

CITY OF MONROVIA



Discussion Regarding 222 E. Cypress Project
City Council Study Session
Tuesday, March 17, 2026
Dylan Feik, City Manager

Agenda

- Overview of Project / Status Update
- Possible Options
 - Option 1: Onsite Preservation
 - Option 2: Relocation & Preservation Offsite
- Recommendation: Draft PD Standards that allow BOTH options, preference for Option 1
- Next Steps

Existing Victorian House

- **Built c.1892:** Early Queen Anne–style home tied to Monrovia's founding residential era.
- **Strong Integrity:** Original form, materials, and craftsmanship largely intact despite later additions.
- **Condition Fair to Poor:** Weathered wood, termite damage, and interior deterioration need rehab. Can be sensitively restored for housing or adaptive reuse per preservation standards.



Overview of Project

- On January 21, 2025, City Council approved a Purchase & Sale Agreement for 222 E. Cypress. The City closed on the purchase in April 2025.
- The original 1892 Victorian house sits on a 32,514 sq ft lot that is undeveloped
- The City's goals of the purchase are primarily two-fold -
 - Preserve the original 1892 Victorian style structure
 - Consider affordable housing project on the site

SGVCOG Affordable Housing Incubator Grant

- On April 15, 2025, the City approved participating in a program with the San Gabriel Valley Council of Governments (“SGVCOG”).
- The *Affordable Housing Incubator Program* would Evaluate Options Related to 222 East Cypress Avenue
- The SGVCOG would prepare any General Plan Amendment and Zoning Code Amendment required to entitle a project, and any other documents necessary or recommended to support project completion
- The firm hired to assist is Studio 111.

City Council Study Session – October 21, 2025

- City Council reviewed 3 different site plan concepts and provided feedback
- Key considerations for site plan concepts were -
 - Prefer a site plan concepts that retain “community spaces”. This concept was referred to as the “Save Everything”
 - Preserve as many mature trees as possible
- Level of affordability will have impact
- The nature/scope of the project is both historic preservation and new construction. The City may have to find multiple project partners

The 'Save Everything' Scheme

- Preserves 2 large Oak trees and another mature tree with large canopy.
- Provides shared central green.
- Uniform 2-story height across all units
- 2 units planned for Victorian building.

- Lot Area: 32,880 SF
- Total GSF: 15,110 SF
- FAR: 0.46
- Total Units: 13 Units
- Parking: 13 Stalls



SUMMARY

- All schemes seem feasible at market rate buildout or with some mix of market-rate and affordable units
- Across all schemes, approximately 50% of the project could be affordable units and still be feasible if the land was donated
- For a 100% affordable buildout under all schemes, developers would need more subsidies in addition to land donation
 - All-affordable developments tend to actually cost more to construct and yield lower values due to income-restricted rents
- If rehab of existing building costs significantly more or less than the cost of new construction, the feasible ratio of market-rate vs. affordable units and/or need for subsidy will be affected

City Council Study Session – October 21, 2025

- A member of the public suggested the City Council consider relocating the 1892 Victorian structure to a different location.
- City Council provided direction to review this “4th Option” of relocation & preservation offsite



Cost estimate to restore the “Ingersoll House”

Task	Developer Cost	City Cost Restoration	City Cost Restoration w/ Duplex
House Acquisition	\$ 1.00	\$ -	\$ -
Site Acquisition	\$ 750,000.00	\$ 1,500,000.00	\$ 1,500,000.00
Site Prep	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00
Demo	\$ 15,000.00	\$ 27,000.00	\$ 37,800.00
Permits & Fees	\$ 5,000.00	\$ -	\$ -
House Move	\$ 140,000.00	\$ -	\$ -
Grading, Site Work	\$ 20,000.00	\$ -	\$ -
Foundation	\$ 75,000.00	\$ 105,000.00	\$ 105,000.00
Remodel/Reno	\$ 1,250,000.00	\$ 1,750,000.00	\$ 2,100,000.00
Landscape, Finish	\$ 100,000.00	\$ 140,000.00	\$ 140,000.00
Total	\$ 2,360,001.00	\$ 3,529,000.00	\$ 3,889,800.00
Add for on-site relocation of structure:		\$ 196,000.00	\$ 196,000.00

