



**CITY OF EL MONTE  
MODIFICATION  
COMMITTEE**

**CHAIRPERSON**

ROBERTO ESTRADA CRUZ

**CITY PLANNER**

JASON MIKAELIAN

**CHIEF BUILDING OFFICIAL**

TODD MORRIS

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

# MODIFICATION COMMITTEE AGENDA

CITY OF EL MONTE MODIFICATION COMMITTEE

TUESDAY, JULY 14, 2020

6:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS  
11333 VALLEY BOULEVARD

**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 997 3244 7861 and then press #. Press # again when prompted for participant ID.

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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](mailto:planning@elmonteca.gov). All questions/comments must be received by the Planning Division no later than 3:00 pm, July 14, 2020.

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

## 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. 09-20**

*Address:* 11672 Killian Street / APN: 8548-002-057

*Request:* The Applicant is proposing to construct a 212 square foot rear addition to an existing 1,539 square foot, single-family residence. Modification No. 09-20 is requested to reduce the required rear yard setback (south elevation) from 20 feet to 16 feet. The subject site is 6,162 square feet in size and is located in the R-1B (Single 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 15301 (Class 1 – Existing Facilities) in accordance with the requirements of the California Environmental Quality (CEQA) Act of 1970 and the CEQA Guidelines, as amended.

*Case Planner:* Sandra Elias

*Recommendation:* Approve subject to conditions

NEXT SCHEDULED MODIFICATION COMMITTEE MEETING

**Tuesday, July 28, 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  
DEPUTY DIRECTOR

**BY:** SANDRA ELIAS  
ASSISTANT PLANNER

**SUBJECT:** MODIFICATION NO. 09-20

**LOCATION:** 11672 KILLIAN STREET

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

**PROPERTY OWNER:** JULIANA ZHOU  
11663 SITKA STREET  
EL MONTE, CA 91732

**ENVIRONMENTAL DETERMINATION:** ARTICLE 19 CATEGORICAL EXEMPTION - SECTION 15301 (CLASS 1- EXISTING FACILITIES) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES, AS AMENDED

**RECOMMENDATION:** ADOPT A CATEGORICAL EXEMPTION & APPROVE MODIFICATION NO. 09-20, SUBJECT TO CONDITIONS

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**REQUEST**

The Applicant is proposing to construct a 212 square foot rear addition to an existing 1,539 square foot, single-family residence. Modification No. 09-20 is requested to reduce the required rear yard setback (south elevation) from twenty (20) feet to sixteen (16) feet. The subject site is 6,162 square feet in size and is located in the R-1B (Single Family Residential) zone. The Modification request is made pursuant to Chapter 17.20 (Modification–Variance) of the El Monte Municipal Code (EMMC).

**SUBJECT PROPERTY:**

<b>Location:</b>	East of Fandon Avenue, west of Richwood Avenue
<b>General Plan:</b>	Low Density Residential (Maximum 6 Dwelling Units/Acre)
<b>Zone:</b>	R-1-B (One-Family Dwelling)
<b>Street Frontage:</b>	72'-6" feet wide with no street frontage; access to site via a common driveway
<b>Lot Size:</b>	6,162 square feet (.14 acres)
<b>Existing Site Improvements:</b>	Single-Family Residence with an attached 360 sq. ft. garage

**SURROUNDING PROPERTIES:**

	<b>General Plan:</b>	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Low Density Residential	R-1B (One-Family Dwelling)	Single-Family Residential
<b>South:</b>	Low Density Residential	R-1B (One-Family Dwelling)	Multi-Family Residential
<b>West:</b>	Low Density Residential	R-1B (One-Family Dwelling)	Single-Family Residential
<b>East:</b>	Low Density Residential	R-1B (One-Family Dwelling)	Single-Family Residential

