



# PLANNING COMMISSION STAFF REPORT

**APPLICATION:** V2014-01

**AGENDA ITEM:** PH-1

**PREPARED BY:** Barbara Lynch  
Senior Planner

**MEETING DATE:** May 14, 2014

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**SUBJECT:** Variance V2014-01  
739 Oakglade Drive

**REQUEST:** Allow a 131 square foot rear addition to a residence that currently exceeds the 30% building coverage permitted in the RF (Residential Foothill) zone.

**APPLICANT:** Mike and Julia Mellinger  
739 Oakglade Drive  
Monrovia, CA 91016

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 3)

**BACKGROUND:** The applicant is requesting approval of a major variance to allow a 131 square foot addition to be constructed behind a single-family residence increasing the permitted 30% lot coverage (2,727 square feet) to 33% (2,953 square feet). Currently the coverage is approximately 31% (2,822 square feet).

**SUBJECT PROPERTY:** The property is located on the west side of Oakglade Drive just north of the Y-intersection of Canyon Boulevard and Oakglade Drive. The 9,090 square foot irregularly shaped parcel has 105.72' of frontage on Oakglade, the depth on the north side is 106.97' and on the south side is 122.11'. The lot narrows towards the rear and is only 61.93' wide. It is currently developed with a 2,294 square foot, single story house and attached 2-car garage.

The Oakglade Reservoir is located directly south of the subject property. The topography of this hillside residential neighborhood falls in a gradual southeast direction.

**DISCUSSION/ANALYSIS:** There are three single-family residential zones in the City. The subject property is located in the RF (Residential Foothill) Zone and one of the regulations for development in this zone is a maximum building coverage. Thirty percent of the lot size can be covered with building area. This includes the residence, garage and all accessory structures on a lot.

The other two single-family residential zones, RE (Residential Estate) and RL (Residential Low Density) do not have a coverage regulation but instead allow a maximum house size based on the size of the lot.

## **Site Plan**

Improvements on the subject property include a one story 2,294 square foot single-family residence with an attached 2-car garage. The current building coverage is 31%. The applicant is requesting to add a second story to the residence and expand the family room on the ground floor of the residence. The second story addition is in compliance with the RF development standards however the expansion of the family room increases the building lot coverage to 33%.

### ***Variance***

The applicant is requesting approval to allow this small 131 square foot addition to be constructed to provide a more functional floor plan. The addition will not extend further into the rear yard than the back of the existing residence. There is a 7' deep by 18'-8" wide area between two rooms that will be filled in to enlarge the family room. The new second story addition will also cover this recessed area. A variance is requested to allow a 33% building coverage on the lot in lieu of the maximum 30% that is permitted in the RF Zone.

In order to approve a major variance, the Commission must find that because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the code deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

The RF zone requires a minimum lot area of 15,000 square feet, and the parcels in this neighborhood are less than the minimum, ranging approximately between 13,000 to 14,000 square feet, and are rectangular in shape with the exception of their frontages that conform to the bends in the roadway (see attached). The subject property is a smaller 9,090 square foot lot and has an unusual configuration in comparison to the other lots. Development on the subject property is more difficult because it is smaller, shallower and irregular in shape when compared to the lots in the neighborhood. Approval of this variance would not result in granting the property a privilege that is not already enjoyed by other properties in the area.

### ***Development Review Committee***

On April 2, 2014 the Development Review Committee approved the proposed second-story addition and recommended approval to the Planning Commission of the variance to exceed the building coverage with the ground floor room addition.

### ***Conclusion***

There should be no adverse impacts to surrounding neighbors because the proposed first floor addition cannot be seen from neighboring residences. It will not extend further into the rear yard setback and will be covered with the new second floor addition. The 30% maximum building coverage is a design standard specific to development on hillside lots to insure that a residence fits the scale of the available construction area which is typically limited to a level building pad area. Even though the first floor addition increases the coverage of what's allowed by code it meets the intent of the hillside development standards since it is filling in a space that is within the footprint of the existing residence.

**RECOMMENDATION:** Staff and the Development Review Committee recommend approval of Variance V2014-01. If the Planning Commission concurs with this recommendation then, following the public hearing, the adoption of the following resolution is appropriate:

The Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

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 V2014-01 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 V2014-01, which are incorporated herein by this reference.
4. The Planning Commission approves V2014-01, 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 adopt the Resolution approving V2014-01 as presented in the Staff Report.**