

Hearing Officer Transmittal Checklist

Hearing Date
08/03/2010
Agenda Item No.
9

Project Number: R2009-01628-(5)
Case(s): Conditional Use Permit Case No. 200900116
Planner: Phillip Estes, AICP *PE*

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5 x 11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs (located on the site plan)
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: *Mark Anderson*



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435

PROJECT NO. R2009-01628-(5)
CONDITIONAL USE PERMIT NO. 200900116

PUBLIC HEARING DATE
 8-3-10

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Yolanda McCausland

OWNER

Roubin G. Katanjiam

REPRESENTATIVE

PROJECT DESCRIPTION

To retroactively authorize the reduction of the required side yard setback for a garage conversion to habitable living space and to authorize the reduction of the front yard setback for a proposed two-car carport attached to an existing single-family residence located in the R-1-7,500 (Single-family Residence) zone, Altadena Community Standards District.

REQUIRED ENTITLEMENTS

Conditional Use Permit to modify the Altadena Community Standards District required yard setbacks for a single-family residence, located in the R-1-7,500 zone, pursuant to Sec. 22.44.137.

LOCATION/ADDRESS

501 Stonehurst Dr., Altadena, CA 91001

SITE DESCRIPTION

Existing one-story, 1,159 sq. ft. single-family residence, existing 432 sq. ft. garage conversion, proposed 350 sq. ft. attached tandem carport. There is one oak tree identified on the site plan. The proposed project is identified outside the protected zone of the oak tree. A reduced front yard setback of 21 ft. is proposed. A reduced side yard setback of 2 ft. is proposed.

ACCESS

Lincoln Ave. and Stonehurst Dr.

ZONED DISTRICT

Altadena

ASSESSORS PARCEL NUMBER

5827-002-023

COMMUNITY

Altadena

SIZE

0.16 Acres / 6,912 sq. ft.

COMMUNITY STANDARDS DISTRICT

Altadena CSD

EXISTING LAND USE

EXISTING ZONING

Project Site

Residence

R-1-7,500

North

Residence

R-1-7,500

East

Residence

R-1-7,500

South

Residence

R-1-7,500

West

Residence

R-1-7,500

GENERAL PLAN/COMMUNITY PLAN

Altadena Community Plan

LAND USE DESIGNATION

2 – Low Density

MAXIMUM DENSITY

6 units per acres

ENVIRONMENTAL DETERMINATION

Class 3 – New Construction or Conversion of Small Structures

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)

