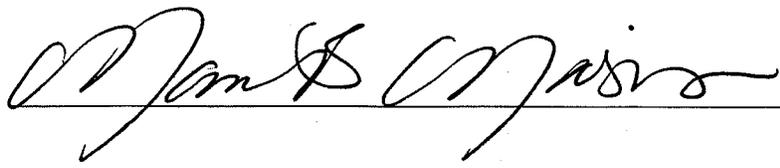


Hearing Officer Transmittal Checklist

Hearing Date 8/18/2009
Agenda Item Number 11

Project Number: 2251-(5)
Case(s): 2251
Contact Person: Andrew Svitek

Included	NA/None	Document
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

August 10, 2009

TO: Dennis Slavin
Hearing Officer

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

**SUBJECT: PROJECT NO. 2251
MINOR MODIFICATION TO CONDITIONAL USE PERMIT NO. 2251
August 18, 2009 Discussion and Possible Action
Agenda Item No. 11**

The applicant, Sahag-Mesrob School has requested to modify a condition of approval to previously approved Conditional Use Permit No. 2251. The Regional Planning Commission approved Conditional Use Permit 2251 on July 27, 1983. The Regional Planning Commission action authorized the operation of a school, located in the R-1-7500 (Single-Family Residential, 7,500 Square Feet Lot Size Minimum) Zone, at 2501 Maiden Lane, in the Altadena Zoned District.

Pursuant to Section 22.56.1600 *et seq.* (Conditional Use Permits—Modifications or Elimination of Conditions) of the County Zoning Ordinance, the project applicant has requested to modify Condition Number 11, regarding the use of a lawn area along Mariposa Street as a playground. The condition, ***as currently approved***, reads as follows:

"That the lawn area south of the residence shall not be used as a play area for the school children or students at any time, shall remain as lawn as indicated on Exhibit 'A' and may be used for adult meetings but not greater than 6 times within any one calendar year."

With the requested modification, Condition Number 11 would read as follows:

"That the lawn area south of the residence may be used as a supervised play area for school children and students during the limited hours of 10AM to 1:30PM and 3:30PM to 5:00 PM (Monday to Friday) while the school is in session. In addition, the lawn area may continue to be used for up to 6 meetings or special events within any calendar year. The area may be

developed with a hard surface court measuring 75 feet by 48 feet as depicted on the Revised Exhibit 'A' ”

The purpose of the requested condition modification is to allow for the limited use of the lawn area along Mariposa Street by students of the Sahag-Mesrob School as a playground.

Section 22.56.1630 (“Modification or elimination of conditions”) provides standards for the “grant or denial of [the] application”:

- A. The hearing officer shall approve an application to modify or eliminate any condition(s) of a previously approved conditional use permit only upon a finding by the hearing officer that (1) not more than one protest to the granting of the application is received within the specified protest period; and (2) the information submitted by the applicant substantiates the following findings:
 1. That the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040,
 2. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit, and
 3. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.
- B. In all other cases the hearing officer shall deny the application.
- C. In approving an application, the hearing officer may impose additional condition(s) deemed necessary to insure that the modification or elimination of any condition will be in accord with the requirements of subsection A of the section.
- D. Notwithstanding the foregoing, the hearing officer shall not modify or eliminate a condition specified as mandatory in this Title 22 or a condition which may only be modified pursuant to the provisions of Part 2 of Chapter 22.56.

Section 22.56.1630(A) states that “The hearing officer shall approve an application to modify or eliminate any condition(s) of a previously approved conditional use permit only upon a finding by the hearing officer that (1) not more than one protest to the granting of the application is received within the specified protest period.”

The notices were postmarked on July 28, 2009, which means that the notices probably were “received” on **July 29, 2009**. From July 29, the 15-day period runs on **August 13, 2009**. As of the date of this memorandum, during the course of the “protest” period, the Department of Regional Planning has received **27 letters of protest**. One additional letter was not counted due to Section 22.56.1620(D), which states that “protests received from the owner and any occupant of the same real property shall be considered to be one protest.” Therefore, based on Section 22.56.1630(A)(1) the Hearing Officer should deny the application based on a finding that “more than one protest to the granting of the application is received.”)

The Hearing Officer shall not consider whether the applicant has satisfied the Burden of Proof according to Section 22.56.1630(A)(2). As an item for "discussion and possible action" public comments may be received by the Hearing Officer, but a finding of more than one letter of protest precludes a decision on the merits. The applicant's responses to the Burden of Proof and a site plan showing the proposed construction to the property is enclosed.

