



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 1, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice-Chair
Esther Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Maria Masis 
Supervising Regional Planner
Zoning Permits II Section

SUBJECT: **April 14, 2010 RPC AGENDA ITEM NO. 9
PROJECT NO. R2004-00104-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. 200900002
(APPEAL OF HEARING OFFICER'S APPROVAL OF FEBRUARY 2, 2010)**

PROJECT DESCRIPTION

The applicant, Saint Anthony's Greek Orthodox Church, is requesting relief of the rear yard setback requirement in the East Pasadena – East San Gabriel Community Standards District ("CSD") from 15 feet to seven feet.

This request is related to a plot plan proposal to demolish an existing community hall and construct a new community center for the existing church with a seven-foot rear yard setback instead of the required 15-foot rear yard setback.

The subject property is located at 788 S. Rosemead Boulevard and is subject to the East Pasadena – East San Gabriel CSD. The property is zoned R-3 (Limited Multiple Residence). This zoning allows a church and appurtenant structures with a plot plan review. If not for the CSD rear yard modification request, the construction of the proposed community center for the church would have been an administrative plot plan review for compliance with the zoning code.

BACKGROUND

CSD Section 22.44.135 C.4 allows modification of development standards with a director's review if no more than two protests are received within the specified comment period. On June 25, 2009, property owners within 200 feet radius of the project site were notified of the rear yard setback modification request. Eight letters of opposition were received and the request was accordingly denied.

The applicant appealed the director's denial to the Hearing Officer. The Hearing Officer conducted three public hearings:

December 1, 2009

The hearing was continued to January 19, 2010 pending clearance letters from the Fire Department and Public Works Department, and submittal of a revised site plan by the applicant.

January 19, 2010

The continued public hearing was conducted by Hearing Officer Pat Hachiya. The applicant's project team, consisting of four persons, testified in favor of the project. The supporters testified that the community center would be used for lectures, bible studies, teaching seminars, and other activities to enrich the community.

The owner of the adjoining property to the north where the rear yard setback would be modified--New Hope Church (formerly Michillinda Presbyterian Church)--supported a seven-foot rear yard setback instead of the applicant's requested five-foot rear yard setback.

Michillinda Park Association, the area homeowners association, represented by Mr. Jerry Brennan, neither opposed nor supported the request, but expressed concern over Fire Department's request for a 26 feet wide alley for a fire lane. The alley, owned and maintained by the homeowner's association, is currently 20 feet wide and is not a fire lane. The homeowner's association does not want to bear the cost of maintaining a fire lane.

Ms. Alberta Walker and Mr. Decatur Walker, represented by Mr. Alan Abergel, Esq., testified in opposition to the request. The Walkers own the property immediately east of the project site and share the alley with the applicant for access. The opposition testified that the alley should not be open to public use as it is a driveway to their garage. They also cited issues with broken hedges, walls, traffic, lighting, and glare from car headlights.

Pursuant to the testimony, the hearing officer continued the public hearing to February 2, 2010 and requested the following additional information: occupancy load determination, revised plot plan, and additional staff analysis of the applicant's requested changes to the conditions of approval, including comments from Department of Public Works and Fire.

February 2, 2010

The applicant requested a change to the condition limiting the operating hours of the community center. The condition allows the new community center to operate from 7 a.m. to 10 p.m. Sunday through Thursday and 7 a.m. to midnight Friday through Saturday. The applicant requested operating hours of 7 a.m. to 12 p.m. every day. The appli-

cant stated that limiting the operating hours of the proposed community center would be a hardship for the church.

The Hearing Officer explained that the operating hours were imposed on the community center to mitigate potential impacts the new building and activities may have on the surrounding single-family neighborhood. The hearing officer stated that the condition on operating hours was revised in consultation with Zoning Enforcement and in response to complaints about noise and traffic from neighbors.

Mr. Jerry Brennan of Michillinda Park Association reiterated that the homeowners association should not have to bear the cost of maintaining a 26-foot alley required by Fire.

The opposition consisting of Ms. Alberta Walker, Mrs. Eleanor Walker, and their representative, Mr. Alan Abergel, testified against the proposed community center.

The Hearing Officer found that the appropriate rear yard setback is seven feet as agreed to by the adjoining property to the north (New Hope Church) where the rear yard is located.

The Hearing Officer closed the public hearing and approved the modification of community standards district rear yard setback from 15 feet to seven feet in conjunction with the plot plan request to construct a new community center. The Walkers filed an appeal on February 3, 2010 stating that the applicant did not meet the burden of proof.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

The appeal hearing notice was mailed to the applicant, 150 neighbors within a 1,000-foot radius of the project site, and 13 other interested parties on March 4, 2010. Required case materials were mailed to the Live Oak Library on March 5, 2010. Newspaper advertisements were published in LA Opinion and Pasadena Star News on March 8, 2010.

COMMENTS

At the time of this report, no additional public comments either in support or in opposition have been received.

The applicant submitted a letter highlighting the merits of the proposed project, which is being forwarded to the Commission. (Attached)

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission uphold the Hearing Officer's decision to approve Community Standards District Modification No. 200900002.

SUGGESTED APPROVAL MOTION

"I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE COMMUNITY STANDARDS DISTRICT MODIFICATION REQUEST NO. 200900002

If you need further information, please call Mi Kim at (213) 974-6443 or mkim@planning.lacounty.gov. Department office hours are Monday through Thursday from 7a.m. to 6p.m. The Department is closed on Fridays.

Attachments

Appeal Application
New Letter From Applicant
New Site Photographs
Hearing Officer Approval Letter
Hearing Officer Hearing Package
GIS Map
Land Use Map
Site Plan

MBM:MKK
3/29/10



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

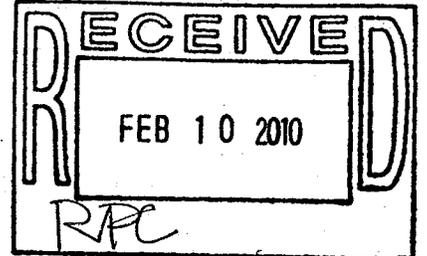


Richard J. Bruckner
Director

**REGIONAL PLANNING COMMISSION
APPEAL FORM**

DATE: February 3, 2010

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012



FROM: Eleanor Walker
Name

SUBJECT: Project Number(s): R2004-00104-(5)
Case Number(s): 200900002
Case Planner: Mi Kim
Address: 778 South Rosemead Blvd, East Pasadena, CA 91107
Assessors Parcel Number: 5378-012-023
Zoned District: East Pasadena – San Gabriel Community Standard District

Entitlement Requested:
Community Standards District Modification, requesting relief
from the East Pasadena – San Gabriel CSD rear yard setback
requirement from 15 feet to 5 feet.

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR or Oak Tree No.	
Change of Zone Case No.	
Other	

(Reverse)

I am appealing the decision of (check one and fill in the underlying information):

Decision Date: Director Hearing Officer
Public Hearing Date: February 2, 2010
Hearing Officer's Name: Patricia Hachiya
Agenda Item Number: 5

The following decision is being appealed (check all that apply):

- The Denial of this request
- The Approval of this request
- The following conditions of approval:

List conditions here

The reason for this appeal is as follows:

Applicant has not met its burden of proof for CSD modification as required by LA County Code Section 22.56.1690, as described in more detail in Eleanor Walker's attorney, Alan Abergel, Esq.'s letters dated November 30, 2009 and December 31, 2010, submitted in opposition to the subject application, and which are part of the record in this case. These letters are also part of the Hearing Officer Package and are incorporated herein by reference.



Are you the applicant for the subject case(s) (check one)? YES NO

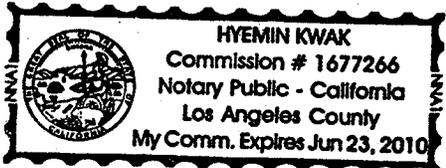
Submitted herewith is a check or money order for the amount of \$ 1,352* (if applicant) \$677* (if non-applicant).

Eleanor Walker Appellant (Signature) Eleanor Walker Eleanor Walker Print Name

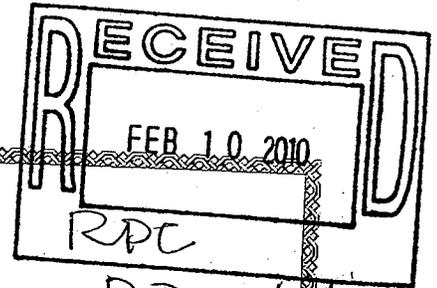
3745 Locksley Dr., East Pasadena, CA 91107
Address

(626) 356-1960 Appellant's Attorney, 818-578-5005
Day Time Telephone No.

*Fee subject to change.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT



State of California,
County of Los Angeles } ss.

On February 8, 2010 before me, Hyemin Kwak
personally appeared Eleanor Walker
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

HYEMIN KWAK
Commission # 1677266
Notary Public - California
Los Angeles County
Commission Expires Jun 23, 2010

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

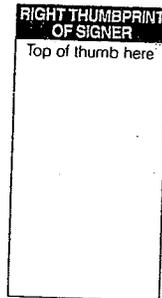
Description of Attached Document

Title or Type of Document: Regional Planning Commission Appeal Form
Document Date: 02/03/10 Number of Pages: 2
Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney-in-Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer is Representing: _____





SAINT ANTHONY GREEK ORTHODOX CHURCH

March 30, 2010

Rev. Peter Stratos, Pastor

Los Angeles County Regional
Planning Commission
Attn: Ms. Mi Kim
320 W. Temple Street
Los Angeles, CA 90012

**Re: Response to Appeal: PROJECT NUMBER R2004-00104-(5)
CSD MODIFICATION NUMBER 200900002**

Dear Ms. Kim:

St. Anthony Greek Orthodox Church ("St. Anthony") submits this letter in response to the appeal of the approval of the Community Standards District (CSD) modification by the Hearing Officer on February 2, 2010. St. Anthony sought and received approval from the County regarding a request for a modification of the CSD provisions pertaining to rear yard set back. As the Applicant, St. Anthony respectfully requests that the appeal be denied and we be allowed to move forward with our project.

Background

St. Anthony Greek Orthodox Church serves more than 300 families in the western and central San Gabriel Valley and has been at its current location for nearly 60 years. The planned new parish center replaces the existing dilapidated hall with a modern structure designed by a well-regarded architectural firm. Our site will feature improved landscaping and will replace the current asphalt parking lot with concrete and other paving materials.

Several months after the proposed project's documents were submitted to the County, the County switched St. Anthony's front yard from Rosemead Boulevard (the west edge of the site) to Locksley Drive (the south edge of the site), based upon a technical interpretation of the County Code. As such, the presumptive side yard 5 foot setback requirement on the north edge of the property became the rear yard, requiring a 15-foot setback under the CSD.

With that new interpretation by the County, it became clear the Church needed to make a decision on how to move forward with the project. St. Anthony could have avoided this CSD modification process and redesigned the project to move the new parish center south from its proposed location and closer to the property of Alberta Walker to be in compliance with the CSD (and avoid the imposition of conditions by the Department of Regional Planning). Instead, St. Anthony elected to proceed with the request for the CSD

March 30, 2010

Page 2

modification of the north edge setback requirement and continue with the building as designed as far north on the property as practical.

St. Anthony reached an amicable agreement with our neighbor to the north of our site, the New Hope Presbyterian Church, for a 7-foot setback. This setback was approved by the hearing officer. New Hope Church expressed their support for St. Anthony's project on numerous occasions including at the public hearing.

Project Overview

The planned project will enhance the current site and the neighboring community by replacing an aging structure with a modern facility and situating the new building in a location that promotes a safer environment. The new design of the parish hall and the site area promotes among other things safety and the use of sustainable materials and methods to minimize the impacts a new building may have on our environment. In other words we feel we have put forth a responsible building and site design. The new parish center will enable St. Anthony to continue to serve the local community by hosting several community events and functions, including:

- Neighborhood Election Polling Place
- LA County Regional Planning Neighborhood Meetings
- Michillinda Homeowner Association Board and General Meetings
- Local Blood Drives
- Charitable Events Supporting the Local Community

The new parish center shall have the same functionality as the current parish center. As such, there is no anticipated increase in its current usage or change from its current use.

Community Outreach and Support

In recent months, St. Anthony has engaged in extensive outreach activities with the community with the intent to provide our neighbors with information regarding the request for the CSD modification and our project. These outreach efforts included:

- Presentation to the Michillinda Home Owners Association (August 4th 2009)
- Two Town Hall Meetings (September 9th & 14th, 2009) where all residents within a 1,000 foot radius received invitations.
- Meetings with New Hope Church on multiple occasions

As a result of these outreach efforts, only Alberta Walker and her family have voiced objections at the Regional Planning public hearings and are the only ones within the 200 foot radius who have submitted an objection of any kind.

Conditions Imposed by Various County Agencies

Through this CSD modification process, a number of conditions have been placed upon St. Anthony by Regional Planning, Public Works and The County Fire Department. The

March 30, 2010

Page 3

impact to the Church is significant. In fact, at the most recent hearing, the Hearing Officer went against the recommendations of Regional Planning staff and placed what we feel are restrictive operating hours on the new parish center. These new proposed operating hours will restrict the activities presently afforded the existing hall. The entire property has been without restrictions on its operating hours for 60 years.

Conclusion

St. Anthony is seeking to replace its aging hall with a modern structure with no anticipated increase in its current usage or change from its current use, which is to support the religious activities of the parish. The new parish center will also enable St. Anthony to continue to serve the local community by hosting several community events and functions. The County placed significant conditions, including restrictive operating hours, on the use of the new hall in deference to the request of a single neighbor. For the foregoing reasons, St. Anthony respectfully requests that the appeal be denied and we be allowed to move forward with our project.

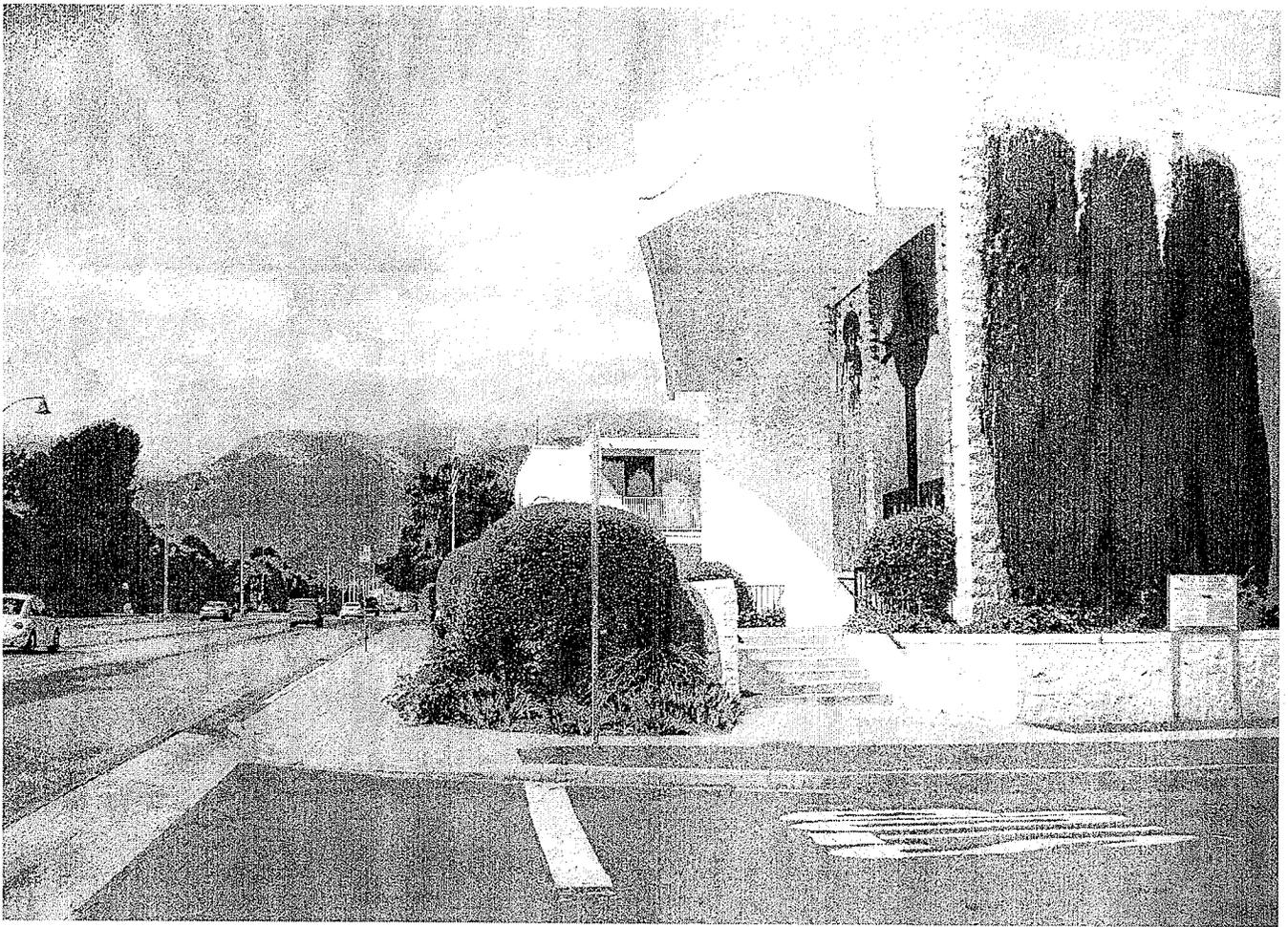
Respectfully Submitted,

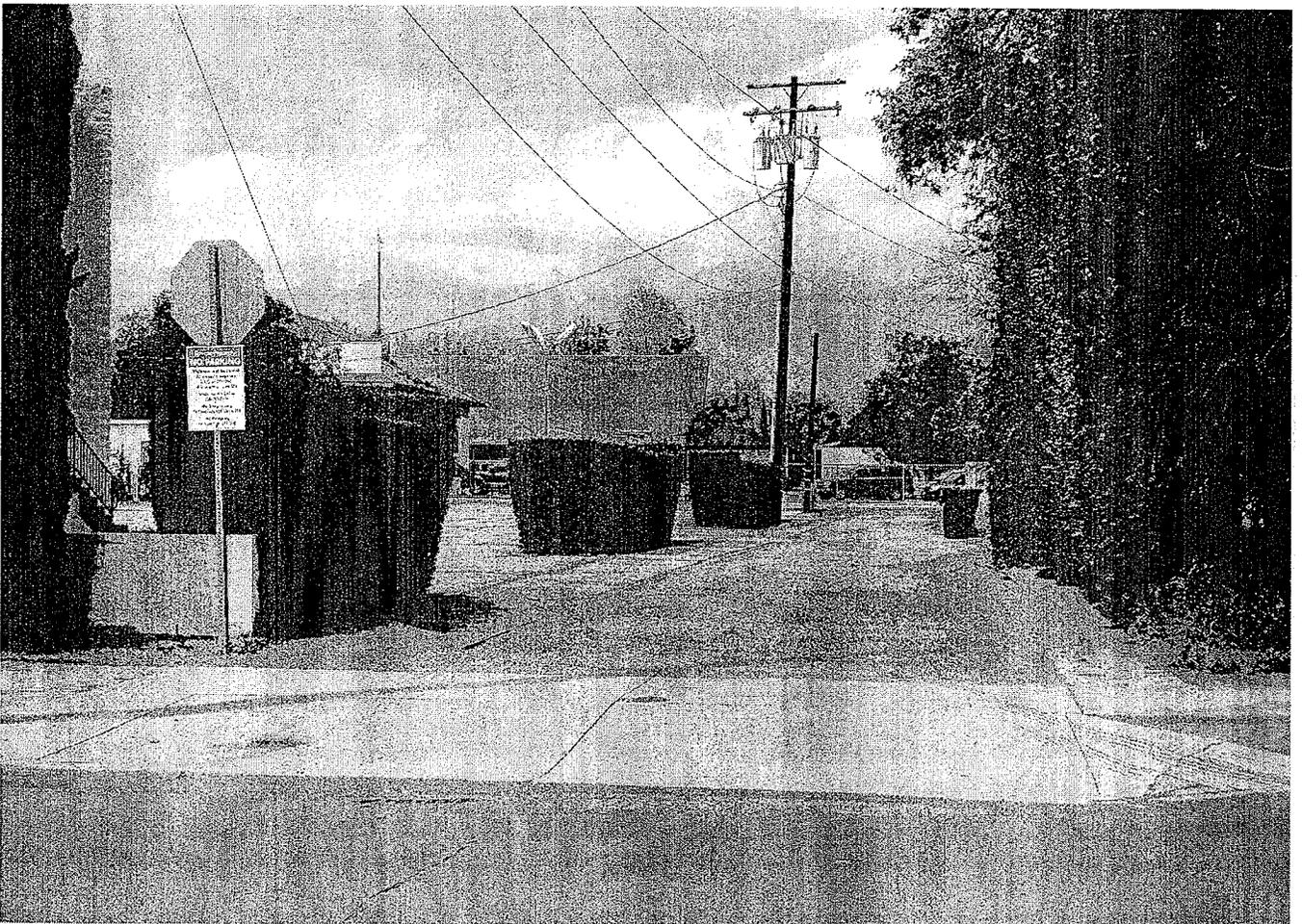
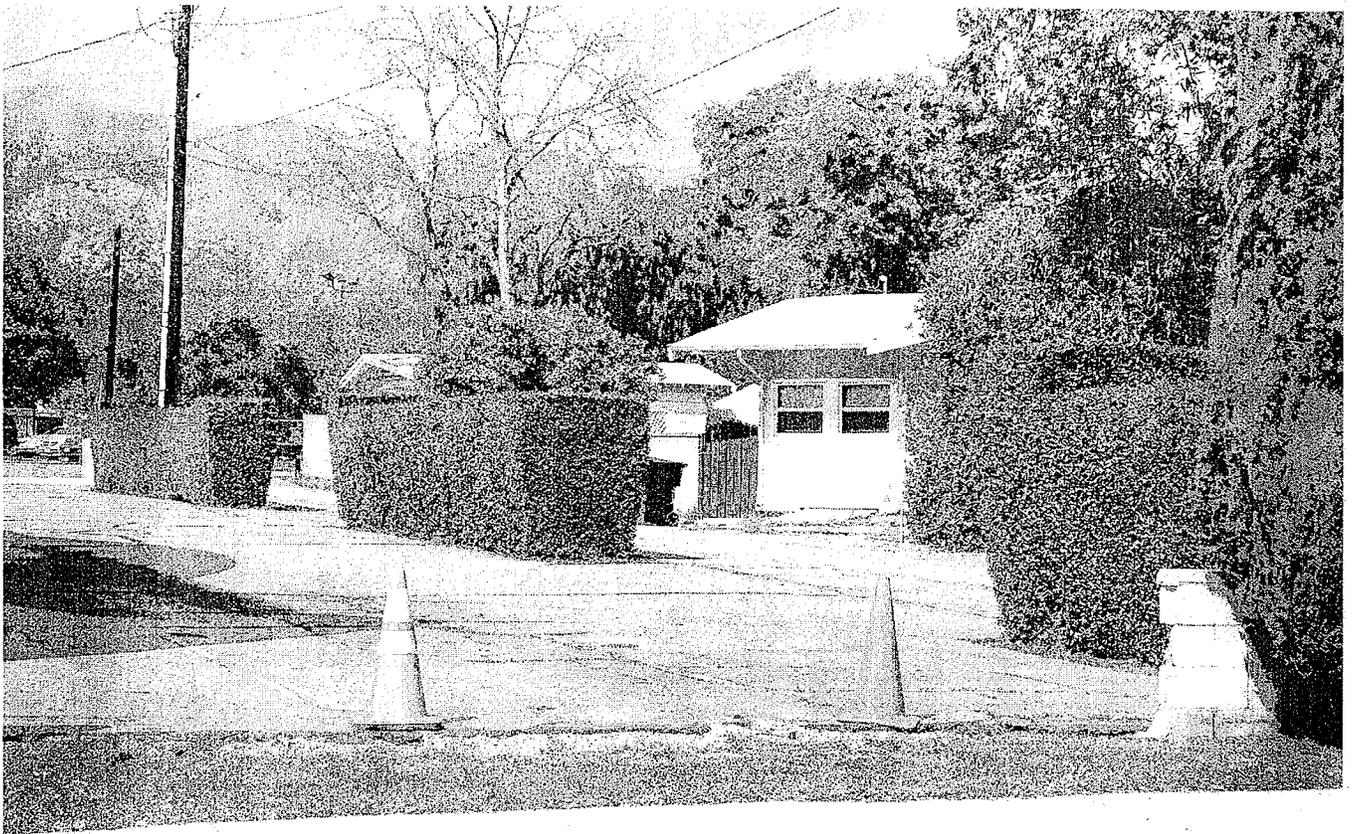
John Patzakis

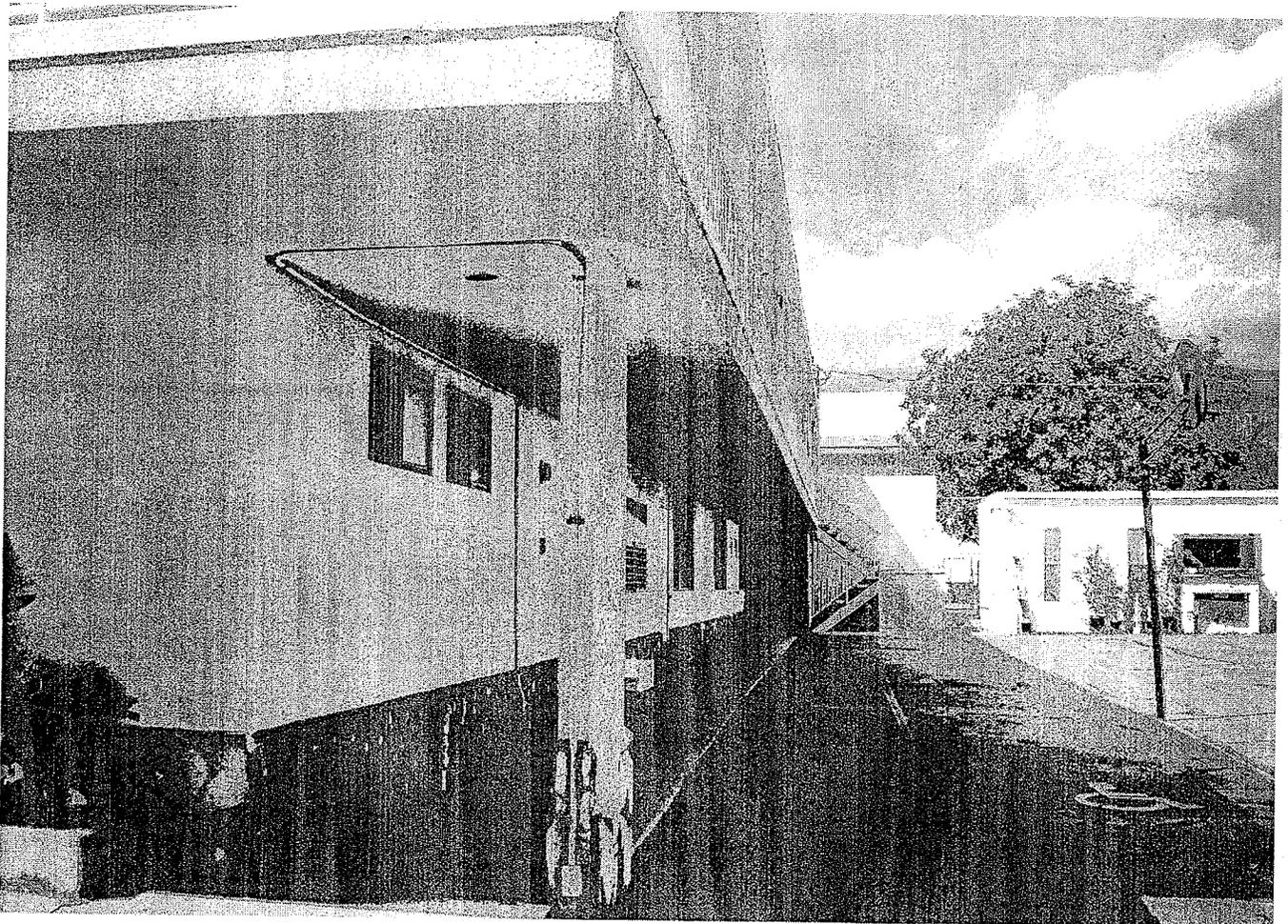
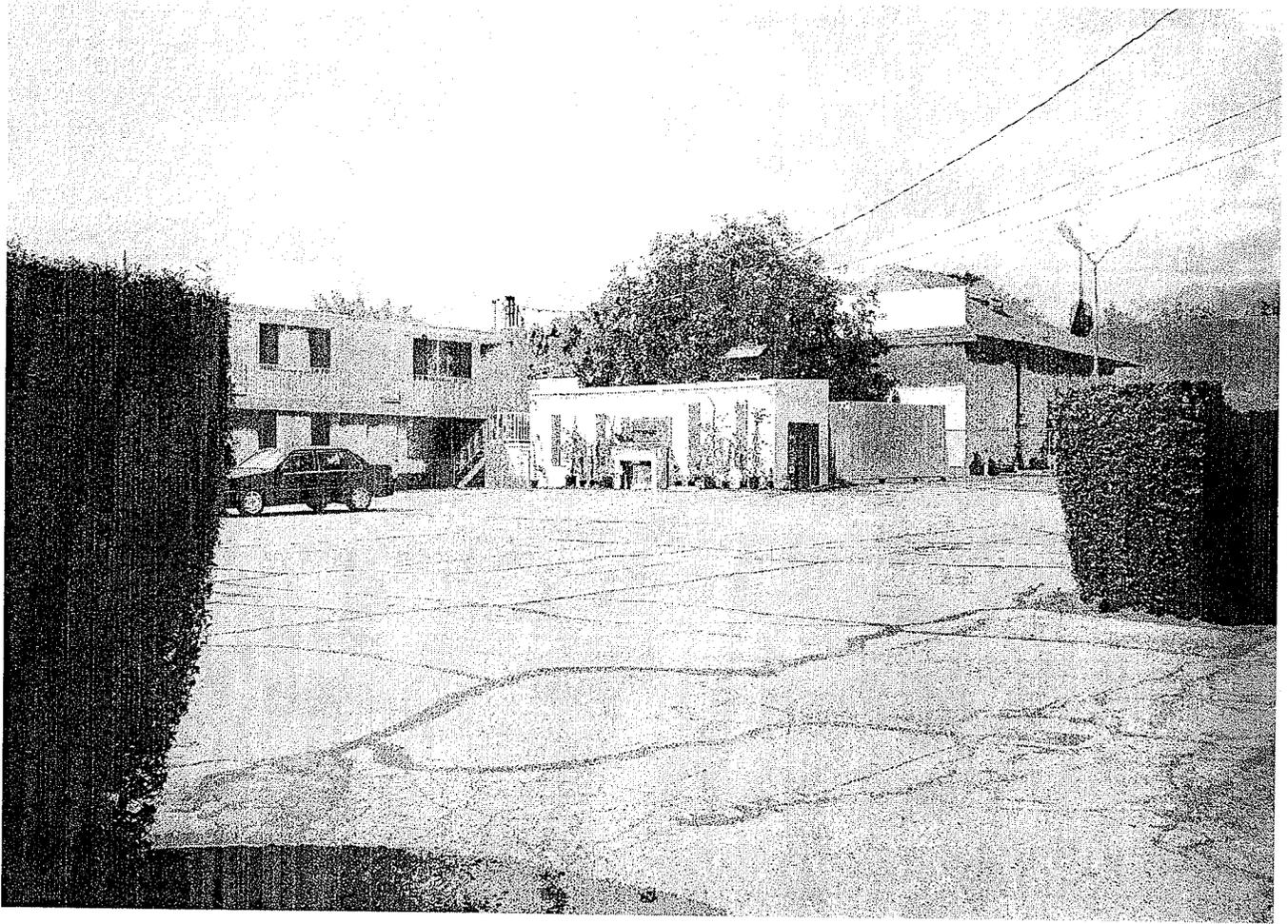
John Patzakis

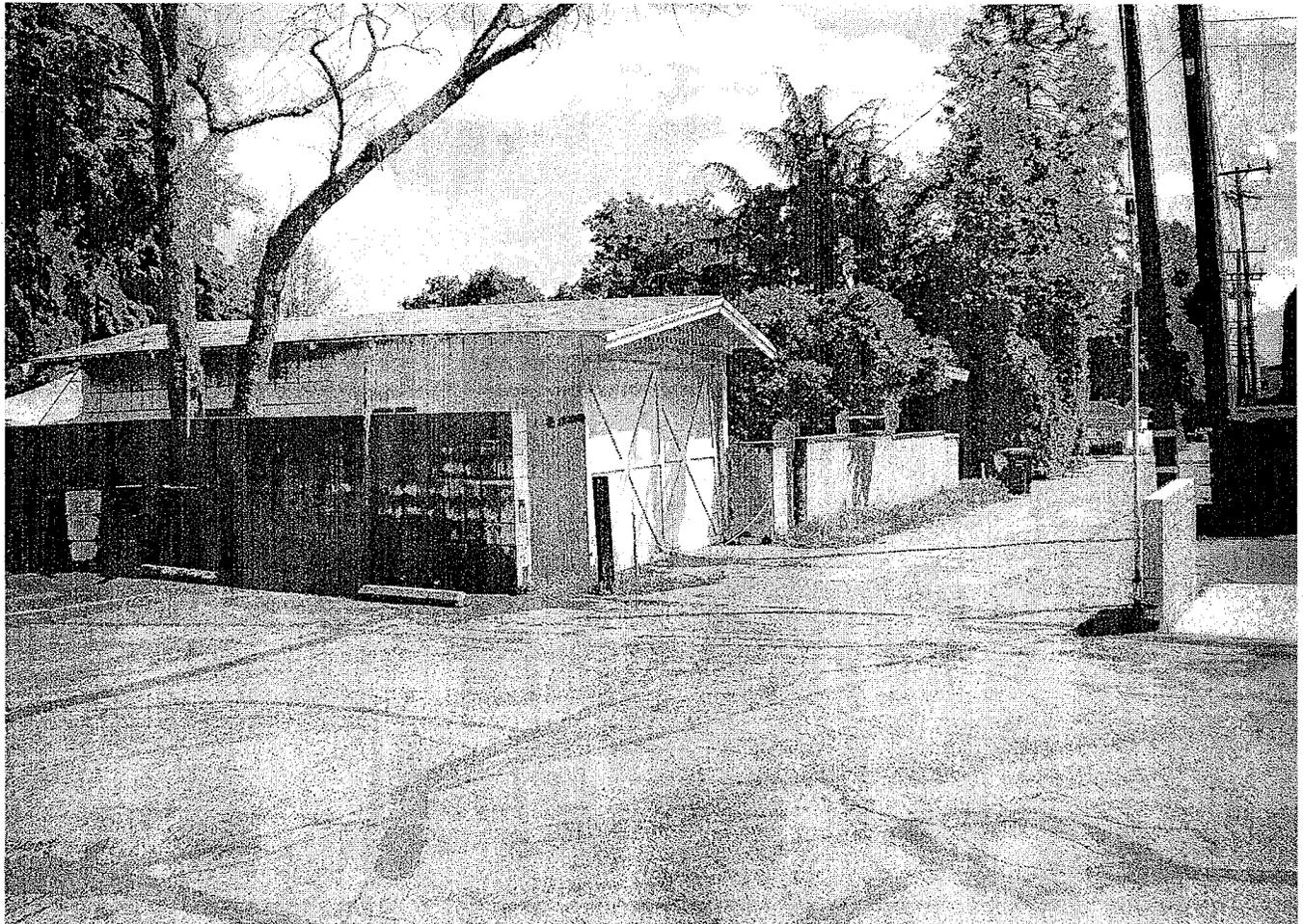
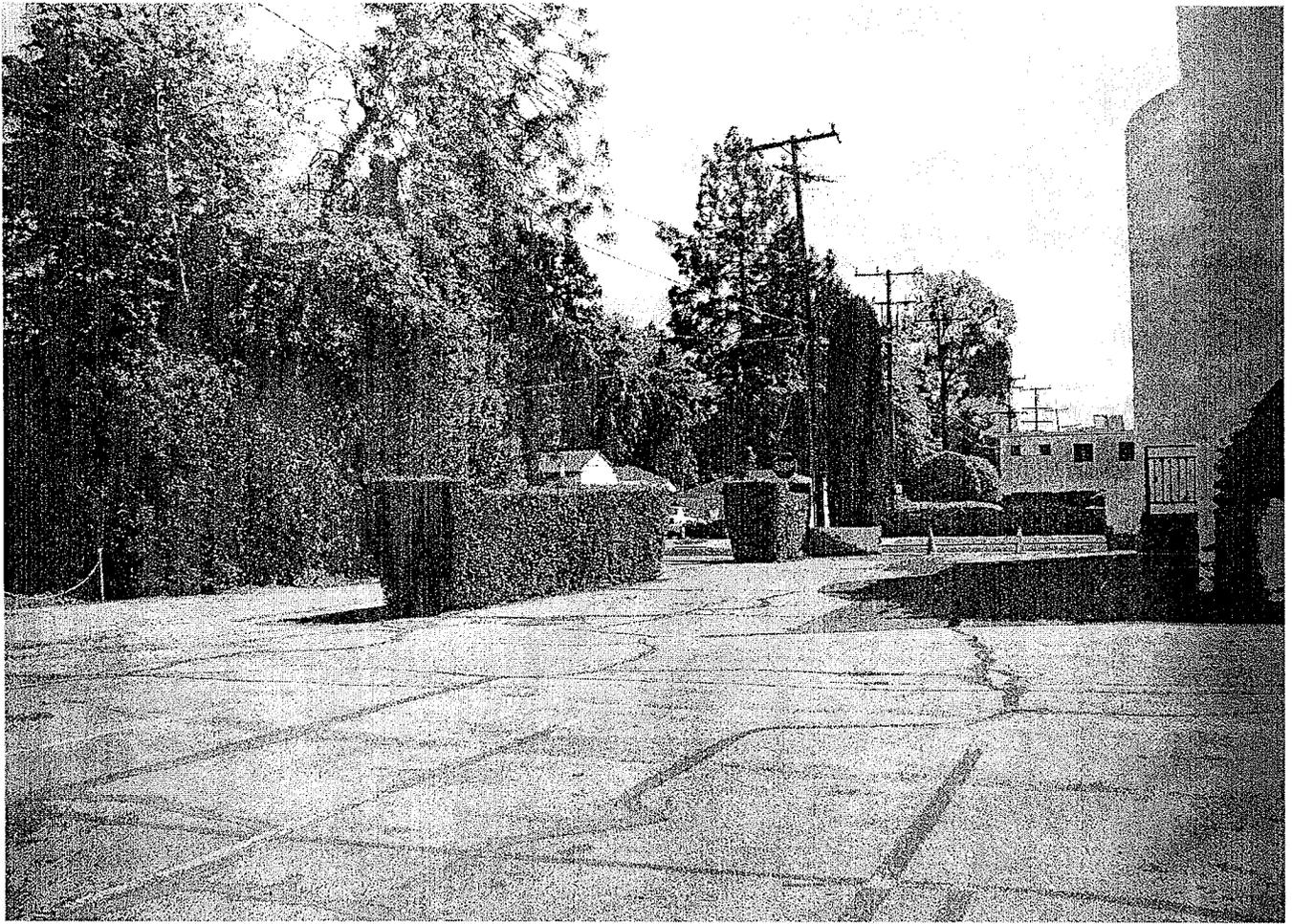
President

St. Anthony Greek Orthodox Church











Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 2, 2010

Mr. Hazim J. Rabadi, Associate/Senior Project Manager
HMC Architects
633 West Fifth Street, Suite 300
Los Angeles, CA 90071

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NO. R2004-00104-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. 200900002
778 S ROSEMEAD BLVD, EAST PASADENA ZONED DISTRICT**

Dear Mr. Rabadi:

Hearing Officer, Ms. Patricia Hachiya, by her action of February 2, 2010, **APPROVED** the above-described application. The applicant or and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on FEBRUARY 16, 2010.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. Condition No 2 requires that the permittee records an affidavit accepting the conditions before the grants becomes effective.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Mi Kim of the Zoning Permits I Section at (213) 974-6443 or via e-mail at mkim@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Maria Masis
Supervising Regional Planner
Zoning Permits II Section
Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement

FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

PROJECT NUMBER: R2004-00104-(5)

COMMUNITY STANDARDS DISTRICT MODIFICATION NO. 200900002

REQUEST:

The applicant, St. Anthony's Greek Orthodox Church ("St. Anthony's"), requested relief from the East Pasadena – San Gabriel Community Standards District ("CSD") (Los Angeles County Code Section 22.44.135 D.2) rear yard setback requirement. The applicant is asking for a five feet setback instead of the required 15 feet. The setback modification is requested in conjunction with a proposal for a new community center for a church, which, if not for the setback modification, would have been allowed with a director's review.