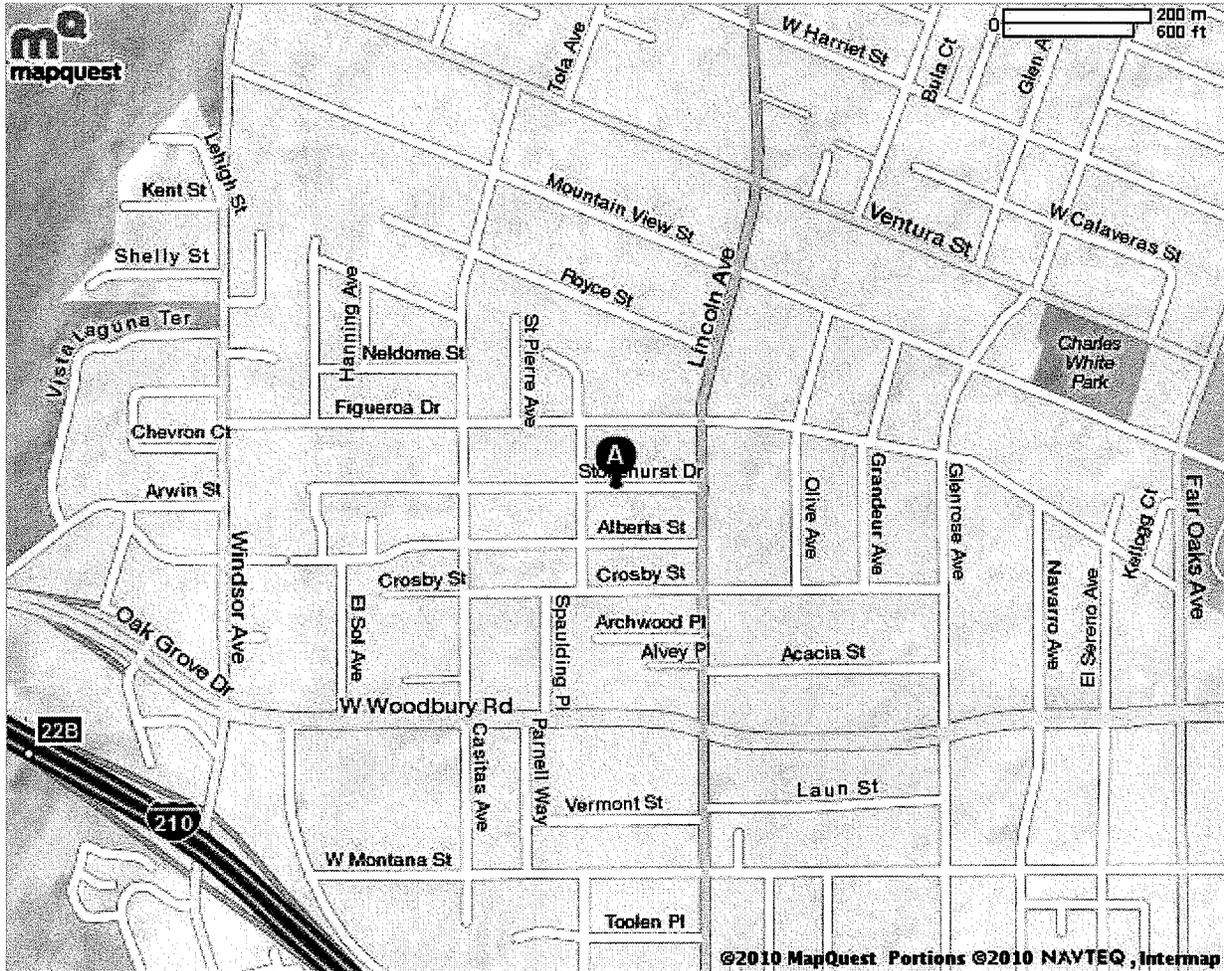


MAPQUEST.

Map of 501 Stonehurst Dr
Altadena, CA 91001-5443

Notes

R2010-01628
CUP 200900116



All rights reserved. Use subject to License/Copyright | [Map Legend](#)

Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

**STAFF ANALYSIS
PROJECT NO. R2009-01628(5)
CONDITIONAL USE PERMIT 200900116**

PROJECT DESCRIPTION

The applicant has requested relief from the required yard setbacks as provided by the Altadena Community Standards District for a single-family residence through an authorized conditional use permit.

The applicant proposes to reduce the required side and front yard setbacks in association with a garage conversion to habitable living space and the construction of an attached carport.

REQUIRED ENTITLEMENTS

A conditional use permit to authorize a modification of the Altadena Community Standards District required yard setbacks for a single-family residence located in the R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels) zone.