**AERIAL PHOTO AND ZONING:**



## **DISCUSSION**

The property is currently improved with a one-story 1,539 sq. ft. single-family dwelling with an attached 360 square foot garage. The three (3) bedroom, two (2) bath single-family residence was built in 1966. In February 2000, a 330 sq. ft. den addition was constructed 16'-0" from the rear property line. According to the plans submitted by the applicant on March 16, 2020, the proposed 212 sq. ft. addition is in line with the den's previously approved footprint and will square off the building. The limited depth of the lot, which is 85 feet instead of the typical 100 feet lot depth, deprives the property owner the flexibility of expanding that is available to neighboring properties. The property currently meets front and side setbacks. Further, the site does not have direct access from a public street. The lot is accessible from a common lot that serves four (4) single family residences, including the subject property. The limited accessibility and availability of a full length driveway further creates a unique circumstance that restricts the property from developing the single family residence. The approval of the modification will allow the addition of a fourth bedroom and enhance the livability of the property.

## **PROJECT ANALYSIS**

### **Development Standards**

Table 1 below provides the development standards for the R-1B zone and determines whether the proposed project complies with each standard.

***Table 1. Development Standards***

<b>Development Feature</b>	<b>R-1B Requirement</b>	<b>Proposed</b>	<b>Meet Requirement(s)?</b>
Minimum Lot Area per Dwelling	6,000 sf	6,162 sf	Yes
Front Yard Setback	20'	21'	Yes
Side Yard Setback(s)	5'	5-6'''	Yes
Rear Yard Setback	20'	16'-0"	<b>No; Modification requested</b>
Height	2.5 stories and 35'	15'-0"	Yes
Lot Coverage	35%	34.3%	Yes
FAR	35%	28%	Yes
Parking	2-car garage (20'x20')	2-car garage (20'x18')	No; legal nonconforming

## **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 (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 exceptional or extraordinary circumstances or conditions applicable to the property involved due to the accessibility to the subject property and the layout of the existing structures. The subject site is accessible via a shared/common driveway (shared by four (4) units) and does not have direct access to the public street, Killian Street. The limited accessibility and availability of a full length driveway creates a unique circumstance that restricts the property from developing the single family residence. Further, the depth of the lot is 15 feet less than the standard lot and restricts the areas that the existing building can expand into.

### **FINDING:**

- B. The granting of such variance 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 properties in the vicinity. The proposed addition is intended to provide an additional bedroom which will allow the property owner to maximize the livability of the property. There will be no impacts to nearby properties such as daylight obstruction, visual blight, etc. The location of the addition at the rear will minimize the impact to surrounding properties. Moreover the property will remain under the maximum Floor Area Ratio (FAR) and lot coverage.

### **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:**

Staff has determined that the requested modification can be supported due to existing circumstances of the property including the substandard depth of the lot, which is 85 feet instead of the typical 100 feet lot depth. The single-family dwelling and attached garage were constructed prior to current code requirements. The existing structures are legal non-conforming in that the rear yard setback is currently deficient which thereby deprives the property owner of improvements/expansions to the rear of the property. The proposed project will be consistent with adjacent properties with a similar structural layout.

**FINDING:**

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

**FACT:**

The approval of such modification to reduce the required rear yard setback from 20'-0" to 16'-0" will not adversely affect the comprehensive General Plan. Policy LU-1.1-Code Compliance, ensures land compatibility through adherence to the policies, standards, and regulations in the Municipal Code; Policy LU-1.6-Quality of Life, encourages protecting the quality of life of residents. Allowing the deviation of the required rear setback will allow the construction of the proposed 212 sq. ft. rear addition which will allow an additional bedroom thus enhancing the livability of the property while maintaining the single family residence characteristic of the Low Density Residential designation.

**CONDITIONS OF APPROVAL:**

1. The project shall strictly conform to the site plan, floor plan and elevation plans on file with the City's Planning Division and as presented to the Modification Committee on July 14, 2020 and as amended herein.
2. Plans shall comply with all City Department/Divisions regulations and guidelines including Building, Engineering, Planning and the Los Angeles County Fire Department.
3. The approval of Modification No. 09-20 is valid for one (1) year from the date of approval. During this time period, the applicant is responsible for obtaining the required City permit(s) for the proposed project.
4. A copy of the final decision letter with the conditions of approval shall be submitted with the building plans.
5. No future requests for additions shall be permitted including but not limited to shade structures

6. Rear and front yard setbacks shall have properly maintained landscape areas. The applicant shall provide details and specifications on the Site Plan for all proposed landscaping/planting materials.
7. The rear addition shall be finished with building/finish materials that complement and match the existing residence.