Letters of Protest

The following letters of protest have been received as of 5:00 P.M., August 6, 2009, and are included for reference:

1. Letter from Thomas W. Baumann and Marilyn Babcock (8/4/09)
2. Letter from Anne Dullaghan (8/5/09)
3. Letter from Ruth Factor (8/6/09)
4. Letter from Carol Kinat (8/6/09)
5. Letter from Maia Giordani (8/6/09)
6. Letter from Melanie Moss (8/5/09)
7. Letter from Helen Overstreet (8/2/09)
8. Letter from Melanie A. Calvert (7/31/09) (includes 9 signatures)
9. Letter from Jeffe (?) (8/4/09)
10. Letter from Edward R. Masthead (?) (8/4/09)
11. Letter from ? (8/6/09)
12. Letter from David and Cynthia Howard (8/6/09)
13. Letter from Gitte Simonian (8/4/09)
14. Letter from Carolina A. Sunada (8/4/09)
15. Letter from Johnny Kamon (8/4/09)
16. Letter from Janet S. Chunn (8/4/09)
17. Letter from Deborah E. Maust and John E. Maust (8/4/09)
18. Letter from Brett Charles (8/4/09)
19. Letter from Melanie Calicet (?) (8/4/09)
20. Letter from William Chandler (8/4/09)
21. Letter from Ana Marian Apostle (?) (8/4/09)
22. Letter from Hart (?) (8/4/09)
23. Letter from Deborah Paz (8/4/09)
24. Letter from Todd Braithwaite (8/4/09)
25. Letter from Jon Guerra (8/4/09)
26. Letter from Enrique S. Moreno (8/4/09)
27. Letter from Marlene Colma (8/4/09)

