



# **MODIFICATION COMMITTEE AGENDA**

## **CITY OF EL MONTE MODIFICATION COMMITTEE**

TUESDAY, JUNE 30, 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) Visit the City’s website at:  
<http://www.elmonteca.gov/378/council-meeting-videos>

(3) Call-in Conference (669) 900-9128; Meeting ID 931 7196 8558 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 976 8291 4348 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](mailto:planning@elmonteca.gov). All questions/comments must be received by the Planning Division no later than 3:00 pm, June 30, 2020.

**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](http://www.elmonteca.gov)  
[planning@elmonteca.gov](mailto: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. 07-20**

*Address:* 3136 Granada Ave./ APN: 8580-020-027

*Request:* The Applicant is requesting approval to reduce the required second story setback from five (5) feet to zero (0) feet along the south elevation. The subject site is 4,587 square feet in size and is located in the R1-A (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:* Cristina Graciano

*Recommendation:* Approve subject to conditions

**NEXT SCHEDULED MODIFICATION COMMITTEE MEETING**

Tuesday, July 14, 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. MIKEALIAN, AICP  
COMMUNITY & ECONOMIC DEVELOPMENT  
DEPUTY DIRECTOR

**BY:** CRISTINA GRACIANO  
ASSOCIATE PLANNER

**SUBJECT:** MODIFICATION NO. 07-20

**LOCATION:** 3136 GRANADA AVENUE

**APPLICANT/  
PROPERTY OWNER:** GINA GRIFFIN  
3136 GRANADA AVENUE  
EL MONTE, CA 91731

**ENVIRONMENTAL  
DETERMINATION:** ARTICLE 19 CATEGORICAL EXEMPTIONS-  
SECTION 15301 (CLASS 1- EXISTING FACILIITIES) 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. 07-20 SUBJECT TO CONDITIONS

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**REQUEST**

The Applicant is proposing to construct a 108 square foot first-story and a 130 square foot second-story living space addition to an existing 1,580 square foot, two-story, single-family residence. Modification No. 07-20 is requested to reduce the required second story setback from five (5) feet to zero (0) feet along the side yard setback (south elevation). The subject site is 6,120 square feet in size and is located in the R1-A (Single Family Residential) zone. The Modification request is made pursuant to Chapter 17.20 (Modification–Variance) of the El Monte Municipal Code (EMMC).

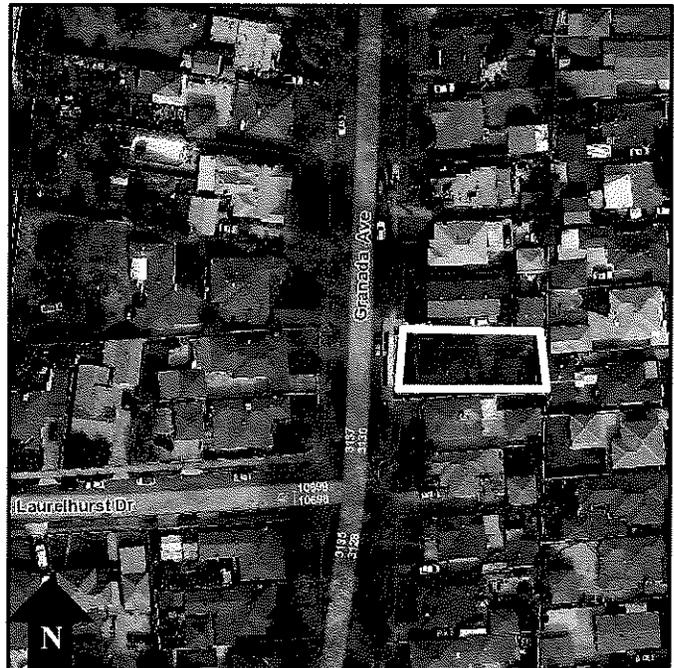
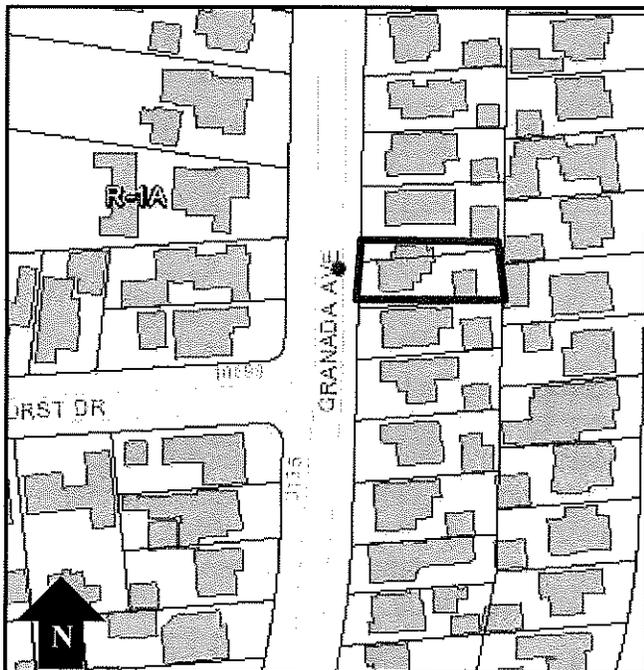
**SUBJECT PROPERTY:**