If public subsidies are used, then prevailing wage will apply



Scheme Information:

Lot Area: 32,880 SF

Total GSF: 15,110 SF

Total Units: 13 Units

Parking: 13 Stalls

GSF Breakdown:

- Existing House: 2,550 SF
- 2 Story Units w/o Garage x4:
GF (700 SF) + FF (700 SF) = 1,400 SF
- 2 Story Units w/ Garage Type A x6:
GF (300 SF) + FF (700 SF) = 1,000 SF
- 2 Story Units w/ Garage Type B x1:
GF (260 SF) + FF (700 SF) = 960 SF

Development Standards:

	RH	Provided
FAR	max. 75%	46%
Heights	27'	27'
Dwelling Size (SF)	600, 800	Meets min.
Front Setback	25'	14'-6"
Rear Setback	20'	25'
Side Setback	15'	15', 25'
Bldg. separation	8', 12'	8'
Recreation Space	min. 20%	Meets min.



Relocation allows for different site layout

- Still preserves mature trees
- Increases +4 units

Scheme Information:

Lot Area: 32,880 SF

Total GSF: 15,200 SF

Total Units: 17 Units

Parking: 16 Stalls

GSF Breakdown:

- 1 Bedroom Unit x 10: 750 SF
- 2 Story Units w/ Garage Type A x 7: GF (350 SF) + FF (750 SF) = 1,100 SF

Development Standards:

	RH	Provided
FAR	max. 75%	46%
Heights	27'	27'
Dwelling Size (SF) 600, 800		Meets min.
Front Setback	25'	25'
Rear Setback	20'	12'-6"
Side Setback	15'	15', 11'
Bldg. separation	8', 12'	8'
Recreation Space	min. 20%	Meets min.