**RECOMMENDATION:**

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

1. Adopt a Categorical Exemption under Section 15301 (Class 1 –Existing Facilities) pursuant to the California Environmental Quality Act and Guidelines, as amended and;
2. Adopt the finding of Facts to approve Modification No. 09-20, subject to the conditions of approval.

**ATTACHMENTS:**

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

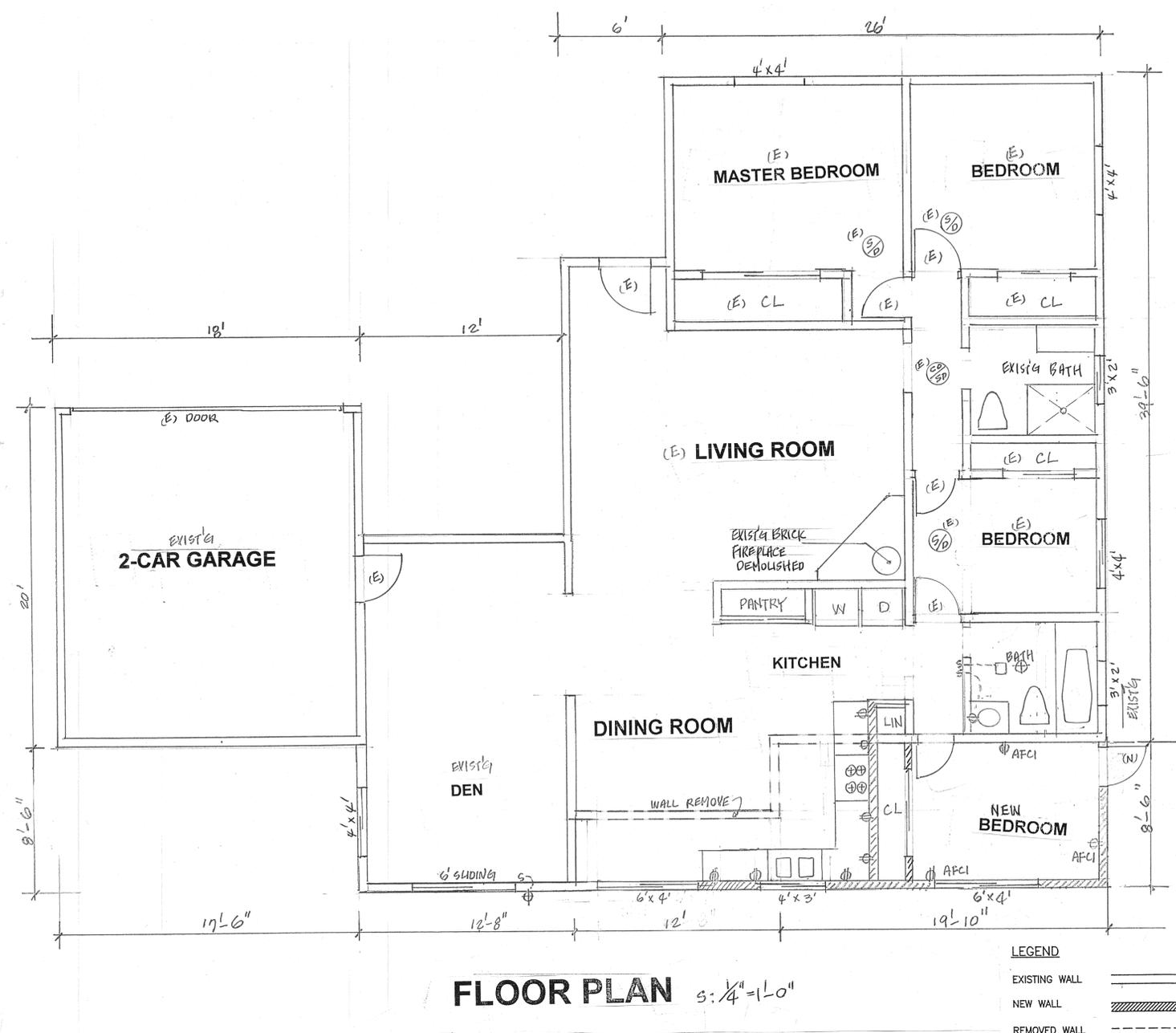
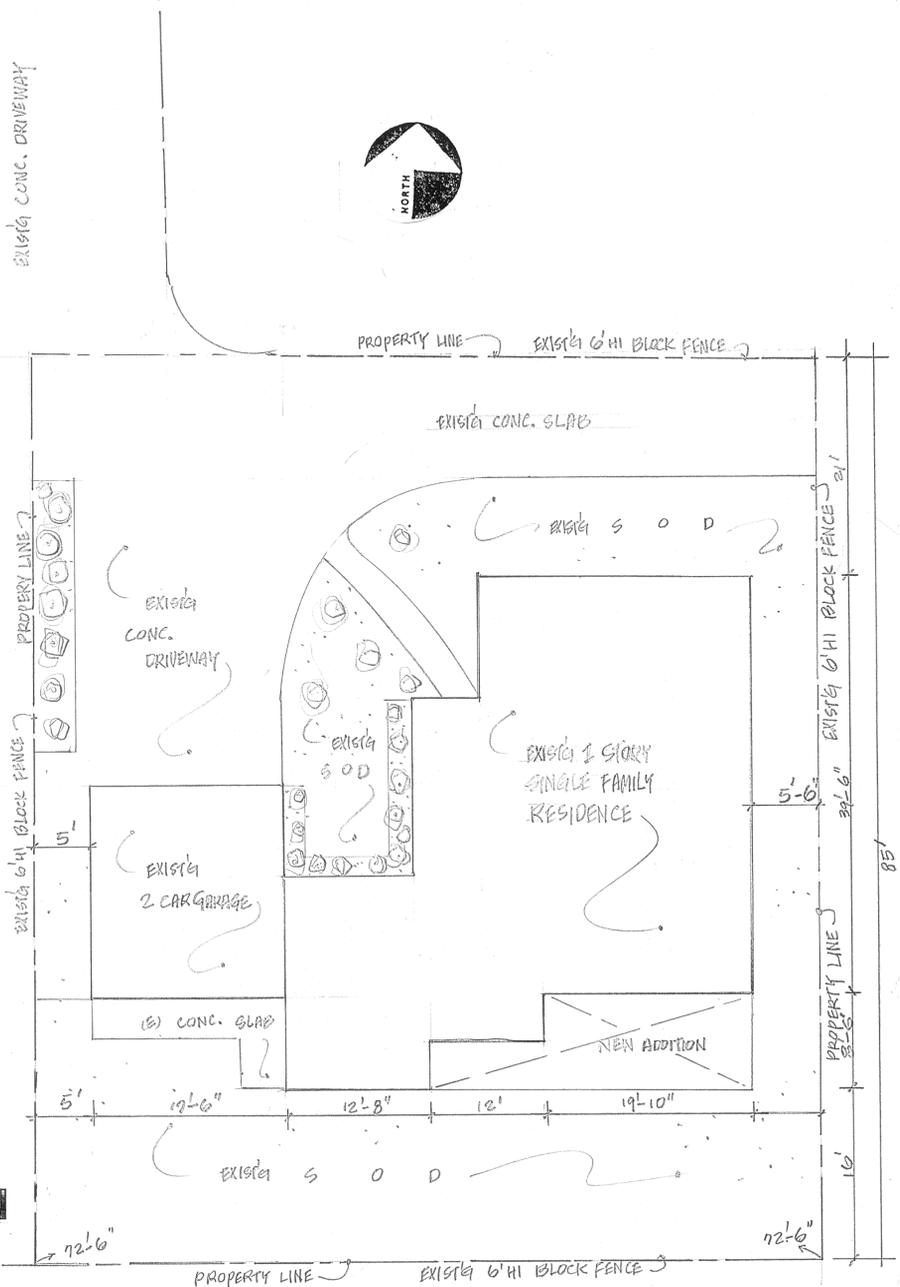
REVISIONS NO.	DESCRIPTION

