



PLANNING COMMISSION STAFF REPORT

APPLICATION: V2019-0001/ ME2019-0014 **AGENDA ITEM:** PH-1

PREPARED BY: Austin Arnold
Assistant Planner

MEETING DATE: September 11, 2019

SUBJECT: Variance V2019-0001 and
Minor Exception ME2019-0014
176 North Sunset Place

REQUEST: Approval of a Variance and Minor Exception to construct a one-story 66 square foot addition that will encroach into the required south side and rear setbacks. The proposed addition will encroach 26'-10" into the required 60' rear yard setback (33'-11" setback proposed) and 2' into the required 8'-10" south side yard setback (6'-10" setback proposed). This property is located in the RL (Residential Low Density) Zone.

APPLICANT: Drafting and Design, Ltd. (Kevin Wilkes and Steve Eide)
158 West Orange Street
Covina, CA 91723

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures)

BACKGROUND: The Planning Commission approved Variance V2018-0001 and Minor Exception ME2018-0007 on July 11, 2018 involving a 550 square foot addition to an existing two-story, single-family residence. The Variance and Minor Exception was needed because the project encroaches into the required rear and side yard setbacks. The Staff Report pertaining to these approvals is included as Exhibit A. Permits were issued for the project and have been under construction for the past 6 months. However, during construction, the applicant wanted to expand the previously approved addition on the first floor by an additional 66 square feet. The proposed design change would square off the building footprint and create an improved building elevation. As this change is beyond the original scope of the original entitlement granted by the Planning Commission, staff is prohibited from administratively approving the additional 66 square feet because it affects and intensifies the previously approved variance and minor exception.

The proposed addition requires a new Variance and Minor Exception, which are being processed in accordance with Monrovia Municipal Code (MMC) Sections 17.52.110 and 17.52.120 This request must be reviewed and decided by the Planning Commission. Specifically, the Variance request is for the rear yard setback encroachment of 26'-10" and the Minor Exception is for the south side yard setback encroachment of 2'.

The Planning Commission will need to determine if the findings can still be made in order to grant the request of the 66 square foot single story addition.

SUBJECT PROPERTY: The subject property is located on the east side of North Sunset Place between West Hillcrest Boulevard and West Foothill Boulevard. The subject property, originally built in 1917, is developed with an existing two-story, single-family home with an additional 550 square feet currently under construction.

The lot width is larger on the front half of the property than it is on the rear half. Specifically, the lot measures 75 feet wide at the front property line and 63 feet at the rear property line. The subject parcel also has a significant lot depth, measuring 300 feet, which is larger than the average single-family lot depth for this residential zone.

DISCUSSION/ANALYSIS: The applicant is proposing the new 66 square foot addition to be located on the first floor only, at the rear portion of the house (shown in Purple in *Figure 1* to the right). The addition proposed is between the two previously approved ground floor additions (shown in Green in *Figure 1* to the right) to square off the building footprint and create an improved building elevation. The existing residence and the previously approved ground floor additions have a 33'-11" rear yard setback and 6'-10" side yard setback. The proposed 66 square foot addition will also have the same setbacks as the previous approval.

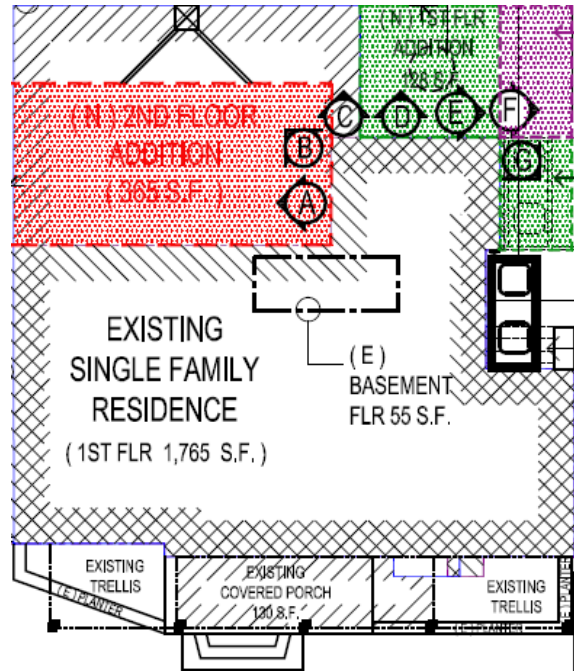


Figure 1

Site Plan/Floor Plan/Elevations

The 66 square foot addition would enlarge a bedroom on the first floor and the new walls will be in alignment with the existing building line. The proposed addition will match the existing residence and approved additions in terms of style, design, colors and materials.

[A1]

Except for the Variance and Minor Exception requests, the development meets or exceeds all zoning code requirements in relation to floor area ratio and setbacks, as shown in the following table.

Variance

The approval of a variance is subject to findings set forth in Monrovia Municipal Code (MMC) Section 17.52.100. In order to approve a major variance, the Commission must find that there are special circumstances applicable to this property related to the size and/or configuration of the property, which make strict application of the Zoning Ordinance a deprivation of privileges enjoyed by other property owners in the same zone. Additionally, the Commission must find that granting the variance shall not constitute a grant of special privileges.

The RL zone requires a rear yard setback equal to 20% of the lot depth for the first story. Given the significant depth of the subject site, the required rear yard setback is 60'-0." Even though the applicant is requesting to encroach into the rear yard setback requirement, the project proposes a setback that is still greater than what would be provided on an average RL zoned

property. Furthermore, the 66 square foot addition does not extend beyond the existing building line of the home and previously approved additions.

The unusually large lot depth places an increased burden on the property owners to meet the development standards set forth in the Zoning Ordinance.

Minor Exception

The RL zoning standards require a side yard setback of 24% of the lot width for the first story, which is measured from the front property line. The house is situated in the rear of the property, entirely within the 63' wide portion of the lot. Given that it is located at the rear of the lot, in the portion that is narrower than the front, this puts an increased burden on the property owners to meet the required side yard setback development standard.

The Minor Exception deviation standards outlined in MMC Section 17.52.110, allow side yard setback encroachments of not more than 2'-0" into the required side yard setback and/or additions that continue an existing building wall line provided that the addition is at least 3'-0" from the property line. The proposed addition encroaches 2' into the side yard setback and is in alignment with the previously approved addition on the south side of the property. This Minor Exception would normally be decided by the Development Review Committee, however due to the Variance request all entitlements related to this project are subject to Planning Commission review and approval.

Compatibility Review

The project was reviewed pursuant to the City's Neighborhood Compatibility Standards, which included a staff level review of building height, building form and design, exterior material review, and neighbor impact review. The proposed project is consistent with the existing development patterns in the vicinity.

The existing two-story home is adjacent to single-story houses on all sides, however with the placement of the home at the rear of the lot and the ground floor addition is at the back of the house the applicant has minimized potential impacts to the neighborhood. The addition will not be seen from the public right-of-way and will be constructed to match the existing home in terms of design, colors and materials. Additionally, the proposed project will not increase the existing building height.

Conclusion

The addition of 66 square feet at ground floor level will improve the footprint and corner elevations of the residence. The findings for the variance and minor exception can still be made for the addition due to the unique circumstances of the lot. It is not visible from the public right-of-way and should not impact neighboring properties because it is not encroaching further into setbacks and it is at ground floor level. The proposed addition will match the existing house in both colors and materials and is compatible with the character of the neighborhood. Except for the proposed Variance and Minor Exception the project will meet all other development standards for this single-family zoned property.

RECOMMENDATION: Staff recommends approval of V2019-0001 and ME2019-0014 for the one-story 66 square foot addition. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate actions would be:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that V2019-0001 / ME2019-0014 is categorically exempt from CEQA under Class 3.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for V2019-0001 / ME2019-0014, which are incorporated herein by this reference.
4. The Planning Commission approves V2019-0001 / ME2019-0014, subject to the attached Planning Conditions on Data Sheet No. 1 and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve V2019-0001 / ME2019-0014 pursuant to the recommendations in the Staff Report.



DATA SHEET 1

Planning Conditions

V2019-0001/ME2019-0014

176 North Sunset Place

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for V2019-0001 and ME2019-0014, to construct a one-story 66 square foot addition (to be added to the previously approved 550 square feet of added living area) that will encroach into the required minimum side and rear yard setbacks on the property located at 176 North Sunset Place as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this variance and minor exception.

1. In addition to these V2019-0001 and ME2019-0014 Planning Conditions, the original Planning Conditions (Data Sheet 1), and the original Public Works Conditions (Data Sheet 2), both imposed on the original project by V2018-01 and ME2018-0007 as approved on July 11, 2018 by the Planning Commission, shall apply to the revised project. Additionally, the Applicant shall comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the revised project.
2. The development associated with V2019-0001 and ME2019-0014 shall begin within one (1) year after its approval or it will expire without further action by the City.
3. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
4. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet 1. The Variance V2019-0001 and Minor Exception ME2019-0014 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period. If the proposed Variance and Minor Exception is voided pursuant to this provision, the

conditions of approval for the original V2018-01 and ME2018-0007 shall govern the development of the property, and only the development permitted by the original V2018-01 and ME2018-0007 shall be permitted.



VARIANCE

As required by Section 17.52.100 of the Monrovia Municipal Code and provisions of Section 65906 of the California Government Code, the decision for granting Variance No. 2019-0001 and Minor Exception ME2019-0014 to construct a one-story 66 square foot addition which will encroach into the required minimum side and rear yard setbacks on the property located at 176 North Sunset Place is based on the following findings:

A. *Special circumstances applicable to this property related to size and configuration of the property make strict application of the Zoning Ordinance a deprivation of privileges enjoyed by other property owners in the vicinity and same zone.* The lot measures 300' in depth which is unusually deep in comparison to the majority of the parcels in the City. Additionally, the subject parcel is situated so that it is wider along the front lot line (75' wide) than it is along the rear lot line (63' wide). This lot shape restricts the developable area.

The RL zone requires a rear yard setback equal to 20% of the lot depth for the first story. Therefore, this would equate to a 20' setback on the first floor on a standard RL zoned lot. Given the significant depth of the subject site, the required rear yard setback is 60'-0" on one-story construction. Even though the applicant is requesting to encroach into the required rear yard setback, and is providing 33'-11" in-lieu of 60'-0" the project proposes a setback that is still greater than what would be provided on an average RL zoned property. Furthermore, the addition does not extend beyond the existing building line of the home and previously approved additions.

B. *Conditions have been imposed to assure that granting the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.* Data Sheet 1 requires that all materials applied to the addition shall match the existing building materials. Additionally, the proposed addition will not change the character of the neighborhood, as the development is consistent with the single-family nature of the other homes on the block. Moreover, the applicant has sensitively designed the addition to minimize privacy and view shed impacts on the neighboring properties by limiting the proposed 66 square foot addition to a single story. Lastly, Condition of Approval #1 references all previously approved conditions of approval from Variance V2018-01 and Minor Exception ME2018-0007 shall apply to the revised project. This includes previously approved Condition of Approval #8 which requires the owners to maintain the existing landscaping along the side and rear property lines, and that any replacement landscaping provide evergreen, year round coverage to continue minimizing privacy impacts.

- C. *The proposed development is expressly authorized by the zoning regulation governing the parcel of property.* Single-family residential developments are permitted in the RL zone. Except for the Variance and Minor Exception requests, the development meets or exceeds all other RL zoning code requirements.

MINOR EXCEPTION

- D. As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2019-0014 to allow a 66 square foot residential addition (to be added to the previously approved 550 square feet of added living area) to encroach into the required south side yard setback (6'-10" setback in lieu of required 8'-10") located at 176 north Sunset Place, is based on the following findings:

Practical difficulties, unnecessary hardships and results that may be inconsistent with the general intent of the code warrant the granting of ME2019-0014.