- 1 BEDROOM
- 2 BEDROOMS - 2 STORY UNITS WITH GARAGE

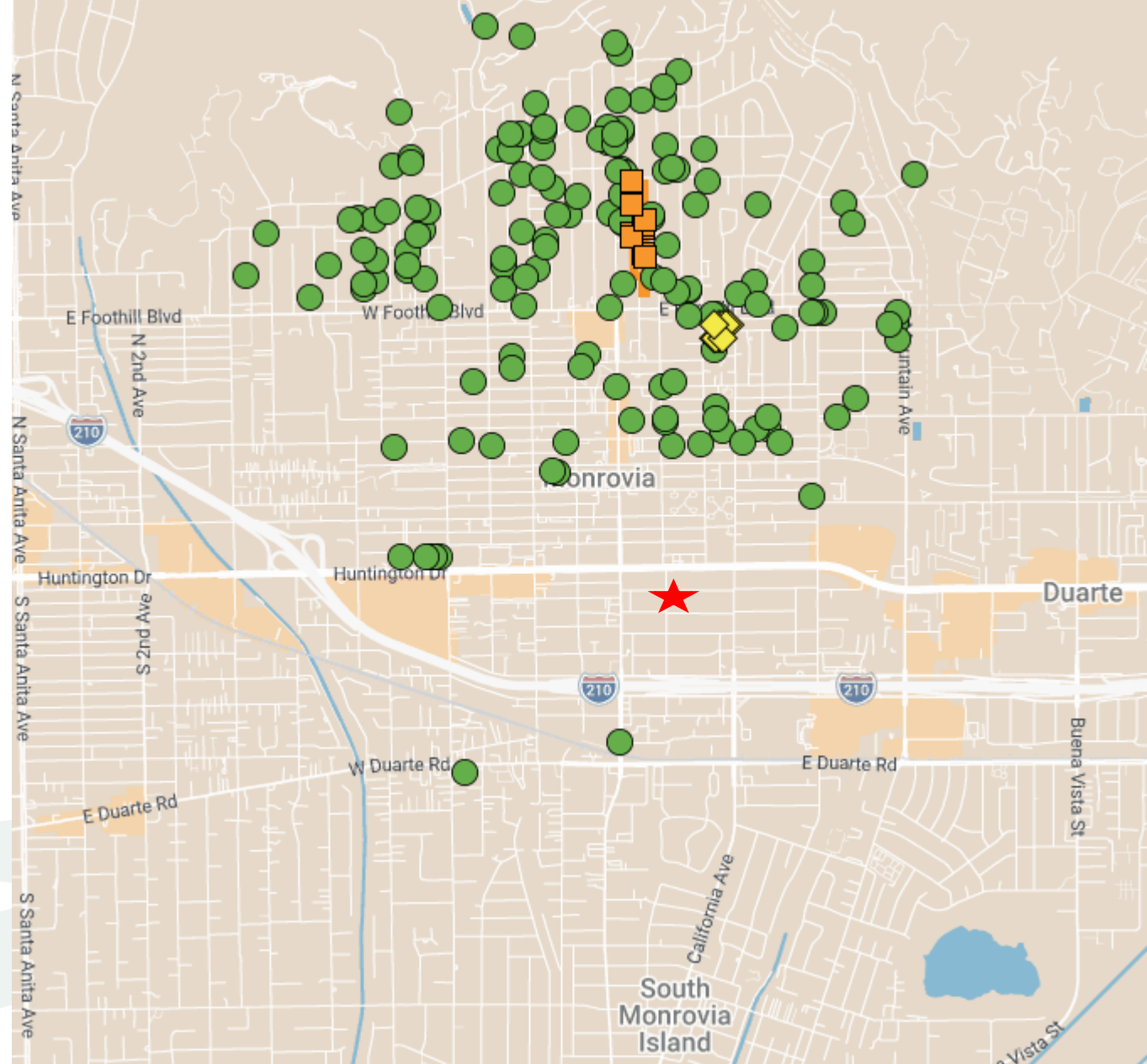
Key considerations beyond the cost

- Geographic location is important to consider
- Best option may be market-driven
- Who will live in newly preserved 1892 Victorian?
- Math Problem: # of affordable units VS level of affordability VS preservation costs

	Option 1: Preserve 1892 Structure onsite	Option 2: Preserve 1892 Victorian Structure offsite
# of housing units	13 14 if duplex	17 onsite +1-2 offsite (2 if duplex)
Estimated preservation cost of 1892 structure	Could be as little as \$0 Could also range from \$1.5m - \$2.03m	\$0

