



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 16, 2015

TO: Hearing Officer, Alex Garcia 

FROM: Jeantine Nazar  
Zoning Permits East Section

SUBJECT: **Project No. R2012-00400**  
**Conditional Use Permit No. 201200037**  
**HO Meeting: March 17, 2015**  
**Agenda Item: 2**

The applicant has provided a copy of the revised site plan including a total of 75 parking spaces and letters from neighbors. Please find a copy attached.

MM:JN



**PARK MARINO LAND COMPANY, LP**

136 Washington Avenue - Point Richmond, CA 94801  
(510) 231-6200

Project Manager, Eric Fenchel  
(661) 609-0850

February 27, 2015

TO: Mr. James E. Axtelle  
2676 Meguiar Drive  
Pasadena, CA 91107

RE: PROPERTY AT 2676 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-005)

Dear Mr. Axtelle:

As you may be aware, the developer of The Terraces at Park Marino community that was developed in 1996 was required to install a concrete masonry wall along its Northerly property line; contiguous - common with your property.

By the current updating of our Conditional Use Permit (Re: Project #2012-00400-(5); Conditional Use Permit #R2012-00037), Los Angeles County) for our property. Los Angeles County has asked Park Marino Land Company, LP (the present land owner) to obtain an acknowledgment from you that the concrete masonry wall of 6' in height from the pre-existing ground elevation of your property at the property line was installed.

Accordingly, we have added an "Acknowledgment" below for your signature and request that you return one copy of this letter in the enclosed self-addressed stamped envelope to us for submittal to the County representative.

If you have any questions regarding this request, please contact our Project Manager, Eric Fenchel (661) 609-0850.

We greatly appreciate your cooperation in this matter.

Sincerely,



Garrett Loube, Manager  
Park Marino Land Company, LLC  
General Partner

PML/LACOUNTYREQT/CUP/LTR/2676MEGUIANDR/2-27-15

PROPERTY AT 2676 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-005)

**Acknowledgment:**

"I/we have read and understand the request by our neighbor, Park Marino Land Company, L.P. and verify by our signature(s) below that the 6' masonry concrete wall as described above is existing and in good condition".

Thank you,

By:   
James E. Axtelle

Date: 3-5-2015

**PARK MARINO LAND COMPANY, LP**

136 Washington Avenue - Point Richmond, CA 94801  
(510) 231-6200

Project Manager: Eric Fenchel  
(661) 609-0850

February 27, 2015

**TO:** CAL 4 Building Enterprises, LLC  
302 N. 1st Avenue  
Arcadia, CA 91106

**RE:** PROPERTY AT 2654 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-003)

Gentlemen,

This is to advise you that by our recent updating of the existing Conditional Use Permit with Los Angeles County (Re: Project #2012-00400-(5); Conditional Use Permit #R2012-00037) for our property, our ownership entity Park Marino Land Company, LP will be required to install a concrete masonry wall along our Northerly property line; contiguous-common with your property ("Said Property"). This wall will be a standard structural assembly of masonry block on a continuous concrete footing with the exposed wall section to be 6' in height, as measured from the existing ground elevation of the wall at your property line.

As your neighbor, we are asking for your acknowledgment of this new construction, by your signature(s) below, with such acknowledgment to be conditioned on performance by Park Marino Land Company, LP of the following activities:

- (1) Contracting and payment of all costs of construction and related costs, thereof, including, but not limited to removal and disposal of the existing wood fencing and, as necessary, temporary fencing to secure said property;
- (2) Obtaining of a Permit from Los Angeles County Building Department for the design and for construction inspection;
- (3) Providing Insurance (General Liability) coverage for the construction;
- (4) Providing the property owner with thirty (30) days advance notice of the start of construction, and that construction, in its entirety will be endeavored to be completed within twenty (20) Work Days, weather

permitting, notwithstanding any unusual site conditions that may be encountered; all to be performed with concern for reasonable non-disturbance of any occupants of said property.

(5) Providing a Construction Representative at its own cost, to coordinate the work and provide advisements and other pertinent communications, as applicable, to the property owner through construction completion and final inspection by the County;

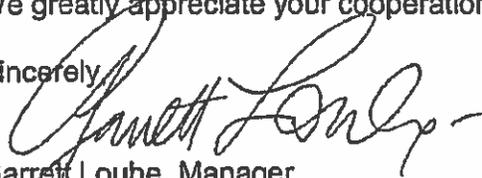
(6) Restore said property at the work location to the condition of the property; such pre-existing site conditions to be jointly assessed by Park Marino Land Company and property owner prior to start of construction.