Location:	East side of Granada Ave between Laurelhurst Dr. & Mildred St.
General Plan:	Low Density Residential (FAR: 0.0-6.0 du/ac)
Zone:	R-1A (One-family dwelling) zone
Street Frontage:	Granada Avenue : 53 feet
Lot Size:	6,180 square feet (SF).
Existing Improvements:	Two-story single-family residence (1,580 SF) & Two-car garage (432 SF)

**SURROUNDING PROPERTIES:**

	General Plan:	Zoning:	Land Use:
North:	Low Density Residential	R-1A	Single-family residences
South:	Low Density Residential	R-1A	Single-family residences
West:	Low Density Residential	R-1A	Single-family residences
East:	Low Density Residential	R-1A	Single-family residences

**ZONING & AERIAL PHOTO:**



## DISCUSSION

The subject property is currently developed with an existing 1,580 SF single family dwelling, a 432 SF detached 2-car garage, and in-ground pool. The structure was designed with a classic Spanish architectural style that has been preserved since its construction in 1932. The house was built for the first president of the Bank of El Monte and sits on land that was the original township when the City of El Monte became incorporated in 1912. The applicant is requesting to construct a 238 SF addition to the south/rear portion of the residence. The addition would add a third bathroom and laundry room to the first floor with a master bathroom on the second floor.

The modification is requested to allow the second floor addition to be located at a zero (0) foot setback from the first floor instead of the required five (5) foot setback. The existing building has appropriate existing massing breaks to justify the setback reduction since the residence already has adequate setbacks that alleviate the mass and scale of the home in comparison to the neighborhood's context. The location of the addition toward the rear also provides minimal impacts to the front of the house and the neighborhood. A condition has been added to ensure that the applicant will incorporate windows into the southern (driveway side) elevation to break up the massing of the proposed addition. In addition, the subject property is limited on space for expansion due to the location of the detached garage and pool at the rear of the property. The proposed location offers the best option for development.

## PROJECT ANALYSIS

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

**Table 1. Development Standards.**

Development Standard	R-1A Requirements	Proposed	Meet Requirement(s)
Front Yard Setback	20 to 25 feet (or 20% not more than 25') feet	21 feet	No; legal nonconforming
2 <sup>nd</sup> Story Front Yard Setback	Add'l 5' from first floor	0 feet	No; legal nonconforming
Side Yard Setback	5 feet	3'-6"	No; legal nonconforming
2 <sup>nd</sup> Story Side Yard Setback (north)	Add'l 5' from first floor	Approximately 2 feet	No; legal nonconforming
2 <sup>nd</sup> Story Side Yard Setback (south)	Add'l 5' from first floor	0 feet	<b>No; modification requested</b>
Rear Yard setback	10'-0"	60 feet	Yes

Development Standard	R-1A Requirements	Proposed	Meet Requirement(s)
Height	35 feet	24 feet	Yes
FAR	35%	29.7%	Yes
Parking	2-car garage with 20'x20' interior dimensions	2-car garage (18'x24')	No; legal nonconforming

## **FINDINGS OF FACT**

In order to approve the Modification, the Modification Committee is required to make certain findings. Section 17.20.020 (EMMC) - Necessary conditions outlines the four (4) required findings.

### **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 residence is one of the oldest structures in the neighborhood with classic Spanish architectural elements that have been preserved since its construction in 1932. The majority of the neighboring houses are one-story ranch style houses that do not have significant historic elements as the subject property. Further, the historical retention of the residence affords the property an exceptional and extraordinary circumstance that can seldom be found in the City. In addition, the subject property is limited on space for expansion due to the location of the detached garage and pool. The proposed location offers the best option for development.