LOCATION

501 Stonehurst Drive., Altadena Zoned District. Assessor's Parcel No. 5827-002-023.

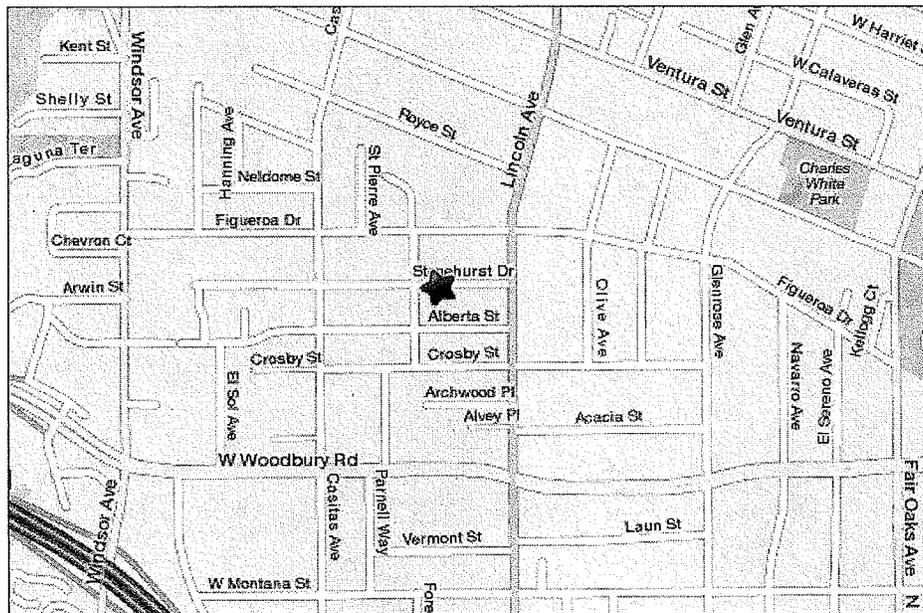


Figure 1 - Vicinity Map.

LAND USE

The following are the existing land uses within 500 ft. of the subject property, based upon the applicant's land use map:

Project Site:	Single-family residence
North:	Single-family and multi-family residences
East:	Single-family residence, commercial
South:	Single-family residences
West:	Single-family and multi-family residences



Figure 2 - Aerial view of subject property (2008 GIS-net).

ZONING

The following shows the existing zoning within 500 ft. of the subject property:

Project Site:	R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels)
North:	R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels)
East:	R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels), C-3 (Unlimited Commercial)
South:	R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels)
West:	R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels)



Figure 3 - Land Use Policy and Zoning Map (GIS-net).

SITE PLAN DESCRIPTION

The site plan shows an existing one-story, 1,159 sq. ft. single-family residence, an existing 432 sq. ft. garage conversion, with a proposed 350 sq. ft. attached tandem carport. The 6,678 sq. ft. parcel is 48 ft. by 144 ft.

There is one oak tree identified on the site plan. The proposed project is identified outside the protected zone of the oak tree.

A reduced front yard setback of 21 ft. and a reduced side yard setback of 2 ft. are proposed.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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, property posting, library notice and website posting.

PREVIOUS CASES/ZONING HISTORY

The subject property is Lot 36 of Tract 6799. There are no other known zoning review cases on record.

The applicant provided copies of the County Assessor’s “Building Description Blank” card, which indicate the residence was built in 1946. The existing footprint substantially resembles the footprint indicated on the “Building Description Blank” card.

STAFF EVALUATION

Altadena Community Plan Consistency

The subject property is located in the 2 – Low Density (1 to 6 dwelling units per acre) category of the Altadena Community Plan.

The applicant’s request is consistent with the goals and policies of the plan designation. The proposed project will not increase the number of existing dwelling units. The Project preserves and enhances an existing single-family residential neighborhood

Zoning Ordinance and Development Standards Compliance

The subject property is located in the R-1-7,500 zone. Single-family residences are permitted uses in this zone.

Altadena Community Standards District (CSD)

County records indicate the existing residence was constructed in 1946. The proposed project does not meet the current required yard setbacks for a single-family residence. Sec. 22.44.127 provides relief from the CSD standards through an authorized conditional use permit and satisfaction of the Burden of Proof.

Yard Area	Required	Proposed
Front Yard	23 ft. 2 in. (average)	21 ft. 2 in.
Side Yard	5 ft.	2 ft.

