



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 11, 2020

HEARING DATE: June 24, 2020 AGENDA ITEM: 5

PROJECT NUMBER: 2018-003928-(5)

PERMIT NUMBER(S): Conditional Use Permit (CUP) RPPL2018006181

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2121 N. Garfield Ave., Altadena, CA 91001

OWNER: Lucy Tropea Berumen

APPLICANT: Lucy Tropea Berumen

CASE PLANNER: Carl Nadela, AICP
cnadela@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The Department of Regional Planning staff (“Staff”) recommends **APPROVAL** of Project Number 2018-003928-(5), Conditional Use Permit (CUP) Number RPPL2018006181, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2018006181 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AS MODIFIED.

A. Entitlement Requested

This agenda item is a request for a CUP to authorize the conversion of an existing single-family residential structure into a child-care center for up to 49 children.

B. Project

The Project is the conversion of an existing single-story, 1,601-square-foot, three-bedroom and one-and-a-half bath single-family residence and a detached 608-square-foot two-car garage into a childcare center for up to 49 children with five full-time staff. The Project Site is composed of two lots with a total lot area of 28,815 square feet.

No additional structures are being proposed. A new parking, drop-off and pick-up area with an ingress only/egress only driveway is proposed to be developed along Woodbury Road. All other areas will be maintained as open, landscaped areas to be used as an outdoor play area for the children.

C. Project Background

This item was originally scheduled for public hearing before the Regional Planning Commission ("Commission") on January 22, 2020. To accommodate a request of the Altadena Town Council (ATC) to give the applicant more time to conduct additional due diligence and further discussion on the project, and to correct a deficiency in the site posting of the Notice of Public Hearing, this agenda item was continued to March 11, 2020.

On March 11, 2020, the Commission heard a presentation from Staff, as well as testimony from the applicant and members of the public both in support of, and expressing concerns about or in opposition to, the Project.

The Commission asked for additional information and requested that the applicant explore the feasibility of expanding the parking, drop-off, and pick-up area in consultation with both Department of Regional Planning (DRP) and Public Works (PW) Staff. The Commission also asked Staff to confirm the feasibility and enforceability of several proposed Conditions of Approval.

The Commission then continued the hearing to May 13, 2020, and subsequently to June 24, 2020, to allow the applicant and Staff time to obtain the requested information.

Report
Reviewed By:

Maria Masis

Maria Masis, Supervising Regional Planner

Report
Approved By:

M. Glaser

Mitch Glaser, Assistant Administrator

ATTACHMENTS:

Draft Conditions of Approval with Tracked Changes
Email from Steve Lamb to Carl Nadela dated April 30, 2020
Revised Site Plans dated May 26, 2020

**MODIFIED
CONDITIONS
OF
APPROVAL**

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2018-003928-(5)
CONDITIONAL USE PERMIT NO. RPPL2018006181**

PROJECT DESCRIPTION

The project is for a childcare center for a maximum of 49 children subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.222.230 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on June 24~~March 11~~, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the childcare center and kindergarten school and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure

compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,6000.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five (5) ~~eight (8)~~ inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to Regional Planning by **August 24, 2020**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

19. This grant shall authorize the operation of a childcare center at the subject site.
20. The maximum number of children allowed on the subject property shall be 49. Children shall be no more than ten years of age.
21. Hours of operation shall be limited from 8:00 a.m. to 6:00 p.m., Mondays through Fridays. Any new construction on the property shall be conducted during standard business hours from 7 a.m. to 5 p.m., Mondays through Fridays.
22. Outside playtime shall only occur after 8:30 a.m. and shall be limited to 25 children at a time. An adult staff member shall be present in the outdoor play area at all times that outside playtime is occurring at the site. The adult staff member shall oversee the children playing outside at all times.
23. The use of bells, outdoor public address system or similar acoustic devices is prohibited.
24. A minimum of seven parking spaces shall be provided as depicted on the approved Site Plan. Should parking demand regularly exceed the number of available parking spaces on the property, the permittee shall arrange for carpooling, van services or other alternative means of transportation as necessary to eliminate the incidence of on-street parking. Permeable surface materials shall be used for the driveway and parking areas, except as otherwise required by code.
25. There shall be no queuing ~~or parking~~ of vehicles along Woodbury Road and Garfield Avenue at any time for clients of the childcare center. ~~Right turn on Garfield Avenue from Woodbury Road is prohibited for clients of the childcare center during the hours of operation of the childcare center.~~ During the peak hours of 7:45 am to 9:30 am, 1:00 pm to 1:30 pm, 3:00 pm to 3:30 pm and 5:00 pm to 6:00 pm, a minimum of two staff or volunteer parents or guardians registered with the school shall be posted

along ~~the driveway~~ ~~Woodbury Road~~ to monitor traffic and ensure compliance of this condition.

26. The existing driveway along Garfield Ave shall be for the exclusive use of the subject facility's vehicles only. The existing gate on this driveway shall be kept closed except only as necessary to allow ingress and egress of the subject facility's vehicles.
27. The existing six-foot-high wood plank fence on the portions of the southern and western property lines abutting the outdoor play area shall be replaced with a six-foot-high solid vinyl fence. Landscaping, such as trees and hedges, shall be installed adjacent to the fence. Landscaping shall be continuously maintained in good condition at a height of at least six feet and a depth of at least one foot covering at least 80 percent of the surface area of the fence.
28. The permittee shall comply with all childcare staffing, rules, regulations and facility requirements established and regulated by the State of California.
29. All activities conducted within the protected zone of the existing oak trees at the site shall be in compliance with County Code Section 22.174.030.
30. ~~Curb~~ Outside sign-in and sign-out service shall be provided on the driveway to prevent parents/guardians to have to exit their vehicles to pick up their children.
31. Directional signs shall be displayed on the portion of the driveway exiting into Woodbury Road that indicate the following:
 - a. Right turn only; and
 - b. Please watch out for pedestrians and bicyclists.
- ~~32. The permittee shall require clients to sign an acknowledgement form that indicate the following:~~
 - ~~a. Queuing of vehicles is prohibited along Woodbury Road;~~
 - ~~b. Parking along Woodbury Road and Garfield Avenue is prohibited for clients of the childcare center authorized by this permit to operate at the site;~~
 - ~~c. Right turn on Garfield Avenue from Woodbury Road is prohibited for clients of the childcare center during the hours of operation of the childcare center; and~~
 - ~~d. Repeated violations of these rules shall be cause for termination from enrollment in the said childcare center.~~

~~The acknowledgement forms shall include information regarding the Color, Make, Model and License Number of all vehicles that will be used to drop-off or pick-up the children. Only vehicles listed in the acknowledgement forms shall be permitted to drop-off and pick-up children at the site.~~

~~The acknowledgement forms shall be renewed annually. They shall be kept on file and shall be made available to Zoning Enforcement upon request.~~

32. Directional signs shall be posted on the entrance portion of the driveway visible to vehicles entering from Woodbury Road indicating the following:

- a. Queuing is prohibited on Woodbury Road. If driveway is full, please continue driving, go around the block and return until able to safely enter the driveway.
- b. Please watch out for pedestrians and bicyclists.

**EMAIL
FROM
STEVE LAMB**

Carl Nadela

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Thursday, April 30, 2020 10:40 PM
To: Carl Nadela; Nemer, Sussy; Barger, Kathryn
Cc: Mary Kazemi
Subject: Re: CUP Garfield and woodbury Correction and additional comments

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Email. Proceed Responsibly.

Carl-

These questions should be a normal part of the Commission and Staffs thinking process and should be a part of the public record.

Thank you for forwarding the staff recommendation to continue the hearing.

I submit those questions to the commission now formally.

