

LOS ANGELES COUNTY LETTERGRAM

<b>TO</b>	Paul McCarthy Hearing Officer	<b>FROM</b>	Jeantine Nazar Zoning Permits II
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**SUBJECT:** Oak Tree Permit No: 200800032 – (5)  
Project No. R2007-02453 – (5)

**DATE:** November 18, 2008, Hearing Officer

The above referenced case is scheduled for Hearing Officer on November 18, 2008 to authorize encroachment upon one oak tree in the protected area to construct a two story second dwelling located at 2525 Manhattan Avenue in La Crescenta – Montrose area. The enforcement planner, Amir Bashir conducted an inspection on November 5, 2008.

The inspection revealed the following on the property: 1) The attic space appeared to be used for living space at some point. The height of the interior of the attic was measured at 80 inches and it was finished with carpeting and paneling. The existing plans are not accurate showing a current roof height of 5'1". 2) The submitted plan does not include the floor plan for the finished attic. 3) The roof depiction on the site plan does not include an accurate eave overhang over the non-permitted addition. Inspection photos are attached for review.

Further, the enforcement inspector spoke to Jim Sierra, the son of the owner, stating that the non-permitted structure would be demolished and it will be rebuilt with the proposed second floor addition. As a result, the owner does not need to file for a Clean Hands Waiver.

Staff requests that the plans be revised to show accurate information of the existing and proposed dwelling and living space.

**SUGGESTED HEARING OFFICER ACTION:**

Add condition to revise the plans prior to approving Exhibit "A".

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