the City Council held a special study session to review and discuss the status of the Monrovia Neighborhood Study. Staff provided an overview of the community feedback, policy considerations and the anticipated process and schedule. The study session was an important step in the process to provide an opportunity for the City Council to comment and give direction to Staff at the onset of the policy development phase. On August 4, 2015, a follow up presentation was made to the City Council to confirm the direction given to Staff.

The Policy Direction Statement was then forwarded to the respective Commissions for further discussion. City Staff then took this feedback and began researching, developing and analyzing these policies to develop ordinances which will then go through the public hearing process.

Phase 3 – Policy Development and Implementation

With the input received from the community, Commissions and the City Council, City staff developed a comprehensive set of changes to the City's Zoning regulations pertaining to the maximum allowable house size, building setbacks from property lines, and compatibility design review for single family zones. In the first part of 2016, another round of community meetings were held to present the conceptual policies and get additional feedback to ensure that the concerns raised at the beginning of the process were being addressed.

During this period, the Historic Preservation Commission, Planning Commission and City Council also reviewed the conceptual policies at public meetings. Further study and information was requested, specifically on the compatibility design review process. Presentations were made to the Planning Commission and City Council on the final piece of Track 1.

Staff was given direction to prepare an ordinance and schedule the public hearings which included components of Track 2 and Track 3. The Planning Commission forwarded a recommended of approval Ordinance No. 2016-08 to the City Council on July 13, 2016. The City Council held a public hearing on the ordinance on August 2, 2016 and adopted the regulations on September 6, 2016.

Historic Preservation Regulations

Based on the policy direction adopted by the City Council, the Historic Preservation Commission prioritized a long term work program. This feedback was used to develop a set of preservation initiatives included in Track 4 which were reviewed at a joint meeting of the City Council and the Historic Preservation Commission on June 20, 2016.

Most significantly, a demolition review ordinance was drafted that requires that all residential building constructed more than 50 years ago, must be reviewed for historic significance prior to any demolition can take place. Public Hearings were held on the following dates to review the proposed regulations:

- **July 27, 2016 – Historic Preservation Commission**
- **August 10, 2016 – Planning Commission**
- **September 6, 2016 – City Council**

Change and development are a natural part of a community's evolution. How the evolution is managed is the key. The ultimate goal will be to define a balanced approach to retaining and enhancing the unique character of Monrovia's neighborhoods as they continue to change with renovations, additions and new housing construction. Any modification to the City's regulatory processes and standards should be focused on managing change, not preventing it.

The following documents are available for review in the Planning Division of Monrovia City Hall:

- Neighborhood Survey Results
- Issue Matrix
- City Council Staff Report – August 4, 2015
- Planning Commission Study Session – September 9, 2015
- Adopted Policy Direction Statement
- Community Meetings Presentation – January 2016
- City Council/Planning Commission Presentations
- Planning Commission Study Session Presentation – March 16, 2016
- City Council Study Session Presentation – June 7, 2016
- City Council/Historic Preservation Commission Presentation – June 20, 2016
- City Council Presentation – July 21, 2016

Neighborhood Study Outreach/Meetings Timeline

- City Council Meeting moratoria adopted – November 18, 2014
 - Ordinance No. 2014-13U – Demolition
 - Ordinance No. 2014-14U – Construction
- City Council Meeting moratoria adopted (non-urgency) – December 2, 2014
- City Council public hearing moratoria extension – December 16, 2014
- City Council 11/3/15
 - Ordinance No. 2015-11U - 2nd extension of construction moratorium

Phase 1

- 14 Commission one-on-one meetings – March-April
- On-Line Survey – mid-March through May 31. 474 Responses

Outreach Meetings

- Broker, Realtor & Developers – March 25, 2015
- MOHPG – April 16, 2015
- MAP Leaders – April 9, 2015

- MAP Conference Session – April 25, 2015
- Community Meeting – Knights of Columbus – May 20, 2015

Phase 2

- City Council Study Session – July 21, 2015
- City Council Meeting – August 4, 2015 (Policy Direction adopted)
- Planning Commission Meeting – August 12, 2015
- Planning Commission Study Session – September 9, 2015
- Historic Preservation Commission Study Session – September 23, 2015
- Moratorium extension public hearing – November 3, 2015
- City Council presentation on historic districts – December 15, 2015

Phase 3- Track 1/2

- Broker, Realtor & Developers – January 25, 2016
- MOHPG – January 28, 2016
- MAP/Community Meeting – February 1, 2016
- City Council Study Session – February 2, 2016
- City Council Study Session – February 16, 2016
- Planning Commission Study Session – March 9, 2016
- Historic Preservation Commission Study Session – March 23, 2016
- Planning Commission – May 11, 2016
- City Council Study Session – June 7, 2016

Public Hearings – Ordinance No. 2016-08

- Planning Commission – July 13, 2016 (PCR 2016-03)
- City Council – August 2, 2016 (Resolution No. 2016-32 (Fees))

Phase 3 - Track 4 – Historic Preservation

- City Council/Historic Preservation Joint Study Session – June 20, 2016

Public Hearings Ordinance No. 2016-10 – Demolition Review

- Historic Preservation Commission – July 27, 2016
- Planning Commission – August 10, 2016
- City Council – September 6, 2016