



MODIFICATION COMMITTEE AGENDA

CITY OF EL MONTE MODIFICATION COMMITTEE

SPECIAL MEETING DATE
WEDNESDAY, APRIL 29, 2020

6:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE MODIFICATION COMMITTEE

CHAIRPERSON
ROBERTO ESTRADA CRUZ

CITY PLANNER
JASON MIKAELIAN

CHIEF BUILDING OFFICIAL
TODD MORRIS

Due to the COVID-19 “Stay in Place” order by the Governor of California, the general public is encouraged to view the meeting remotely and to submit public comments via e-mail or telephone.

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) City of El Monte’s Facebook Live at <https://www.facebook.com/CityofElMonte/>; and
- (3) Call-in Conference (888) 204-5987; Code 8167975.

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

- (1) Facebook Live – comments/questions can be submitted in real time;
- (2) Call-in Conference Line – comments/questions can be submitted per the instructions at the beginning of the meeting; and
- (3) Email – All interested parties can submit questions/comments in advance to the Planning Division general email address: planning@elmonteca.gov.

Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.

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

OPENING OF MEETING

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

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 the record.

PUBLIC HEARING**5. Modification No. 24-19**

Address: 4129 Eunice Ave/ APN: 8577-010-019

Request: The Applicant is requesting approval to demolish an existing 877 square foot residence and garage and construct a new 1,872 square foot single-story residence and a detached two-car garage. Modification No. 24-19 is requested to modify the required side yard setback of ten (10) feet to five (5) feet. The subject site is 5,972 square feet in size and is located in the R-4 (High-Density multiple-family dwelling) 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 (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: Adrian Perez

Recommendation: Approve subject to conditions

NEXT SCHEDULED MODIFICATION COMMITTEE MEETING

Tuesday, May 12, 2020 at 5:00 p.m.

City Hall West – Conference Room A

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. MIKEALIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT
DEPUTY DIRECTOR

BY: ADRIAN PEREZ
SENIOR OFFICE ASSISTANT

SUBJECT: MODIFICATION NO. 24-19

LOCATION: 4129 EUNICE AVENUE

APPLICANT: KAMEN LAI
8748 VALLEY BLVD. SUITE K
ROSEMEAD, CA 91770

PROPERTY OWNER: JENNY HOANG
4129 EUNICE AVE.
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: ADOPT A CATEGORICAL EXEMPTION AND APPROVE
MODIFICATION NO. 24-19 SUBJECT TO CONDITIONS

REQUEST

The Applicant is requesting approval to demolish an existing 877 square foot residence and garage and construct a new 1,872 square foot single-story residence and a detached two-car garage. Modification No. 24-19 is requested to modify the required side yard setback from ten (10) feet to five (5) feet. The subject site is 5,972 square feet in size and is located in the R-4 (High-Density multiple-family dwelling) zone. The Modification request is made pursuant to Chapter 17.20 (Modification–Variance) of the El Monte Municipal Code (EMMC).

SUBJECT PROPERTY:

Location:	West on Eunice Ave. between Rose Ave. and Bessie Ave.
General Plan:	High Density Residential
Zone:	R-4 (High Density Multi-family Zone)
Street Frontage:	50 feet (Eunice Avenue)
Existing Improvements :	Single family residence (877 SF)
Lot Area:	5,972

SURROUNDING PROPERTIES:

	General Plan:	Zoning:	Land Use:
North:	High Density Residential	R-4	Single family residence
South:	High Density Residential	R-4	Single family residence
West:	High Density Residential	R-4	Multi-family residences
East:	High Density Residential	R-4	Multi-family residences



PROJECT ANALYSIS

The table below lists the development features of the R-4 zone to determine if the proposed project is in compliance to the respective zoning standards.