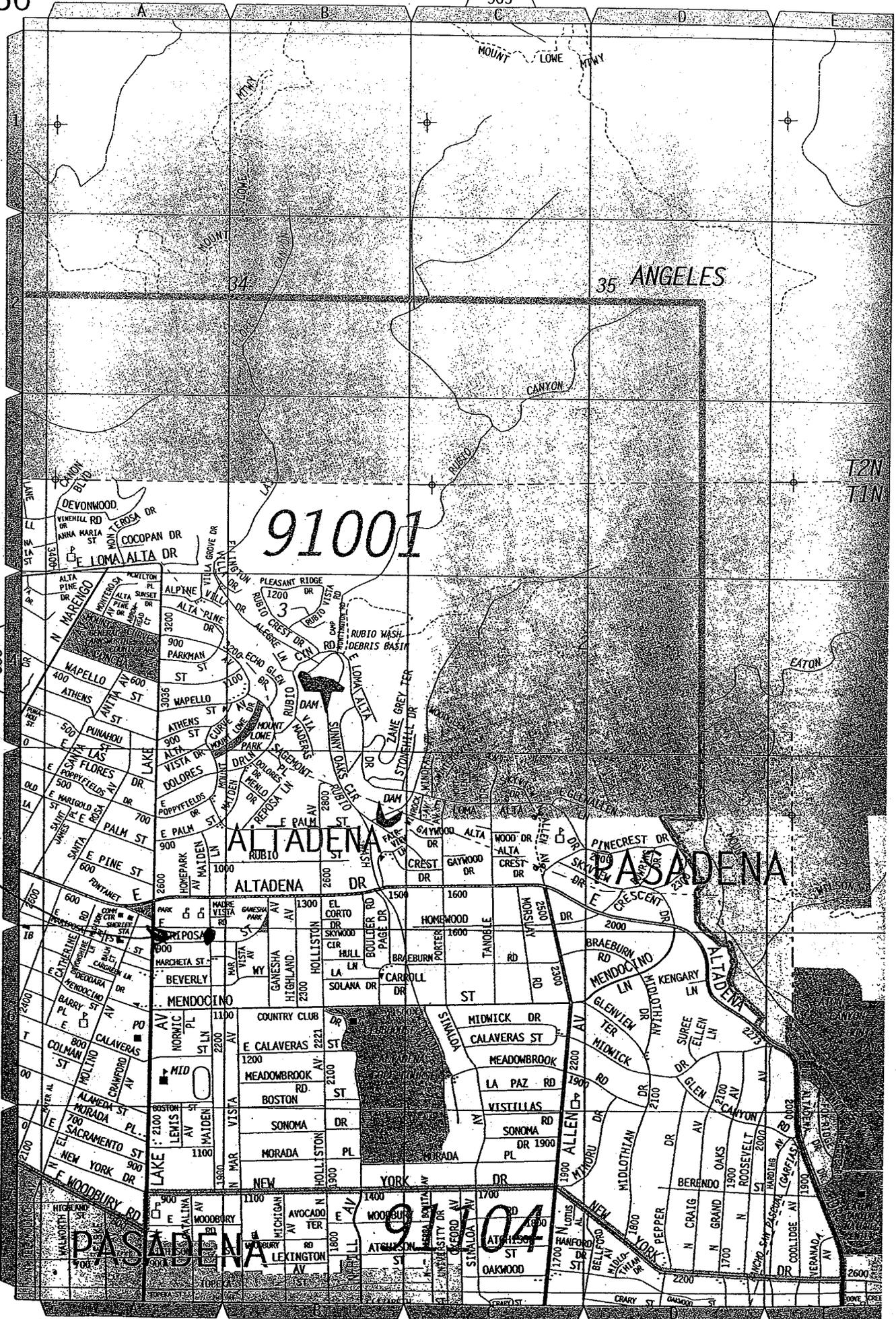
ENVIRONMENTAL DOCUMENTATION

The current request is to construct an asphalt playground measuring 75 feet by 45 feet in adjacent to the southern boundary of the property near Mariposa Street. The use of the playground will be limited to between 11:00 AM and 1:30 PM and 3:30 PM and 5:00 PM. The use of the property as an elementary school with playgrounds was

evaluated as part of the Negative Declaration prepared for the original development and adopted by the Regional Planning Commission on August 8, 1983.

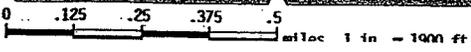
The current request for the construction of a playground will not increase the impact of the school on the surrounding uses as it does not increase the enrollment of students. It will simply make feasible the continuous use of the school by the same number of student, and will provide an additional area for children to play. In approving the Negative Mitigation, the Regional Planning Commission found that no mitigation measures were necessary at the time of project approval. No mitigation measures will be required with the addition of the proposed asphalt playground.

Therefore, the previously approved Negative Declaration, adopted on August 8, 1983, which is available upon request, provides adequate environmental analysis for the project as currently amended.



SITE

SEE 535 MAP



LOS ANGELES CO.

T2N
T1N

[DRAFT] HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: Minor modification to conditions of approval to previously approved Conditional Use Permit No. 2251. If approved, the requested modification to Condition Number Nine (9) would read as follows:

"That the lawn area south of the residence may be used as a supervised play area for school children and students during the limited hours of 10AM to 1:30PM and 3:30PM to 5:00 PM (Monday to Friday) while the school is in session. In addition, the lawn area may continue to be used for up to 6 meetings or special events within any calendar year. The area may be developed with a hard surface court measuring 75 feet by 48 feet as depicted on the Revised Exhibit 'A' "

FACTUAL SUMMARY:

Findings

The applicant, Sahag-Mesrob Christian School, Inc., has requested to modify a condition of approval to the previously approved Conditional Use Permit No. 2251.

1. The applicant, Sahag-Mesrob Christian School, Inc., has requested a minor modification to the conditions of approval for Conditional Use Permit No. 2251, to allow the lawn in the southern portion of the property to be used as a playground.
2. The Regional Planning Commission originally approved Conditional Use Permit 2251 on July 27, 1983 for the operation of a school.
3. Zoning on the subject property is R-1-7500 (Single-Family Residential, 7,500 Square Feet Lot Size Minimum).
4. Pursuant to Section 22.56.1630 of the County Code, if more than one protest to the request for a minor modification to a conditional use permit is received during the public notice period the Hearing Officer must deny the request.
5. An addendum to the Negative Declaration originally adopted by the Regional Planning Commission on July 27, 1983, is the appropriate environmental document in compliance with CEQA Guidelines Section 15164(b) and 15162. The applicant is proposing minor changes to the lawn area that will not increase the enrollment of the school.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE MINOR MODIFICATION OF THE CONDITIONAL USE PERMIT:

- A. That more than one protest to the granting of the application was received within

the specified protest period.

- B. That based on the receipt of more than one letter of protest there shall be no further consideration of whether the application satisfies findings required by Sections 22.56.1630(A)(1), (2) and (3).

AND, THEREFORE, that the request for a modification to a conditional use permit must be denied based on Section 22.56.1630(A), Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

In view of the findings of fact and conclusions presented above, a Modification to Conditional Use Permit No. 2251 is **DENIED**.

c: Zoning Enforcement



**Los Angeles County
Department of Regional Planning**

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
<p>The minor modification proposal, to the current school CUP, will assure the following:</p>
<p>1. limit playing hours, during the day time (mid-day/afternoon)</p>
<p>2. no evening play activities</p>
<p>3. no week-end play activities</p>
<p>4. be environmentally friendly, reduce lawn mowing noise/pollution</p>
<p>5. conserve water - not watering the lawn</p>
<p>B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>Yes, the minor change proposal does not change any of the above - all remain the same</p>
<p> </p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
<p>yes, all is the same, no change is proposed to affect traffic/service facilities</p>
<p> </p>

June 16, 2009

Andrew Svitek
Zoning Permits II
Los Angeles County Department of Regional Planning
asvitek@planning.lacounty.gov
(213) 974-6383

RE: CUP MINOR MODIFICATION – RCUP T200900067

Dear Mr. Svitek:

Please find the replies to the following sections:

22.56.1630 Grant or denial of application

2. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit,

Reply: This document is to assure to LA County and to the neighborhood community that the proposed minor modification will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved CUP. The proposal will NOT impact at any time **traffic flow, parking, trees, fence, building structure, environmental impact, hours of operations, number of students allowed on the campus, or limited amount of activities allowed on that same location** as was approved in the previous CUP. Procedures, training, and enforcement internal procedures will be applied to abide by the rules

3. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.