The subject lot is irregular in shape. The lot width is larger on the front half of the property than it is on the rear half. Specifically, the lot measures 75 feet wide at the front property line and 63 feet wide at the rear property line. The house is situated within the rear of the property, entirely within the 63' wide portion of the lot. Zoning side yard setback standards assume that residential lots are equal in width along the front lot line and rear lot lines, as the side yard setback is based upon the front property line. Given that the house is located at the rear of the lot, in the portion that is narrower than the front, this puts an increased burden on the property owners to meet the required side yard setback development standard.

The Minor Exception deviation standards outlined in MMC Section 17.52.110, allow side yard setback encroachments of not more than 2'-0" into the required side yard setback and/or additions that continue an existing building wall line provided that the addition is at least 3'-0" from the property line. The Minor Exception deviation standards outlined in MMC Section 17.52.110, allow side yard setback encroachments of not more than 2'-0" into the required side yard setback and/or additions that continue an existing building wall line provided that the addition is at least 3'-0" from the property line. The proposed addition encroaches 2' into the side yard setback and is in alignment with the previously approved addition on the south side of the property. The project proposes a single-story side yard setback of 6'-10" in lieu of the required 8'-10" on the south side of the lot.

Neighborhood Compatibility Review

As required by Section 17.12.005 of the Monrovia Municipal Code, the decision for approving neighborhood compatibility design review is based on the following findings:

- A. *The proposed development meets the zoning development standards applicable to the property.* The applicant has specifically designed the addition to be a simple extension of the existing home and will not extend beyond the existing building wall lines. The addition will meet or exceed all Residential Low Density development standards in relation to floor area ratio, building height, and parking,

except for the Variance and Minor Exception requests for rear and side yard setbacks.

- B. The orientation and design of the building(s) are appropriate to the size and configuration of the lot and provide a well-designed site layout.* There are several large single-family structures within this block of North Sunset Place. Many lots are developed with homes that have similar bulk and mass proportions as the subject property. The existing two-story home is adjacent to single-story houses on all sides, however with the placement of the home at the rear of the lot and the placement of the proposed addition at the rear of the home, the applicant has minimized potential impacts to the neighborhood. The addition will not be seen from the public right-of-way.
- C. The proposed development is designed to be compatible with adjacent properties by reasonably minimizing impacts related to privacy and solar access.* The site has been designed to be compatible with adjacent properties by reasonably minimizing impacts related to privacy and solar access in that the applicant has sensitively designed the addition to minimize privacy and view shed impacts on the neighboring properties by limiting the proposed 66 square foot addition to a single story. Condition of Approval #1 references all previously approved conditions of approval from Variance V2018-01 and Minor Exception ME2018-0007 shall apply to the revised project. This includes previously approved Condition of Approval #8 that requires the owners to maintain the existing landscaping along the side and rear property lines, and that any replacement landscaping provide evergreen, year round coverage to continue minimizing privacy impacts.
- D. The proposed development is compatible with the character of the neighborhood in terms of scale, mass, height, and design.* The proposed addition is consistent with properties in the area in terms of scale, massing, height, and design with the existing structures in the surrounding neighborhood in that the surrounding neighborhood is best described as a mix of single-family home designs and ages. Both single and two-story homes are present in the neighborhood. The building elevations of the addition were designed to complement the existing two-story residence as well as provide compatibility with the scale and character of the neighborhood.



PLANNING COMMISSION STAFF REPORT

APPLICATION: V2018-01/ ME2018-0007 **AGENDA ITEM:** PH-2
PREPARED BY: Austin Arnold **MEETING DATE:** July 11, 2018
 Planning Technician

SUBJECT: Variance V2018-01 and
 Minor Exception ME2018-0007
 176 North Sunset Place

REQUEST: Construct a 550 square foot addition to an existing 3,431 square foot two-story, single-family home. This property is located in RL (Residential Low Density) zone.

APPLICANT: Drafting and Design, Ltd. (Kevin Wilkes and Steve Eide)
 158 West Orange Street
 Covina, CA 91723

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The applicant is requesting approval to construct a 550 square foot addition to an existing 3,431 square foot two-story, single-family home. The proposed development requires a Variance and Minor Exception which is being processed in accordance with Monrovia Municipal Code (MMC) Sections 17.52.110 and 17.52.120. Specifically, the Variance request is for the addition to encroach into the required rear yard setback on both the first and second floor (33'-11" in lieu of 60'-0" on the first floor; and 40'-6" in lieu of 70'-0" on the second floor). The Minor Exception request is for an encroachment into the required side yard setbacks (9'-3 1/2" in lieu of 12'-0" along the north property line; and 6'-10" in lieu of 8'-10" along the south property line).

SUBJECT PROPERTY: The subject property is located on the east side of north Sunset Place between West Hillcrest Boulevard and West Foothill Boulevard. The property is developed with an existing 3,431 square foot single-family home that was built in 1917, which includes a basement.

The project site is designated Residential Low (5.8 du/acre) in the General Plan and is zoned RL (Residential Low Density). The site is surrounded by the following land uses:

North:
 General Plan: Residential Low (5.8 du/acre)
 Zoning: RL (Residential Low Density)
 Land Use: Single-Family Residential

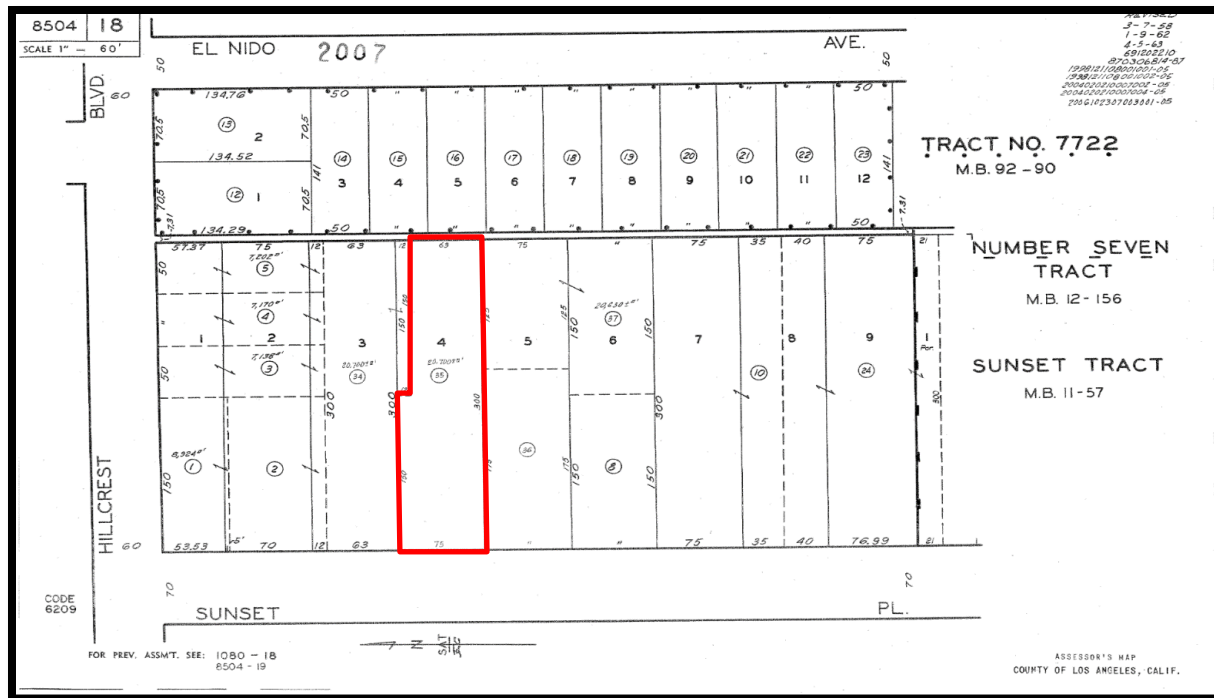
South:
 General Plan: Residential Low (5.8 du/acre)
 Zoning: RL (Residential Low Density)
 Land Use: Single-Family Residential

East:
 General Plan: Residential Low (5.8 du/acre)
 Zoning: RL (Residential Low Density)
 Land Use: Single-Family Residential

West:
 General Plan: Residential Low (5.8 du/acre)
 Zoning: RL (Residential Low Density)
 Land Use: Single-Family Residential

As shown in the diagram below (Los Angeles County Assessor Map, Figure 1), the subject lot is +/- 20,738 square feet in size and irregular in shape. The surrounding properties originally had an alleyway between North Sunset Place and El Nido Avenue; however Staff found that the alleyway was vacated by the City of Monrovia Ordinance # 317 on April 16, 1906.

FIGURE 1 - Los Angeles County Assessor Map



The lot width is larger on the front half of the property than it is on the rear half. Specifically, the lot measures 75 feet wide at the front property line and 63 feet at the rear property line. The subject parcel also has a significant lot depth, measuring 300 feet, which is larger than the average single-family lot depth for this residential zone.

DISCUSSION/ANALYSIS: The parcel is currently improved with an existing 3,431 square foot two-story, single-family home and detached garage with a recreation room. The detached garage is located at the front of the property and the existing home is located at the rear of the property, approximately 225 feet from the front property line. A concrete driveway is located along the north property line.

Site Plan/Floor Plan/Elevations

The applicant is proposing a 550 square foot addition located at the rear portion of the house. Approximately 365 square feet will be located on the second floor and 185 square feet will be located on the first floor.

The existing home has three bedrooms, three bathrooms and a master suite. The purpose of the addition is to enlarge a bedroom and add a new bathroom on the first floor, as well as enlarge the master bedroom and add an additional bathroom on the second floor.

The existing home has been altered over the years, but was most likely built within the Craftsman style. The majority of the siding on the home is stucco with some Craftsman wood trim elements. The existing fenestration consists of vinyl windows with wood trim. The roof system consists of low-pitched shed and gable roofs, with unenclosed eave overhangs.

The proposed project will match the existing home in terms of style, colors and materials. The roof material will consist of a lightweight composition shingle (Timberline 30-Williamsburg Slate Blend) to match the existing roof. The exterior building walls will be finished with a gray smooth stucco (La Habra Stucco - Sherwin Williams - SW 7073) and white wood trim (Sherwin Williams – SW 7757) to match the existing home. Additional architectural details include divided light, vinyl windows and wood trim to match the existing widows on the home.

Additionally, a second fireplace will be added to the rear of the home and will be finished in earth-tone stone veneer (Boral-Stream Stone). Several mature trees will be maintained on-site, however an avocado tree that is located in the southeast corner of the lot, adjacent to the side and rear property lines will be removed to create space for the single-story additions.

Except for the Variance and Minor Exception requests, the development meets or exceeds all zoning code requirements in relation to floor area ratio, building height, and parking, as shown in the following table.

DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required/Max Allowed	Proposed
Floor Area Ratio (FAR) (40% for the first 5000 SF, 35% for the next 5000 SF and 15% for the remaining lot area)	5,360 SF	3,981 SF
Front Setback (25 Feet or Average Setback, whichever is greater)	25'	225'
Side Setback – First Story 24% of lot width (5ft min.)	8'-10"	6'-10" – Minor Exception
Side Setback – Second Story	12'-0"	9'-3½" – Minor Exception

Development Standard	Required/Max Allowed	Proposed
Rear Setback – First Story (20% of the lot depth, 20ft min)	60'-0"	33'-11" – Variance
Rear Setback – Second Story (20% of the lot depth, plus 10 feet)	70'-0"	40'-6" – Variance
Building Height	27'	24'-10"
Parking	2-car garage/dwelling	2-car garage/dwelling

Variance

The approval of a variance is subject to findings set forth in Monrovia Municipal Code (MMC) Section 17.52.100. In order to approve a major variance, the Commission must find that there are special circumstances applicable to this property related to the size and/or configuration of the property, which make strict application of the Zoning Ordinance a deprivation of privileges enjoyed by other property owners in the same zone. Additionally, the Commission must find that granting the variance shall not constitute a grant of special privileges.

