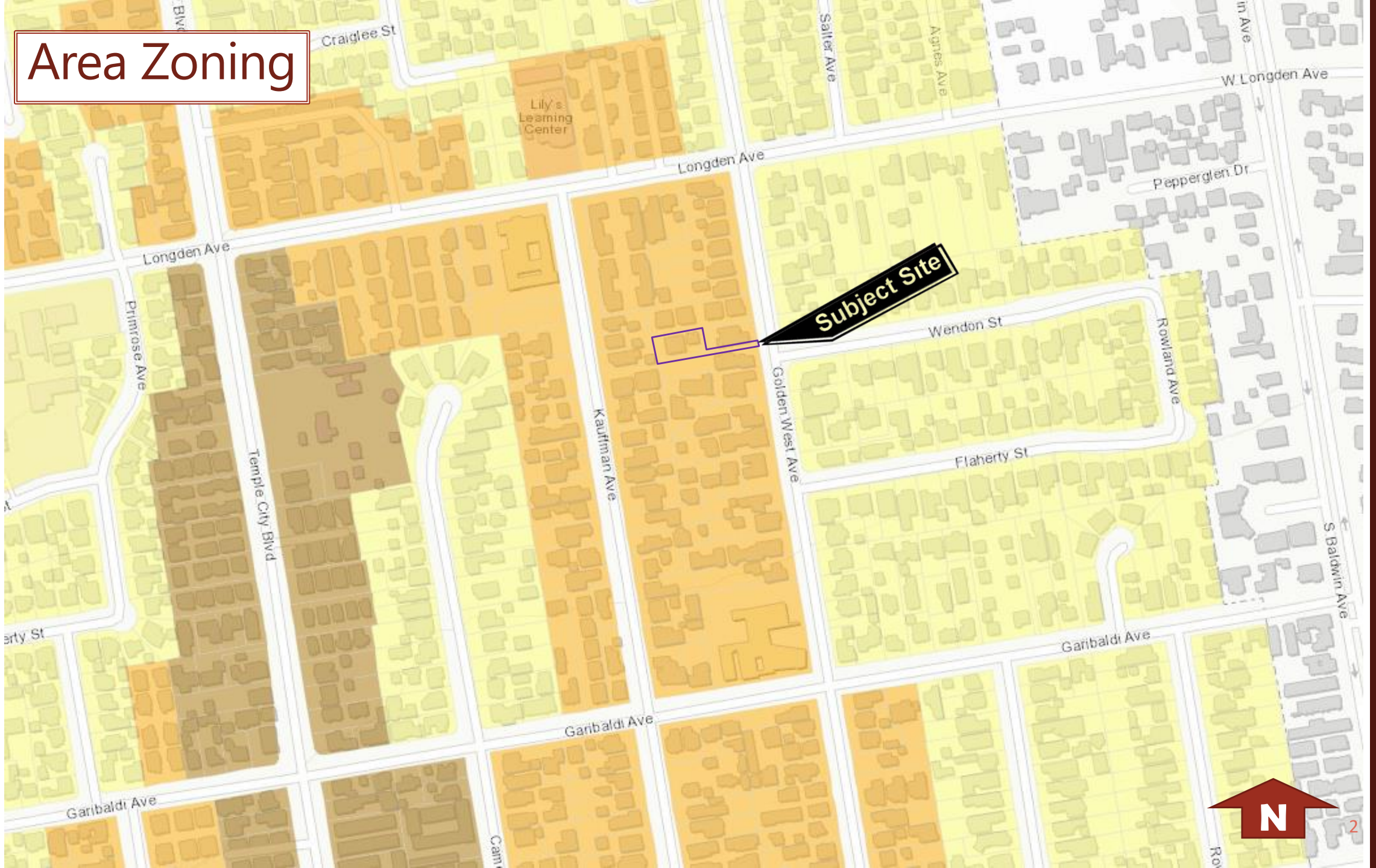
File PL 19-2257
6239 Golden West Avenue
Zone Variance

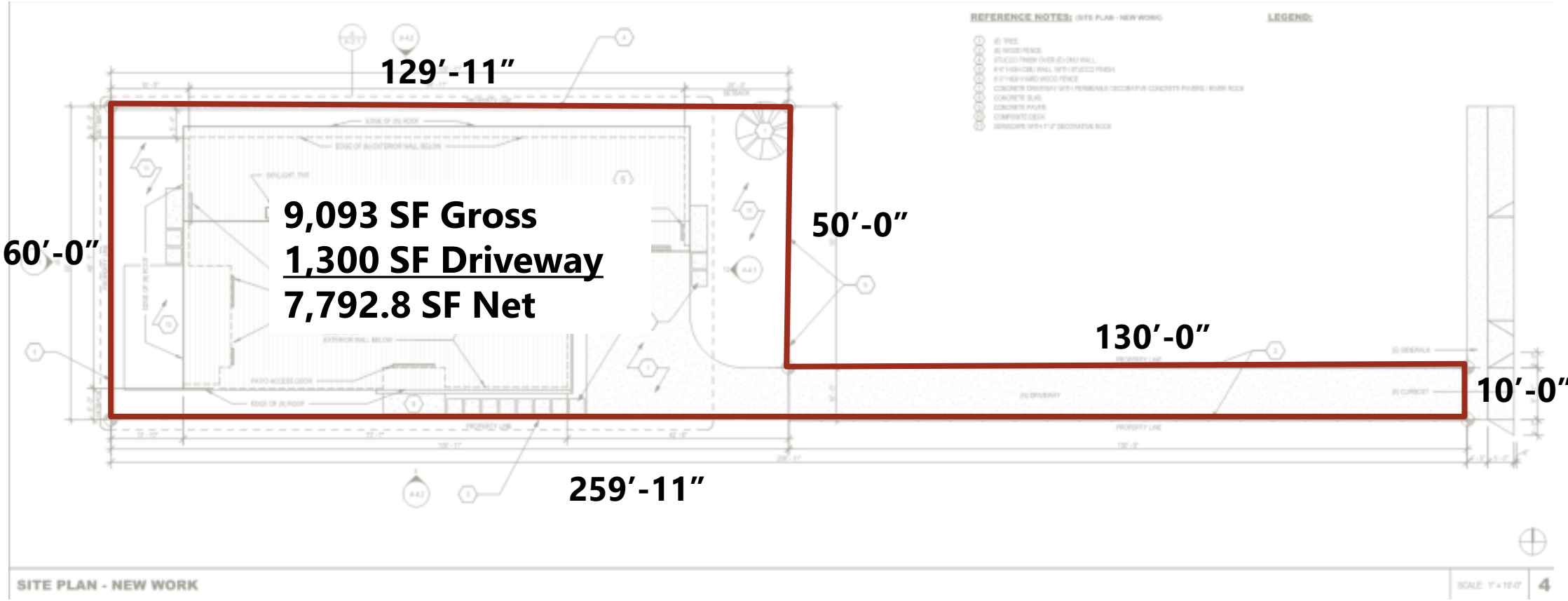
Planning Commission Meeting

April 27, 2021

Area Zoning


Craiglee St
Lily's Learning Center
Salter Ave
Agnes Ave
W Longden Ave
Longden Ave
Pepperglen Dr
Subject Site
Longden Ave
Primrose Ave
Temple City Blvd
Kauffman Ave
Golden West Ave
Wendon St
Rowland Ave
Flaherty St
S Baldwin Ave
Garibaldi Ave
Garibaldi Ave
N