**We have enclosed a self-addressed stamped envelope for your return of one signed copy of this letter-acknowledgment for our forwarding to the County representative.**

If you have any questions regarding the above representations and after your acknowledgment and review by the County, for any communications on our progressing with the construction, please contact our Owner Representative, Eric Fenchel directly at (661) 609-0850.

We greatly appreciate your cooperation in this matter.

Sincerely,



Garrett Loube, Manager  
Park Marino Land Company, LLC  
General Partner

**Acknowledgment:**

"I/we have read and understand the request by our neighbor, Park Marino Land Company, LP and the conditions by which the wall construction will be performed and have no objections."

Thank you,

CAL 4 Building Enterprises, LLC

By Richard A. Resal Title: owner  
Ruth Resal his attorney in fact  
Date: 3/3/15

**PARK MARINO LAND COMPANY, LP**

136 Washington Avenue - Point Richmond, CA 94801  
(510) 231-6200

Project Manager, Eric Fenchel  
(661) 609-0850

February 27, 2015

TO: Chann L & Cristina M An  
2666 Meguiar Drive  
Pasadena, CA 91107

RE: PROPERTY AT 2666 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-004)

Dear Chann and Cristina,

As you may be aware, the developer of The Terraces at Park Marino community that was developed in 1996 was required to install a concrete masonry wall along its Northerly property line; contiguous - common with your property.

By the current updating of our Conditional Use Permit (Re: Project #2012-00400-(5); Conditional Use Permit #R2012-00037), Los Angeles County) for our property. Los Angeles County has asked Park Marino Land Company, LP (the present land owner) to obtain an acknowledgment from you that the concrete masonry wall of 6' in height from the pre-existing ground elevation of your property at the property line was installed.

Accordingly, we have added an "Acknowledgment" below for your signature and request that you return one copy of this letter in the enclosed self-addressed stamped envelope to us for submittal to the County representative.

If you have any questions regarding this request, please contact our Project Manager, Eric Fenchel (661) 609-0850.

We greatly appreciate your cooperation in this matter.

Sincerely,



Garrett Loube, Manager  
Park Marino Land Company, LLC  
General Partner

PML/LACOUNTYREQT/CUP/LTR/2666MEGUIANDR/2-27-15

PROPERTY AT 2666 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-004)

**Acknowledgment:**

"I/we have read and understand the request by our neighbor, Park Marino Land Company, L.P. and verify by our signature(s) below that the 6' masonry concrete wall as described above is existing and in good condition".

Thank you,

By:  Date: 3/10/15  
Chann An

By:  Date: 3/10/15  
Christina An

**PARK MARINO LAND COMPANY, LP**

136 Washington Avenue - Point Richmond, CA 94801  
(510) 231-6200

Project Manager: Eric Fenchel  
(661) 609-0850

February 27, 2015

**TO:** Mr. Mike Tannous & Ms. Rita Tannous  
2694 Meguiar Drive  
Pasadena, CA 91107-1407

**RE:** PROPERTY AT 2694 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-007)

Dear Mr. and Ms. Tannous:

This is to advise you that by our recent updating of the existing Conditional Use Permit with Los Angeles County (Re: Project #2012-00400-(5); Conditional Use Permit #R2012-00037) for our property, our ownership entity Park Marino Land Company, LP will be required to install a concrete masonry wall along our Northerly property line; contiguous-common with your property ("Said Property"). This wall will be a standard structural assembly of masonry block on a continuous concrete footing with the exposed wall section to be 6' in height, as measured from the existing ground elevation of the wall at your property line.

As your neighbor, we are asking for your acknowledgment of this new construction, by your signature(s) below, with such acknowledgment to be conditioned on performance by Park Marino Land Company, LP of the following activities:

- (1) Contracting and payment of all costs of construction and related costs, thereof, including, but not limited to removal and disposal of the existing wood fencing and, as necessary, temporary fencing to secure said property;
- (2) Obtaining of a Permit from Los Angeles County Building Department for the design and for construction inspection;
- (3) Providing Insurance (General Liability) coverage for the construction;
- (4) Providing the property owner with thirty (30) days advance notice of the start of construction, and that construction, in its entirety will be endeavored to be completed within twenty (20) Work Days, weather

permitting, notwithstanding any unusual site conditions that may be encountered; all to be performed with concern for reasonable non-disturbance of any occupants of said property.