The extremely large lot depth of the subject parcel makes strict application of the zoning ordinance a practical difficulty in that the lot depth is substantially greater than most other lots in the RL zone for which the standards were created. Additionally, the shape is irregular. The RL zoning setback standards assume that residential lots are rectangular in shape and have standard lot depth of 100', similar to the lots on El Nido Avenue as shown in Figure 1. The subject parcel has a lot depth of 300' which is three times the RL standard.

The RL zone requires a rear yard setback equal to 20% of the lot depth for the first story and 20% + 10' for the second story. Therefore, this would equate to a 20' setback on the first floor and a 30' setback on the second floor on a standard RL zoned lot. Given the significant depth of the subject site, the required rear yard setback is 60'-0" on the first floor and 70'-0" on the second floor. Even though the applicant is requesting to encroach into the rear yard setback requirement, as shown in the table above, the project proposes a setback that is still greater than what would be provided on an average RL zoned property. Furthermore, the addition does not extend beyond the existing building line of the home.

The unusually large lot depth places an increased burden on the property owners to meet the development standards set forth in the Zoning Ordinance.

Minor Exception

The subject lot is irregular in shape. The lot width is larger on the front half of the property than it is on the rear half. Specifically, the lot measures 75 feet wide at the front property line and 63 feet at the rear property line. Additionally, the house is placed 225' from the front property line.

The RL zoning standards require a side yard setback of 24% of the lot width for the first story, which is measured from the front property line, and a minimum of a 12'-0" setback for the second story.

The house is situated in the rear of the property, entirely within the 63' wide portion of the lot. Given that the house is located at the rear of the lot in the portion that is narrower than the front, this puts an increased burden on the property owners to meet the required side yard setback development standard.

The Minor Exception deviation standards outlined in MMC Section 17.52.110, allow side yard setback encroachments of not more than 2'-0" into the required side yard setback and/or additions that continue an existing building wall line provided that the addition is at least 3'-0" from the property line.

The project proposes a single-story side yard setback of 6'-10" in lieu of the required 8'-10" on the south side of the lot, which will meet the allowed 2'-0" maximum encroachment. Additionally, the project proposes a second-story side yard setback of 9'-3½" in lieu of the required 12'-0" in order for the addition to continue in line with the existing building wall line on the north side of the lot. This Minor Exception would normally be decided by the Development Review Committee, however due to the Variance request, all entitlements related to this project are subject to Planning Commission review and approval.

Compatibility Review

The project was reviewed pursuant to the City's Neighborhood Compatibility Standards, which included an assessment of building height, building form, exterior material review, and neighbor impact review.

The proposed project is consistent with the existing development patterns in the vicinity. There are several large single-family structures within this block of North Sunset Place. Many lots are developed with homes that have similar bulk and mass proportions as the subject property.

The existing two-story home is adjacent to single-story houses on all sides, however with the placement of the home at the rear of the lot and the placement of the proposed addition, the applicant has minimized potential impacts to the neighborhood. The addition will not be seen from the public right-of-way. Additionally, the applicant has sensitively designed the addition to minimize privacy and view shed impacts on the neighboring properties by appropriately placing windows on the second floor so that they do not directly face into adjacent neighboring property windows.

Given the age of the home, built in 1917, proposing the addition at the rear is also more favorable to avoid the City's demotion/alteration thresholds and avoid changing the architectural character of the home. The addition will be constructed to match the existing home in terms of color and materials. Additionally, proposed project will not increase the existing building height.

Development Review Committee Advisory Review

As part of the Advisory Review by the Development Review Committee (DRC), staff sent out a courtesy notice to property owners within 300 feet of the subject property 10 days prior to the May 9, 2018 meeting. The courtesy notice was provided to further encourage public input. This feedback could in turn be incorporated into the final application submitted for a public hearing review by the Planning Commission. At the DRC meeting held on May 9, 2018, Susan Luhring, resident of 201 El Nido Avenue, directly behind the subject property, expressed concerns regarding the project. Mrs. Luhring had privacy concerns regarding the

second floor addition. Staff took photos of both properties and worked with both the applicant and the concerned resident to help mitigate any potential privacy impacts. In working with both the applicant and neighboring resident, the DRC recommended a condition of approval (Condition #3) to require a higher window sill height in the master bedroom to further minimize privacy impacts. The DRC also recommended Condition #8 which requires the owners to maintain the existing landscaping along the side and rear property line, and that any replacement landscaping provide evergreen, year round coverage. Both the applicant and the neighboring resident agreed that these conditions would mitigate potential privacy impacts. The Development Review Committee voted unanimously to recommend approval of the application to the Planning Commission.

Conclusion

The proposed development will result in a 550 square foot first and second story addition that will be an attractive addition to the home. The proposed addition is located in the rear of the lot and not visible from the public right-of-way. The existing landscape screening located on-site paired with the added conditions of approval will mitigate any potential privacy impacts on neighboring residents. The existing home and additions will be compatible with the surrounding neighborhood, many of which are single and two-story structures of similar bulk and mass. The proposed addition will match the existing house in both colors and materials and the proposed development is compatible with the character of the neighborhood. Except for the proposed Variance and Minor Exception the project will meet all other development standards for this single-family zoned property.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of V2018-01 and ME2018-0007 for the development of a 550 square foot addition to an existing 3,431 square foot two-story, single-family home. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate actions would be:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that V2018-01 / ME2018-0007 is categorically exempt from CEQA under Class 3.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for V2018-01 / ME2018-0007, which are incorporated herein by this reference.
4. The Planning Commission approves V2018-01 / ME2018-0007, subject to the attached Planning Conditions on Data Sheet No. 1 and recommendations in the Staff Report, all of which are incorporated herein by this reference.

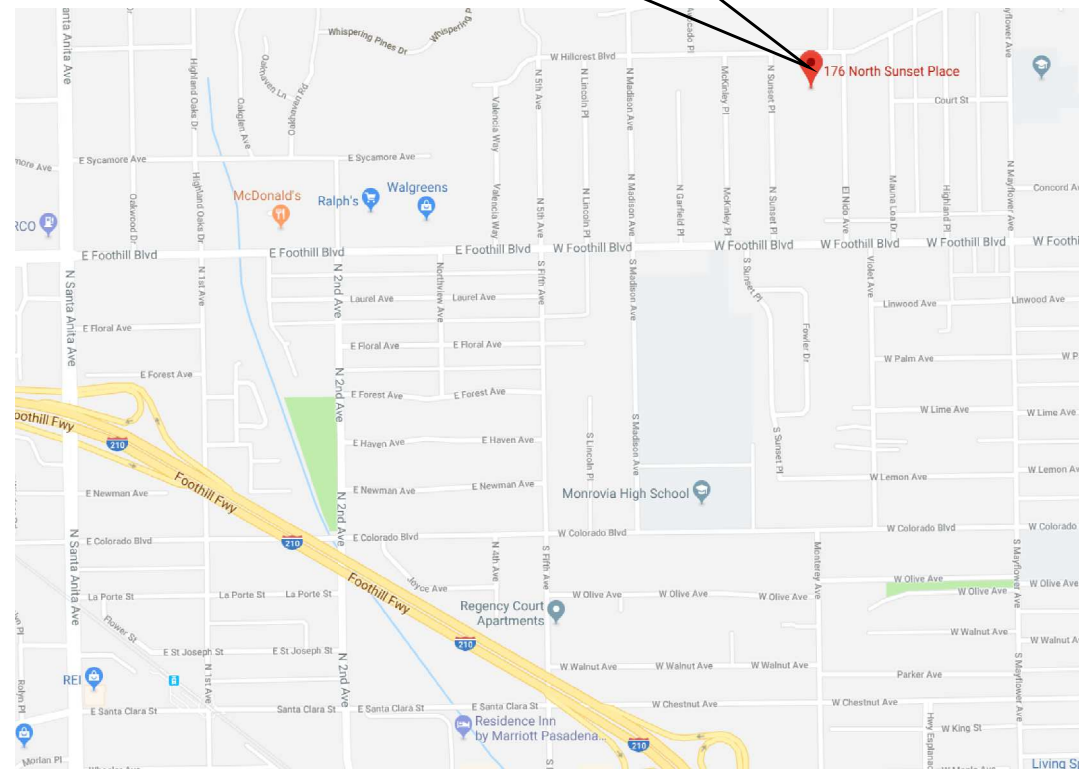
MOTION:

Close the public hearing and approve V2018-01 / ME2018-0007 pursuant to the recommendations in the Staff Report.

NOTE:

NEW WINDOWS WILL BE VINYL WITH WOOD TRIM TO MATCH EXISTING COLOR AND STYLE.

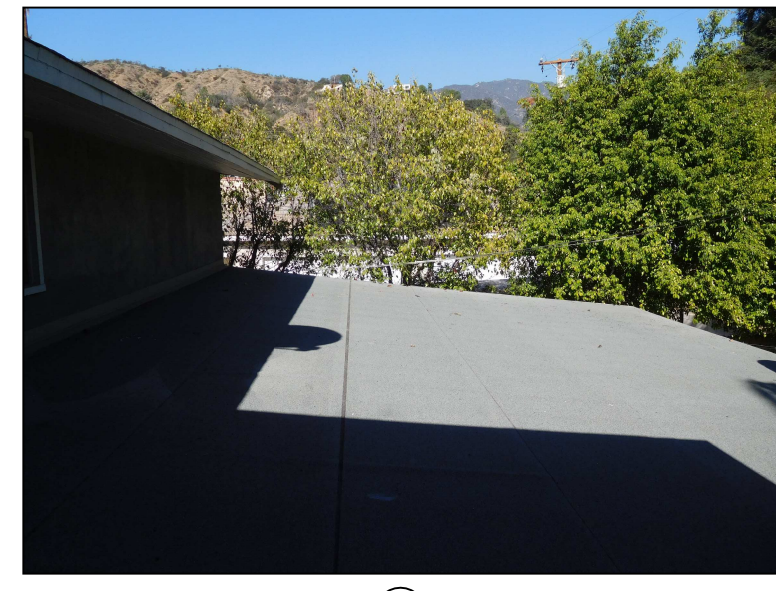
THE SITE



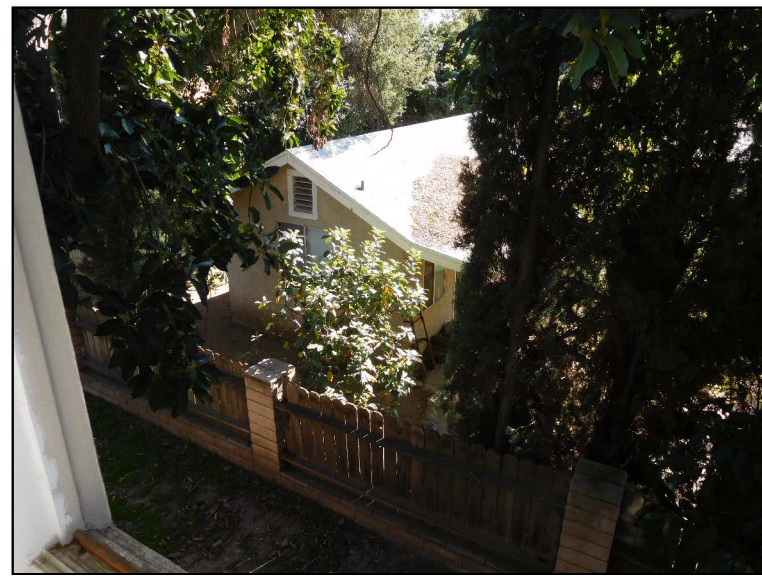
VICINITY MAP

CONSTRUCTION SITE CONDITIONS & RESPONSIBILITIES:

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THESE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR IS NOT CLEAR, CONTACT THE DESIGNER FOR CLARIFICATION.
- IF IT APPEARS THAT THE PROPOSED WORK IS NOT CLEARLY CALLED OUT OR SUFFICIENTLY DETAILED OR EXPLAINED, OR IF THE CONTRACTOR HAS (IN HIS OPINION) A BETTER CONSTRUCTION TECHNIQUE, THE CONTRACTOR SHALL CONSULT WITH THE OWNER OR THE DESIGNER FOR CLARIFICATION OF THE ABOVE. IN NO CASE SHALL ANY WORK PROCEED IN UNCERTAINTY. ALL CLARIFICATIONS, APPROVALS AND INSTRUCTIONS SHALL BE ISSUED TO THE CONTRACTOR THROUGH THE OWNER OR THE DESIGNER.
- ANY WORK INSTALLED IN CONFLICT WITH THE DESIGNER'S CONTRACT DOCUMENTS AND NOT APPROVED BY THE DESIGNER AND/OR THE OWNER SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.