Reply: This document is to assure to LA County and to the neighborhood community that the proposed minor modification application, once granted, will only be used as it was intended and approved for. The school plans to take all necessary internal procedural measures such as posting signs, training, and raising awareness, and enforcement in order to adhere to the requirements.

Should you need any additional information, do not hesitate to ask by calling (626) 798-5020.

Respectfully,

Shahe Garabedian

August 6, 2009

Director of Planning
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 13486
Los Angeles, CA 90012

Re: Proposed Conditional Use Permit Amendment Case #2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

Dear Sir:

We are writing to express our opposition to the proposed amendment to conditional use permit no. 2251.

As a resident of the surrounding residential neighborhood, we believe that approving the amendment would have a negative impact on the community. We are opposed to the asphalt that was laid in the front yard of this property and opposed to special events/parties on the property.

We have resided two doors down from this school for two years. This historic and once beautiful property is such an eyesore that it is actually embarrassing to have guests come to visit us. The property is NOT maintained and is, in fact, badly neglected. The portion bordering E. Mariposa Street is an absolute mess—weeds growing along their fence and in the parkway, trash always in these areas, trees along their fence never trimmed, filthy sidewalks with broken glass that have never been cleaned in the two years we have lived here, etc. This side of the property has never been cleaned up or maintained in at least the last two years. During recesses, lunch periods, and events the noise coming from the children playing on the south side of this property is unnerving and unacceptable for a quiet neighborhood. It is disruptive of the enjoyment of peace and quiet that we residents are entitled to.

It is unbelievable that the property was ever approved to be turned into a school in a residential neighborhood. The appearance of the property is a disgrace. Someone from your department needs to go out there and take a look and go during the time of lunch or recess. It's time that the County took responsibility and cited the owners of that property for neglect and being an eyesore to the neighborhood and demand that they clean it up. In addition, it's bad enough that property values have declined during this recession but an unsightly, neglected property as this brings property values down even more which then brings undesirables into the neighborhood.

We would appreciate a response from you on our request.

Sincerely,

Thomas W. Baumann and Marilyn Babcock
957 E. Mariposa Street, Altadena, CA 91001

mb/coofla8-6-09

Svitek, Andrew

From: Anne Dullaghan [dullaghan@earthlink.net]
Sent: Wednesday, August 05, 2009 5:31 PM
To: Svitek, Andrew
Subject: Opposition to Proposed Conditional Use Permit Amendment Case #2251

Dear Mr. Svitek:

I am writing to express my opposition to the proposed amendment to conditional use permit number 2251, property address 2501 Maiden Lane, Altadena, CA 91001

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Thank you.

Anne Dullaghan
1086 E. Mariposa St.
Altadena, CA 91001
626-296-9359

Ruth Factor
1059 Beverly Way
Altadena, CA 91001

August 6, 2009

Attention: Andrew Svitek, Planner
FAX: (213) 626-0434

Director of Planning
320 West Temple Street
Room 13486
Los Angeles, CA 90012

Re: CUP No. 2251 – Request for Modification of Condition No. 11
Property Address: 2501 Maiden Lane, Altadena, CA 91001

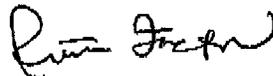
Dear Sir:

I live a few short blocks downhill on Maiden Lane from the school. I have tolerated the traffic (sometimes coming downhill at an unsafe rate) for many years. I am aware that many of my neighbors who live much nearer to the school have unfairly suffered inconvenience and undue burdens from the proximity of the school and its activities. I understand that some of these problems have occurred because the school is not following the terms and conditions of the existing CUP.

Therefore, I respectfully request that there be no expansion or extension of the rights of the school under the existing CUP (as is being requested), and that the present terms and conditions be enforced.

Thank you for your consideration.

Sincerely,



Ruth Factor

August 6th, 2009

Attn: Andrew Svitek, Planner

Fax: 213 626-0434

RE: CUP No. 2251 – Request for Modification of Condition #11

Property Address: 2501 Maiden Lane, Altadena CA 91001

Dear Sir:

I am submitting this letter as a written protest to any change of Condition # 11 affecting the above referenced property. The school is not currently honoring the conditions and should not be allowed to further bend and ignore the rules.

The school should follow the rules that govern our city. They have ignored the guidelines set in to make our community work properly. The issue of taking out the lawn and replacing it with an asphalt playground was already discussed with the school. They know that they will be going against their responsibility to keep the historic nature of the property and reduce the noise levels as this was discussed in previous meetings with Regional Planning.

