

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADDING SECTION 17.12.070 TO THE MONROVIA MUNICIPAL CODE AND AMENDING MONROVIA MUNICIPAL CODE SECTIONS 17.04.080 AND 17.52.110 TO CREATE INCENTIVES FOR THE DEVELOPMENT OF BUNGALOW COURTS, AND FINDING ADOPTION OF THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

SECTION 1. Bungalow courts historically have been a valued historic housing type in the City, providing lower-density multi-family housing that integrates well into existing neighborhoods.

SECTION 2. Bungalow courts help maintain community character, offering an alternative to high-density multi-family housing while also expanding housing options for residents.

SECTION 3. The Monrovia General Plan encourages architectural compatibility and courtyard-style living, which are key characteristics of bungalow courts.

SECTION 4. The City wants to incentivize the development of bungalow courts as a housing type by allowing minor modifications to certain setback requirements as incentives to construct bungalow courts.

SECTION 5. City staff has initiated an amendment to the Zoning Ordinance of the Monrovia Municipal Code to incentivize the development of bungalow courts.

SECTION 6. On October 15, 2025, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2025-11. At the hearing, all interested persons were given the opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence and testimony presented in connection with this Ordinance. Following the close of the public hearing, the Planning Commission adopted Resolution No. 2025-0003 recommending approval of Ordinance No. 2025-11 to the City Council.

SECTION 7. On November 18, 2025, the City Council of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2025-11. At the hearing, all interested persons were given the opportunity to be heard. The City Council received and considered the staff report, the Planning Commission's recommendation, and all the information, evidence, and testimony presented in connection with this Ordinance.

SECTION 8. The introductory paragraph of Section 17.04.080 of Chapter 17.04 of Title 17 (Zoning) of the Monrovia Municipal Code is hereby amended to read as follows:

“For the purpose of this title, words, phrases and terms shall have the meaning ascribed to them in this section. Also see §§ 17.08.030, 17.10.020, 17.12.005(B), 17.12.070(B), 17.14.050(B), 17.24.170(B), 17.28.020, 17.28.100, 17.38.020, 17.40.040, 17.42.030, 17.44.005(A), 17.44.010(B), 17.44.050(B), 17.44.053(B), 17.44.055(B), 17.44.057(B), 17.44.103(B), 17.44.104(B), 17.44.105(B), 17.44.170(C), 17.44.190(K), 17.44.195(B), 17.44.215(A), 17.46.020, 17.46.060(F), 17.46.100(A), 17.46.120(A), and 17.52.327(B) for additional definitions. When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular; the word “shall” is mandatory; the word “may” is permissive.”

SECTION 9. Chapter 17.12 of Title 17 of the Monrovia Municipal Code is hereby amended to add a new Section 17.12.070 to read as follows:

“§ 17.12.070 INCENTIVES FOR BUNGALOW COURT DEVELOPMENT.

(A) *Purpose.* The purpose of this section is to encourage the development of Bungalow Courts, as defined herein, as a form of low-density, multi-family housing that preserves neighborhood character and combines individual privacy with shared open space. This section provides for minor modifications to certain development standards of this Title as incentives to construct bungalow courts, including allowing non-habitable, architecturally compatible, open-air landscape decorative structures such as arbors, trellises, and pergolas that enhance pedestrian entries and shared courtyard spaces.

(B) *Definition.* For purposes of this section, the following definitions shall apply:

BUNGALOW COURT. A form of multi-family residential housing permitted in any zone that allows multifamily dwellings, consisting of detached or attached dwelling units, arranged around, and oriented toward, a shared landscaped courtyard.

(C) *Committee Exceptions.* To incentivize the development of a Bungalow Court, the Committee may grant a minor exception pursuant to § 17.52.110(A)(2)(f) for a non-habitable, architecturally compatible, open-air (unenclosed) accessory structure, such as an arbor, trellis, pergola or similar element, that enhances the design and usability of pedestrian entries or shared courtyard spaces in a Bungalow Court. Non-habitable open-air accessory structures shall adhere to the following standards:

(1) *Height:* The vertical distance from the lowest finished grade at a post, or similar support element, to the highest point of the structure shall not exceed ten (10) feet in overall height when located in the front yard and eight (8) feet in overall height when located in a side yard.

(2) *Width and Depth:*

(a) *Maximum width (measured as overall coverage including projecting beams or rafters):* Twenty (20) feet when located in the front yard or four (4) feet when located in a side yard.

(b) Maximum depth: Eight (8) feet when located in the front yard or three (3) feet when located in a side yard.

(3) Placement:

(a) Open-air non-habitable accessory structures may be located in front or side yard setbacks of a Bungalow Court, including at the property line.

(b) No more than one non-habitable accessory structure may be located along each street or courtyard frontage of a Bungalow Court.”

SECTION 10. Section 17.52.110 of Chapter 17.52 of Title 17 of the Monrovia Municipal Code is hereby amended to read as follows (text to be added is underlined):

“§ 17.52.110 MINOR EXCEPTIONS.

(A) In appropriate cases the Committee shall have the power to grant minor exceptions to the development standards of this title in those cases where such minor exceptions are warranted by practical difficulties, unnecessary hardships or results that may be inconsistent with the general intent of the code. The Committee shall have the power to grant the following deviations from the provisions of this title:

(1) An increase of up to 10% in floor area ratio over the maximum allowed;

(2) A reduction in setbacks as follows:

(a) Front setback: 15% maximum reduction;

(b) Side setback: two feet maximum reduction, or for additions in alignment with an existing structure, a minimum three feet from the property line;

(c) Rear setback: 20% maximum reduction;

(d) Between buildings: 20% maximum reduction, with the exception of single-family developed lots that may be considered at a 30% maximum reduction;

(e) In the Residential Foothill Zone for lots with graded pads: a 20% maximum reduction for all setbacks;

(f) Front or side setback for open-air non-habitable accessory structures: Setback reductions for non-habitable, architecturally compatible, open-air (unenclosed) accessory structures (such as arbors, trellises, pergolas, or similar elements) in Bungalow Courts, as provided in § 17.12.070(C).

(3) Exceptions pertaining to swimming pools;

- (4) Allow an addition to a residential structure in any residential zone to exceed the maximum building height for the structure to match the height of the original house if the home is architecturally or historically significant.
 - (5) Up to 5% reduction of the minimum floor area for dwelling units;
 - (6) Exceptions pertaining to fences, hedges and walls;
 - (7) Allowance of the use of common recreation space as a substitute for private recreation space;
 - (8) Area, width and setback reductions up to 10% of the amount prescribed for service stations;
 - (9) Deviations pertaining to parking requirements with the following exceptions:
 - (a) Parking reductions for existing single-family and existing multiple-family residential units, except for the elimination of all parking;
 - (b) Over a 10% reduction in parking for nonresidential uses;
 - (10) Deviations pertaining to the sign regulations.
- (B) Applications for minor exceptions shall be made to the Committee in writing. The application shall contain such information as is requested by the Director.
- (C) Notice of the public hearing shall be mailed or delivered at least ten days prior to the hearing to all owners of real property, as shown on the latest equalized assessment roll, within 100 feet of the real property that is the subject of the hearing. In lieu of utilizing the assessment roll, the local agency may utilize records of the County Assessor or Tax Collector which contain more recent information than the assessment roll.”

SECTION 11. This Ordinance is consistent with the Policies 9.3 and 9.4 of the Monrovia General Plan Land Use Element, which encourage the City to continue to monitor residential development standards to maintain compatibility with existing development, and to continue to refine design guidelines for new multi-family development, respectively.

SECTION 12. The adoption of this Ordinance is categorically exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) because this Ordinance permits minor modifications to existing development standards for non-habitable, architecturally compatible, open-air decorative accessory structures in the courtyards of bungalow courts, and does not result in any changes in land use or density.

SECTION 13. The custodian of records for all materials that constitute the record of the proceedings upon which this decision is based is the City Clerk. Those documents

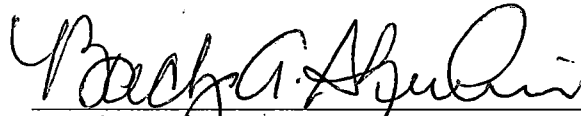
are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

SECTION 14. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 15. The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and this Ordinance shall become effective thirty (30) days after its passage.

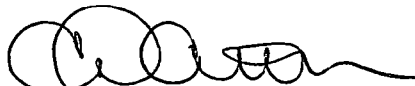
INTRODUCED this 18th day of November, 2025.

PASSED, APPROVED, AND ADOPTED this 2nd day of December, 2025.




Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:



Alice D. Atkins, MMC, City Clerk
City of Monrovia

APPROVED AS TO FORM:



Craig A. Steele, City Attorney
City of Monrovia

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONROVIA)

I, ALICE D. ATKINS, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 2025-11; It has been published pursuant to law; was duly adopted and passed at a regular meeting of the Monrovia City Council on the 2nd, day of December, 2025, by the following vote:

AYES: Councilmembers Belden, Jiménez, Spicer, Mayor Pro Tem Dr. Kelly, Mayor Shevlin

NOES:

ABSTAIN:

ABSENT:

ATTEST:



Alice D. Atkins, MMC, City Clerk
City of Monrovia