Table 1. Development Standards

Development Feature	R-4 Zone Requirement	Proposed	Meet Requirement(s)?
Lot Coverage	45%	40%	Yes
Floor Area Ratio (FAR)	35%	31%	Yes
Building Height	N/A	1 story/16'-9"	Yes
Front Yard Setback	20'	20'	Yes
(South)Interior Side Yard Setback	10'	13'	Yes
(North)Interior Side Yard Setback	10'	5'-0"	No; Modification Requested
Rear Yard Setback	20'	38'	Yes
Parking	2-car garage	2-car garage	Yes

DISCUSSION

The subject site is requesting approval to demolish an existing 877 square foot residence and garage to construct a new 1,872 square foot single-story residence and a detached two-car garage. The existing single family dwelling located on the subject site was built in 1949 with an interior side yard setback of 5 feet. Since the building is proposed for demolition, the construction must comply with the current requirement of a ten (10) foot side yard setback (per EMMC 17.42.020). However, neighboring properties and the current footprint have five (5) foot setbacks due to the limitations of size limitations. The lot width and lot size for the subject property are deemed to be a substandard from current zoning standards. The property has a width of 50 feet and a total of 5,972 square feet. Regular size lots have a minimum 60 foot lot width and 6,000 square foot lot size.

The substandard 50 foot lot width would limit any dwelling to a width of only 27 feet which would deprive the subject property of privileges enjoyed by the other surrounding properties. These limitations make practical floor plans and building footprints difficult if the intended 10 foot side setback is applied. Under typical circumstances the building width can be up to 37 feet after the enforcing the required ten (10) foot side yard setback, ten (10) foot driveway and a three (3) foot driveway planter. However, at the subject site if the same standards are applied, the development would have 27 feet of building width. Allowing the site to develop with five (5) foot side yard setback allows them to reach a typical building with of 30 feet.

FINDINGS OF FACT

In order to approve the project, the Modification Committee is required to make certain findings. Section 17.20.020 of the EMMC, Necessary Conditions, outlines the four (4) 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:

There are extraordinary circumstances and conditions applicable to the subject site as the property has a substandard lot size and width. The property has a street frontage of 50 feet off of Eunice Avenue and lot size of 5,972 square foot, while regular sized lots have a minimum 60 foot lot width and 6,000 square foot lot size. These limitations make practical floor plans and building footprints for any application difficult if the intended 10 foot side setback is applied. Under typical circumstances the building width can be up to 37 feet after the enforcing the required ten (10) foot side yard setback, ten (10) foot driveway and a three (3) foot driveway planter. However, at the subject site if the same standards are applied, the development would have 27 feet of building width. Allowing the site to develop with five (5) foot side yard setback allows them to reach a typical building with of 30 feet.

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 to reduce the north interior side yard setback from required ten (10) foot setback to five (5) foot setback 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. The proposed development complies with all other zoning code requirements, subject to the approval of this Modification, and conditions of approval requiring compliance with the Building and Safety Division's requirements will ensure that the project will meet appropriate and applicable building standards.

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 subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications;

FACT:

There are extraordinary circumstances and conditions applicable to the subject site as the property has a substandard lot size and width. The property has a lot width of 50 feet and a 5,972 square foot lot, while regular size lots have a minimum 60 foot lot width and 6,000 square foot lot size. The substandard lot size combined with a substandard lot width would limit the development potential of the property. These constraints would limit the buildable area which would make it much more difficult to design practical floor plans/building footprints.

FINDING:

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

FACT:

The approval of the Modification request will not adversely affect the comprehensive General Plan and will continue to be consistent with its quality and intent. The existing single family dwelling located on the subject site was built in 1949 with an interior side yard setback of 5 feet. Upon analysis of the adjacent properties, it has been identified that the majority of the neighboring structures have five (5) foot interior side yard setbacks. The proposed reduction to the north interior side yard setback requirement would be consistent with the neighborhood and adjacent properties.

CONDITIONS OF APPROVAL

1. The project shall strictly conform to the plans on file with the City Planning Division and as presented to the Modification Committee on April 29, 2020 and as amended herein.
2. The project shall be in complete compliance with all Building and Safety Division and Fire Department standards.
3. The Applicant shall submit a complete landscape documentation packet prior to Certificate of Occupancy issuance.