In conclusion I am requesting that ALL of the conditions of the original CUP be followed and enforced. Rules are meant to benefit everyone in a community and these should be allowed to do so.

Sincerely,

A handwritten signature in black ink that reads "C. Kinat". The signature is written in a cursive, flowing style.

Carol Kinat
1899 Homewood Drive
Altadena, CA 91001

August 6th, 2009

Attn: Andrew Svitek, Planer
Fax: 213 626-0434

RE: CUP No. 2251 – Request for Modification of Condition #11
Property Address: 2501 Maiden Lane, Altadena CA 91001

Dear Sir:

I am submitting this letter as a written protest to any change of Condition # 11 affecting the above referenced property. The school is not currently honoring the conditions and should not be allowed to further bend and ignore the rules.

As a neighbor I have been directly and negatively affected by the school. Parking, traffic, noise and litter have all increased due to the school. This is a R1 neighborhood, and should be treated as such.

The school should follow the rules that govern our city. They have ignored the guidelines set in to make our community work properly. The issue of taking out the lawn and replacing it with an asphalt playground was already discussed with the school. They know that they will be going against their responsibility to keep the historic nature of the property and reduce the noise levels as this was discussed in previous meetings with Regional Planning.

In conclusion I am requesting that ALL of the conditions of the original CUP be followed and enforced. Rules are meant to benefit everyone in a community and these should be allowed to do so.

Sincerely,


Maia Giordani

1060 Marcheta Street
Altadena, CA 91001

August 6th, 2009

Attn: Andrew Svitek, Planer
Fax: 213 626-0434

RE: CUP No. 2251 – Request for Modification of Condition #11
Property Address: 2501 Maiden Lane, Altadena CA 91001

Dear Sir:

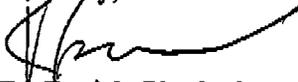
I am submitting this letter as a written protest to any change of Condition # 11 affecting the above referenced property. The school is not currently honoring the conditions and should not be allowed to further bend and ignore the rules.

The school should follow the rules that govern our city. They have ignored the guidelines set in to make our community work properly. The issue of taking out the lawn and replacing it with an asphalt playground was already discussed with the school. They know that they will be going against their responsibility to keep the historic nature of the property and reduce the noise levels as this was discussed in previous meetings with Regional Planning.

As a neighbor I have been directly and negatively affected by the school. Parking, traffic, noise and litter have all increased due to the school. This is a R1 neighborhood, and should be treated as such.

In conclusion I am requesting that ALL of the conditions of the original CUP be followed and enforced. Rules are meant to benefit everyone in a community and these should be allowed to do so.

Sincerely,



Dr. Patrick Giordani
1060 Marcheta Street
Altadena, CA 91001

August 5, 2009
2414 Maiden Lane
Altadena, CA 91001

Attention: Andrew Svitek, Planner
FAX: (213) 626-0434

Director of Planning
320 West Temple Street
Room 13486
Los Angeles, CA 90012

Re: CUP No. 2251 – Request for Modification of Condition No. 11
Property Address: 2501 Maiden Lane, Altadena, CA 91001

Dear Sir:

I sent a letter earlier today in protest of the above-referenced Request for Modification.

I forgot to mention in that letter that there is currently playground equipment and other paraphernalia on the south lawn of the residence. I am asking that it be removed – to comply with the current CUP.

Other violations of the current CUP need to be addressed, but I am trying to address the issue at hand at this moment.

Thank you.

Sincerely,



Melanie Moss

AUG 06 2009

August 3, 2009
2414 Maiden Lane
Altadena, CA 91001

(626) 794-0961
(213) 243-2703

Director of Planning
320 West Temple Street
Room 13486
Los Angeles, CA 90012

Re: CUP No. 2251 – Request for Modification of Condition No. 11
Property Address: 2501 Maiden Lane, Altadena, CA 91001

Dear Sir:

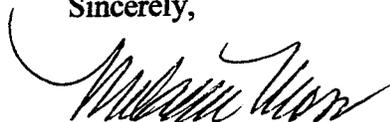
I am submitting this letter as a written protest to the change of Condition No. 11 affecting the above-referenced property and CUP. I have had various contact with the owners/directors of this school over the years since the CUP was first instituted, and I have not found their intentions or past requests to be respectful of the R-1 nature of the remaining neighborhood where the school is located. Indeed, in violation of their current CUP, they have already set up a “play” area with a basketball-type court on the front lawn. They are disrespectful of the current CUP, often argumentative, and lack accountability. There is no reason to believe they will honor any current or future agreements.