Site Plan



N

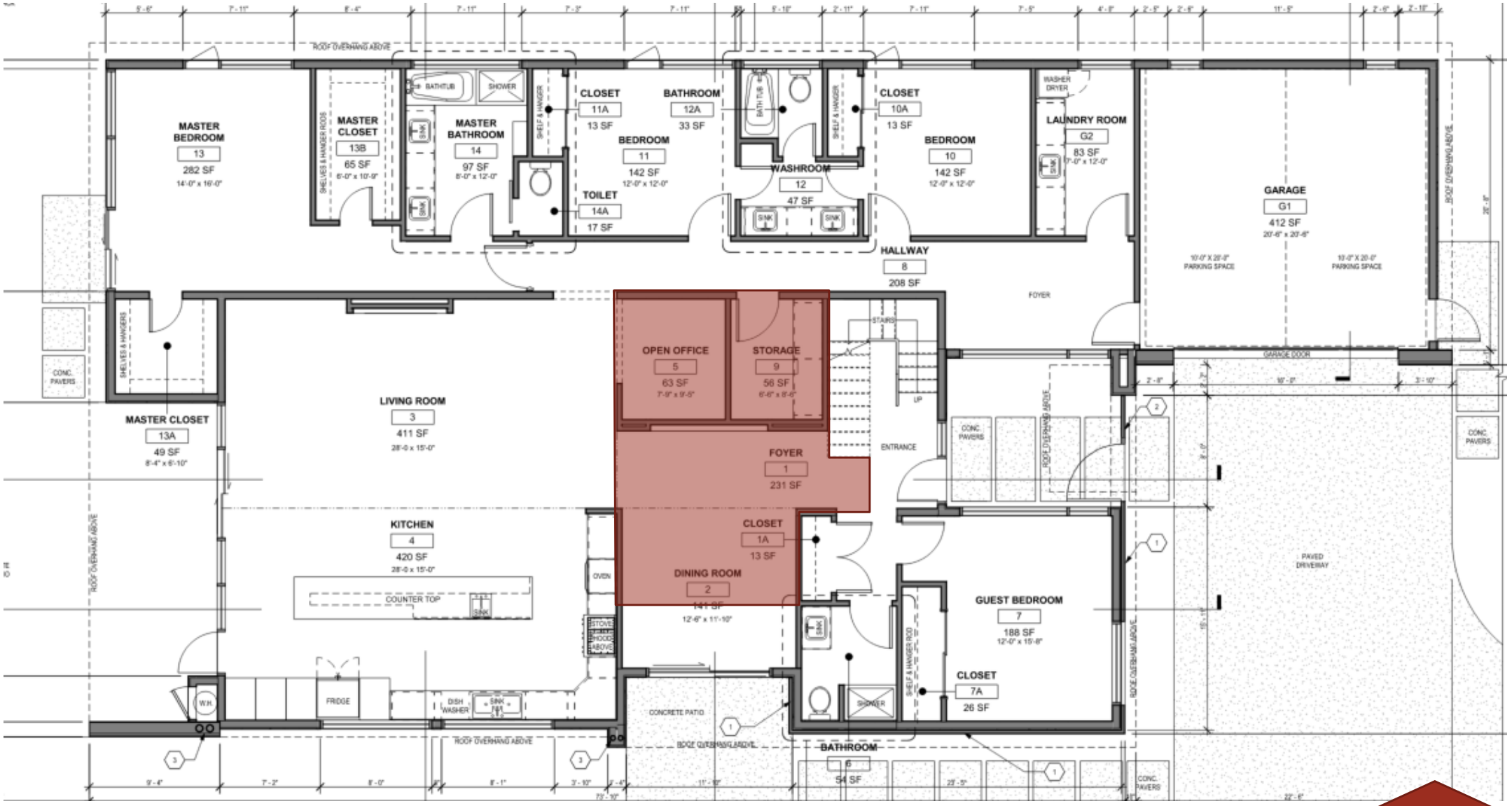
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Perspective