HEARING DATES: December 1, 2009; January 19, 2010; February 2, 2010

PROCEEDINGS BEFORE THE HEARING OFFICER:

December 1, 2009

The proposed project was duly noticed and was placed on the December 1, 2009 public hearing agenda. At the hearing, Staff requested the case be continued to January 19, 2010 to address the following issues:

- Fire Department clearance. The project needed Fire's clearance on access width and location. Fire had previously required 28-foot wide access and direct access from Rosemead Blvd. Fire had also requested a revised site plan, and fire flow and fire hydrant capacity data.
- Department of Public Works clearance.
- Submittal of additional materials requested by the Department of Regional Planning, including a site plan with accurate dimensions and basement plans.

January 19, 2010

A continued public hearing was conducted by Hearing Officer Pat Hachiya.

Staff made a brief presentation and read into record the changes to the draft conditions of approval requested by the applicant.

The applicant and applicant's representatives, Father Peter Stratos, Mr. John Patzakis, and Mr. John Buzas representing St. Anthony's, and Mr. Hazim Rabadi, the project architect, testified in favor of the request. Three additional members of the church spoke in favor of the project. They testified that the community center would be used for lectures, bible studies, teaching seminars, and other activities that would enrich the community.

The applicant submitted a written comment letter requesting additional changes to the draft conditions of approval. At the hearing, the applicant highlighted the following conditions they would like changed:

- Condition limiting the operating hours of the new community center.
- Condition requiring graffiti to be removed at a specified time.
- Condition requiring landscape and site plans to be submitted in a specified time.
- Fire Department's condition regarding alley width and fire hydrant location.
- Department of Public Works condition regarding fees.

The owner of the adjoining property to the north (location of the rear yard setback) supported the modification with a 7 feet setback instead of the requested five feet.

Mr. Jerry Brennan of the Michillinda Park Association neither opposed nor supported the request, but expressed concern over Fire Department's request for a 26-foot alley. The alley, owned and maintained by the homeowner's association, is currently 20 feet wide. The homeowner's association did not want to bear the cost of maintaining a 26-foot wide fire lane.

The opponents, Ms. Alberta and Mr. Decatur Walker, represented by Mr. Alan Abergel testified in opposition to the request. The Walkers own the property immediately east of the project site and share the alley with the applicant for access. They testified that the alley should not be open to public use as it is a driveway to their garage. The opposition cited issues with broken hedges, walls, traffic, lighting, and car headlight. Ms. Walker stated that car headlights shine directly into Mr. Walker's bedroom window. The Walkers blamed Zoning Enforcement for not sanctioning the church for some of the issues they cited.

Pursuant to the testimony, the hearing officer requested the occupancy load determination, revised plot plan, additional staff analysis of the applicant's requested changes to the conditions of approval, including comments from Department of Public Works and Fire and continued the public hearing to February 2, 2010.

February 2, 2010

A continued public hearing from January 19, 2010 was held by Hearing Officer Pat Hachiya.

Staff made a brief presentation and read into record additional changes to the draft conditions of approval requested by the applicant and as discussed at the previous public hearing.

The applicant and applicant's representative, Mr. John Patzakis and Mr. Hazim Rabadi, spoke in favor of the request. The applicant asked the hearing officer to modify Condition 15 g on operating hours. The hearing officer recommended operating hours of the community center on weekdays (Sunday through Thursday) from 7 a.m. to 10 p.m., except certain events, which may run from 7 a.m. to 11 p.m. provided that such excepted events are limited to twenty-five times a year; and on weekends (Friday and Saturday), 7 a.m. to 12 p.m. (midnight) with exceptions and as otherwise authorized by a Temporary Use Permit.

The applicant stated that the operating hours and limiting the number of activities that exceed the operating hours during the weekday would be a hardship for the church.

The hearing officer stated that operating hours on the community center were imposed to mitigate the proposed use and its potential impacts on the surrounding single family neighborhood. The hearing officer stated that the revised condition was based on consultation with Zoning Enforcement on the history of complaints from neighbors regarding noise and traffic.

Mr. Jerry Brennan of Michillinda Park Association neither expressed support nor opposition but once again expressed concern that the homeowners's association would have to bear the cost of maintaining a 26-foot alley required by Fire.

The opponents, Ms. Alberta Walker and Mrs. Eleanor Walker, and their representative, Mr. Alan Abergel, spoke against the request. They stated that the increase in activities would have a negative impact on the enjoyment of their property which shares the alley with the church for access.

The Hearing Officer found that the appropriate rear yard setback is seven feet. This is the rear yard setback agreed to by the adjoining property to the north where the rear yard is located.

There being no further testimony, the Hearing Officer closed the public hearing and approved the permit with the revised conditions and findings.

Findings

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Community Standards District Modification No. 200900003 ("CSD Modification") on December 1, 2009, January 19, 2010, and February 2, 2010.

2. The subject property is located at 778 S. Rosemead Blvd, Pasadena within the East Pasadena Zoned District.
3. The applicant, St. Anthony's, requests the CSD Modification to authorize the modification of the required rear yard in the East Pasadena – San Gabriel Community Standard District ("CSD") from 15 feet to five feet to accommodate the construction of a new community center at an existing church.
4. The subject property is presently zoned R-3 (Limited Multiple Residence). A church is allowed in the R-3 Zone with a director's review.
5. The plot plan for the proposed community center has been reviewed concurrently with the CSD Modification request for compliance with the Zoning Code except for the modification allowed by this approval.
6. The surrounding properties are zoned as follows:

North:	R-3;
South	R-1-20,000 (Single Family Residence – 20,000 Square Feet Minimum Required Lot Area);
West:	R-3; and
East:	R-1-20,000.
7. The land use designation for the subject property in the Los Angeles Countywide General Plan ("General Plan") is "3"- Medium Density Residential (12 to 22 Dwelling Units Per Acre). The intent of this designation is to identify land suitable for multiple unit development including garden apartments and multiplex development in addition to high density townhouse developments. Such areas are typically located along major transportation corridors. The church fronts a major transportation corridor and is compatible with the intended higher density land use.
8. The subject property consists of three parcels: Assessor's Parcel Numbers 537802023, 5378012021, and 5378011032. The project site of the modification request and proposed community hall are two parcels north of Locksley Drive, APN 5378012023 and 5378012021. The third parcel, APN 5378011032 is located to the south of Locksley Drive. It is developed with additional parking for the church. No new construction is proposed for this parcel.
9. The occupancy load of the subject property as determined by the occupancy load determination provided by Building and Safety and established by the largest assembly area, the nave of the sanctuary, is 440. Therefore, at a ratio of 1 parking space for every 5 persons, the minimum required parking spaces is 88.
10. The subject property is currently developed with a church consisting of the main sanctuary, community hall, and parking. The project proposal is to demolish the existing community hall and build a new community center along the northern

- property line with a 5 feet rear yard setback instead of the 15 feet required by the East Pasadena – San Gabriel CSD.
11. In the R-3 Zone, a church is allowed with a director's review. Without the request for the rear yard setback modification, the proposed construction of the new community center would have been allowed with an administrative plot plan review.
 12. The CSD Modification request with a public hearing included the plot plan review of the proposed community center. Except for the requested modification, the project is required to comply with all base zone and CSD development standards.
 13. The project is subject to the Drought Tolerant Landscaping, Green Building, and Low Impact Development ordinances of the Green Building Program.
 14. Regional Planning determined that the project was categorically exempt under the California Environmental Quality Act ("CEQA"), finding that the CSD modification is a minor alteration in land use limitations.
 15. The modification request was processed in accordance with the procedure set forth in the CSD (Section 22.44.135 C.4). Property owners within 200 feet radius of the project site were notified of the modification request on June 25, 2009. The CSD procedure provides that if there are three or more requests for a public hearing within 15 days of notification of the request, the director must deny the request. Eight letters of opposition and request for public hearing were received within the comment period. Accordingly, the request was denied. The applicant appealed the director's denial and the matter was set for a public hearing to be considered by the Hearing Officer.
 16. In accordance with public hearing procedures, the project was duly noticed to property owner's within 1,000 feet radius of the subject property, advertised in the Pasadena Star News and La Opinion, and the notice was posted on site at least 30 days prior to the public hearing.
 17. At the Hearing Officer's December 1, 2009 public hearing, Staff requested the case be continued to January 19, 2010 because staff had not received clearance letters from Department of Public Works and Fire Department, and additional information from the applicant.
 18. At the Hearing Officer's January 19, 2010 public hearing, four representatives of St. Anthony's testified in favor of the request, and three additional members of the church spoke in favor. The applicant testified that the community center would be used for lectures, bible studies, teaching seminars, and other activities that would enrich the community. The applicant requested changes to the draft conditions of approval regarding operating hours, graffiti removal, timeframe to submit additional

- material, and conditions imposed by Department of Public Works and Fire Department.
19. At the January 19, 2010 public hearing, the owner of the property adjoining the project site to the north (the location of the requested rear yard setback) supported a seven-foot rear yard setback instead of the five feet requested by the applicant. A representative of the Michillinda Park Association did not oppose the project, but expressed concern that if the alley became a 26-foot wide fire lane, the homeowner's association should not be held responsible for maintaining it as a fire lane.
 20. At the January 19, 2010 public hearing, the opponent and their representative testified that they own the property immediately east of the project site and share the alley with the applicant for access. The alley is the primary access to the opponent's garage. The opposition cited issues with broken hedges, walls, traffic, lighting, noise, and car headlights.
 21. The Hearing Officer continued the public hearing to February 2, 2010 and requested occupancy load determination, revised plot plan, additional staff analysis of the applicant's requested changes to the conditions of approval, including comments from Department of Public Works and Fire.
 22. At the February 2, 2010 public hearing, Staff made a brief presentation and read into record additional changes to the draft conditions of approval requested by the applicant and as discussed at the previous public hearing. The applicant requested modification to the condition limiting operating hours as the property historically was not subject to operating hours and such a limitation would be a hardship for the church. The Hearing Officer found that limiting the operating hours of the community center were necessary to mitigate the proposed use and its potential impacts on the surrounding single-family residential neighborhood. The Hearing Officer noted that the Department's Zoning Enforcement received numerous complaints over the years from neighbors regarding noise and traffic. Other testifiers include the representative of the Michillinda Park Association who reiterated the association's concern about the cost of maintaining the alley as a fire lane. Opposition testimony was given by the property owners immediately east of the project site.
 23. The Hearing Officer determined that the appropriate rear yard setback is seven feet as agreed to by the property owner to the north where the rear yard is modified.
 24. On February 2, 2010, after hearing all testimony, the Hearing Officer closed the public hearing and took the following action, approved Community Standards District Modification No. 200900002 and associated site plan with revised findings and conditions and found that the project is exempt from the reporting

- requirements of CEQA pursuant to the Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption.
25. The proposed addition of the new community center is in conformance with development standards except for the modification requested.
 26. The approval of this modification does not establish a precedent for approval of other modifications within the East Pasadena-San Gabriel Community Standards District.
 27. The approved rear yard setback modification (seven feet) for the new community center for the existing use will not change the existing occupancy load established by the sanctuary on the subject property; therefore, the proposed modification will not have a negative effect on the neighboring property, traffic, and public health, safety and general welfare.
 28. The approved rear yard setback modification (seven feet) for the new community center is compatible with the surrounding land use as the setback will be modified at the northern property line adjoining a parcel which is also developed with a church. The northern property owner has no objections to the modified setback of seven feet.
 29. 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 the Los Angeles County Code.
 30. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
 31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or

development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

HEARING OFFICER ACTION:

1. The proposed project is exempt from the reporting requirements of the California Environmental Quality Act (CEQA) guidelines pursuant to Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption.
2. In view of the findings of fact and conclusions presented above, Community Standards District Modification Number 200900002 is approved subject to the attached conditions.

c: **Hearing Officer, Zoning Enforcement, Building and Safety**

**MM:MKK
2/2/2010**

This grant authorizes a modification to the East Pasadena-San Gabriel Community Standards District for the construction of a community building accessory to an existing church with a rear yard setback of seven (7) feet in lieu of the required 15 feet, as depicted on the approved Exhibit "A", and subject to all of the following conditions:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 Department of 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 Number 6, and until all required monies have been paid pursuant to Condition Number 8.
3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall expire unless used within 2 years from the date of final approval by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$450**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for a total of **three** inspections, one year. 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

9. 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 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.

10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
11. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
12. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of 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 unless otherwise authorized by a Temporary Use Permit.
13. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
14. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." The new development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, or is nonconforming.
 - a. If changes to the site plan are required as a result of instruction given at the public hearing, the corrected Exhibit "A" shall be submitted to the Department of Regional Planning within one hundred twenty(120) days of the date of approval of the CSD Modification Request.
 - b. In the event that subsequent Revised Exhibit "A" plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
15. The construction, operation and maintenance of the proposed use shall be further subject to all of the following conditions:
 - a. The Permittee shall maintain a combined minimum total of 88 parking spaces on either one or all of lots APN 5878012021, 5378012023 and/or 5378011032.

- b. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter all areas of the premises under which the permittee has control.
- c. Outdoor storage is expressly prohibited unless otherwise authorized by the Department of Regional Planning pursuant to County Code.
- d. All on-site lights shall be shielded in such a way so as to minimize glare from the site. Any lighting adjacent to residences shall be hooded and directed away from neighboring residences to prevent direct illumination and glare.
- e. Concurrent events at the sanctuary and community center or on site shall not exceed the total occupancy load for the sanctuary as established by this permit, unless otherwise authorized by a Temporary Use Permit for a "Special Event."
- f. "Special Event" is an activity outside normal hours of operation established by this permit and an activity that exceeds occupancy load of the sanctuary as established by this permit. A Temporary Use Permit must be obtained from the Department of Regional Planning prior to any such event. Operating hours for such an event, appropriate parking arrangements, or other requirements may be established by the Temporary Use Permit especially for the "Special Event."
- g. The normal hours of operation for the community center will be from 7a.m. to 10p.m., Sunday through Thursday; except that memorial services, wakes, homeowners' association activities, county polling, and meetings of 30 people or less may run until 11p.m. at the latest, and off of the property by midnight. These meetings will be limited to no more than 25 total per year. A log shall be maintained by the church with information on the date of the events and the number of participants. The log shall be made available to DRP Zoning Enforcement if requested. Normal hours of operation for the community center on Fridays and Saturdays will be from 7a.m. to 11p.m and off the property by midnight. Normal hours of operation for the community center will be as previously stated unless otherwise authorized by a Temporary Use Permit for a "Special Event." The normal hours of operation for the community center do not apply to Christmas Eve, Christmas Day, Greek Orthodox Easter Sunday, and three days preceding Greek Orthodox Easter Sunday.
- h. Upon approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said

- department. In addition, the permittee shall comply with all requirements set forth in the letter dated November 30, 2009 by the County Fire Department, attached hereto, except as otherwise required by said department.
- i. The subject property shall be developed and maintained in compliance with requirements of the County Department of Public Health. Water and sewer facilities and/or service shall be provided for the project to the satisfaction of said department.
 - j. All structures related to the permittee's use shall comply with the requirements of County Department of Public Works' ("Public Works") Division of Building and Safety. In addition, the permittee shall comply with all requirements set forth in the letter dated January 14, 2010 by Public Works, attached hereto, except as otherwise required by said department.
 - k. The permittee shall post a sign at the entrance to the church parking encouraging parishioners to park on church premises and away from neighboring residential streets.
 - l. Within 90 days following the approval date of this grant, the permittee shall submit to the Director for review and approval a covenant running with the land for the benefit of the County showing that the permittee agrees to hold the following parcels as one parcel: Assessor Parcel Numbers 5378011032, 5378012023, and 5378012021. Once said covenant is approved, it shall be recorded in the office of the County Registrar-Recorder/County Clerk and shall remain in effect for the life of this grant or for as long as otherwise provided for in said covenant.
 - m. All trash receptacles shall be placed within a masonry or concrete block enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden or other type of opaque gate.
 - n. The permittee shall comply with Drought Tolerant Landscaping Ordinance requirements as follows:
 - Minimum 75 percent of all landscaping must be drought-tolerant.
 - Grass or turf must be maximum of 25 percent of all landscaping, 5,000 square feet, water efficient, and at least five feet in width.
 - Plants with similar water needs are to be grouped together.
 - o. The permittee shall comply with Green Building Ordinance as follows:
 - One 15-gallon tree per 10,000 square feet of developed area. At least 65 percent of the trees must be from the Drought Tolerant Plant List.

- Project must comply with Green Building requirements unless waived or modified by Los Angeles County Department of Public Works.
 - Third party LEED Certification or equivalent is required.
- p. Three copies of a landscape plan shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscaping may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.
- q. The permittee shall comply with Low Impact Development Ordinance requirements unless waived or modified by Public Works.

Attachment:

Letter from Department of Public Works dated February 2, 2010
Letter from Fire Department dated November 30, 2009



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

February 2, 2010

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention: Jeantine Nazar

FROM: Steve Burger
Land Development Division
Department of Public Works

PROJECT NO. R2008-02340
778 SOUTH ROSEMEAD BOULEVARD
UNINCORPORATED COUNTY AREA OF PASADENA

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This letter supersedes our January 14, 2010, memo. We reviewed the site plan for the project located at 778 South Rosemead Boulevard. The proposed project consists of the demolition of an existing 7,350-square-foot community hall and the construction of a new 16,030-square-foot community center.

Upon approval of the site plan, we recommend the following conditions:

1. Road Conditions
 - 1.1 Pay a nonrefundable cash contribution in the amount of \$12,640.00 for the construction/reconstruction of curb ramps, curb returns, cross gutters, and street trees along the property frontage on Rosemead Boulevard.
 - 1.2 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Rosemead Boulevard to the satisfaction of Public Works.

- 1.3 Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Locksley Drive to the satisfaction of Public Works.
- 1.4 Construct/reconstruct all driveway approaches to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
- 1.5 Plant street trees on Locksley Drive. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 1.6 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.7 The applicant shall comply with all Edison and Public Utilities Commission requirements regarding placement of new or relocated distribution or service lines
- 1.8 Initiate proceedings to restrict parking along the south side of Locksley Drive between Rosemead Boulevard and the private alley/firelane to the satisfaction of Public Works. The applicant shall initiate proceedings with Public Works to process the parking restriction. Applicant shall be responsible for and shall pay all costs associated with the processing of the parking restriction.
- 1.9 To provide adequate sight distance along the curved section of the street approaching the existing alley driveway and initiate the process to restrict a minimum of 150 feet of parking on the easterly side of the existing alley driveway on Locksley Drive to the satisfaction of Public Works. The applicant shall initiate proceedings with Public Works to process the parking restriction. Applicant shall be responsible for all costs associated with the processing of the parking restrictions. Prior to processing the parking restriction request, the applicant shall provide a line-of-sight study to determine if a lesser amount of parking restriction is adequate along the curve section of the street to Public Works' Traffic and Lighting Division, Traffic Study Section, for review and approval. The applicant shall pay a plan checking fee for the review and approval of the line-of-sight study to our Traffic and Lighting Division, Traffic Study Section.
- 1.10 Acquire street improvement plan approval or direct check status before obtaining a grading/building permit.

- 1.11 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the items above, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov.

2. Drainage

- 2.1 Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to grading approval when any of the following conditions exist:

- Redevelopment projects (creation, addition, or replacement of 5,000-square-feet of impervious surface area); or
- Parking lot with 5,000-square-feet or more of surface area or with 25 or more parking space.

- 2.2 A Low-Impact Development plans (as part of the drainage concept) is required prior to grading approval of the map.

- Per County Code Section 12.84.460 comply with Low-Impact Development requirements and provide calculations in accordance with the Low-Impact Development Standards Manual, which can be found at <http://dpw.lacounty.gov/wmd/LA County LID Manual.pdf>.

- 2.3 Submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to Public Works. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any off-site work.

For questions regarding the items above, please contact Christopher Sheppard at (626) 458-4921 or by e-mail at csheppard@dpw.lacounty.gov.

3. Soils and Geology

- 3.1 All or portion of the site is located within both an Alquist-Priolo Earthquake Fault Zone and a potentially liquefiable area per the State of California Seismic Hazard Zones Map—Mount Wilson Quadrangle. Both of these potential hazards were addressed in reports dated November 19, 2007, and June 16, 2008, prepared by the J. Byer Group, Inc. These reports found that the subject property is not subject to fault rupture or liquefaction hazard.

For questions regarding the items above, please contact Jeremy Wan at (626) 300-4925 or by e-mail at jwan@dpw.lacounty.gov.

4. Grading

- 4.1 Submit a grading plan (as applicable) to Public Works' Land Development Division, Road and Grading Section, for review and approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.
- 4.2 Submit covenant/soils report and other documents as may be required prior to approval of grading plan.

For questions regarding the items above, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov.

5. Water

- 5.1 Provide Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to the additional building.

For questions regarding the items above, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at tkhalkh@dpw.lacounty.gov.

Mark Child
February 2, 2010
Page 5

If you have any other questions or require additional information, please contact Toan Duong or Ruben Cruz at (626) 458-4910 or by e-mail at tduong@dpw.lacounty.gov or rcruz@dpw.lacounty.gov.

RC:ca

P:/LDPUB/SUBMGT/CUP/Project R2004-00104_778 SOUTH ROSEMEAD BLVD-FINALSREV2(5)a.DOCX



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: November 30, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CSD R2004-00104

LOCATION: 778 S. Rosemead Blvd., Pasadena (Co.)

- The required fire flow for this development is 2000 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify 1 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water:** THE FOLLOWING ITEM(S) SHALL BE COMPLETED DURING THE BUILDING PLAN CHECK PHASE AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:
1. Verify and flow the nearest existing public fire hydrant to the property line.
 2. Install (1) new public fire hydrant on the address side (Rosemead Blvd.) of the new building. Final location to be determined by the Fire Prevention Engineering Section during building plan check.
 3. Relocate (1) existing private fire hydrant that is located in the center of the rear parking lot. Final location to be determined by the Fire Prevention Engineering Section during building plan check.

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

- Access & Bldg.** 1. With building heights below 35 feet, fire apparatus access shall be paved and maintain a minimum width of 26 feet clear to sky. Said access shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route.
2. Proposed building wall(s) adjacent to the side yard shall meet all fire and building code requirements for wall and opening protection.

- Special Requirements:** THE FOLLOWING ITEM(S) SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL DURING THE BUILDING PLAN CHECK PHASE AND PRIOR TO ISSUANCE OF A BUILDING PERMIT:
1. An original Fire Flow Availability form (Form 196) for the public and private fire hydrants.
2. A revised Site Plan.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

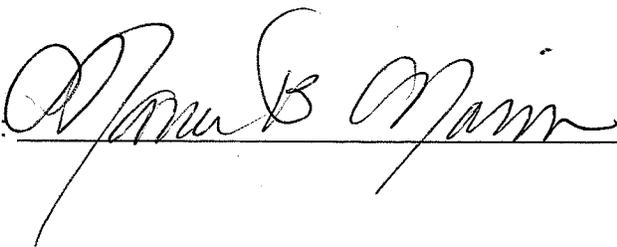
Inspector: **SCOTT JAEGGI**

Hearing Officer Transmittal Checklist

Hearing Date January 19, 2010
Agenda Item Number 4

Project Number: R2007-01282
Case(s): Conditional Use Permit No. 200700104
Contact Person: Mi Kim mkim@planning.lacounty.gov, x46443

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applicant's PowerPoint presentation

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213)
PROJECT NUMBER R2004-00104 – (5)
COMMUNITY STANDARDS DISTRICT
MODIFICATION 200900003

PUBLIC HEARING DATE December 1, 2009	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Saint Anthony Greek Orthodox Church	OWNER Saint Anthony Greek Orthodox Church	REPRESENTATIVE HMC Architects
---	---	---

PROJECT DESCRIPTION
 The project consists of the demolition of the existing community center and the construction of a new community center with 22,420 total floor-area consisting of a dining hall, office space, kitchen, storage, food service, lobby area and a utility room, 93 parking stalls will be provided. The project is proposing drought tolerant landscaping, new improved lighting system, better storm water management and gray water system, ADA ramps, new paving and a better security system.

REQUIRED ENTITLEMENTS
 The applicant is requesting a community standards district modification to reduce the 15 feet setback requirement to 5 feet on the north side.

LOCATION/ADDRESS
 778 S Rosemead Blvd. Pasadena

SITE DESCRIPTION
 The site plan depicts the existing church having a maximum occupancy load of 457, the proposed 35' high community center. There are 47 on-site parking and 46 off-site parking spaces. The access is shown through Locksley Drive through a private alley.

ACCESS Locksley Drive	ZONED DISTRICT East Pasadena
---------------------------------	--

ASSESSORS PARCEL NUMBER 5378-012-018 and 5378-012-021	COMMUNITY East Pasadena San Gabriel
---	---

SIZE 1.13 Acres	COMMUNITY STANDARDS DISTRICT East Pasadena Community Standards District
---------------------------	---

	EXISTING LAND USE	EXISTING ZONING
Project Site	CHURCH	R-3 (Limited Multiple Residence)
North	CHURCH	R-3 (Limited Multiple Residence)
East	RESIDENTIAL	R-1-20,000 (Single Family Residence)
South	APARTMENT BUILDINGS	R-3 (Limited Multiple Residence)
West	RESIDENTIAL	R-1-20,000 (Single Family Residence)

GENERAL PLAN/COMMUNITY PLAN Los Angeles	LAND USE DESIGNATION 3-Medium Density Residential	MAXIMUM DENSITY 12-22-du/acre
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ENVIRONMENTAL DETERMINATION
 Category 3

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

LOS ANGELES COUNTY LETTERGRAM

TO	Pat Hachiya Hearing Officer	FROM	Mi Kim Zoning Permits I
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SUBJECT: Additional Material

DATE: January 11, 2010

CASE NUMBER: R2004-00104-(5)/ RCSD200900002

The attached hearing package does not include the plot plan as the applicant will be submitting a revised plot plan tomorrow afternoon along with the occupancy load analysis by Building and Safety. The revised plot plan and parking analysis based on the certified occupancy load will be forwarded to you this Thursday, January 14, 2010. Thank you for your patience.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

January 19, 2010

TO: Patricia Hachiya
Hearing Officer

FROM: Mi Kim
Principal Regional Planning Assistant
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 4.**
PROJECT NO. R2004-00104-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. 200900002

BACKGROUND

The applicant, Saint Anthony's Greek Orthodox Church, is requesting relief of the rear yard setback requirement in the East Pasadena – San Gabriel Community Standards District ("CSD") (Los Angeles County Code Section 22.44.135 D.2) from 15 feet to five feet.

This request is made in relation to a plot plan proposal to demolish an existing community hall and construct a new community center with a five foot rear yard setback instead of the required 15 feet.

The subject property is located at 788 S. Rosemead Boulevard, subject to the East Pasadena – San Gabriel CSD. The property is zoned R-3 (Limited Multiple Residence), which allows a church with an administrative plot plan review, but for the CSD modification request.

The modification request is being processed in accordance with the procedure set forth in the CSD (Section 22.44.135 C.4). Property owners within 200 feet radius of the project site were notified of the modification request on June 25, 2009. The CSD procedure provides that if there are three or more requests for a public hearing within 15 days of notification of the request, the director must deny the request. Eight letters of opposition and request for public hearing were received within the comment period. Accordingly, the request was denied. The applicant appealed the director's denial and the matter is set for a public hearing.

The hearing was originally scheduled for December 1, 2009; however, the hearing was continued to January 19, 2010 pending Fire Department and Public Works Department comment letters, and revised plot plan. Staff has since received the clearance letters from Fire and Public Works with recommended conditions. The comment letters are attached as conditions of approval.

PROJECT DESCRIPTION

The subject property consists of three parcels, Assessor's Parcel Numbers 537802023, 5378012021, and 5378011032. The project site of the modification request and proposed community hall are two parcels north of Locksley Drive, APN 5378012023 and 5378012021. The third parcel, APN 5378011032 is located to the south of Locksley Drive. It is developed with additional parking for the church. No new construction is proposed for this parcel.

CSD Modification

Parcels north of Locksley Drive are developed with the main sanctuary, community hall, and parking. The project proposes to demolish the existing community hall and build a new community center along the northern property line with a 5 feet rear yard setback instead of the 15 feet required by the East Pasadena – San Gabriel CSD.

Plot Plan

The CSD modification request with a public hearing includes the plot plan review of the proposed community center. The project site for the new community center (two parcels north of Locksley Drive) has a lot area of 49,311 square feet. It is currently developed with a sanctuary (6,388 square feet), a community hall, and parking. The sanctuary is to remain, but the community hall is to be demolished. In its stead, a new two-story community center with a basement and total floor area of 19,352 square feet is proposed along the northern property line with reconfigured parking.

Base Zone Development Standards. The subject property is zoned R-3. The development standards for structures in this zone include height limits, dwelling unit density, yard and parking requirements. These standards are superseded by CSD standards. A matrix of CSD development standards are provided below.

CSD Development Standards. The following table provides an analysis of the CSD development standards and the project's compliance.

Development Standards	Standards	Compliance
Minimum Rear Yard Depth	15 feet.	CSD modification requested to provide for 5 feet instead of the 15 feet.
Minimum Side Yard Width	5 feet.	Need to verify on revised plot plan.
Minimum Reverse Corner Side Yard	10 feet.	Need to verify on revised plot plan.
Minimum Front Yard Depth	Average depth of front yards on the same side of the street on the same block or 20 feet.	Nonconforming due to standards. The front yard setback is existing. The existing sanctuary was built in 1965 within the 20 feet setback required by current standards.
Front Yard	Minimum 20 percent of the	Nonconforming due to standards. 1,085

Landscaping	required front yard shall contain softscape landscaping.	square feet of landscaping is provided in the existing front yard.
Structure Height and Setback	Adjacent to a single-family residential zone, height at five feet from the property line shall be 10 feet; any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.	Need to verify at height near residential.
Maximum Height	Maximum 35 feet except chimneys and rooftop antennas.	Need to verify that height adjacent to residential is stepped back.
Maximum Grade	Maximum grade shall be the average grade of adjoining lots or parcels of land.	Subject property and surrounding lots are flat.
Maximum Floor Area	100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.	Yes. Total floor area, including the existing sanctuary is 25,740 square feet or 52 percent of the lot area.
Maximum Lot Coverage	Maximum 75 percent of the net lot area.	Yes. Total lot coverage, including the sanctuary is 17,791 or 36 percent of the lot area.
Parking	As required by Part 11 of Chapter 22.52.	<p>Need occupancy load and revised plot plan to determine parking compliance.</p> <p>Handicap parking space... 2 if 41-80; 3 if 81-120.</p> <p>2.a. Side and Rear Yards. Where parking facilities are located on land adjoining a residential or agricultural zone, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones (22.52.1060 D.2)</p> <p>E. Landscaping.</p> <p>1. Where a wall is required to be set back from a lot line, the area between said lot line and such wall shall be landscaped with a lawn, shrubbery, trees and/or flowers, and shall be continuously maintained in good condition.</p> <p>2. At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. This regulation shall not apply to parking areas on the roofs of buildings, nor to parking areas within a building.</p>

Street Lighting	To be consistent with the neighborhood pattern except where the department of public works determines that a different street lighting configuration is required for the protection of public health and safety.	
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Green Building Program. The proposed project is subject to the Green Building Program Ordinances as follows

Drought Tolerant Landscaping

- Minimum 75 percent of all landscaping must be drought-tolerant.
- Grass or turf must be maximum of 25 percent of all landscaping, 5,000 square feet, water efficient, and at least five feet in width.
- Plants with similar water needs are to be grouped together.

Staff received a notarized copy of the covenant agreeing to landscape and maintain the property in accordance with the Drought Tolerant Ordinance.

Green Building

- One 15-gallon tree per 10,000 square feet of developed area. At least 65 percent of the trees must be from the Drought Tolerant Plant List.
- Project must comply with Green Building requirements unless waived or modified by Los Angeles County Department of Public Works.
- Third party LEED Certification or equivalent is required.