SSL

On Thursday, April 30, 2020, 04:52:29 PM PDT, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Hello Steve,

It's a bit difficult for me to respond to your questions below since they involve the substance of a live case that is still being reviewed by the Commission. I hope you understand that we are prohibited from engaging in any *ex parte* communications regarding projects that are currently going through the public hearing process. If you want, you can submit these, and any other questions, formally as public correspondence and I can respond to them through an official, publicly available staff report. Please let me know if you want me to consider your email below as such and I will respond to your questions at the appropriate time and in an appropriate manner.

On another matter, please also find below the link to my Supplemental Report to the RPC dated today recommending a continuance of the hearing to June 24, 2020.

http://planning.lacounty.gov/assets/upl/case/2018-003928_supplemental-report-20200430.pdf

Just an FYI.

Thanks!

Carl Vincent Nadela, AICP

Zoning Permits East

Los Angeles County Department of Regional Planning

213-974-6435

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From: SSL <steve_lamb57@sbcglobal.net>

Sent: Thursday, April 30, 2020 12:31 PM

To: Carl Nadela <cnadela@planning.lacounty.gov>; Nemer, Sussy <SNemer@bos.lacounty.gov>; Barger, Kathryn <Kathryn@bos.lacounty.gov>

Cc: Mary Kazemi <mary.kazemi@yahoo.com>

Subject: Re: CUP Garfield and woodbury Correction and additional comments

CAUTION: External Email. Proceed Responsibly.

Carl-

A few questions:

1, Will Pre School even be re opening by September?

2. Are your conditions CLEAR that the maximum enrollment is 50 children? I ask this because in my long experience I have found that representations are made to the department and public and time goes on, there is new staff and tall tales get told as to what exactly was approved. Here the representation has been made repeatedly to the public that while enrollment will be fifty children there will never be fifty children on site but that the number on site at any specific time will be a lesser (as yet undefined) number. I can through my years of experience dealing with the reality of what you all approve, easily imagine the applicant having 200 children enrolled and claiming they only have fifty on site at a time engaged in programs via various shifts and unbelievably heavy traffic impacts.

3. Are the applicants providing, or have they been asked to provide, a schedule of when the claimed staggered arrivals and departures do or are anticipated to occur? This is of course relevant in determining the impact.

Sadly, you can not and have not been able to, examine the actual real Garfield intersection in person because we have had less traffic during the lockdown, but that reality should impact your decision.

SSL

On Tuesday, April 28, 2020, 12:49:05 PM PDT, SSL <steve_lamb57@sbcglobal.net> wrote:

Carl-

Thank You!

SSL

On Tuesday, April 28, 2020, 10:42:43 AM PDT, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Hello Steve,

You are correct. Any additional materials and information requested by the Regional Planning Commission needs to be available by the end of this week in preparation for the public hearing on May 13. At this time, I have not yet received any of the requested information and materials, so there is indeed a possibility that the public hearing may need to be continued to a later date. We will know for sure by the end of business on Thursday, April 30, 2020. I will keep you and the rest of the community posted.

Thanks!

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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From: SSL <steve_lamb57@sbcglobal.net>

Sent: Monday, April 27, 2020 6:04 PM

To: Nemer, Sussy <SNemer@bos.lacounty.gov>; Barger, Kathryn <Kathryn@bos.lacounty.gov>; Carl Nadela <cnadela@planning.lacounty.gov>

Cc: Anish Saraiya <ASaraiya@bos.lacounty.gov>; Maria Masis <mmasis@planning.lacounty.gov>; Mitch Glaser <mglaser@planning.lacounty.gov>

Subject: Re: CUP Garfield and woodbury Correction and additional comments

CAUTION: External Email. Proceed Responsibly.

Carl-

I am somewhat shocked to hear DRP is having regularly scheduled meetings and doing so electronically. The general public has received ABSOLUTELY No notification of this fact. I really have serious questions due tot hat fact about the LEGITIMACY of these meetings, and of course questions such as how do the non computer literate or people who don't have a computer with the libraries all closed "Attend" these meetings.

It is WELL documented by UCLA and others that electronically stored, transferred and read documentation is not understood or retained as well as paper documents EVEN FOR SO CALLED DIGITAL NATIVES.

I suspect you have n=been in regular contact with the project proponents. I would normally believe two weeks before a meeting is when materials would be made available to the public and decision makers to analyze. Will new site plans, staff reports and recommendations and traffic studies be available by the 29th? If not I wish to object on the grounds of lack of effective e notice for the public to make informed comment and decisions to support or not.

Sincerely-

SSL

On Monday, April 27, 2020, 08:58:58 AM PDT, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Hi Steve,

Thanks for following up on this. Our Regional Planning Commission meetings have resumed online via Zoom. We've already had several public hearings in the last few weeks, where literally more than a hundred members of the public have participated. At this time, the public hearing for this Project is still expected to be held as scheduled on May 13, 2020. I will be sending out the meeting details when we get closer to the actual public hearing date.

Thanks!

Carl Vincent Nadela, AICP
Zoning Permits East
Los Angeles County Department of Regional Planning
213-974-6435

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From: SSL <steve_lamb57@sbcglobal.net>
Sent: Saturday, April 25, 2020 8:58 AM
To: Nemer, Sussy <SNemer@bos.lacounty.gov>; Barger, Kathryn <Kathryn@bos.lacounty.gov>
Cc: Anish Saraiya <ASaraiya@bos.lacounty.gov>; Carl Nadela <cnadela@planning.lacounty.gov>
Subject: Re: CUP Garfield and woodbury Correction and additional comments

CAUTION: External Email. Proceed Responsibly.

Hello Sussy and Carl-

I understand that this CUP was originally continued I believe until the first week of May. Obviously with the world on lock down this will not happen as a legitimate public hearing. My question is will it be continued to a date certain after the crisis or will the County hack together some new less public less legitimate form of hearing to push things forward.

Steve

On Saturday, March 7, 2020, 12:00:15 PM PST, SSL <steve_lamb57@sbcglobal.net> wrote:

Hi Guys-

I need to make a correction to my letter, along with additional comments :

I was told by Mr. Harlowe that the ATC would recommend denial of this CUP. For reasons that must be illogical they did recommend in favor. My letter inaccurately stated they did the right thing and voted to recommend denial. As I always say: "Why would I want to go back on the ATC and spend my time surrounded by stupid people?"

I forgot to say I can't believe the site plan. That driveway is far too small a Arc of a circle to prevent que-ing. Were I responsible for the design, it would be a long U shape to absolutely minimize the que onto Woodbury and maximize the drop off space. I note the representation of 5 employee spaces and two overflows. One of those overflow spaces is a Handicapped space and will be impossible for the general public to use for overflow.

As a note the project Architect does not show on the site plan numerous extant mature trees.

I saw documentation today where repeatedly the project proponent has represented that they clean the trash on the sidewalk and in the gutters of Woodbury north of their property. I walk there on that side of the street twice a week and have for three years now. It is an untruthful representation, to put it mildly, that anyone does or has cleaned this area. This glaring misrepresentation was made by the ATC in its letter and was made on all the form letters submitted by the proponents.

There is a representation that the arrival schedule of children is staggered throughout the day. NO documentation for this assertion is provided. There is no schedule provided. With what is presented there is no way to tell if Children will be evenly distributed throughout the day (doubtful) or if 80 to 90% will arrive and depart within one hour (much more likely) and there is no condition for approval that even attempts to make this allegation a part of approval and regulate arrival so there is no que-ing onto Woodbury. This representation was relied upon by the members of the ATC voting in favor, yet it is not a condition and again there is in the public record not a shred of evidence to support it.

The staff in "response" to concerns raised by the ATC has recommended two conditions:

- 1, The paved areas of the project be made of permeable paving and
2. The work hours be restricted from 7am to 5pm

Excuse me, but these first of all are not responsive in any way to the concerns raised in the ATC letter, those being primarily traffic safety and precedent of this kind of impactful undesirable use in a residential neighborhood; and secondly. these so called conditions are already REQUIREMENTS under the building code, in other words they are nothing being imposed by Planning that is not already imposed by Building.