Any such “okay” for changes on the part of Regional Planning seem to be interpreted by this school as “Okay, now I can do whatever I want -- because it’s been approved.” In one of the past Regional Planning meetings I attended, the school’s owners/directors compared themselves to Eliot Middle School at 2184 Lake Avenue. He seemingly didn’t understand the concept of eminent domain. The founder of Sahag-Mesrob School (I can look up his name if needed) didn’t understand why the middle school could do certain things that he could not -- and it also quickly conveyed his concept of Sahag-Mesrob. The students (and I believe there are many more students than were approved by the CUP) and those in charge do not even live in this neighborhood.

The CUP as it stands is working only minimally as it is -- the traffic is still a problem, fire threat from the old building is still a problem because the gates are too narrow for fire trucks, etc., original conditions were ignored. All of the original problems still exist -- please do not create more problems for the streets and homeowners surrounding this school. The “ground” so to speak must be held firm and in check. No changes. Please do not open Pandora’s box once again.

Thank you.

Sincerely,



Melanie Moss

Rec'd
AUG 06 2009

August 2, 2009

Director of Planning
320 West Temple Street, Room 13486
Los Angeles, California 90012

Re: Notice of request for minor modification to the conditions of approval for conditional use permit 2251

To whom it may concern:

I received this notice in the mail on July 30, 2009. I strongly oppose the granting of this requested modification for the subject property at 2501 Maiden Lane, Altadena, California, 91001.

Listed below are a few of the concerns that I have regarding the request:

1. The St. Marks School currently has a playground area directly west of the subject property, so adding another playground within such close proximity would greatly increase the noise levels in the surrounding neighborhood.
2. The subject property already has a playground area sufficient for the population of the school.
3. The subject property proceeded with modifications without approval to the current conditional use permit.
4. The development of a large hard surface court in the front yard of the subject property would destroy the integrity of the property itself and also of the surrounding neighborhood.
5. Developing a hard surface 75 feet by 48 feet is not considered a "minor modification."
6. 5 hours per day during the weekdays is not "limited use" of the lawn area.

There are more concerns I have that can be presented when necessary.

If you have any questions, please feel free to contact me.

Thank you,



Helen Overstreet
1004 East Mariposa Street
Altadena, California 91001
home - 626-296-3272
cell - 818-802-5678

MELANIE A. CALVERT

Attorney at Law
1089 Marcheta Street
Altadena, California 91001
Telephone: (626) 497-4543
e-mail: calvertlaborlaw@aol.com

Rec'd
AUG 06 2009

July 31, 2009

COPY

Los Angeles County, Department of Regional Planning
c/o Director of Planning
320 West Temple Street, Room 13486 or Room 1348
Los Angeles, Ca. 90012

Re: Protest Letter re: Modification of Use Permit 2251 at
Sahag-Mesrob School at 2501 Maiden Lane, Altadena, Ca. 91001

Dear Director of Planning:

This school is, at times, already a public nuisance and should NOT receive any modification of their permit.

During school special events, parents have repeatedly blocked my driveway on Marcheta, necessitating a citation from the Sheriff's Department. At Halloween, their parked cars present a special danger to small children who can dart unseen between the cars parked on the very narrow streets around this school, including my street.

And, at all times during the year, the school parents fail to observe speed restrictions and stop signs. They think they own the streets around the school. I have had trouble safely pulling out from my street into Maiden Lane, as they recklessly speed down the hill. You are asking for liability if you don't do something about this problem.

The children are already noisy. Any increase in the sound level would further disturb the peace.

Thank you.

Melanie Calvert

Melanie Calvert

Page Two
Protest of Modification of Permit 2251
At 2501 Maiden Lane (Sahag-Mesrob School)

I agree that this modification of the permit should not be granted

Dated: August 5, 2009 By: Kent Dellanbrosch
Name (Signature)
Kent Dellanbrosch
Print Name
1079 Marcheta St
Address
Altadena

Dated: August 5, 2009 By: William Chandler
Name (Signature)
WILLIAM CHANDLER
Print Name
1111 Marcheta St
Address
Altadena Ca 91001

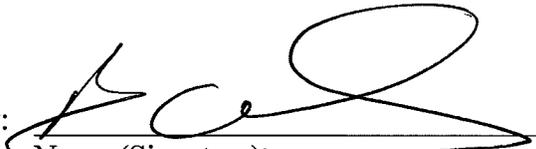
Dated: August 5, 2009 By: ANN SAJOOT
Name (Signature)
ANN SAJOOT
Print Name
1054 Marcheta St
Address
Altadena, CA 91001

Dated: August 5, 2009 By: Deborah Paz
Name (Signature)
DEBORAH PAZ
Print Name
1076 Marcheta Street
Address
Altadena CA 91001

Dated: August 5, 2009 By: JON GUERRA
Name (Signature)
JON GUERRA
Print Name
2424 MAIDEN LANE
Address
ALTADENA, CA 91001

Page Three
Protest of Modification of Permit 2251
At 2501 Maiden Lane (Sahag-Mesrob School)