Neighborhood Impact/Land Use Compatibility

The proposed project is consistent with the neighborhood and surrounding properties located within the vicinity. Properties directly adjacent to the east and west share a similar front yard setback as the proposed project. The proposed project is a reasonable use of the subject property.

Burden of Proof Analysis

The applicant is required to substantiate all facts identified by Sections 22.56.040 of the Zoning Ordinance. The Zoning Ordinance identifies criteria or standards which must be met in order for a conditional use permit to be granted. The applicant’s Burden of Proof statements are attached.

Upon reviewing the merits of this request and the criteria for granting a conditional use permit, staff is of the opinion that the applicant has satisfied the Burden of Proof.

Conditional Use Permit Burden of Proof Analysis

1. That the requested use at the location will not:

- a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety of general welfare.

Applicant's Statement:

"The proposed building project will change the existing garage into living space and will not modify the existing surroundings of the building. No adverse effect is anticipated to the adjacent properties due to the building project. A new carport will replace the garage at existing driveway and will not be a deterrent to the valuation of the property."

Staff Comments:

Authorization to convert the garage to habitable living space is requested. The proposed carport will replace the required two covered parking spaces from the former garage. The proposed project is consistent with the existing developed properties located to the east and west. The proposed project will not be detrimental to the health, peace, comfort and welfare of persons in the surrounding area and will not negatively affect property values.

2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Applicant's Statement:

"The site is adequate in size to shape as the proposed building will use no more than 28.08 of the lot size. A new carport will replace the function of the garage. The existing residence is set back in the rear of the property and the new carport will be installed in the existing garage."

Staff Comments:

The existing residence with the attached garage was constructed in 1946, which predates the current yard setback standards. Sec. 22.44.127 provides relief of the CSD development standards, when those standards cannot be reasonably met. The proposed project is consistent with existing developed properties located adjacent to and within the vicinity of the subject property. Granting the requested relief will ensure reasonable use of the property, while providing the required covered parking spaces.

As indicated on the applicant's site plans, the proposed project is located outside the protected zone of the existing oak tree.

3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width, and improved as necessary to carry the kind of quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

Applicant's Statement:

"Proposed project will be properly serve by the existing facilities, 30 feet street and will properly serve by present utilities and sewer."

Staff Comments:

The design and scale characteristics of the proposed project are compatible with the neighborhood. The size of the property is sufficient to accommodate the proposed use and will not increase the number of dwelling units, now will it unduly burden existing traffic flows, water or sewer services.

COUNTY DEPARTMENT / AGENCY COMMENTS

The Fire Department has indicated no additional requirements for granting this permit. Please see attached letter dated 4-8-10.

PUBLIC COMMENTS

Staff has received no comments from the general public.

The Altadena Town Council has indicated no objections to granting this permit. Please see attached letter dated 5-7-10.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:
Staff recommends **APPROVAL** of Conditional Use Permit 200900116, subject to the attached conditions.

Prepared by Phillip Estes, AICP, Principal Regional Planner
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments: Draft Conditions of Approval, Burden of Proof statement, Photographs, Site Plan, Land Use Map.

MC:PE
7-19-10

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES**

PROJECT NO.: R2009-01628-(5)

CONDITIONAL USE PERMIT NO.: 200900116

REQUEST: A conditional use permit to authorize a modification of the Altadena Community Standards District required yard setbacks for a single-family residence located in the R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels) zone.

HEARING DATE: August 3, 2010.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

August 3, 2010 Public Hearing

To be completed after the proceedings.