As I have relayed to you on several occasions, I walk this area frequently and am familiar with many local residents if not by name, by sight and frequent passing interactions. Today I saw many form letters in English presented by project proponents seeming to indicate support for this project. Some of these letters are signed by people who given the address of residence, I know for a fact do not speak a word of English beyond "hello". There is no indication that a translator gathered their signature or that a Spanish translation of the letter was available to them or what that translation may have been or who collected the signatures on the form letters. This is all very questionable.

Steve

On Friday, March 6, 2020, 07:05:57 PM PST, SSL <steve_lamb57@sbcglobal.net> wrote:

Hello Anish and thank you Sussy. Alas, Edel is unusual for a planner...Able to see things rom the general citizen point of view.

I'm attaching my letter regarding the nursery school parking lot/turn around CUP at Garfield and Woodbury. Its a REALLY STUPID idea, and a bad plan.

Steve

On Friday, March 6, 2020, 03:10:58 PM PST, Nemer, Sussy <snemer@bos.lacounty.gov> wrote:

Hi Steve-

Thank you for your email regarding composting toilets.

I would like to e-introduce you to Anish Saraiya. He is Supervisor Barger's new planning deputy. Edel Vizcarra was only on a short loan to us and is now back at Public Works.

Regards,
Sussy

Sussy Nemer
Senior Field Deputy
Office of Supervisor Kathryn Barger
San Gabriel Valley Field Office
215 North Marengo Avenue, Suite 120
Pasadena, CA 91101
Office: (626) 356-5407
Fax: (626) 568-0159
snemer@bos.lacounty.gov

-----Original Message-----

From: SSL <steve_lamb57@sbcglobal.net>

Sent: Thursday, March 5, 2020 8:36 PM

To: Barger, Kathryn <Kathryn@bos.lacounty.gov>; Kathryn Barger Leibrich <kathryn.leibrich@yahoo.com>

Cc: Edel Vizcarra <evizcarra@bos.lacounty.gov>; Nemer, Sussy <SNemer@bos.lacounty.gov>

Subject: Zorthian Barn Party and compost toilet

Hello Supervisor Barger, Edel and Sussy-

There is going to be a local Arts event at the Zorthian ranch 21 March. Present will be two models of Composting toilets for various artists to examine and discuss. We want to invite you to attend (and will not disclose to all the other Civilians who you are- if you wish so you can relax ect) And we would like to schedule a meeting to discuss possible application of composting dry toilet technology for Homeless encampments.

Steve

REVISED SITE PLANS

SCOPE OF WORK

RAYUELA LLC PROPOSES TO ESTABLISH A CHILD CARE CENTER WITH A CAPACITY OF 49 CHILDREN. THERE WILL BE IMPROVEMENTS TO PROVIDE ACCESSIBLE ACCESS TO THE BUILDING AND NEW RESTROOMS. THE CURRENT GARAGE WILL BE MADE HABITABLE AND BROUGHT UP TO ALL CURRENT CODES

INFORMATION

PROPERTY ADDRESS: 2121 GARFIELD AVE.
ALTADENA, CA 91001

ZONING: R2

LOT SIZE: MAIN PARCEL: 10,411 SQ. FT.
ADJACENT PARCEL: 14,404 SQ. FT.

SQUARE FOOTAGES:
PRIMARY BUILDING: 1601 SQ. FT.
SECONDARY BUILDING: 608 SQ. FT.

TOTAL BUILDING AREA: 2209 SQ. FT.

OUTDOOR PLAY AREA (PROPOSED): 11073 SQ. FT. (226 PER CHILD)

PARCEL NUMBER: #5837-016-010 (MAIN PARCEL WITH EXISTING BUILDINGS)
#5837-016-009 (ADJACENT/CONNECTED PARCEL)

APPLICANT INFO: LUCY TROPEA BERUMEN
1233 BRESEE AVENUE
PASADENA, CA 91004
(626) 321-8433
rayuela.program@outlook.com

SHEET INDEX:

- A-1 COVER SHEET, INDEX, STATISTICS, VICINITY MAP, EXISTING SITE PLAN, PHOTO KEY
- A-2 EXISTING AND PROPOSED SITE PLANS
- A-3 PROPOSED PARKING LOT DETAIL & GARAGE ELEVATIONS
- A-4 FLOORPLAN EXISTING AND PROPOSED
- A-5 LAND USE MAP

NOTE:

CURRENT SITE CONSISTS OF A SINGLE FAMILY RESIDENTIAL HOME AND GARAGE. THESE BUILDINGS TO REMAIN, TO BE CONVERTED FOR CHILDCARE USE. NO ADDED SQ. FT. OR MAJOR NEW CONSTRUCTION. ONLY CHANGES ARE NEW PARKING LOT, ADA UPGRADES, NEW BATHROOMS, CONVERTING GARAGE TO CLASSROOM SPACE



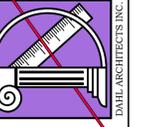
NOTE:

NO CHANGES TO EXISTING DRAINAGE PATTERNS, ALL NEW PAVING TO BE PERMEABLE ASPHALT/CONCRETE AND/OR PERMEABLE PAVERS.

REVISIONS

DAHL ARCHITECTS

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PROJ.#: 2018-003928
RAYUELA LLC
2121 GARFIELD AVE
ALTADENA, CA 91001