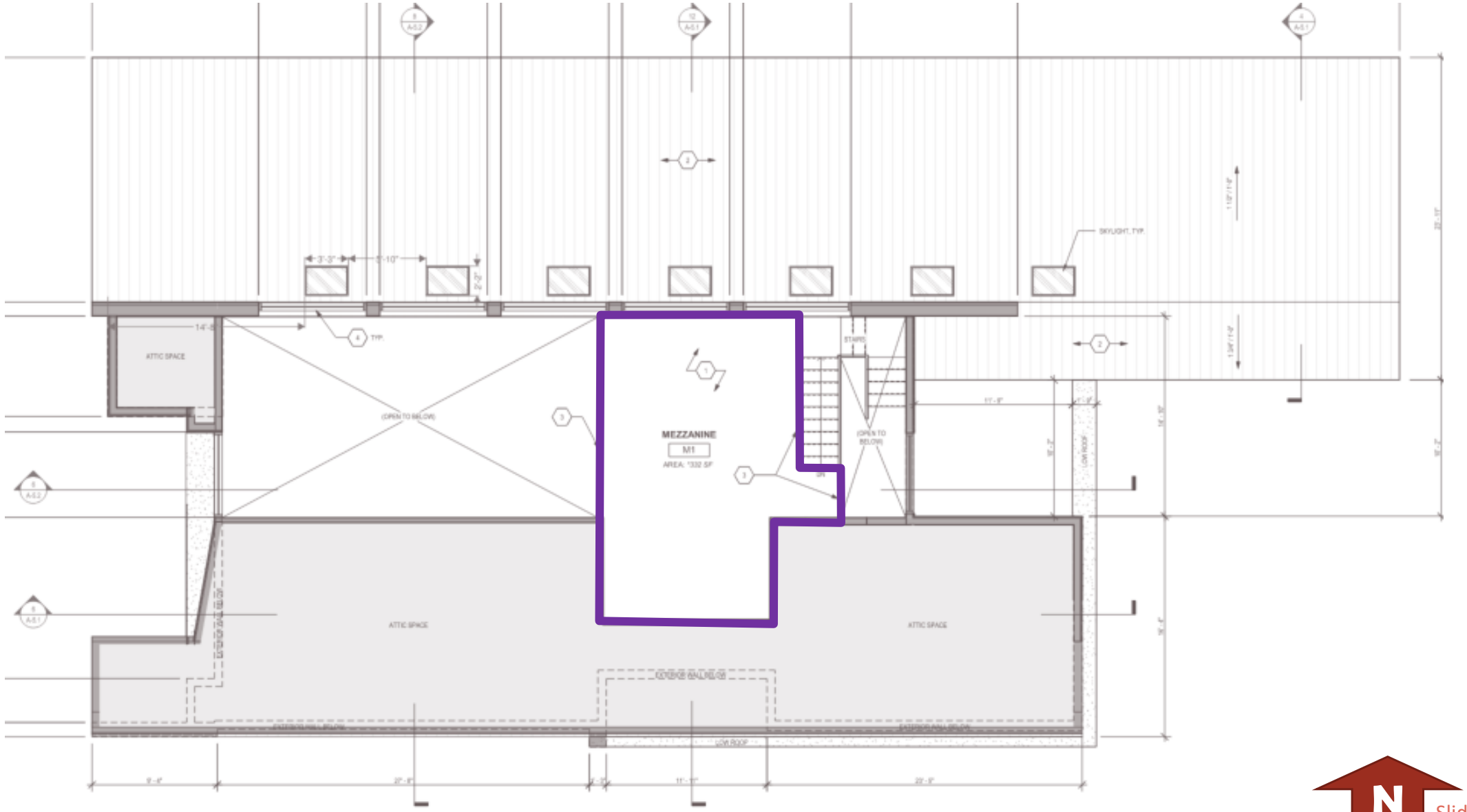


3 PERSPECTIVE - VIEW @ SE CORNER
SCALE: N.T.S.

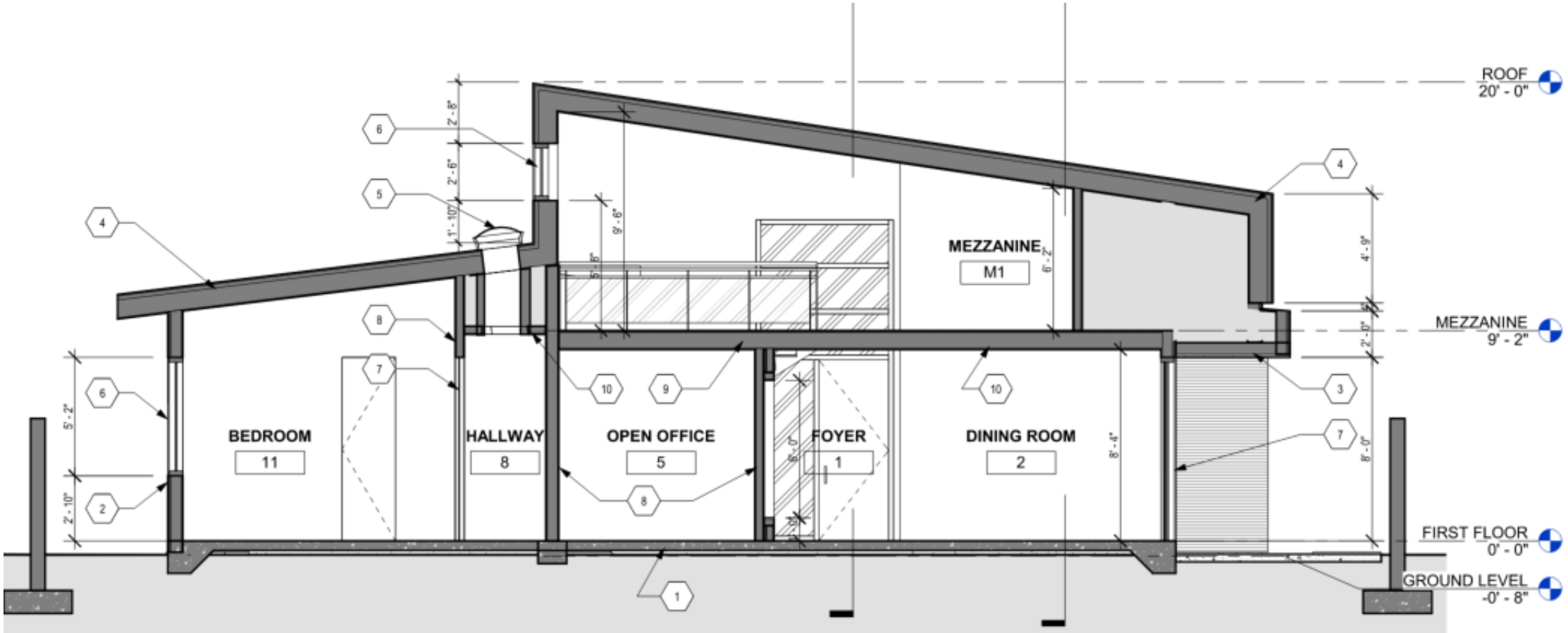
First Floor


MASTER BEDROOM
13
282 SF
14'-0" x 16'-0"
MASTER CLOSET
13B
65 SF
6'-0" x 10'-9"
MASTER BATHROOM
14
97 SF
8'-0" x 12'-0"
CLOSET
11A
13 SF
BATHROOM
12A
33 SF
BEDROOM
11
142 SF
12'-0" x 12'-0"
TOILET
14A
17 SF
WASHROOM
12
47 SF
CLOSET
10A
13 SF
BEDROOM
10
142 SF
12'-0" x 12'-0"
LAUNDRY ROOM
G2
83 SF
7'-0" x 12'-0"
GARAGE
G1
412 SF
20'-6" x 20'-6"
HALLWAY
8
208 SF
FOYER
OPEN OFFICE
5
63 SF
7'-9" x 9'-5"
STORAGE
9
56 SF
6'-6" x 8'-6"
LIVING ROOM
3
411 SF
28'-0 x 15'-0"
MASTER CLOSET
13A
49 SF
8'-4" x 6'-10"
FOYER
1
231 SF
KITCHEN
4
420 SF
28'-0 x 15'-0"
CLOSET
1A
13 SF
DINING ROOM
2
141 SF
12'-6" x 11'-10"
GUEST BEDROOM
7
188 SF
12'-0" x 15'-8"
CLOSET
7A
26 SF
BATHROOM
6
54 SF
ENTRANCE
STAIRS
UP
GARAGE DOOR
PAVED DRIVEWAY
CONCRETE PATIO
COUNTER TOP
SINK
OVEN
STOVE
HOOD ABOVE
FRIDGE
DISH WASHER
W.H.
SHOWER
BATHTUB
WASHER DRYER
SHELVES & HANGER RODS
SHELF & HANGER ROD
CONC. PAVERS
ROOF OVERHANG ABOVE
10'-0" X 20'-0" PARKING SPACE
N

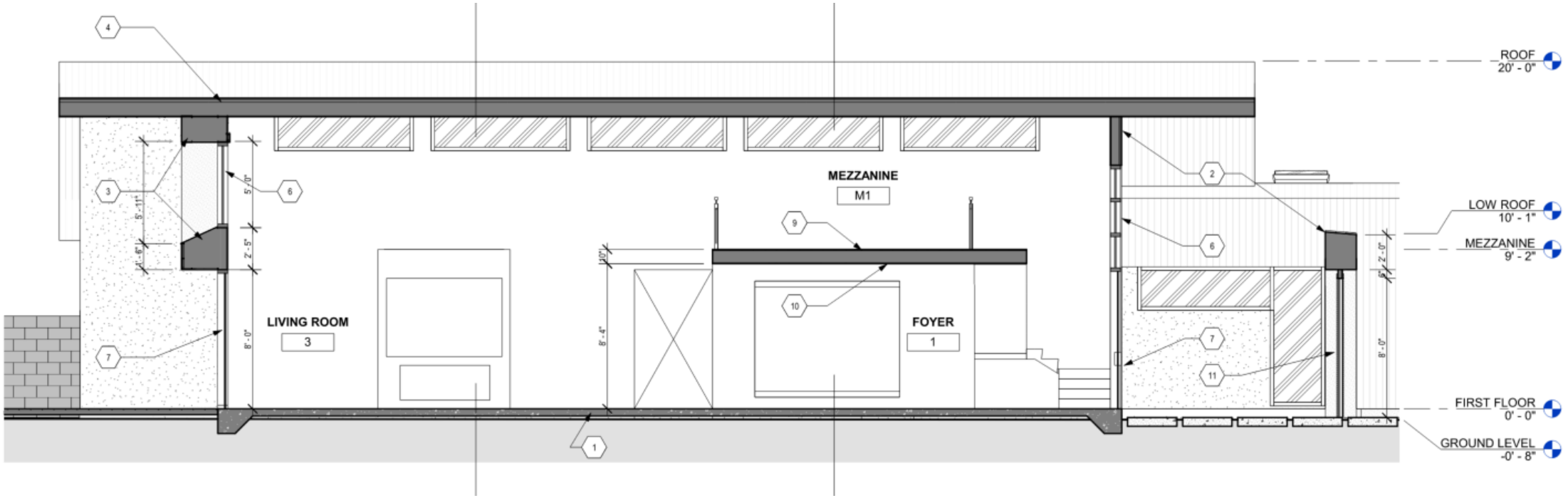
Mezzanine Level



Cross Section



Cross Section



Variances Needed for Proposal:

1) Proposed height is 20 feet, 8 inches; maximum is 18 feet for a flag lot
2) Proposal includes a second floor (mezzanine) and flag lots are limited to single story houses; and
3) Proposed floor area ratio (FAR) is 0.479 and the maximum is 0.35 or 3,500 square feet, whichever is less

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Analysis:

1) Proposed height is 20 feet, 8 inches; maximum is 18 feet for a flag lot

- *Two-story houses in the area, but majority have the required street frontage*
- *The applicant can modify their plans to be within 18 feet*
- *The property does not have any unique circumstances*

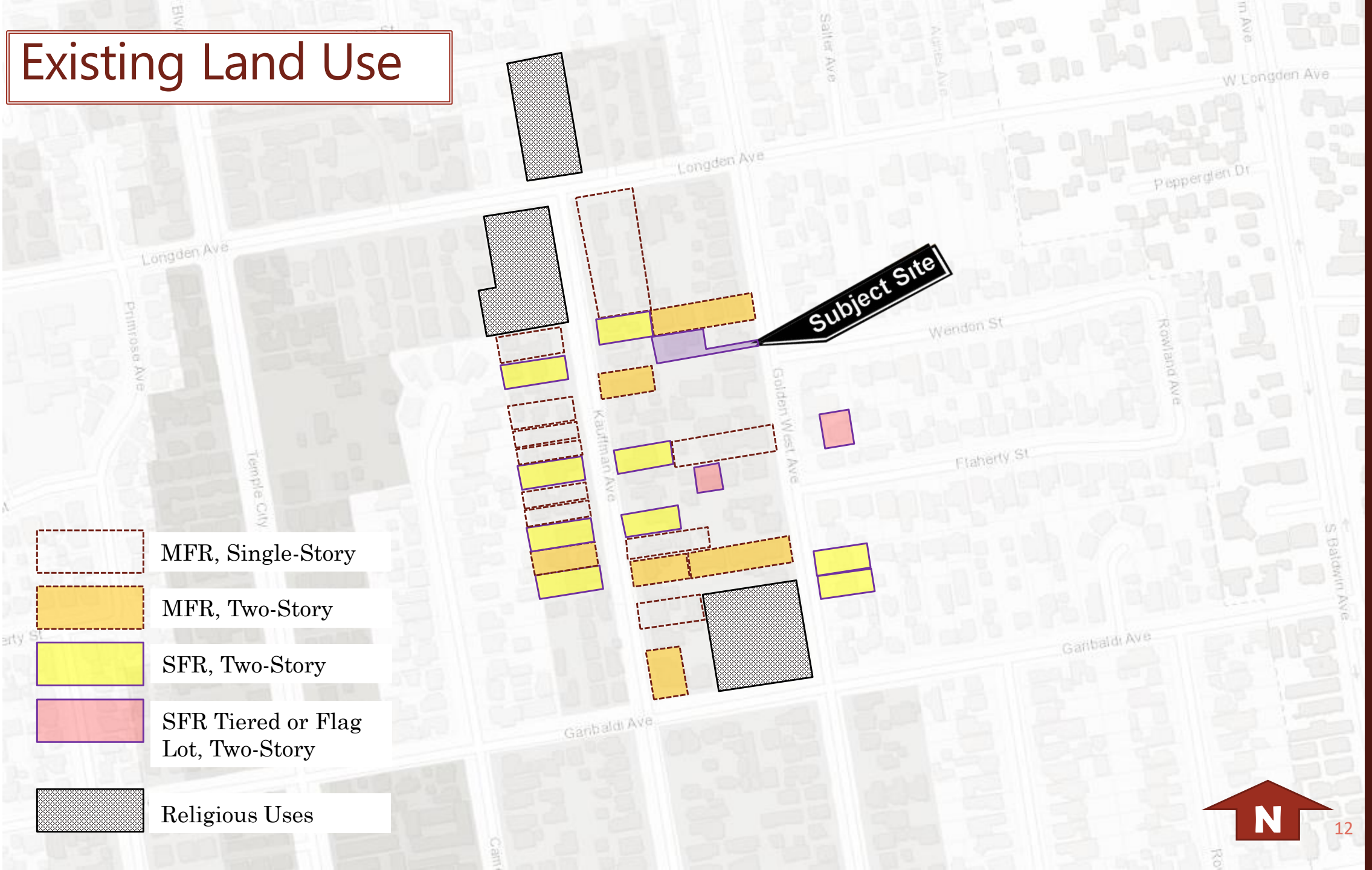


2 SITE - PARCEL MAP (BIRD'S EYE PERSPECTIVE)

SCALE: N.T.S

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Existing Land Use



Analysis:

2) Proposal includes a second floor (mezzanine) and flag lots are limited to single story homes; and

- *Mezzanine is considered a second floor*
- *The property does not have any unique circumstances*

Zoning Code Definition of Story

"That portion of a building including between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story will be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. 'Story' includes a basement."

Analysis:

3) Proposed floor area ratio (FAR) is 0.479 and the maximum is 0.35 or 3,500 square feet, whichever is less

- *Second floor (mezzanine) proposal is subject to FAR*
- *Project can be revised to provide equal amount of living area on the first floor*
- *The property does not have any unique circumstances*

Purpose of Variance:

Grant exemption(s) from the City's development standards for a property with unique circumstances

- Located on a hillside
- Irregular shaped lot
- Vary narrow or shallow lot dimension

Unique Circumstances:

- None
- Site is a flag lot
- 60 feet of width and 159 feet, 11 inches of depth
- 7,792.8 square feet of net lot area

Variance Findings

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of such property, which do not generally apply to other properties in the same zone; and
2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated, but which is denied to the property in question; and

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Variance Findings

3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent or neighboring properties; and
4. That there are special circumstances as provided in section 65906 of the California Government Code

Recommendation

Adopt a resolution denying File 19-2257, a variance request to:

1) Exceed the 18-foot maximum height limit for a flag lot;
2) Allow a two-story house on a flag lot; and
3) To exceed the maximum FAR

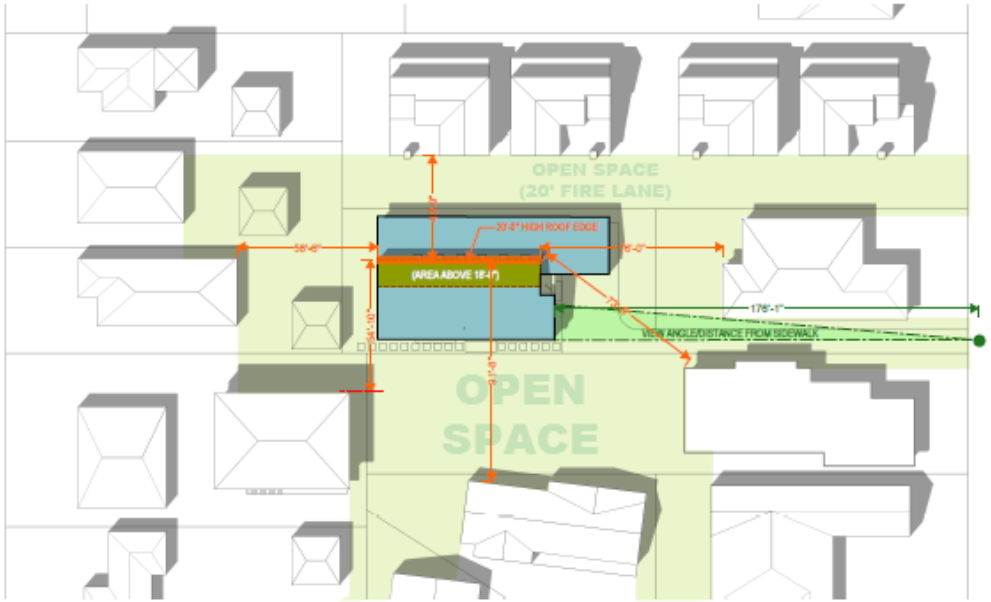
Next Steps

- If the Planning Commission denies the variance request, the applicant can still submit revised plans meeting the Zoning Code
- Staff level approval for projects that meet the Zoning Code