### **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 since the construction shall comply with the Building Code and Fire Requirements. Further, the location of the addition toward the rear will also provide minimal impact to the visual aesthetic of the vicinity.

**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:**

Due to the long and rare architectural history of the subject property, the strict application of the zoning code is found to deprive the property of further expansion since the site is fully developed with an existing pool and detached garage at the rear that prohibit other areas of expansion. The proposed location offers the best option for development. Further, the lot's width is substandard at 53 feet wide instead of the standard 60 feet which deprive the property of expansion opportunities.

**FINDING:**

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

**FACT:**

The approval of this modification will preserve the existing use and architectural style of the subject property as low density residential development and enhance the quality of life for the residents which the 2011 General Plan aims to achieve.

**CONDITIONS OF APPROVAL**

1. The project shall substantially conform to the plans on file with the City Planning Division and as presented to the Modification Committee on June 30, 2020 and as amended herein.
2. The approval of Modification No. 07-20 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 prior to the expiration date of: July 10, 2021.
3. The project shall be in complete compliance with all Building and Safety Division and Fire Department standards.
4. The finish materials of the addition shall match the existing house.
5. Windows shall be added to the new façade on the south elevation (driveway side).

## **RECOMMENDATION**

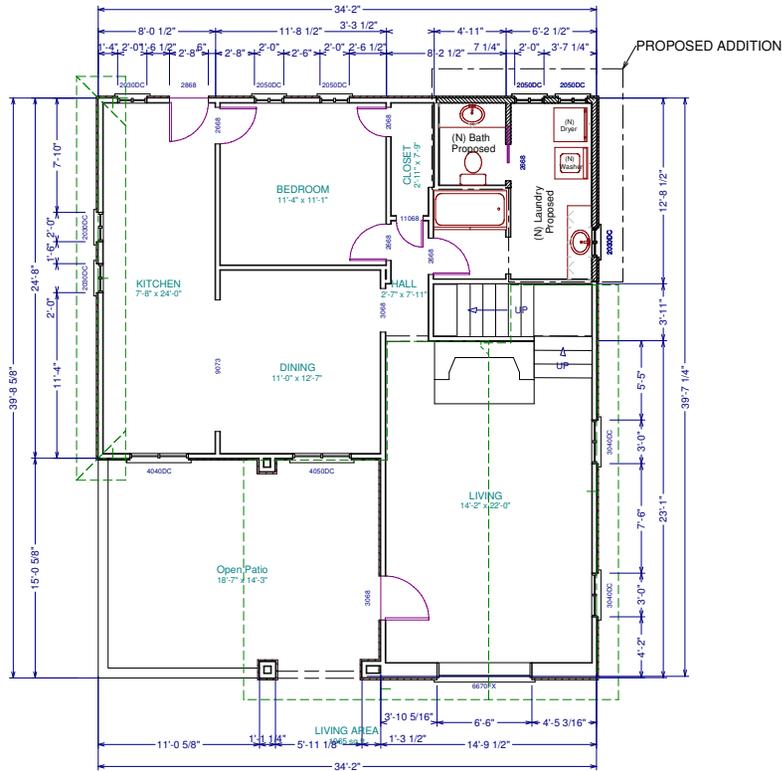
Staff recommends that the Modification Committee evaluate the proposal and consider the following Action:

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. 07-20, subject to the conditions of approval.