Low Impact Development

- Project must comply with Low Impact Development requirements unless waived or modified by Public Works.

EXISTING ZONING

Subject Property: R-3

Surrounding Properties:

North: R-3

East: R-1-20,000 (Single Family Residence – 20,000 Square Feet Minimum Required Lot Area)

South: R-3

West: R-1-20,000

The subject property's zoning is consistent with the properties to the north and south, which are zoned R-3. To the east, the R-3 Zone properties front Rosemead Blvd and buffer R-1 Zones from the major highway. To the west, R-1 Zones immediately front Rosemead Blvd.

EXISTING LAND USES

Subject Property: Church

Surrounding Properties:

North: Church

East: Single-family residences

South: Apartments

West: Single-family residences

The property immediately to the north is developed with a church and is compatible with the subject property. The property to the south is developed with an apartment, a more land intensive use, which is compatible with the church. The properties immediately to the east and to the west are developed with single-family residences. Draft conditions of approval are recommended to mitigate potential impacts of the church's newly proposed community center to the single-family residential neighborhood.

PREVIOUS CASE/ZONING HISTORY

The original plot plan cannot be found, but there is indication that the existing sanctuary was first approved in 1964. A revised plot plan for the sanctuary and an accessory shed was approved in 1970. Another revised plot plan in 1975 indicates that the sanctuary and community hall are existing.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Categorical Exemption (Class 3—New Construction or Conversion of Small Structures) is the appropriate environmental documentation under CEQA reporting requirements.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Per Section 22.44.135 C.4.b of the County Code concerning the CSD modification request, a notice of public hearing was advertised in the Pasadena Star News and La Opinion on October 29, 2009. The case factual and notice were also sent to the Live oak Library on October 26, 2009. Additionally, the public hearing notification was sent to property owners within 1,000 feet radius of the subject project site, and the notice was posted on site at least 30 days prior to the hearing.

PUBLIC COMMENTS

There were eight letters of opposition or request for a public hearing in response to the CSD modification request. As a result, the request was denied. Since then, staff received two letters withdrawing the opposition. One of the withdrawal letters is from the Michillinda Park Association, the area homeowner's association.

Subsequent to the denial, the applicant held two community outreach meetings in September 2009. The applicant informs staff that all but one neighbor withdrew their opposition.

In response to the notice of public hearing, sent to neighbors within a 1,000 feet radius in October, staff received one letter in support requesting a compromise seven feet rear yard setback. This letter is from the immediate neighbor sharing the northern boundary, the site of the rear yard setback modification. The applicant has not yet agreed to the seven feet offered by the neighbor instead of the five feet. (Letter Attached.)

Two letters of opposition were also received. One opposition letter cites problems with traffic and parking. The other opposition letters are from the neighbor immediately east of the project site who opposes the setback modification because the construction of the new community center is an intensification of land use which "will cause more noise, traffic, glaring light, and otherwise exacerbate the nuisance [...]" (Letters attached)

STAFF EVALUATION

The subject property is located in an R-3 Zone. A church is allowed in this zone with a director's review, that is, with a plot plan administrative review. The scope of this request is not whether the new community center can be constructed, but whether it can be constructed with a 5 feet rear yard setback instead of the 15 feet required in the CSD. The opposition to this request initiated the public hearing process.

The substance of the opposition however focuses on the construction of the new community center, concerned that demolition of the existing community center and the construction of the new one along the northern property line with the requested 5 feet setback will exacerbate traffic and cause parking and other problems. Per County Code Section 22.52 1095, one parking space is required for each five persons based on the occupant load of the largest assembly area as determined by the county engineer. The largest assembly area is the existing sanctuary, which is to remain as is. Thus the occupancy load of the church will remain the same.

To address the neighbor's concern about increased occupancy and parking, staff recommends the approval of a condition, which prohibits the concurrent use of facilities that would exceed the occupancy load established by the sanctuary without a special permit.

Also in response to neighbors' concern, staff recommends additional conditions of approval, which limit hours of operation and which require hooded lighting, maintenance of property, and special or temporary use permits outside of normal operating hours or special events.

The scope of the CSD modification request is the rear yard setback; however, staff also reviewed a draft plot plan for the proposed community center for compliance with the zoning code. The plot plan will be required to comply with the zoning code except as modified by this request.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Hearing Officer agrees with staff's evaluation above, staff recommends that the Hearing Officer close the public hearing, find that the project is Categorically Exempt, and **approve** CSD Modification Request No. 200900002 with the attached findings and conditions.

Attachments:

- Factual
- Draft Findings and Conditions
- Fire Department Letter Dated November 30, 2009
- Department of Public Works Letter Dated November 25, 2009
- Correspondence
- GIS-NET Map
- Thomas Brothers Guide Map Page
- Photos

MM:Mk
1/6/09

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. 200900002**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Community Standards District Modification No. 200900003 ("CSD Modification") on January 19, 2010.
2. The subject property is located at 778 S. Rosemead Blvd, Pasadena , within the East Pasadena Zoned District.
3. The permittee, St. Anthony, requests the CSD Modification to authorize the modification of the required rear yard in the East Pasadena – San Gabriel Community Standard District ("CSD") from 15 feet to five feet to accommodate the construction of a new community center at an existing church.
4. The subject property is presently zoned R-3 (Limited Multiple Residence). A church is allowed in the R-3 Zone with a director's review.
5. The plot plan for the proposed community center has been reviewed concurrently with the CSD Modification request, for compliance with the Zoning Code except for the modification allowed by this approval.
6. The surrounding properties are zoned as follows:

North:	R-3
South:	R-1-20,000 (Single Family Residence – 20,000 Square Feet Minimum Required Lot Area);
West:	R-3; and
East:	R-1-20,000.
7. The land use designation for the subject property in the Los Angeles Countywide General Plan ("General Plan") is "3"- Medium Density Residential (12 to 22 Dwelling Units Per Acre). The intent of this designation is to identify land suitable for multiple unit development including garden apartments and multiplex development in addition to high density townhouse developments. Such areas are typically located along major transportation corridors. The church fronts a major transportation corridor and is compatible with the intended higher density land use.
8. The subject property consists of three parcels: Assessor's Parcel Numbers 537802023, 5378012021, and 5378011032. The project site of the modification request and proposed community hall are two parcels north of Locksley Drive, APN 5378012023 and 5378012021. The third parcel, APN 5378011032 is located to the south of Locksley Drive. It is developed with additional parking for the church. No new construction is proposed for this parcel.
9. The subject property is currently developed with a church consisting of the main sanctuary, community hall, and parking. The project proposal is to demolish the

existing community hall and build a new community center along the northern property line with a 5 feet rear yard setback instead of the 15 feet required by the East Pasadena – San Gabriel CSD.

10. In the R-3 Zone, a church is allowed with a director's review. Without the request for the rear yard setback modification, the proposed construction of the new community center would have been allowed with an administrative plot plan review.
11. The CSD Modification request with a public hearing included the plot plan review of the proposed community center. Except for the requested modification, the project is required to comply with all base zone and CSD development standards.
12. The project is subject to the Drought Tolerant Landscaping, Green Building, and Low Impact Development ordinances of the Green Building Program.
13. Regional Planning determined that the project was categorically exempt under the California Environmental Quality Act ("CEQA"), finding that the CSD modification is a minor alteration in land use limitations.
14. The modification request was processed in accordance with the procedure set forth in the CSD (Section 22.44.135 C 4). Property owners within 200 feet radius of the project site were notified of the modification request on June 25, 2009. The CSD procedure provides that if there are three or more requests for a public hearing within 15 days of notification of the request, the director must deny the request. Eight letters of opposition and request for public hearing were received within the comment period. Accordingly, the request was denied. The applicant appealed the director's denial and the matter was set for a public hearing to be considered by the Hearing Officer.
15. In accordance with public hearing procedures, the project was duly noticed to property owners within 1,000 feet radius of the subject property, advertised in the Pasadena Star News and La Opinion, and the notice was posted on site at least 30 days prior to the public hearing.
16. At the Hearing Officer's January 19, 2010 public hearing on the project, the Hearing Officer heard a presentation from staff, testimony from the permittee's representative, and testimony from project opponent (s).
17. [Insert testimony and HO action/ discussion]
18. On January 19, 2010, after hearing all testimony, the Hearing Officer closed the public hearing and took the following action [insert].
19. That the proposed addition of the new community center is in conformance with development standards except for the modification requested.

20. The proposed project is compatible with the character of the community since the use is an existing use that is permitted by right. The requested rear yard setback modification adjoins the neighboring property to the north, which is also developed with a church.
21. The approval of this modification does not establish a precedent for approval of other modifications within the East Pasadena-San Gabriel Community Standards District.
22. The requested rear yard setback modification for the addition of a community center for the existing use will not change the existing occupancy load established by the sanctuary on the subject property; therefore, the proposed modification will not have a negative effect on neighboring property, traffic, and public health, safety and general welfare.
23. 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 the Los Angeles County Code.

THEREFORE, THE HEARING OFFICER:

1. Certifies that it found the project to be categorically exempt under CEQA at the conclusion of the public hearing on the project; and
2. Approves Community Standards District Modification Number 200900002-(5), subject to the attached conditions.

This grant authorizes a modification to the East Pasadena-San Gabriel Community Standards District for the construction of a community building accessory to an existing church with a side yard setback of five (5) feet in lieu of the required 15 feet, as depicted on the approved Exhibit "A", and subject to all of the following conditions:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 Department of 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 Number 6, and until all required monies have been paid pursuant to Condition Number 8.
3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall expire unless used within 2 years from the date of final approval by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$450**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **three annual** 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

9. 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 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.

10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of 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.
16. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A," or the revised Exhibit "A" approved by the Director.
 - a. If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval of the CSD Modification Request.
 - b. In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
18. The construction, operation and maintenance of the proposed use shall be further subject to all of the following conditions:
 - a. A minimum of xx parking spaces shall be maintained on site at all times. An additional xx spaces shall be available on the auxiliary lot.

- b. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter all areas of the premises under which the permittee has control.
- c. Outdoor storage is expressly prohibited.
- d. All on-site lights shall be shielded in such a way so as to minimize glare from the site. Any lighting adjacent to residences shall be hooded and directed away from neighboring residences to prevent direct illumination and glare.
- e. Concurrent events at the sanctuary and community center or on site shall not exceed the total occupancy load for the sanctuary as established by this permit, unless otherwise authorized by a Temporary Use Permit for a "Special Event."
- f. "Special Event" is any activity outside normal hours of operation established by this permit or any activity that exceeds occupancy load of the sanctuary as established by this permit. A Temporary Use Permit must be obtained from the Department of Regional Planning prior to any such event. Operating hours for such an event, appropriate parking arrangements, or other requirements may be established by the Temporary Use Permit especially for the "Special Event."
- g. The permittee's operating hours shall be from 7 a.m. to 10 p.m. unless otherwise authorized by a Temporary Use Permit for a "Special Event," except said limitations may not include Christmas Eve, Christmas Day, Greek Orthodox Easter Sunday, and three days preceding Greek Orthodox Easter Sunday.
- h. Upon approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department. In addition, the permittee shall comply with all requirements set forth in the letter dated November 30, 2009 by the County Fire Department, attached hereto, except as otherwise required by said department.
- i. The subject property shall be developed and maintained in compliance with requirements of the County Department of Public Health. Water and sewer facilities and/or service shall be provided for the project to the satisfaction of said department.
- j. All structures related to the permittee's use shall comply with the requirements of County Department of Public Works' ("Public Works") Division of Building and Safety. In addition, the permittee shall comply with all requirements set forth in the letter dated November 25, 2009 by Public Works, attached hereto, except as otherwise required by said department.

- k. The permittee shall post a sign at the entrance to the church parking encouraging parishioners to park on church premises and away from neighboring residential streets.
- l. Within 90 days following the approval date of this grant, the permittee shall submit to the Director for review and approval a covenant running with the land for the benefit of the County showing that the permittee agrees to hold the following parcels as one parcel: Assessor Parcel Numbers 5378011032, 5378012023, and 5378012021. Once said covenant is approved, it shall be recorded in the office of the County Registrar-Recorder/County Clerk and shall remain in effect for the life of this grant or for as long as otherwise provided for in said covenant.
- m. All trash receptacles shall be placed within a masonry or concrete block enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden or other type of opaque gate.
- n. The permittee shall comply with Drought Tolerant Landscaping Ordinance requirements as follows:
- Minimum 75 percent of all landscaping must be drought-tolerant.
 - Grass or turf must be maximum of 25 percent of all landscaping, 5,000 square feet, water efficient, and at least five feet in width.
 - Plants with similar water needs are to be grouped together.
- o. The permittee shall comply with Green Building Ordinance as follows:
- One 15-gallon tree per 10,000 square feet of developed area. At least 65 percent of the trees must be from the Drought Tolerant Plant List.
 - Project must comply with Green Building requirements unless waived or modified by Los Angeles County Department of Public Works.
 - Third party LEED Certification or equivalent is required.
- p. Three copies of a landscape plan shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscaping may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.
- q. The permittee shall comply with Low Impact Development Ordinance requirements unless waived or modified by Public Works.

December 29, 2009

Ms. Mi Kim
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Re: St. Anthony Greek Orthodox Church
Project No. R2004-00104-(5)

Dear Ms. Kim:

Thank you for your revised conditions set forth in your email of December 23, 2009. We have carefully reviewed your requested conditions to be attached to the Request for CSD Modification and have provided our responses below. We have accepted many of your conditions and either request clarification or propose revised language for others. If our proposed changes are acceptable, please indicate so in writing. Otherwise, we request the opportunity to meet with you the week of January 4th 2010 to discuss our responses in further detail.

Conditions w/ Responses

1. Unless otherwise apparent from the context, the term [REDACTED] shall include the applicant and any other person, corporation, or other entity making use of this grant.

St. Anthony Response:

Unless it would delay the process leading to the Public Hearing and approval of the Request for CSD Modification, we would prefer that St. Anthony be reflected in the documentation as the

[REDACTED]

Staff Recommendation:

Staff does not recommend any changes. This is DRP's standard condition and language.

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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, [REDACTED] of this grant.

St. Anthony Response:

Please amend the condition per the following: 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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept [REDACTED] of this grant.

Staff Recommendation:

Staff does not recommend any changes. This is DRP's standard condition and language.

3. 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 [REDACTED], which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

St. Anthony Response:

Please amend the condition per the following: "3. 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 [REDACTED], which ..."

Additionally, we are conferring with our insurance carrier to confirm that this condition is currently permissible under our policy. Further revisions to this condition may be required by our carrier and thus proposed by St. Anthony.

Staff Recommendation:

Staff does not recommend any changes. This is DRP's standard condition and language.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within [REDACTED] of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit.

There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

St. Anthony Response:

Please amend the condition per the following: "4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within [REDACTED] of the filing..."

Additionally, we are conferring with our insurance carrier to confirm that this provision is currently permissible under our policy. Further revisions to this condition may be required by our carrier and thus proposed by St. Anthony.

Staff Recommendation:

Staff does not recommend any changes. This is DRP's standard condition and language.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.

St. Anthony Response:

This condition is acceptable.

6. It is further declared and made a condition of this grant that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the grant shall be suspended and the privileges granted shall lapse; provided that the property owner has been given written notice of such violation and has failed to correct the violations for a period of thirty [REDACTED]

St. Anthony Response:

Please amend this condition per the following: 6. It is further declared and made a condition of this grant that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the grant shall be suspended and the privileges granted shall lapse; provided that the

property owner has been given written notice of such violation and has failed to correct the violations for a period of thirty [REDACTED].

7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

St. Anthony Response:

This condition is acceptable.

8. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.

St. Anthony Response:

This condition is acceptable.

9. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

St. Anthony Response:

The Project has received clearance from Los Angeles County Fire and thus we request this condition be removed as being redundant and potentially confusing.

Staff Recommendation:

This condition may be removed as Condition No. 21 addresses the issue .

10. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

St. Anthony Response:

We have not yet received a copy of the document you refer to as Exhibit "A." Please provide us with a copy as soon as possible.

Staff Recommendation:

Exhibit "A" is the plans and maps considered at the hearing. The applicant will receive a copy of the approved map after the end of the appeal period and upon submission of the Affidavit of Acceptance.

- 10.5 In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within [REDACTED] 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

St. Anthony Response:

We propose the following minor revisions to the portion of the condition immediately above: “In the event of graffiti or other extraneous markings occurring on the St. Anthony site, the permittee shall remove or cover said markings, drawings, or signage within a [REDACTED]. Paint utilized in covering such markings shall be of a color that matches, as closely as *practical*, the color of the...”

Staff Recommendation

This is DRP’s standard condition and Staff’s recommended condition; however, if the Hearing Officer would like to amend this condition to 48 hours, Staff has no objections.

11. A minimum of [REDACTED] parking spaces shall be maintained on site at all times. An additional [REDACTED] spaces shall be available on the auxiliary lot.

St. Anthony Response:

Please amend this condition per the following: 11. A total of 92 parking spaces shall be provided by the Church- a combination of the Locksley lot and the Church site unless approved pursuant to processes established by the County of Los Angeles.

Staff Recommendation

The occupancy load determination is pending. Parking will be determined once staff receives occupancy load certified by Building and Safety.

12. 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 under which the permittee has control.

St. Anthony Response:

Please remove the first sentence “The permittee shall maintain the subject property in a neat and orderly fashion.” from this condition since the interpretation of “neat and orderly fashion” is subjective. The second sentence is acceptable.

Staff Recommendation

This condition has been revised to: "The permittee shall maintain the subject property in a neat and orderly fashion, such that the premises under which the permittee has control free is of litter, trash and debris.

13. Outdoor storage is expressly prohibited.

St. Anthony Response:

Please amend the condition per the following: "13. Permanent outdoor storage is expressly prohibited unless approved pursuant to processes established by the County of Los Angeles.

Staff Recommendation

Staff has no objections to the proposed language.

14. All on-site lights shall be shielded in such a way so as to minimize glare from the site. Any lighting adjacent to residences shall be hooded and directed away from neighboring residences to prevent direct illumination and glare.

St. Anthony Response:

Please amend this condition per the following: 14. Parking lot lighting shall be designed and installed per governing code requirements.

Staff Recommendation

Staff does not recommend any changes, unless the change more clearly specifies the lighting type and standard suggested by Staff.

15. Church worship services and religious classes or meetings should not be held so as to create undue demand on available parking.

St. Anthony Response:

The County has a right to regulate building occupancy limits not religious uses. This concern is addressed in conditions 16 and 18 below. Please delete this condition.

Staff Recommendation

Staff agrees that this condition can be removed.

16. Concurrent events at the sanctuary and the community center shall not exceed the total occupancy load established by this permit, unless otherwise authorized by a Temporary Use Permit

St. Anthony Response:

Please revise this condition as follows: "Concurrent events at the sanctuary and the community center shall not exceed the total occupancy load for the Sanctuary, unless otherwise authorized by a Temporary Use Permit or available parking spaces. Personnel supporting each event shall not be included in the occupancy load calculation for the purposes of this condition."

Staff Recommendation

This condition has been revised to: "Concurrent events at the sanctuary and community center or on site shall not exceed the total occupancy load for the sanctuary as established by this permit, unless otherwise authorized by a Temporary Use Permit for a "Special Event."

17. The permittee's operating hours shall be from XX to XX unless otherwise authorized by a Temporary Use Permit for a "Special Event."

St. Anthony Response:

Please revise the condition as follows: *The permittee's scheduled event hours of operation shall be from 7 am to 12:00 (midnight), unless otherwise authorized by a Temporary Use Permit. Time periods not subject to said limitations include Christmas Eve, Christmas Day, the Sunday of Greek Orthodox Easter, and the three days preceding Greek Orthodox Easter Sunday.*

Staff Recommendation

Staff recommends hours of operation be limited to 7 a.m. to 10 p.m. similar to other churches, unless the Hearing Officer modifies these hours pursuant to testimony given at the public hearing.

18. "Special Event" is any activity other than a regularly scheduled church service, which leads to need for parking in excess of the required number of parking spaces. A Temporary Use Permit must be obtained from the Department of Regional Planning prior to any such event, and the operating hours for such an event may be established by the said permit.

St. Anthony Response:

We object to this condition as currently phrased.

The County has a right to regulate occupancy limits and thus we propose the following alternative language: "Special Event" is any activity other than a church service or a reception immediately following such service, which leads to an occupancy load level exceeding 460 people on the premises or an occupancy load level on the premises in excess of the number supported by available parking. A Temporary Use Permit must be obtained from the Department of Regional Planning prior to any such event, and the operating hours for such an event may be established by the said permit. Personnel supporting each event shall not be included in the occupancy load calculation for the purposes of this condition."

Staff Recommendation

This condition has been revised to, "Special Event" is any activity outside normal hours of operation established by this permit or any activity that exceeds occupancy load of the sanctuary as established by this permit. A Temporary Use Permit must be obtained from the Department of Regional Planning prior to any such event. Operating hours for such an event, appropriate parking arrangements, or other requirements may be established by the Temporary Use Permit especially for the "Special Event."

19. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or the revised Exhibit "A" approved by the Director.

St. Anthony Response:

Please provide us with a copy of the referenced Exhibit "A". Please revise this condition as follows: 19. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant *or subsequent grants*, as set forth in these conditions, or by the approved Exhibit "A" or the revised Exhibit "A" approved by the Director.

Staff Recommendation:

Exhibit "A" is the plans and maps considered at the hearing. The applicant will receive a copy of the approved map after the end of the appeal period and upon submission of the Affidavit of Acceptance.

20. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.

St. Anthony Response:

Please provide us with a copy of the referenced Exhibit "A". This condition is generally acceptable and we anticipate this condition will be confirmed acceptable after our review of Exhibit "A".

Staff Recommendation:

Exhibit "A" is the plans and maps considered at the hearing. The applicant will receive a copy of the approved map after the end of the appeal period and upon submission of the Affidavit of Acceptance.

21. Upon approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department. In addition, the permittee shall comply with all requirements set forth in the letter dated November 10, 2009 by the County Fire Department, attached hereto, except as otherwise required by said department.

St. Anthony Response:

This condition is generally acceptable. St. Anthony has proposed modifications to the department's last correspondence and awaits confirmation of acceptance of those modifications. A follow-up mtg with the Fire Dept. prior to the Public Hearing may be necessary to address the proposed modifications.

22. The subject property shall be developed and maintained in compliance with requirements of the County Department of Public Health. Water and sewer facilities and/or service shall be provided for the project to the satisfaction of said department.

St. Anthony Response:

This condition is acceptable.

23. All structures related to the permittee's use shall comply with the requirements of County Department of Public Works' ("Public Works") Division of Building and Safety. In addition, the permittee shall comply with all requirements set forth in the letter dated xxxxxx by Public Works, attached hereto, except as otherwise required by said department.

St. Anthony Response:

This condition is generally acceptable. St. Anthony has proposed modifications to the department's last correspondence and awaits confirmation of acceptance of those modifications. A follow-up mtg with Public Works prior to the Public Hearing may be necessary to address the proposed modifications.

24. Within [REDACTED] following the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which complies with Green Building Program Ordinances. The landscaping may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.

St. Anthony Response:

Please revise this condition per the following: 24. Within [REDACTED] [REDACTED] following the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which complies with Green Building Program Ordinances. The landscaping may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. *The permittee shall maintain landscaping per governing codes and ordinances.*

Staff Recommendation:

***Staff recommended revision:* "Three copies of a landscape plan shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscaping may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover."**

25. The permittee shall post a sign at the entrance to the church parking [REDACTED] parishioners to park on church premises and away from neighboring residential streets.

St. Anthony Response:

Please revise this condition per the following: 25. The permittee shall post a sign at the entrance to the church parking [REDACTED] parishioners to park on church premises and away from neighboring residential streets.

Staff Recommendation:

Staff has no objections to the applicant's proposed change.

26. Within [REDACTED] following the approval date of this grant, the permittee shall submit to the Director for review and approval a [REDACTED] running with the land for the benefit of the County showing that the permittee agrees to hold the following parcels as one parcel: Assessor Parcel Numbers 5378011032, 5378012023, and 5378012021. Once said [REDACTED] is approved, it shall be recorded in the office of the County Registrar-Recorder/County Clerk and shall remain in effect for the life of this grant or for as long as otherwise provided for in said [REDACTED].

St. Anthony Response:

Please revise this condition per the following
Within [REDACTED] following the approval date of this grant, the permittee shall submit to the Director for review and approval a [REDACTED] running with the land for the benefit of the County showing that the permittee agrees to hold the following parcels as one parcel: Assessor Parcel Numbers 5378011032, 5378012023, and 5378012021. Once said [REDACTED] is approved, it shall be recorded in the office of the County Registrar-Recorder/County Clerk and shall remain in effect for the life of this grant or for as long as otherwise provided for in said [REDACTED].

Staff Recommendation:

No change is recommended.

Thank you for your professional assistance. Please call me on my cell at (626) 319-2333 if you have any questions.

Best regards,

John Patzakis
President, St. Anthony
Greek Orthodox Church



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: November 30, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CSD R2004-00104

LOCATION: 778 S. Rosemead Blvd., Pasadena (Co.)

- The required fire flow for this development is 2000 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify 1 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water:** THE FOLLOWING ITEM(S) SHALL BE COMPLETED DURING THE BUILDING PLAN CHECK PHASE AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:
1. Verify and flow the nearest existing public fire hydrant to the property line.
 2. Install (1) new public fire hydrant on the address side (Rosemead Blvd.) of the new building. Final location to be determined by the Fire Prevention Engineering Section during building plan check.
 3. Relocate (1) existing private fire hydrant that is located in the center of the rear parking lot. Final location to be determined by the Fire Prevention Engineering Section during building plan check.

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

- Access & Bldg.** 1. With building heights below 35 feet, fire apparatus access shall be paved and maintain a minimum width of 26 feet clear to sky. Said access shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route.
2. Proposed building wall(s) adjacent to the side yard shall meet all fire and building code requirements for wall and opening protection.

- Special Requirements:** THE FOLLOWING ITEM(S) SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL DURING THE BUILDING PLAN CHECK PHASE AND PRIOR TO ISSUANCE OF A BUILDING PERMIT:
1. An original Fire Flow Availability form (Form 196) for the public and private fire hydrants.
2. A revised Site Plan.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAECCI**



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

DEC - 2 2009

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 25, 2009

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Jeantine Nazar

FROM: Steve Burger
Land Development Division
Department of Public Works

PROJECT NO. R2008-02340
778 SOUTH ROSEMEAD BOULEVARD
UNINCORPORATED COUNTY AREA OF PASADENA

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the project located at 778 South Rosemead Boulevard. The proposed project consists of the demolition of an existing 7,350-square-foot community hall and constructing a new 16,030-square-foot community center.

Upon approval of the site plan, we recommend the following conditions:

1. Road Conditions

- 1.1 Pay a nonrefundable cash contribution in the amount of \$30,000.00 for the construction/reconstruction of curb ramps, curb returns, cross-gutter, and street trees along the property frontage on Rosemead Boulevard.
- 1.2 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Rosemead Boulevard to the satisfaction of Public Works.

- 1.3 Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Locksley Drive to the satisfaction of Public Works.
- 1.4 Construct/reconstruct all driveway approaches to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
- 1.5 Plant street trees on Locksley Drive. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 1.6 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.7 Underground all new service lines and distribution lines that are less than 50 KV and new utility lines (on Locksley Drive) to the satisfaction of Public Works and Southern California Edison. Please contact Public Works' Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
- 1.8 Restrict parking along the south side of Locksley Drive between Rosemead Boulevard and the private alley/firelane to the satisfaction of Public Works. The applicant shall initiate proceedings with Public Works to process the parking restriction. Applicant shall be responsible for and shall pay all costs associated with the processing of the parking restriction.
- 1.9 Provide a line-of-sight exhibit from the existing alley driveway on Locksley Drive demonstrating there is adequate sight distance for a design speed of 25 mph (150 feet) along the curved section of the street approaching the existing alley driveway. If adequate sight distance cannot be obtained under the existing street condition, due to obstructions from fixed objects or parked vehicles, the applicant will identify that portion of the street frontage along the north side of Locksley Drive that will need to have restricted parking. If parking restrictions are required, the applicant shall initiate proceedings with Public Works to process the parking restriction. Applicant shall be responsible for and shall pay all costs associated with the processing of the parking restriction.
- 1.10 Acquire street improvement plan approval or direct check status before obtaining a grading/building permit.

- 1.11 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the items above, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov.

2. Drainage

- 2.1 A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to grading approval when any of the following conditions exist:

- Redevelopment projects (creation, addition, or replacement of 5,000-square-feet of impervious surface area);
- Parking lot with 5,000-square-feet or more of surface area or with 25 or more parking spaces;

- 2.2 A Low-Impact Development plans (as part of the drainage concept) is required prior to grading approval of the map.

- Per County Code Section 12.84.460 comply with Low-Impact Development requirements and provide calculations in accordance with the Low-Impact Development Standards Manual, which can be found at [http://dpw.lacounty.gov/wmd/LA County LID Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)

- 2.3 Submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to Public Works. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any off-site work.

For questions regarding the items above, please contact Christopher Sheppard at (626) 458-4921 or by e-mail at csheppard@dpw.lacounty.gov.

3. Soils and Geology

- 3.1 All or portion of the site is located within both an Alquist-Priolo Earthquake Fault Zone and a potentially liquefiable area per the State of California Seismic Hazard Zones Map—Mount Wilson Quadrangle. Both of these potential hazards were addressed in reports dated November 19, 2007, and June 16, 2008, prepared by the J. Byer Group, Inc. These reports found that the subject property is not subject to fault rupture or liquefaction hazard.

For questions regarding the items above, please contact Jeremy Wan at (626) 300-4925 or by e-mail at jwan@dpw.lacounty.gov.

4. Grading

- 4.1 Submit a grading plan (as applicable) to Public Works' Land Development Division, Road and Grading Section, for review and approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.
- 4.2 Submit covenant/soils report and other documents as may be required prior to approval of grading plan.

For questions regarding the items above, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov.

5. Water

- 5.1. Provide Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to the additional building.

For questions regarding the items above, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at tkhalkh@dpw.lacounty.gov.

Mark Child
November 25, 2009
Page 5

If you have any other questions or require additional information, please contact Toan Duong or Ruben Cruz at (626) 458-4910 or by e-mail at tduong@dpw.lacounty.gov or rcruz@dpw.lacounty.gov.

RC:la

P:\dpub\SUBMGT\CUP\Project R2004-00104_778 South Rosemead Blvd-finals (rev1).docx



Los Angeles County Department of Regional Planning

REQUEST FOR MODIFICATION OF STANDARDS IN THE EAST PASADENA- SAN GABRIEL COMMUNITY STANDARDS DISTRICT (CSD)

320 W. Temple St., Los Angeles, CA 90012 Phone: (213) 974-6411 Fax: (213) 974-0434 Web site: <http://planning.la.county.gov>

Los Angeles County Zoning Ordinance Section 22.44.135 authorizes the Director of Planning to consider requests for modifications of standards in the East Pasadena-San Gabriel Community Standards District if there is no concurrent application requiring a public hearing. Notification is required to property owners and residents within 200 feet of the subject property and to the Homeowner's Association whose boundary includes the subject property. If at least three written requests for a public hearing are received from the public and/or the burden of proof is not met, the application shall be denied. The applicant may then request a public hearing with submittal of the additional hearing fee. If there is a concurrent application requiring a public hearing, only this form and items # 4 and 5 are required with the application fee; the modification request and related permit, land division, etc. will be considered concurrently.

The application for a modification of the standards in the East Pasadena-San Gabriel CSD shall contain the following:

1. One (1) copy of the Zoning and Subdivision Application.
2. One (1) Ownership Map showing properties located within 200 feet of the exterior boundaries of the subject property.
3. One (1) Ownership List and two (2) sets of mailing labels providing mailing addresses of property owners and residents of properties on the ownership map, with one-to-one correspondence, and the mailing address of the Homeowner's Association. One (1) affidavit certifying that this information is correct.
4. Four (4) site plans (24" X 36" size) drawn to scale and one (1) site plan (8.5" X 11" size) indicating: (a) Location, dimension, height and use of all structures on the subject property, (b) Table listing each front yard setback of all residentially-zoned properties on the same side of the street, on the same block, (c) Zoning of adjacent properties, (d) Softscape landscaping.
5. Application fee (make check payable to L.A. County). If a public hearing is requested, then an additional hearing fee and nine copies of the 24" X 36" site plan will be required. Please refer to the latest Fee Schedule for the required fees.

Modification Request and Burden of Proof (If necessary, attach additional pages.)

