



Los Angeles County
Department of Regional Planning



April 22, 2015

Richard J. Bruckner
Director

Cambridge Educational Housing
770 The City Drive South Suite 7500
Orange, CA 92868

REGARDING: PROJECT NO. R2006-02805- (5)
CONDITIONAL USE PERMIT NO. 200600233
PARKING PERMIT NO 201400001
20 E MARIPOSA STREET (APN: 5835-038-001)

The Regional Planning Commission, by its action of **APRIL 22, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **May 6, 2015**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at jnazar@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


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: Board of Supervisors, DPW (Building and Safety); Zoning Enforcement;
MM: JN

**FINAL FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2006-02805 - (5)
CONDITIONAL USE PERMIT NO. 200600233
PARKING PERMIT NO 201400001**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on April 22, 2015, in the matter of Project No. R2006-02805, consisting of Conditional Use Permit No. 200600233 ("CUP") and Parking Permit No. 201400001 ("Parking Permit"). The CUP and Parking Permit are referred to collectively as the "Project Permits."
2. The permittee, Cambridge Educational Housing ("permittee"), requests the Project Permits to authorize the operation and maintenance of a boarding house with less than the required on-site parking spaces ("Project") on a property located within the unincorporated community of Altadena ("Project Site").
3. The Project is located at 20 E. Mariposa Street within the Altadena Zoned District and Altadena Community Standards District.
4. The CUP is a request to authorize the operation and maintenance of a boarding and rooming house for 30 international students between 14 and 19 years old attending local private American schools and three staff members providing 24 hour supervision in the C-3 zone pursuant to Los Angeles County Code ("County Code") Section 22.28.210.
5. The Parking Permit is a request to authorize 10 parking spaces including nine (9) substandard and one standard space, while 15 standard parking spaces are required pursuant to Sections 22.56.990 and 22.52.1130.
6. Section 22.08.180 defines "Rooming House" or "Boarding House" a lodging house, or other building or structure maintained, advertised on held out to the public as a place where sleeping or rooming accommodations are furnished to the whole or any part of the public, whether with or without meals. "Rooming house" includes fraternity and sorority houses.
7. The proposed boarding facility would operate 24 hours a day, seven days a week, and would provide breakfast, lunch, and dinner seven days a week. Students would have the option to purchase their own lunches at school. During winter and summer breaks most students return to their families abroad. Tutoring would be provided on-site throughout the year. The facility will provide two vans to transport the students. Students will not be allowed to drive.
8. The Project Site is 0.2 gross acres or 9,553 square feet in size and consists of four parcels tied together as one legal lot. The Project Site is irregular in shape with flat topography and is developed with a commercial building currently vacant.

9. The Project Site is located within the General Commercial land use category of the Altadena Community Plan.
10. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1-7500 (Single-Family Dwellings - Minimum 7,500 Square Feet Lot Size)
 - South: C-3
 - East: R-1-7500
 - West: C-3
11. Surrounding land uses within a 500-foot radius includes:
 - North: Single-family residences
 - South: Fair Oaks Academy
 - East: Single-family residences
 - West: Retail
12. CUP 88442 approved in 1989 increased the number of residents in a children's group home from 6 to 15 children referred by the Department of Children's Services and private placements for young adults from 12 to 17 years of age. This permit indicated that the group home occupied 31 percent of the overall site and concluded that five parking spaces were required. The facility provided seven parking spaces. This grant expired on November 28, 1999 and the applicant did not file for a CUP renewal.
13. The subject property was subsequently converted to a transitional housing facility with 24 bedrooms without Regional Planning or Building and Safety required permits. The property was cited for operating without a CUP and the applicant filed for a CUP requesting to authorize an adult transitional housing for temporary stays. Additional materials were requested by the Department of Regional Planning about the nature of the business and its operation as well as revised plans. The applicant failed to provide the information and the property was sold in 2014.
14. The Building and Safety office has records of building permits for a medical office. There are no records of final building permits for a transitional housing and a children's group home for the subject property.
15. The site plan depicts a 9,553-square-foot lot containing a 3,173-square-foot ground floor building area, a 1,875-square-foot second floor building area including a 336-square-foot addition, a 2,571-square-foot basement containing a 1,317-square-foot addition for a total built area of 7,619 square feet. The building ground floor lot coverage area is 33.26 percent. The site plan depicts 10 parking spaces including nine substandard spaces and one standard van pool space, which meets the current parking standards in size and backup space. The floor plan depicts a two-story structure and a basement containing a total of 15 bedrooms, including three bedrooms reserved for staff members, and 12 bedrooms reserved for 30 international students. The ground floor contains a kitchen, a dining area, one staff bedroom and seven bedrooms for students. The second floor includes five