## **ATTACHMENTS**

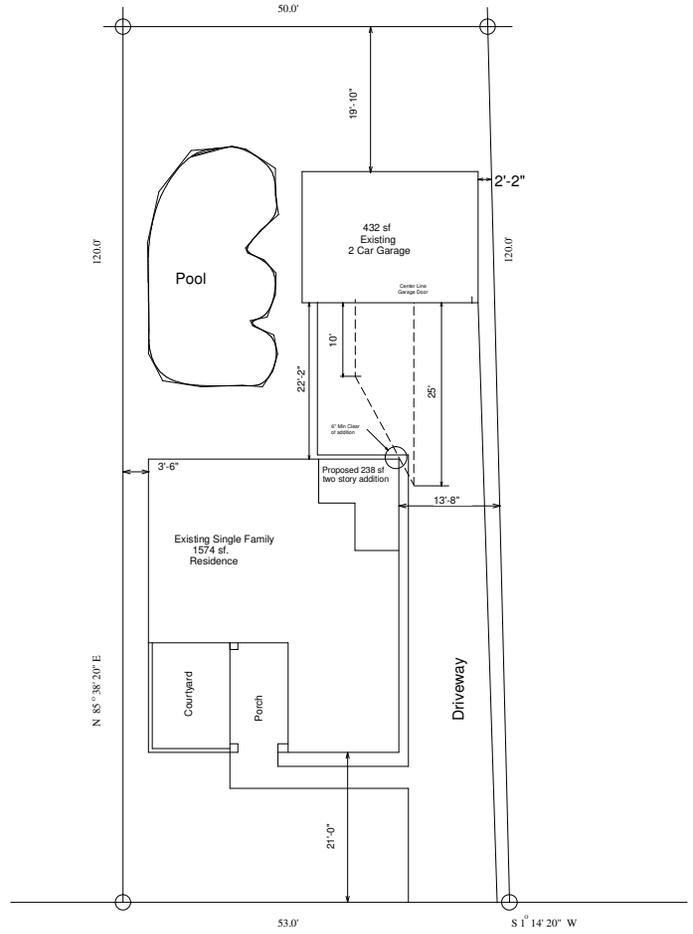
- A. Project Plans
- B. Applicant's Narrative and Photographs
- C. Public Hearing Notice , Radius Map and Posting Image

SCOPE OF WORK: Add a new 108 SF first floor laundry and altered bath addition as well as a new 130 SF Master Bathroom second floor addition.



FIRST FLOOR PLAN  
1/4" = 1'-0"

ZONING INFORMATION	
APN 8590-020-027	
ZONE: R1-A	
EXISTING HOUSE FOOTPRINT	1,065 SF
NEW FIRST FLOOR ADDITION	108 SF
EXISTING GARAGE	432 SF
TOTAL COVERAGE	1,605 SF
LOT SIZE: 6,180 SF	
LOT COVERAGE: 25.9 %	



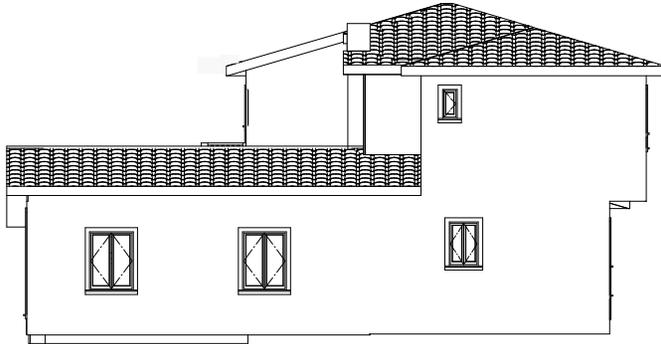
GRANADA AVE.

N SITE PLAN  
SCALE 1/8" = 1'-0"

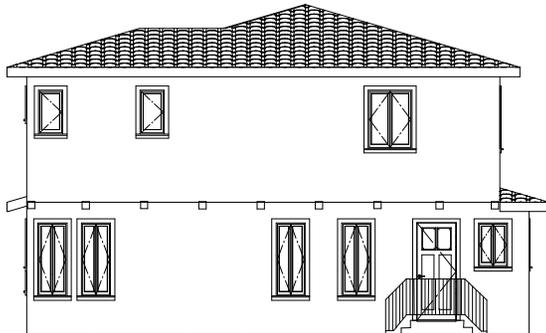
PROJECT: Restroom / Laundry Addition	
Description: SITE PLAN PROPOSED FIRST FLOOR PLAN	
Drawn By: Brent Williams	3186 Granada Ave. El Monte, Ca 91731
Date: 3/17/2020	
A1	



NORTH ELEVATION - LEFT SIDE  
1/4"=1'-0"



