



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 8, 2010

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Drs Saraf Residence  
557 South Madre Avenue  
Pasadena, CA 91107

**SUBJECT: REQUEST FOR MODIFICATION OF STANDARDS:  
PASADENA COMMUNITY STANDARDS DISTRICT  
PROJECT NUMBER R2009-02223  
CSD MODIFICATION CASE NUMBER 200900008  
557 South Madre Avenue, Pasadena**

Dear Applicant:

PLEASE NOTE: This document contains the Director's findings, order and conditions relating to **APPROVAL** of the above referenced case.

**CAREFULLY REVIEW EACH CONDITION.**

Condition #2 requires that the permittee file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Director's decision to the Regional Planning Commission at the office of the Commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the Commission's secretary for the necessary form and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 10 days after this notice is received by the applicant. This grant will not become effective until and unless this period has passed without an appeal.

For further information on appeal procedures, compliance with conditions or any other matter pertaining to this grant, please contact Jeantine Nazar at (213) 974-6435, Monday through Thursday, from 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

  
Jeantine Nazar  
Assistant Regional Planning II  
Zoning Permits II  
MM : JN

## **DIRECTOR'S FINDINGS AND ORDER:**

### **FACTUAL SUMMARY:**

The applicant proposes to construct a 544 square feet addition to an existing master bedroom of a single-family dwelling with 4,728 square feet with five bedrooms. Also, the applicant proposes to build a three-car covered garage, 810 square feet in size, with a 26-foot backup space. The proposed addition will reduce the side setback to 8'-3" in lieu of the 14'-8" required. The property is located at 557 South Madre Avenue, in the East Pasadena Community Standards District within the East Pasadena, East San Gabriel Valley community in the unincorporated Los Angeles County.

### **FINDINGS:**

1. The proposed use is in compliance with all other provisions of Title 22 of the Los Angeles County Code.
2. The proposed use is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring properties and is in conformity with good zoning practice.
3. The use is suitable from the standpoint of functional developmental design.
4. The Director received one letter opposing the proposed setback modification. The concern is that the 8'-3" setback in lieu of required 14'-8" does not meet the requirements of the Pasadena Community Standards District and does not provide adequate distance with the neighboring property. As per County Code 22.44.135 subsection C.4.b.ii, the Director may approve an application for a director's review, if not more than two requests for a public hearing are received, however; if at least three requests for a public hearing are received within the time specified in 22.44.135 subsection C.4.b., the Director shall deny the application.
5. The approval of this modification shall not establish a precedent for approval of other modifications within the Pasadena Community Standards District.
6. The proposed use is consistent with the Los Angeles Countywide General Plan's Low-Density Residential (Maximum 1 to 6 units/ acre) land use designation for the area.
7. The requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
8. 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.

9. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**DIRECTOR'S ACTION:**

1. I find that the project is categorically exempt (Class 1) from the procedures and guidelines under the California Environmental Quality Act, and the project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, CSD Modification Case Number 200900008 is **GRANTED** with the attached conditions.

BY:



DATE: June 1, 2010

**Jeantine Nazar, RPA II  
Zoning Permits II Section  
Department of Regional Planning  
County of Los Angeles**

Enclosures: Affidavit (for permittee's completion)  
Conditions

c: Zoning Enforcement, Department of Public Works Building and Safety

This grant authorizes the modification of Pasadena Community Standards District to construct a 544 square feet addition to an existing five bedroom single family dwelling with an 8'-3" setback while 14'-8" is required. Also, the applicant proposes to build a covered three car garage subject to all of 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.
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 notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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. 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.
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 (30) days.

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

MM : JN

6/1/10