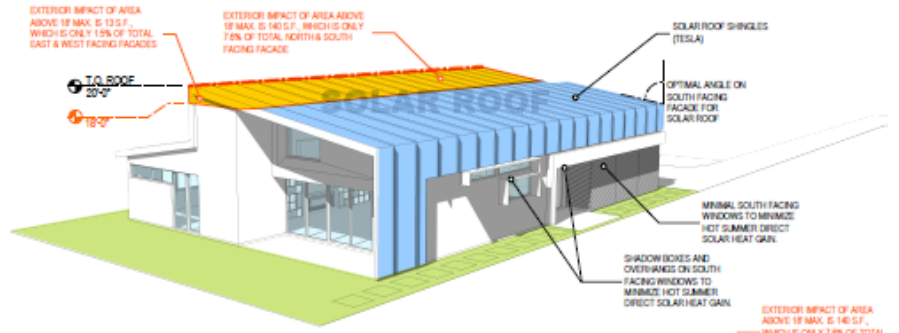
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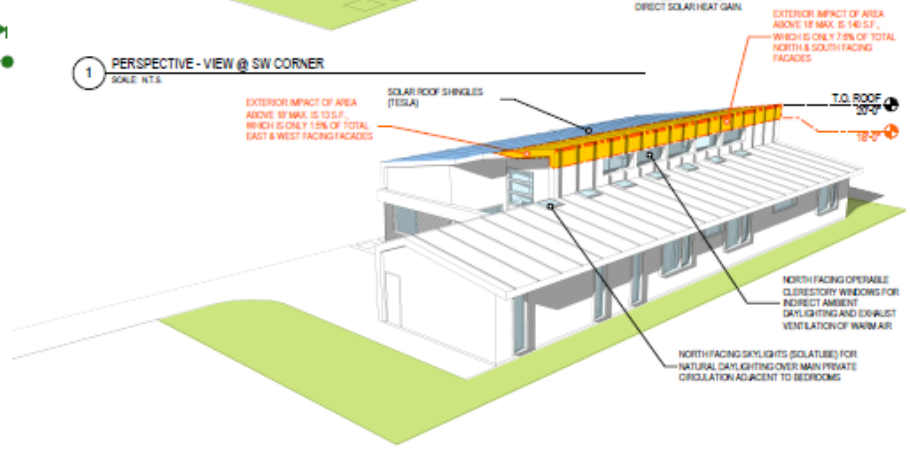
April 27, 2021



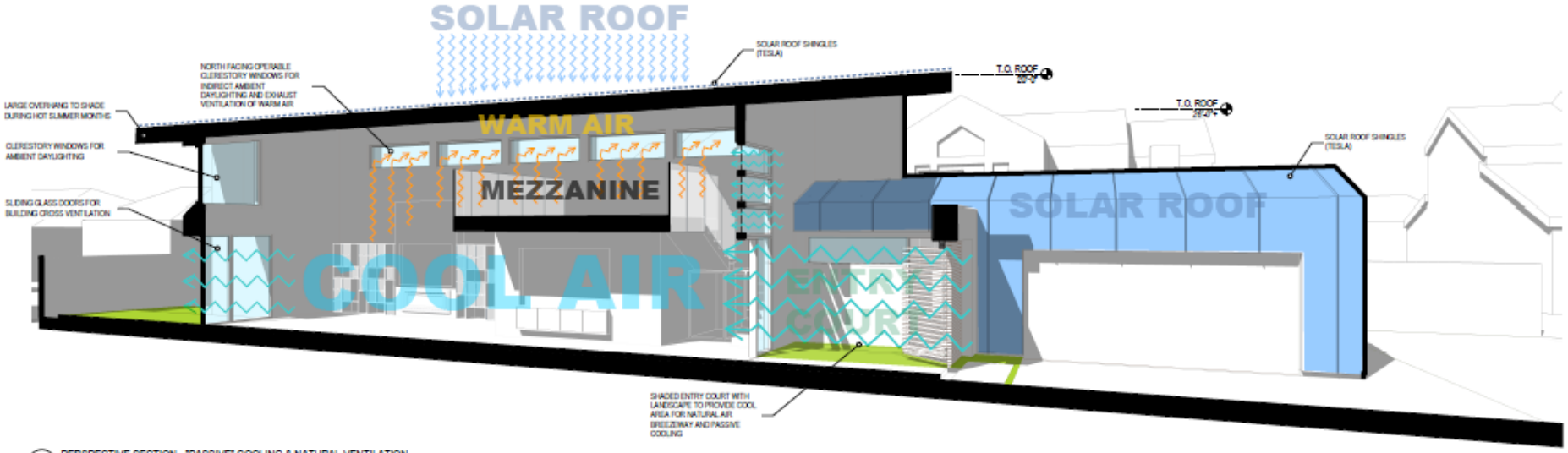
3 SITE PLAN - 20' HIGH ROOF EDGE DISTANCE FROM NEIGHBORING HOMES
SCALE: N.T.S.