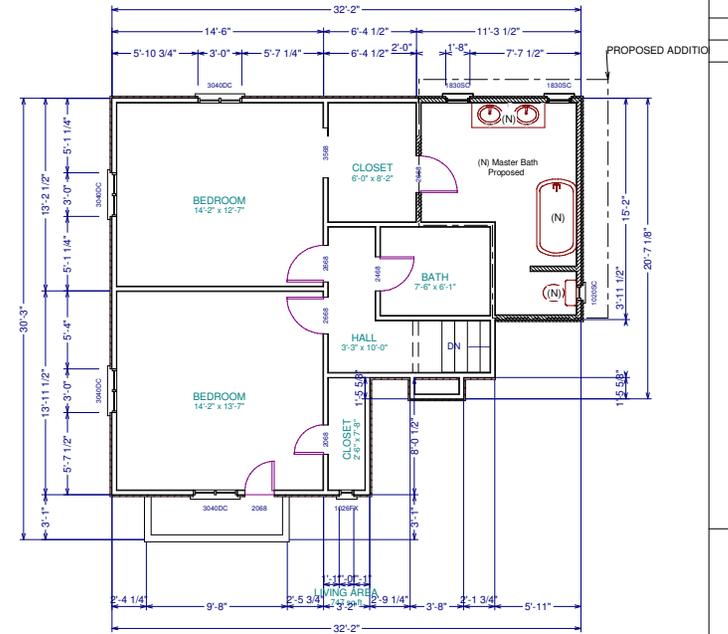
SOUTH ELEVATION - RIGHT SIDE  
1/4"=1'-0"



EAST ELEVATION - REAR  
1/4"=1'-0"



WEST ELEVATION - FRONT  
1/4"=1'-0"



SECOND FLOOR PLAN  
1/4"=1'-0"

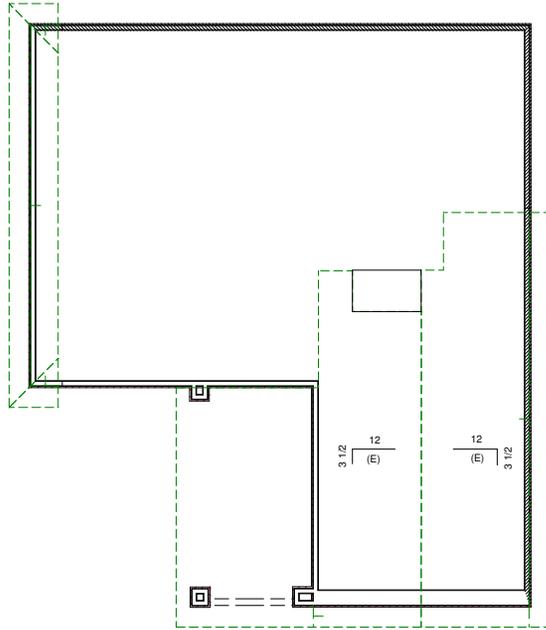
PROJECT:  
Restroom / Laundry  
Addition

Description:  
SECOND FLOOR PLAN  
EXTERIOR ELEVATIONS

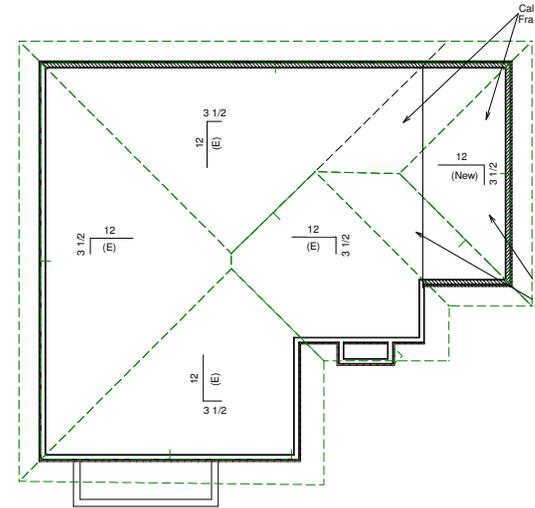
Drawn By:  
Brent Williams  
Date:  
3/17/2020

A2

3136 Granada Ave.  
El Monte, Ca 91731



FIRST FLOOR ROOF PLAN



SECOND FLOOR ROOF PLAN

<p><b>A3</b></p>	<p>Drawn By: Brent Williams Date: 3/17/2020</p>	<p><b>Description:</b> Roof Layout Plans</p>	<p><b>PROJECT:</b> Restroom / Laundry Addition</p>	<p>3136 Granada Ave. El Monte, Ca 91731</p>

This is a custom classic Spanish house built in 1932 for the first president of the Bank of El Monte. It consists of three bedrooms and two bathrooms. The downstairs bathroom and bathroom were dedicated for the maid. According to the late El Monte historical museum curator, Mrs. Wiggins, the owner was related to the Robinson family of the department store family Robinson-May. The family attended her wedding and gave her a Tiffany glass vase. It was, in her estimation, the most beautiful house in El Monte. The home was built on one of the original established residential areas