bedrooms for students and the basement floor provides sitting areas for reading, entertainment and play activities and includes two staff bedrooms, a game room, a library, a laundry room, and stair access to the outside areas as well as to the first floor. There are common bathroom and showers on each floor. The total bedroom coverage is approximately 31 percent of the total floor areas and the remaining 69 percent is common areas such as kitchen, dining, entertainment, library and showers. The building is ADA accessible at each level and includes an elevator accessible to all floors.

16. The Project Site is accessible via Fair Oaks Avenue to the west, Mariposa Street to the north and a 15-foot alley to the east. The vehicular access is from the alley through Mariposa Street.
17. The Project will provide a total of 10 parking spaces, which will be reserved for residents and staff members. Only one disabled access van pool parking stall will meet the Code standards for parking and nine substandard parking spaces for vehicles will not meet the backup space requirement. Forty percent or four parking spaces will be compact only. There is an ADA ramp from the parking area to the main entrance.
18. Prior to the Commission's public hearing on the Project, the permittee presented the project to the Altadena Town Council Land Use Committee four times and answered questions from the Council members, and concerned neighbors. The permittee will attend the Land Use Committee meeting on April 7, and the Town Council meeting on April 21, 2015. The Sheriff's Department representative will also attend the meeting on April 7 and provide feedback.
19. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project because the Project will provide adequate fire access, water flow, and fire suppression technology. The Fire Department requires submittal of tenant improvement plans to the Fire Department Building Plan Check Unit. The County Department of Parks and Recreation ("Parks and Recreation") has indicated that the proposed Project will not have impacts to its facilities. The County Department of Public Health ("Public Health") recommends approval of the Project with recommended conditions pertaining to water system, operational noise impacts, and obtaining a boarding house license that are included in the Project's conditions.
20. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the conversion of a transitional housing use to a boarding house. The applicant is proposing 1,653-square-foot addition to provide an entertainment area, an elevator, and an additional bedroom for the

boarding house and would not have negative impacts. Therefore, staff recommends that the Commission determine that the project is categorically exempt from CEQA.

21. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one phone call and a letter addressed to the Town Council in opposition to the Project. The main concern of the opponent was parking. Additionally, staff received two emails and a phone call from neighbors. The concerns addressed are regarding the transitional housing and the boarding house for young adults use at this location as well as parking requirements.
22. A duly noticed public hearing was held on April 22, 2015. Commissioners Valadez, Louie, Pedersen, Modugno were present. Commissioner Pincetl was absent. The Regional Planning Commission heard a presentation from staff and testimony from representative of the permittee.

Commission also heard testimony from Ellen Walton, a neighbor, who was not against a boarding facility use at this location, but concerned about the outcome of the Project including a large number of students, a review of the plans to provide adequate space and transportation means, an energy efficient facility, the number of staff members supervising students, and general concerns for rehabilitation facilities in the area not included in the staff's presentation. The Commission asked about the exterior appearance of the Project Site. Regional Planning staff recommended revising Condition No. 20b to include: *"The boarding house shall have a maximum of 30 students and a minimum of three staff members."* Staff indicated that the Public Health, Institution and Housing Program regulates the air space for each student. Staff further clarified that the exterior appearance of the project has not much changed since it was originally established, the Business License Division may or may not regulate the number of staff supervising students, and the Project shall fully comply with County requirements and that the applicant is working towards obtaining the related permits. There being no further testimony, the Commission closed the public hearing, adopted the recommended changes by staff and agreed to by the applicant, and approved the project.