1. Specify each modification requested.
REDUCE REAR YARD SETBACK TO 5'-0" FROM 15'-0"

2. What topographic features, lot design or other conditions justify the modification?
WITH THE EXISTING LOT CONFIGURATION, THE LOT FRONT IS CONSIDERED TO BE ALONG LOCKSLEY DRIVE. THIS WOULD PLACE A 15' ALLEY AT THE NORTH END OF THE PROPERTY THAT WOULD OUTLET TO ROSEMEAD BLVD. THAT COULD BECOME A MAINTAINANCE AND SUPERVISION NIGHTMARE. THE AREA WOULD BECOME A SAFETY NIGHTMARE. NOISANES

3. Are other nearby properties enjoying modifications similar to what you propose? If so, please list address, relevant setback, height, floor area/lot coverage, etc. and description of the structure involved. Include photos and sketches if necessary.
NO



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



**EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT (CSD)
MODIFICATION BURDEN OF PROOF**

Pursuant to Zoning Code Section 22.44.135.C.4, the applicant shall substantiate the following:

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

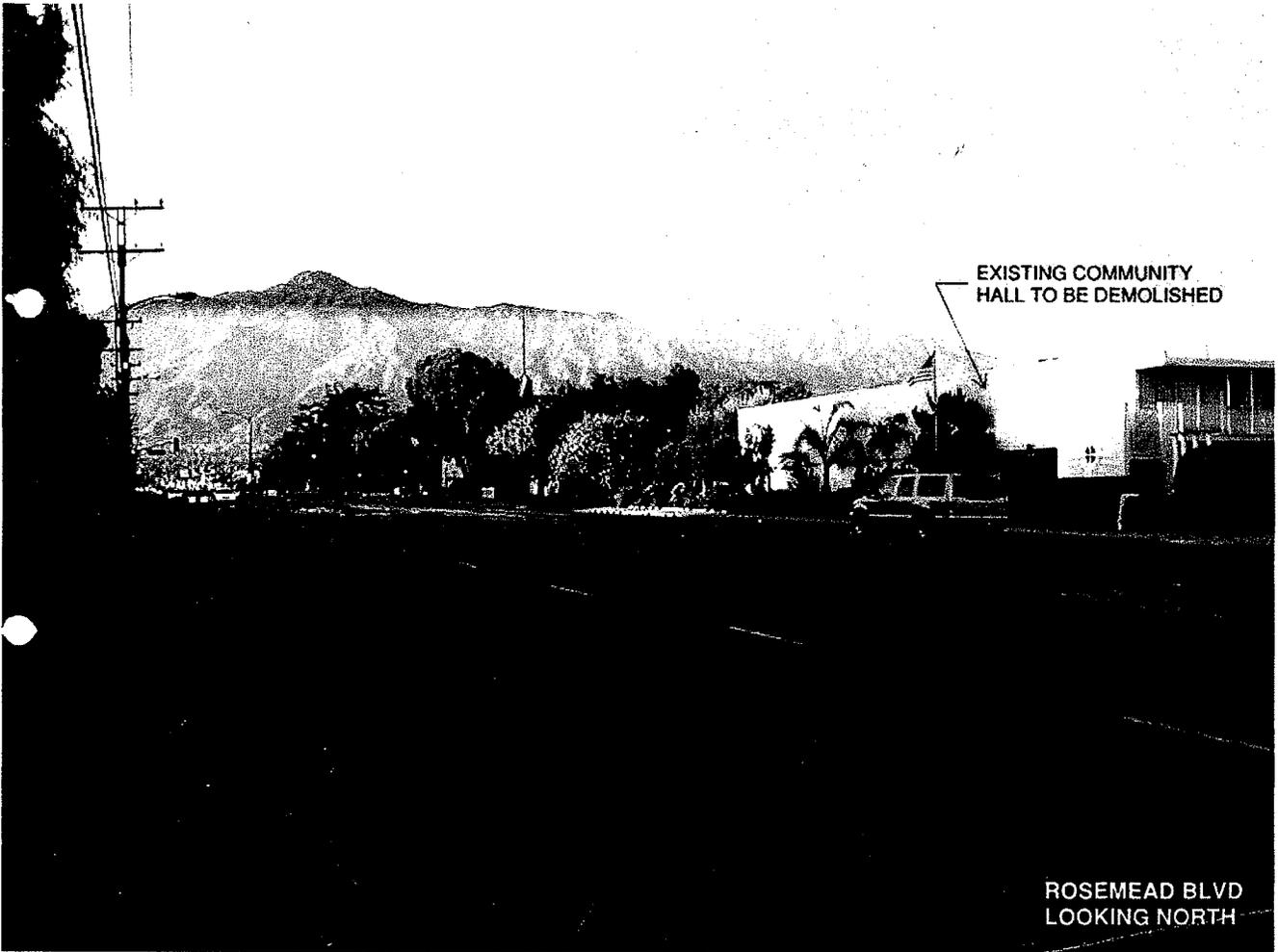
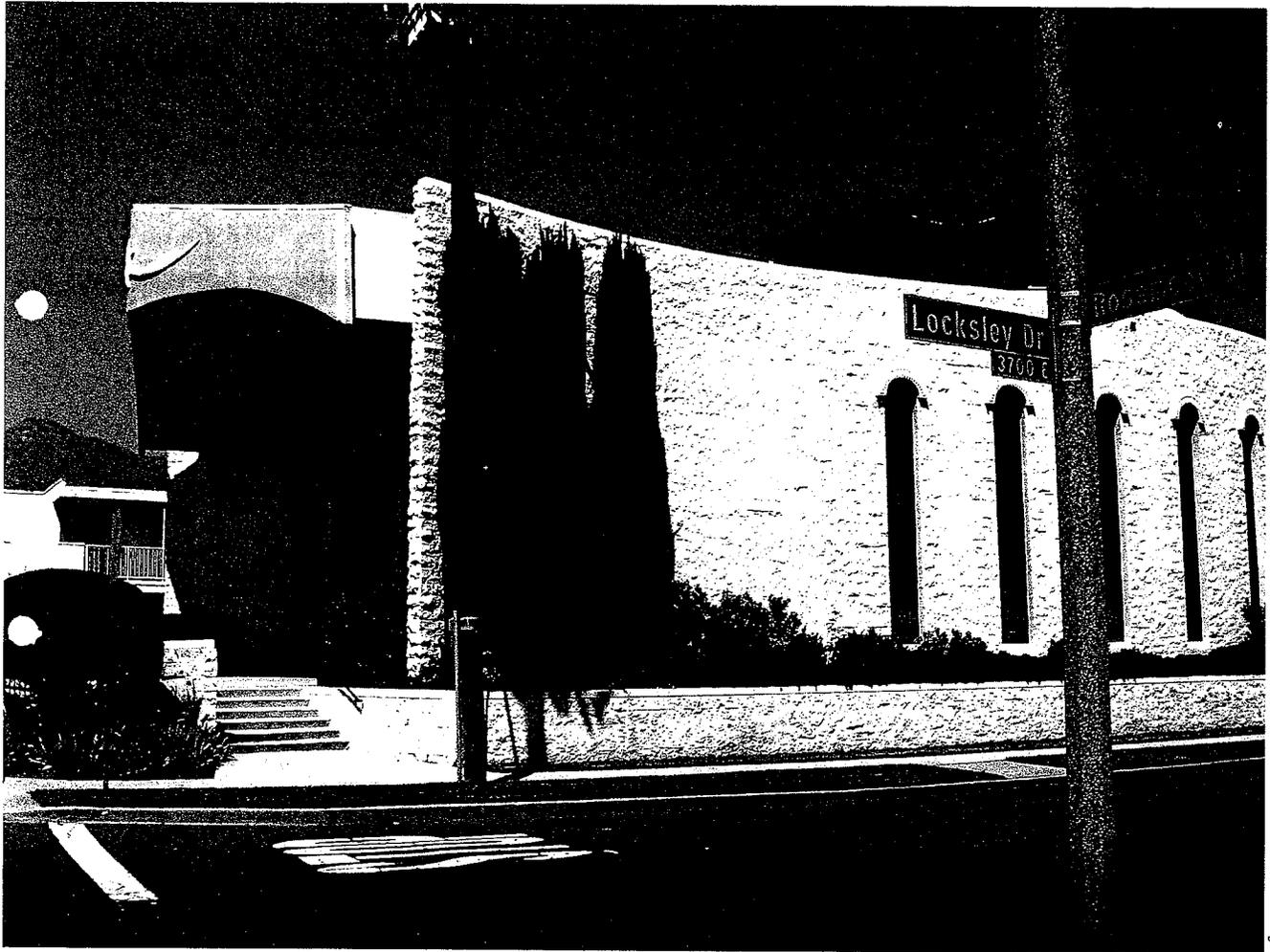
A. Address how the principles and standards of Section 22.56.1690 are met, which are that the use, development of land and/or application of development standards are:

1. In compliance with all applicable provisions of Title 22;
2. When considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property, and is in conformity with good zoning practice; and
3. Is suitable from the standpoint of functional developmental design.

THE REQUESTED MODIFICATION MEETS THE PRINCIPLES AND STANDARDS, BECAUSE THE 15' SETBACK IS ~~THE~~ INTENDED FOR THE REAR OF THE PROPERTIES. THE NORTH BOUNDARY OF THE SITE WHILE TECHNICALLY THE REAR OF THE PROPERTY FUNCTIONS MORE AS A SIDE BOUNDARY BECAUSE OF ITS RELATIONSHIP TO THE NORTH ADJACENT PROPERTY, THE EXISTING CHURCH STRUCTURE AND ROSEMEAD BLVD.

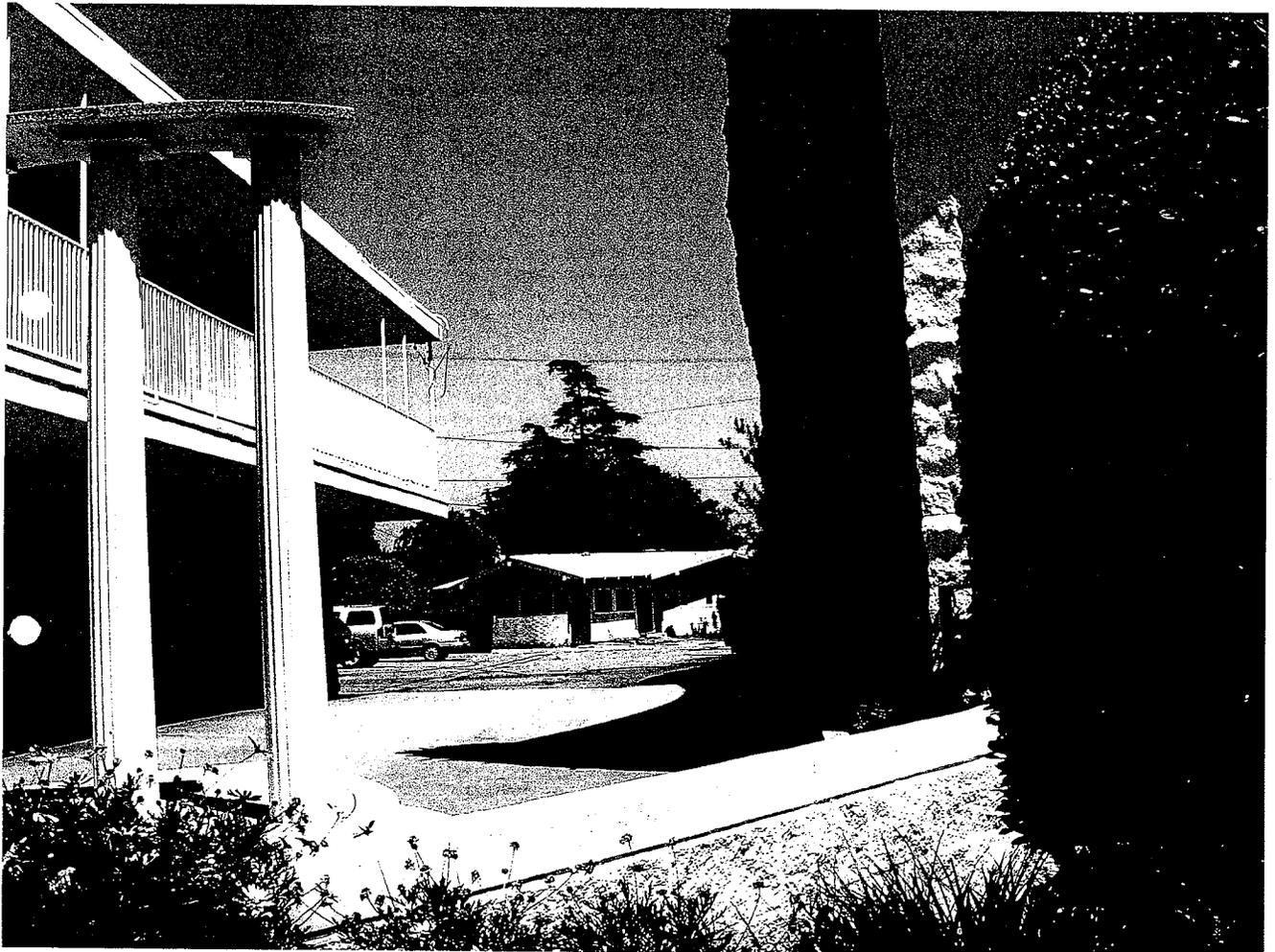
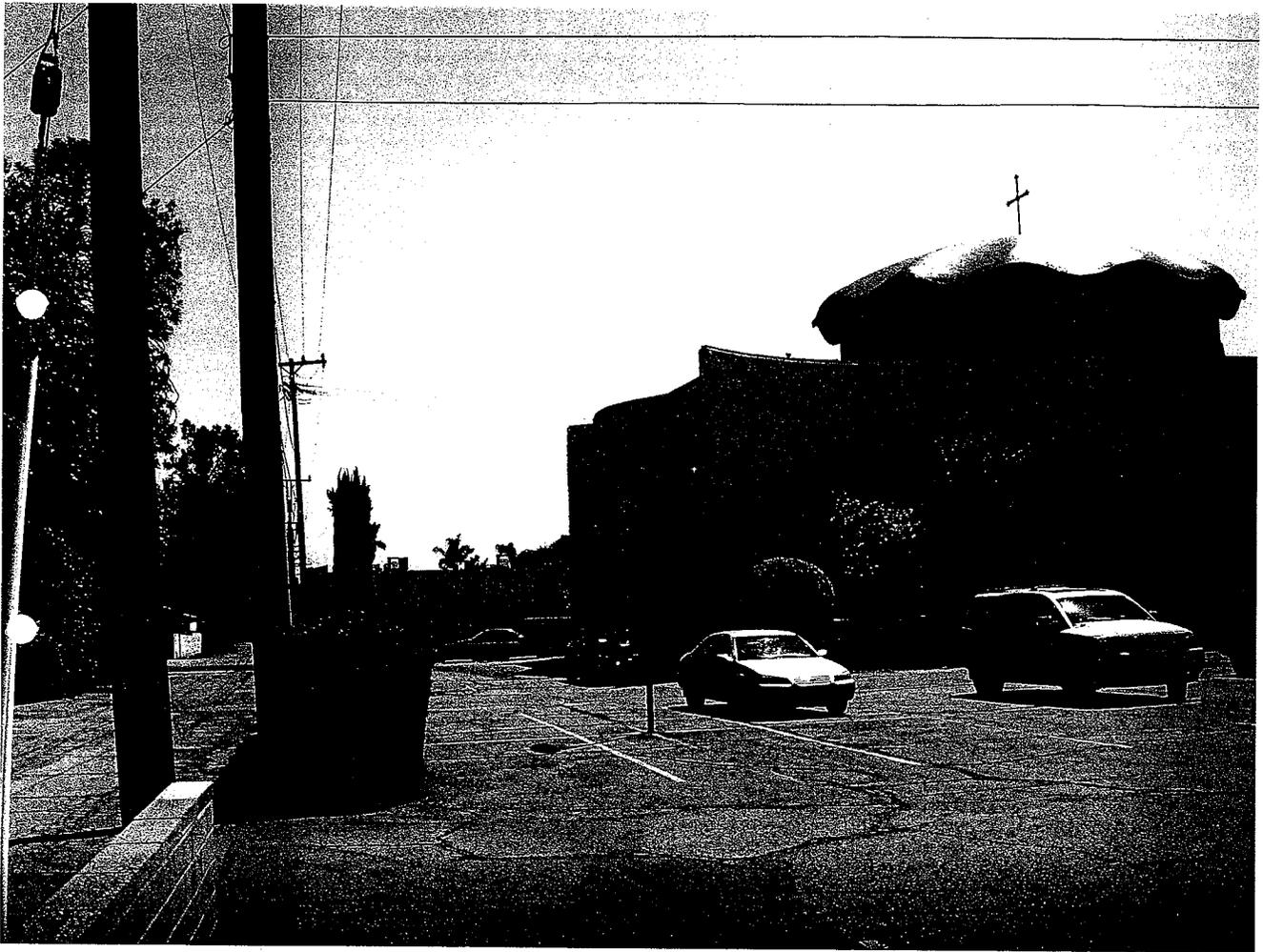
B. Describe how each modification request is consistent with the unique characteristics of the neighborhood in which the site is located (i.e. topographic features, lot design, setbacks, height, floor area, lot coverage, etc.). Please include addresses, specific description of the structure(s) and circumstances involved. Include photos and sketches if necessary.

THE MODIFICATION IS CONSISTENT WITH THE OTHER CHURCH PROPERTY TO THE IMMEDIATE NORTH, 700 SOUTH ROSEMEAD BLVD. THAT PROPERTY HAS A 5' SETBACK @ THE SHARED PROPERTY LINE.



EXISTING COMMUNITY
HALL TO BE DEMOLISHED

ROSEMEAD BLVD
LOOKING NORTH



OPPOSITION LETTERS

November 6, 2009

NOV - 9 2009

Hearing Officer
The Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Ref: Community Standards District Modification Request for 778 S. Rosemead Blvd.

Dear Sir or Madame:

I am unable to attend the hearing scheduled for December 1st, but wish to submit the following comments for your use at that hearing.

I have several significant concerns regarding the church's proposed construction of a community center with the revised setback. My primary concern is the deleterious affect of the added volume of traffic and spillover parking that will result in the surrounding neighborhood.

The volume of traffic on our street increases substantially every time the church holds any kind of significant religious service or community event. This creates a dangerous situation for the many pedestrian walkers, the pets, and the wildlife that occupy the neighborhood. Further, parking on the street is severely impacted, particularly due to the narrow width of Locksley which encourages people to park instead on Michigan Blvd. For example, every year during the Greek Festival held at the church, my driveway ends up being encroached by someone attending the festival who attempts to squeeze into too narrow of a parking space. We have put up with it, because the festival occurs only one weekend a year and it is a major fundraiser for the church. However, we greatly object to any development which would result in this circumstance becoming a more frequent occurrence.

My second concern is that reducing the setback will inevitably negatively impact the architectural sense of openness that is a strong positive for the Michillinda Park community. Overbuilding on lots and any reduction to setbacks negatively impacts sightlines and is a detriment to the surrounding area.

Sincerely,



Douglas Graff
810 Michigan Blvd.
Pasadena, CA 91107

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November 30, 2009

SENT VIA E-MAIL AND HAND DELIVERED:

Jeantine Nazar: jnazar@planning.lacounty.gov
Maria Masis mmasis@planning.lacounty.gov

Jeantine Nazar
Maria Masis
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

**Project No. R2004-00104-(5)
Community Standards District Case No. 200900002
Project Address: 778 South Rosemead Boulevard
December 1, 2009 Hearing Officer**

Dear Ms. Nazar and Masis:

This letter is written in opposition to the captioned proposed project. I am the attorney for the owner of 3745 Locksley Dr., East Pasadena, CA, Eleanor Walker and the Eleanor C Walker Living Trust and am submitting the following on her/its behalf. As you can see from the GIS-Net map attached as **Exhibit "A"**, my client's property (the "**Abutting Property**") is adjacent (directly next door East) to the property subject to this hearing located at 778 South Rosemead Boulevard, and owned by St. Anthony's Greek Orthodox Church. (the "**Subject Property**"). The proposed project therefore adversely affects my client's property more than any other property in the neighborhood.

The hearing agenda for December 1, 2009 describes the purpose of this hearing (Item #6) as,

"to authorize the demolition of the existing community center in order to construct a new community center in conjunction with the operation of an existing church in the R-3 (Limited Multiple-Residence) zone."

Also, the Notice of Public Hearing concerning this matter describes the subject hearing as,

"COMMUNITY STANDARDS DISTRICT MODIFICATION REQUEST: TO authorize the construction, operation and maintenance of a community center with 5' feet setback

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on the north side of the lot while 15' is required in conjunction with the operation of an existing church.”

On July 21, 2009, a letter was sent by Jeantine Nazar, Zoning Permits II Section, informing the project applicant, HMC Architects, that its application was **denied**, and further stating that,

“Pursuant to Section 22.56.1690 the proposed project does not meet the required standards. The director, in acting upon any site plan offered for review shall deny the proposed use, development or modification as requested in the application and as indicated in the required site plan based on the following principles and standards:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional development design.

The Department of Regional Planning (“DRP”) was correct in denying the applicant’s application and in stating that the proposed project does not meet the required standards.

The following provides further analysis to prove that pursuant Section 22.56.1690 the proposed project does not meet the required standards.

A. THE USE, DEVELOPMENT OF LAND AND/OR APPLICATION OF DEVELOPMENT STANDARDS IS NOT IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THIS TITLE 22;

i. *The subject property owner has been violating conditions imposed on the subject property.*

Zone Exception Case No. 8351- (5) conditions is attached herein as **Exhibit “B.”** **Exhibit “B”** also includes the 1991 property Exchange Agreement between St. Anthony’s Church and the former Michillinda Presbyterian Church. The conditions stated in connection with Zone Exception Case No. 8351- (5) were imposed by DRP and run with the land; therefore,

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when St. Anthony's church took over the triangular lot and joined it with their previous lot to create their existing lot, St Anthony's is bound by the same conditions. These conditions run with the land and therefore cannot be revoked by a contract between the Exchange Agreement parties.

Conditions numbers 2, 3, 4, 6, 10, and 12 have been violated or not complied with. The required walls are not in place and were previously removed with no permission from DRP; access way to the church's parking area is not chained or closed, as required, to vehicular access when the facilities are not in use; and lights used in the parking areas are not shielded and directed away from adjacent residences. My client and her daughter, Alberta Walker, have made many complaints to the DRP about these violations. Attached as **Exhibit "C"** are 3 letters showing the conditions violations and inspection citations issued by DRP.

Accordingly, the use, development of land and/or application of development standards is *not* in compliance with all applicable provisions of this title 22. Therefore, the applicant's application does not meet the required standards and should be **denied**.

B. THE PROPOSED PROJECT WILL *NOT* AVOID TRAFFIC CONGESTION, WILL *NOT* INSURE THE PROTECTION OF PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, WILL *NOT* PREVENT ADVERSE EFFECTS ON NEIGHBORING PROPERTY AND IS *NOT* IN CONFORMITY WITH GOOD ZONING PRACTICE;

The owner of the Abutting Property and her family (the "**Walker Family**" or the "**Walkers**") has complained many times to DRP regarding the use of the alley adjacent to her home as a driveway to St. Anthony's Church parking lot. The Walker family has indicated to DRP that the close proximity of their house to the main parking lot entrance/exit has caused them considerable distress and inconvenience. The Walkers have complained to DRP on numerous times that the church's attendees, who attend day and evening functions at the Church, enter and exit the parking lot which faces into their home. The attendees' vehicles generate intolerable noise and the vehicles' headlights shine directly into their home.

The Walkers have complained to DRP on numerous times that there is also bright illumination of the parking lot and Hellenic Center which stays lighted until 6:00 am and is intrusive to the surrounding residences and that the "stadium" light is sometimes illuminated for several days. The church has been conducting early morning and late at night activities, creating more nuisances to the Walkers. The church has frequently rented its parking lot, with obtrusive activities at all times of day and night. The St. Anthony's congregation has been growing and because the church parking lot has inadequate parking, it has caused overflows into all neighboring streets, and has made Locksley Drive an extension of the Church's parking lots with every Church activity.

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In addition, in many events occurring at the Subject Property, the attendees left a considerable amount of trash in the parking lot, which has created substantial health hazards to the Walker Family and other neighbors. This obstruction of the quiet and peaceful use of the Walker Family private property has worsened in recent years. Attached as **Exhibit "D"** are photographs showing the adverse effects and nuisance the Walker Family and other neighbors have been experiencing.

The proposed community center will accommodate more attendees, will be larger in size than the existing one, and therefore will cause more noise, traffic, glaring light, and otherwise will exacerbate the nuisance experienced by the Walker Family and other neighbors.

The St. Anthony's church has been engaged in many commercial activities that are not customarily incidental to the operation of a church such as, the Greek Festival, rental of the premises to film production companies, and operation of the community center. The proposed community center will increase the church's commercial activities which are not customarily incidental to the operation of a church; thereby violating the zoning classification and use granted to the Subject Property.

In summary, considering the fact that the church is adjacent to the Walker Family's property, and is also located near other single family residential homes zoned R-1-20,000, the church's activities create a nuisance to the Walker Family and other neighbors and are otherwise incompatible use for the surrounding neighborhood. The proposed community center may provide beneficial services to its attendees (most of them do not reside in the neighborhood). However, the St. Anthony's church and its proposed community center (and other commercial activities) is located in the wrong place.

C. THE PROPOSED COMMUNITY CENTER WILL VIOLATE THE PURPOSES OF THE EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

Section 22.44.135 (A) states that,

"Purpose. The East Pasadena-San Gabriel Community Standards District is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the district."

As explained above, the proposed community center will exacerbate the nuisance experienced by the Walker Family and other neighbors, and will exacerbate the adverse effects of glaring light,

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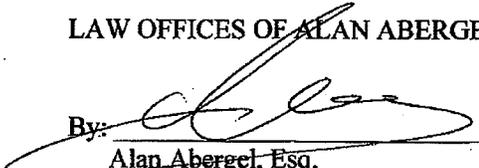
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air, and privacy to existing residences. The Walker Family property and other neighboring homes are zoned R-1-20,000. The new community center as well as the expanding commercial activities of the church will not be compatible with the residential nature of the neighborhood. Therefore, the proposed community center will violate the purposes of the East Pasadena-San Gabriel Community Standards District.

The Abutting Property owner is therefore requesting that the proposed community center and the applicant's application for Community Standards District Modification Request be denied.

Respectfully submitted,

LAW OFFICES OF ALAN ABERGEL, P.C.

By: 

Alan Abergel, Esq.

Attorney for Abutting Owner

Enclosures:

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JAN - 4 2010

December 31, 2009

SENT VIA E-MAIL, BY U.S. MAIL, AND HAND DELIVERED:

Jeantine Nazar: jnazar@planning.lacounty.gov

Maria Masis mmasis@planning.lacounty.gov

Jeantine Nazar
Maria Masis
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

**Project No. R2004-00104-(5)
Community Standards District Case No. 200900002
Project Address: 778 South Rosemead Boulevard
December 1, 2009 Hearing Officer**

Dear Ms. Nazar and Masis:

On November 30, 2009, I submitted a letter behalf of my Client in opposition to the captioned project (the "First Letter"). My Client's son, daughter and I attended the Hearing Officer's hearing on December 1, 2009, which hearing was continued to January 19, 2010 by the Hearing Officer, pursuant to the request of the staff planner Jeantine Nazar. My Client's son, daughter and I filled the speakers cards, so we could testify in opposition to the project. However, because the hearing was continued we were not allowed to provide oral testimony.

Since December 1, 2009, more findings were discovered by my Client, and so this second letter is submitted to you to supplement the First Letter. This letter is also written in opposition to the captioned proposed project. I am the attorney for the owner of 3745 Locksley Dr., East Pasadena, CA, Eleanor Walker and the Eleanor C Walker Living Trust and am submitting the following on her/its behalf. My client's property (the "**Abutting Property**") is adjacent (directly next door East) to the property subject to this hearing located at 778 South Rosemead Boulevard, and owned by St. Anthony's Greek Orthodox Church. (the "**Subject Property**"). The proposed project therefore adversely affects my client's property more than any other property in the neighborhood.

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I. Section 22.56.1690 BURDEN OF PROOF FOR CSD MODIFICATION HAS NOT BEEN MET BY THE PROJECT'S PROPONENTS.

The following is written in addition to the arguments stated in the First Letter. Pursuant to Section 22.56.1690, the proposed project does not meet the required standards. The director, in acting upon any site plan offered for review shall deny the proposed use, development or modification as requested in the application and as indicated in the required site plan based on the following principles and standards:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional development design.

The following provides further analysis to prove that pursuant Section 22.56.1690 the proposed project does not meet the required standards:

- A. THE USE, DEVELOPMENT OF LAND AND/OR APPLICATION OF DEVELOPMENT STANDARDS IS NOT IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THIS TITLE 22;

i. The Proposed Project Does Not Comply With The Parking Requirements

Attached to this letter is the New Site Plan submitted to DRP by the project's representatives, HMC Architects (attached herein as **Exhibit "A."**) As the "PARKING" section in the table located in Exhibit "A" shows, the required parking pursuant to Section 22.52.1095 is 1 parking space per 5 occupants. In the same "PARKING" section, it is stated that the **community center** occupancy is **458 people** and that the 1:5 ratio requires $458/5=91$ minimum parking spaces. In the "RESPONSE" section in the same table, it is stated that,

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“THE COMMUNITY CENTER IS USED AS A SUPPORTING FACILITY TO THE CHURCH, BOTH BUILDINGS WILL NOT BE OCCUPIED AT THE SAME TIME. THE MAXIMUM NUMBER OF OCCUPANCY WILL NOT EXCEED 458. 92 PARKING SPACES PROVIDED.”

Stating that the church and community center will not be occupied at the same time is obviously untrue and is contract to common sense. Each building (church and community center) has its own operating hours and accommodates different activities. Both buildings, obviously, will be occupied at the same time by different people. The same table states that the **Church** building occupancy is 457 and that the 1:5 ratio requires 92 minimum parking spaces. So, the total parking spaces required are: 92 (church) + 91 (community center) = 182.

By looking at Exhibit “A,” and actually counting the parking spaces described, the following is shown:

- Parking lot located on Locksley and Rosemead, owned by St Anthony’s Greek Orthodox Church. (“GOC”). $19+18=37$ parking spaces
 - Parking Lot located behind the church building: $13+13=26$ parking spaces → 45
 - Additional parking lot (shared with New Hope Church): $7+3+5=15$ parking spaces
- Total: 78 parking spaces**

So, the actual parking spaces provided are 78, which is much less than the 182 required. Therefore, Section 22.56.1690 is violated and the proposed project and the request for CSD modification should be denied because “the use, development of land and/or application of development standards is not in compliance with all applicable provisions of this title 22.”

ii. The church building does not have a 15 foot front setback area as required.

As stated in the second page e-mail dated June 2, 2009, between Jeantine Nazar to Janet Suen from HMC Architects (the project’s representative), “the front setback of the existing church is pre-existing and is non-complaint to current zoning code.” This e-mail is attached herein as **Exhibit “B.”**

So, the church building does not have a 15 foot front setback area as required. Therefore, Section 22.56.1690 is violated and the proposed project and the request for CSD modification should be denied because “the use, development of land and/or application of development standards is not in compliance with all applicable provisions of this title 22.”

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iii.. The proposed project will be in violation of the height setback requirements.

Pursuant tot, Sec 22.44.135 East Pasadena-San Gabriel Community Standards District, in connection with R-3 zoning (project is located in R-3 zoning)

“Structure Height and Setback

For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.”

As shown in the New Site Plan attaché herein as Exhibit “A,” the distance between the alley leading to the GOC’s parking lot (zoned R-1) to the proposed community center is 15’ + 14’ = 29.’ The proposed height of the new community center is 35’. According to the requirements stated above (Sec 22.44.135), the set back should be 30’ (10’ height allowed for 5’ setback PLUS an additional 25’ setback because of the additional 25’ in height).

HMC has submitted a letter to DRP dated July 2, 2008 claiming that the alley zoning classification is not applicable because the alley cannot be used for single family residential construction; that the alley is owned by the Michillinda Park Association for “public use”; and that the alley should not be classified as parcel or lot.

The arguments provided by HMC above are flawed because: A) the alley is zoned R-1 and only the owner of the alley, Michillinda Park Association, Inc. has standing to apply to change the zoning of the alley. Zone changes require separate applications and hearings procedures and can only be done by the owner Michillinda Park Association, not HMC or GOC. B) The Michillinda Park Association, Inc. is a homeowners association. It owns the alley (as well all other alleys in the neighborhood) as a vacant parcel of land for the benefit of its member homeowners. This is not a general “public use” as claimed by HMC. The alley should only be used by homeowners/members of the Michillinda Park Association, Inc. (“MPI”). The current and future use of GOC’s parishioners is at best, a revocable license from MPI. Even if GOC claims to be a beneficiary (as a member of MPI, if it is), GOC’s use of the easement is “excessive” and is therefore revoked by law. It is my Client’s position that GOC’s parishioners should stop using the alley for ingress and egress to the church and community center. As described in the First Letter such excessive use is a nuisance to my Client. (C) The alley is classified a parcel or lot because that is what the alley is, a vacant parcel of land owned separately by MPI.

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In short, for the 35' height proposed, it is required that the new community center will be located 30' from the alley (zoned R-10). The proposed 29' is in therefore in violation of the regulatory requirements. Accordingly, Section 22.56.1690 is violated and the proposed project and the request for CSD modification should be denied because "the use, development of land and/or application of development standards is not in compliance with all applicable provisions of this title 22."

B. THE PROPOSED PROJECT WILL *NOT* AVOID TRAFFIC CONGESTION, WILL *NOT* INSURE THE PROTECTION OF PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, WILL *NOT* PREVENT ADVERSE EFFECTS ON NEIGHBORING PROPERTY AND IS *NOT* IN CONFORMITY WITH GOOD ZONING PRACTICE;

i. The proposed community center will overlook the Walkers' property and its reflective glass will cause more light and glare to disturb the Walker family.

In addition to the argument presented in the First Letter and above, as shown by a picture of the proposed community center (attached herein as **Exhibit "D"**), the building will contain reflective glass. This reflective glass will exacerbate the light and glare problems my Client experiences (see First Letter). Moreover, the 35' community center will overlook my Client's property and further infringe on her privacy.

Therefore, the proposed project should be denied because it will *not* avoid traffic congestion, will *not* insure the protection of public health, safety and general welfare, will *not* prevent adverse effects on neighboring property and is *not* in conformity with good zoning practice.

C. THE PROPOSED COMMUNITY CENTER WILL VIOLATE THE PURPOSES OF THE EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

Section 22.44.135 (A) states that,

Purpose. The East Pasadena-San Gabriel Community Standards District is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the district."

As explained above, the proposed community center will exacerbate the nuisance experienced by the Walker Family and other neighbors, and will exacerbate the adverse effects of glaring light,

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air, and privacy to existing residences. The Walker Family's property and other neighboring homes are zoned R-1-20,000. The new community center as well as the expanding commercial activities of the church will not be compatible with the residential nature of the neighborhood. Therefore, the proposed community center will violate the purposes of the East Pasadena-San Gabriel Community Standards District.

II. THE PROJECT SHOULD NOT BE CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW.

The Agenda for the December 1, 2009 hearing stated that, "this project is categorically exempt under Class 3 Categorical Exemption (New Construction) pursuant to the CEQA reporting requirements."

The project should not be categorically exempt from environmental review and an EIR report should be prepared for the following reasons:

A. The project is not a "small structure."

The applicable language of CEQA regarding categorical exemptions states as follows:

"Class 3. New Construction of Small Structures.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure."

As the New Site Plan (**Exhibit "A"**), states the new community center will include **18,500 square feet** (first and second floor). That is not a small structure. There are also 17 examples stated under Class 3 that qualify as "small structures." Example number 17 states as follows:

"17) Projects involving less than 35 dwelling units or 15,000 square feet of commercial, industrial, governmental or institutional floor space."

So, 15,000 square feet (under all other conditions stated in this example) qualify as a small structure. Here, 18,500 square feet (first and second floor) are offered, which is more than the allowed 15,000. Therefore, the proposed community center is NOT a "small structure," and therefore, the project is not categorically exempt from environmental review.

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III. DRP MUST PREPARE AN EIR FOR THIS PROJECT

A public agency must prepare an EIR whenever substantial evidence supports a "fair argument" that a proposed project "may have a significant effect on the environment." Pub. Res. Code §§ 21100, 21151; 14 CCR §§ 15002(f)(1), (f)(2); No Oil, Inc. v. City of Los Angeles (1974) 13 Cal. 3d 68,75. The fair argument test is a "low threshold" test for requiring the preparation of an EIR. No Oil, supra, 13 Cal. 3d at 84. This standard reflects a preference for requiring an EIR to be prepared, and a preference for resolving doubts in favor of environmental review. Mejia v. City of Los Angeles (2005) 130 Cal. App. 4th 322, 332. "Where the question is the sufficiency of the evidence to support a fair argument, 'deference to the agency's determination is not appropriate. County Sanitation Dist. No. 2 of Los Angeles County v. County of Kern (2005) 127 Cal. App. 4th 1544,1579 (quoting Sierra Club v. County of Sonoma (1992) 6 Cal. App. 4th 1307, 1317).

Courts have repeatedly affirmed that the fair argument standard is a low threshold test. League for Protection of Oakland's Historic Resources v. City of Oakland (1997) 52 Cal. App. 4th 896. Evidence supporting a fair argument of a significant environmental impact will trigger preparation of an EIR, even if the record contains contrary evidence. Sundstrom v. County of Mendicino (1 988) 202 Cal. App. 3d 296, 3 10. Petitioners have presented a fair argument of significant environmental impacts. Therefore, the petition for writ of mandate is granted.

In this letter and the First Letter as well as will be testified to at the hearing, there is substantial evidence in the record to support a fair argument that an Environmental Impact Report is necessary. The evidence presented includes but not limited to, adverse effects of noise, light and glare, health hazarded, privacy infringement, and safety hazards.

Therefore, because of the "low threshold" set by the courts, DRP MUST prepare an EIR for this project and the project is not categorically exempt.

IV. DRP AND GOC ARE IN VIOLATION OF THE BROWN ACT BECAUSE NO ADEQUATE DESCRIPTION OF THE PROPOSED PROJECT WAS PROVIDED IN THE NOTICE TO THE PUBLIC, AND NO ADEQUATE NOTICE WAS PROVIDED TO THE PUBLIC.

The notice to the public about the December 1, 2009 hearing stated as follows:

"COMMUNITY STANDARDS DISTRICT MODIFICATION REQUEST: TO authorize the construction, operation and maintenance of a community center with 5' feet setback

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on the north side of the lot while 15' is required in conjunction with the operation of an existing church.”

“This case does not affect the zoning of surrounding property. If you are unable to attend the public hearing but wish to send written comments, please write to the Hearing Officer, 320 West Temple Street, Los Angeles, California 90012.”

“This project has been determined to be categorically exempt (Class 3) from the reporting requirements under the California Environmental Quality Act.”

This public notice is not sufficient and even misleading, and therefore is in violation of the Brown Act. There is not enough detail to describe the type of project and community center proposed. In addition, the statement that, “this case does not affect the zoning of surrounding property” is misleading because a modification of the East Pasadena Community Standard District will affect all properties zoned R-3 located in that district.

Moreover, no specific reason is given as to why this project is determined to be categorically exempt from the reporting requirements under the California Environmental Quality Act.

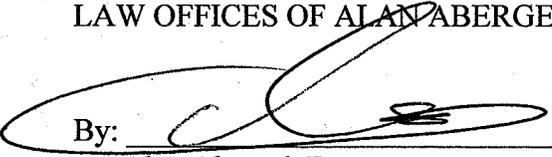
The above mentioned violations also constitute violations of the U.S. Constitutional as violations of procedural and substantive due process, and equal protection.

CONCLUSION

For the above mentioned reasons and as stated in the First Letter, the Abutting Property owner is therefore requesting that the proposed community center and the applicant’s application for Community Standards District Modification Request be denied.

Respectfully submitted;

LAW OFFICES OF ALAN ABERGEL, P.C.