(5) Providing a Construction Representative at its own cost, to coordinate the work and provide advisements and other pertinent communications, as applicable, to the property owner through construction completion and final inspection by the County;

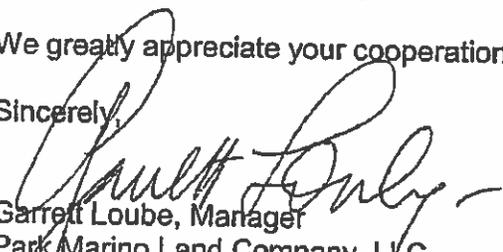
(6) Restore said property at the work location to the condition of the property; such pre-existing site conditions to be jointly assessed by Park Marino Land Company and property owner prior to start of construction.

**We have enclosed a self-addressed stamped envelope for your return of one signed copy of this letter-acknowledgment for our forwarding to the County representative.**

If you have any questions regarding the above representations and after your acknowledgment and review by the County, for any communications on our progressing with the construction, please contact our Owner Representative, Eric Fenchel directly at (661) 609-0850.

We greatly appreciate your cooperation in this matter.

Sincerely,

  
Garrett Loube, Manager  
Park Marino Land Company, LLC  
General Partner

**Acknowledgment:**

"I/we have read and understand the request by our neighbor, Park Marino Land Company, LP and the conditions by which the wall construction will be performed and have no objections."

Thank you,

By:   
Mike Tannous

Date: 3/3/2015

By:   
Rita Tannous

Date: 3/3/2015

**PARK MARINO LAND COMPANY, LP**

136 Washington Avenue - Point Richmond, CA 94801  
(510) 231-6200

Project Manager, Eric Fenchel  
(661) 609-0850

February 27, 2015

**TO:** Michael and Sandra Bohlen  
2686 Meguiar Drive  
Pasadena, CA 91107

**RE:** PROPERTY AT 2686 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-006)

Dear Mr. and Mrs. Bohlen,

As you may be aware, the developer of The Terraces at Park Marino community that was developed in 1996 was required to install a concrete masonry wall along its Northerly property line; contiguous - common with your property.

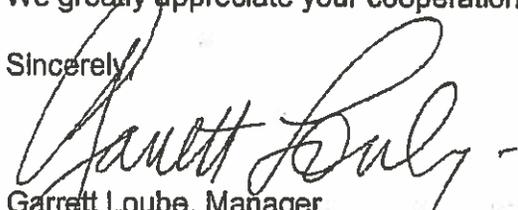
By the current updating of our Conditional Use Permit (Re: Project #2012-00400-(5); Conditional Use Permit #R2012-00037), Los Angeles County) for our property. Los Angeles County has asked Park Marino Land Company, LP (the present land owner) to obtain an acknowledgment from you that the concrete masonry wall of 6' in height from the pre-existing ground elevation of your property at the property line was installed.

Accordingly, we have added an "Acknowledgment" below for your signature and request that you return one copy of this letter in the enclosed self-addressed stamped envelope to us for submittal to the County representative.

If you have any questions regarding this request, please contact our Project Manager, Eric Fenchel (661) 609-0850.

We greatly appreciate your cooperation in this matter.

Sincerely,

  
Garrett Loube, Manager  
Park Marino Land Company, LLC  
General Partner

PML/LACOUNTYREQT/CUP/LTR/2686MEGUIANDR/2-27-15

PROPERTY AT 2686 MEGUIAR DRIVE, PASADENA, CA 91107  
(APN 5751-004-006)

**Acknowledgment:**

"I/we have read and understand the request by our neighbor, Park Marino Land Company, L.P. and verify by our signature(s) below that the 6' masonry concrete wall as described above is existing and in good condition".

Thank you,

By: Michael H. Bohlen Date: 3 3 15  
Michael Bohlen

By: Sandra I Bohlen Date: 3-3-15  
Sandra Bohlen