23. The Commission finds that the Project Site is located within the General Commercial land use category of the Altadena Community Plan. This designation is intended to permit a broad range of commercial services, including the traditional concepts of "community, neighborhood" and "highway-oriented" commercial. Maximum lot coverage allowed by the Community Plan for General Commercial uses is 90 percent, which includes a floor area ratio of 1:8 times the total lot area. Maximum building height in General Commercial areas is two stories. The proposed two-story boarding house for young adults is consistent with the land use designation with approximately 67 percent coverage for landscaping and paved areas and 33 percent of building coverage and is therefore consistent with the permitted uses of the underlying land use category.
24. The Commission finds that the Project Site complies with Altadena Community Plan policy by enhancing the physical character and economic viability of existing

deteriorated structures. The subject property was illegally converted to a transitional housing facility. The property was sold in 2014 and the building has been vacant since then. The new owner is proposing a new use and is working with the Building and Safety office to bring the property in compliance with the Building Code. The building has deteriorated requiring extensive repair work in order to reuse the existing structures. The proposed boarding house is adjacent to a school and is surrounded by commercial, residential and church uses. The proposed boarding house would enhance the physical and economic viability and address health and safety concerns at this location.

25. The Commission finds that the Project Site complies with that General Plan policy by encouraging encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment. The existing building was built in 1936 with architectural features that are typical of the period such as a variation in height, large operable windows, exterior moldings, landscaping on all sides of the building, and a covered front porch. The maintenance of the existing building would be an asset to the community by preserving the architectural characteristics and providing an aesthetically pleasant view.
26. The Commission finds that the subject property meets the development standards for landscaping and outside storage. The subject property includes landscaping exceeding the 10 percent requirement. The total lot coverage is approximately 33 percent and the remaining 67 percent includes paved areas such as parking, walkways and landscaping. Outside storage is permitted at the rear of the lot. The applicant is not proposing outside storage.
27. The Commission finds that the Project would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area and will not 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. The existing building has a residential character with front landscaping, operable windows, porch entrance, and stepped back architectural features and fits well within the residential neighboring areas. The proposed use will obtain the required permits from County agencies and will fully comply with Code requirements such as ADA, drought tolerant landscaping, lighting, emergency exiting and accessibility.
28. The Commission finds that the 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. The subject site is adequate for the proposed boarding house use as the physical characteristics of the existing building is residential, while the proposed use is commercial. The applicant proposes hedges on the north and south sides of the property and a 6-foot high fence covered with vines at the rear side adjacent to the trash bin in order to screen the parking and the rear side of the property. There will be a van pool parking space complying with the Code standards for size and back-up space.

29. The Commission finds that the proposed site is adequately served by highway 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. The subject property is served by Fair Oaks Avenue, 100 feet wide, Mariposa Street, 100 feet wide, and an alley, 15 feet wide, which would accommodate the type of traffic this site will generate. The rear alley serves the commercial and residential properties on the south and west sides of the subject property on the same block. However, the main vehicular access for these properties is from Fair Oaks Avenue, Mariposa Street, and McNally Avenue. The alley access is a secondary rear entrance/exit for these properties. The subject property's vehicular main and only access is through the alley from Mariposa Street and is adequate for the proposed use.
30. The Commission finds that there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52. The applicant provides alternatives to the parking requirements by reducing the number of parking spaces otherwise required for certain businesses that provide their employees, customer, or others with positive incentives to use means of transportation other than the automobile. The applicant has provided the boarding house rules and regulations indicating that the students would not be allowed to drive. The project includes bicycle stations available on the site that maybe used by the students. However, the transportation to and from school and activities will be provided by the three staff members and two vans. The proposed 10 parking spaces, while 15 are required will provide sufficient number of parking spaces for this use. The applicant indicated that visitation may rarely occur, however, in case of an event, the facility would provide off-site parking.
31. The Commission finds that the subject parking facilities meet the development standards pursuant to Section 22.52.1060. The parking area will be paved with asphalt or concrete. The parking spaces will be clearly marked with paint or other similar distinguishable material and the compact parking spaces will be marked "Compact Only." Lighting will be arranged to prevent glare or direct illumination in the residential zone and landscaping will be provided to screen the parking areas from Fair Oaks Avenue, Mariposa Street, and the adjacent school property.
32. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 20 years.
33. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Altadena community. On March 16, 2015, a total of 392 Notices of Assessor's record within a 1,000-foot radius from the Project Site, as well as three (3) notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

(3) notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

34. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the East Zoning Permits Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.
- C. 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.
- D. 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.