**SHEET TITLE**  
**SITE PLAN & COVER SHEET**  
**FLOOR PLAN**

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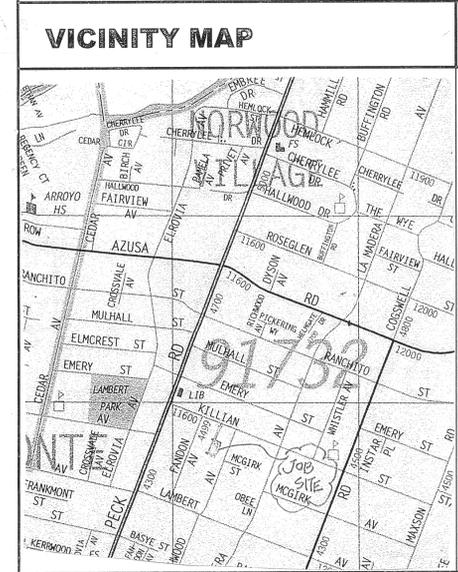
Project Name & Address  
**11672 KILLIAN**  
**EL MOTE, CA. 91732**

Date: 10-20-20  
 Drawn: [Signature]  
 Sheet: **A-1**  
 of Sheet



**LEGEND**

EXISTING WALL	=====
NEW WALL	=====
REMOVED WALL	-----



**CONSULTANT INFORMATION**

OWNER  
 ARCHITECT **JOHN WU.**  
 412 S. STONEMAN AVE,  
 ALHAMBRA, CA 91801  
 TEL: (626)293-1001  
 STRUCTURE ENGINEER

**PROJECT DATA**

APN: 8548-002-057  
 PROPERTY TYPE: SINGLE HOUSE  
 YEAR BUILT: 1966  
 ZONING: R-1  
 LOT SIZE (72.5' x 85'): 6,162 SF  
 (E) MAIN BUILDING FLOOR AREA: 1,539 SF  
 (N) MAIN BUILDING FLOOR AREA: 212 SF  
 • TOTAL FLOOR AREA: 1,751 SF  
 (E) 2 CAR GARAGE (18' x 20') F.A.R.: 360 SF  
 LOT COVERAGE (1,751 SF + 360 SF) ÷ 6,162 SF = 34.3%

**SCOPE OF WORK**

(1) ADD A NEW BEDROOM AND REMODEL EXISTING KITCHEN  
 (2) REMODEL EXISTING BATH ROOM  
 (3) DEMOLISHED EXISTING BRICK FIREPLACE

**CODE OF DESIGN**

THE PROJECT SHALL COMPLY WITH THE:  
 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE,  
 CALIFORNIA RESIDENTIAL CODE, CALIFORNIA  
 ELECTRICAL CODE, CALIFORNIA PLUMBING CODE,  
 CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE  
 CODE AND CALIFORNIA ENERGY CODE.