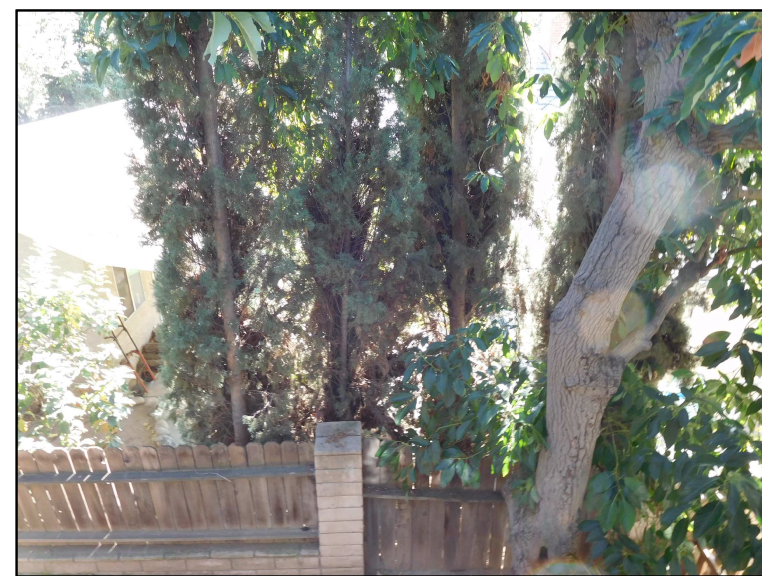
(A)



(E)



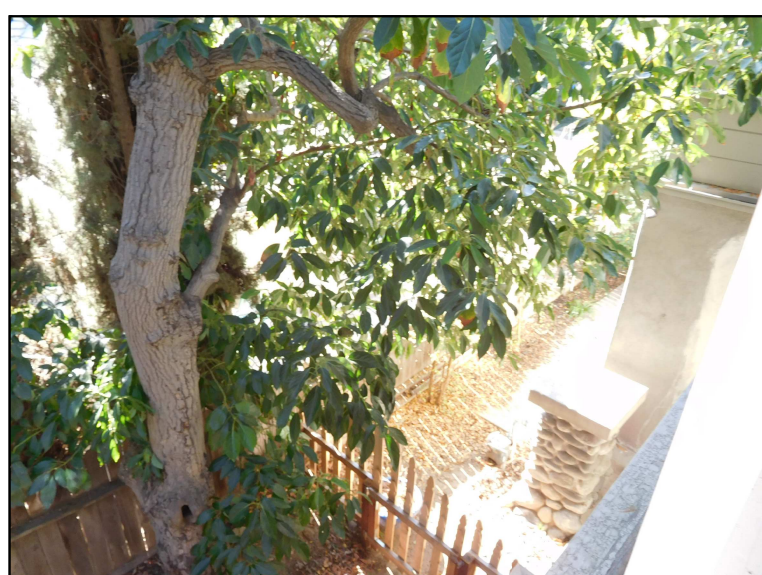
(B)



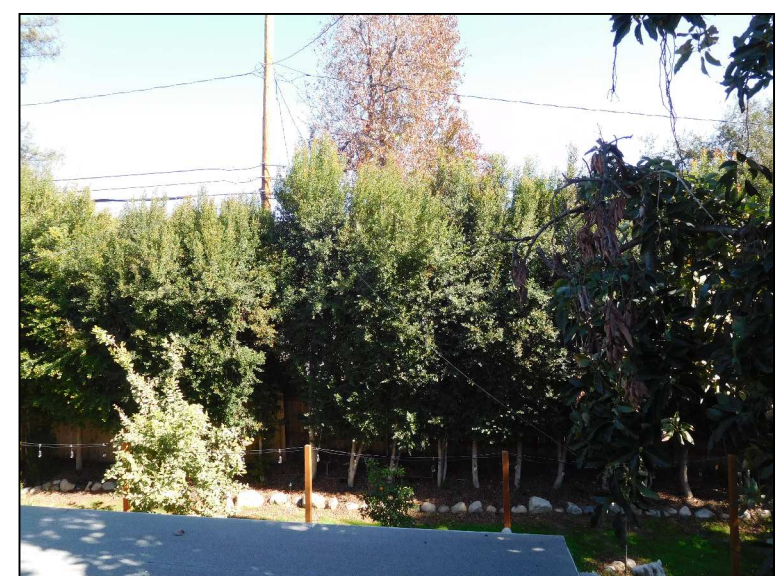
(F)



(C)

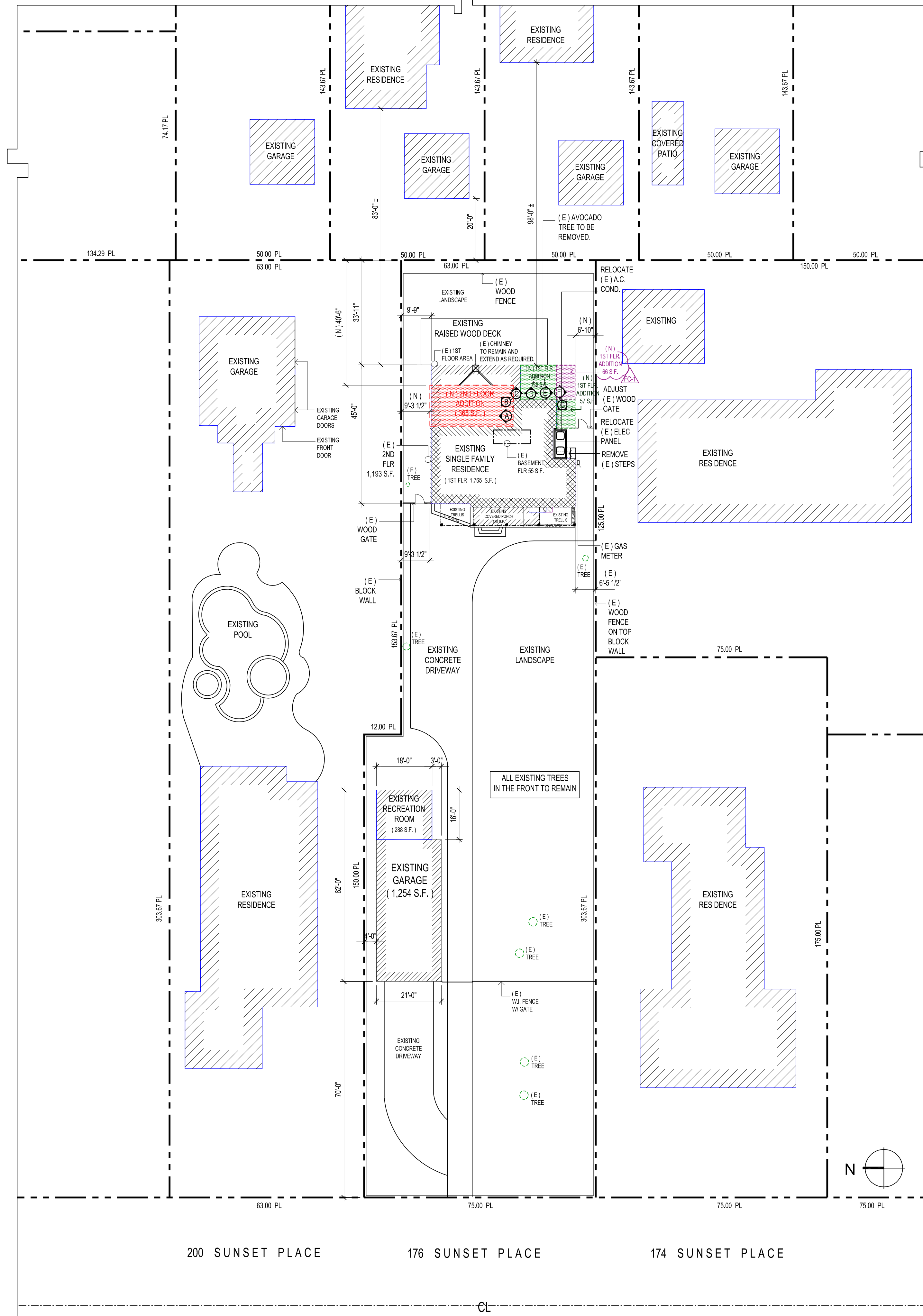


(G)



(D)

LINE OF SITE PHOTOS



SITE PLAN

SCALE: 1" = 20'-0"

PROJECT DATA:

SCOPE OF WORK	THE PROJECT CONSISTS OF REMODEL OF EXISTING CHIMNEY, CONVERSION OF EXISTING DEN TO BEDROOM W/ EXTENSION AT FIRST FLOOR, REMODEL OF LAUNDRY AND MASTER BATH, REMODEL AND EXTENSION OF MASTER BEDROOM W/ NEW MASTER WALK-IN-CLOSET, BATHROOM ADDITION ON BEDROOM # 1 (66 S.F.)
JOB ADDRESS	176 N SUNSET PLACE MONROVIA CA 91016-1908
ASSESSOR PARCEL NUMBER	8504 - 018 - 035
LEGAL DESCRIPTION	SUNSET TRACT E 150 FT OF S 63 FT AND W 1
LOT SIZE	20,700 S.F. +/-
ZONE	MORL* (SINGLE FAMILY RESIDENCE)
OCCUPANCY GROUP	R-3 / U
TYPE OF CONSTRUCTION	(V) B
FIRES SPRINKLERS	NONE
EXISTING 1ST FLOOR	1,765 S.F.
PROPOSED 1ST FLOOR	185 S.F.
PROPOSED BATH ADDITION	66 S.F.
TOTAL 1ST FLOOR	2,016 S.F.
EXISTING SECOND FLOOR	1,193 S.F.
PROPOSED 2ND FLOOR	365 S.F.
TOTAL 2ND FLOOR	1,558 S.F.
EXISTING BASEMENT FLOOR	55 S.F.
EXISTING COVERED PORCH	130 S.F.
EXISTING RECREATION ROOM	288 S.F.
EXISTING GARAGE	1,254 S.F.
LOT COVERAGE	3,688 S.F. / 20,700 S.F. = 17.82 %