Dated: August 5, 2009

By: 
Name (Signature)
Brett Charles
Print Name
1059 Marcheta St
Address
Altadena 91001

Dated: August 5, 2009

By: 
Name (Signature)
Joe Fuchs
Print Name
2414 Maiden Lane
Address
Altadena

Dated: August 5, 2009

By: 
Name (Signature)
Jay BECHTOL
Print Name
1121 Marcheta St.
Address
Altadena 91001

Dated: August 5, 2009

By: 
Name (Signature)
Dan Jefferson
Print Name
1085 E. MARIPOSA ST
Address
ALTADENA, CA. 91001

Dated: August _____, 2009

By: _____
Name (Signature)

Print Name

Address

Racal
AUG 06 2009

4 AUGUST 2009

ATTN: ANDREW SVITEK - Los Angeles County Regional Planning

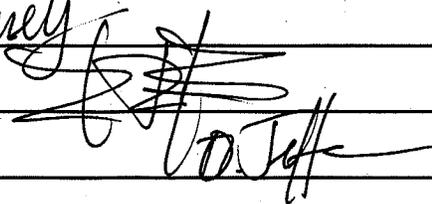
RE: 2501 MAIDEN LANE

ALTADENA, CA 91001

CONDITIONAL USE PERMIT # 2251

MY FAMILY HAS LIVED IN THIS AREA FOR OVER 33 YEARS AND HAS ADAPTED TO THE VARIOUS CHANGES IN THIS NEIGHBORHOOD. OVER THE YEARS VARIOUS OCCUPANTS HAVE RESIDED ACROSS THE STREET FROM MY HOME AND THE CURRENT PARTIES AT 2501 MAIDEN LANE HAVE CHANGED THIS ONCE VERY QUIET AREA TO QUITE BUZZY AND BUSY.

WE DON'T WANT ANY FURTHER CHANGES TO OUR COMMUNITY. DO NOT GRANT ANY MODIFICATION WHATSOEVER. WE LOCAL RESIDENTS WANT OUR AREA QUIET AND FAMILY FRIENDLY! THE CURRENT OCCUPANTS OF 2501 MAIDEN LANE HAVE NOT SHOWN ANY CONCERN FOR THE NEIGHBORHOOD. IF THEY HAD I WOULD FEEL DIFFERENT.

Sincerely

D. Jeff

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

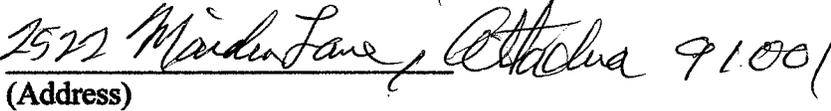
I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,



(Name)



(Address)

August 4, 2009

Rec'd
AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

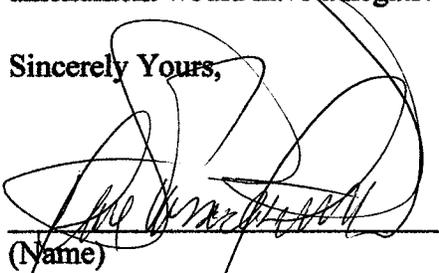
Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,



A large, stylized handwritten signature in black ink, written over a horizontal line.

(Name)

1005 E. Mariposa St.

(Address)

Rec'd
AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

David & Cynthia Howard

(Name)

1016 E. Mariposa St.

(Address)

Rec'd
AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Gitte Simonstad GITTE SIMONSTAD

(Name)

1124 E. MAIPOSA St.

(Address)

August 4, 2009

Rec'd
AUG 08 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

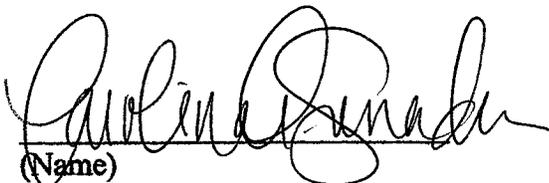
Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

 CAROLINA A. SUNADA
(Name)

1034 E. MARIPOSA ST.
(Address) ALTADENA, CA 91001

August 4, 2009

AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Johnny Kaman 
(Name)

1034 E. Mariposa St.
(Address) Altadena.

August 4, 2009

AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Janet S. Chunn

(Name)

1108 E. Mariposa St

(Address)

Altadena, CA 91001

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Deborah E. Maus
(Name) Deborah E. Maus

1160 E. Mariposa St. Altadena, CA
(Address)

August 4, 2009

AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,



(Name)

1160 E. MARIPOSA ST Altadena. Ca. 91001.

(Address)

August 4, 2009

AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

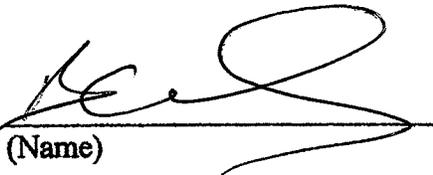
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Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Brett Charles



