

# AGENDA

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## CITY OF EL MONTE MODIFICATION COMMITTEE

TUESDAY NOVEMBER 13, 2018

5:00 P.M.

CITY HALL WEST – CONFERENCE ROOM A  
11333 VALLEY BOULEVARD

### 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.



### CITY OF EL MONTE MODIFICATION COMMITTEE

**CHAIRPERSON**  
AMY WONG

**CITY PLANNER**  
JASON C. MIKAELIAN

**CHIEF BUILDING OFFICIAL**  
TODD MORRIS

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**PUBLIC HEARING**

**6. Modification No. 24-18 (Continued from the meeting of October 23, 2018)**

*Address:* 12352 Fineview Street / APN: 8113-030-048

*Request:* The applicant requests the approval of Modification No. 24-18 to reduce the side yard setback from 10 feet to five (5) feet and rear yard setback from 20 feet to 11 feet for the legalization of unpermitted additions to an existing 1,422 square foot residence and an unpermitted 3,284 square foot second dwelling unit. The property is located in the R-2 (Low-density/Multiple-family Dwelling) zone. This request is made pursuant to Chapter 17.20 (Modification/Variance) of the El Monte Municipal Code (EMMC).

*CEQA Determination:* Article 19. Categorical Exemptions - Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines.

*Recommendation:* Continue to November 27, 2018 Modification Committee Meeting

*Case Planner:* Jonathan Payne, Planning Aide

**NEXT SCHEDULED MODIFICATION COMMITTEE MEETING**

**Tuesday, November 27, 2018 at 5:00 P.M.**

City Hall West – Conference Room A