CURRENT CODES

THIS PROJECT SHALL CONFORM TO THE GOVERNING CODES / CURRENT EDITIONS:

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING CODE

SHEET INDEX

ARCHITECTURAL

- SHT. 1 SITE PLAN
- SHT. 2 ROOF PLAN
DIMENSIONED FOUNDATION PLAN
- SHT. 3 FIRST FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN
- SHT. 4 PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
- SHT. 5 PROPOSED ELEVATIONS
- SHT. 6 PROPOSED SECTIONS
- SHT. 7 PROPOSED FIRST FLOOR UTILITY PLAN
PROPOSED SECOND FLOOR UTILITY PLAN
- T-24-1 TITLE 24
- T-24-2 TITLE 24
- GB1 GREEN BUILDING NOTES
- GB2 GREEN BUILDING NOTES
- GN GENERAL NOTES

STRUCTURAL

- FD1 FOUNDATION DETAILS
- S1 FOUNDATION PLAN
- S2 FIRST FLOOR FRAMING PLAN
- S3 SECOND FLOOR FRAMING PLAN
- SD1 FRAMING DETAILS
- SD2 FRAMING DETAILS
- SGN STRUCTURAL NOTES

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PROPOSED FOR:
ANDY AND LYNDA LA ROCCO
176 N. SUNSET PLACE
MONROVIA CA 91016

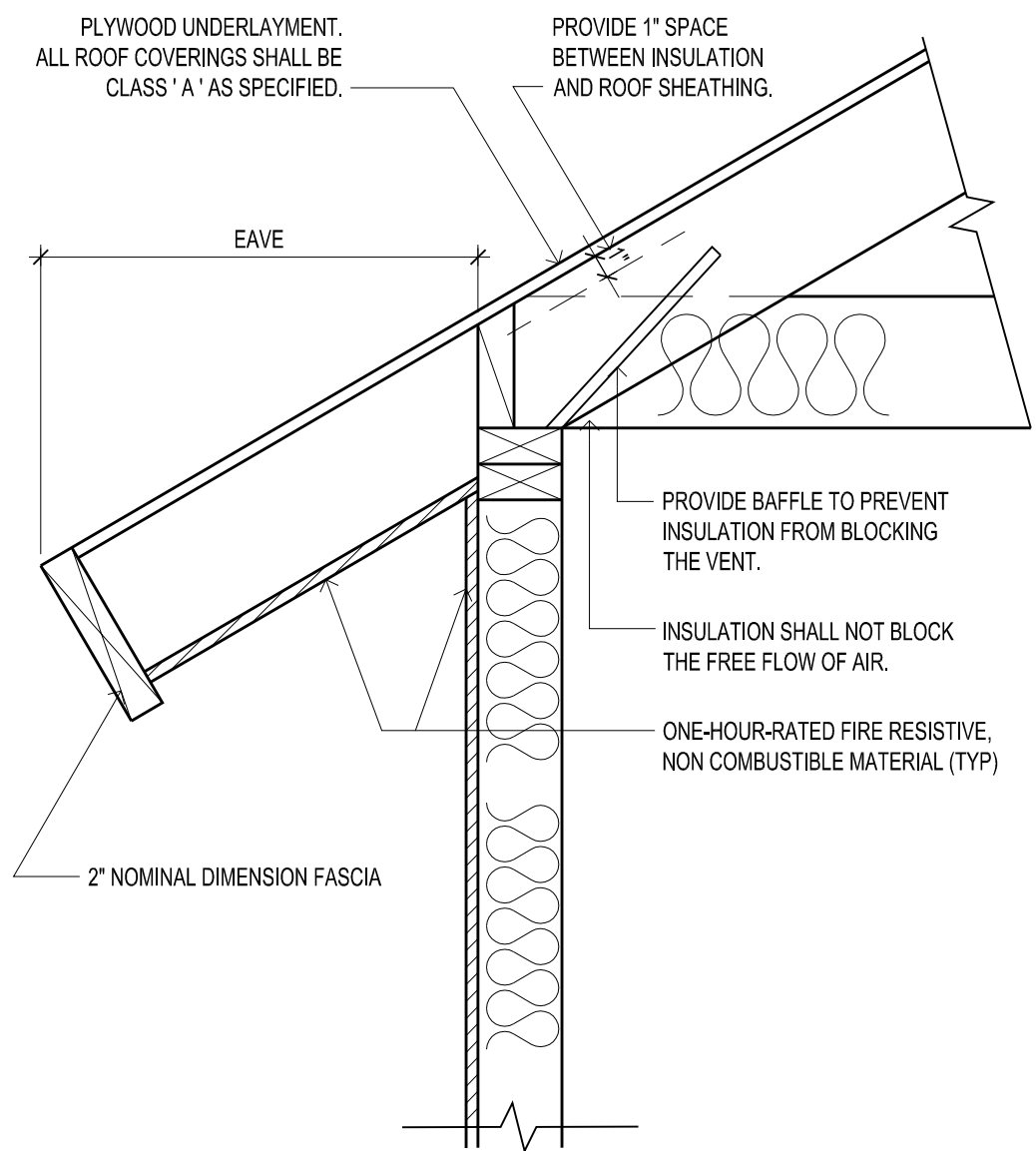
PROJECT:
REMODEL AND ADDITION

05 - 21 - 18	2ND FLOOR DESIGN REV. PROCESS 3 SETS
04 - 12 - 18	1ST FLOOR DESIGN REV. PROCESS
03 - 16 - 18	
12 - 13 - 17	
12 - 04 - 17	
10 - 05 - 17	

PN 3366 - A

SHEET NO.

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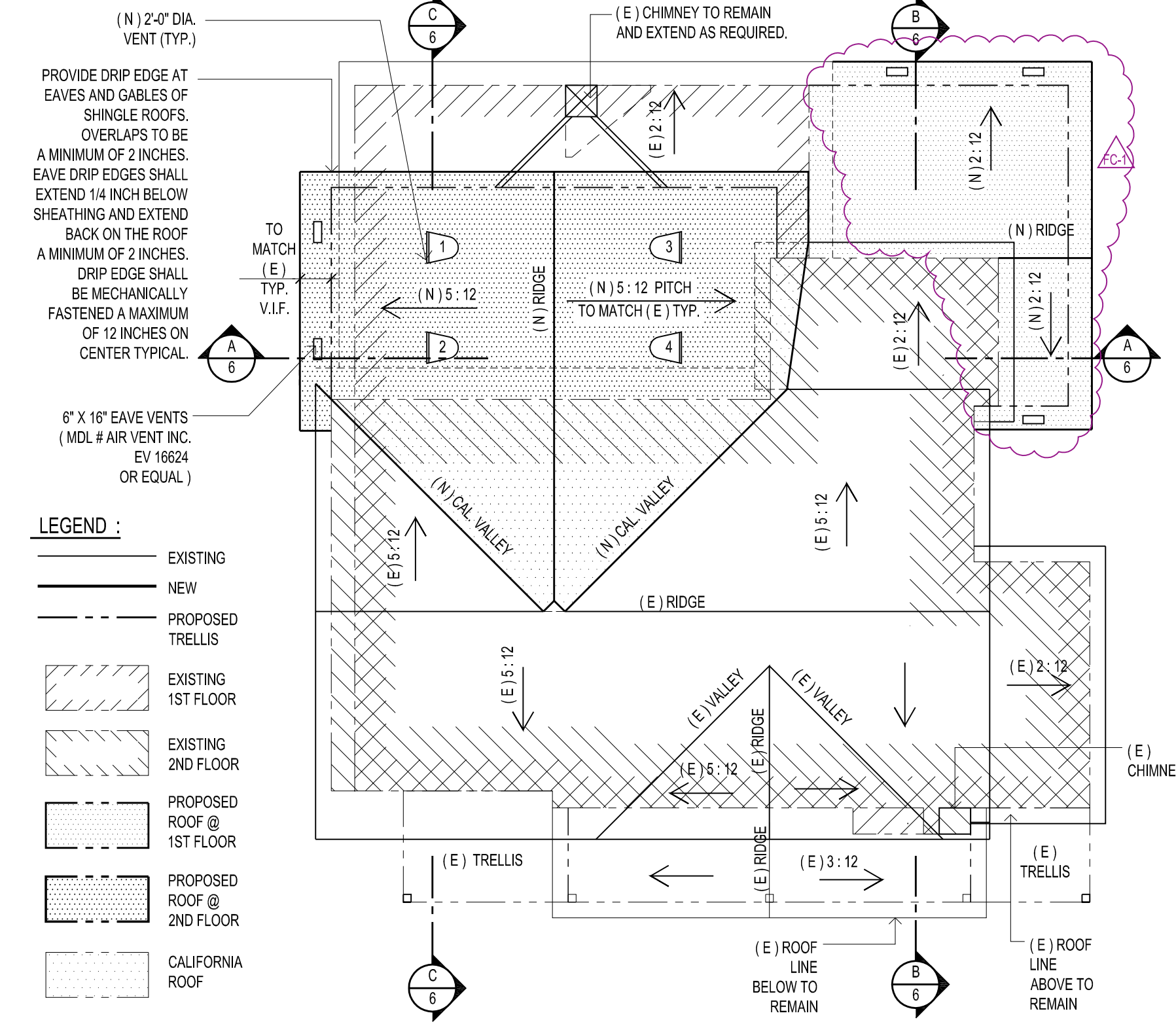
ATTIC VENTILATION CHART :

VENTING REQUIRED BY CALIFORNIA BUILDING CODE SECTION 1203.2 AS FOLLOWS:

1. $\frac{625}{150} + 150 = 4.17$ OR $+ 300 =$ AREA THAT REQUIRED VENTING
2. THE OPENING AREA MAY BE 1/300 OF THE AREA OF THE SPACE VENTILATED PROVIDED 50 PERCENT OF THE REQUIRED OPENING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914MM) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
3. $\frac{4.17 \times 144}{144} = 600.48$ SQ. IN. REQUIRED VENTING
4. () 14" X 24" GABLE END VENTS (ABLE 53600 OR EQUAL) X 165 SQ. IN. EACH =
5. (4) 2'-0" DIAMETER VENTS (MDL #SIMPSON D24 OR EQUAL) X 120 SQ. IN. = 480
6. (4) 18" X 6" EAVE VENTS (MDL #AIR VENT INC. EV18624 OR EQUAL) X 42 SQ. IN. = 168
7. TOTAL VENTING PROVIDED 648
8. TOTAL VENTING REQUIRED (SAME AS LINE 3) 600.48
9. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH (25MM) OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING.
10. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH (6.4MM) IN DIMENSION.

SCALE: N.T.S

EAVE DETAIL



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

ROOF PLAN

SEE SHEET S1 FOR STRUCTURAL INFORMATION.

