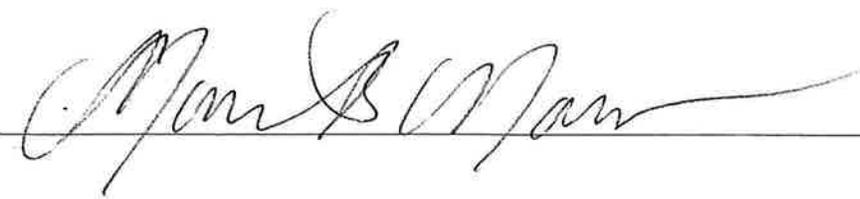


Hearing Officer Transmittal Checklist

Hearing Date 02/21/2012
Agenda Item Number 9

Project Number: R2011-00375-(5)
Case(s): Conditional Use Permit 201100038
Contact Person: Diane Aranda, Regional Planning Assistant II
 Zoning Permits East

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



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

PROJECT NUMBER NO. R2011-00375-(5)
CONDITIONAL USE PERMMIT NO. 201100038

PUBLIC HEARING DATE
 2/21/2012

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT Same as Applicant	OWNER John G. Macdonald	REPRESENTATIVE Michael Miller
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PROJECT DESCRIPTION
 The applicant is requesting a five-foot side yard setback in lieu of the required 10-foot side yard setback to construct a 393 square foot expansion to an existing master bedroom and a new laundry room.

REQUIRED ENTITLEMENTS
The applicant is requesting a Conditional Use Permit to authorize a five-foot side yard setback in lieu of the required 10-foot side yard setback to construct a 393 square foot expansion to a master bedroom and a laundry room, pursuant to Section 22.44.127 of the Los Angeles County Code.

LOCATION/ADDRESS
 1563 Meadowbrook Road

SITE DESCRIPTION
 The site plan depicts an existing 3,245 square foot single-family dwelling on a 0.4 acre rectangular-shaped parcel located on Meadowbrook Road along a cul-de-sac. A 393 square foot expansion to the master bedroom, a new laundry room and an outside deck is proposed to be located at the rear portion of the single-family dwelling.

ACCESS Meadowbrook Road	ZONED DISTRICT Altadena
ASSESSORS PARCEL NUMBER 5847025024	COMMUNITY Altadena
SIZE 0.4 Acres	COMMUNITY STANDARDS DISTRICT Altadena

	EXISTING LAND USE	EXISTING ZONING
Project Site	Single-Family Residential	R-1-7,500 (Single-Family Residential) Zone
North	Single-Family Residential	R-1-7,500 (Single-Family Residential) Zone
East	Single-Family Residential	R-1-7,500 (Single-Family Residential) Zone
South	Single-Family Residential	R-1-7,500 (Single-Family Residential) Zone
West	Golf Course	R-R (Resort and Recreation) Zone

GENERAL PLAN/COMMUNITY PLAN 2 - Low Density	LAND USE DESIGNATION Altadena Community Plan	MAXIMUM DENSITY 6
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