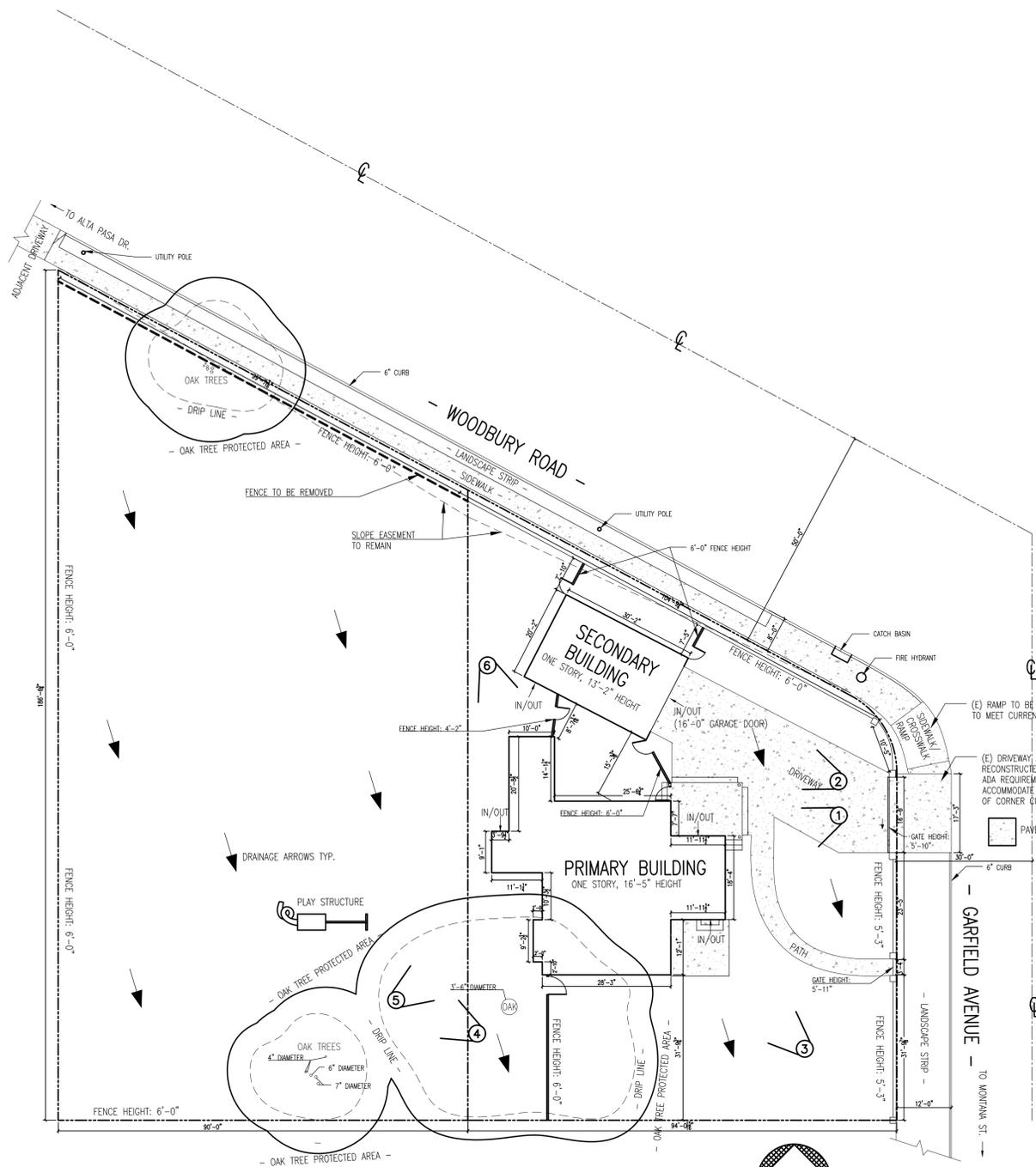
VICINITY MAP &
INFORMATION

Title	
Date	5/26/2020
Scale	AS NOTED
Drawn	APD
Job	
sheet	

A-1

REVISIONS

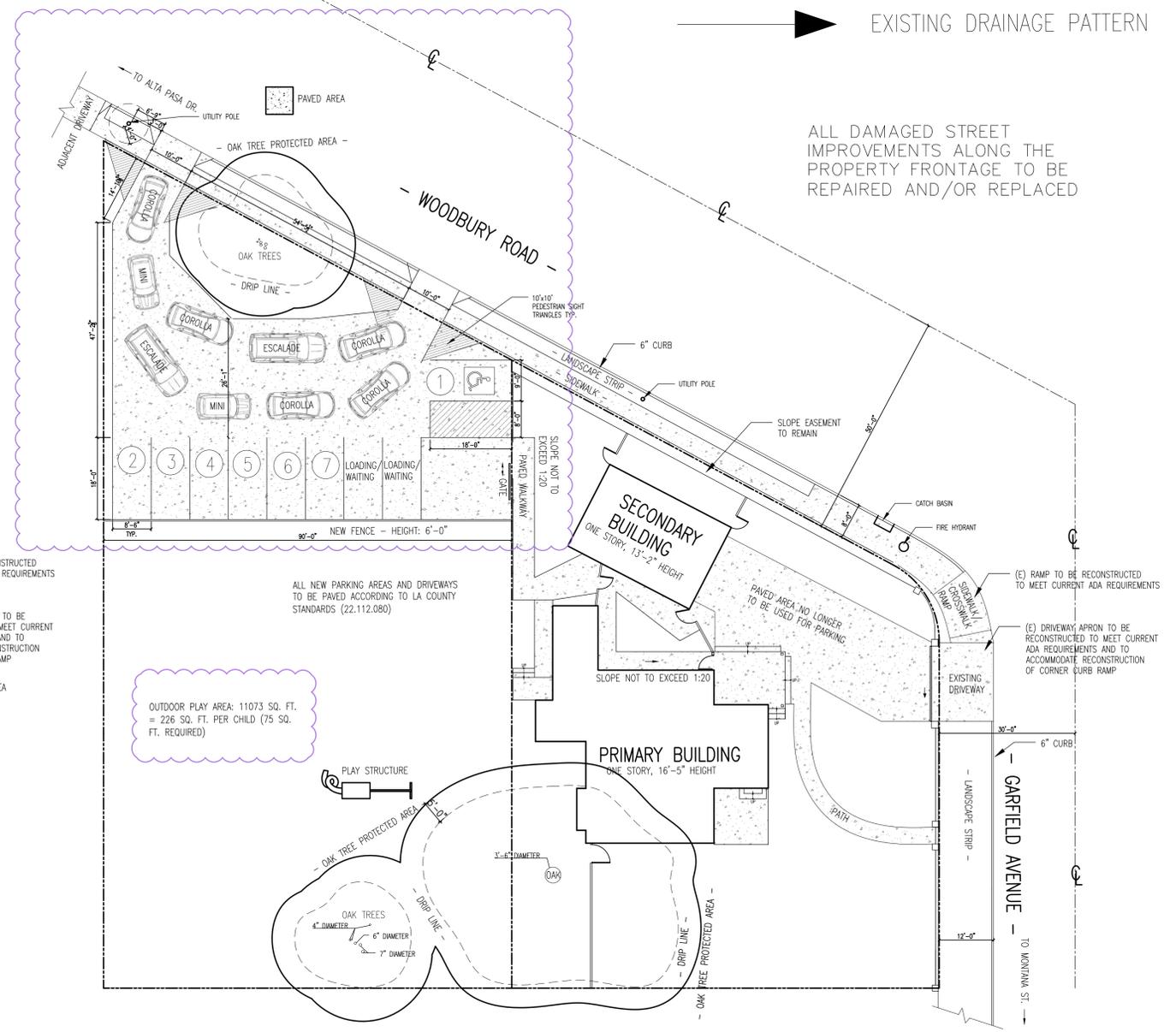
- PROTECTED TREE AREA
- - - - - TREE DRIP LINE
- - - - - ROAD CENTER-LINE
- EXISTING STRUCTURE
- PROPERTY LINE
- SITE ELEMENTS, FENCES, ETC.
- ▨ PAVED AREA
- ➔ EXISTING DRAINAGE PATTERN



1 SITE PLAN EXISTING
 A-2 1/16" = 1'-0"
 PROJECT NORTH

NOTE:
 ALL FENCES/WALLS
 SHOWN ARE EXISTING;
 TO REMAIN UNLESS NOTED

EXISTING GATE IS A SLIDING GATE.
 NO NEW PROPOSED GATES



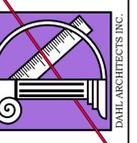
2 PROPOSED SITE PLAN
 A-2 1/16" = 1'-0"
 PROJECT NORTH

NOTE:
 NO CHANGES TO EXISTING DRAINAGE PATTERNS, ALL NEW
 PAVING TO BE PERMEABLE ASPHALT/CONCRETE AND/OR
 PERMEABLE PAVERS.

ALL DAMAGED STREET
 IMPROVEMENTS ALONG THE
 PROPERTY FRONTAGE TO BE
 REPAIRED AND/OR REPLACED

EARTHWORK VOLUME = 0

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Site PLAN
 EXISTING & PROPOSED

Date 5/26/2020
 Scale AS NOTED
 Drawn APD
 Job
 sheet

A-2

PARKING MATRIX

DESCRIPTION	PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
EMPLOYEES	1 PER EMPLOYEE	5 SPACES	5 SPACES
STUDENTS	1 PER 20 STUDENTS	2.45 SPACES	2 SPACES
LOADING/WAITING*	NONE REQUIRED	N/A	2 SPACES
QUEUING*	NONE REQUIRED	N/A	9 SPACES
ADA VAN	1-40 TOTAL = 1 SPACE	1 SPACE	1 SPACE