Findings

1. The subject property is located at 501 Stonehurst Drive, Altadena Zoned District.
2. The applicant requested relief from the Altadena Community Standards District with a conditional use permit to authorize reduced front and side yard setbacks in association with a single-family residence ("Project").
3. The applicant proposed a retroactive authorization of a garage conversion to habitable living space and authorization to construct an attached tandem (2-car) carport.
4. The applicant requested a 21 ft. 2 in. front yard setback in lieu of the required 23 ft. 2 in minimum front yard setback.
5. The applicant requested a 2 ft. side yard in lieu of the required 5 ft. min side yard setback.
6. The proposed project is located outside the protected zone of the existing oak tree, as indicated on the applicant's site plan.
7. The subject property is located in the R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels) zone. Single-family residents are permitted use in this zone.
8. The subject property is located in the Altadena Community Standards District.
9. The Assessor's parcel number is 5827-002-023.
10. The subject parcel is Lot 36 of Tract 6799. There are no other known zoning review cases.
11. County Assessor records indicate the existing residence was constructed in 1946.
12. Staff has received no comments from the public.
13. The Altadena Town Council does not oppose the Project, as indicated in a letter dated May 7, 2010.

14. The Fire Department has no additional requirements in granting this permit, as indicated in a letter dated April 8, 2010.
15. The subject property is located in the 2 – Low Density (1 to 6 dwelling units per acre) category of the Altadena Community Plan.
16. The project is Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) reporting requirements.
17. 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.
18. The Project is consistent with the land use goals and policies of the 2 – Low Density category of the Altadena Community Plan.
19. The proposal is consistent with the residential area. The proposal does not conflict with the goals and policies of the Altadena Community plan or the existing surrounding land uses.
20. Surrounding properties are located in the following zones:
 - North: R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels)
 - East: R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels), C-3 (Unlimited Commercial)
 - South: R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels)
 - West: R-1-7,500 (Single-Family Residence – 7,500 sq. ft. min. parcels)
21. Surrounding land uses within 500 ft. include:
 - North: Single-family and multi-family residences
 - East: Single-family residence, commercial
 - South: Single-family residences
 - West: Single-family and multi-family residences
22. The Project will not adversely affect the economic welfare, quality of life or standard of living of the surrounding community or diminish property values.
23. 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 W. Temple St., Los Angeles, CA 90012. The custodian of such documents and materials shall be the Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

CONDITIONAL USE PERMIT – Burden of Proof

1. The proposed use is consistent with the adopted general plan for the area;
2. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
4. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.040, 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption Class 3 for this project and certifies that it is consistent with the Finding by the State Secretary for Resources and local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900116 is **APPROVED** subject to the attached conditions.

CC: Each Commissioner, Zoning Enforcement, Building and Safety

MC:PE
7-19-10

This grant authorizes relief from the required yard setbacks for a single-family resident located in R-1-7,500 (Single-Family Residence – 7,500 sq. ft. parcels) zone in the Altadena Community Standards District, subject to the following conditions of approval:

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 9.

Notwithstanding the foregoing, this condition No. 2, and Condition Nos. 3, 4, and 8 shall be effective immediately upon final approval of this grant by the County.

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 fully 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 will expire unless used within 2 years from the date of approval. A single, one-year time extension may be requested in writing and with payment of the applicable fee prior to such expiration date. Submittal of the recorded affidavit and payment of all required fees shall constitute use of the permit.
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 **\$200.00**. 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 **one (1)** inspection. Inspection may 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 \$200.00 per inspection, or the then-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. Upon receipt of this letter, 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.
11. 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.
12. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.

13. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
14. 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.
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain all areas free of litter and debris on the premises over which the permittee has control.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "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 for the Conditional Use Permit.

MM:PE
7-19-10

09-01628



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
<p>The proposed building project will change the existing garage into living space and will not modify the existing surroundings of the building. No adverse effect is anticipated to the adjacent properties due to the building project. A new carport will replace the garage at existing driveway and will not be a deterrent to the valuation of the property.</p>
<p>B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>The site is adequate in size to shape as the proposed building will use no more that 28.08% of the lot size. A new carport will replace the function of the garage. The existing residence is set back in the rear of the property and the new carport will be installed in the existing garage.</p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
<p>Proposed project will be properly serve by the existing facilities, 30feet street and will properly serve by present utilities and sewer.</p>