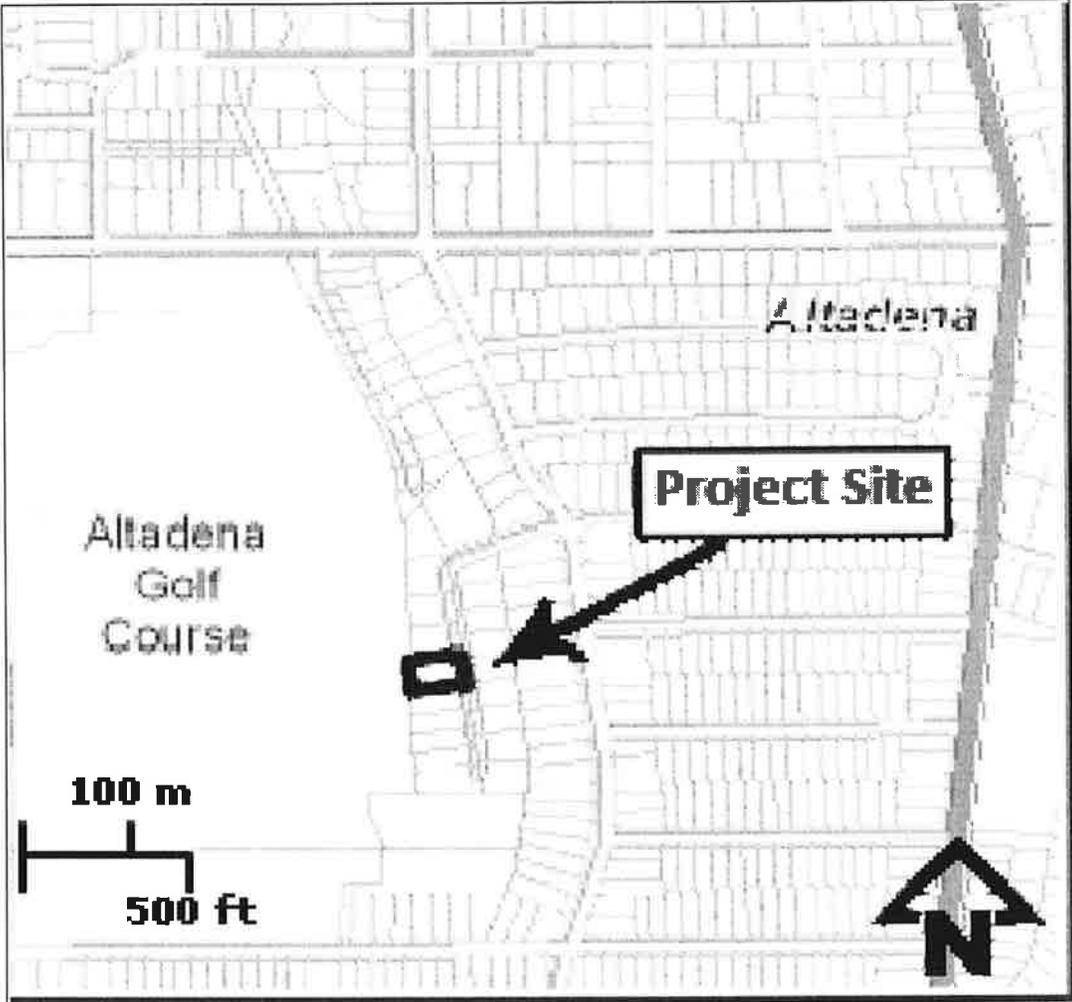
RPC LAST MEETING ACTION SUMMARY

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: Diane Aranda		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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



STAFF ANALYSIS
PROJECT NUMBER R2011-00375-(5)
CONDITIONAL USE PERMIT NUMBER 201100038

PROJECT DESCRIPTION

The applicant is requesting a five-foot side yard setback in lieu of the required 10-foot side yard setback to construct a 393 square foot expansion to an existing master bedroom and a new laundry room. The project is located on a 0.4 acre lot within the R-1-7,500 (Single-Family Residential) Zone in the unincorporated community of Altadena.

REQUIRED ENTITLEMENTS

Per Section 22.44.127 of the County Code, a conditional use permit is required to modify the side yard setback requirements in the Altadena Community Standards District. The applicant is requesting conditional use permit to allow for the reduction of five-feet in the side yard setback.

LOCATION

The subject property is located at 1563 Meadowbrook Road within the unincorporated community of Altadena.

SITE PLAN DESCRIPTION

The site plan depicts a 3,245 square-foot single-family residence on a 0.4 rectangular-shaped acre lot. The floor plan illustrates an existing master bedroom with a proposed 393 square foot addition and interior remodeling including a laundry room. A new 100 square foot deck is also proposed to the northwestern portion of the existing single-family residence. The proposed five-foot side yard setback is located on the northern portion of the property.

ENVIRONMENTAL DETERMINATION

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 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 posting and Department of Regional Planning website posting.

PREVIOUS CASES/ZONING HISTORY

The previous case history is the following:

- Certificate of Compliance 201100064 recorded on August 30, 2011.
- Zoning Conformance Review 200600210 for a 215 square foot expansion to an existing kitchen approved on March 1, 2006.

STAFF EVALUATION

Altadena Community Plan

The subject property is located within the Altadena Community Plan and has a land-use designation of Category 2 – Low Density Residential (1-6 du/gross acre), which corresponds to common suburban tract residential development. The purpose of this category is to maintain the existing single-family neighborhoods.

Zoning Ordinance and Development Standards Compliance

The subject property is located within the Altadena Community Standards District.