1 PERSPECTIVE - VIEW @ SW CORNER
SCALE: N.T.S.

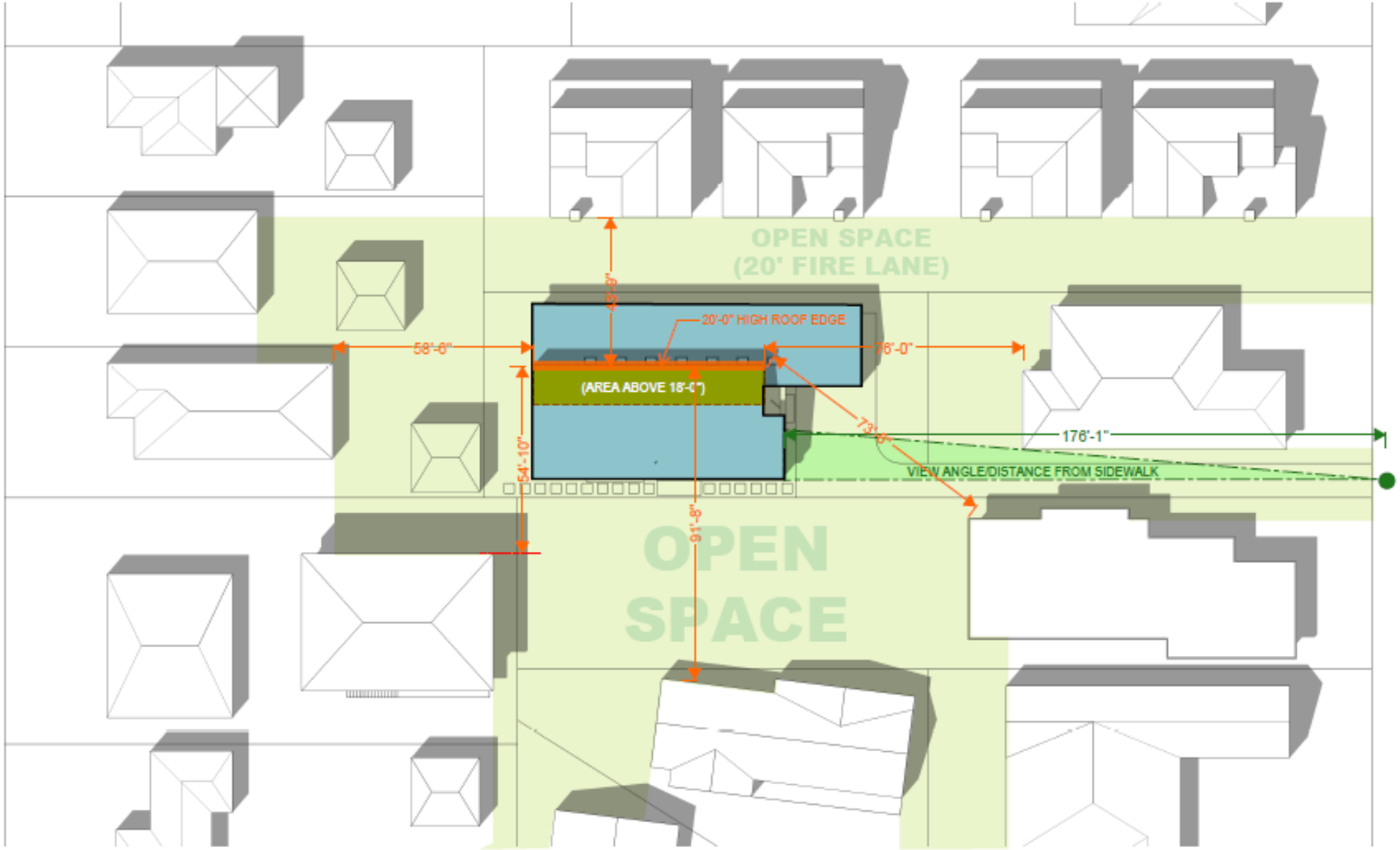


2 PERSPECTIVE - VIEW @ NE CORNER
SCALE: N.T.S.



4 PERSPECTIVE SECTION - "PASSIVE" COOLING & NATURAL VENTILATION
SCALE: N.T.S.

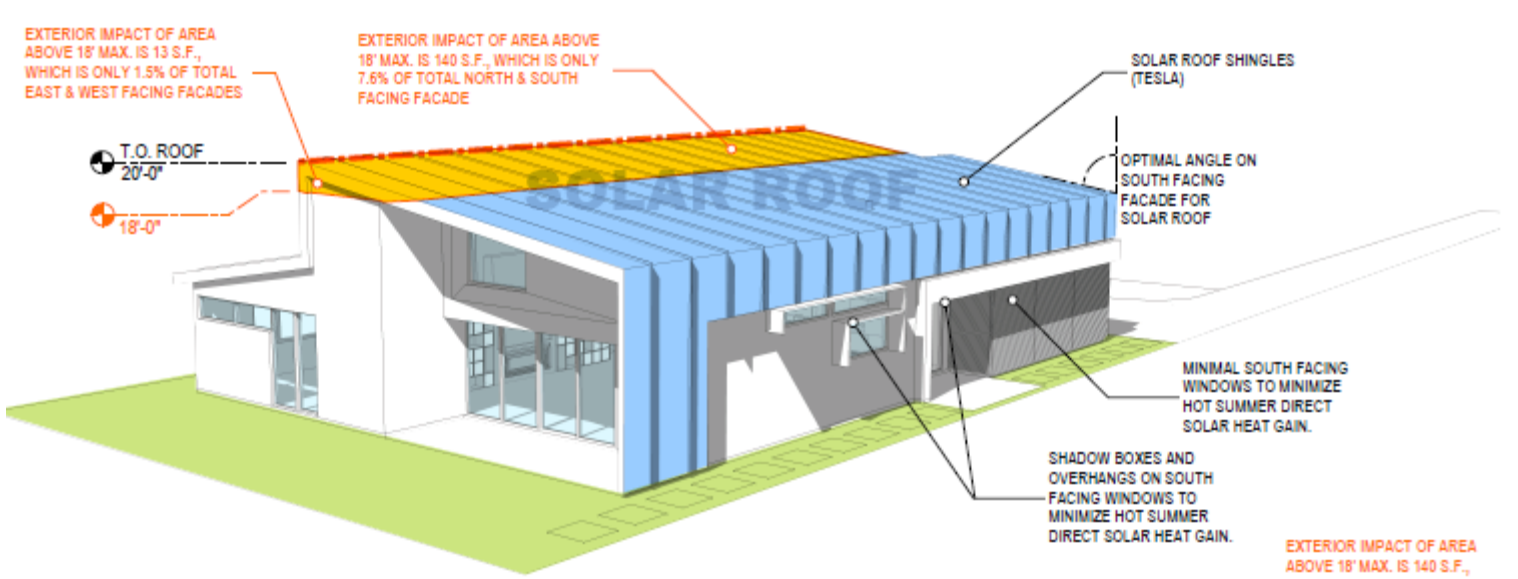
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3 SITE PLAN - 20' HIGH ROOF EDGE DISTANCE FROM NEIGHBORING HOMES

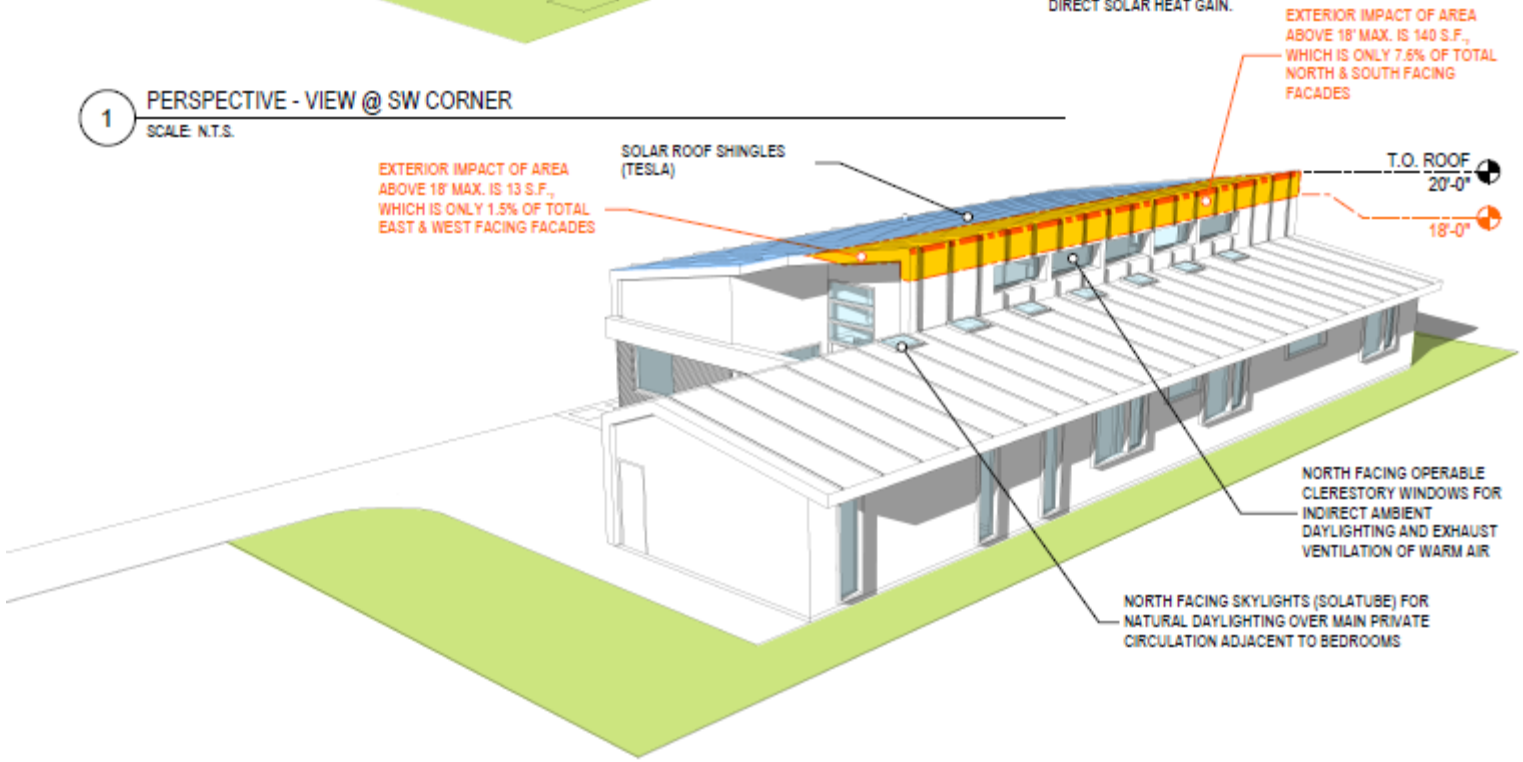
SCALE: N.T.S.