By: 

Alan Abergel, Esq.
Attorney for Abutting Owner

Enclosures:

EXHIBIT "A"

From: Janet Suen [mailto:Janet.Suen@hmcarchitects.com]
Sent: Tuesday, June 02, 2009 5:34 PM
To: Nazar, Jeantine
Cc: Hazim Rabadi; Estes, Phillip
Subject: RE: SA - Green Building Submittal

→ landscape plan
→ elevation

Please see *red responses below*. Thank you.

From: Nazar, Jeantine [mailto:JNazar@planning.lacounty.gov]
Sent: Monday, June 01, 2009 5:22 PM
To: Janet Suen
Subject: RE: SA - Green Building Submittal

Janet,

Here are some issues to check regarding this case.

Are you leasing the lot located at the intersection of Locksley Drive and Rosemead Blvd? It appears the site is providing additional parking spaces? If so, do you have a lease agreement?

HMC response: *The lot located at the intersection of Locksley Drive and Rosemead Blvd is owned by the Greek Orthodox Church as well. When we were obtaining our first approval of Determination of Occupancy for parking, the staff told us that we can use the parking stalls at this lot as part of our total parking count. As long as we are not doing any change at this lot, there will be no requirement for any upgrade nor re-stripping.* JP

What is the net versus gross area of the lot?

HMC response: *Gross lot area: 49,311 s.f.*

Net lot area: 40,627 s.f. (w/ requested 5' rear set back)

How about elevations and floor plan of the proposed community center?

HMC response: *We thought that the modification is for site conditions only and no floor plan of the building is required. We are only in design development phase of the project and the floor plans are not final yet. Please let me know if we need to submit a progress floor plan for your review and reference. How many copies would you need?*

The revised plans differ from the plans that Building and Safety approved for occupancy load?

HMC response: *The plan is still under design. Final plan will be under County Plan Check review.*

Please show the proposed walkways on the site plan. What materials would you use to cover the sidewalks?

HMC response: *The site is relatively "flat". The landscaped area are patterned and the "white" or "blank" areas are paved. We have further design developed the site plan and can provide you a paving plan if required.*

Please provide a landscape plan showing a minimum of 75 percent of all landscaping to be drought tolerant, a maximum of 25 percent of grass/turf or a max of 5000 square feet and a minimum of 5 feet in width.

HMC response: *In a telephone conversation with Phillip Este after we received the "Notice of Incomplete Application", Phillip has stated that a landscaped site plan indicating planting area vs paved area would be sufficient. No particular plant materials need to be selected yet as the project is still being developed. We just need to note that we will comply to the Green Building Requirements. We do show total landscaped area of 4,526 s.f. Most of our landscaped area are low ground cover and not grass or turf. A minimum of 75% of all landscaping are to selected from the drought tolerant*

list. We can provide plant material selection if required at this time, but it is my understanding that it's not required till final plan check review.

Please explain how would you determine the 15 foot front setback area?

HMC response: The front setback of the existing church is pre-existing and is non-compliant to current zoning code. We could add an assumed property line 30' from the new community hall if this is what's required.

What type of street lighting exists on the street?

HMC response: There are existing street light poles on both Rosemead and Locksley. Please see photos attached. We have not be given any requirement from anyone at the County that the project will be required to do any public right-of-way improvement.

Please note a minimum of 20 percent of the required front yard shall contain softscape landscaping.

HMC response: 180' (lot width) x 15' (front yard) = 2,700 s.f. x 20% = 540s.f. would needed to be softscape. We have about 1,085 s.f. of softscape along Locksley Drive; even though we don't have the full 15' of front yard.

Also, check the Green Building requirement for additional landscaping standards.

HMC response: Yes we have, and we have listed all items that we are complying as "notes" on sheet SP-1 submitted.

HMC question: Is this a CSD modification review/approval or plot plan approval as well?

Please let me know, if you want to re-schedule an appointment for next Monday? I am available from 8:30 am to 5:00 pm

Confirmed next Monday (6/8/2009) at 11:30 a.m. If there're additional info or drawings that I need to provide, please let me know and I can bring to the meeting. Thank you.

Thank you,

Best regards,

Jeantine Nazar
Regional Planning Assistant II
Zoning Permits II Section
Los Angeles County Department of Regional Planning
Tel: (213) 974-6383 or (213) 974-6435
Fax: (213) 626-0434

From: Janet Suen [mailto:Janet.Suen@hmcarchitects.com]

Sent: Monday, June 01, 2009 11:29 AM

To: Nazar, Jeantine

Subject: RE: SA - Green Building Submittal

Importance: High

Hi Jeantine

I apologize for missing our appointment this morning. I had an accident and didn't have your phone number with me. May I reschedule to see you a.s.a.p.? Thanks.

Janet Suen
Project Manager

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Third block of faint, illegible text, continuing the document's content.

Fourth block of faint, illegible text, continuing the document's content.

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EXHIBIT "C"



July 2, 2008

Mr. Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
320 West Tempole Street
Los Angeles California 90012

Regarding: Plot Plan 200800349
778 South Rosemead Boulevard, Pasadena, CA 91107
HMC #4510002

Subject: Response to Planning Correction #2

Dear Mr. Claghorn,

We are writing to you in response to planning correction #2 in your letter dated May 28, 2008. In particular, we are concerned with the point that the adjacent alley is zoned R-1, Single-Family Residence, therefore requiring the height setbacks to start from the shared property line between the alley and St. Anthony's.

We believe that the Single-Family classification is not applicable for the following reasons:

1. The alley immediately to the east of the southeast part of St. Anthony's property is a private alley maintained and "kept open to public use continuously" by the Michillinda Park Association Inc. as explained in the attached letter from that corporation to Supervisor Antonovich. The letter further explains that the Michillinda Park Association maintains the alleys specifically "for vehicular passage" and are "used not only by the civilian populace, but also by governmental and public-utility vehicles (fire, sheriff, rubbish, telephone, etc.) and include easements for water, gas, electrical power and telephone lines."
2. The alley cannot be used for Single-Family construction, because of the following Los Angeles County Code ordinances:
 - a. According to section 22.52.100 the minimum required area for an R-1 lot is 5,000 square feet (sf). The alley has an area of 3,640 sf.
 - b. Section 22.52.030 indicates that an average width of 50 feet is required for a lot with a required area less than 7,000 sf. The alley has an average width of 20 feet.
 - c. Lastly, section 22.52.150 states, "A building or structure shall not be erected, constructed, altered, enlarged, occupied or used in Zones R-1, R-2, R-A, A-1, A-2 or A-2-H on any lot or parcel of land which has less than the required area or the

Mr. Richard Claghorn
Principal Regional Planning Assistant - Department of Regional Planning
July 2, 2008
Page 2

average width of which is less than the required width, except that one single-family residence and such other structures as are permitted in Zone R-1 may be erected, constructed, altered, enlarged, occupied and used on a lot or parcel of land in Zone R-2 the average width of which is not less than the required width and has an area of not less than 2,500 square feet."

Based on the above noted Los Angeles County Code sections and the ownership designation registered with the County Assessor:

1. The alley should not be classified as a parcel or lot, therefore that would set the structure height setback restrictions on our project at 35 feet.
2. The intent of the structure height setback restrictions are to protect a potential homeowner from negative impact to his/her single-family residence. Clearly, based on the code sections noted above there could never be a single family residence constructed in the alley and therefore negatively impacted.

Following your opportunity to review the applicable sections, we look forward to hearing from you and are available to further discuss this matter, if necessary.

Sincerely,

HMC Architects

Hazim J Rabadi, RA
Associate

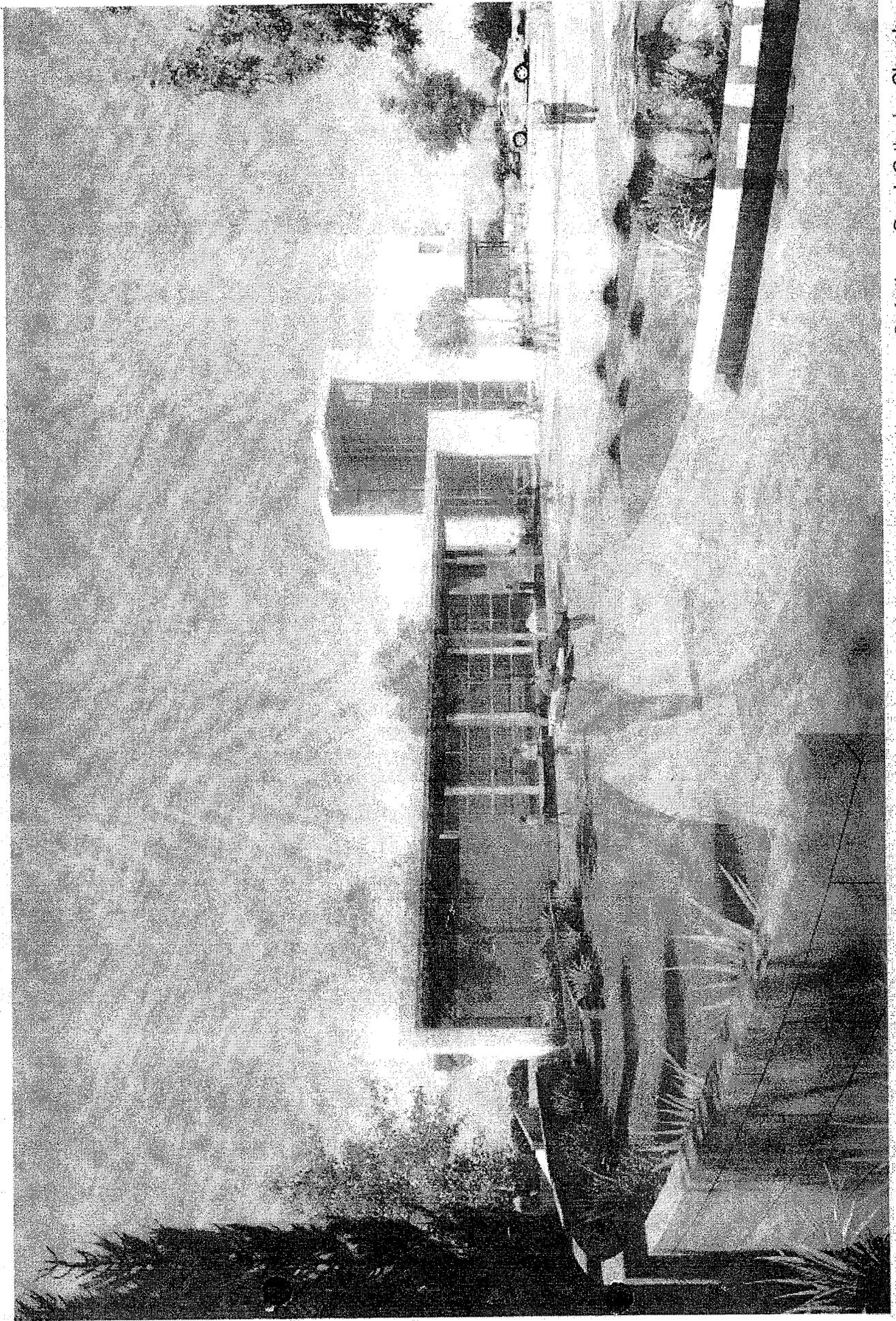
HJR:hjr

Attachment – Michillinda Park Association Letter to Supervisor Antonovich

cc: G. Gidcomb (HMC), W. Choi (HMC), H. Rabadi (HMC)

File: N:\Projects\4510 St_Anthonys\002\03-AG\CA\plot plan\LT-2008-07-02-PlanCheckResponse.doc

EXHIBIT "D"



St Anthony Greek Orthodox Church
New Community Center

CONFIDENTIAL

EXHIBIT "E"

CONFIDENTIAL

CONFIDENTIAL

(AG-2)

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES
NOTICE OF PUBLIC HEARING

PROJECT NO. R2004-00104-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION 200900002

Notice is hereby given that the Hearing Officer will conduct a public hearing concerning this land use proposal on Tuesday, December 1, 2009 at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. The hearing room will open at 8:50 a.m.

COMMUNITY STANDARDS DISTRICT MODIFICATION REQUEST: To authorize the construction, operation and maintenance of a community center with 5' feet setback on the north side of the lot while 15' is required in conjunction with the operation of an existing church.

LOCATION OF SUBJECT PROPERTY: The subject property is located at 778 S Rosemead Blvd in the unincorporated community of East Pasadena – East San Gabriel, in the East Pasadena Zoned District.

This case does not affect the zoning of surrounding property. If you are unable to attend the public hearing but wish to send written comments, please write to the Hearing Officer, 320 West Temple Street, Los Angeles, California 90012.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

This project has been determined to be categorically exempt (Class 3) from the reporting requirements under the California Environmental Quality Act.

Case materials, including the environmental documentation, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (closed on Fridays) in the offices of the Department of Regional Planning, Hall of Records, Room 1346, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case.htm> and at the following location:

Live Oak Library
4153-55 E. Live Oak Avenue,
Arcadia, CA 91006 (626) 446-8803

Additional information concerning this case may be obtained by telephoning Jeantine Nazar at (213) 974-6435 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to 974-6435.

"Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un permiso para autorizar la construcción, operación y mantenimiento de un centro comunitario en relación con el funcionamiento de una iglesia existente. Una audiencia pública para considerar el proyecto tendrá lugar el día 1 de Diciembre 2009. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6435."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

SUPPORT LETTERS

Michillinda Park Association, Inc.

August 12, 2009

Department of Regional Planning
Attn: Jeantine Nazar
320 W. Temple Street, Rm. 1346
Los Angeles, CA 90012

Dear Ms. Nazar,

The Michillinda Park Association Inc. recently (July 09) notified the L.A. County Planning Commission, that the Association opposed the "proposed modification" application request of St. Anthony's Greek Orthodox Church, located at 778 So. Rosemead Blvd., Pasadena, CA 91107.

Issues regarding: traffic, health, safety, street parking and use of the private alleys, owned by the Association have been addressed.. Resolution to those issues, has been successfully achieved through our direct discussions with St. Anthony's. As a result of those discussions, Michillinda Park Association Inc. withdraws its opposition to the request for the modification for the proposed, new assembly hall structure, currently under review by the Planning Department.

Initial opposition stemmed from the county's confusing set-back requirement referencing the rear yard request of 5' from 15'. The conventional address, on L.A. County tax roles placed 778 So. Rosemead Blvd., Pasadena, CA 91107 on the front yard of the property. The rear yard set back would abut approximately 100' of the private alley owned by Michillinda Park Association. The L.A. County reference that the alley would be subject to a side yard definition, originally, confused everyone.

However, after a review of architectural plans defining the placement of the new building and development of the property, in general, the Associations Board determined that any difference between the current existing use of the property by St. Anthony's, and the proposed use of the property regarding traffic, health and safety, and parking, would be little, if any.

Please place this letter withdrawing our opposition in the reference file. If you have any questions, please feel free to call me at (626) 796-7274.

Sincerely,



Gerald Brennan
President
Michillinda Park Association Inc.

AUG 24 2009



새소망장로교회· New Hope Church (PCUSA)

700 South Rosemead Blvd., Pasadena, CA 91107. Tel.:626.577.0191, Fax.:626.449.3491

<http://www.nhcpcusa.org>

**To : Department of Regional Planning
320 West Temple Street Room 1346
Los Angeles, CA 90012
Attn: Jeantine Nazar**

**St. Anthony's Greek Orthodox Church
778 South Rosemead Boulevard
Pasadena, CA 91107
Attn: John Patzakis**

Re: St. Anthony's Greek Orthodox Church Construction

Our Session of New Hope Church(PCUSA) and the Reverend David J. Pak are pleased to inform you of our decision "to approve your request for a 7 foot set-back modification for the border line between the St. Anthony's Greek Orthodox Church and New Hope Church, with the condition that the Greek Orthodox Church improve the space between the building's on St. Anthony's side of the property for safety, landscaping and reciprocal help with our New Hope construction in the future."

We do value our relationship formed throughout the years and look forward to the revitalized building on these properties enhancing the area.

Sincerely,

**Frances Hard
Clerk of Session**

**cc: Pastor, St. Anthony's Greek Orthodox Church
Pastor, New Hope Church(PCUSA)**

CMC

COYE MANAGEMENT COMPANY

6 August 2009

Attn: Jeantine Nazar
Department of Regional Planning
320 West Temple Street, Rm. 1346
Los Angeles, CA 90012

Reference: CSD Mod. Case # RCSD200900002-(5)
Property: 778 S. Rosemead Blvd. East Pasadena, 91107

I am writing in reference to my previous letter of June 28, 2009 regarding the above referenced modification request. After speaking with the President of St. Anthony's, John Patzakis and obtaining a better understanding of the project and its benefits to the neighborhood, I hereby withdraw my objection, and in fact would like to voice my support of the project.

My previous concerns were alleviated when I learned that the sought 5 foot "rear" setback only become necessary after the County determined that Locksley Street was to be considered the front of the Church property. The front of the Church is clearly on Rosemead Boulevard.

Sincerely,



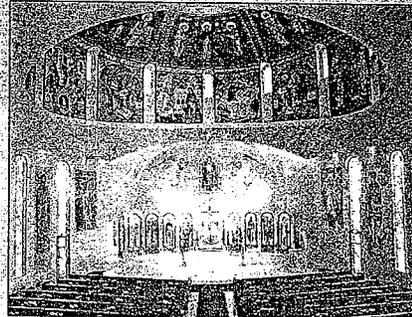
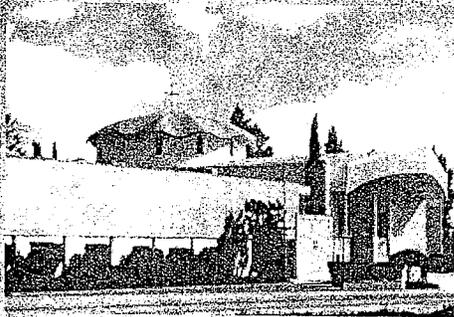
Michael Coye
LA Co Plan Com 6 Aug 09

AUG 10 2009

3471 Yorkshire Road Pasadena, CA 91107-5431
626-577-1752 mgcoye@earthlink.net

APPLICANT'S PRESENTATION

Public Hearing for St. Anthony Church Pasadena, California



2377-135
0-1-1

St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design

Discussion

- Opening Remarks
- Timeline
- Community Outreach
- Improvements and Benefits

St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design

St Anthony – Supporting the Community

- Same Pasadena location for 50 years
- Serves 300 parish families
- Provides a home for HOA meetings, polling / elections, planning meetings for the County, etc.
- Fulfilling a vision of the parish to provide our and the communities children with a safe & nurturing environment
- Supports many local charities

St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design.

St Anthony – Supporting the Community

- **Children's Medical Fund** – Los Angeles
- **City of Hope** – Duarte
- **Families in Transition** – Pasadena
- **Friends In Deed Program** – Pasadena
- **Harambee Christian Family Center** – Pasadena
- **Huntington Memorial Pediatric Unit** – Pasadena
- **Journey House** – Pasadena
- **Neighborhood Urban Family Center** – Pasadena
- **Project Linus** – Arcadia
- **Trinity Children's Foundation** – Colton
- **Union Station Homeless Center** – Pasadena
- **Unity Center** – Monrovia
- **Villa Esperanza** – Pasadena
- **Various disaster relief efforts (Katrina, Tsunami, Fire Victims, etc.)**

St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design.

Discussion

- Opening Remarks
- Timeline
- Community Outreach
- Improvements and Additions

St. Anthony Church
Pasadena, California



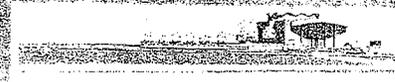
HMC
December 2009

Preliminary concept subject to detailed design

Project History

- Ex. buildings showing their age (40 to 50 years old)
- Ex. hall was built before the Church
- Renovation of existing hall is not financially viable (every system needs to be upgraded to current codes including the structural system)
- New hall design effort began in 2006

St. Anthony Church
Pasadena, California



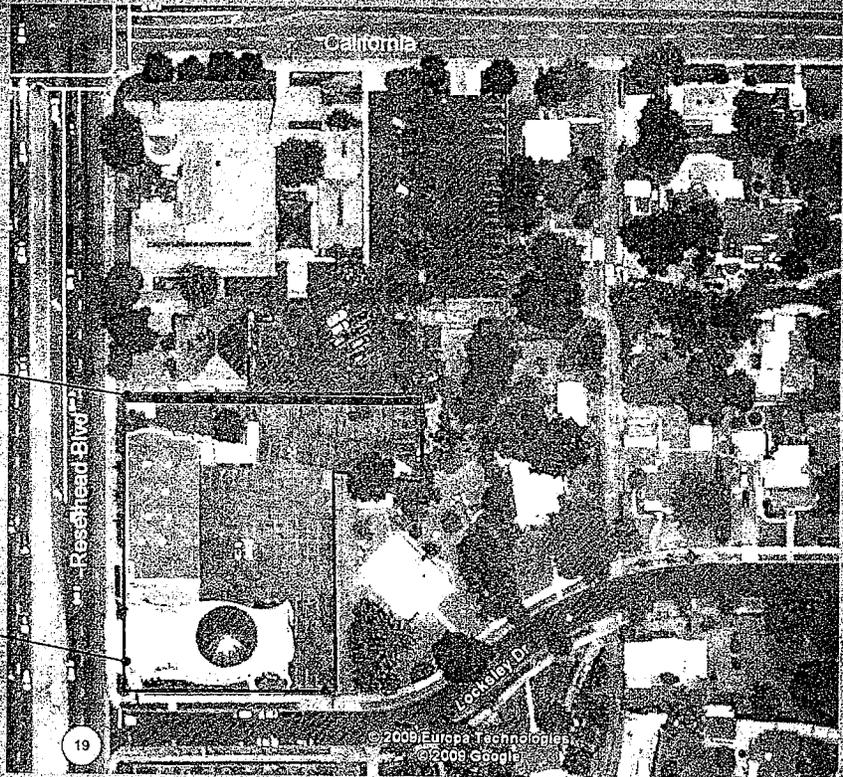
HMC
December 2009

Preliminary concept subject to detailed design

Request for Modification

North Property Line
Setback Reduction

Outline of site



St. Anthony Church
Pasadena, California

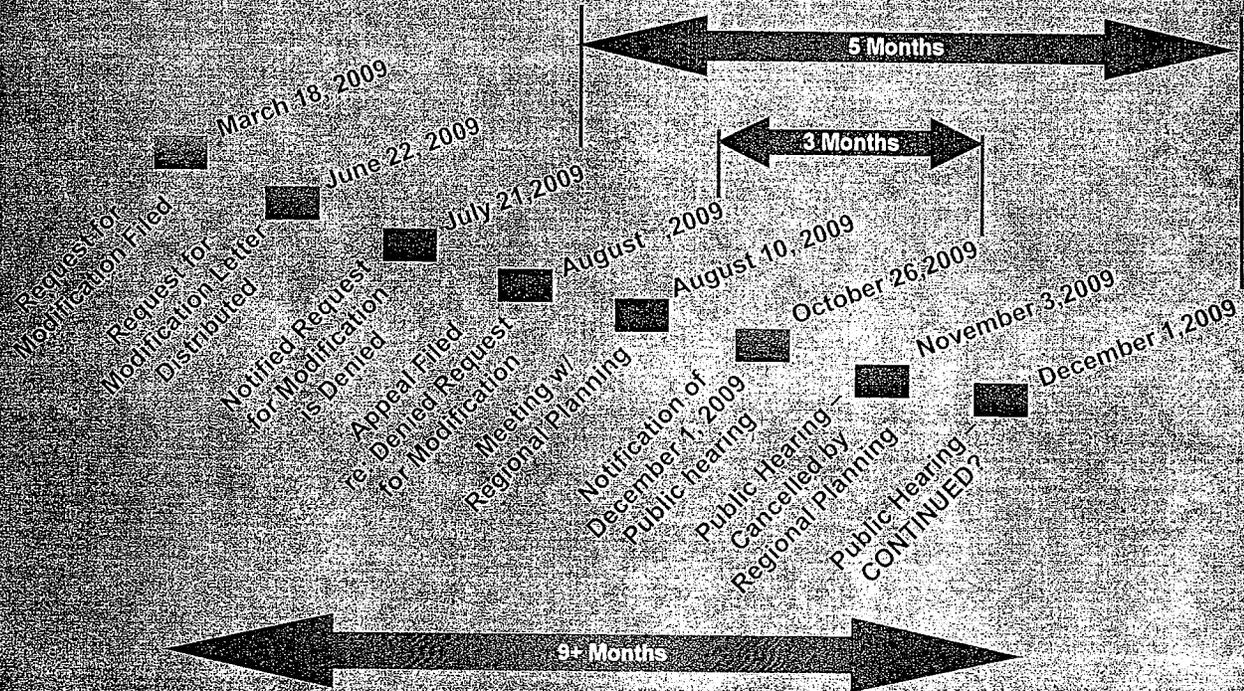


HMC

December 2009

Preliminary concept subject to detailed design

Request for Modification - Timeline



St. Anthony Church
Pasadena, California



HMC

December 2009

Preliminary concept subject to detailed design

Request for Modification - Timeline

One of the reasons for the delay to get to the Public Hearing may be the misunderstanding by the Fire Dept. and Public Works that the process was to grant a CUP, not a request for a CSD modification of the north property line setback.

The applicable code section in title 22 is 22.44.135 (4b.iii).

October 22, 2009

iii. The director shall notify the applicant and all persons specified in subsection C.4.b.i of this section in writing of the action taken on the application. The notification shall indicate that an appeal may be filed with the commission within 10 days after receipt of such notice. Notwithstanding the provisions of Section 22.60.210, the decision of the commission shall be final. In cases where the director denies an application because at least three written requests for a public hearing were received, the director shall also inform the applicant that a request to schedule a public hearing before the hearing officer may be submitted within 30 days after receipt of such notice and payment of the additional fee for site plan review, director's review for modification of development standards in community standards district, as specified in Section 22.60.100. All procedures relative to public hearing and appeal shall be the same as for a conditional use permit. The hearing officer shall approve or deny the proposed modification based on the principles and standards of Section 22.56.1690.

Public hearings in the 5th Sup District requires notification within a 1000' radius, per County policy. Code requirement is 500'.

St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept, subject to detailed design.

Discussion

- Opening Remarks
- Timeline
- Community Outreach
- Improvements and Benefits

St. Anthony Church
Pasadena, California

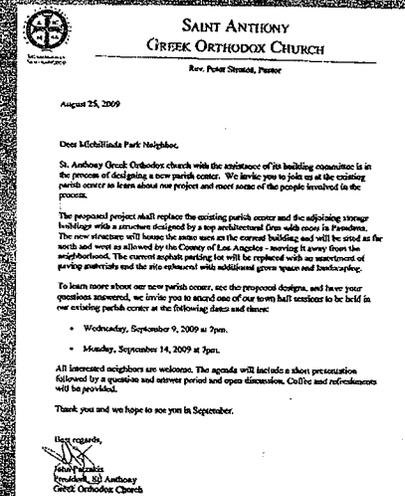


HMC
December 2009

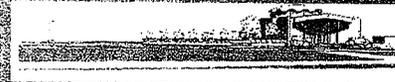
Preliminary concept, subject to detailed design.

Community Outreach

- August 4th 2009 (Tuesday) - presentation to *Michillinda Home Owner's Association*
- September 9th 2009 (Wednesday) - *Town Hall Meeting*
- September 14th 2009 (Monday) - *Town Hall Meeting*
- Meetings w/ *New Hope Church* including November 24th 2009 (Tuesday)



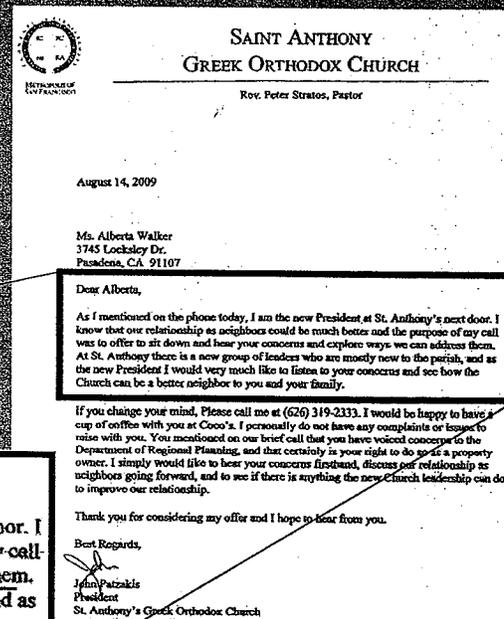
St. Anthony Church
Pasadena, California



Preliminary concept subject to detailed design.

Community Outreach

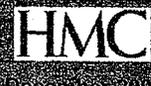
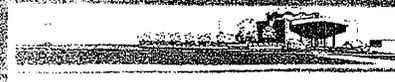
August 14, 2009



Dear Alberta,

As I mentioned on the phone today, I am the new President at St. Anthony's next door. I know that our relationship as neighbors could be much better and the purpose of my call was to offer to sit down and hear your concerns and explore ways we can address them. At St. Anthony there is a new group of leaders who are mostly new to the parish, and as the new President I would very much like to listen to your concerns and see how the Church can be a better neighbor to you and your family.

St. Anthony Church
Pasadena, California



Preliminary concept subject to detailed design.

Community Outreach

September 11, 2009



SAINT ANTHONY
GREEK ORTHODOX CHURCH

Rev. Peter Stratos, Pastor

September 11, 2009

Ms. Alberta Walker
3745 Locksley Dr.
Pasadena, CA 91107

Dear Alberta,

Thank you for taking my call yesterday. I hope to be able to speak with you in person to have a more lengthy conversation, and in fact my offer to meet with you as discussed in my letter of August 14 remains open.

Regarding our upcoming Festival, the new leadership at St. Anthony is sympathetic to your concerns. Given your close physical proximity to our grounds (you are in fact our only physical residential neighbor) we understand and appreciate your inconvenience.

To that end, we would like to offer to provide your family accommodations at a hotel of your choice for that weekend for an amount up to \$1500 (for two rooms or a suite). While we are advised that we are under no legal obligation to extend this offer, we are doing so because of your sincere concerns and our desire to improve our relations as neighbors. I assure you that there would be no obligation or "strings attached" if you were to accept our offer. Just let us know what hotel you will be staying at and we will pay the hotel \$1500 toward your account.

Please call me at (626) 319-2333 if you are interested in such an arrangement. Thank you for considering my offer and I hope to hear from you.

Best Regards,

Peter Stratos

St. Anthony's Greek Orthodox Church

To that end, we would like to offer to provide your family accommodations at a hotel of your choice for that weekend for an amount up to \$1500 (for two rooms or a suite). While we are advised that we are under no legal obligation to extend this offer, we are doing so because of your sincere concerns and our desire to improve our relations as neighbors. I assure you that there would be no obligation or "strings attached" if you were to accept our offer. Just let us know what hotel you will be staying at and we will pay the hotel \$1500 toward your account.

St. Anthony Church
Pasadena, California



HMC

December 2009

Preliminary concept subject to detailed design

Community Outreach

- Our review of the letters received by the Dept. of Regional Planning indicates 6 authors (not 8) that objected to the request for modification
 - 3 letters were initiated by the neighbor across the alley
- St. Anthony representatives reached out to all six authors with three agreeing to meet to discuss the request for modification
- All three authors have since provided letters withdrawing their objections upon reviewing the merits of the request for modification
 - Michillinda Home Owner Association
 - New Hope Church
 - Mr. Michael Coye

My previous concerns were alleviated when I learned that the sought 5 foot "rear" setback only become necessary after the County determined that Locksley Street was to be considered the front of the Church property. The front of the Church is clearly on Rosemead Boulevard.