**SHEET DIRECTORY**

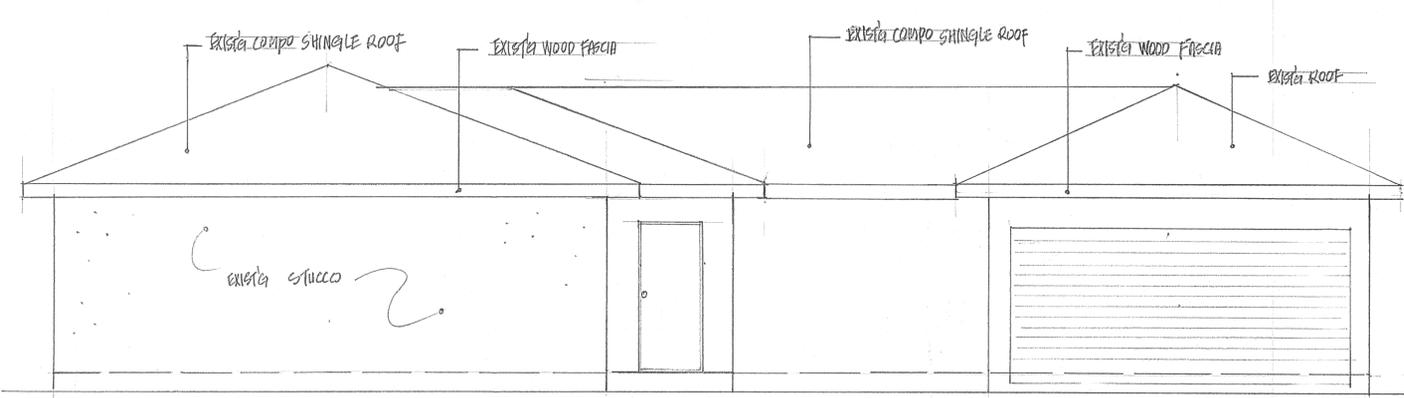
A-1. COVER SHEET & SITE PLAN & FLOOR PLAN  
 A-2. ELEVATIONS  
 A-3. FOUNDATION PLAN, ROOF FRAMING PLAN

**SYMBOL LEGEND**

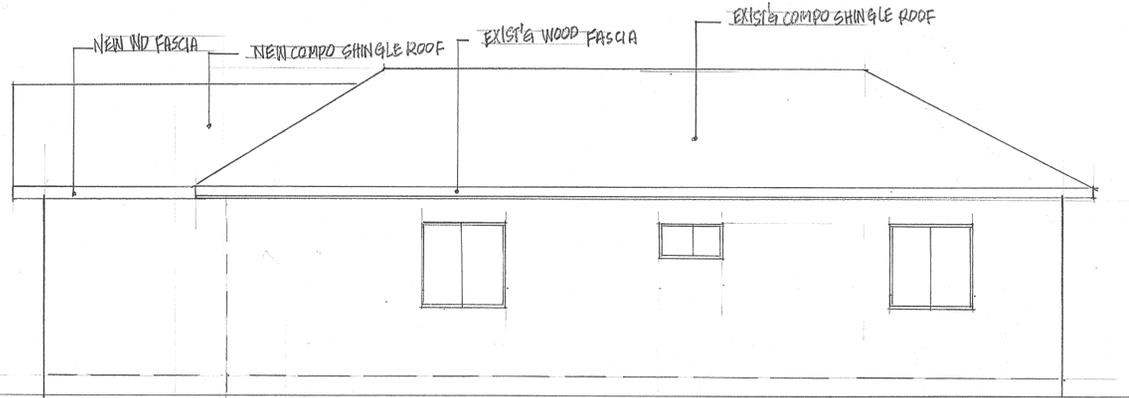
(X/XXX)	DETAIL NUMBER DRAWING WHERE DETAIL IS DRAWN
(X/XX)	WALL SECTION NUMBER DRAWING WHERE SECTION IS DRAWN
(X/XXX)	INTERIOR OR EXTERIOR ELEVATION DRAWING WHERE ELEVATION IS DRAWN
△	REVISION CALLOUT
(XX)	KEY NOTE, REFER TO LISTING ON SAME DWG. FOR DESCRIPTION