Geographic Location

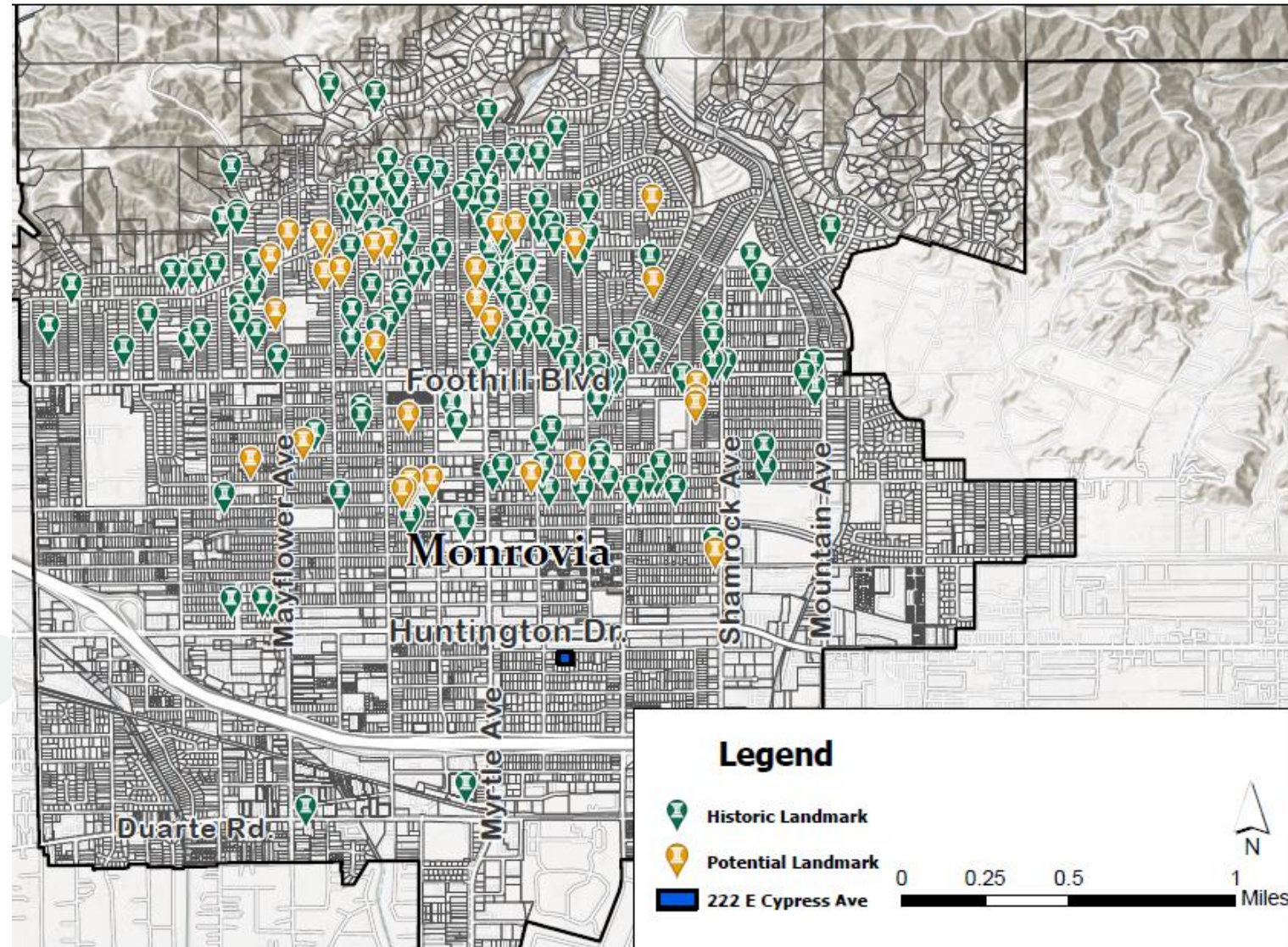
- There are only TWO historic landmarks south of Huntington Drive
 - 438 W Duarte
 - 1709 S Myrtle



Potential Landmark Sites

- City reviewed list of potential landmarks and created a map
- The City has not identified any other “potential” landmarks south of Huntington Drive

Historic Landmarks and Potential Landmarks in Monrovia



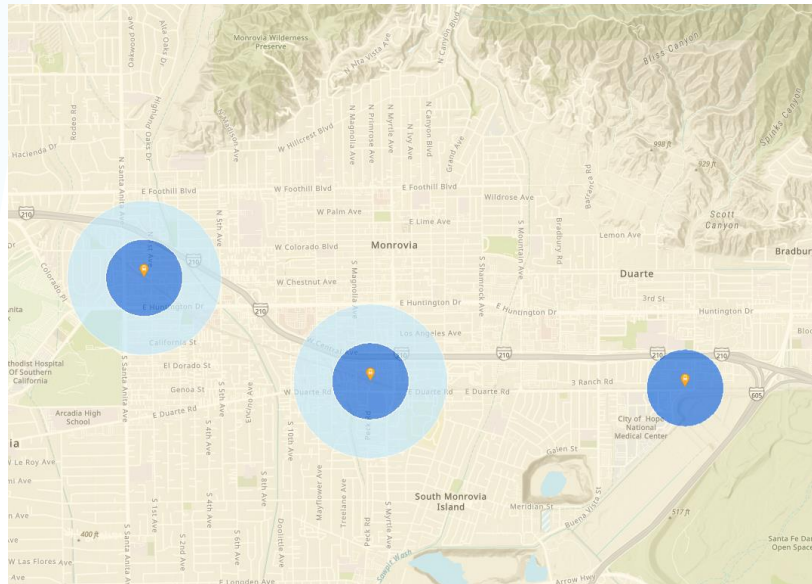
Current Construction Station Square Transit Village