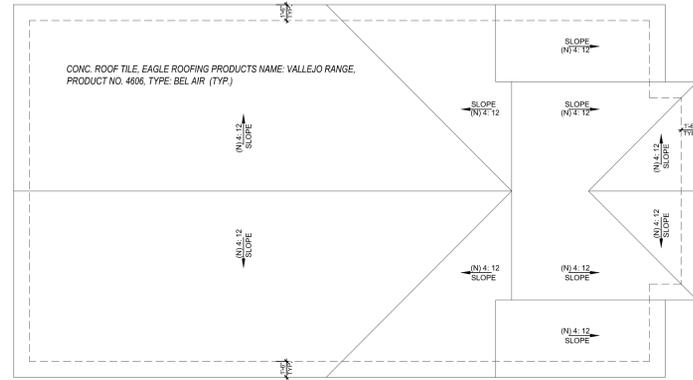
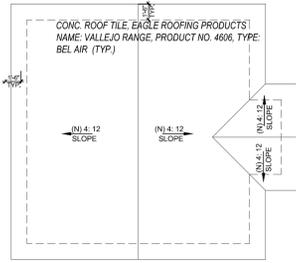
RECOMMENDATION

Staff recommends that the Modification Committee evaluate the proposal and consider the following actions:

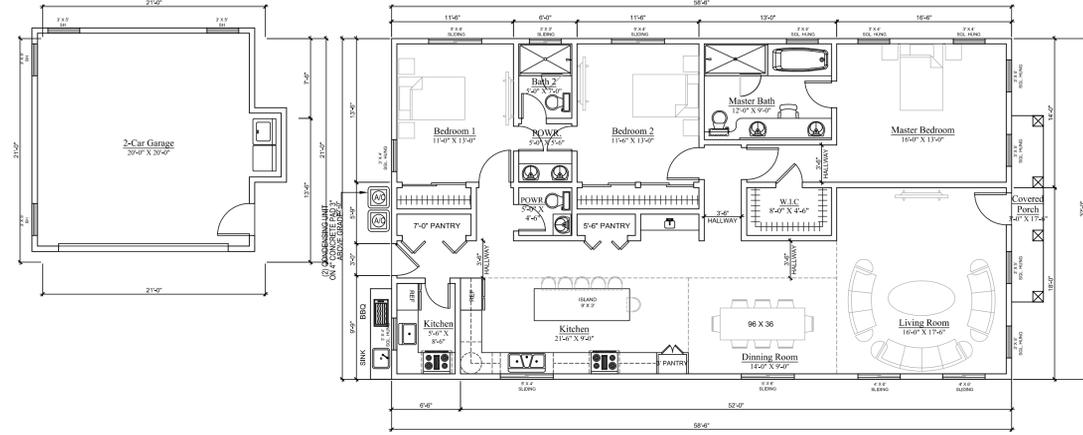
1. Adopt a Categorical Exemption under Section 15303 (Class 3- New Construction or Conversion of Small Structures) pursuant to the California Environmental Quality Act and Guidelines, as amended and;
2. Adopt the Finding of Facts to approve Modification No. 24-19, subject to the conditions of approval.

ATTACHMENTS

- A. Project Plans
- B. Public Hearing Notice
- C. Radius Map
- D. Site Posting Photo

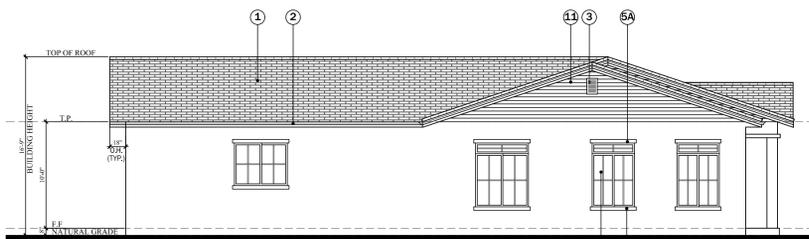


ROOF PLAN
(SCALE: 1/8" = 1'-0")