- Of the three remaining letters of objection only one author is located within the 200 ft radius requirement of the County for the original filing

St. Anthony Church
Pasadena, California



HMC

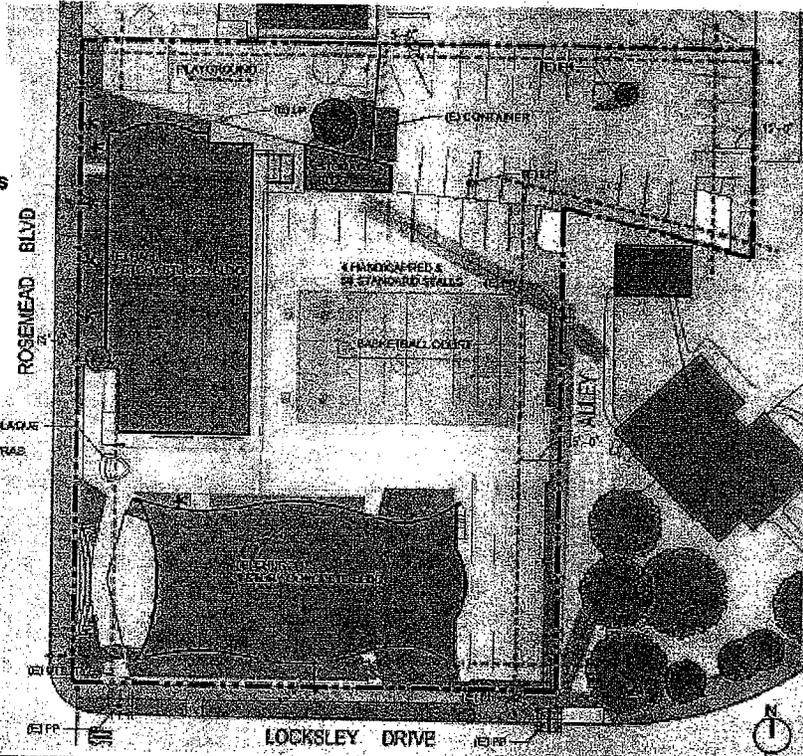
December 2009

Preliminary concept subject to detailed design

Existing Site Plan

- LEGEND**
- PROPERTY LINE
 - - - STANDARD YARD REQUIREMENTS
 - FRONT YARD : 15'-0"
 - REAR YARD : 15'-0"
 - SIDE YARDS : 5'-0" + 1'-0" FOR EACH STORY ABOVE 2 STORIES, MAX 16'-0"
 - ▨ UTILITY LINE
 - (E) BUILDING

MEMORIAL STATUE W/ PLACQUE
DONATED BY:
MR & MRS GEORGE GAYRAG



St. Anthony Church
Pasadena, California



HMC

December 2019

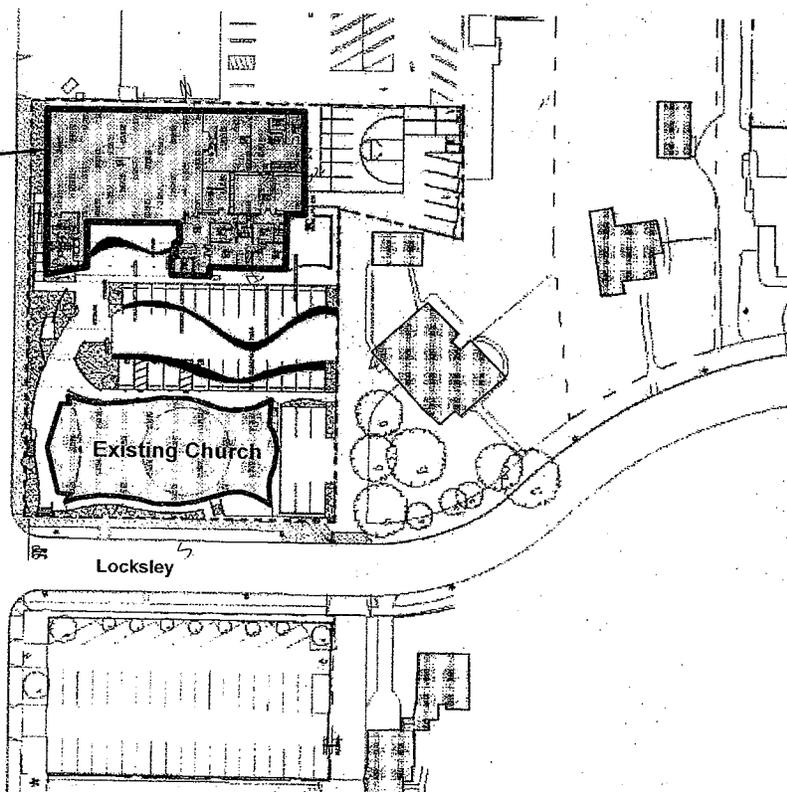
New Hall

Rosemead

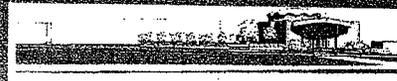
Locksley

Existing Church

Proposed Site Plan



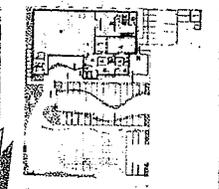
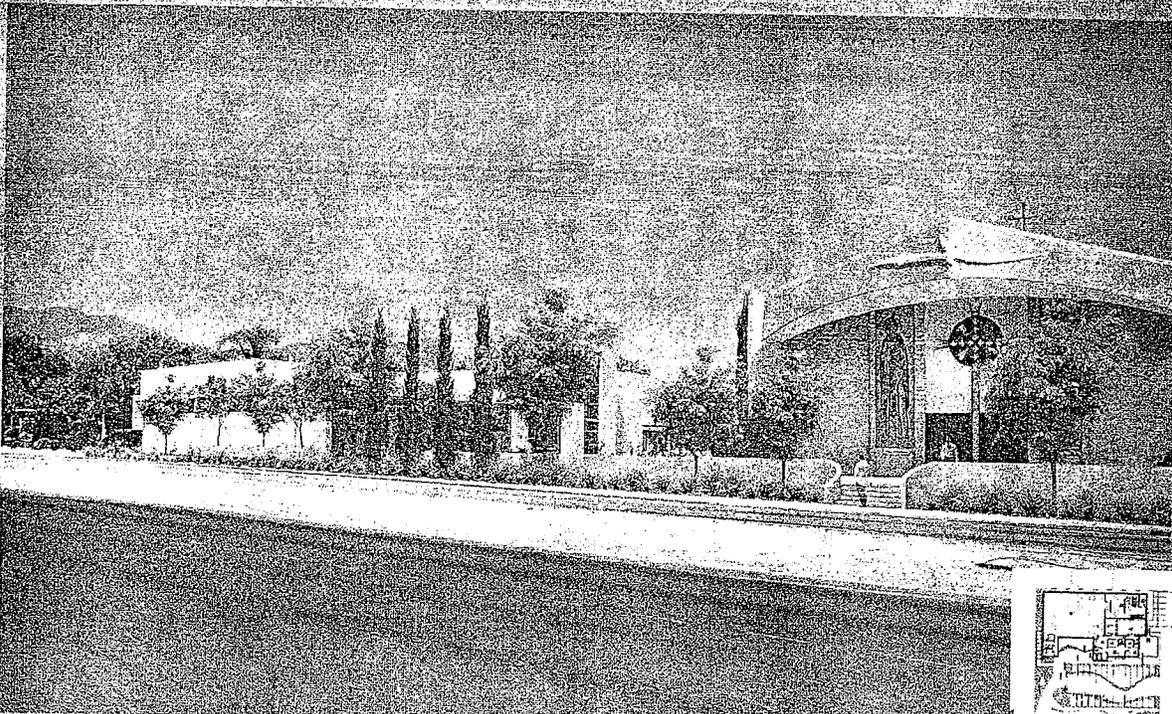
St. Anthony Church
Pasadena, California



HMC

December 2019

Looking North East Along Rosemead Blvd



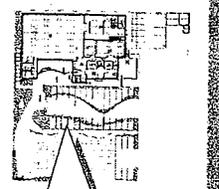
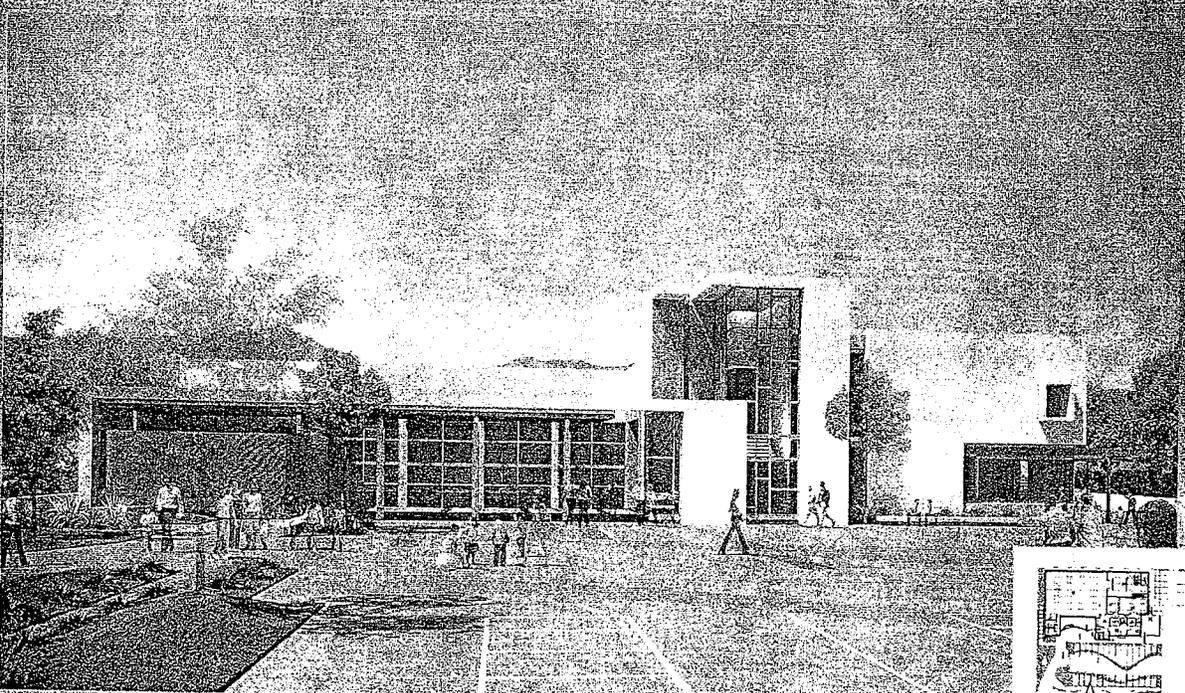
St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design

Looking North from the Church



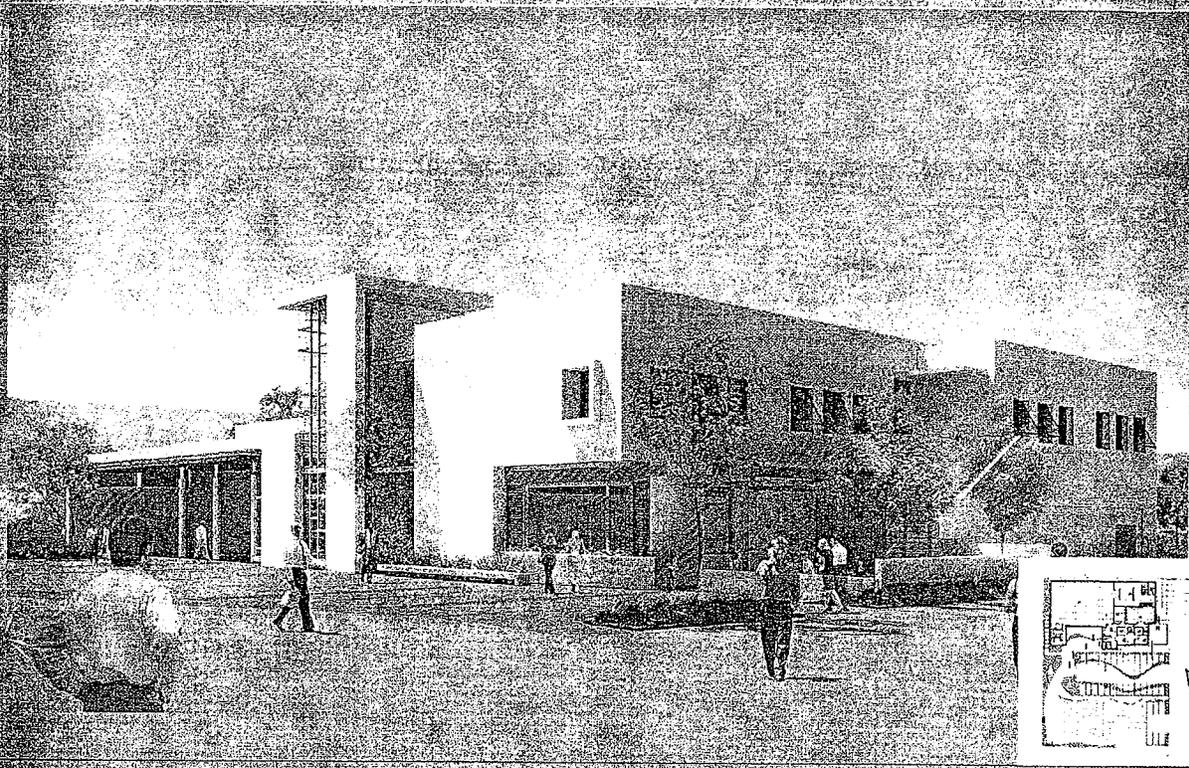
St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design

Looking North West from the Alley

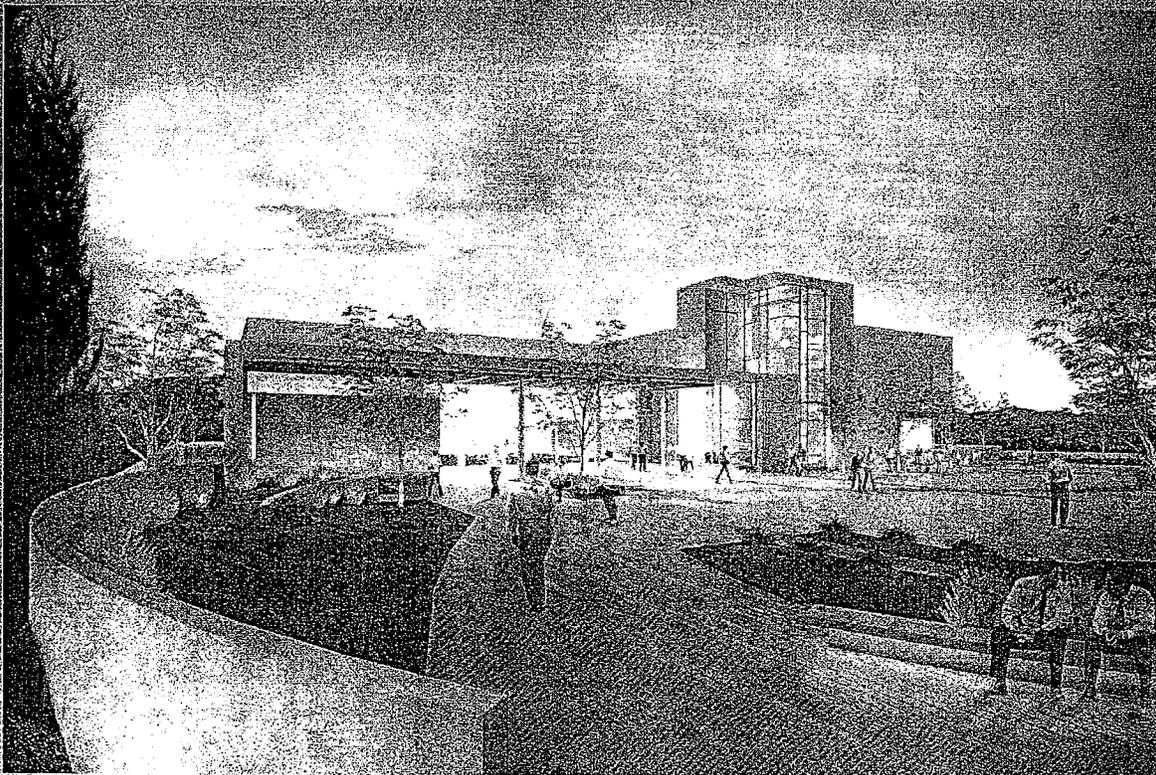


St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design

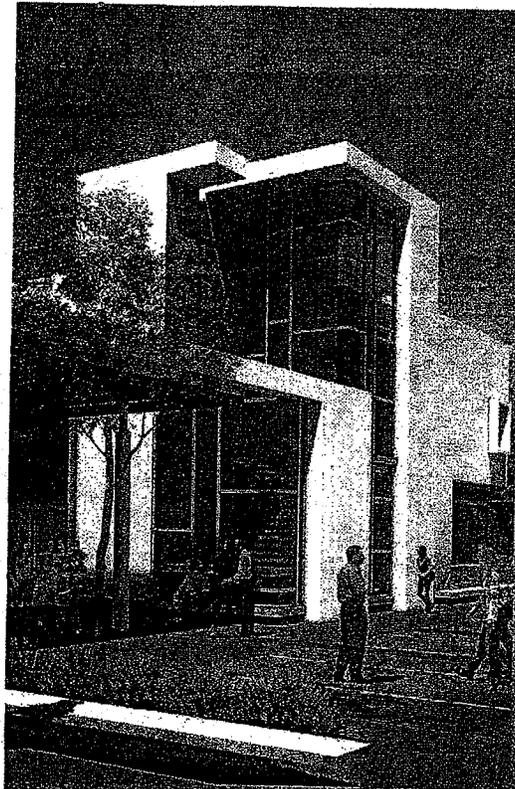


St. Anthony Church
Pasadena, California



HMC
December 2009

Preliminary concept subject to detailed design



St. Anthony Church
Pasadena, California

Thank you
for the opportunity to speak today



HMC

December 2009



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

January 14, 2010

TO: Pat Hachiya
Hearing Officer

FROM: Mi Kim
Principal Regional Planning Assistant
Zoning Permits I Section

**SUBJECT: JANUARY 19, 2010 AGENDA ITEM NO. 4
PROJECT NUMBER R2004-00104-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION REQUEST NO. 200900002**

One of the opposition letters forwarded to you last week is incomplete. Attached is the letter replete with the exhibits as forwarded to me by the opposition this week.

If you need further information, please call Ms. Mi Kim at (213) 974-6443, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachment

**LAW OFFICES OF
ALAN ABERGEL, P.C.**

15915 Ventura Blvd., #301
Encino, California 91436
Tel. (818) 578-5005 Fac. (818) 235-0159
Email - alan@abergellaw.com

November 30, 2009

SENT VIA E-MAIL AND HAND DELIVERED:

Jeantine Nazar: jnazar@planning.lacounty.gov

Maria Masis mmasis@planning.lacounty.gov

Jeantine Nazar

Maria Masis

Los Angeles County

Department of Regional Planning

320 West Temple Street

Los Angeles, California 90012

Project No. R2004-00104-(5)

Community Standards District Case No. 200900002

Project Address: 778 South Rosemead Boulevard

December 1, 2009 Hearing Officer

Dear Ms. Nazar and Masis:

This letter is written in opposition to the captioned proposed project. I am the attorney for the owner of 3745 Locksley Dr., East Pasadena, CA, Eleanor Walker and the Eleanor C Walker Living Trust and am submitting the following on her/its behalf. As you can see from the GIS-Net map attached as **Exhibit "A"**, my client's property (the "**Abutting Property**") is adjacent (directly next door East) to the property subject to this hearing located at 778 South Rosemead Boulevard, and owned by St. Anthony's Greek Orthodox Church. (the "**Subject Property**"). The proposed project therefore adversely affects my client's property more than any other property in the neighborhood.

The hearing agenda for December 1, 2009 describes the purpose of this hearing (Item #6) as,

"to authorize the demolition of the existing community center in order to construct a new community center in conjunction with the operation of an existing church in the R-3 (Limited Multiple-Residence) zone."

Also, the Notice of Public Hearing concerning this matter describes the subject hearing as,

"COMMUNITY STANDARDS DISTRICT MODIFICATION REQUEST: TO authorize the construction, operation and maintenance of a community center with 5' feet setback

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on the north side of the lot while 15' is required in conjunction with the operation of an existing church.”

On July 21, 2009, a letter was sent by Jeantine Nazar, Zoning Permits II Section, informing the project applicant, HMC Architects, that its application was **denied**, and further stating that,

“Pursuant to Section 22.56.1690 the proposed project does not meet the required standards. The director, in acting upon any site plan offered for review shall deny the proposed use, development or modification as requested in the application and as indicated in the required site plan based on the following principles and standards:

A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;

B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional development design.

The Department of Regional Planning (“DRP”) was correct in denying the applicant’s application and in stating that the proposed project does not meet the required standards.

The following provides further analysis to prove that pursuant Section 22.56.1690 the proposed project does not meet the required standards.

A. THE USE, DEVELOPMENT OF LAND AND/OR APPLICATION OF DEVELOPMENT STANDARDS IS NOT IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THIS TITLE 22;

i. *The subject property owner has been violating conditions imposed on the subject property.*

Zone Exception Case No. 8351- (5) conditions is attached herein as **Exhibit “B.”** **Exhibit “B”** also includes the 1991 property Exchange Agreement between St. Anthony’s Church and the former Michillinda Presbyterian Church. The conditions stated in connection with Zone Exception Case No. 8351- (5) were imposed by DRP and run with the land; therefore,

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when St. Anthony's church took over the triangular lot and joined it with their previous lot to create their existing lot, St Anthony's is bound by the same conditions. These conditions run with the land and therefore cannot be revoked by a contract between the Exchange Agreement parties.

Conditions numbers 2, 3, 4, 6, 10, and 12 have been violated or not complied with. The required walls are not in place and were previously removed with no permission from DRP; access way to the church's parking area is not chained or closed, as required, to vehicular access when the facilities are not in use; and lights used in the parking areas are not shielded and directed away from adjacent residences. My client and her daughter, Alberta Walker, have made many complaints to the DRP about these violations. Attached as **Exhibit "C"** are 3 letters showing the conditions violations and inspection citations issued by DRP.

Accordingly, the use, development of land and/or application of development standards is not in compliance with all applicable provisions of this title 22. Therefore, the applicant's application does not meet the required standards and should be denied.

B. THE PROPOSED PROJECT WILL NOT AVOID TRAFFIC CONGESTION, WILL NOT INSURE THE PROTECTION OF PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, WILL NOT PREVENT ADVERSE EFFECTS ON NEIGHBORING PROPERTY AND IS NOT IN CONFORMITY WITH GOOD ZONING PRACTICE;

The owner of the Abutting Property and her family (the "**Walker Family**" or the "**Walkers**") has complained many times to DRP regarding the use of the alley adjacent to her home as a driveway to St. Anthony's Church parking lot. The Walker family has indicated to DRP that the close proximity of their house to the main parking lot entrance/exit has caused them considerable distress and inconvenience. The Walkers have complained to DRP on numerous times that the church's attendees, who attend day and evening functions at the Church, enter and exit the parking lot which faces into their home. The attendees' vehicles generate intolerable noise and the vehicles' headlights shine directly into their home.

The Walkers have complained to DRP on numerous times that there is also bright illumination of the parking lot and Hellenic Center which stays lighted until 6:00 am and is intrusive to the surrounding residences and that the "stadium" light is sometimes illuminated for several days. The church has been conducting early morning and late at night activities, creating more nuisances to the Walkers. The church has frequently rented its parking lot, with obtrusive activities at all times of day and night. The St. Anthony's congregation has been growing and because the church parking lot has inadequate parking, it has caused overflows into all neighboring streets, and has made Locksley Drive an extension of the Church's parking lots with every Church activity.

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In addition, in many events occurring at the Subject Property, the attendees left a considerable amount of trash in the parking lot, which has created substantial health hazards to the Walker Family and other neighbors. This obstruction of the quiet and peaceful use of the Walker Family private property has worsened in recent years. Attached as **Exhibit "D"** are photographs showing the adverse effects and nuisance the Walker Family and other neighbors have been experiencing.

The proposed community center will accommodate more attendees, will be larger in size than the existing one, and therefore will cause more noise, traffic, glaring light, and otherwise will exacerbate the nuisance experienced by the Walker Family and other neighbors.

The St. Anthony's church has been engaged in many commercial activities that are not customarily incidental to the operation of a church such as, the Greek Festival, rental of the premises to film production companies, and operation of the community center. The proposed community center will increase the church's commercial activities which are not customarily incidental to the operation of a church; thereby violating the zoning classification and use granted to the Subject Property.

In summary, considering the fact that the church is adjacent to the Walker Family's property, and is also located near other single family residential homes zoned R-1-20,000, the church's activities create a nuisance to the Walker Family and other neighbors and are otherwise incompatible use for the surrounding neighborhood. The proposed community center may provide beneficial services to its attendees (most of them do not reside in the neighborhood). However, the St. Anthony's church and its proposed community center (and other commercial activities) is located in the wrong place.

C. THE PROPOSED COMMUNITY CENTER WILL VIOLATE THE PURPOSES OF THE EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

Section 22.44.135 (A) states that,

"Purpose. The East Pasadena-San Gabriel Community Standards District is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the district."

As explained above, the proposed community center will exacerbate the nuisance experienced by the Walker Family and other neighbors, and will exacerbate the adverse effects of glaring light,

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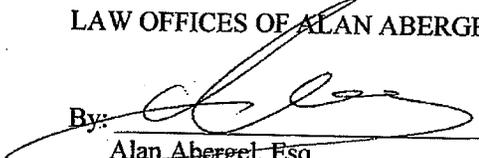
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air, and privacy to existing residences. The Walker Family property and other neighboring homes are zoned R-1-20,000. The new community center as well as the expanding commercial activities of the church will not be compatible with the residential nature of the neighborhood. Therefore, the proposed community center will violate the purposes of the East Pasadena-San Gabriel Community Standards District.

The Abutting Property owner is therefore requesting that the proposed community center and the applicant's application for Community Standards District Modification Request be denied.

Respectfully submitted,

LAW OFFICES OF ALAN ABERGEL, P.C.

By: 

Alan Abergel, Esq.

Attorney for Abutting Owner

Enclosures:

EXHIBIT "A"

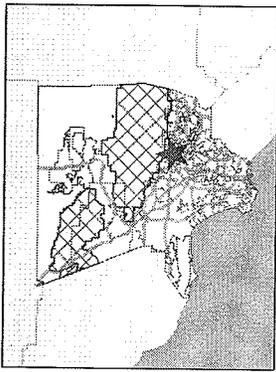
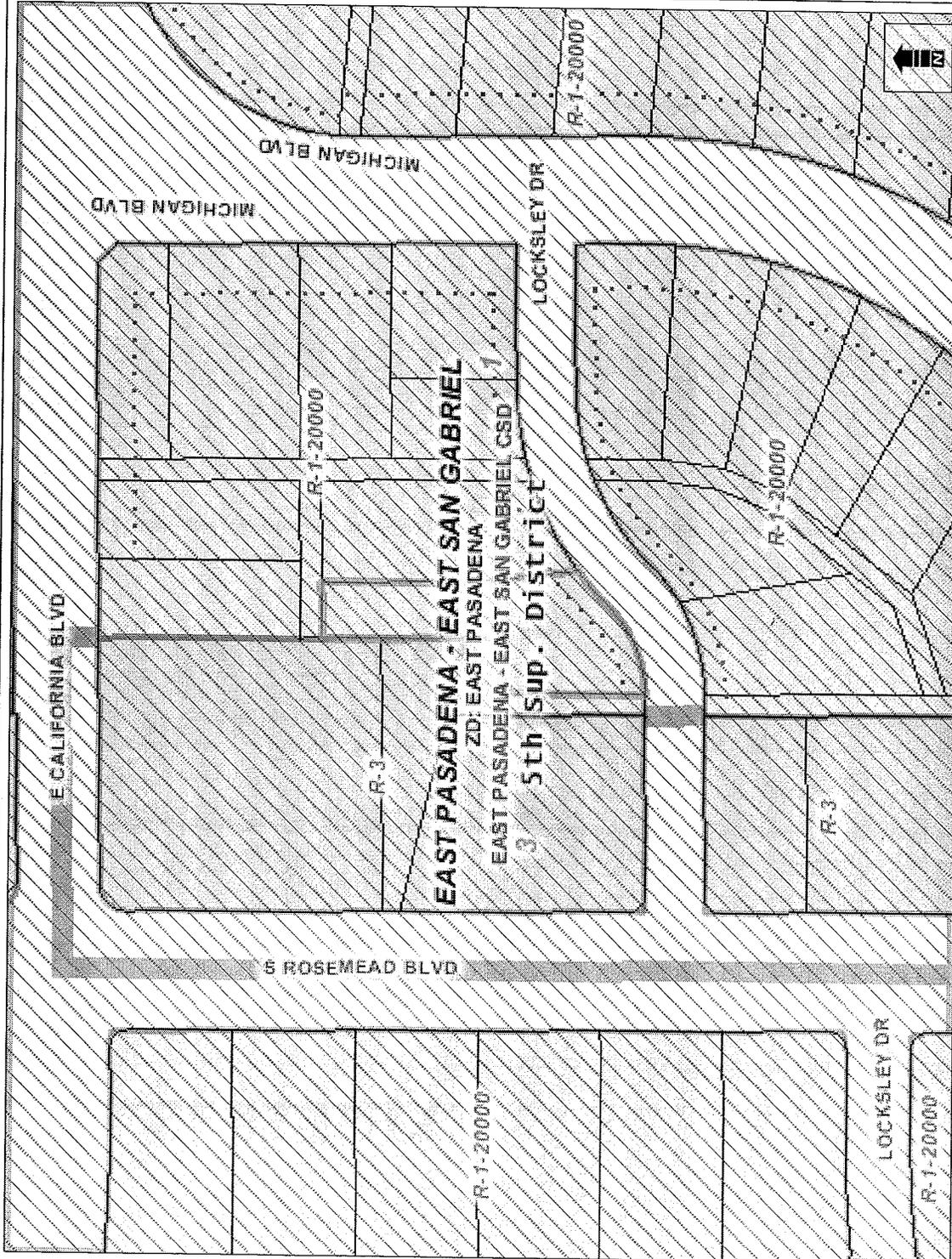
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EXHIBIT "A"



Legend

- Base Layers**
- LOS ANGELES COUNTY
 - SAN GABRIEL COUNTY
 - UNINCORPORATED AREAS
 - INCORPORATED CITIES
 - INVEST - PRELIMINAL
 - INVEST - INTERMEDIATE
 - INVEST - LIVE
 - PREWAYS
 - NATIONAL FOREST
 - UNIVERSITY
 - EXPERIMENTAL ZONING
 - TRANSIT - RAILROAD
 - TRANSIT - RAPID TRANSIT
 - TRANSIT - UNDERGROUND
 - TRANSIT - LIGHT RAIL
 - SUBDIVISION ACTIVITY - MARKING
 - SUBDIVISION ACTIVITY - RECORD
 - PLAT (ASSASSIN MAP BOOK) GRID
 - ASSASSIN MAP BOOK (ASSASSIN)
 - SSS (ODD STREETS DETAIL)
 - SSS - AREA PERMIT
 - VERY HIGH FIRE HAZARD SEVERITY
 - SOIL (UNSATURATED DISTRICT)
 - THE THOMAS GUIDE - PARK
 - THE THOMAS GUIDE - PARK
 - 2D (ZONED DISTRICT)
 - 3D (ZONED DISTRICT)
 - TOPOGRAPHY MAP GRID
 - TOWNSHIP & RANGE GRID
 - USGS QUAD SHEET GRID
- Zoning**
- ZONE A-1
 - ZONE A-2
 - ZONE A-3
 - ZONE A-4
 - ZONE A-5
 - ZONE A-6
 - ZONE A-7
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LEGEND MAY NOT CONTAIN ALL LAYERS REPRESENTED IN THE MAP.



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 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.
 The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

Scale: 1:1,704
 Printed On: Nov 22, 2009
 GIS-NET | Public Web Mapping Application

EXHIBIT "B"

1. That applicant shall submit for approval of the Director of Planning, three copies of a revised plot plan showing development similar to that presented at the public hearing and incorporating such of the following conditions as can be shown on a plan. The property shall thereafter be developed and maintained substantially in conformance with such approved revised plan;
2. That a 5 to 6 foot masonry wall be constructed along the easterly and southerly boundaries of Lot 10. Said wall shall be stepped down or tapered to a height of 3½ feet within the front yard setback area. No vehicular access shall be permitted to Lot N;
3. That a 5 to 6 foot masonry wall be erected along the easterly boundary and the easterly portion of the southerly boundary of the subject property adjacent to Lots 3, N and O. Said wall shall extend to the westerly line of Lot O. This wall shall then be continued to the easterly terminus of the existing block wall, but shall be stepped down or tapered to a height of 3 feet. No vehicular access shall be allowed to Lot N or Lot O;
4. That except for the accessway, a 3½ foot masonry wall be constructed along the northerly border of Lot 10, said wall to be set back a minimum of 55 feet from the centerline of California Boulevard;
5. That a pedestrian aisle or walk connect the easterly parking area with the westerly portion of the subject property;
6. That accessways to the parking area of Lot 10 be chained or otherwise closed to vehicular access when the facilities are not in use;
7. That the building setback area and the parking area shall be landscaped in accordance with a landscape plan to be submitted to and approved by the Director of Planning; such landscaping shall be continuously maintained;
8. That parking be provided in the ratio of one space for each five seats of the largest structure used for public assembly purposes;
9. That all areas used by automobiles be paved with a concrete, asphaltic, or macadam type of surfacing;
10. That all lights used on the parking areas be shielded and be directed away from adjacent residences;
11. That classrooms shall not be utilized for regular day school type instruction;
12. That the hours of operation of the parking facility on Lot 10 be limited to those hours between 6 a.m. and 11 p.m.;
13. That prior to commencing construction, applicant shall ascertain from the Forester and Fire Warden what facilities are necessary to protect the property from fire hazard. Such facilities may include water mains, fire hydrants, and fire flow, which, prior to occupancy of any structure permitted by this approval, shall be provided as required by the Forester and Fire Warden;
14. That the applicant shall offer to dedicate free-of-charge to the County of Los Angeles a strip of land adjacent to California Boulevard and within 50 feet of the centerline of said Boulevard, to provide the necessary widening for this highway and shall construct such improvements as may be required by the Road Commissioner;
15. That all buildings, structures and facilities on Lot 10 shall be constructed in accordance with the applicable building codes and regulations of the County of Los Angeles.

17. It is hereby declared to be the intent that if any provision of this exception is violated or held to be invalid, or if any law, statute or ordinance is violated, the permit shall be void and the privileges granted hereunder shall lapse;
18. It is hereby declared and made a condition of this zone exception, that if any condition hereof is violated, or if any other law, statute or ordinance is violated the exception shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

DMF: CH:cjb

ONE EXCEPTION CASE NO. 8351-(5)
SUMMARY OF THE HEARING:

ZB HEARING DATE:
January 5, 1967

Twenty-eight (28) persons were sworn. Nineteen (19) in favor of the proposal. Applicant's representative testified that the church has approximately 700 members in its congregation; that a new sanctuary has been built and that applicant now desires to rebuild the remainder of the church plant in consonance with the development of the sanctuary; that applicant contemplates a 3½ to 1 parking ratio; and that, due to the development of the church facility in terms of congregation, the additional parking is required; applicant submitted 22 letters in support of the petition, including a letter from an adjacent owner; applicant further submitted a photograph of a membership location chart showing that a large percentage of the members of the congregation reside within a one-mile radius of the facility; that the facility has been in its present location for approximately 40 years; that the existing and proposed development is in consonance with the general architectural development in the area and will blend with the residential community; that the school is for Sunday School only and will not be a day school; that the administration building is for the use of this church only; that parking will be for the church only, and that landscaping, chaining, lighting and walling of the facility will be done at the request of the Zoning Board.

Numerous witnesses testified in opposition to the granting of this exception on the grounds that the area is residential in nature and that incursions by commercial or religious type institutions will be of detriment to the neighborhood; that the residents do not desire the character of the area changed; that the granting of the exception would lead to changes in the character of the neighborhood; that the residents would prefer having on-street parking to use of the residential lot.

Another witness in opposition requested permission to cross-examine petitioner's representative; permission was granted to the extent of the time available ~~relative to direct testimony about the proposed parking lot.~~ Cross examination was ceased at the discretion of the Zoning Board due to lack of time and due to the fact that in the Board's opinion, adequate testing of applicant's testimony had been made.

THE ZONING BOARD FINDS:

- 1-4 being Items 1-4 of the Factual Data Report.
5. That there were protests to the granting of this exception.
6. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance. In the granting of this exception the spirit of the ordinance will be observed, public safety secured and substantial justice done.
7. That members of the church do come from the immediate neighborhood, therefore this exception is necessary to the maintenance of the public health, convenience and general welfare of the community.

THE ZONING BOARD RECOMMENDS:

That this exception be GRANTED subject to the attached conditions.

ZONING BOARD MEMBERS CONCURRING:

Mr. Lewis, Chairman; Mr. Kanaster and Mr. Christenson

COUNTY COUNSEL present: Mr. [unclear]

MICHILLINDA PRESBYTERIAN CHURCH
700 S. Rosemead Blvd.
Pasadena, California 91107

ST. ANTHONYS GREEK ORTHODOX CHURCH
778 S. Rosemead Blvd.
Pasadena, California 91107

August 10, 1991

PROPERTY EXCHANGE

Michillinda Presbyterian Church hereafter ("Michillinda Church") will exchange real property with St. Anthony's Greek Orthodox Church (hereinafter "St. Anthony") on the following terms:

I. THE PROPERTY TO BE EXCHANGED.

St. Anthony's will convey the real Property known as and by the street address 3762 E. California Blvd, Pasadena CA, and more particularly described in Exhibit A to this letter to the Michillinda Church in exchange for the Michillinda Church conveying to St. Anthony a 12,094 square foot parcel now owned by the Michillinda Church, and more particularly described in Exhibit B to this letter, and shown in the August 15, 1989, drawing by Architects Culver Heaton, Thomas Zartl and Associates, which is Exhibit C to this letter. St. Anthony and Michillinda Church agree that the properties to be exchanged are equal in value and that no additional consideration is contemplated by either party, other than the payment of those expenses necessitated by the lot line adjustment resulting from the property exchange, as more specifically set forth below.

The property exchange and all moves of fire hydrants, walls and light poles necessitated by the terms hereof are expressly conditioned on the parties securing the necessary approval and/or permits from the Office of the Los Angeles County Building Department, Land Development Center, Department of Building and Safety, the Los Angeles County Fire Department and/or other governmental agencies having jurisdiction over the property to be exchanged, or the exchange, or both.

II. TERMS OF PROPERTY EXCHANGE.

A. The property located at 3762 E. California Blvd., Pasadena CA is improved by a single family residence encumbered by a month-to-month tenancy calling for a monthly rental of \$850.00, inclusive of yard maintenance. Michillinda Church shall acquire this property subject to this month-to-month tenancy. Rents shall be apportioned as of the closing date. St. Anthony represents and warrants to Michillinda Church that there is no written lease for this property.

B. The 3762 E. California Blvd. property also in encumbered by an ~~11.95%~~ ^{9.79%} per year variable interest rate assumable mortgage of \$~~29,028.04~~ with a maximum annual interest rate of 14.75% and no increase or decrease in an annual payment adjustment of more than 7.5% over the lifetime of the mortgage. The current debt service on the mortgage, including principal and interest is \$285.95 a month. Annual property taxes of \$~~1606.79~~ are current. Principal and interest mortgage payment's insurance, property taxes and water charges shall be apportioned as of the closing.

C. At closing, St. Anthony shall provide Michillinda Church with a letter signed by an officer of the Mortgagee stating that principal and interest payments are not in arrears, and stating the outstanding principal balance of the mortgage on the 3762 E. California Blvd. property. At the closing St. Anthony shall pay Michillinda Church cash equal to the then outstanding principal balance of the mortgage. In consideration for such payment, Michillinda Church shall assume liability for the mortgage and shall become mortgagor of record.

D. Within a reasonable time after the closing, St. Anthony shall remove, at its cost and expense, the block wall on the present boundary line between the two churches. The estimated cost of such removal is \$8,900, but this estimate does not limit in any way St. Anthony's obligation to remove the block wall, and to pay the full cost of removing it.

E. Within 30 days after St. Anthony removes the block wall referred to in paragraph II.D, St. Anthony shall erect a new fence or wall on the new boundary line between the real property of the parties. However, Allegra School must agree to the way its wrought iron fences and gates are removed and handled. To expedite the physical separation of properties, St. Anthony and Michillinda Church agree to equally share the cost of construction of a permanent cyclone fence in conformity with the Building Code, and Michillinda Church will pay one-half of the cost of construction of a permanent Cyclone fence in conformity with the Building Code even if St. Anthony erects a wall on the new boundary line. If St. Anthony erects a Cyclone fence on the new boundary line, St. Anthony may replace that fence within 5 years of the closing with a concrete block wall to be constructed at its sole expense, and without an additional payment from Michillinda Church.