P. Estes



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: 04-08-2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R 2009-01628

LOCATION: 501 Stonehurst Drive, Altadena

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ___ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify ___ 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: _____
- Water: _____
- Access: _____
- Special Requirements: _____

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: **CLAUDIA SOIZA**

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

APR 15 2010



ALTADENA TOWN COUNCIL

serving the Altadena community since 1975

www.altadenatowncouncil.org

730 East Altadena Drive • Altadena, California 91001

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

May 7, 2010

Re: Project Number R2009-01628/RCUP2009-00116
497 Stonehurst Dr. Altadena, CA 91001
Applicant: Yolanda McCausland, consultant

Dear Mr. Bruckner,

The Altadena Town Council resolved, at its April 20, 2010 meeting, to recommend the **APPROVAL** of the retroactive conversion of an existing garage into 2 bedrooms (432 SF), adding a tandem carport (325 SF), the modification of the side yard setback for the garage conversion and modification of the front yard setback for the tandem carport at the above site.

Thank you for your attention to this project.

Sincerely,


Gino Sund, Chairman
Altadena Town Council

MAY 11 2010

Cc: Ms. Sussy Nemer, Senior Deputy to Supervisor Antonovich
Mr. Paul Novak, Planning Deputy to Supervisor Anotnovich

MAY 13 2010



Legend

- Zoning (Boundary)
 - ▬ Parcel Boundary
 - ▬ Arterial Street
 - ▬ Highway
 - ▬ Freeway
 - ▬ Master Plan of Highways
 - ▬ Expressway - (E)
 - ▬ Expressway - (F)
 - ▬ US Secondary Highway - (C)
 - ▬ US Secondary Highway - (P)
 - ▬ Parkway - (P)
 - ▬ Major Highway - (C)
 - ▬ Major Highway - (P)
 - ▬ Secondary Highway - (C)
 - ▬ Secondary Highway - (P)
 - (*) Existing (P)-Proposed
 - ▬ Railroad or Rapid Transit
 - ▬ Railroad
 - ▬ Rapid Transit
 - ▬ Underground Rapid Transit
 - ▬ Significant Ridgetops
 - ▬ Classic CSD Boundary
 - ▬ Classic CSD Secondary
 - ▬ SMNA Significant
 - ▬ Census Tract (2000)
 - ▬ Assessor Map Book (AMB) Bay
 - ▬ Zoning Index Map Grid
 - ▬ Zoning Map Grid
 - ▬ US Topographic Grid
 - ▬ TB Internal Page Grid
 - ▬ Very High Fire Hazard Severity
 - ▬ Zone
 - ▬ Community Standards District (CSD)
 - ▬ CSD Area Specific Boundary
 - ▬ ESHA (Coast Only)
 - ▬ Significant Ecological Area (SEA)
 - ▬ Section Line
 - ▬ Township and Range
 - ▬ National Forest District (EQD)
 - ▬ Transit Oriented District (TOD)
 - ▬ Back District
 - ▬ Zone District (ZD)
 - ▬ Supervisorial District Boundary
 - ▬ Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Intermittent
 - Sheriff Station
 - ▬ Inland Waterbody
 - ▬ Reservoir
 - ▬ Intermittent
 - ▬ Dry
- Landuse Policy (Not in Comm/ Area Plan)**
- 1 - Low Density Residential (1 to 5 du/ac)
 - 2 - Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential (13 to 22 du/ac)
 - 4 - High Density Residential (23 to 32 du/ac)
 - 5 - Major Commercial
 - 6 - Major Industrial
 - 7 - Open Space
 - 8 - Parks and Semi-Public Facilities
 - 9 - Rural Communities
 - 10 - Non-Urban
 - 11 - Transportation Corridor

Note: This is a *symb* legend, which includes only a portion of layers. To get full legends, please use "Display Map Legend" tab on the top left side of screen.