FLOOR PLAN
(SCALE: 1/8" = 1'-0")

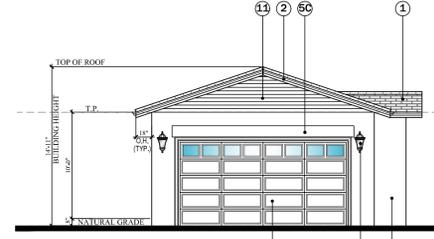
LIVING AREA: 1872 SQ.FT
GARAGE AREA: 462 SQ.FT



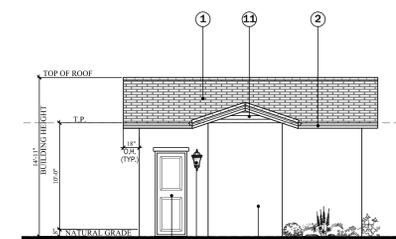
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



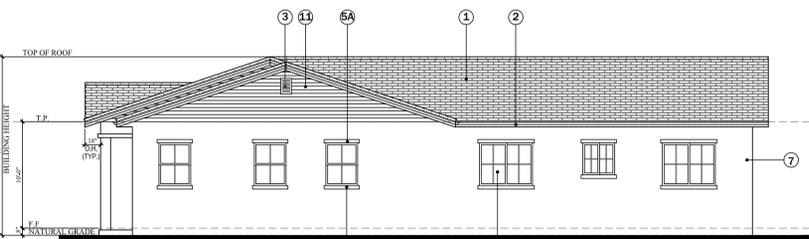
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



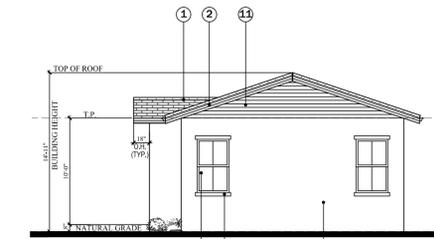
EAST ELEVATION
SCALE: 1/8" = 1'-0"



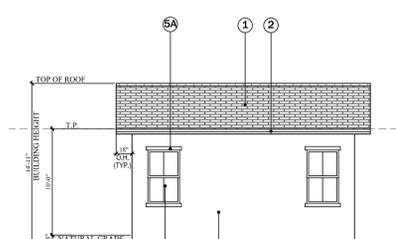
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION SPECIFICATIONS

- 1 CONC. ROOF TILE, EAGLE ROOFING PRODUCTS NAME: VALLEJO RANGE, PRODUCT NO. 4606, TYPE: BEL AIR (TYP.)
- 2 BONDERIZED RAIN GUTTER, COLOR: BROWN (TYP.)
- 3 LOUVER VENT WITH 1/4" INSECT SCREEN (TYP.)
- 4 JELD-WEN PREMIUM VINYL WINDOW, MODEL: V-4500, EXTERIOR COLOR: SANDSTONE (TYP.)
- 5 3/8" CEMENT COATED FOAM CAST MOLDING.
a) 4" TOP TRIM, b) 5" BOTTOM TRIM, c) 12" GARAGE HEADER
- 6 CLOPAY GARAGE DOORS, GALLERY COLLECTION, DOOR DESIGN: LONG PANEL, COLOR: SANDTONE
- 7 7/8" THK. EXTERIOR SMOOTH STUCCO FINISH, LA HABRA STUCCO, X-72 ADOBE, BASE 200 (TYP.)
- 8 GARAGE ACCESS DOOR, JELD-WEN DOORS & WINDOWS - DESIGN-PRO EXTERIOR DOOR, MAHOGANY 2-PANEL EURO ALL PANEL. (OR EQUAL)
- 9 MAIN ENTRY DOOR BY FEATHER RIVER DOORS, SINGLE OAK DOOR WITH 3/4" OVAL
- 10 THE GREAT OUTDOORS WALL LIGHT, MODEL: KENT PLACE 9141-291, FINISH: ARCHITECTURAL BRONZE WITH COPPER HIGHLIGHTS FINISH, DIMENSIONS: 7" W X 16" H X 10" EXT. (OR EQUAL)
- 11 HARDIE SIDING WITH 4" EXPOSURE