F. Each party shall pay its own costs for restriping its parking lot.

G. St. Anthony shall pay the entire cost (estimated to be \$9,820) of constructing a one-hour fire wall for Michillinda Hall. This estimated cost does not in any way limit St. Anthony's obligation under this paragraph. Such construction may be postponed at St.

Anthony's election until such time as St. Anthony commences its building program.

H. The lot line readjustment will necessitate the relocation of a water meter for the mutual benefit of St. Anthony and Michillinda Church. Each party shall pay one-half of the cost of having the water meter relocated. The relocation will be done at or about the time the lot line adjustment is completed. The estimated cost of relocating the water meter is \$2,000.00, but this estimate shall not limit the obligations of the parties under this paragraph.

I. St. Anthony shall assume complete responsibility for the fire hydrant now located on the parcel to be conveyed to St. Anthony. St. Anthony reserves the right to maintain the fire hydrant as is or to modify, relocate, remove, or disengage the fire hydrant, subject to the Los Angeles County Fire Department's regulations and every other applicable governmental ordinance, rule or regulation that requires or permits the fire hydrant to be used to service Michillinda Church property. If St. Anthony is required by law or regulation or elects to maintain the fire hydrant in good working order, Michillinda Church reserves the right of access to the fire hydrant by way of a common gate in the wall or fence to be constructed pursuant to paragraph II.E, above.

J. Each party shall be responsible for, and pay the cost of removing, relocating, constructing, and maintaining any light poles, standards and/or fixtures situated on its own property after the closing of the property exchange. Each party shall bear all other expenses for lighting, building construction, driveways (should same be required on Rosemead Blvd. by law or regulation), utilities, gates, landscaping, etc. on its own property after the closing.

K. A survey to establish the new property line will be required preparatory to the property exchange as will the drafting of an abstract and/or legal description of the properties, grant deeds and property boundaries. The costs incurred to accomplish this shall be shared equally by the parties. The new property line shall be permanently marked in an appropriate manner as set forth in paragraph II.E above.

L. The parties shall each pay 50% of all escrow costs incurred to consummate the property exchange.

M. St. Anthony shall bear all the costs and fees of Culver Heaton, Thomas Zartl and Associates, Architects, for services rendered in this transaction with the exception of fees and costs incurred at the specific request of Michillinda Church. The parties agree that as of the date hereof, Michillinda Church has not requested any services from the Architects concerning this transaction. The parties shall

se Mr. Heaton's services to acquire the approvals and to take the actions specified in paragraph II.K above and to secure the necessary approvals and permits specified in paragraph I above with the cost of these services to be paid as specified in those paragraphs.

III. DEEDS, ENCUMBRANCES AND ESCROW

A. St. Anthony's shall convey the property described in Exhibit A to Michillinda Church by grant deed subject to the month-to-month tenancy described in Paragraph II.A, and to all other ordinances, covenants, easements, and encumbrances of record or visible, provided that none of the other ordinances, covenants, easements or encumbrances of record or visible makes the property described in Exhibit A unusable for dwelling purposes, or lessens the market value of said property at the date of closing from the value it otherwise would have without such encumbrances. As provided in Paragraph II C., Michillinda Church shall assume the existing mortgage on the property described in Exhibit A.

B. Michillinda Church shall convey the property described in Exhibit B to St. Anthony's by grant deed subject to the rights of Allegra School and others under the Allegra School's lease, a copy of which is attached hereto as Exhibit D., and to all other ordinances, covenants, easements and encumbrances of record or visible, provided that none of the other ordinances, covenants, easements or encumbrances of record or visible makes the property described in Exhibit B or lessens the market value of said property at the date of the closing from the value it otherwise would have without such encumbrances. Michillinda Church represents that Allegra School has orally agreed to waive its right of first refusal contained in its lease.

C. Each party represents that it has all necessary corporate and church approvals to execute this letter and to make the property exchange called for by this letter.

D. The parties designate ----- as escrow agent and agree to share equally the escrow agent's fees. The escrow agent's instructions are attached to this letter as Exhibit E are made a part hereof.

The closing shall take place at the office of the escrow agent at 10:00 a.m. P.D.T. on November 29, 1991.

IV. SUMMARY OF COSTS OF THE PROPERTY EXCHANGE

A. The total cost for all activities necessitated by the

at line adjustment resulting from the property exchange, if completed as described in the August 15, 1989, Architects' drawing, is estimated to be no more than \$51,248.14, but this estimate shall not limit the costs each party must pay.

B. Notwithstanding anything to the contrary in this letter, Michillinda Church agrees to pay only such costs as are expressly mentioned in this letter as being the responsibility of Michillinda Church.

C. All costs and expenses set forth in this letter represent St. Anthony's best estimate available at the time this letter was prepared, and are based on local market factors and conditions. While St. Anthony believes these cost and expense estimates fairly represent the anticipated costs and expenses required to consummate the property exchange set forth herein, neither St. Anthony nor Michillinda Church warrants their accuracy.

ACCEPTED AND AGREED TO:
MICHILLINDA PRESBYTERIAN CHURCH

By: William T. Leslie
William T. Leslie
President, Board of Trustees

ACCEPTED AND AGREED TO:
ST. ANTHONY'S GREEK ORTHODOX CHURCH

By: Zacharias V. Vargias
Zacharias Vargias
President, St. Anthony's Parish Council

By: Rev. Efsthios V. Mylonas
Rev. Efsthios Mylonas
Pastor

EXHIBIT "C"

Pasadena, California 91107

Inspection File No. 3-565
Plot Plan No. 13298

Gentlemen:

In response to a recent complaint regarding a church parking lot, an inspection has been made at 778 S. Rosemead Boulevard in zone R-3, E. Pasadena Zoned District.

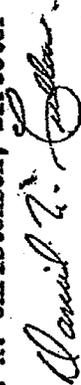
This inspection disclosed that the parking lot on the premises is being used and maintained without providing the required walls, wheel bumpers and landscaping as required by Sections 261 and 749.5 of the Zoning Ordinance and as indicated in Revised Plot Plan No. 13298 approved August 6, 1970. This property in zone R-3 as presently maintained violates the provisions of Sections 202, 261 and 749.5, Los Angeles County Zoning Ordinance 1494.

Please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

Any inquiry regarding this matter may be addressed to the Director of Planning, Regional Planning Commission, 320 W. Temple Street, Los Angeles, Calif. 90012; Attention: W. Rosenthal.

Very truly yours,

THE REGIONAL PLANNING COMMISSION
O. K. Christenson, Director of Planning



Daniel N. Cullen, Division Chief
Plan Administration Division

DNC:WR
EJM:rs

St. Anthony Greek Orthodox Church
778 South Rosemead Boulevard
Pasadena, California 91107

Attn: Rev. Pieratos, Pastor

Inspection File No. 3-565 and Plot Plan No. 13298

Dear Sir:

In response to a recent complaint regarding a church parking lot, an inspection has been made at 778 South Rosemead Boulevard in zone R-3, East Pasadena Zoned District.

This inspection disclosed that the parking lot on the premises is being used and maintained without providing the required walls as prescribed by Section 261 of the Zoning Ordinance and as indicated in Revised Plot Plan No. 13298 approved August 6, 1970. The wall in question is outlined in red on the attached enclosure. This property in zone R-3 as presently maintained violates the provisions of Sections 202 and 261, Los Angeles County Zoning Ordinance, No. 1494.

Please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

Any inquiry regarding this matter may be addressed to the Director of Planning, Regional Planning Commission, 320 West Temple Street, Los Angeles, California 90012; Attention: Zoning Enforcement, Telephone (213) 974-6454.

Very truly yours,

THE REGIONAL PLANNING COMMISSION
O.R. Christenson, Director of Planning

James H. Clayton, Section Head
Zoning Enforcement Section

JHC:EM:ts

Enclosure

cc: Mrs. Eleanor Walker, Dick Anderson, RPC

JUL 10 1973

Quado sul

Mrs. Eleanor Walker
3745 East Locksley Drive
Pasadena, Calif.-91107

Dear Mrs. Walker:

After your last complaint to us regarding St Anthony's parking lot, we reviewed this entire subject commencing with the Church's first communication to us on January 28, 1964.

As a result of this review, we contacted the Los Angeles County Regional Planning Commission verbally, and also as per the attached letter, dated May 9, 1971.

The action resulting from these efforts is stated by the Commission in their letter to St. Anthony's under date of May 25, 1971, copy of which is likewise attached.

We believe when this specified order is carried out, you will be relieved of the annoyances which you have endured over the past few years from this source.

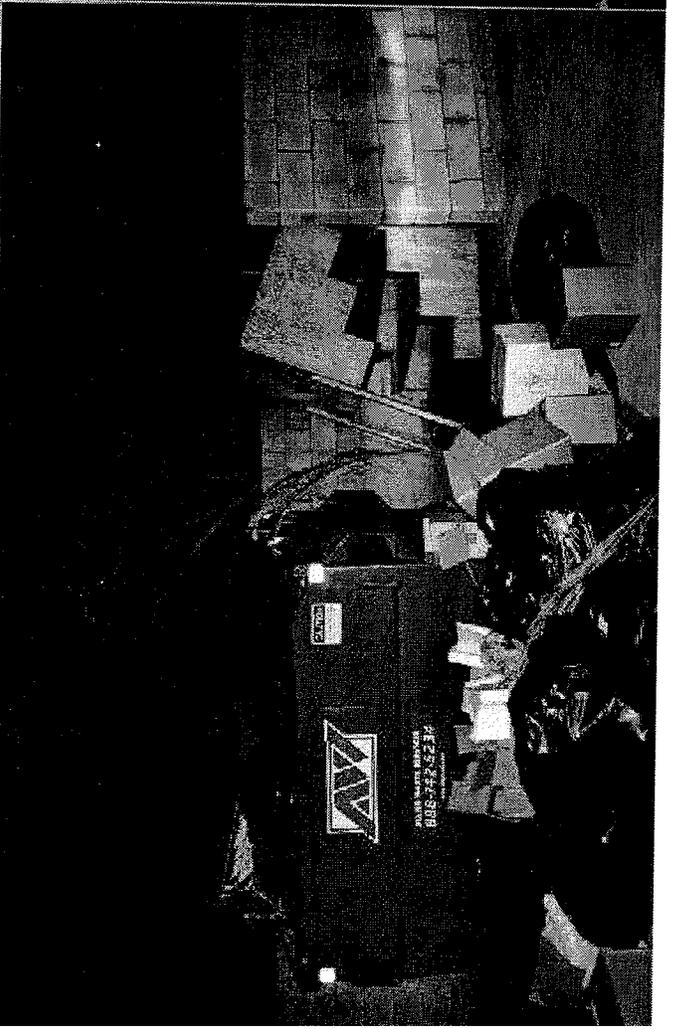
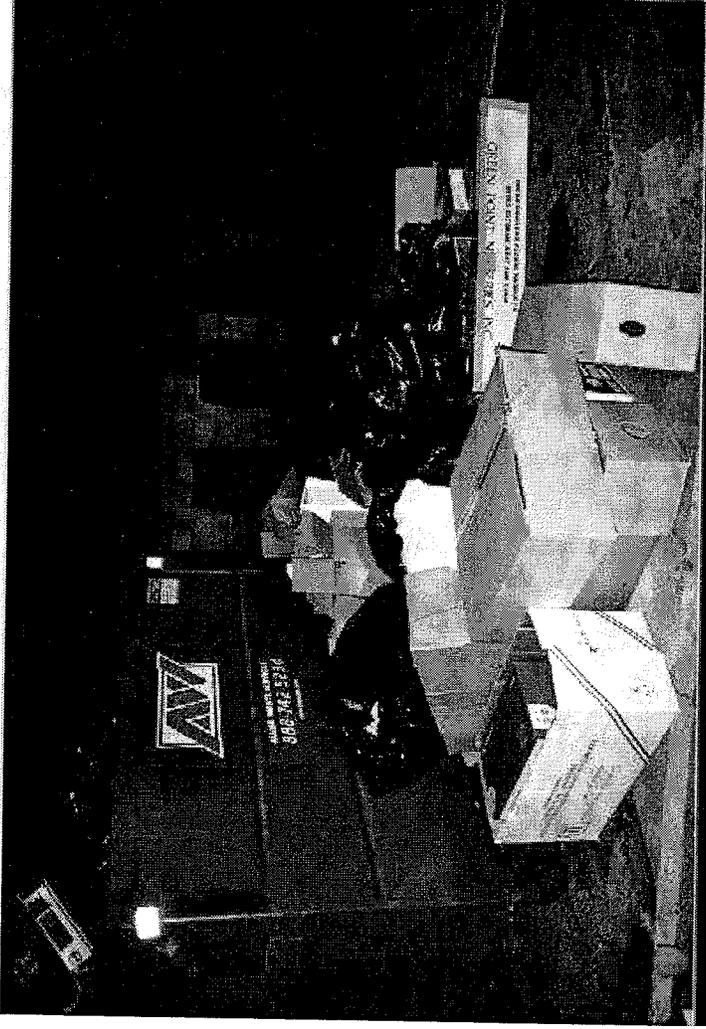
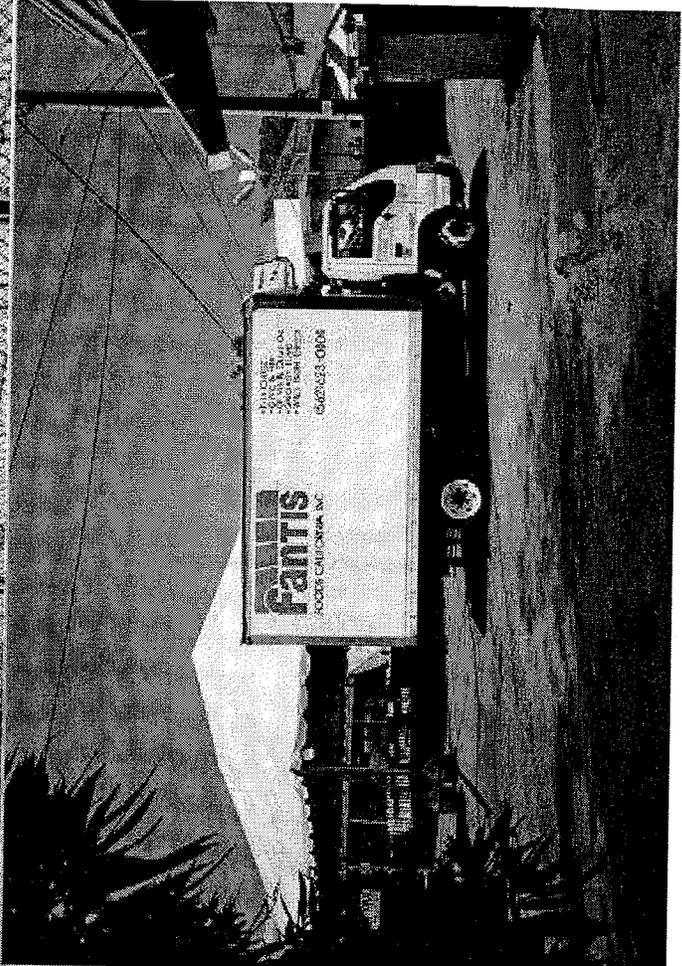
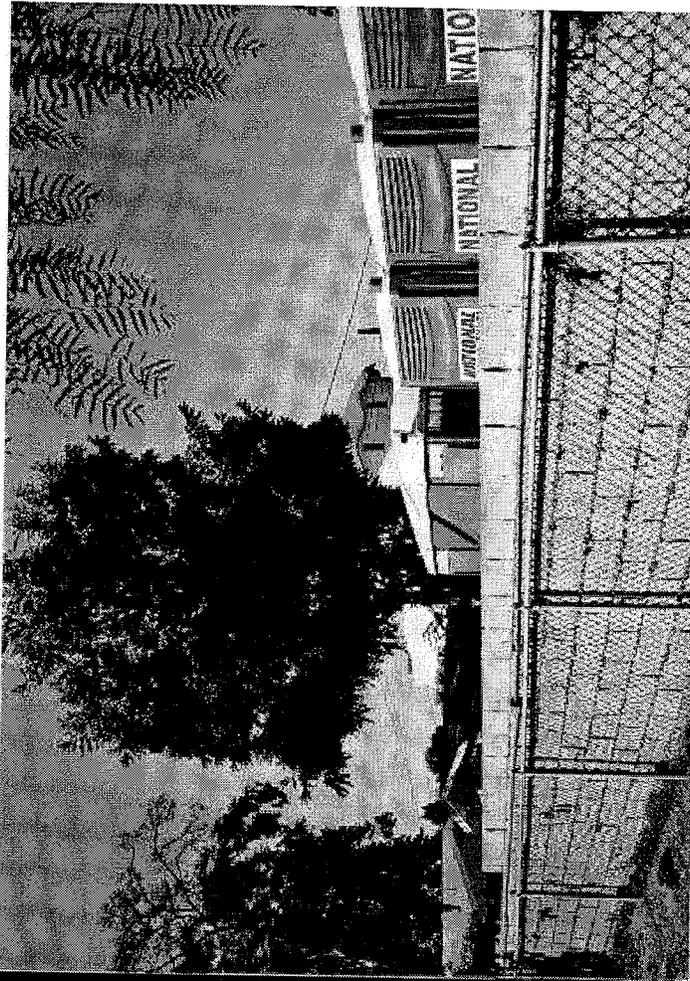
Very sincerely yours,

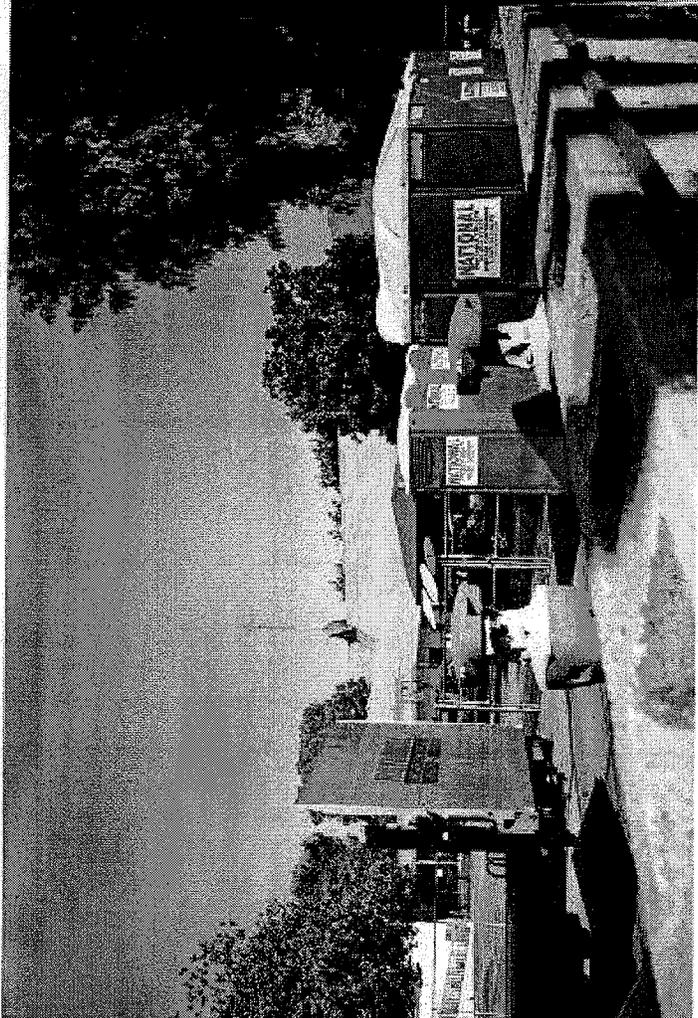
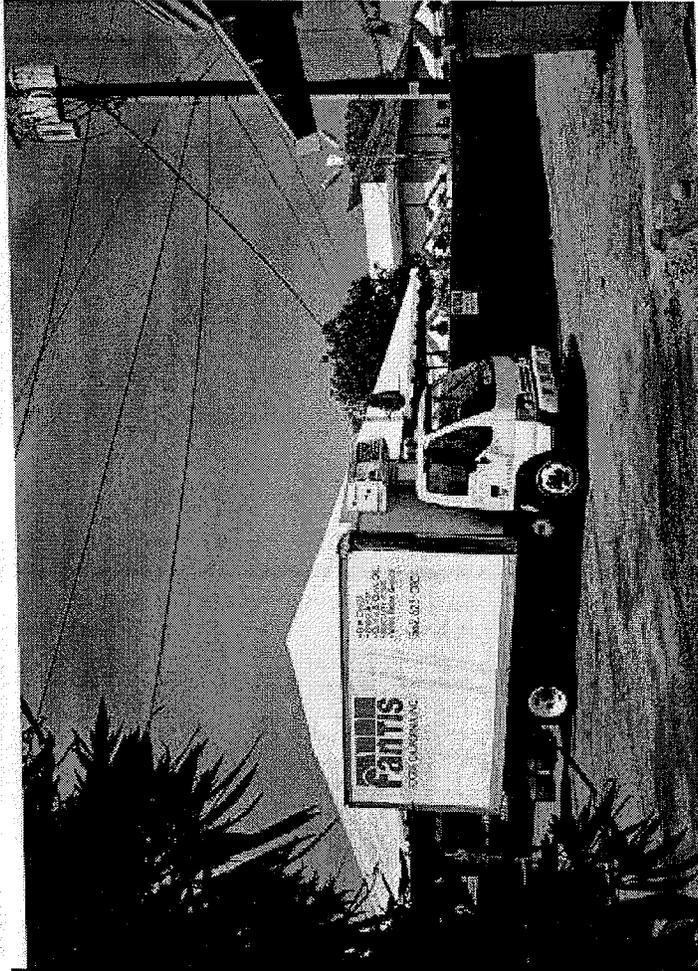
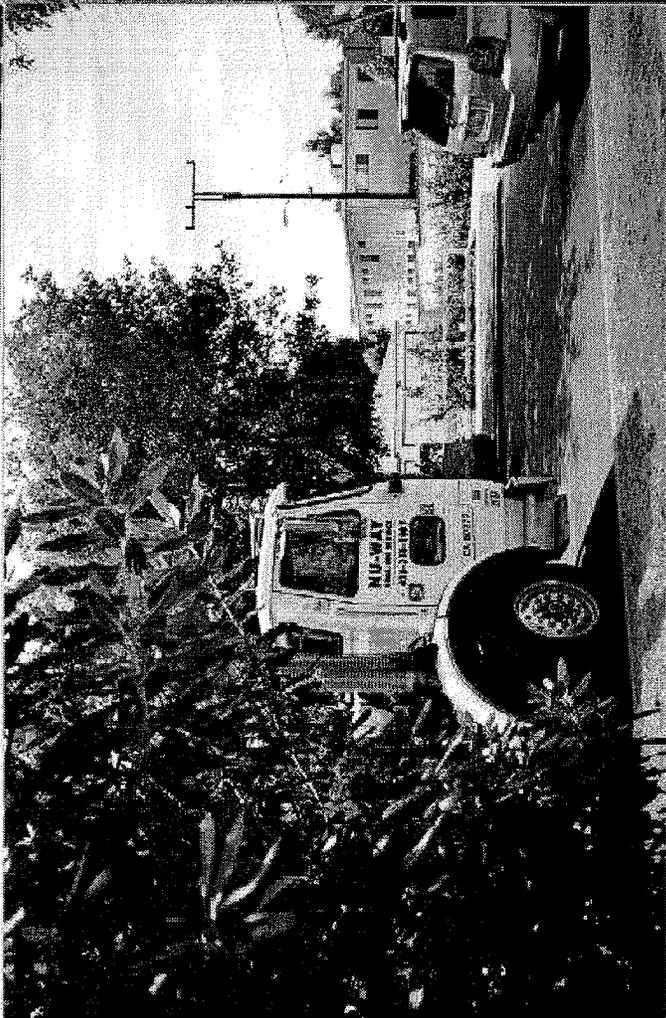
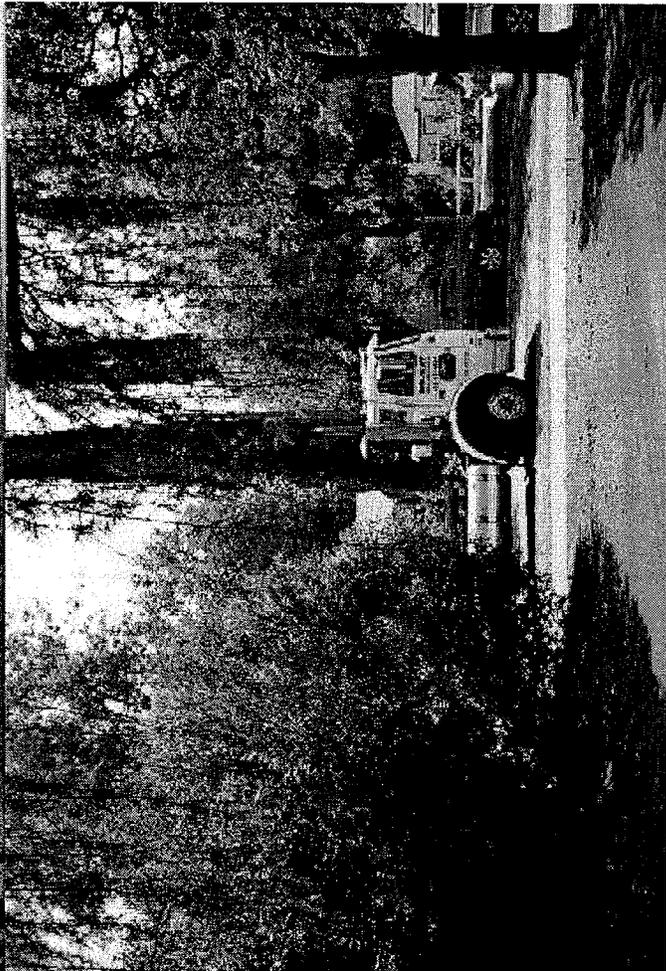
Michillinda Park Association, Inc.

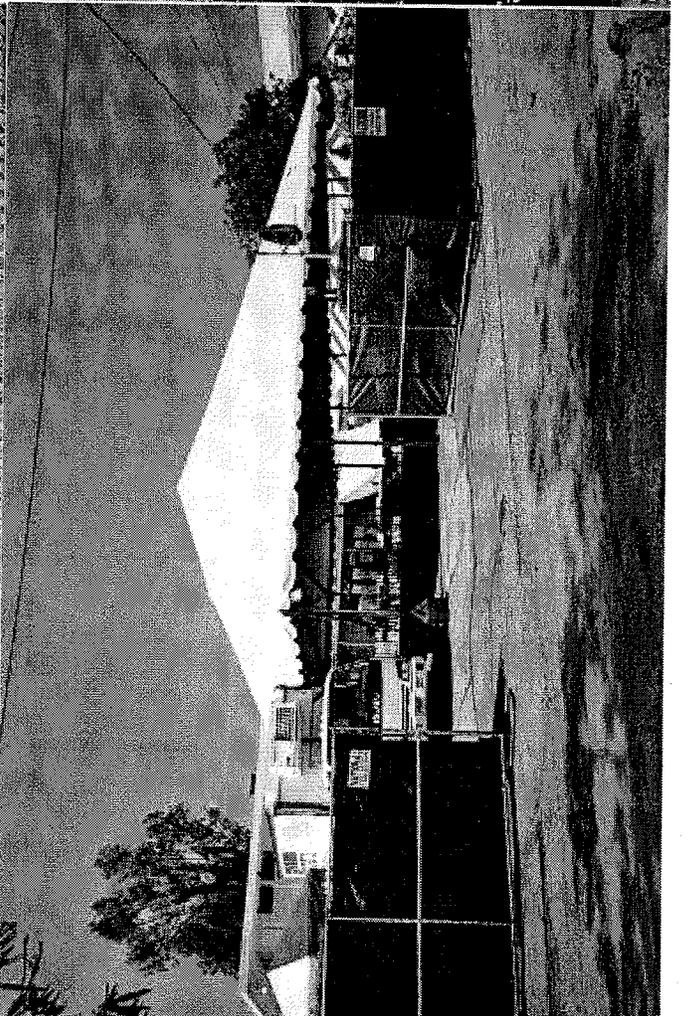
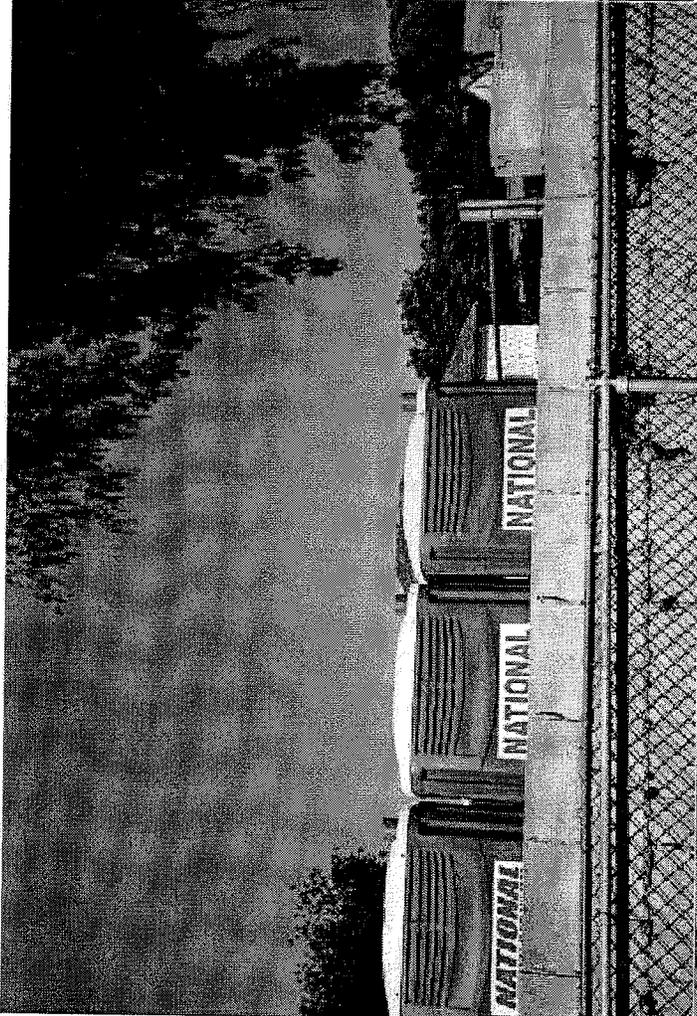
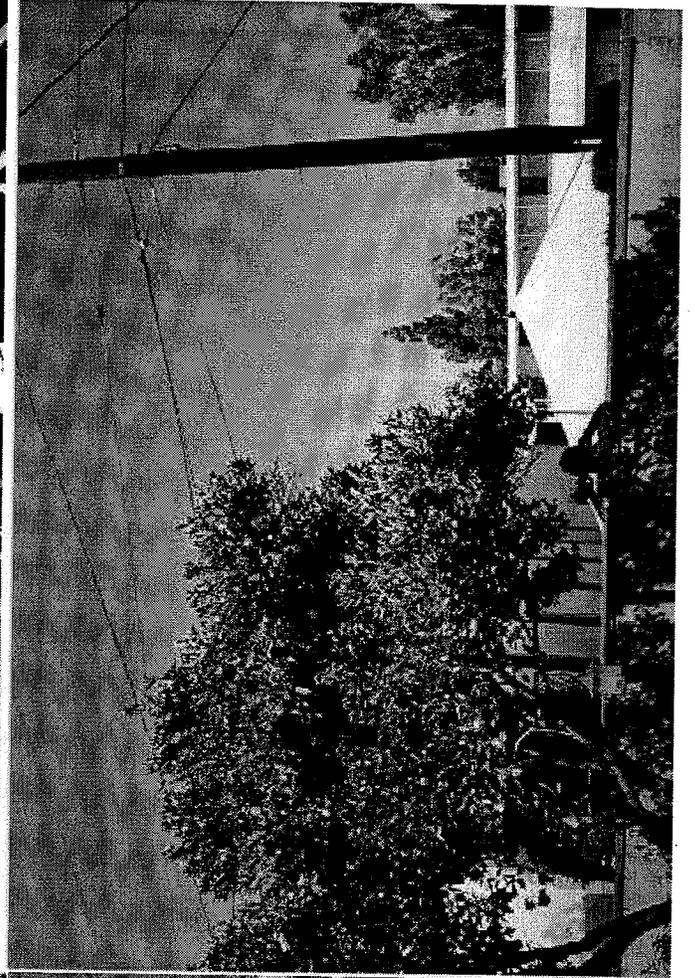
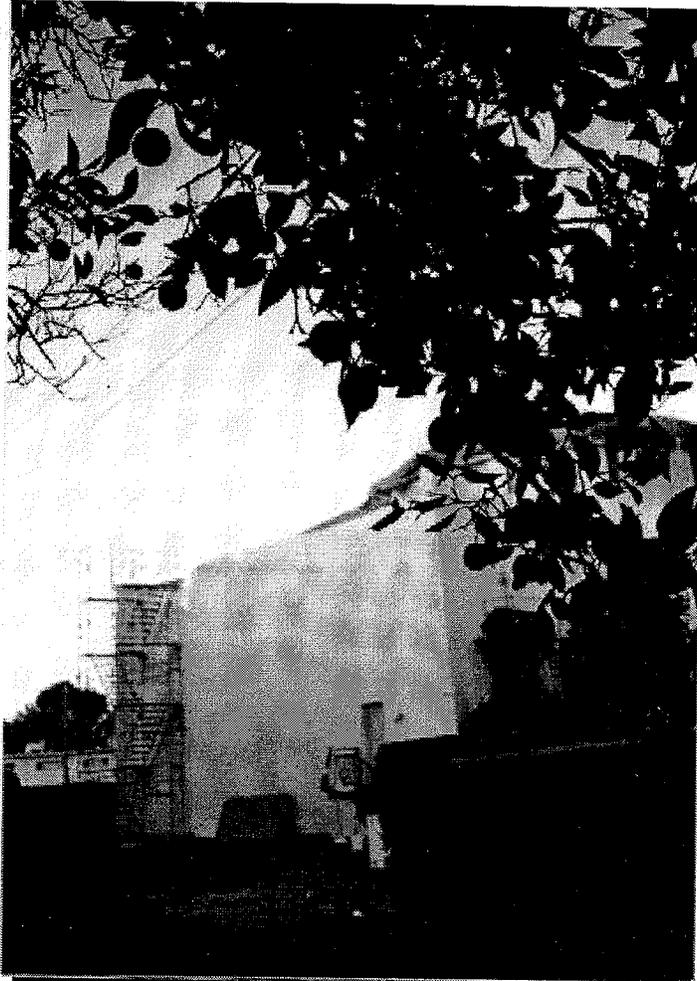
Elaine Morgan