Altadena Community Standards District Development Standards Section 22.44.127

Yard Requirements and Height Limits

D. Zone Specific Development Standards for the R-1 Zone

- **Front Yards.** Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.
- **Rear Yards.** Each lot or parcel of land shall have a rear yard of not less than 25 feet in depth.
- **Side Yards.** Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
- **Maximum Height Limit.** Lots with a size of 19,999--13,000 square feet have a maximum allowed height of 30-feet.

The average width of the subject lot is 100-feet which requires a 10-foot side yard setback. The proposed addition to the existing master bedroom is located 5 feet from the property line. The applicant is requesting a modification of the side yard setback requirement of 10 feet. The subject property complies with the front yard, rear yard and height requirements.

Gross Structural Area and Lot Coverage

- **Gross Structural Area.** The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

The subject property has a maximum GSA of 5,056 square feet. The GSA of the residence with the proposed addition is 3,638 square feet. The standard has been met.

- **Maximum Lot Coverage.** Lot coverage shall include all structures erected on the property. In urban areas, the maximum lot coverage for all buildings shall be 40 percent.

Lot coverage is approximately 28 percent of the entire parcel. The standard has been met.

Neighborhood Impact/Land Use Compatibility

The surrounding neighborhood consists of single-family residences to the north, east and south and a golf course to the west. The proposed expansion of the master bedroom, new laundry room and deck would be compatible with the surrounding land uses as many properties in proximity have similar floor design. In regard to the side yard setback modification, at least six other properties on the same block have structures located within the required side yard setbacks (See attached aerial photograph). Granting the five-foot side yard setback would allow the proposed addition to align with the existing single-family dwelling.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Health

The Department of Public Health has granted clearance to the proposed project. The clearance letter with conditions dated July 15, 2011 is attached.

Fire Department

The Los Angeles County Fire Department has granted fire clearance. The clearance letter dated July 19, 2011 is attached.

Department of Public Works

The Department of Public Works recommends approval of the proposed project with no comments.

Altadena Town Council

On December 20, 2011 at a regularly scheduled meeting of the Altadena Town Council, a motion to approve the project was made and passed by a unanimous vote. The approval letter from the Altadena Town Council dated January 29, 2012 is attached.

PUBLIC COMMENTS

No public comments have been received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

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:

The proposed side yard setback modification is consistent with other structures and setbacks in the surrounding neighborhood. The proposed expansion of the master bedroom, new laundry room and outside deck is consistent with surrounding land uses and would provide additional housing for the family of the applicant.

Staff recommends approval of Project Number R2011-00375 and Conditional Use Permit Number 201100038 subject to the attached conditions.

Prepared by Diane Aranda, Regional Planning Assistant II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Conditions of Approval, Findings
Applicant's Burden of Proof statement
Site Photographs
Site Plan
Land Use Map

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

PROJECT NUMBER R2011-00375-(5)

CONDITIONAL USE PERMIT NUMBER 201100038

HEARING DATE: February 21, 2012

SYNOPSIS:

The applicant requests a Conditional Use Permit (CUP) to allow a five-foot side yard setback in lieu of the required 10-foot side yard setback to construct a 393 square foot expansion to an existing master bedroom and a new laundry room. The project is located on a 0.4 acre lot within the R-1-7,500 (Single-Family Residential) Zone in the unincorporated community of Altadena.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

A duly noticed public hearing was held on February 21, 2012 before the Hearing Officer.

Findings

1. The applicant is requesting a CUP to allow a five-foot side yard setback in lieu of the required 10-foot side yard setback to construct a 393 square foot expansion to a master bedroom and a new laundry room including remodeling a portion of the existing single-family dwelling.
2. Pursuant to Section 22.44.127 of the County Code, a conditional use permit is required to modify the side yard setback requirements in the Altadena Community Standards District. The applicant is requesting conditional use permit to allow for the reduction of five-feet in the side yard setback.
3. The subject property is zoned R-1-7,500 (Single-Family Residential) Zone and located in the Altadena Community Standards District (CSD).
4. The subject property is developed with an existing 3,245 square foot single-family dwelling on a 0.4 acre lot.
5. Land uses within 500-feet of the subject property consist of single-family residences to the north, east and south and a golf course to the west.
6. Zoning within 500-feet of the subject property consist of R-1-7,500 (Single-Family Residential) to the north, east and south, and R-R (Resort and Recreation) to the west.
7. Previous cases on the property include the following:
 - Certificate of Compliance 201100064 recorded on August 30, 2011.
 - Zoning Conformance Review 200600210 for a 215 square foot expansion to an existing kitchen approved on March 1, 2006.
8. The site plan depicts an existing 3,245 square-foot single-family residence on a 0.4 acre rectangular- shaped lot with proposed interior remodeling. A 393 square foot master bedroom expansion, a new laundry room and a 100 square foot outside deck are depicted on the plan.