The house is decorated using art deco tiles in the bathrooms and kitchen. The floors have hardwood floors in the bedrooms, and terracotta spanish floors in the remainder of the house . Textured walls were used throughout the homes interior. Lovely classic Spanish arches are used also to add to the grandure. The stairs used a mock poured concrete tile to give the illusion of the terracotta. The same was done in the entryway to an enclosed atrium. The house also has classic inswing french windows, and large picture window in the living room. There is the original wrought-iron balcony off one of the upstairs bedrooms and there was a plan to build another balcony off of the master bedroom, the roofline was done, but not the balcony. A large fireplace centers the stepdown living room with high ceilings. This fireplace utilized rare plastering techniques. The molding gives the illusion of wood, very cleverly looking like real wood. This was done as beams in the living room ceiling and in the dining room. The same plastering formed faux rocks around the fireplace surround. The living room, bedrooms and kitchen have cove ceilings. There are also niches, classic to the spanish homes. There is also a basement.

No other houses in the area were built to such beauty and detail. I love this house. As a child I used to walk by it on my way home from school. I knew someday this would be my home. I've live in this jewel since 1986 and spared no expense in upgrading the electrical and plumbing. Historical research was done on my part when designing the kitchen. During during the 1930's the spanish homes did not have overhead cabinets, nor dishwashers, so I had custom niches made to hold my dishes. Custom cabinets hide the refrigerator, and dishwasher. The stove vent was custom made to replicated the fireplace. The dining room has custom bookcases with iron doors. The fireplace hearth has imported tile from Europe The bathrooms have spanish style tile and spanish period murals. Antiques or period reproduction furniture decorates my home. It has been a labor of love, time and expense to bring this shining diamond back. Over time I have saved to purchase the materials for the final phase of my home. My husband sold his family home to obtain funding. A master bathroom is planned and a laundry room. This will remove the danger of my falling during rain to retrieve clean clothes from my garage ( I have slipped in the past) custom cabinets will again be made to cover the modern appliances. More lovely murals from the same artist who restored Catalina Island Casino murals were purchased, as well as tile, sinks, a bath tub, toilet and grand wrought-iron lighting fixtures. My hope is to complete this project, with the permission of the planning department, in so doing it will upgrade the neighborhood, and complete the history for my future family members to enjoy and cherish. Thank you for your consideration and time.

Sincerely Gina Griffin







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

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

**TO:** All Interested Parties

**FROM:** City of El Monte Planning Division

**PROPERTY LOCATION:** 3136 Granada Avenue/ APN: 8580-020-027 (A full legal description of the property is on file in the office of the El Monte Planning Division).

**APPLICATION:** Modification No. 07-20

**REQUEST:** The Applicant is proposing to construct a 108 square foot first-story and a 130 square foot second-story living space addition to an existing 1,580 square foot, two-story, single-family residence. Modification No. 07-20 is requested to reduce the required second story setback from five (5) feet to zero (0) feet along the side yard setback (south elevation). The subject site is 6,120 square feet in size and is located in the R1-A (Single Family Residential) zone. The Modification request is made pursuant to Chapter 17.20 (Modification-Variance) of the El Monte Municipal Code (EMMC).

**APPLICANT/  
PROPERTY OWNER:** Gina Griffin  
3136 Granada Ave.  
El Monte, CA 91731

**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, June 30, 2020 (**SPECIAL MEETING DATE**)  
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:**

- (1) Turn your TV to Channel 3;
- (2) City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>; or
- (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) Call-in Conference Line – comments/questions can be submitted per the instructions at the beginning of the meeting; and
- (2) E-mail – All interested parties can submit questions/comments in advance to: [planning@elmonteca.gov](mailto:planning@elmonteca.gov).

*(Continued on the 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 Modification Committee, 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.