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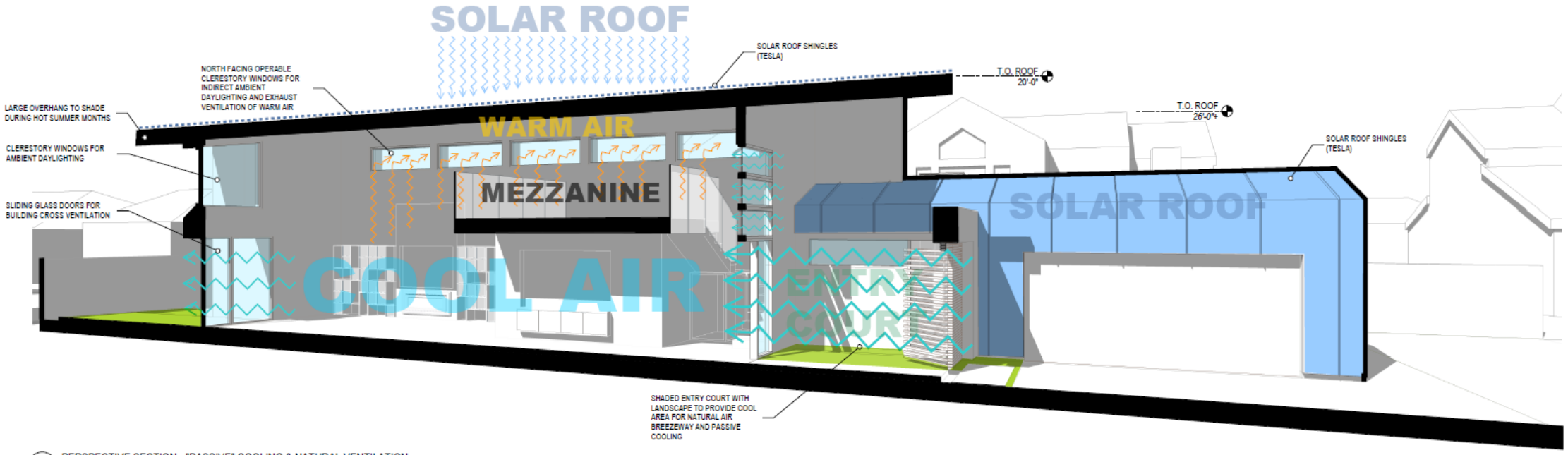
1 PERSPECTIVE - VIEW @ SW CORNER

SCALE: N.T.S.



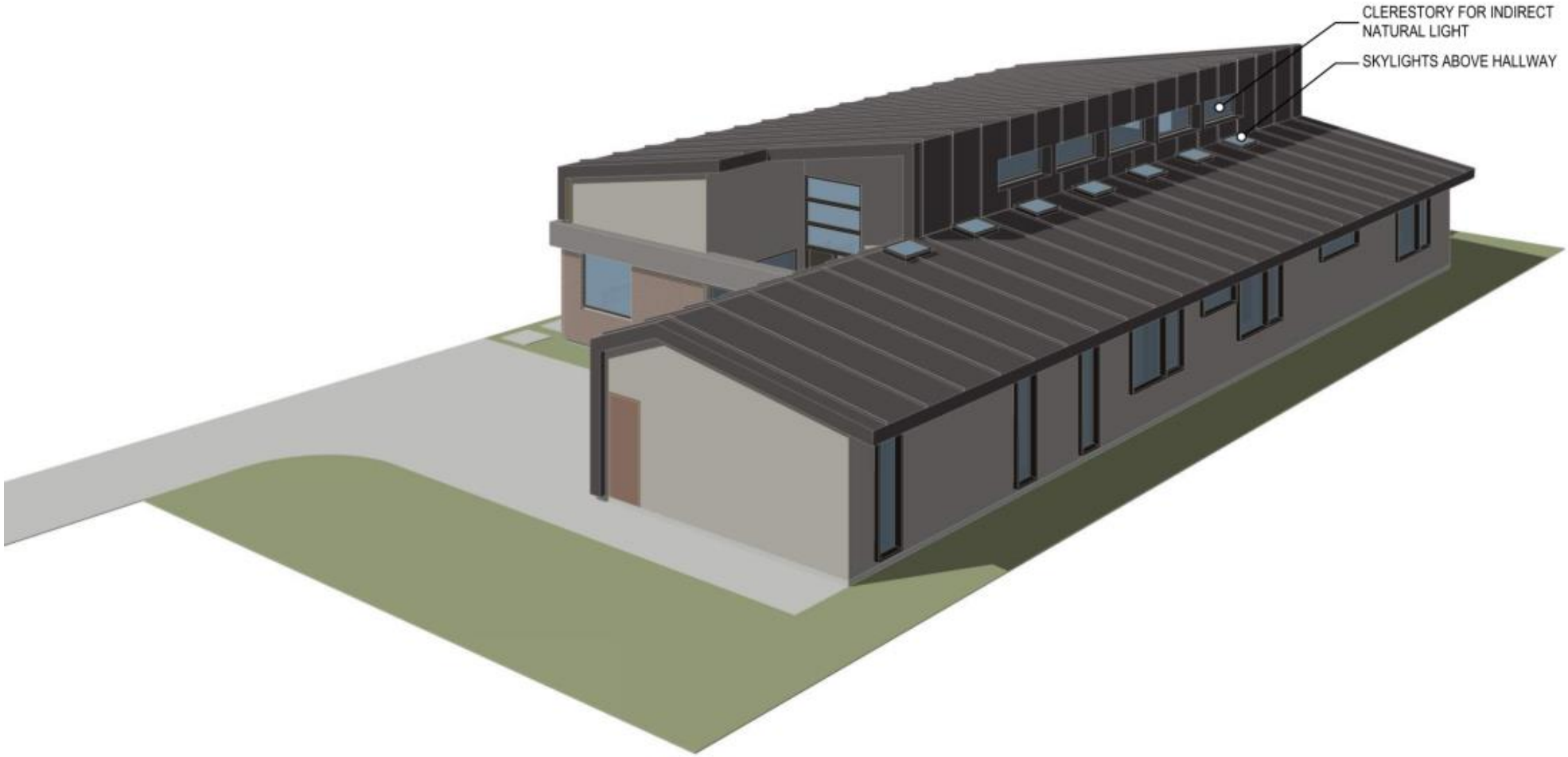
2 PERSPECTIVE - VIEW @ NE CORNER

SCALE: N.T.S.