Regarding the Parking Permit:

- A. That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because
 - 1. The age the residents is such that the use of automobile is unlikely;
 - 2. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus

routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration,

- B. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property,
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small structures categorical exemption); and
2. Approves Conditional Use Permit No 200600233 and Parking Permit No. 201400001, subject to the attached conditions.

ACTION DATE: April 22, 2015

Vote:4:0:0:1

Concurring: Valadez, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Pincetl,

MM: JN

April 23, 2015

c: Zoning Enforcement, Building and Safety

**FINAL CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2006-02805-(5)
CONDITIONAL USE PERMIT NO. 200600233
PARKING PERMIT NUMBER 201400001**

PROJECT DESCRIPTION

The project is a request for a conditional use permit and parking permit to allow the operation and maintenance of a boarding house for children age 15 to 18 years old and a parking permit to allow a reduction in the required number of parking spaces subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, 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 Los Angeles County ("County") Department of Regional Planning ("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 No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on April 22, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$2,000.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for Ten (10) biennial (one every other year) 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. 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 over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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.

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 notification 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **Three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **June 22, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **Three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

CONDITIONAL USE PERMIT AND PARKING PERMIT SPECIFIC CONDITIONS

19. The operation and maintenance of a boarding house further subject to all the following restrictions:
 - a. The facility shall accommodate a maximum of 30 students attending local schools and shall have at least three staff members providing 24 hour supervision;
 - b. The permittee shall obtain permits from the Building and Safety Division to comply with the current Building Code requirements;
 - c. The permittee shall obtain a demolition permit from the Building and Safety Division to remove the existing garage;
 - d. The trash enclosure shall have decorative walls of six feet high, and must have solid doors;
 - e. The boarding house shall obtain a license to comply with all Public Health requirements, regulations, and ordinances relating to the operation of a Boarding House;
 - f. The building shall remain connected to an approved public water system, and wastewater disposal shall be accommodated through public sewer and wastewater treatment facilities as existing;
 - g. The project shall adhere to the Los Angeles County Noise Control Ordinance Title 12.08 for construction and for operation;
 - h. The permittee shall submit tenant improvement plans to the Fire Department Building Plan check for approval;
 - i. Exterior lighting shall be directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off no later than 10:15 pm. Motion detectors shall be provided for some exterior lighting;
 - j. Outside storage shall not be displayed;

- k. The permittee shall provide and continuously maintain a minimum of 10 on-site parking spaces, including one van accessible space. All parking spaces shall remain free and clear of debris and available for parking at all times;
- l. Each parking space shall be striped and compact size parking spaces shall be marked clearly with the words "Compact Only";
- m. The parking site shall be paved with asphalt or concrete paving;
- n. In case of an event the applicant shall provide off-site parking for visitors and shall provide shuttle service to transport the visitors to the Project Site; and
- o. The uncovered parking spaces shall be screened by hedges 6 feet high on the north side and a fence 6 feet high with climbing vines on the south side, as depicted on the Exhibit "A" plans.
- p. The permittee shall provide the landscaping within one year of the approval.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize the operation and maintenance of a boarding house for young adult children age 15 to 18 years old and includes a reduction in the required number of parking spaces subject to the following restrictions of use:
- a. The built area shall be limited to a total floor area of 7,619 square feet;
 - b. The boarding house shall have a maximum of 30 students and a minimum of three staff members;
 - c. The students shall not have personal vehicles on-site;
 - d. The boarding house shall provide two vans to transport the students;
 - e. The subject property shall be ADA accessible and include an elevator accessible to each floor, as approved by the Building and Safety Division;
 - f. Landscaping shall comply with Title 22 Section 52 Part 21 and shall provide 75 percent drought tolerant plants as depicted in the Exhibit "A" plans. Landscaping materials and sprinkler systems shall be clearly indicated on the required site plans.
21. The permittee shall record a covenant with the County Recorder indicating that the owner is aware of the drought-tolerant landscaping requirements in Part 21 of Section 52 in Title 22.
22. The permittee shall comply with all conditions set forth in the attached County Public Works, Fire, Public Health, and Parks and Recreation Department letters dated April 2, 2015, June 20, 2014, August 5, 2014, and July 22, 2014.