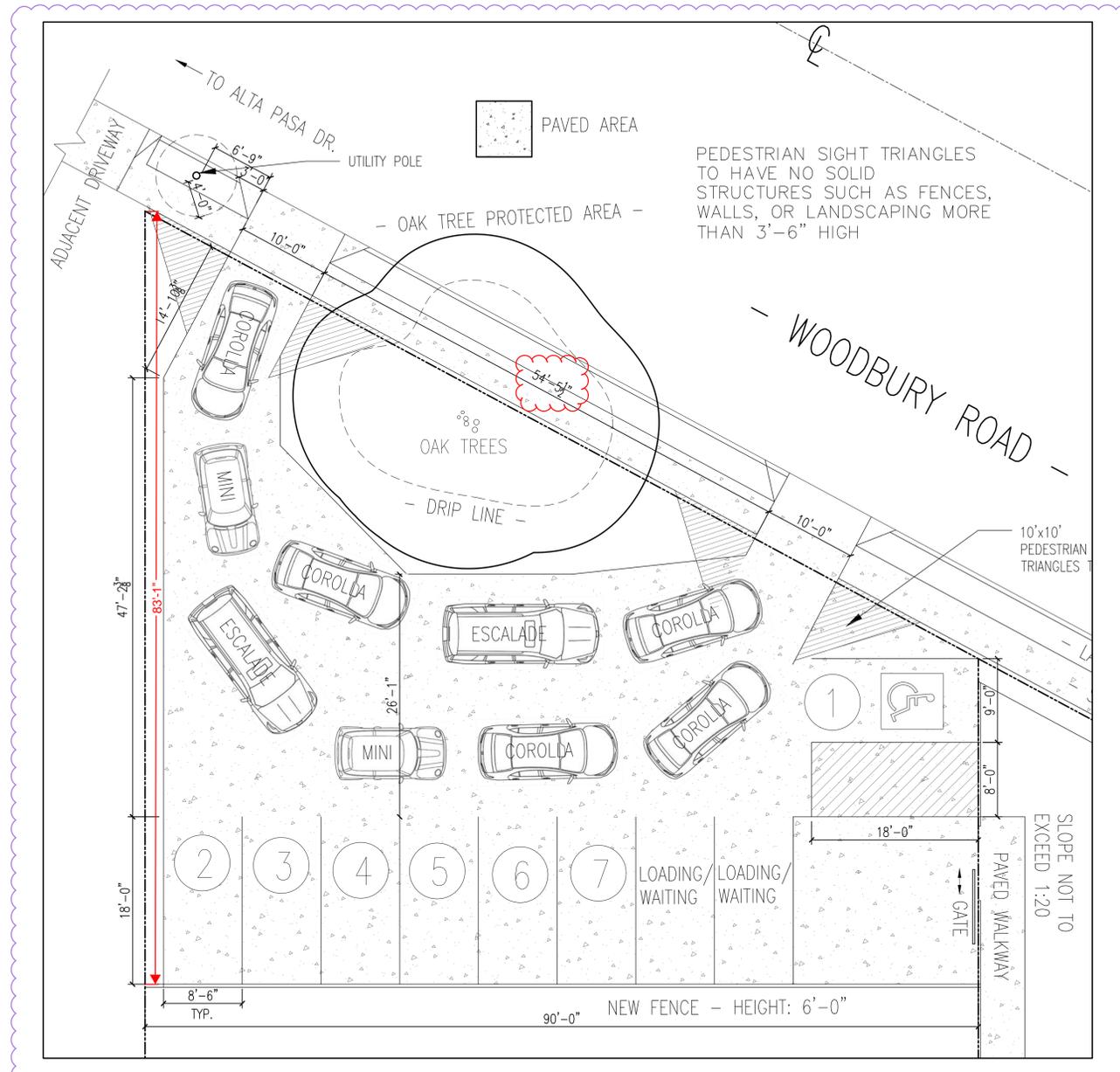
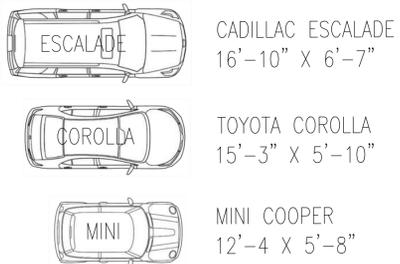
NOTES: COMPACT AND ADA VAN SPACES ARE PART OF THE TOTAL AMOUNT, NOT SEPARATE TOTALS.

PER LA COUNTY ZONING CODE 22.52.1080, FRACTIONAL SPACES GREATER THAN OR EQUAL TO 1/2 SHALL BE ROUNDED UP AND FRACTIONS LESS THAN 1/2 SHALL BE ELIMINATED

*LA COUNTY ZONING CODE DOES REQUIRE "1 DESIGNATED AREA FOR ON-SITE DROP-OFF AND PICKUP FOR CHILDREN." BUT THERE IS NO SPECIFIC REQUIREMENT FOR LOADING SPACES OR A NUMBER OF OFF-STREET QUEUING SPACES REQUIRED FOR CHILD CARE CENTERS.

DROP-OFF TIMES	PICK-UP TIMES
8:00AM-9:30AM	1:00PM-1:30PM
1:00PM-1:30PM	3:00PM-3:30PM
3:00PM-3:30PM	5:00PM-6:00PM

NOTE: DROP-OFF AND PICK-UP TIMES ARE STAGGERED BECAUSE OF THE FLEXIBLE SCHEDULES THAT RAYUELA PROVIDES. THERE ARE FULL AND HALF-DAY PROGRAMS, AND THE LONG WINDOWS FOR EACH TIME SLOT ALLOW FLEXIBILITY IN PARENT SCHEDULES

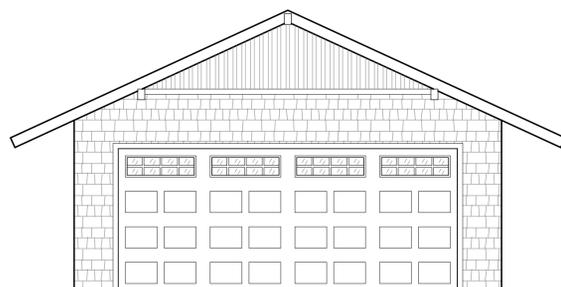


NEW DRIVEWAY APPROACHES TO COMPLY WITH ALL CURRENT ADA STANDARDS.

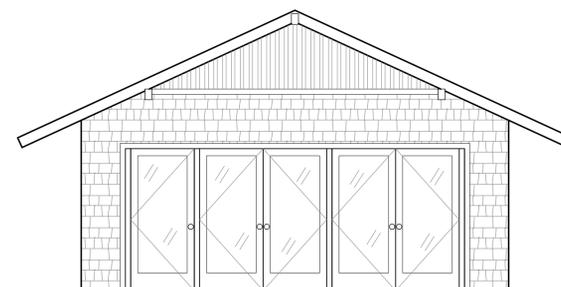
2 PARKING LOT CLOSEUP
A-3 1/8" = 1'-0"