9. The floor plan illustrates an existing master bedroom with a proposed 393 square foot addition and interior remodeling including a laundry room. A new 100 square foot deck is also proposed to the northwestern portion of the existing single-family residence. The proposed five-foot side yard setback is located on the northern portion of the property.
10. The subject property is located within the Altadena Community Plan and has a land-use designation of Category 2 – Low Density Residential (1-6 du/gross acre), which corresponds to common suburban tract residential development. The purpose of this category is to maintain the existing single-family neighborhoods.
11. Pursuant to Section 22.44.127.D Zone Specific Development Standards for the R-1 Zone of the County Code. The proposed addition to the existing master bedroom will be located 5 feet from the property line. The applicant is requesting a modification of the side yard setback requirement of 10 feet.
12. The subject property complies with the front yard, rear yard and height requirements pursuant to Section 22.44.127.D Zone Specific Development Standards.
13. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.
14. The subject property has a maximum GSA of 5,056 square feet. The GSA of the residence with the proposed addition is 3,638 square feet. The standard has been met.
15. The lot coverage shall include all structures erected on the property. In urban areas, the maximum lot coverage for all buildings shall be 40 percent.
16. The lot coverage is approximately 28 percent of the entire parcel. The standard has been met.
17. The 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. Access to the single-family dwelling is via Meadowbrook Road which is a fully improved public road. The site is served by all necessary public and private facilities, including water, sewer, electricity and trash collection.
18. The site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
19. The Hearing Officer finds the request for a five-foot side yard setback for interior remodeling and expansion of master bedroom will be consistent and compatible with the surrounding suburban community and would provide additional housing for the family of the applicant.
20. The Hearing Officer determined that the project qualifies for a Categorical Exemption under Class 3, New Construction or Conversion of Small Structures, of the CEQA reporting requirements and the Los Angeles County Environmental Document Reporting Procedures and Guidelines.

21. 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 posting and Department of Regional Planning website posting.
22. The Hearing Officer finds the burden of proof for the conditional use permit pursuant to Code Section 22.56.040 has been satisfied.
23. On December 20, 2011, the Altadena Town Council voted unanimously to approve the project.
24. Staff has not received correspondence in favor of or in opposition to the project.
25. 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 the Los Angeles County Department of Regional Planning, 13th floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. 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 area, 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;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

AND, 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 22.56.090 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

In view of the findings of fact and conclusions presented above, Conditional Use Permit 201100038 associated with Project R2011-00375-(5) is **APPROVED**, subject to the attached conditions.

MM: DA

02/08/2012

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NUMBER R2011-00375-(5)
CONDITIONAL USE PERMIT NUMBER 201100038**

This grant authorizes the expansion of an existing master bedroom, new laundry room and outside deck for a single-family dwelling unit with reduced side-yard setback, as depicted on the approved Exhibit "A", 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 and cannot be used 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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required fees have been paid. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 3, 4 and 5 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 or other applicable limitation period. 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 in accordance with Section 2.170.010 of the Los Angeles County Code.

5. 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.
6. 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.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
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 such full compliance shall be a violation of these conditions.
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 specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
11. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
12. The permittee shall comply with the conditions by the Department of Public Health set forth in the letter dated July 15, 2011. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Public Health. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.

13. All existing structures without building permits depicted on approved Exhibit "A" shall be inspected and have building permits issued by the Department of Public Works, Building and Safety division prior to beginning any construction.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of Los Angeles County to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
15. If changes are required, within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.
16. During construction, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise.
17. Limited outdoor storage during construction shall be permitted on the site in compliance with the requirements of Part 7 of Section 22.52 of the County Code.