Attachments:

Fire/Public Works/Public Health Department/Parks and Recreation Letters



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

April 2, 2015

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Jeantine Nazar

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200600233
PROJECT NO: R2006-02805
20 EAST MARIPOSA STREET
ASSESSOR'S MAP BOOK NO. 5835, PAGE 38, PARCEL NO. 1
ALTADENA

We reviewed the updated site plan for CUP No. 200600233 located at 20 East Mariposa Street in Altadena. The project location has changed ownership since we last reviewed in December 2013. Additionally, the project scope has also evolved since the last review. Originally, the proposed project was seeking to authorize the operation of a 24-room residential income facility for transitional housing purposes. The business has been operational for approximately 10 years without any proper permits. The applicant applied for this CUP in 2006. However, the application has been on hold due to incomplete filing.

The current project proposal seeks to provide residence for 30 international students, all girls, who attend schools in Southern California. The facility will also accommodate residence for three staff members who live at the facility for 24-hour care.

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

Mi Kim
April 2, 2015
Page 2

Upon approval of the CUP, we recommend the following conditions:

Building and Safety

1. Submit plans to Public Works' Building and Safety Division, San Gabriel District office, for review, permit issuance, and legalization of the unpermitted improvements.

For questions regarding the building and safety condition, please contact Fady Khalil of Building and Safety Division's San Gabriel Valley District office at (626) 574-0941 or fakhalil@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2006-02805

MAP DATE: June 20, 2014

LOCATION: 20 East Mariposa Street, Altadena

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated December 12, 2013

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN ITEMS BELOW HAVE BEEN ADDRESSED.

CONDITIONAL USE PERMIT - HOLDS

1. Submit the completed original copy of the Fire Flow Availability Form (Form 196) for one (1) existing public fire hydrant (the fire hydrant next to the parking stall). The fire flow data shall be submitted to the County of Los Angeles Fire Department Land Development Unit prior to the issuance for clearance to proceed to public hearing.
2. The required fire flow for the public fire hydrants for this project is 2250 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

CONDITIONS OF APPROVAL – ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
2. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

Reviewed by: Wally Collins

Date: July 18, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2006-02805

MAP DATE: June 20, 2014

LOCATION: 20 East Mariposa Street, Altadena

CONDITIONS OF APPROVAL - WATER

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
2. The required fire flow for the public fire hydrant for this location is 2250 gallons per minute at 20 psi for duration of 2 hours, over and above maximum daily domestic demand. Two (2) fire hydrants flowing simultaneously may be used to achieve the required fire flow.

The tenant improvement plans shall be submitted to the Fire Department's Building Plan Check Unit at 5823 Rickenbacker Road, Commerce 90040, (323) 890-4125.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



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August 5, 2014

TO: Jeantine Nazar
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS M-T
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2006-02805/ RCUP 200600233
Residential Income Facility
20 E. Mariposa Street, Altadena

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The CUP is to allow the conversion of a former home for children to a residence for international students.

The Department recommends approval of this CUP with the following conditions:

1. The Boarding House shall obtain a license to comply with all Public Health requirements, regulations, and ordinances relating to the operation of a Boarding House. Contact Housing and Institution Program at (626) 430-5590 to obtain required operating licenses prior to operation.
2. The building shall remain connected to an approved public water system, and wastewater disposal shall be accommodated through public sewer and wastewater treatment facilities as existing.
3. The project shall adhere to the Los Angeles County Noise Control Ordinance Title 12.08 for construction, and for operation.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

July 22, 2014

Sent via e-mail: jnazar@planning.lacounty.gov

TO: Jeantine Nazar
Department of Regional Planning

FROM: Julie Yom, Park Planner *JY*
Environmental and Regulatory Permitting Section

SUBJECT: PROJECT CONSULTATION
PROJECT NO. R2006-02805
CUP 200600233
20 EAST MARIPOSA, ALTADENA
APN: 5835- 038- 001

The subject project has been reviewed for potential impacts on the facilities of this Department. The project, which is a retroactive Conditional Use Permit request to authorize the operation and maintenance of a residential income facility that has been operating without required approvals for the past ten years in the C-3 zone within the Altadena Zoned District, will not affect any Departmental facilities.

Thank you for including this Department in this environmental review process. For any questions, please contact me at (213) 351-5127 or jyom@parks.lacounty.gov.

JY/ R2006-02805 Altadena

C: Parks and Recreation (N. E. Garcia, K. King)