**ABBREVIATIONS**

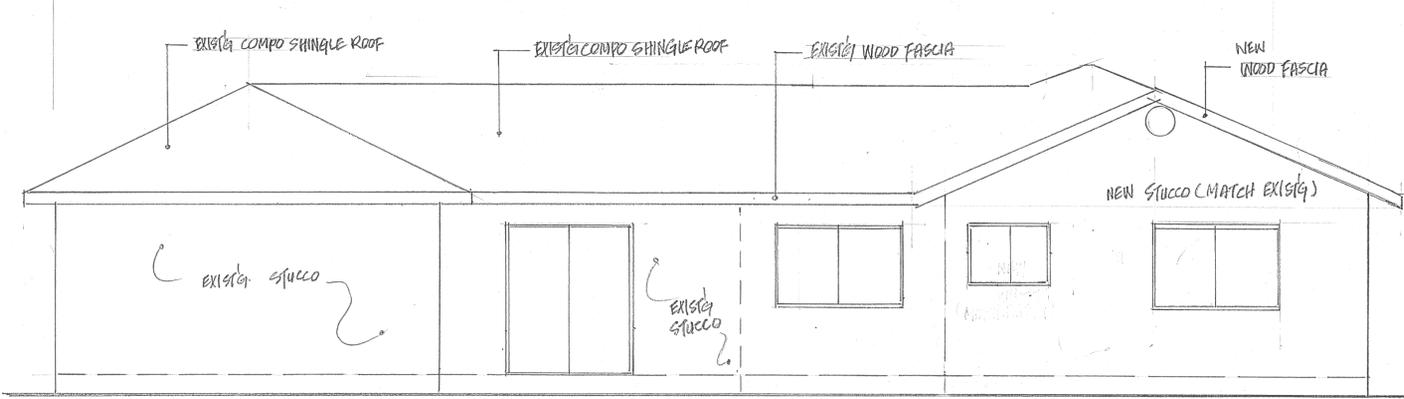
AC.T. -ACOUSTICTILE	GEN -GENERAL
AFF -ABOVE FINISH FLOOR	HYD -HYDRANT
BLDG -BUILDING	INSUL -INSULATION
BLK -BLOCK	LAV -LAVATORY
BMT -BOTTOM	LT -LIGHT
C.B. -CATCHBASIN	MAR -MARBLE
CEM -CEMENT	MAS -MASONRY
CER.T. -CERAMIC TILE	MAX -MAXIMUM
C.J. -CONTROL JOINT	MECH. -MECHANICAL
CLR. -CLEAR	MIN. -MINIMUM
CLG -CEILING	MISC. -MISCELLANEOUS
CONC. -CONCRETE	NO -NUMBER
CONSTR. -CONSTRUCTION	O/C -ON CENTER
CONT. -CONTINUOUS	O.D. -OUTSIDE DIAMETER
CONTR. -CONTRACTOR	O/O -OUT TO OUT
CTR. -CENTER	OPNG -OPENING
DET. -DETAIL	PLYWD -PLYWOOD
DIA. -DIAMETER	PTD -PAINTED
DIM -DIMENSION	R.D. -ROOF DRAIN
D.O. -DOOR OPENING	REINF. -REINFORCEMENT
DWG -DRAWING	REQD. -REQUIRED
ELEV. -ELEVATION	STD -STANDARD
EXT -EXTERIOR	T.O.P. -TOP OF PLATE
F.F. -FINISH FLOOR	TYP -TYPICAL
F.G. -FINISH GRADE	VCT -VINYL COMPOSITION TILE
FIN -FINISH	WT -WEIGHT
FLR -FLOOR	(N) -NEW
FDN -FOUNDATION	(E) -EXISTING
FTG -FOOTING	
FURR -FURRING	

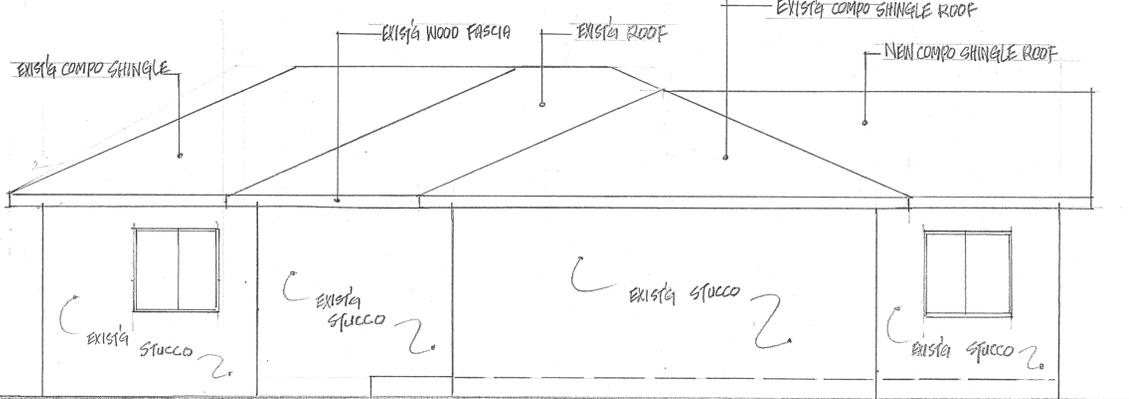
**NORTH ELEVATION** S: 1/4" = 1'-0"