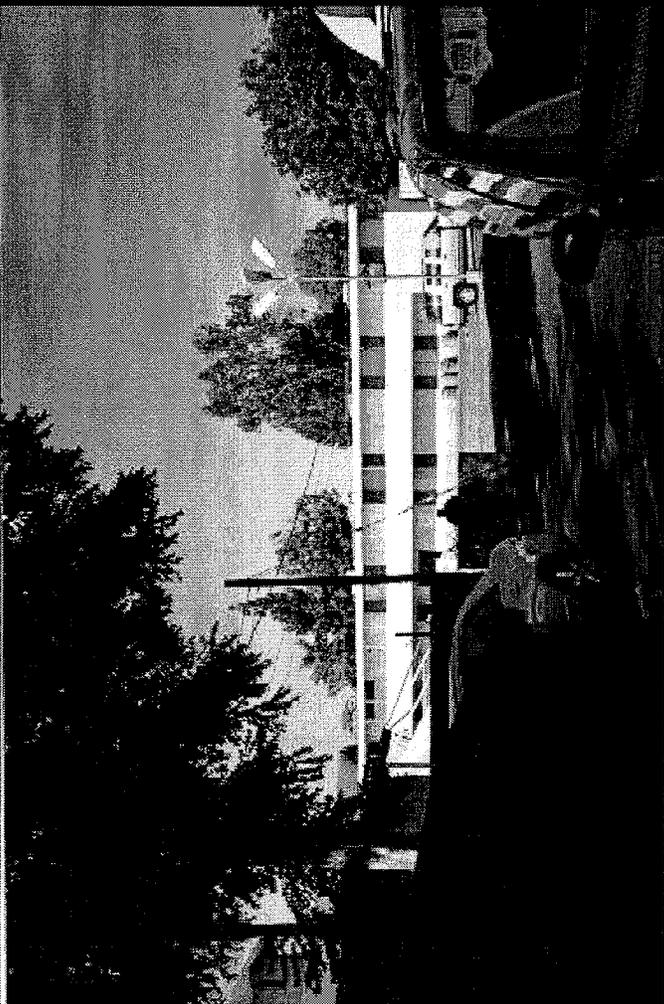
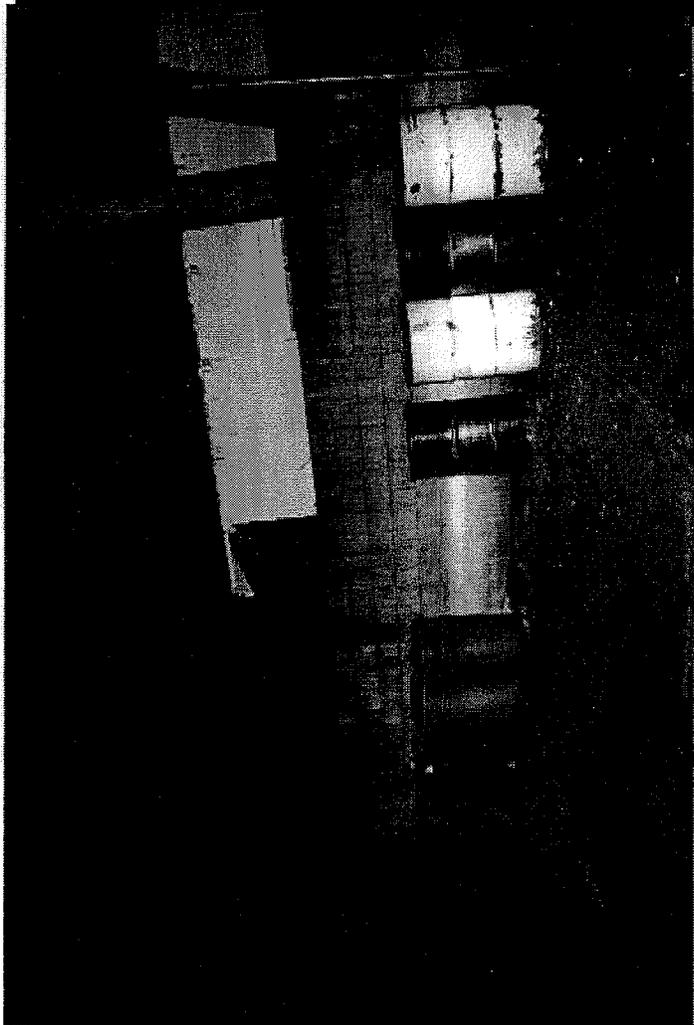
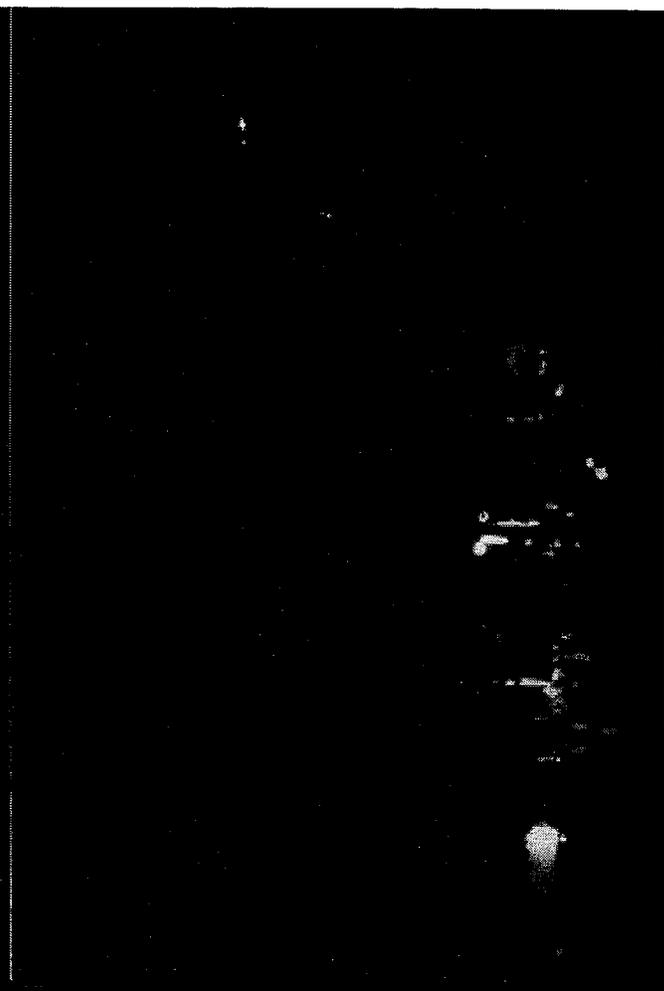
Elaine Morgan, Secretary

EXHIBIT "D"



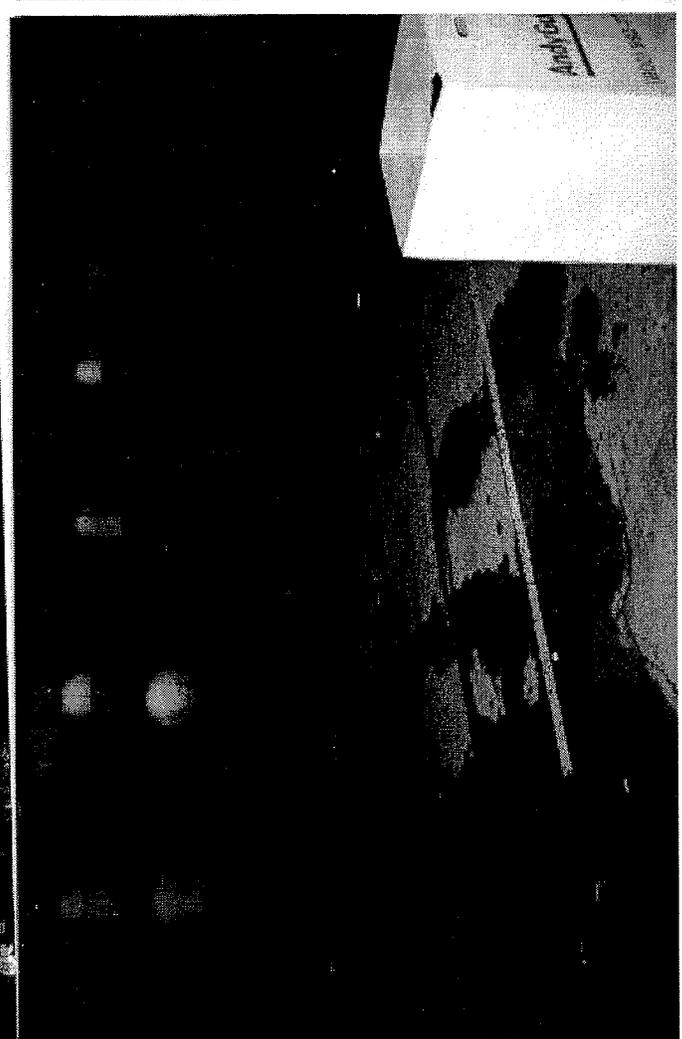
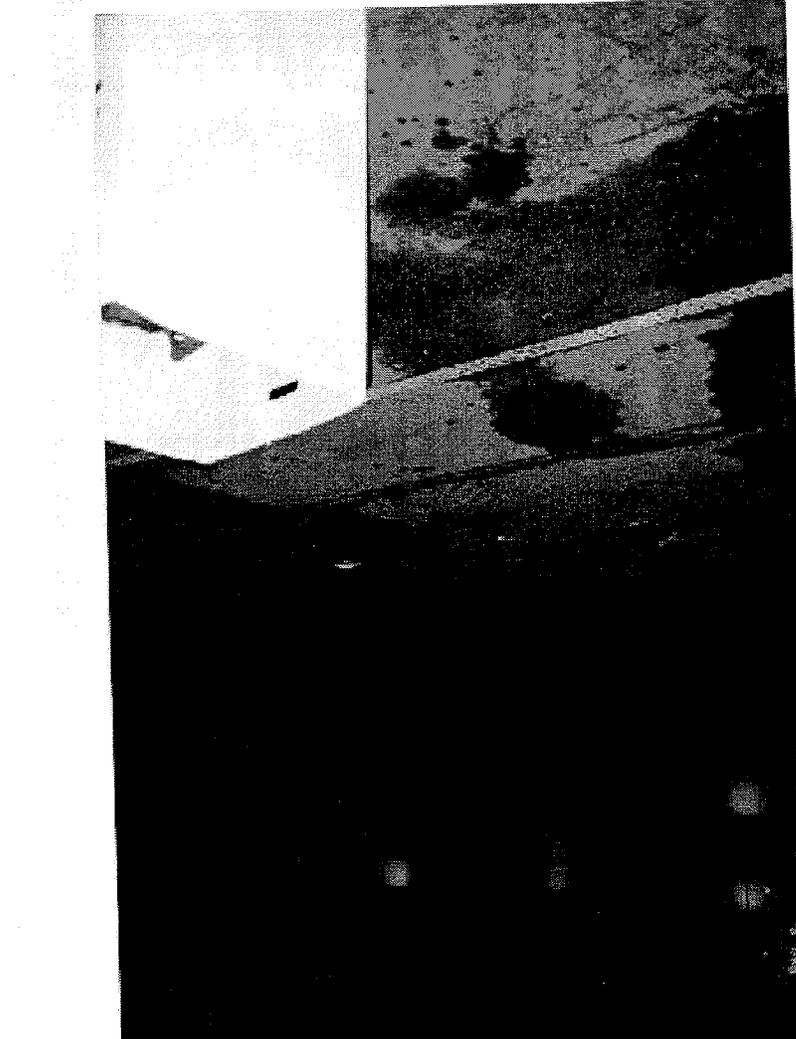
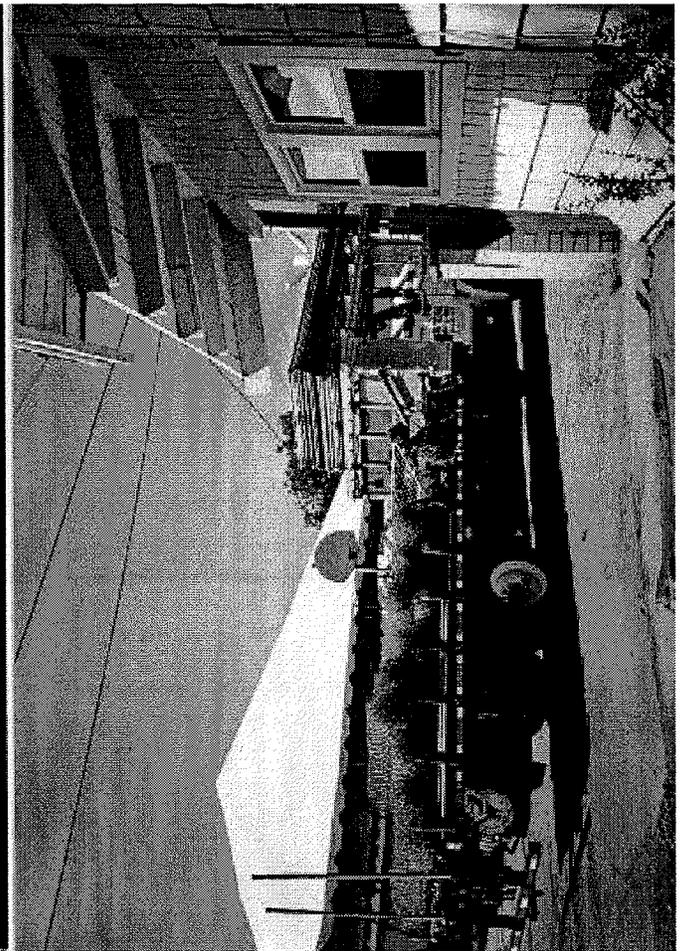
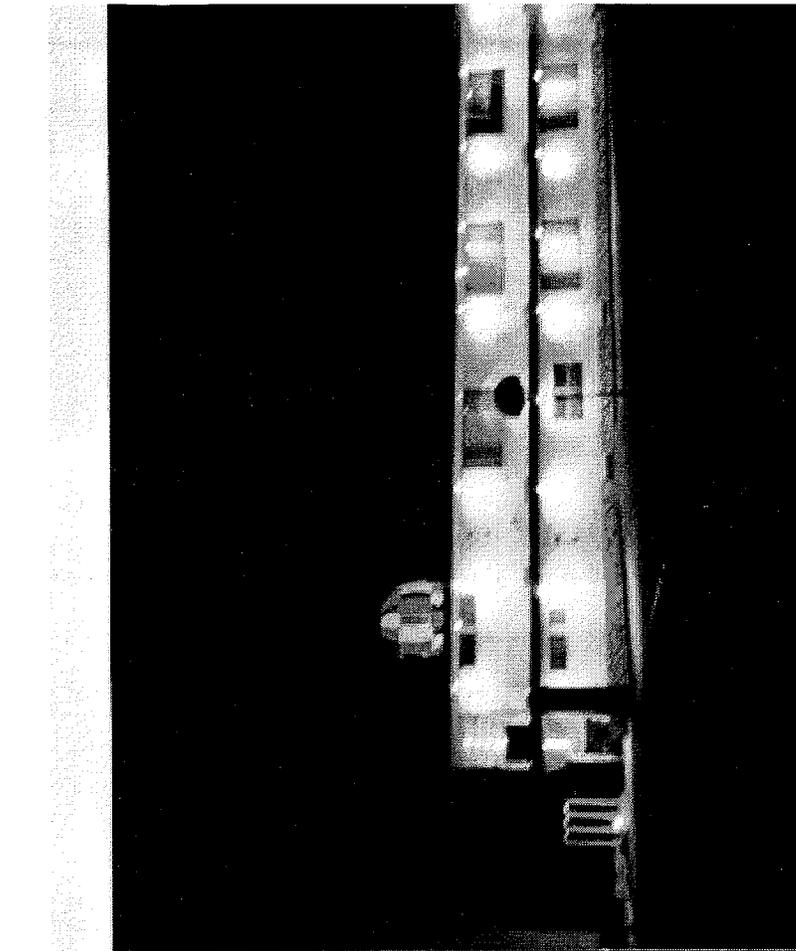


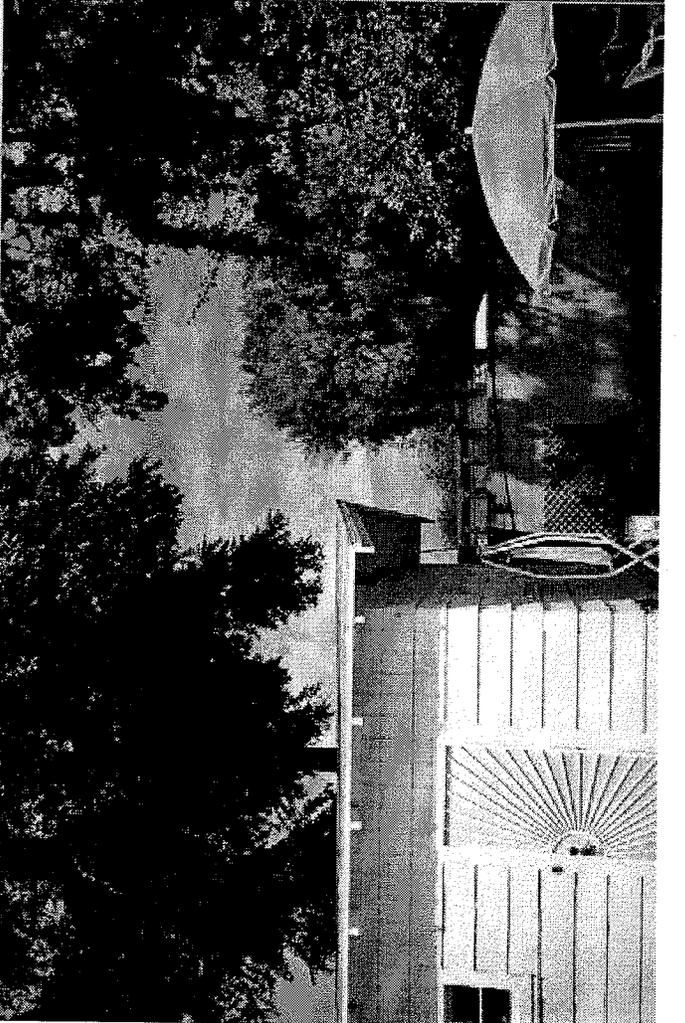
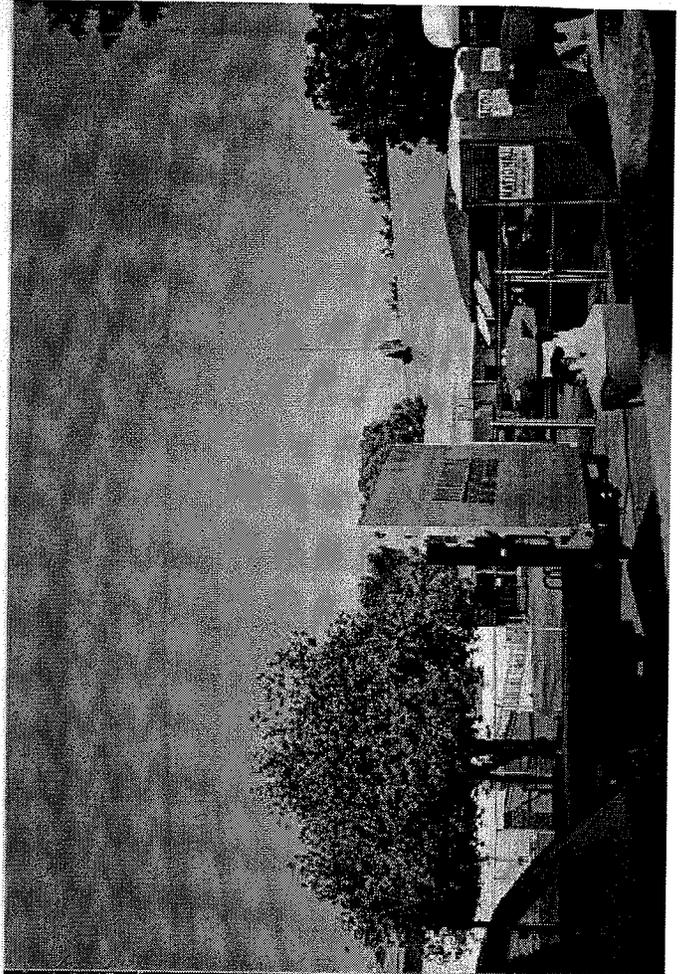


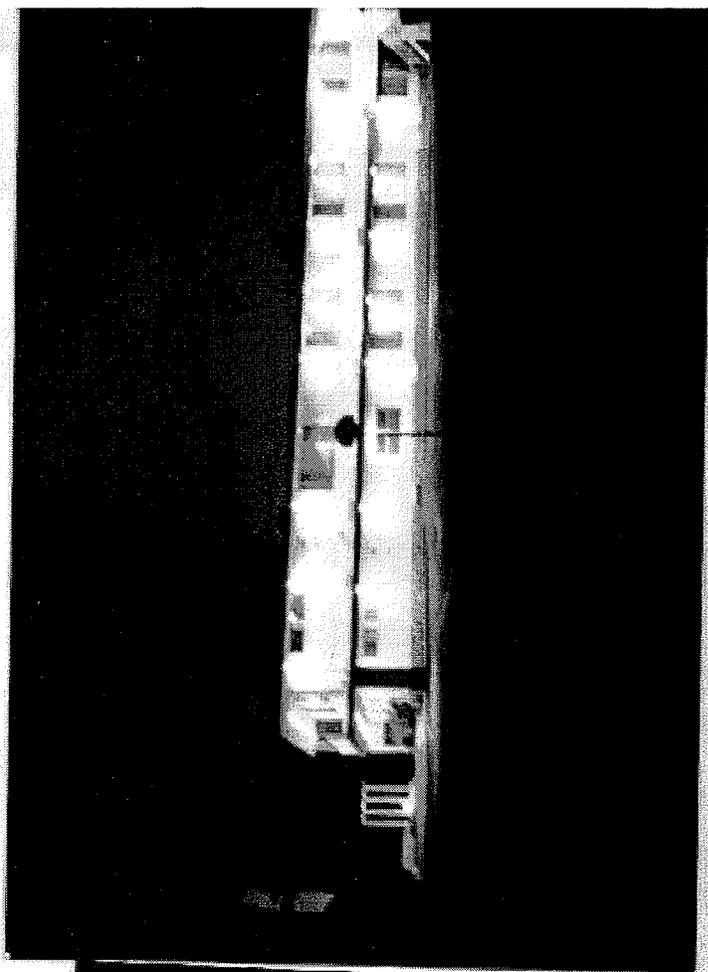
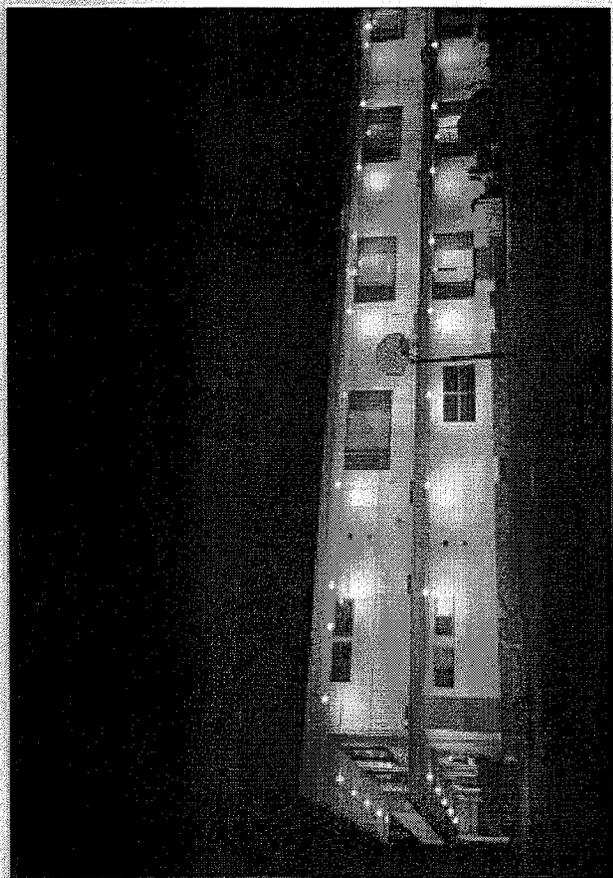


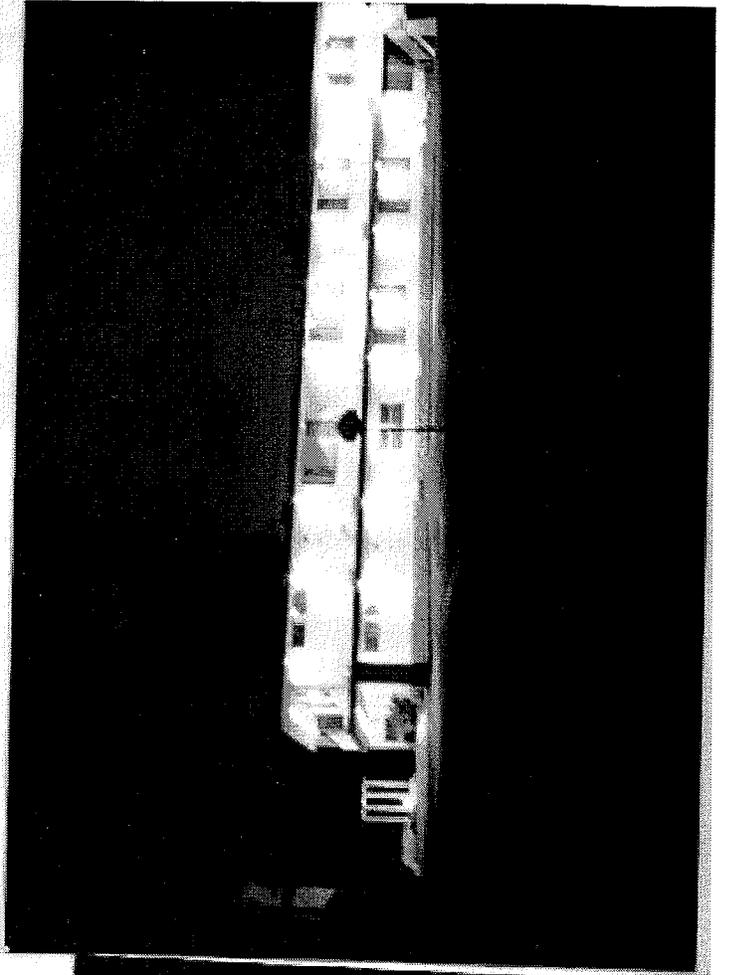
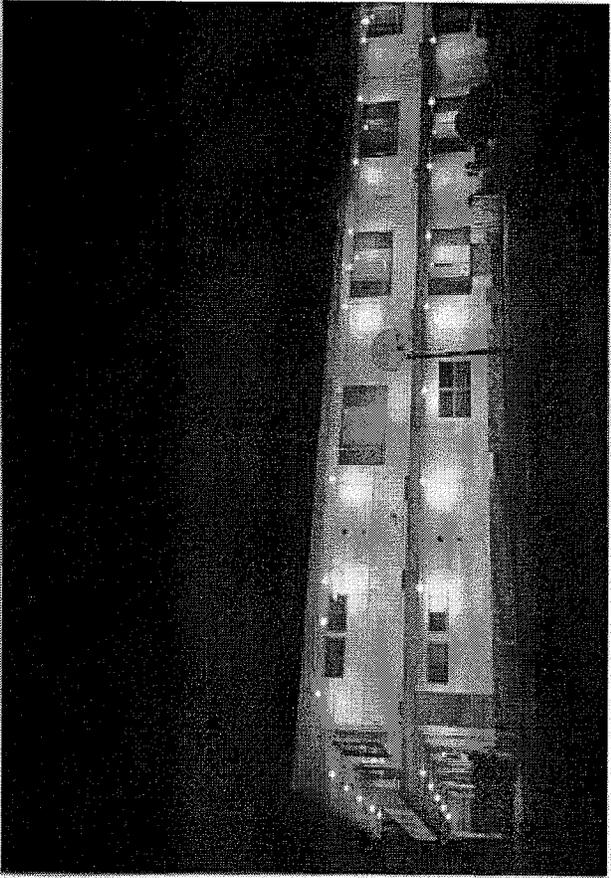
PRIVATE PROPERTY
PERMISSION TO PASS
OVER REVOCABLE
AT ANY TIME

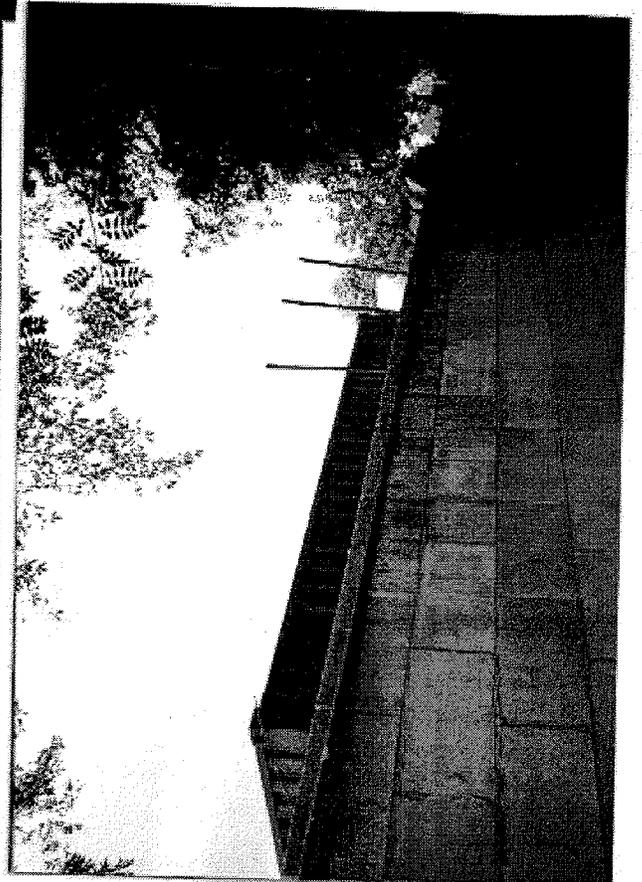
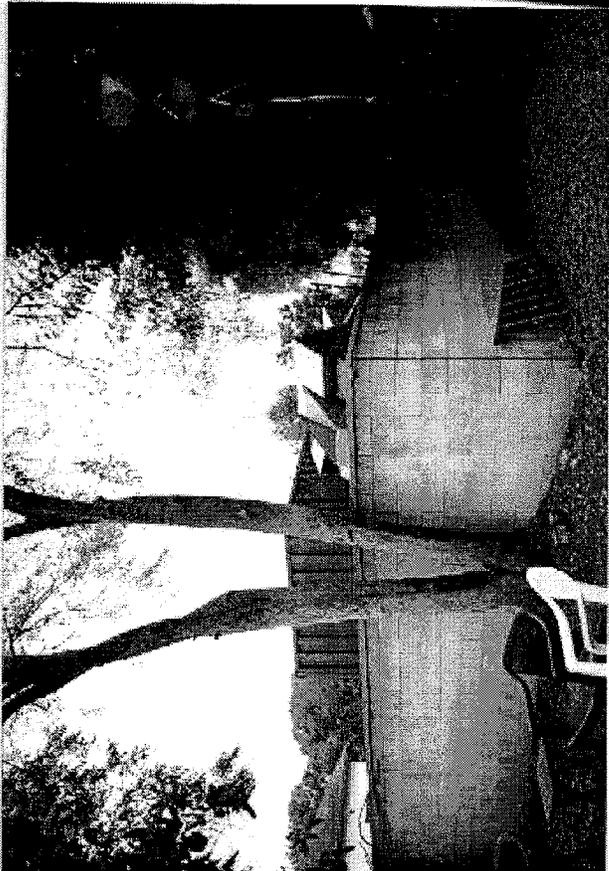
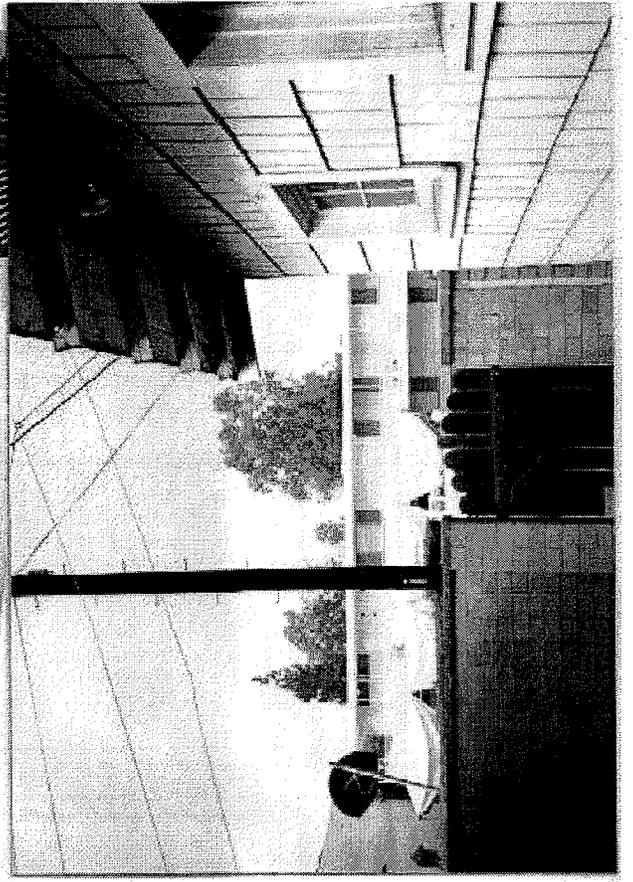














GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

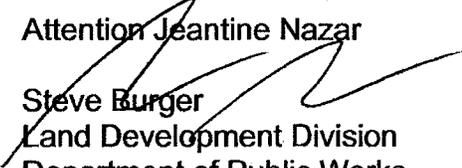
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 14, 2010

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Jeantine Nazar

FROM: 
Steve Burger
Land Development Division
Department of Public Works

**PROJECT NO. R2008-02340
778 SOUTH ROSEMEAD BOULEVARD
UNINCORPORATED COUNTY AREA OF PASADENA**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This letter supersedes our November 18, 2009, memo. We reviewed the site plan for the project located at 778 South Rosemead Boulevard. The proposed project consists of the demolition of an existing 7,350-square-foot community hall and the construction of a new 16,030-square-foot community center.

Upon approval of the site plan, we recommend the following conditions:

1. Road Conditions

- 1.1 Pay a nonrefundable cash contribution in the amount of \$12,640.00 for the construction/reconstruction of curb ramps, curb returns, cross gutters, and street trees along the property frontage on Rosemead Boulevard.
- 1.2 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Rosemead Boulevard to the satisfaction of Public Works.

- 1.3 Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Locksley Drive to the satisfaction of Public Works.
- 1.4 Construct/reconstruct all driveway approaches to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
- 1.5 Plant street trees on Locksley Drive. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 1.6 Repair any damaged improvements during the construction to the satisfaction of Public Works.
- 1.7 Underground all new service lines and distribution lines that are less than 50 KV and new utility lines (on Locksley Drive) to the satisfaction of Public Works and Southern California Edison. Please contact Public Works' Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
- 1.8 Initiate proceedings to restrict parking along the south side of Locksley Drive between Rosemead Boulevard and the private alley/firelane to the satisfaction of Public Works. The applicant shall initiate proceedings with Public Works to process the parking restriction. Applicant shall be responsible for and shall pay all costs associated with the processing of the parking restriction.
- 1.9 To provide adequate sight distance along the curved section of the street approaching the existing alley driveway, initiate process to restrict a minimum of 150 feet of parking on the easterly side of the existing alley driveway on Locksley Drive to the satisfaction of Public Works. The applicant shall initiate proceedings with Public Works to process the parking restriction. Applicant shall be responsible for all costs associated with the processing of the parking restrictions. Prior to processing the parking restriction request, the applicant shall provide a line-of-sight study to determine if a lesser amount of parking restriction is adequate along the curve section of the street to Public Works' Traffic and Lighting Division, Traffic Study Section, for review and approval. The applicant shall pay a plan checking fee for the review and approval of the line-of-sight study to our Traffic and Lighting Division, Traffic Study Section.

- 1.10 Acquire street improvement plan approval or direct check status before obtaining a grading/building permit.
- 1.11 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the items above, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov.

2. Drainage

- 2.1 Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to grading approval when any of the following conditions exist:
 - Redevelopment projects (creation, addition, or replacement of 5,000-square-feet of impervious surface area);
 - Parking lot with 5,000-square-feet or more of surface area or with 25 or more parking spaces;
- 2.2 A Low-Impact Development plans (as part of the drainage concept) is required prior to grading approval of the map.
 - Per County Code Section 12.84.460 comply with Low-Impact Development requirements and provide calculations in accordance with the Low-Impact Development Standards Manual, which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf.
- 2.3 Submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to Public Works. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any off-site work.

For questions regarding the items above, please contact Christopher Sheppard at (626) 458-4921 or by e-mail at csheppard@dpw.lacounty.gov.

3. Soils and Geology

3.1 All or portion of the site is located within both an Alquist-Priolo Earthquake Fault Zone, a potentially liquefiable area per the State of California Seismic Hazard Zones Map—Mount Wilson Quadrangle. Both of these potential hazards were addressed in reports dated November 19, 2007, and June 16, 2008, prepared by the J. Byer Group, Inc. These reports found that the subject property is not subject to fault rupture or liquefaction hazard.

For questions regarding the items above, please contact Jeremy Wan at (626) 300-4925 or by e-mail at jwan@dpw.lacounty.gov.

4. Grading

4.1 Submit a grading plan (as applicable) to Public Works' Land Development Division, Road and Grading Section, for review and approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.

4.2 Submit covenant/soils report and other documents as may be required prior to approval of grading plan.

For questions regarding the items above, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov.

5. Water

5.1 Provide Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to the additional building.

For questions regarding the items above, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at tkhalkh@dpw.lacounty.gov.

March Child
January 14, 2010
Page 5

If you have any other questions or require additional information, please contact Toan Duong or Ruben Cruz at (626) 458-4910 or by e-mail at tduong@dpw.lacounty.gov or rcruz@dpw.lacounty.gov.

RC:ca

P:/LDPUB/SUBMGT/CUP/ Project R2004-00104_778 SOUTH ROSEMEAD BLVD-FINALS.DOCX