ALL NEW PAVING TO BE CONSTRUCTED WITH PERMEABLE ASPHALT/CONCRETE AND/OR PERMEABLE PAVERS



3 FRONT GARAGE ELEVATION (E)
A-3 1/4" = 1'-0"



4 FRONT GARAGE ELEVATION (N)
A-3 1/4" = 1'-0"

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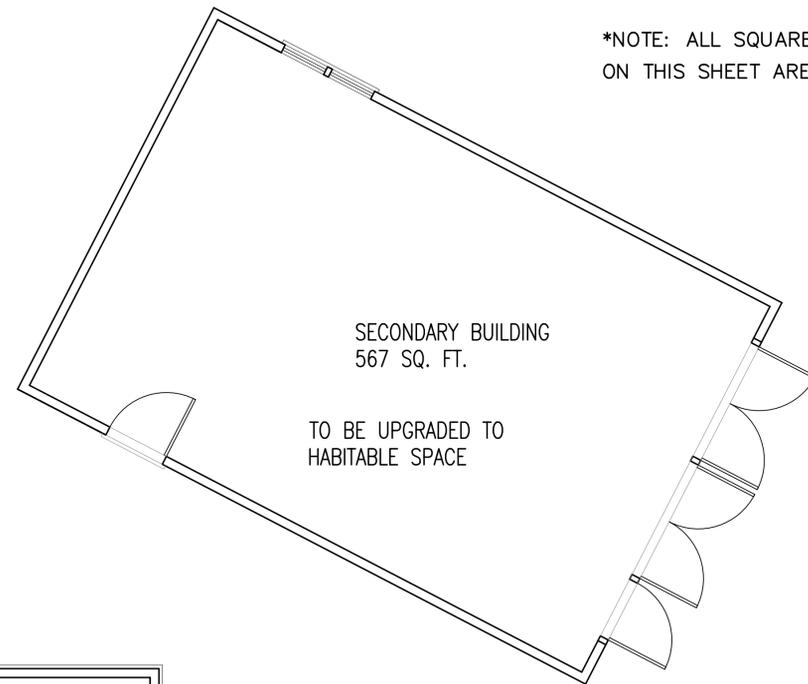
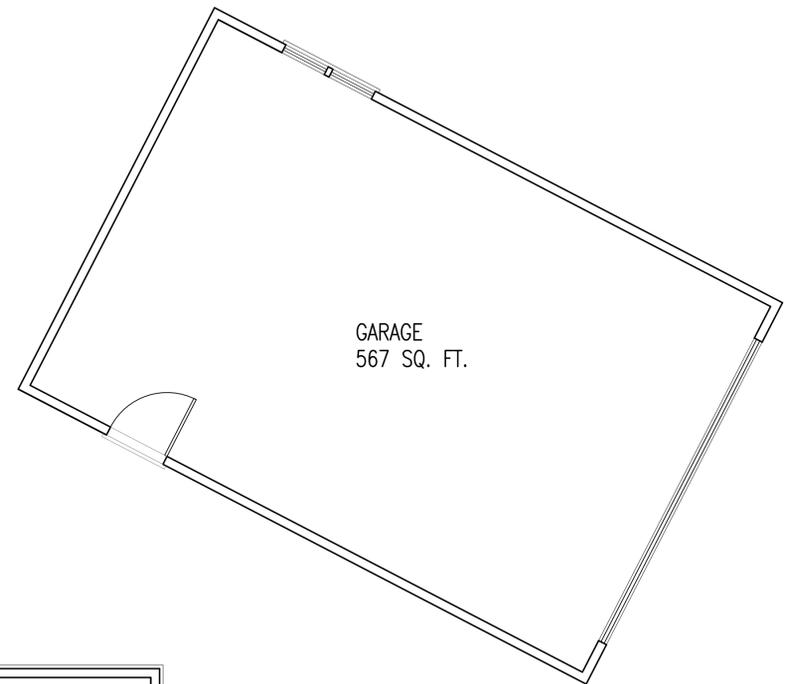
CASE#: RPPL2018006181
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RAYUELA LLC
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PARKING AREA ENLARGED
& GARAGE ELEVATIONS

Title
Date 5/26/2020
Scale AS NOTED
Drawn APD
Job
sheet

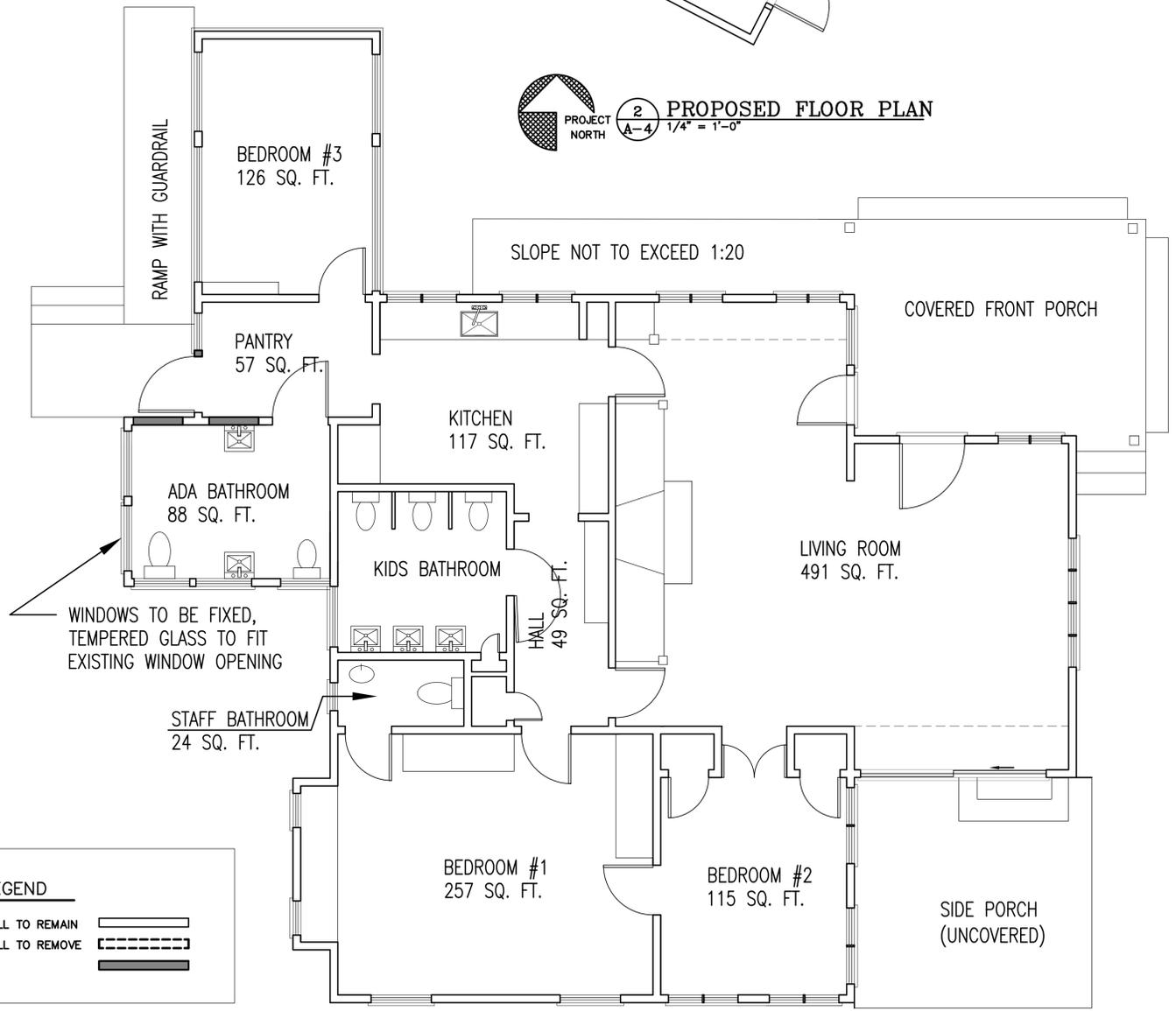
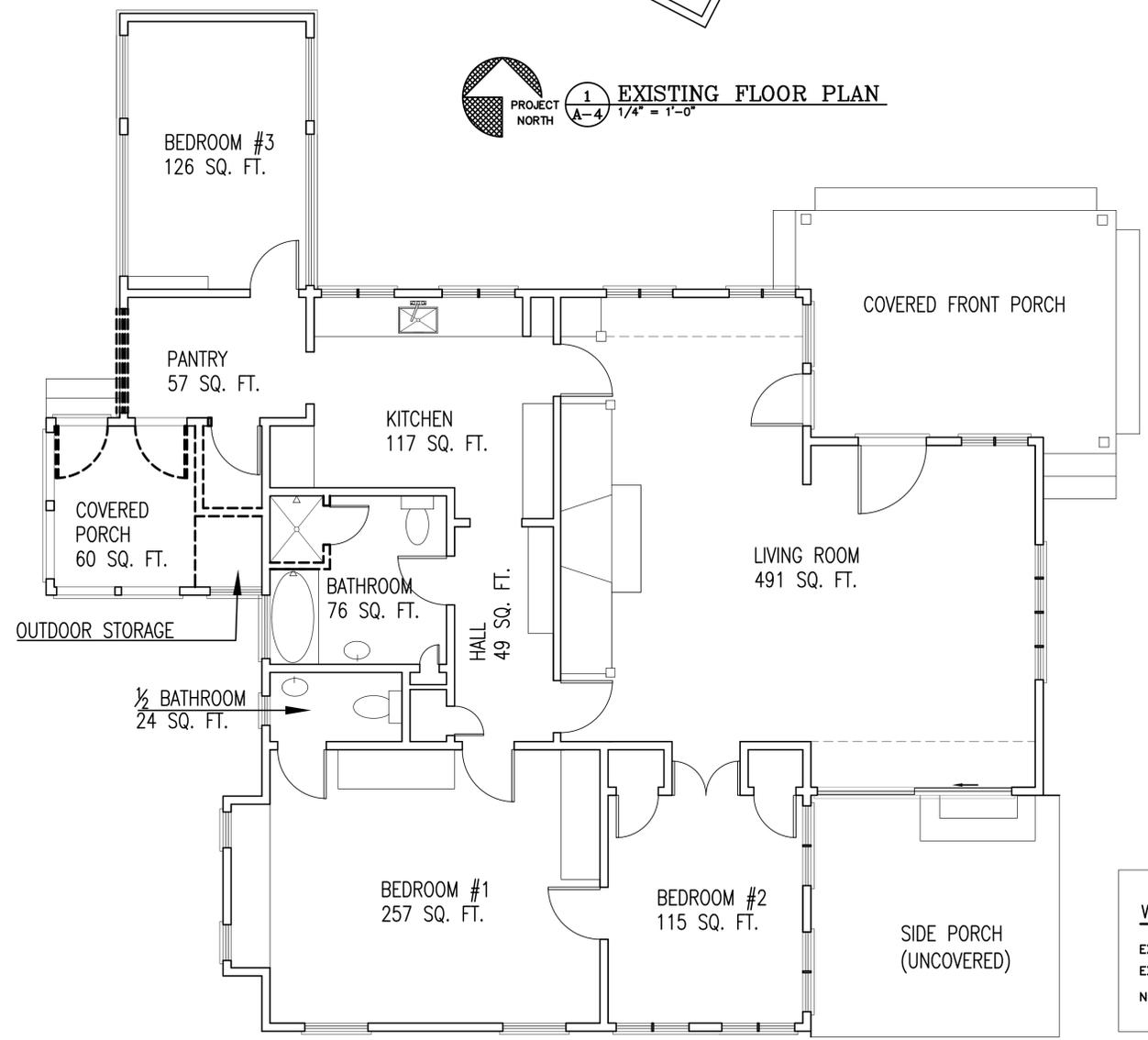