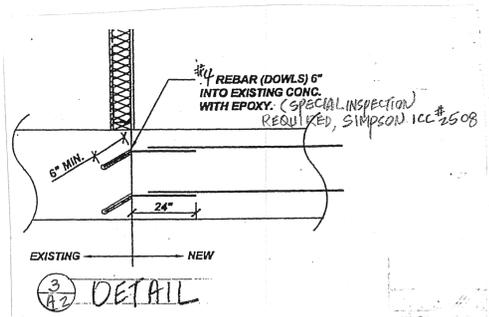
**EAST ELEVATION** S: 1/4" = 1'-0"



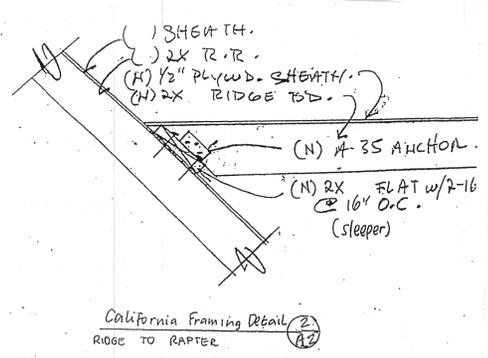
**SOUTH ELEVATION** S: 1/4" = 1'-0"



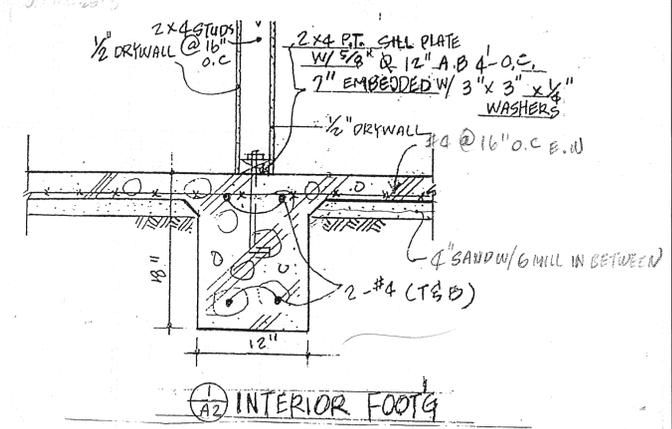
**WEST ELEVATION** S: 1/4" = 1'-0"



**3/4\"/>
 DETAIL**



California Framing Detail  
 RIDGE TO RAFTER



**1/A2 INTERIOR FOOTW**



**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:** 11672 Killian Street / APN: 8548-002-057

**APPLICATION:** Modification No. 09-20

**REQUEST:** The Applicant is proposing to construct a 212 square foot rear addition to an existing 1,539 square foot, single-family residence. Modification No. 09-20 is requested to reduce the required rear yard setback (south elevation) from twenty (20) feet to sixteen (16) feet. The subject site is 6,162 square feet in size and is located in the R-1B (Single 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:** Juliana Zhou  
11663 Sitka Street  
El Monte, CA 91732

**ENVIRONMENTAL DOCUMENTATION:** Article 19. Categorical Exemptions – Section 15301 (Class 1 – Existing Facilities) 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, July 14, 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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*(Continued on the reverse side)*

The staff report on this matter will be available on or about July 9, 2020 on the City of El Monte website, which may be accessed at <http://www.elmonteca.gov/276/Modification-Committee> or by e-mailing [planning@elmonteca.gov](mailto:planning@elmonteca.gov).

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 Sandra Elias, Assistant Planner at (626) 258-8621 or [selias@elmonteca.gov](mailto:selias@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, July 2, 2020

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



RECORDED  
JUN 30 2020  
BY: [Signature]

**11672 Killian Street – Public Notice Site Posting**