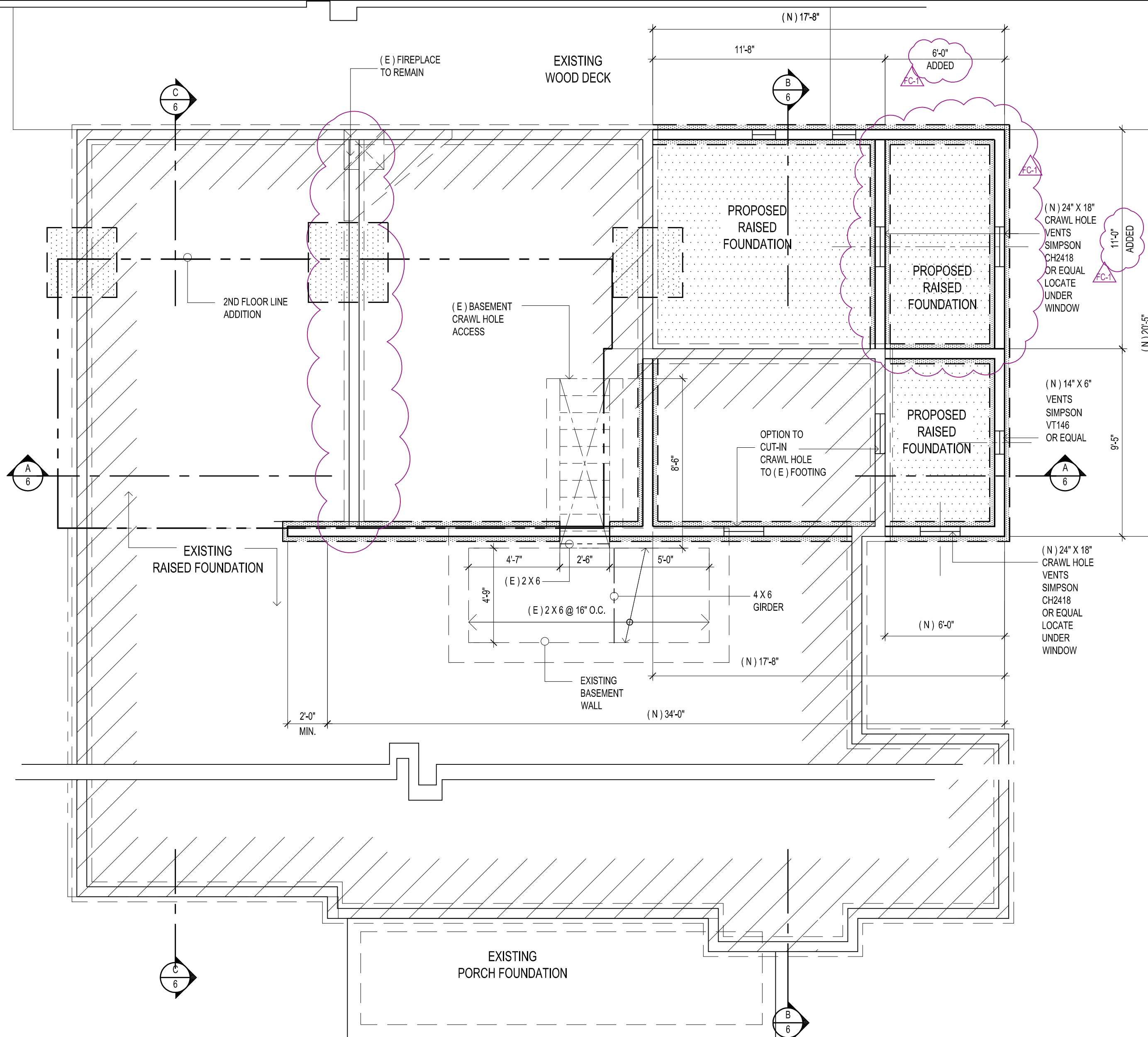
LEGEND :

- EXISTING FOUNDATION
- PROPOSED FOUNDATION
- PROPOSED RAISED FOUNDATION
- PROPOSED PATIO SLAB
- EXISTING RAISED FOUNDATION
- EXISTING GARAGE

UNDERFLOOR VENTILATION CHART :

VENTING REQUIRED BY UNIFORM BUILDING CODE SECTION 1203.1 AS FOLLOWS:

1. $\frac{394}{150} + 150 = 2.63$ AREA THAT REQUIRED VENTING
2. OPENING SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.067 M² FOR EACH 10 M²) OF UNDER-FLOOR AREA. OPENING SHALL BE LOCATED AS CLOSE AS TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF ATLEAST TWO OPPOSITE SIDES.
3. $\frac{2.63}{144} \times 144 = 378.72$ SQ. IN. REQUIRED VENTING
4. (2) 24" X 18" CRAWL HOLE VENTS (SIMPSON CH2418 OR EQUAL) X 230 SQ. IN. EACH = 460 SQ. IN.
5. (2) 14" X 6" VENTS (SIMPSON VT146 OR EQUAL) X 80 SQ. IN. = 160 SQ. IN.
6. TOTAL VENTING PROVIDED 620
7. TOTAL VENTING REQUIRED (SAME AS LINE 3) 378.72
8. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH (6.4MM) IN DIMENSION. (NOT LESS THAN 1/2 INCH (6.4 MM) NOR MORE THAN 1/2 IN (13MM) IN ANY DIMENSION).



DIMENSIONED FOUNDATION PLAN

SCALE: 1/4"= 1'-0"

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08 - 07 - 19	BATH ADDITION
04 - 16 - 19	BATH ADDITION FIELD CHANGE
10 - 29 - 18	2ND FLOOR CORR PACKAGE
10 - 09 - 18	1ST FLOOR CORR PACKAGE
08 - 03 - 18	BUILDING PACKAGE

PROPOSED FOR:
ANDY AND LYNDA LA ROCCO
 176 N. SUNSET PLACE
 MONROVIA CA 91016

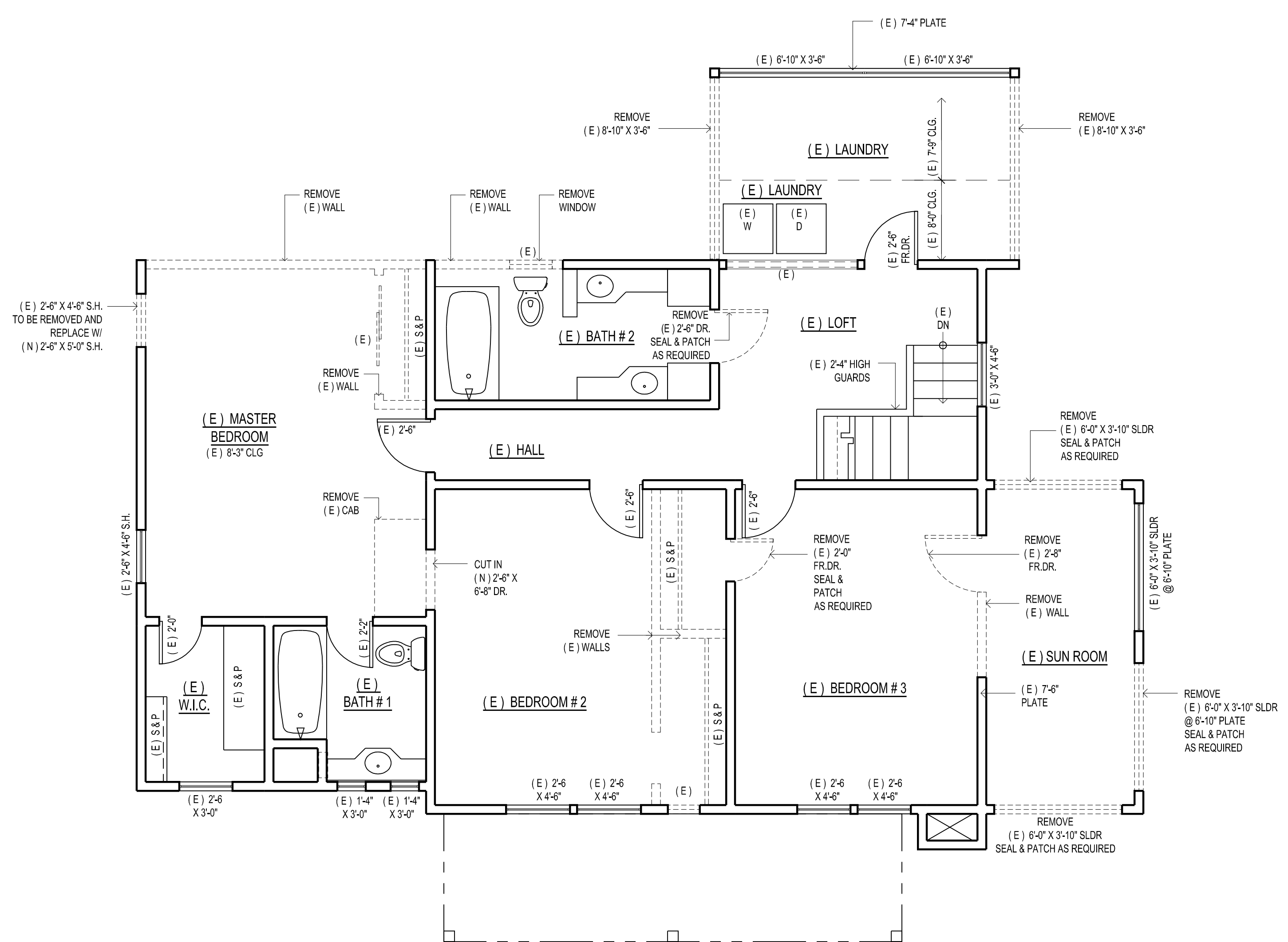
PROJECT:
REMODEL AND ADDITION

05 - 21 - 18	2ND FLOOR DESIGN REV. PROCESS 3 SETS
04 - 12 - 18	1ST FLOOR DESIGN REV. PROCESS
03 - 16 - 18	
12 - 13 - 17	
12 - 04 - 17	
10 - 05 - 17	

PN 3366 - A

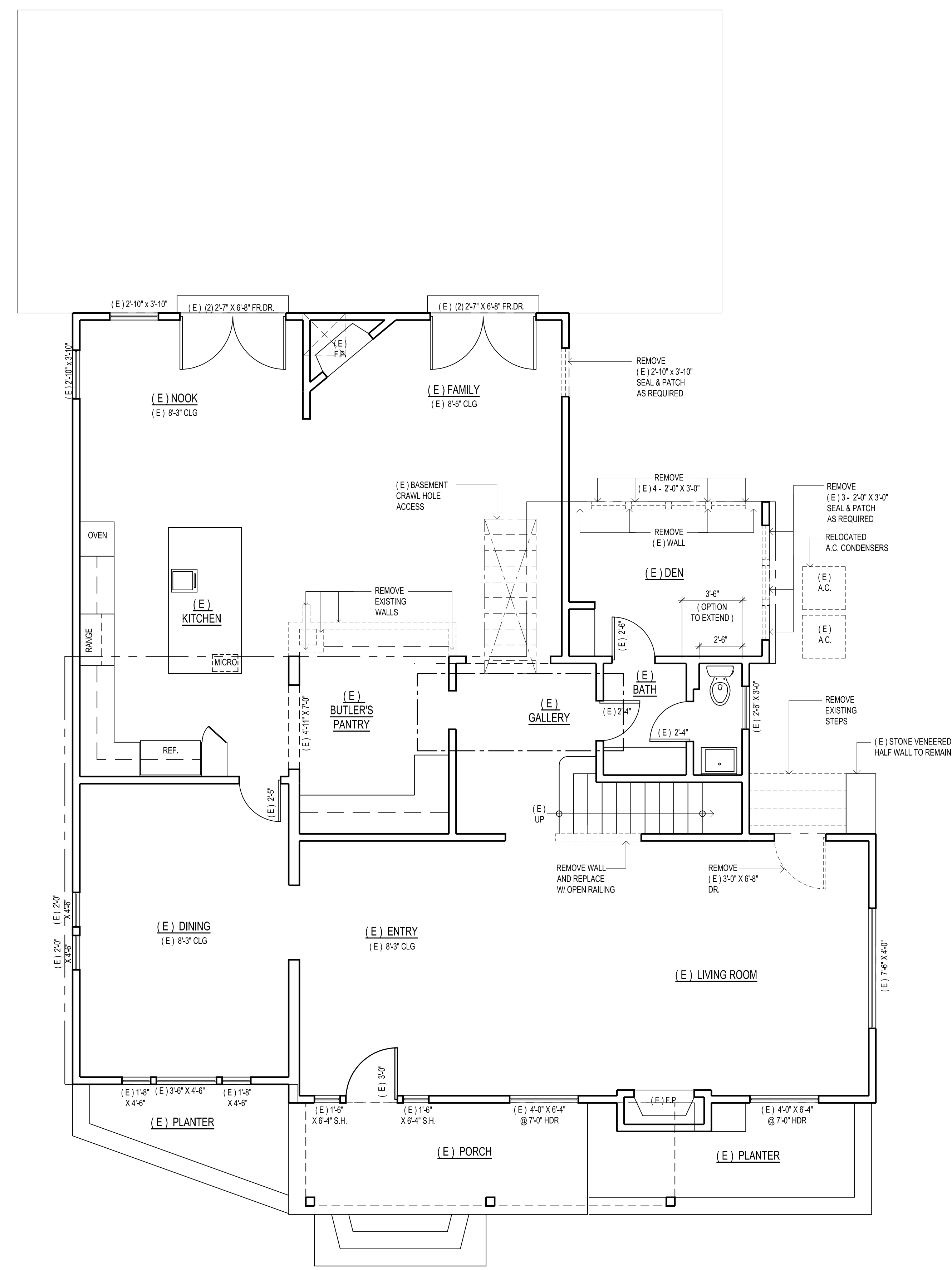
SHEET NO.