REVISIONS	BY

ALL DRAWINGS, DOCUMENTS, SPECIFICATIONS, DESIGN IDEAS AND DRAWING INSTRUMENTS HEREIN ARE THE PROPERTY OF ELITE DESIGN DEVELOPMENT INC. NO PART OF THESE DOCUMENTS OR DRAWINGS CAN BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF ELITE DESIGN DEVELOPMENT INC. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ELITE DESIGN DEVELOPMENT INC.
PLANNING ... DESIGN ... DEVELOPMENT
8748 E. VALLEY BLVD., STE. K, ROSEMEAD, CA 91770
TEL: (626) 288-2654 FAX: (626) 288-2654
EMAIL: kammelleite@yahoo.com

Project Title & Location:
NEW 1-STORY SINGLE FAMILY HOME
4129 EUNICE AVE., EL MONTE
CA 91731

Date	03-04-2020
Scale	AS SHOWN
Drawn	AD
Job No.	18-1019A
Sheet	A-2
Of	Sheets

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

**Hablamos Español favor de hablar con
Sandra Elias (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Division

PROPERTY LOCATION: 4129 Eunice Ave/ APN: 8577-010-019

APPLICATION: Modification No. 24-19

REQUEST: The Applicant is requesting approval to demolish an existing 877 square foot residence and garage and construct a new 1,872 square foot single-story residence and a detached two-car garage. Modification No. 24-19 is requested to modify the required side yard setback of ten (10) feet to five (5) feet. The subject site is 5,972 square feet in size and is located in the R-4 (High-Density multiple-family dwelling) zone. The Modification request is made pursuant to Chapter 17.20 (Modification-Variance) of the El Monte Municipal Code (EMMC).

APPLICANT: Kamen Lai
8748 E. Valley Blvd., Suite K
Rosemead, CA 91770

PROPERTY OWNER: Jenny Hoang
4129 Eunice Ave
El Monte, CA 91731

ENVIRONMENTAL DOCUMENTATION: 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.

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: Wednesday, April 29, 2020
Time: 6:00 p.m.
Place: El Monte City Hall – Council Chambers
11333 Valley Boulevard – El Monte, CA 91731

Due to COVID-19 “Stay in Place” order by the Governor of California, the general public is encouraged to view the meeting remotely and to submit public comments via e-mail or telephone.

To access the Modification Committee meeting:

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- (3) Call-in to (888) 204-5987 with access code: 8167975.

To participate in the Modification Committee meeting with questions or comments, utilize the following:

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- (C) Email or Mail – All interested parties can submit questions/comments in advance to the aperez@elmonteca.gov or mailed to Adrian Perez; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731

(continued on reverse side)

Public comments on the environmental documentation or proposed application 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. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised (either orally or in writing) at the public hearing described in this notice