*NOTE: ALL SQUARE FOOTAGES LISTED ON THIS SHEET ARE FROM INTERIOR WALLS



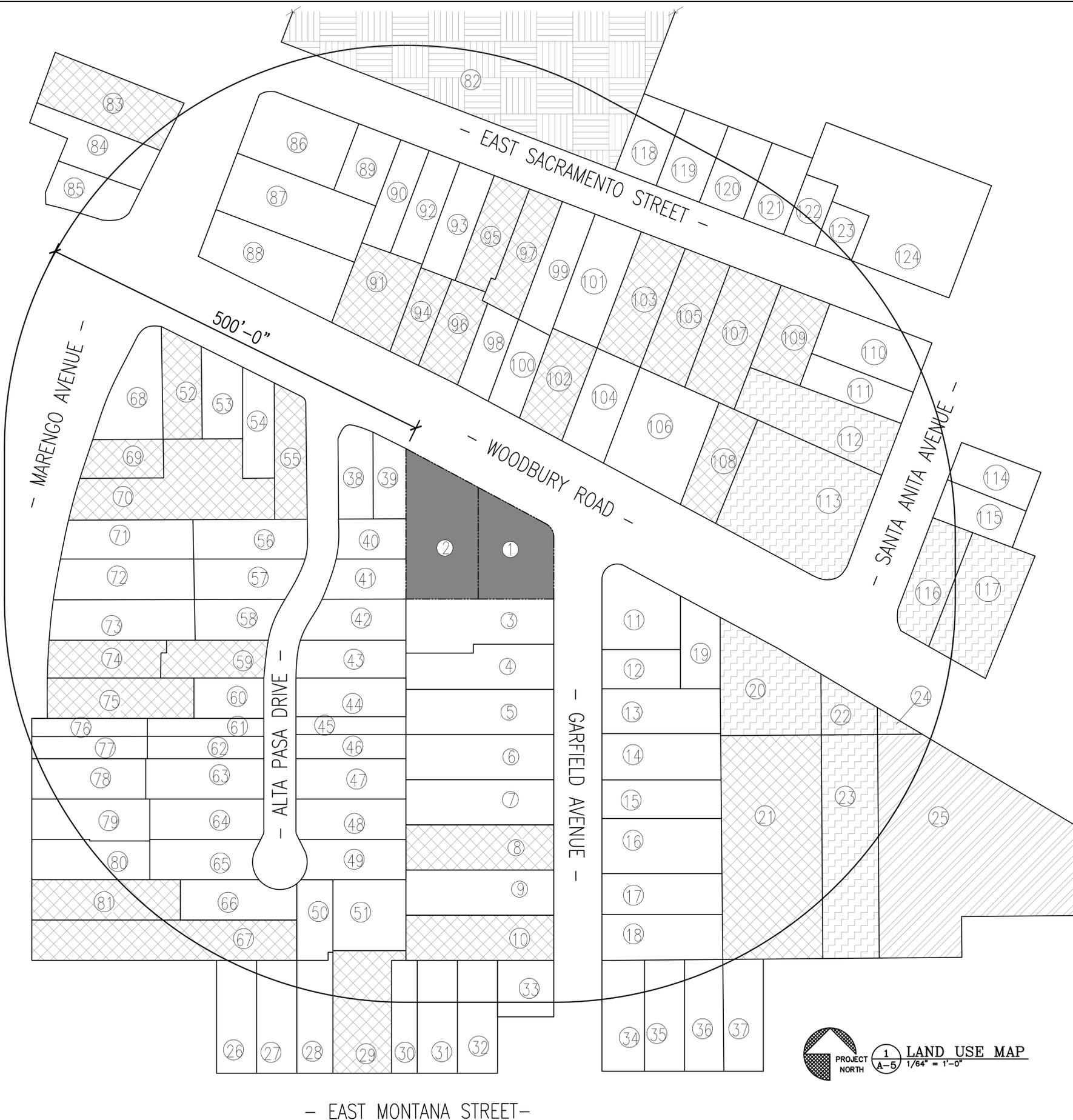
PROJECT NORTH
 1 EXISTING FLOOR PLAN
 A-4 1/4" = 1'-0"

PROJECT NORTH
 2 PROPOSED FLOOR PLAN
 A-4 1/4" = 1'-0"



WALL LEGEND

EXISTING WALL TO REMAIN	
EXISTING WALL TO REMOVE	
NEW WALL	



PROJECT NORTH
 1 LAND USE MAP
 A-5 1/64" = 1'-0"