The staff report on this matter will be available on or about June 25, 2020 on the City of El Monte website, which may be accessed at <http://www.elmonteca.gov/276/Modification-Committee> or by emailing [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 Jorge Panchig, Planning Intern at (626) 258-8626 or [jpanchig@elmonteca.gov](mailto:jpanchig@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, June 18, 2020

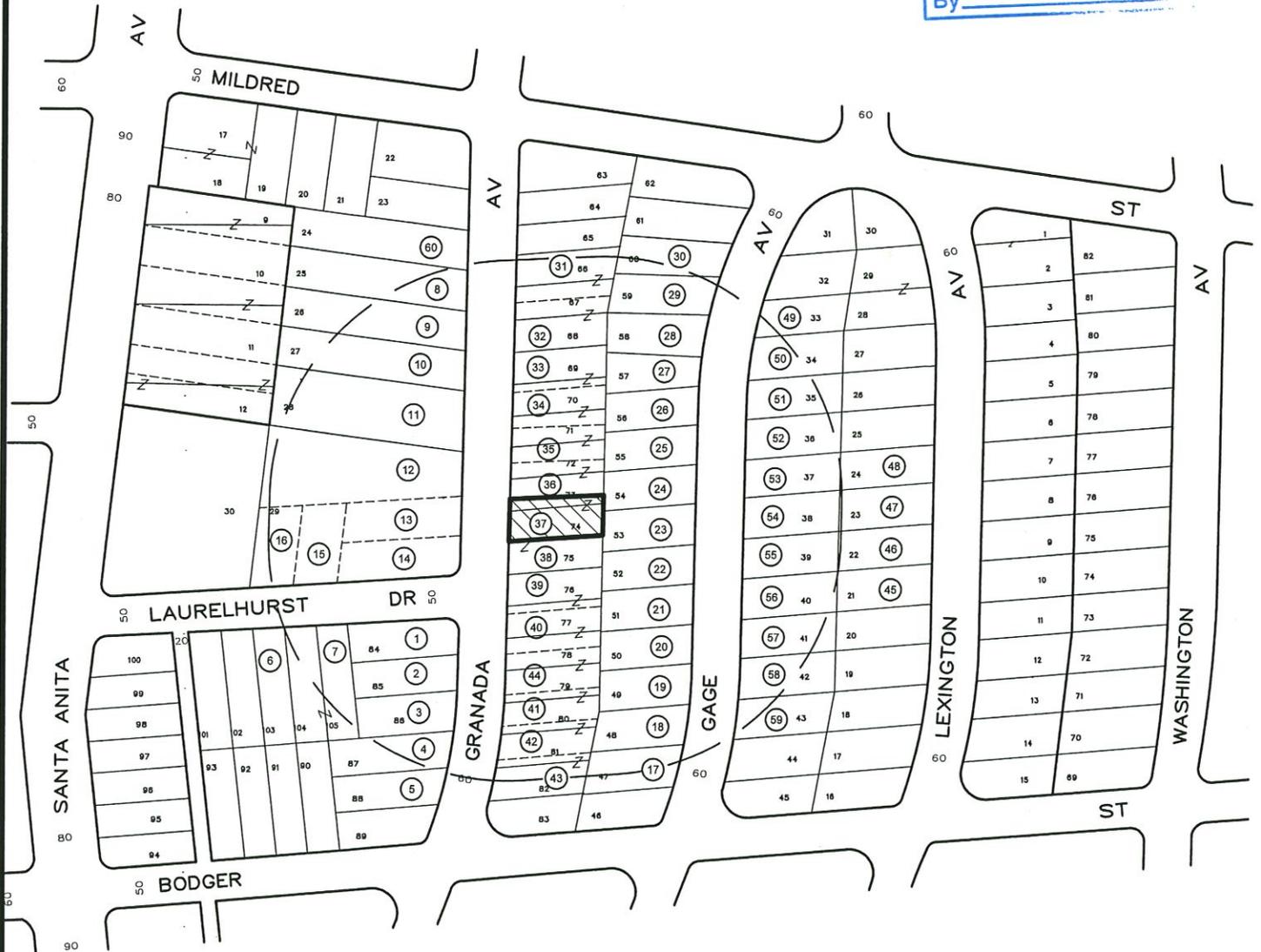
By: Cristina Graciano, City of El Monte Modification Committee Secretary

## LOCATION MAP

3136 Granada Ave.  
Modification No. 07-20



# CITY OF EL MONTE



## 300' RADIUS MAP

SITE ADDRESS:  
3136 GRANADA AVE.



### GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850  
gcmapping@radiusmaps.com

#### LEGEND

- ⊙ 37 OWNERSHIP NO.
- ↖ OWNERSHIP HOOK

CASE NO.

DATE: 05-19-2020

SCALE: 1" = 100'

### OWNERSHIP MAP



NOTICE OF PUBLIC HEARING  
DO NOT REMOVE