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SECOND FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

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08-07-19	BATH ADDITION	Z.C. FOR SPIN
04-16-19	BATH ADDITION	FIELDS CHWINE
10-09-18	1ST FL. BLDG CORR	PROJQUE
08-03-18	BUILDING	PACKAGE

PROPOSED FOR:
ANDY AND LYNDLA LA ROCCO
 176 N. SUNSET PLACE
 MONROVIA CA 91016

PROJECT:
REMODEL AND
ADDITION

05-21-18	2ND PRELIM DESIGN	REV. PROCESS 3 SETS
04-12-18	1ST SUB DESIGN	REVEN PROCESS
03-16-18		
12-13-17		
12-04-17		
10-05-17		

PN 3366 - A

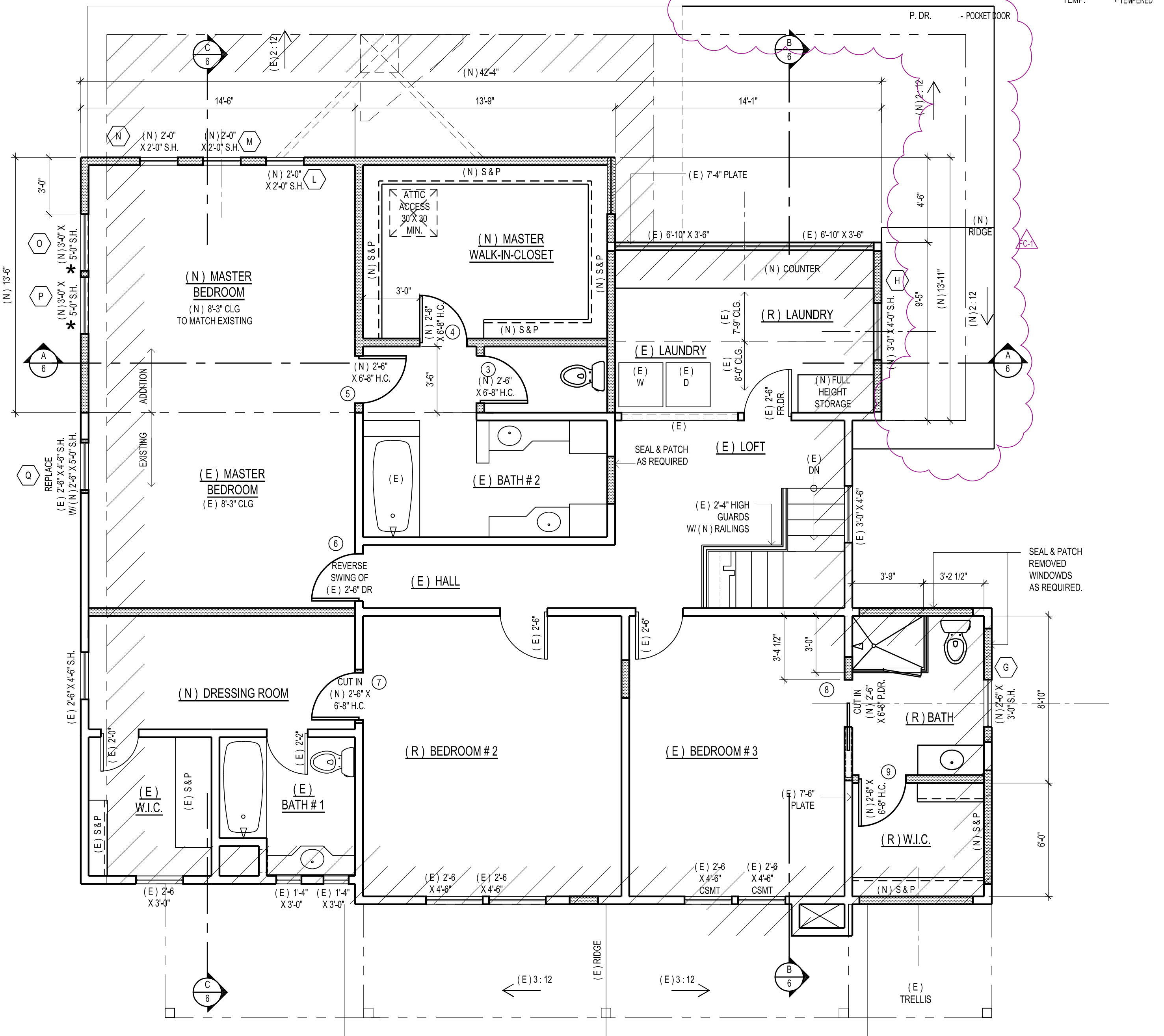
SHEET NO.

3

WINDOW SCHEDULE								* - ESCAPE & RESCUE WINDOW		
NO.	SIZE	TYPE	MATERIAL	REMARKS	EGRESS	U-FACTOR	SHGC			
A	3'-0" X 1'-0"	SLDR. TEMPERED	VINYL	(N) BATH FOR (R) BEDROOM #1 AT FIRST FLOOR		?	?			
B	2'-0" X 3'-0"	S.H.		(N) BATH FOR (R) BEDROOM #1 AT FIRST FLOOR						
C	NOT USED									
D	NOT USED									
E	NOT USED									
F	NOT USED									
G	2'-6" X 3'-0"	S.H.		(R) BATH AT SECOND FLOOR						
H	3'-0" X 4'-0"	S.H.		(R) LAUNDRY						
I	NOT USED									
J	NOT USED									
K	NOT USED									
L	2'-0" X 2'-0"	S.H.		(N) MASTER BEDROOM						
M	2'-0" X 2'-0"	S.H.		(N) MASTER BEDROOM						
N	2'-0" X 2'-0"	S.H.		(N) MASTER BEDROOM						
O	3'-0" X 5'-0"	S.H.		(N) MASTER BEDROOM	*					
P	3'-0" X 5'-0"	S.H.		(N) MASTER BEDROOM	*					
Q	REPLACE (E) AND (E) 2'-6" X 5'-0"	S.H.		(E) MASTER BEDROOM						

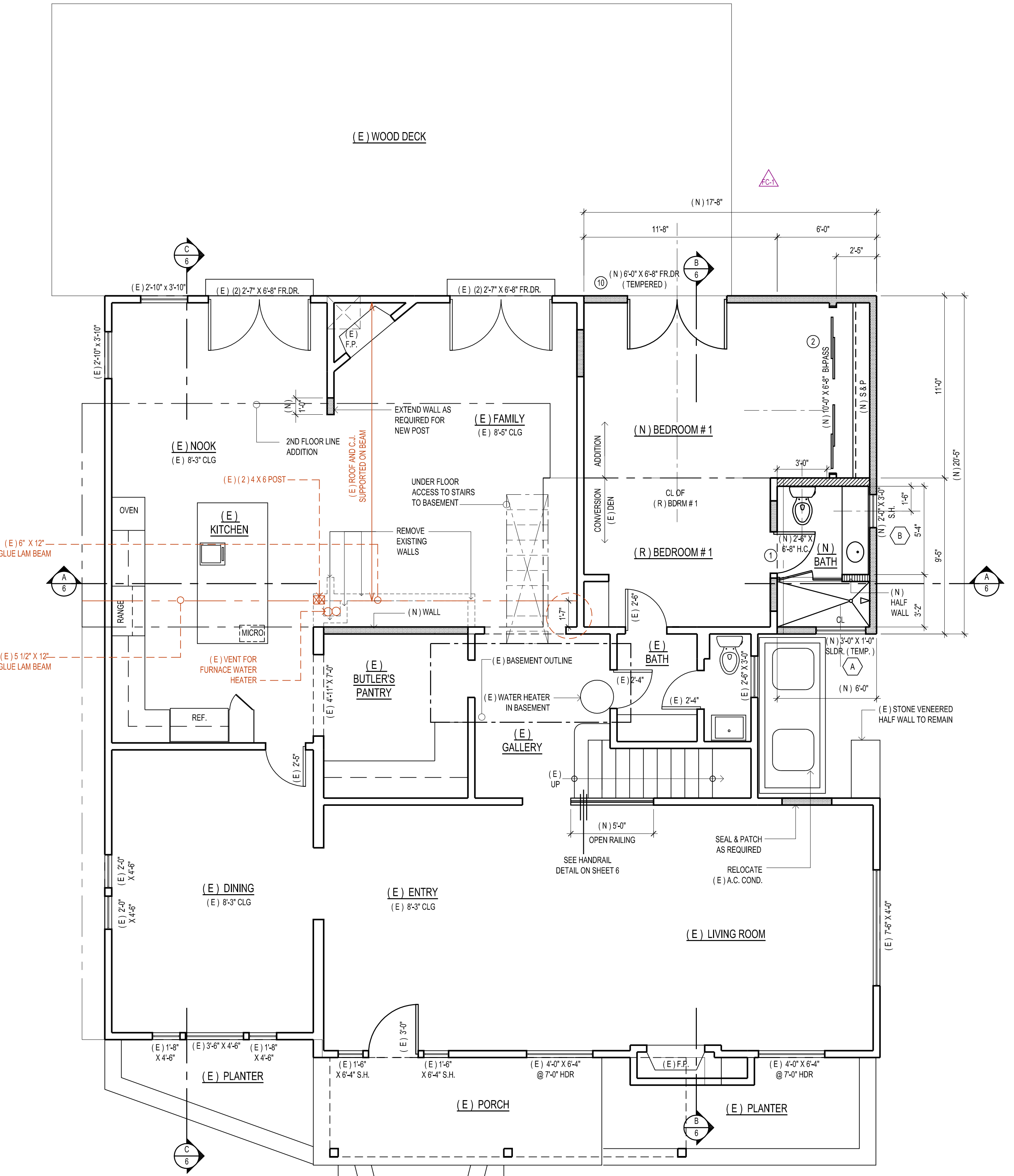
DOOR SCHEDULE					MATCH STYLE OF (E) DOORS
NO.	SIZE	TYPE	MATERIAL	REMARKS	
1	2'-6" X 6'-8"	H.C.	MASONITE OR EQUAL	(N) BATH FOR (R) BEDROOM #1 AT FIRST FLOOR	
2	10'-0" X 6'-0"	B-PASS		(N) BEDROOM #1 AT FIRST FLOOR	
3	2'-6" X 6'-8"	H.C.		(N) MASTER POWDER ROOM AT SECOND FLOOR	
4	2'-6" X 6'-8"	H.C.		(N) MASTER WALK-IN-CLOSET AT SECOND FLOOR	
5	2'-6" X 6'-8"	H.C.		(N) MASTER BEDROOM AT SECOND FLOOR	
6	2'-6" X 6'-8"	H.C.		(N) MASTER BEDROOM AT SECOND FLOOR	
7	CUT IN 2'-6" X 6'-8"	H.C.		(N) DRESSING ROOM AT (R) BEDROOM #2 AT SECOND FLOOR	
8	CUT IN 2'-6" X 6'-8"	P.D.R.		(R) BATH AT SECOND FLOOR	
9	2'-6" X 6'-8"	H.C.		(R) WALK-IN-CLOSET AT SECOND FLOOR	
10	6'-0" X 6'-8"	FR.DR. TEMPERED		(N) BEDROOM #1 AT FIRST FLOOR	