MM:DA

02/08/2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: July 19, 2011
TO: Department of Regional Planning
Permits and Variances
PROJECT #: R2011-00375
LOCATION: 1563 Meadowbrook Road, 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 hydrants, 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.
- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Preliminary Fuel Modification Plan shall be submitted and approved prior to the Public Hearing. For details contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- Comments:** The proposed project is CLEARED for Public Hearing.
- 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: Wally Collins

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



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

July 15, 2011

TO: Dean Edwards
Senior Planner
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2011-00375
RCUP T201100038
LOCATION: 1563 MEADOWBROOK ROAD, ALTADENA

- Environmental Health recommends approval of the CUP.
- Environmental Health does NOT recommend approval of the CUP.

The Department of Public Health – Environmental Health has reviewed the information provided for the project identified above. The CUP is for the expansion of a single-family residence that will maintain a reduced side yard setback of five feet in the Altadena CSD.

The Department recommends approval of this CUP, subject to the attached conditions.

If you should have any questions, please contact me at (626) 430-5382.

KH:kh

Attachment

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive, Baldwin Park, CA 91706

Date: July 15, 2011

Project No. R2011-00375

Page 1 of 1

Location: 1563 Meadowbrook Road, Altadena CUP No. 2011-00038

The Land Use Program recommends approval of this project with the following conditions:

1. Prior to the construction of the proposed modification and issuance of a building permit, a complete feasibility report for the "100% future expansion area" shall be submitted to the Land Use Program for review and approval. The feasibility report shall be completed in accordance with the requirements outlined in the Department's "Onsite Wastewater Treatment System (OWTS) Guidelines." The guidelines can be downloaded from the Department's website: www.lapublichealth.org/eh.
2. Prior to the proposed modification, if public sewer connection becomes available within 200 feet of any part of the dwelling or dwelling's exterior drainage, all future sewage drainage and piping from the dwelling shall be connected to such public sewer.

For questions regarding the above requirements, please contact Patrick Nejadian at (626) 430-5390.



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><i>No - SAME USE - EXTENDING ROOM</i></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><i>CONTINUING SAME SITE SETBACK AS EXISTING</i></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><i>No change - SAME USE - EXTENDING ROOM</i></p>

2571 Roscomare Road
Los Angeles, CA 90077
Tel 310 476 8607

MICHAEL MILLER & ASSOCIATES ARCHITECTS

Fax 310 476 8617

March 30, 2011

Department of Regional Planning
County of Los Angeles
320 W. Temple Street
Los Angeles, CA 90012

RE: 1563 Meadowbrook Road, Altadena

To Whom it May Concern,

We are proposing to add 393 S.F. to the existing master bedroom of a single family residence. The home is bordering the Altadena Golf Course to the rear of the property, and has an existing high property wall to the side of the house, where the addition is proposed.

The required side setback for the property is 10', but we are asking for permission to continue the house 15'-9", the length of the addition, at the existing setback- 5'-0".

There shouldn't be any impact on the neighborhood due to this variance. The addition will not be seen from the street or the neighbor's property, and there will not be a change in use for that space, or an increase in the number of occupants.

We ask for you to grant us the permission to build our proposed addition, and keep the setback consistent with the existing.

Sincerely,



Michael Miller

Architect

LOS ANGELES COUNTY LETTERGRAM

TO	Maria Masis Zoning Permits East Section	FROM	Diane Aranda Zoning Permits East Section
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**SUBJECT: PROJECT NO. R2011-00375-(5)
CONDITIONAL USE PERMIT 201100038**

DATE: 02/09/2012

This is an application for a conditional use permit to authorize a five-foot side yard setback in lieu of the required 10-foot side yard setback to construct a 393 square foot expansion to an existing single-family dwelling within the Altadena Community Standards District, pursuant to Section 22.44.127 of the Los Angeles County Code.

This request is exempt from the California Environmental Quality Act based on Section 15301 (Chapter 3, Title 14, California Code of Regulations) because the request is for minor remodeling of an existing single-family dwelling and an expansion to a master bedroom; and as such, it meets the criteria set forth under Class 3 Categorical Exemption- New Construction or Conversion of Small Structures.

If you have any questions regarding the above determination or environmental document preparation, please contact Diane Aranda of the Zoning Permits East Section at (213) 974-6435

A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

Comments:







