



MODIFICATION COMMITTEE AGENDA

CITY OF EL MONTE MODIFICATION COMMITTEE

TUESDAY, OCTOBER 13, 2020

6:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE MODIFICATION COMMITTEE

CHAIRPERSON

ROBERTO ESTRADA CRUZ

DEPUTY DIRECTOR

JASON MIKAELIAN

CHIEF BUILDING OFFICIAL

TODD MORRIS

Members of the public wishing to observe the meeting may do so in one of the following ways:

- (1) Turn your TV to Channel 3;
- (2) Visit the City's website at: <http://www.elmonteca.gov/378/council-meeting-videos>
- (3) Call-in Conference (669) 900-9128; Meeting ID 910 9002 6018 and then press #. Press # again when prompted for participant ID.

Members of the public wishing to make public comment may do so via the following ways:

- (1) Call-in Conference (669) 900-9128; Meeting ID 910 9002 6018 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) Email – All interested parties can submit questions/comments in advance to the Planning Division's general email address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm, October 13, 2020.

Attendance of this meeting can only be done remotely.

OPENING OF MEETING

- 1. Call Meeting to Order**
- 2. Flag Salute**
- 3. Roll Call**
- 4. Public Comments**

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

Citizens wishing to address the Modification Committee on land use and development matters may do so at this time. Note that the Committee cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address for the record.

PUBLIC HEARING

5. Modification No. 19-20

Address: 4440 Huddart Avenue / APN: 8570-011-004

Request: The Applicant is proposing to construct an attached 841 square foot Accessory Dwelling Unit (ADU) to an existing 2-car garage. The property currently contains two (2) detached dwelling units on an approximate 13,059 square foot lot with two (2) driveways. The Applicant is requesting to retain the two (2) driveway approaches. The subject site is located in the R-2 (Multi-Family Residential) zone. The Modification request is made pursuant to Chapter 17.20 (Modification–Variance) of the El Monte Municipal Code (EMMC).

CEQA Determination: Article 19. Categorical Exemptions – Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in accordance with the requirements of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.

Case Planner: Marlene Vega, Planning Technician

Recommendation: Approve subject to conditions

NEXT SCHEDULED MODIFICATION COMMITTEE MEETING

Tuesday, October 27, 2020 at 6:00 p.m.

Location: To Be Determined

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting. [28 Code of Federal Regulations 35.102-35.104 ADA Title II]

TO: MODIFICATION COMMITTEE

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY
DIRECTOR

BY: MARLENE VEGA
PLANNING TECHNICIAN

SUBJECT: MODIFICATION NO. 19-20

LOCATION: 4440 HUDDART AVENUE
EL MONTE, CA 91731

APPLICANT: JOHN WU
412 S. STONEMAN AVENUE
ALHAMBRA, CA 91801

PROPERTY OWNER: MUHUA ZHOU
4440 HUDDART AVENUE
EL MONTE, CA 91731

**ENVIRONMENTAL
DETERMINATION:** ARTICLE 19 CATEGORICAL EXEMPTIONS,
SECTION 15303 (CLASS 3 - NEW CONSTRUCTION OR
CONVERSION OF SMALL STRUCTURES) IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970
AND THE CEQA GUIDELINES, AS AMENDED

RECOMMENDATION: APPROVE MODIFICATION NO. 19-20 SUBJECT TO
CONDITIONS

REQUEST

The applicant requests the approval of Modification No. 19-20 to construct an attached 841 square foot (SF) Accessory Dwelling Unit (ADU) to an existing 2-car garage. The property currently contains two (2) detached dwelling units on an approximate 13,610 SF lot with two (2) driveways. Modification No. 19-20 is requested to allow the subject lot to retain the two (2) driveway approaches. The property is located in the R-2 (Multi-Family Residential) Zone. This Modification request is made pursuant to Section 17.20 of the El Monte Municipal Code (EMMC).

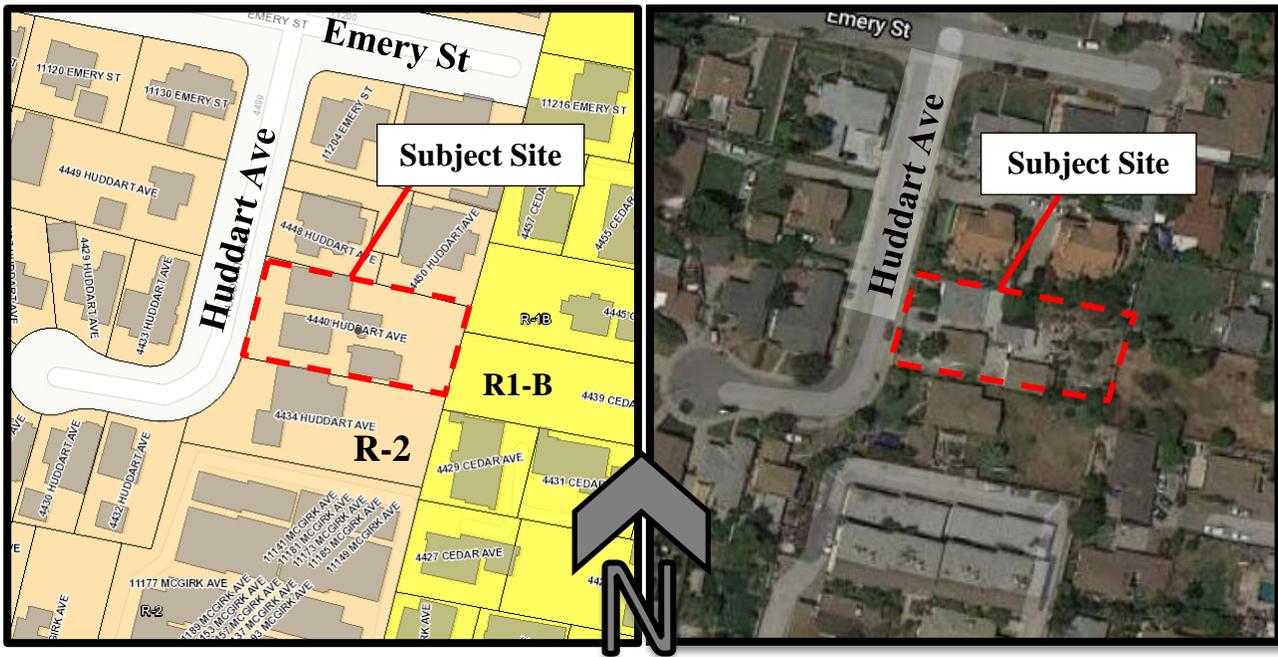
SUBJECT PROPERTY

Location:	South of Emery Street and east side of Huddart Avenue
General Plan:	Medium-Low Density Residential (FAR: 35%)
Zone:	R-2 (Low-Density/Multiple-Family) Zone
Street Frontage:	Huddart Avenue: approximately 73 FT
Size:	13,610 SF
Existing Improvements:	Two (2) existing detached units <u>Unit 1</u> : 840 SF & <u>Unit 2</u> : 910 SF

SURROUNDING PROPERTIES

	General Plan:	Zoning:	Land Use:
North:	Medium-Low Density Residential	R-2	Low Density Multiple Family Dwelling
South:	Medium-Low Density Residential	R-2	Low Density Multiple Family Dwelling
West:	Medium-Low Density Residential	R-2	Low Density Multiple Family Dwelling
East:	Low-Density Residential	R-1B	Single Family Dwelling

ZONING AND AERIAL PHOTO



PROJECT ANALYSIS

Development Standards

The site is currently zoned R-2 (Medium-Low Density Residential). The table below provides the ADU development standards for the R-2 zone and identifies whether the proposed project complies with each standard.

Development Standard	El Monte Zoning Code R-2	Proposed Development	Meets Requirement?
Density:	2 units 1 ADU & 1 Jr. ADU	2 units & 1 ADU	Yes
Floor Area:	40%	19.2%	Yes
Lot Coverage:	45%	26%	Yes
Front Setback	20'	33.83'	Yes
Side Setback for ADU (North):	4'	40.4'	Yes
Side Setback for ADU (South):	4'	4'	Yes
Rear Setback:	20'	27'	Yes
Height:	16'	14'	Yes
Maximum ADU Unit Size:	1,000 SF	841 SF	Yes
Parking	Two 2-car garages	One 1-car garage & One 2-car garage	No; Legal non-Conforming
Driveway	1 Driveway	2 Driveways	No; Modification requested

BACKGROUND

Currently, the property contains two (2) detached dwelling units (Unit 1: 840 SF & Unit 2: 910 SF) on an approximate 13,610 SF lot with two (2) driveways. Furthermore, the property is developed with a 1-car garage and a 2-car garage and is considered "legal non-conforming" in regards to the current parking requirements, which would require each unit to provide a minimum 2-car garage. A 15-foot wide driveway (along the south property line) is currently utilized to access the existing 2-car garage and a 10-foot wide driveway (located relatively towards the center of the street frontage) is utilized to access the existing 1-car garage.

The applicant is proposing to construct an 841 SF ADU that will be attached to the rear side of the existing 2-car garage. Per Section 17.06.165(R) of the EMMC, projects proposing an ADU are limited to only providing one (1) driveway to access the site. The only instance where an additional driveway would be allowed is if the property were accessible by both a public street and a public alley right-of-way at the rear or side property line, which does not apply to the subject property. Therefore, the applicant has requested a Modification to allow the existing two (2) driveways to remain at the site. The subject site is located in the R-2 (Low-Density/Multiple-Family) zone. The Modification request is made pursuant to Chapter 17.20 (Modification-Variance) of the El Monte Municipal Code (EMMC).

DISCUSSION

If one of the existing driveways were to be removed at the subject property, existing parking at the site would be further non-conforming due to the loss of access to existing garage space. Currently, the property is developed with a 1-car garage and a 2-car garage and today's zoning standards require two (2) 2-car garages. Therefore, Staff recommends approval of the proposed Modification under the requirement that several conditions of approval become incorporated into the property in order to grant the modification request for the property.

FINDINGS OF FACT

In order to approve the project, the Modification Committee is required to make certain findings. Section 17.20.020 (EMMC) - Necessary conditions outlines the four required findings and conditions to be met in order to approve any Modification:

FINDING:

- A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity;

FACT:

The subject property is developed with two (2) driveways & two (2) dwelling units. Per the EMMC, a property developed with an ADU, whether located on a corner lot or an interior lot may only maintain one (1) driveway. The existing lot is developed with (2) two driveway approaches and two (2) garages. In order to comply with the driveway requirement, the property owner would need to remove one (1) of the existing driveways which would eliminate access to existing garage space. In turn, the garage space would no longer be useful as covered parking and would then need to be removed or convert to a different use, such as storage. Such alteration would have a negative impact on the neighborhood in regards to parking. Therefore, the Applicant's request to retain both driveways would help reduce street parking within the neighborhood.

FINDING:

- B. The granting of such modification will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity in which the property is located;

FACT:

Granting the Modification will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity in which the property is located. Per the EMMC, for every dwelling unit, a 2-car garage is required. Currently, the site is developed two (2) dwelling units with a 1-car garage and 2-car garage. Therefore, parking is considered to be "legal non-conforming" due to the lack of one (1) garage parking space. If the applicant were to remove one (1) of the existing driveways at the property, this would result in a loss of parking garage space which would make the property further non-

conforming to the City's parking standards. Furthermore, the Applicant's request to retain both driveways would help reduce street parking within the neighborhood. The ADU will meet all other Zoning Code standards such as floor area, setbacks, lot coverage, etc.

FINDING:

- C. Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications;

FACT:

The strict interpretation of the Zoning Code deprives the property of privileges enjoyed by the adjacent properties under the identical zone classifications. The site was developed with two (2) detached dwelling units with a 1-car garage and a 2-car garage (each providing separate driveways). Staff analyzed the neighborhood and found that a majority of the properties within the vicinity comprise of two (2) detached residences with similar substandard lot sizes. The majority of the surrounding properties only provide a one (1) car or (2) car garage for each dwelling on site. Furthermore, the requirement to eliminate a driveway would deprive one of the dwelling units from having garage/covered parking, which already exists at the site. The Applicant's request to retain both driveways would help reduce street parking within the neighborhood.

FINDING:

- D. The granting of such modification/variance will not adversely affect the comprehensive general plan.

FACT:

The approval of this modification will not adversely affect the comprehensive general plan and will continue to be consistent with its intent by allowing the continuation of covered parking for each existing dwelling at the site. Furthermore, the construction of the new ADU would facilitate the creation of additional housing stock and generate more diverse and affordable housing in the City which is promoted by the 2011 General Plan's Housing Element.

CONDITIONS OF APPROVAL

1. Comply with all Building Code requirements.
2. Attach a copy of the final decision letter with the conditions of approval to the submitted building plans.
3. The applicant shall work with the Planning Division to reduce the excess hardscape within the front yard and to incorporate additional landscaping. Landscape and irrigation plans shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

4. Protected trees on the site shall be preserved and well-maintained in compliance with EMMC 14.03.

RECOMMENDATION

Staff recommends that the Planning Commission evaluate the proposal and consider the following Action:

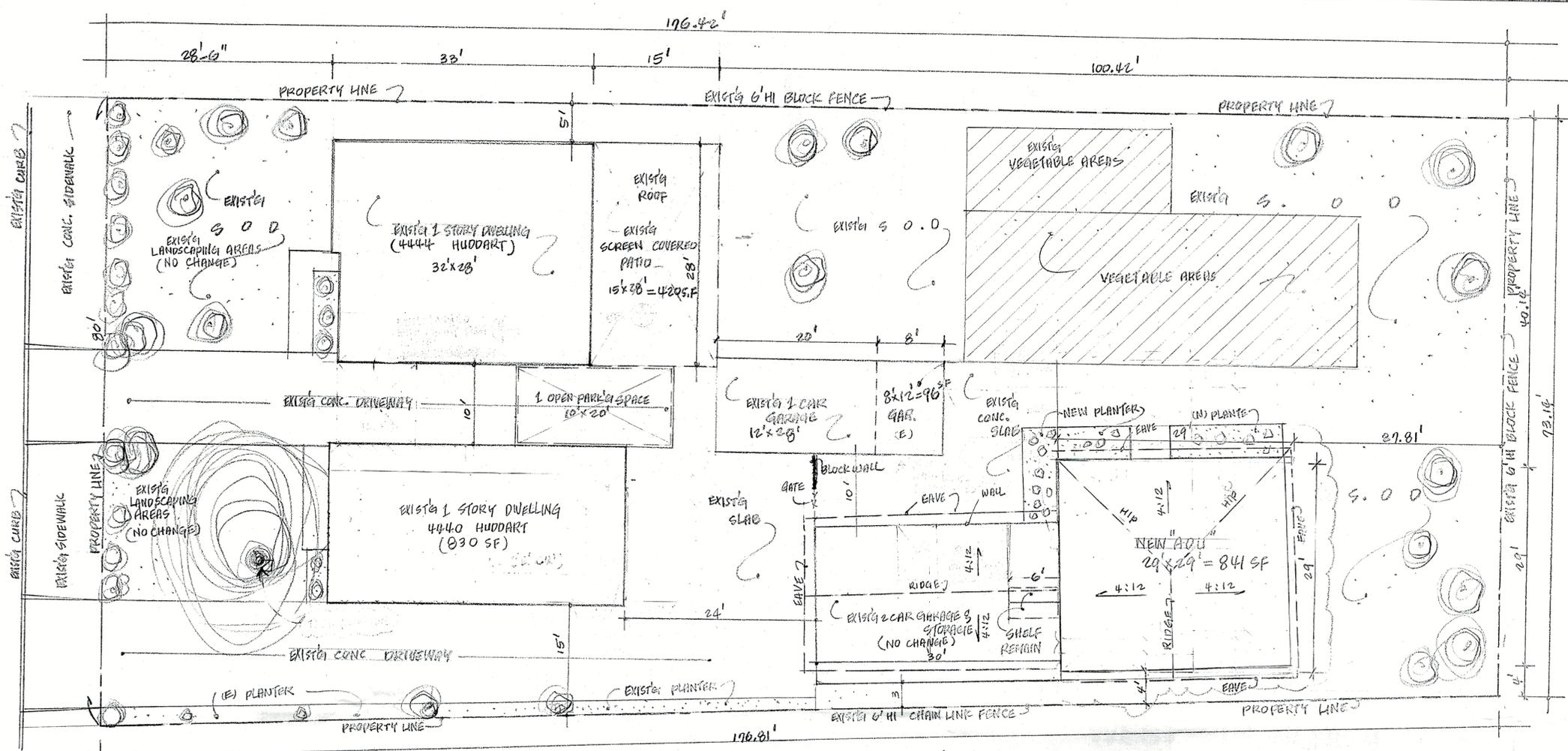
1. Adopt a Categorical Exemption under Section 15301 (Class 3 – New Construction) pursuant to the California Environmental Quality Act and Guidelines, as amended
2. Adopt the Finding of Facts to approve Modification No. 19-20, subject to the conditions of approval.

ATTACHMENTS

- A. Project Plans
- B. Public Hearing Notice
- C. Radius Map

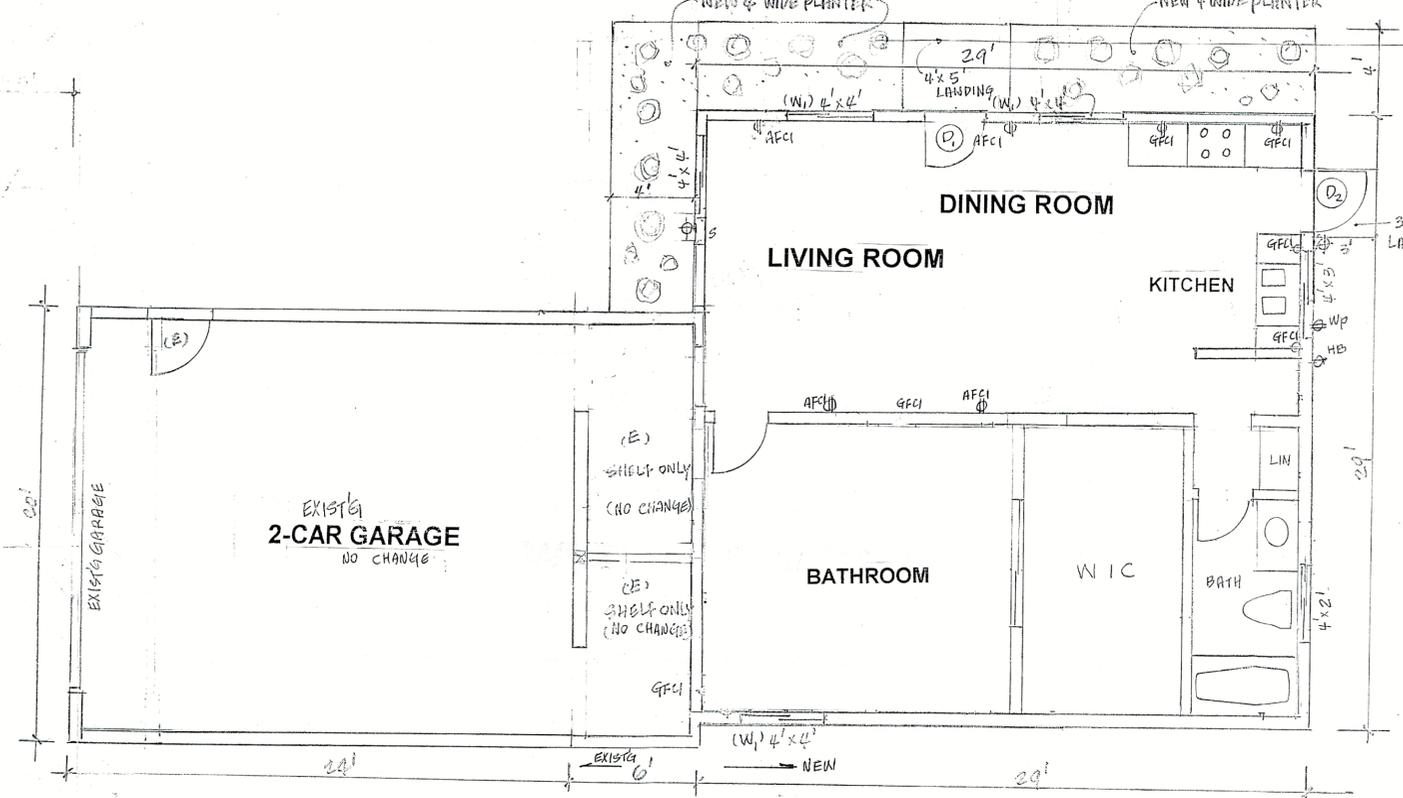
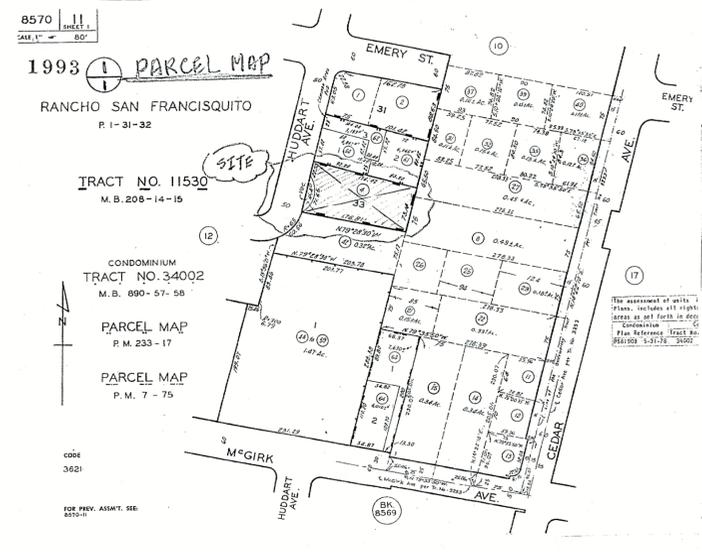


HUDDART AVE



- BUILDING SUMMARY:**
 APN 8590-011-004
 LOT SIZE 80'x176.42' 13509SF
 EXIST' FLOOR AREA:
 (4440 HUDDART) 830 SF
 (4444 HUDDART) 910 SF
 NEW ADDITION:
 NEW "ADU" ATTACHED TO EXIST' 2 CAR GARAGE (29'x29'=841 SF)
 EXIST' 1 CAR GARAGE 12'x28' = 336 SF
 EXIST' 2 CAR GARAGE 20'x30' = 600 SF (INCLUDE 6'x20' STORAGE)
 SCOPE OF WORKS:
 ADD A "ADU" (841 SF) ATTACHED TO EXIST' 2 CAR GARAGE AT REAR OF 4440 HUDDART AVE
 NOTE:
 SEPARATE DEMOLITION PERMIT REQUIRE FOR THE PATIO ATTACHED TO 2 CAR GAR.

SITE PLAN s: 1/4" = 1'-0"



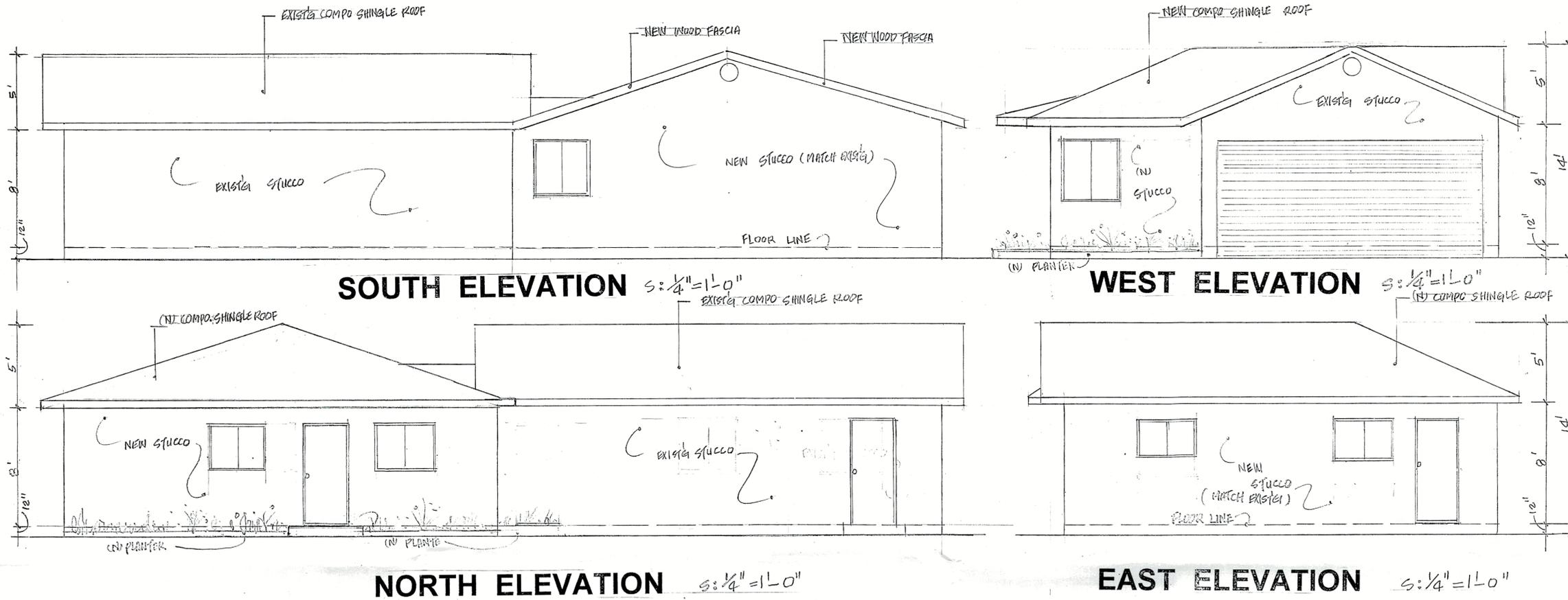
ELECTRICAL SYMBOLS

⊕	DUPLEX OUTLET
⊕	RECEPTACLE WITH ARC FAULT CIRCUIT INTERRUPTION & SHALL BE TAMPER RESISTANT
⊕	RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTION
⊕	WALL LAMP- HIGH EFFICACY
⊕	CEILING LIGHT
⊕	RECESSED LIGHT
⊕	HANGING LIGHTS
⊕	ACCENT LIGHTS
⊕	SMOKE DETECTOR TO BE HARD WIRED & INTERCONNECTED WITH BATTERY BACK UP
⊕	SMOKE & CARBON MONOXIDE ALARM COMBINATION TO BE HARD WIRED & INTERCONNECT WITH BATTERY BACK
⊕	DOOR BELL
⊕	GARBAGE DISPOSAL
⊕	TELEVISION JACK
⊕	TELEVISION JACK
⊕	SINGLE POLE SWITCH
⊕	SWITCH W/ DIMMER
⊕	3-WAY SWITCH
⊕	BATHROOM EXHAUST FAN SHALL BE ENERGY STAR CONTROL & PROVIDE MIN. 50 CFM AIR EXCHANGE
⊕	EXTERNAL LIGHT FIXTURE
⊕	AUTOMATIC GARAGE DOOR OPENER AND LIGHT WITH REMOTE CONTROL
⊕	FLUORESCENT LIGHT-HIGH EFFICACY

DOORS SCHEDULES				WINDOW SCHEDULES			
SYM	WIDTH	HT	REMARK	WIDTH	HT	REMARK	REMARK
D1	36"	6'-8"	FRONT ENTRANCE	W1	4' 4"	4' 4"	NO SCREEN
D2	36"	6'-8"	REAR DOOR	W2	5' 4"	4' 4"	YES
D3	32"	6'-8"	BEDROOM				
D4	32"	6'-8"	BATH				

REVISIONS	BY
8-1-2020	du
JOHN WU, ARCHITECT 412 S. STONEMAN AVE. ALHAMBRA, CA 91801 (626)293-1001	
PROPERTY ADDRESS: 4440-4444 HUDDART AVE EL MONTE, CA 91731	
OWNER: MU HUA ZHOU	
SITE PLAN	
Date	3-18-2011
Scale	1/8"
Drawn	JOB WU
Job	
Sheet	1
Of	1 Sheet

FLOOR PLAN (NEW "ADU")



REVISIONS	BY
6-18-2020	WJ

JOHN WU, ARCHITECT
 412 S. STONEMAN AVE.
 ALHAMBRA, CA 91801
 (626)293-1001

PROPERTY ADDRESS: 440-444 HUBBART AVE
 EL MONTE, CA. 91731
 OWNER: MU HUA ZHOU

ELEVATION	
Date	2-18-2020
Scale	$\frac{1}{4}''$
Drawn	JW
Job	
Sheet	2
Of	2 Sheets

**CITY OF EL MONTE MODIFICATION COMMITTEE
NOTICE OF PUBLIC HEARING**

**Hablamos Español favor de hablar con
Jeni Colon - (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROPERTY LOCATION: 4440 Huddart Street / APN: 8570-011-004

APPLICATION: Modification No. 19-20

REQUEST: The Applicant is proposing to construct an attached 841 square foot Accessory Dwelling Unit (ADU) to an existing 2-car garage. The property currently contains two (2) detached dwelling units on an approximate 13,509 square foot lot with two (2) driveways. Modification No. 19-20 is requested to allow the applicant to retain the two (2) driveway approaches. The subject site is located in the R-2 (Multi-Family Residential) zone. The Modification request is made pursuant to Chapter 17.20 (Modification–Variance) of the El Monte Municipal Code (EMMC).

APPLICANT: John Wu
412 S. Stoneman Avenue
Alhambra, CA 91801

PROPERTY OWNER: Muhua Zhou
4440 Huddart Street
El Monte, CA 91732

ENVIRONMENTAL DOCUMENTATION: Article 19. Categorical Exemptions – Section 15301 (Class 3 – New Construction or Conversion of Small Structures) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

PLACE OF HEARING: Pursuant to State Law, the Modification Committee will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date: Tuesday, October 13, 2020
Time: 6:00 p.m.
Place: El Monte City Hall East – Council Chambers
11333 Valley Boulevard, El Monte, CA 91731

Members of the public wishing to observe the meeting may do so in one of the following ways:

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- (2) Email – All interested parties can submit questions/comments in advance to the Planning Division's general email address: planning@elmonteca.gov. All questions/comments must be received by the Planning Division no later than 3:00 pm, October 13, 2020.

Attendance of this meeting can only be done remotely

Persons wishing to comment on the environmental documentation or proposed application may do so in writing prior to the meeting date and must be received by 3:00 p.m., the day of the meeting. Public Comments of no more than 3-minutes shall be read into the record. Written comments shall be sent to Marlene Vega; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at mvega@elmonteca.gov. If you challenge the decision of the City Modification Committee, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Modification Committee at, or prior to, the public hearing. For further information regarding this application please contact Marlene Vega at (626) 258-8626. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

The staff report on this matter will be available on or about October 8, 2020 on the City of El Monte website, which may be accessed at <http://elmonteca.gov/AgendaCenter/>

Americans With Disabilities Act

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Published and
mailed on: Thursday, October 1, 2020

City of El Monte Modification Committee
Cristina Graciano, Modification Committee Secretary

LOCATION MAP
4440 Huddart Avenue
Modification No. 19-20



4440

**NOTICE OF
PUBLIC HEARING**

CITY OF LOS ANGELES COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT: [Illegible]
ADDRESS: [Illegible]
DATE: [Illegible]
TIME: [Illegible]
LOCATION: [Illegible]



DO NOT REMOVE

APPROVED: [Illegible]