



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 17, 2016

TO: Bruce Durbin
Hearing Officer

FROM: Carl Nadela, AICP
Zoning Permits East Section

**SUBJECT: Project No. 2016-000369-(5)
Oak Tree Permit No. RPPL 2016002144
Conditional Use Permit No. RPPL 2016002957
HO Meeting: October 18, 2016
Agenda Item: 17**

The above-mentioned item is a request for 1) an Oak Tree Permit to authorize the encroachment into the protected zone of three oak trees to allow the digging of a sewer trench and development of a second unit; and 2) a Conditional Use Permit to allow the construction of a second unit above an existing garage within 8'10" of the rear lot line.

Please find attached a letter from the Altadena Town Council and another email received from the public regarding this project.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE OAK TREE PERMIT NO. RPPL 2016002144 AND CONDITIONAL USE PERMIT NO. RPPL 2016002957 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MM:CN



ALTADENA TOWN COUNCIL

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730 East Altadena Drive • Altadena, California 91001

Mr. Richard Bruckner
Planning Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

October 13, 2016

Re: R2016-000369 Construction of a second unit above an existing garage
Location: 162 Las Flores Ave

Dear Mr. Bruckner,

Due to the timing of the Regional Planning Commission hearing, the Altadena Town Council (ATC) was unable to vote on this project. The council did, however, complete our due diligence.

Members of the Land Use Committee (LUC) committee reached out to 40 of the surrounding neighbors and either spoke with them or left flyers notifying them of the LUC hearing on October 4, 2016. Of the 40 properties contacted, we had a total of 13 direct neighbors with no opposition to the CUP application. No one was neutral. No one was in opposition to the CUP.

We had no residents come to make public comment at the Land Use Committee hearing and the committee voted to send the project to the ATC recommending that they vote to approve the project without conditions.

As stated above, the timing of the regional planning hearing precludes the project from being reviewed by the ATC so we are unable to provide you with an officially voted on request for action. However, we I did want to provide you with the progress that we were able to make and hope that it helps in making the decision on this project.

Thank you for your attention.

Sincerely,

Diane Marcussen
Altadena Town Council
Vice Chairman

cc: Ms. Sussy Nemer, Senior Deputy to Supervisor Antonovich

Carl Nadela

From: Mc kinley, Donald <donaId.mckinley@lausd.net>
Sent: Thursday, October 13, 2016 8:15 AM
To: Carl Nadela
Subject: Hearing Tuesday Oct 18 2016 at 9:00 AM

Hi Carl, I am sending this letter to DRP by mail, could you be sure that it makes it into the record if it doesn't make it to your desk by Hearing time?

Thanks Don McKinley

Donald and Annette McKinley

3132 Highview Ave.

Altadena CA, 91001

Carl Nadela et. All

Los Angeles County Department of Regional Planning (DRP)

320 W. Temple St.

Los Angeles, CA 90012

Regarding Hearing Tuesday, October 18, 2016 at 9:00 AM

Dear Supervisors and officials,

This letter refers to the development at 162 E Las Flores Drive within the Altadena Zoned District,

Project & Permit(s)

Project No. 2016-000369-(5), Conditional Use Permit No. RPPL 2016002957.

Oak Tree Permit No. RPPL 2016002144

We are the home owners at 3132 Highview Ave., Altadena CA 91001 immediately adjacent to the south side of the project. We are concerned to insure that the proper oversight be performed by the county and relevant bodies with regard to this project.

We would like you to ensure that a qualified and competent arborist will supervise whatever digging may impinge upon the large Oak tree directly adjacent to our house and on the property during the course of the project. Our concern is both for the loss of the tree as well as the health of the tree so that it does not drop heavy branches or fall and cause property or personal damage to us.

Also we are concerned that the relevant agencies insure that the drainage from the property be done in such a way that does not cause unreasonable impact to our property.

Thank you for all that you do on behalf of the county.

Don and Anne McKinley