Geographic Location

- The landscape of Monrovia will change most in the area south of Huntington Drive
 - General Plan
 - State law



Growth around Transit Stops (SB 79)



General Plan Changes in Density



South Myrtle Avenue Corridor

Existing Goals of Planning Area

- Building on, but not detract from the success of Old Town
- Include mixed/non-residential uses along Myrtle Avenue to activate public realm and provide economic opportunities
- Connect Station Square to Old Town
- Identify public space opportunities
- Maximize affordability options

SB 79 Slide – NOT IN HANDOUT

For a transit-oriented housing development project further than one-quarter mile but within one-half mile of a Tier 1 transit-oriented development stop, and within a city with a population of at least 35,000, all of the following apply:

- (A) A local government shall not impose any height limit less than 65 feet.
- (B) A local government shall not impose any maximum density standard of less than 100 dwelling units per acre.
 - 222 E. Cypress site is 0.75 acres = 75 units
- (C) A local government shall not enforce any other local development standard or combination of standards that would physically preclude achieving a residential floor area ratio of up to 3.
- (D) A development that achieves a minimum density of 75 dwelling units per acre and that otherwise meets the eligibility requirements of Section 65915, including, but not limited to, affordability requirements, shall be eligible for additional concessions pursuant to Section 65915, as specified in subdivision (d).

Geographic Location

Collective Impacts in the area?

- Recent closure of Santa Fe Middle School
- Lack of parks/open space south of 210 freeway / South Monrovia





Draft Planned Development Standards

- Staff is proposing to draft Planned Development Standards that would allow both options: preserve the structure in its current location and allow more housing units, OR preserve the structure offsite and allow more housing units
- Allowed Uses will remain the same (low and medium residential density)
- Adaptive reuse of the 1892 structure is permitted
- Non-residential uses are not allowed unless accessory and compatible
- **Applicable Development Program Parameters (Conceptual) are included:**
 - Maximum height: 2 stories (final numeric ridge cap TBD)
 - Unit count capped within feasibility-study range
 - Massing shall step down toward single-family edges
 - Private and common open space shall be provided consistent with RM-intent standards

Draft Planned Development Standards (cont)

Historic Resource Integration Requirements

- The project shall retain the Victorian structure in place to the maximum feasible extent. On-site relocation may be considered only where necessary to preserve the building and achieve compatible site design outcomes. New construction shall be compatible in scale, clearly differentiated, and respectful of the preserved resource.

Neighborhood Edge & Compatibility Standards

The project shall incorporate increased setbacks, stepbacks, buffers, and privacy protections along RL interfaces. Window placement, balconies, and massing along shared property lines shall be limited using objective, measurable strategies (final dimensions to be verified).

Draft Planned Development Standards (cont)

Optional Alternative - Off-Site Relocation of Victorian Structure

Off-site relocation of the Victorian residence may be permitted only upon findings that:

- On-site retention/relocation is not physically or economically feasible
- Off-site relocation results in permanent preservation at a secure site within the City of Monrovia
- Documentation and interpretation of the building's history is provided (require landmark application)
- Relocation procedure and approvals are obtained in accordance with the Monrovia Municipal Code

Next Steps

- Staff will work with Studio 111, City Attorney and SGVCOG to prepare draft PD Standards for consideration in the future
 - Planning Commission and City Council approvals
 - Share information/plan with Historic Preservation Commission and community
- Studio 111 will prepare draft Request for Proposal (RFP) which will be used to solicit project submittals that comply with PD Standards
 - The City is likely to receive a variety of proposals from interested parties
- Estimated Timeframe: 5-6 months for formal approval
 - City must agendize proposed zoning updates by April 15th, per the grant
 - *At a minimum, the City must agendize the proposed zoning updates to allow for affordable housing development at the site for consideration by City Council no later than April 15, 2026.*
 - Will work with SGVCOG as timeline extension is likely

Questions?

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