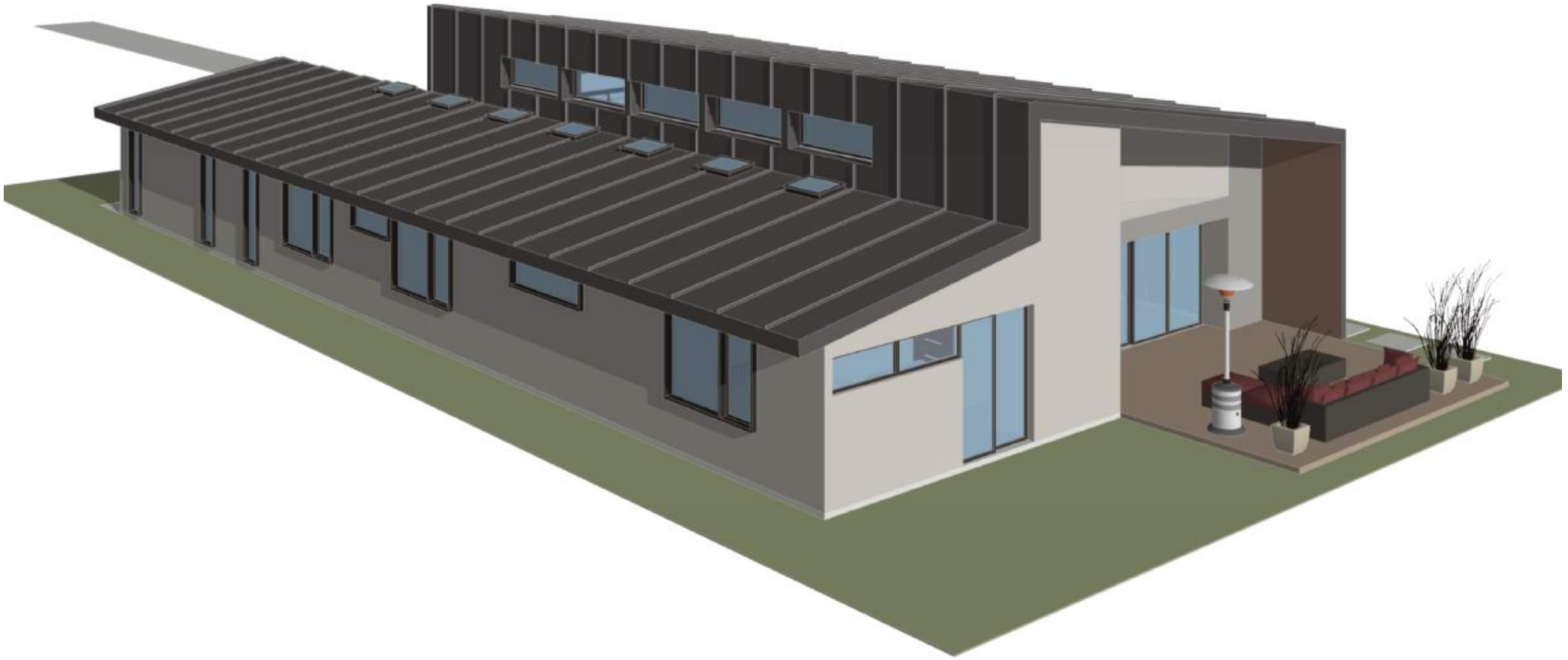
4 PERSPECTIVE SECTION - "PASSIVE" COOLING & NATURAL VENTILATION
SCALE: N.T.S.

Perspective



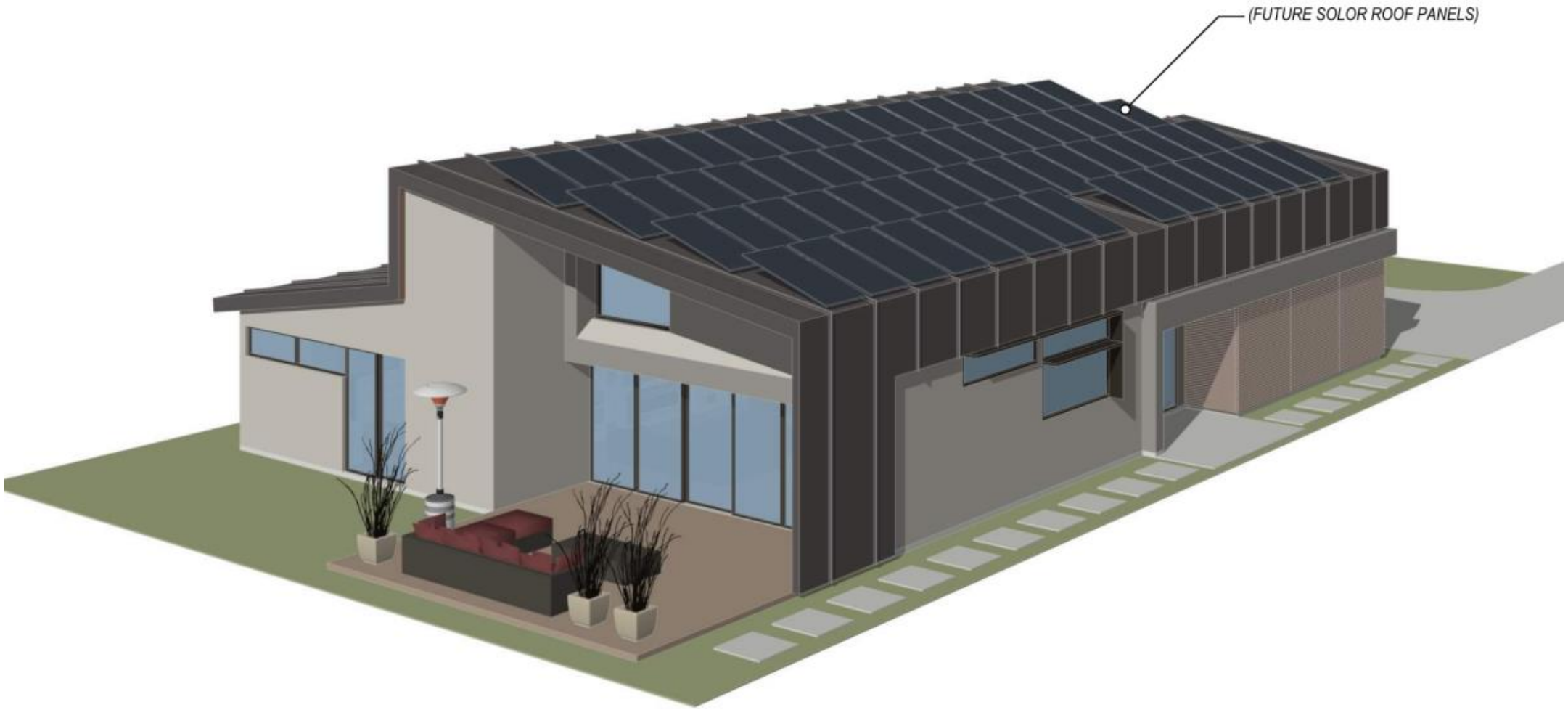
2 PERSPECTIVE - VIEW @ NE CORNER
SCALE: N.T.S.

Perspective



1 PERSPECTIVE - VIEW @ NW CORNER
SCALE: N.T.S.

Perspective



4 PERSPECTIVE - VIEW @ SW CORNER
SCALE: N.T.S.

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