Americans With Disabilities Act

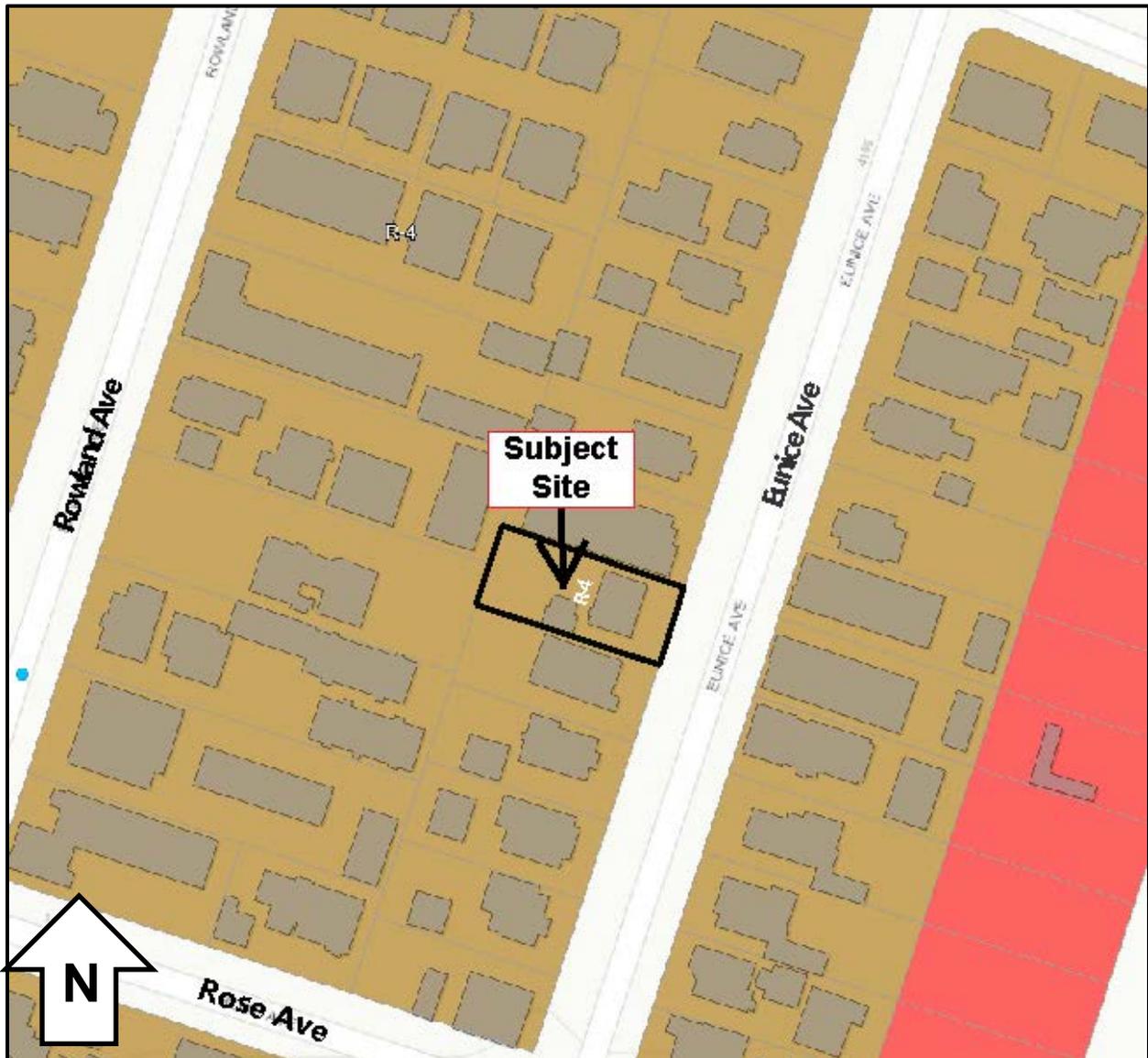
In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance 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.

Additional questions:

Please contact Adrian Perez at (626) 258-8626 or aperez@elmonteca.gov, Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published and mailed on: Thursday, April 16, 2020

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



More Services

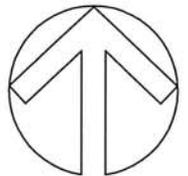
SUE MORENO
(626) 350-5944
moreservices@sbcglobal.net

OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING

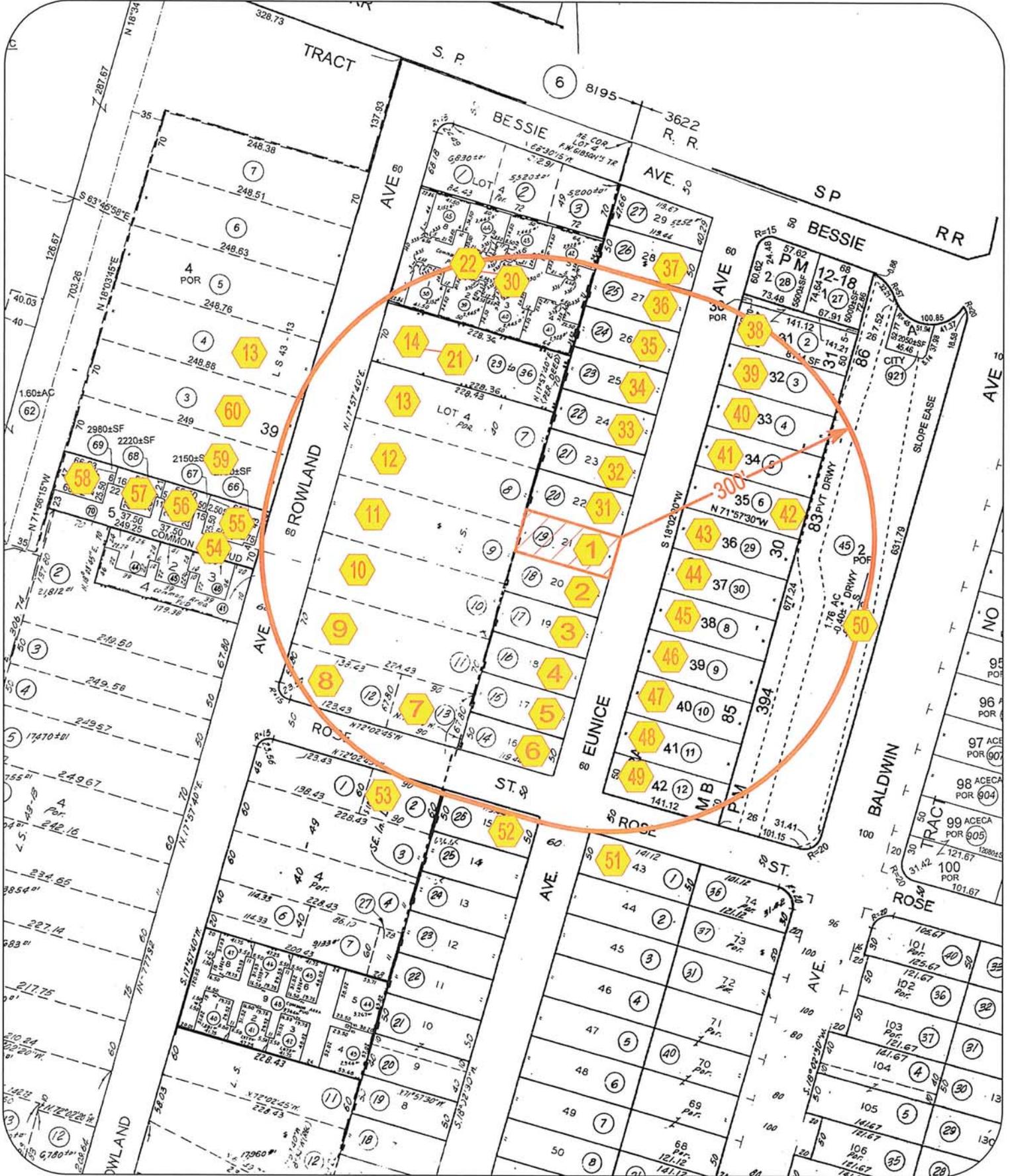
12106 LAMBERT AVE. EL MONTE, CA 91732 - FAX (626) 350-1532

PROJECT INFORMATION

4129 EUNICE AVE
EL MONTE, CA.
19-291



SCALE 1" = 150'





**NOTICE OF
PUBLIC HEARING**
CITY OF LA BUREAU OF ENVIRONMENTAL ASSISTANCE

DO NOT REMOVE