LAND USE SCHEDULE					
NO.	APN #	USE	NO.	APN #	USE
1	5837-016-010	SINGLE FAMILY RESIDENTIAL	83	5837-015-035	SINGLE FAMILY RESIDENTIAL
2	5837-016-009	SINGLE FAMILY RESIDENTIAL	84	5837-017-030	SINGLE FAMILY RESIDENTIAL
3	5837-016-008	SINGLE FAMILY RESIDENTIAL	85	5837-017-031	SINGLE FAMILY RESIDENTIAL
4	5837-016-004	SINGLE FAMILY RESIDENTIAL	86	5837-017-034	SINGLE FAMILY RESIDENTIAL
5	5837-016-006	SINGLE FAMILY RESIDENTIAL	87	5837-017-033	RESIDENTIAL DUPLEX
6	5837-017-050	SINGLE FAMILY RESIDENTIAL	88	5837-015-041	SINGLE FAMILY RESIDENTIAL
7	5837-017-017	SINGLE FAMILY RESIDENTIAL	89	5837-015-005	RESIDENTIAL DUPLEX
8	5837-017-018	RESIDENTIAL DUPLEX	90	5837-015-006	RESIDENTIAL DUPLEX
9	5837-017-019	SINGLE FAMILY RESIDENTIAL	91	5837-015-007	SINGLE FAMILY RESIDENTIAL
10	5837-017-020	RESIDENTIAL DUPLEX	92	5837-015-008	SINGLE FAMILY RESIDENTIAL
11	5838-001-021	SINGLE FAMILY RESIDENTIAL	93	5837-015-009	SINGLE FAMILY RESIDENTIAL
12	5838-001-019	SINGLE FAMILY RESIDENTIAL	94	5837-015-035	RESIDENTIAL DUPLEX
13	5838-001-022	SINGLE FAMILY RESIDENTIAL	95	5837-015-033	RESIDENTIAL TRIPLEX
14	5838-001-004	SINGLE FAMILY RESIDENTIAL	96	5837-015-037	SINGLE FAMILY RESIDENTIAL
15	5838-001-014	SINGLE FAMILY RESIDENTIAL	97	5837-015-039	SINGLE FAMILY RESIDENTIAL
16	5838-001-003	SINGLE FAMILY RESIDENTIAL	98	5837-017-036	SINGLE FAMILY RESIDENTIAL
17	5838-001-002	SINGLE FAMILY RESIDENTIAL	99	5837-017-043	SINGLE FAMILY RESIDENTIAL
18	5838-001-001	SINGLE FAMILY RESIDENTIAL	100	5837-017-042	SINGLE FAMILY RESIDENTIAL
19	5838-001-020	SINGLE FAMILY RESIDENTIAL	101	5837-017-032	RESIDENTIAL DUPLEX
20	5838-001-008	COMMERCIAL	102	5839-018-019	INSTITUTIONAL/CEMETARY
21	5838-001-010	RESIDENTIAL TRIPLEX	103	5835-025-002	RESIDENTIAL DUPLEX
22	5838-001-016	COMMERCIAL/PARKING LOT	104	5835-025-004	SINGLE FAMILY RESIDENTIAL
23	5838-001-015	COMMERCIAL/RELIGIOUS	105	5835-025-019	SINGLE FAMILY RESIDENTIAL
24	5838-001-018	COMMERCIAL	106	5839-020-001	SINGLE FAMILY RESIDENTIAL
25	5838-001-017	COMMERCIAL & RESIDENTIAL	107	5839-020-005	SINGLE FAMILY RESIDENTIAL
26	5837-017-007	SINGLE FAMILY RESIDENTIAL	108	5839-020-003	SINGLE FAMILY RESIDENTIAL
27	5837-017-008	SINGLE FAMILY RESIDENTIAL	109	5839-020-002	SINGLE FAMILY RESIDENTIAL
28	5837-017-047	SINGLE FAMILY RESIDENTIAL	110	5839-020-004	SINGLE FAMILY RESIDENTIAL
29	5837-017-045	RESIDENTIAL DUPLEX	111	5839-020-007	RESIDENTIAL DUPLEX
30	5837-017-038	SINGLE FAMILY RESIDENTIAL	112	5839-020-006	SINGLE FAMILY RESIDENTIAL
31	5837-017-012	SINGLE FAMILY RESIDENTIAL	113	5839-020-009	SINGLE FAMILY RESIDENTIAL
32	5837-017-013	SINGLE FAMILY RESIDENTIAL	114	5839-020-035	RESIDENTIAL DUPLEX
33	5837-017-014	SINGLE FAMILY RESIDENTIAL	115	5839-020-010	RESIDENTIAL DUPLEX
34	5838-002-001	SINGLE FAMILY RESIDENTIAL	116	5839-020-036	RESIDENTIAL TRIPLEX
35	5838-002-002	SINGLE FAMILY RESIDENTIAL	117	5839-020-013	RESIDENTIAL DUPLEX
36	5838-002-003	SINGLE FAMILY RESIDENTIAL	118	5839-020-012	SINGLE FAMILY RESIDENTIAL
37	5838-002-004	SINGLE FAMILY RESIDENTIAL	119	5839-020-014	SINGLE FAMILY RESIDENTIAL
38	5837-015-024	SINGLE FAMILY RESIDENTIAL	120	5839-020-015	SINGLE FAMILY RESIDENTIAL
39	5837-015-025	SINGLE FAMILY RESIDENTIAL	121	5839-020-017	SINGLE FAMILY RESIDENTIAL
40	5837-015-042	SINGLE FAMILY RESIDENTIAL	122	5839-020-016	RESIDENTIAL DUPLEX
41	5837-015-044	SINGLE FAMILY RESIDENTIAL	123	5839-020-018	RESIDENTIAL DUPLEX
42	5837-015-029	SINGLE FAMILY RESIDENTIAL	124	5839-020-019	SINGLE FAMILY RESIDENTIAL
43	5837-015-030	SINGLE FAMILY RESIDENTIAL	125	5839-020-022	RESIDENTIAL TRIPLEX
44	5837-015-031	SINGLE FAMILY RESIDENTIAL	126	5839-020-021	SINGLE FAMILY RESIDENTIAL
45	5837-015-043	SINGLE FAMILY RESIDENTIAL	127	5839-020-023	RESIDENTIAL TRIPLEX
46	5837-017-048	SINGLE FAMILY RESIDENTIAL	128	5839-020-032	RESIDENTIAL DUPLEX
47	5837-017-037	SINGLE FAMILY RESIDENTIAL	129	5839-020-024	RESIDENTIAL DUPLEX
48	5837-017-024	SINGLE FAMILY RESIDENTIAL	130	5839-020-025	SINGLE FAMILY RESIDENTIAL
49	5837-017-023	SINGLE FAMILY RESIDENTIAL	131	5839-020-026	SINGLE FAMILY RESIDENTIAL
50	5837-017-046	SINGLE FAMILY RESIDENTIAL	132	5839-020-027	COMMERCIAL/NURSING HOME
51	5837-017-044	SINGLE FAMILY RESIDENTIAL	133	5839-020-034	COMMERCIAL/AUTO REPAIR
52	5837-015-020	RESIDENTIAL DUPLEX	134	5839-024-007	SINGLE FAMILY RESIDENTIAL
53	5837-015-021	SINGLE FAMILY RESIDENTIAL	135	5839-024-008	SINGLE FAMILY RESIDENTIAL
54	5837-015-022	SINGLE FAMILY RESIDENTIAL	136	5839-024-009	COMMERCIAL (VACANT)
55	5837-015-023	RESIDENTIAL DUPLEX	137	5839-024-010	COMMERCIAL/RELIGIOUS
56	5837-015-019	SINGLE FAMILY RESIDENTIAL	138	5839-018-014	SINGLE FAMILY RESIDENTIAL
57	5837-015-018	SINGLE FAMILY RESIDENTIAL	139	5839-018-004	SINGLE FAMILY RESIDENTIAL
58	5837-015-017	SINGLE FAMILY RESIDENTIAL	140	5839-018-005	SINGLE FAMILY RESIDENTIAL
59	5837-015-036	RESIDENTIAL DUPLEX	141	5839-018-006	SINGLE FAMILY RESIDENTIAL
60	5837-015-034	SINGLE FAMILY RESIDENTIAL	142	5839-018-007	SINGLE FAMILY RESIDENTIAL
61	5837-015-038	SINGLE FAMILY RESIDENTIAL	143	5839-018-008	SINGLE FAMILY RESIDENTIAL
62	5837-015-040	SINGLE FAMILY RESIDENTIAL	144	5839-018-012	SINGLE FAMILY RESIDENTIAL

- THIS PROJECT
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- MIXED USE
- CEMETARY

REVISIONS

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