(Name)

1059 Marchete St.

(Address)

August 4, 2009

AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Melanie Calicut
(Name)

1089 Marcheta St
(Address) Altadena, CA 91001

AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

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As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Melkon Chandler

(Name)

2501 Maiden Lane Altadena CA 91001

(Address)

August 4, 2009

AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

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As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,


(Name)


(Address)

AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

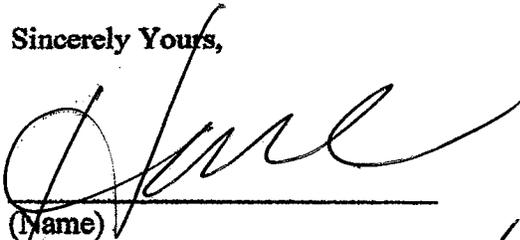
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As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

A handwritten signature in black ink, appearing to be "D. J. [unclear]".

(Name)

A handwritten address in black ink: "1024 N. [unclear] Altadena CA 91001".

(Address)

AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

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Sincerely Yours,



(Name)



(Address)

AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

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Property Address: 2501 Maiden Lane, Altadena, CA 91001

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As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Todd Braithwaite

(Name)

1027 Marcheta St.

(Address)

Altadena, CA

91001

AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

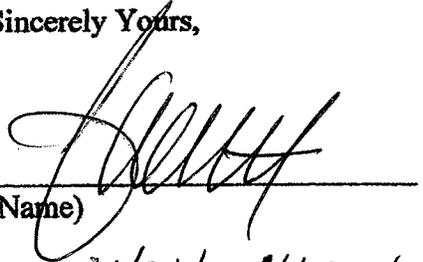
Dear Sir:

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I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,



JON GUERRA

(Name)

2424 MAIDEN LANE
(Address)

August 4, 2009

AUG 06 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

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As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,



Enrique S. Moreno

(Name)

1079 Beverly Way Altadena CA 91001

(Address)

AUG 06 2009

August 4, 2009

Director of Planning
320 West Temple Street Room 13486
Los Angeles, California 90012

Dear Sir:

RE: Proposed Conditional use Permit Amendment Case # 2251
Property Address: 2501 Maiden Lane, Altadena, CA 91001

I am writing to express my opposition to the proposed amendment to condition use permit number 2251.

As a resident of the surrounding residential neighborhood, I believe that approving the amendment would have a negative impact on the community.

Sincerely Yours,

Mariela Sump
(Name) MARIELA SUMP
1050 E. Margaret Street
(Address) Altadena, Ca 91001





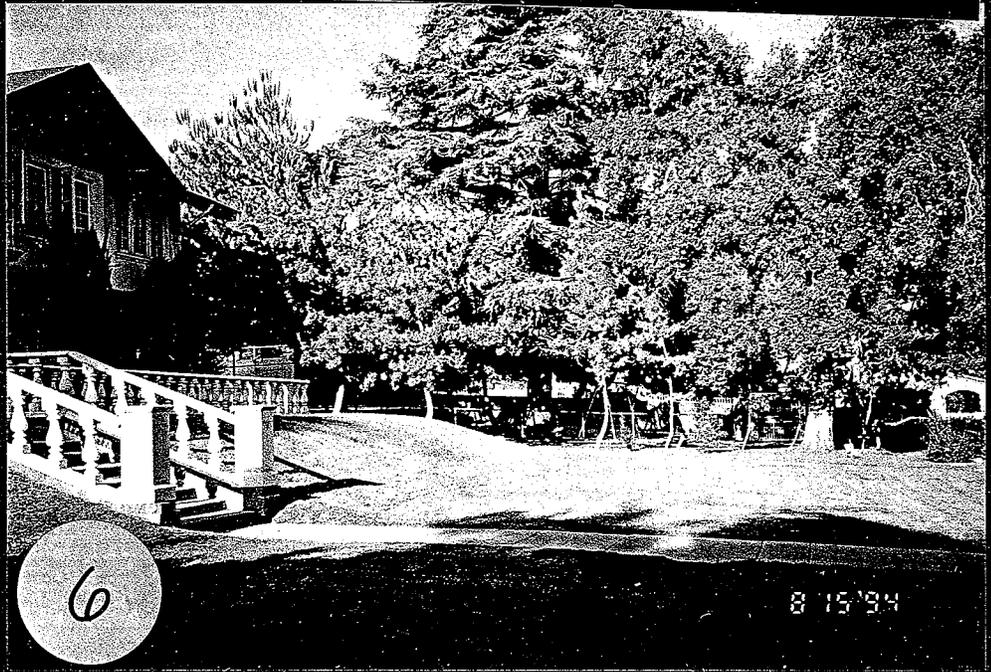
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C.U.P. 2251



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8 15 '94



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8 15 '94





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