- LEGEND**
- NEW WALL / SEAL DOOR OR WINDOW
 - EXISTING WALL TO REMAIN
 - NEW 2 X 6 PLUMBING WALL
 - * - EGRESS REQUIREMENTS
- DOORS & WINDOWS LEGEND:**
- H.C. - HOLLOW CORE DOOR
 - S.C. - SOLID CORE DOOR
 - FR. DR. - FRENCH DOOR
 - P. DR. - POCKET DOOR
 - B-PASS - B-PASS DOOR
 - FIXD - FIXED
 - TEMP. - TEMPERED



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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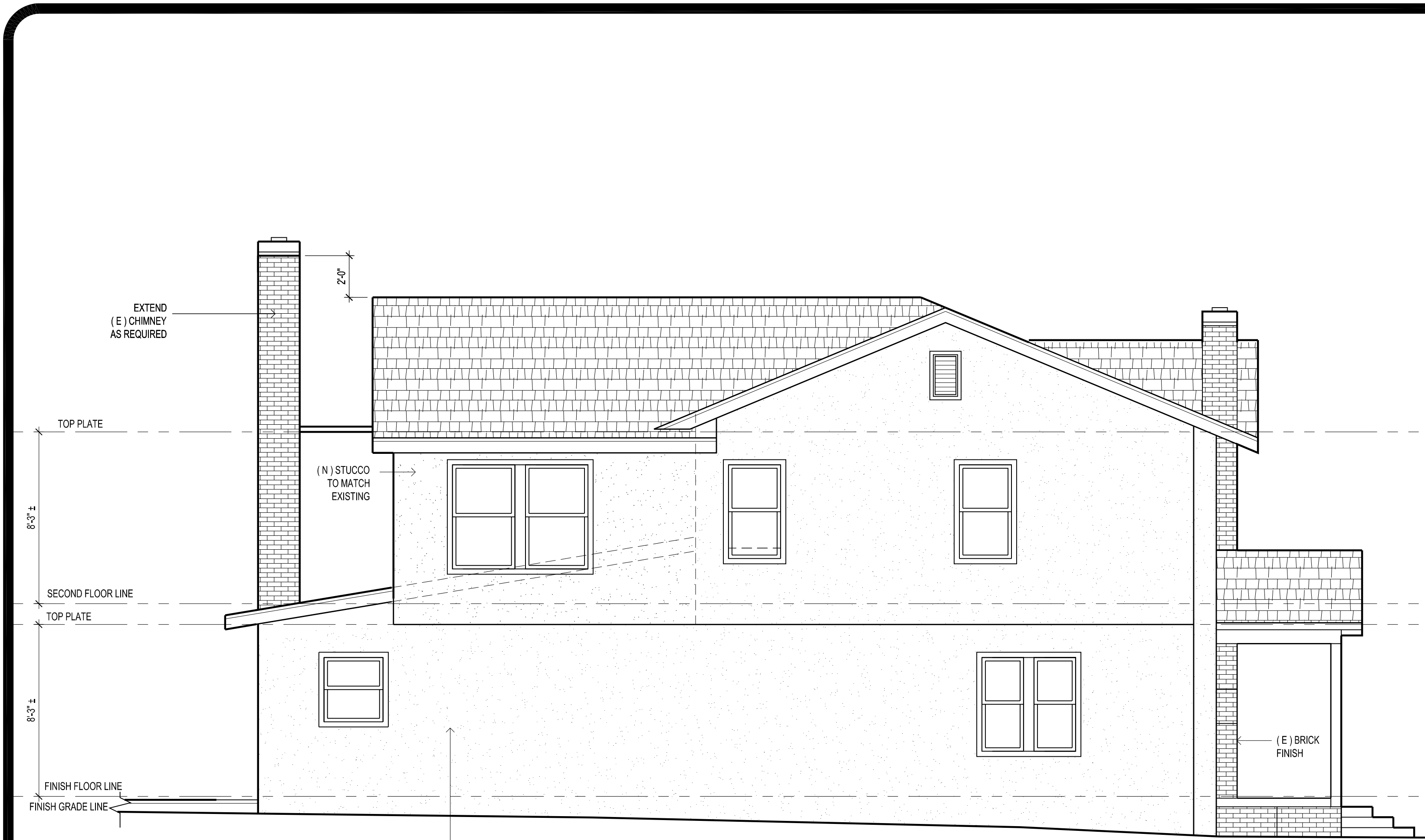
PROPOSED FOR:
ANDY AND LYNDLA LA ROCCO
 176 N. SUNSET PLACE
 MONROVIA CA 91016

PROJECT:
REMODEL AND ADDITION

SHEET NO. **4**

05-21-18 2ND REVISION
 04-12-18 1ST SUB DESIGN
 03-16-18 REVISION PROCESS
 12-13-17
 12-04-17
 10-05-17

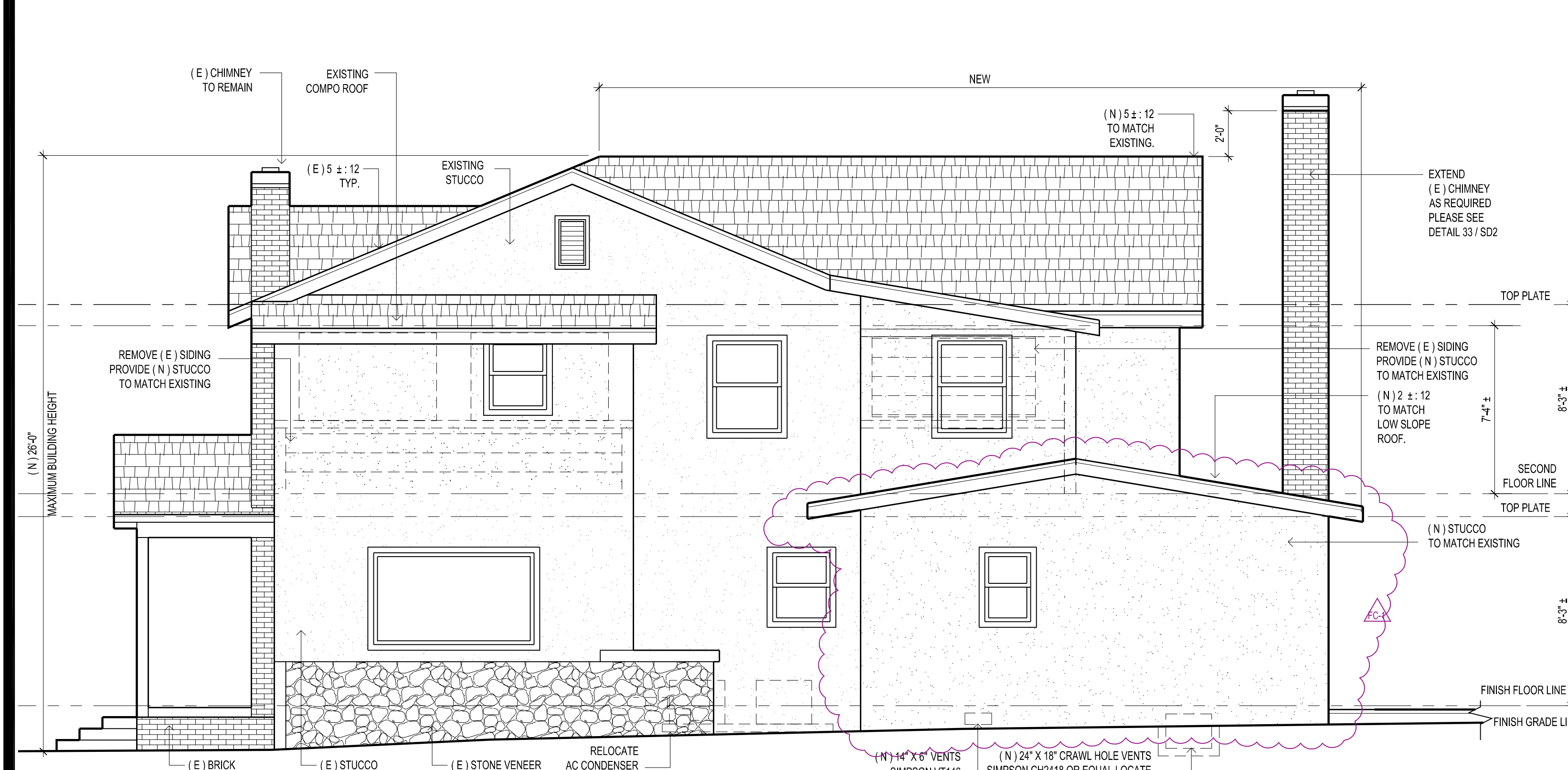
08-07-19 BATH ADDITION
 04-16-18 BATH ADDITION
 01-03-19 FIELD REVISION
 10-29-18 FIELD REVISION
 10-09-18 1ST FLOOR CORR
 08-03-18 BUILDING PACKAGE



NORTH - LEFT ELEVATION



EAST - REAR ELEVATION



SOUTH - RIGHT ELEVATION



WEST - FRONT ELEVATION

COMPO SHINGLE OR EQUAL (OWEN CORNING, I.C.C.# ESR-1372 ASTM D 3462, UL 790, CLASS B MIN. DOUBLE UNDERLAYMENT SHALL BE 2 LAYERS OF 15# FELT LAID WITH 19" OVERLAP OR EQUAL TO MATCH EXISTING TYPICAL. 90# CAP SHEET, HOT-MOPPED OVER 30# FELT ON 1/2" CDX PLYWOOD. VERIFY SPECIFIC ROOFING SYSTEM REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS. TYPICAL FOR LOW SLOPE ROOF.

08-07-19	BATH ADDITION
04-16-18	BATH ADDITION
10-29-18	FIELD CHANGE
10-09-18	2ND FLOOR CORR PACKAGE
08-03-18	1ST FL. BLDG CORR PACKAGE

PROPOSED FOR:
ANDY AND LYNDY LA ROCCO
 176 N. SUNSET PLACE
 MONROVIA CA 91016

PROJECT:
REMODEL AND ADDITION

05-21-18	2ND REVISION
04-12-18	REV. PROCESS 3 SETS
03-16-18	REV. PROCESS
12-13-17	
12-04-17	
10-05-17	

PN 3366 - A

SHEET NO.

5

ELEVATIONS SCALE: 1/4" = 1'-0"

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