



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 13, 2016

TO: Bruce Durbin
Hearing Officer

FROM: Carl Nadela, AICP
Zoning Permits East Section

**SUBJECT: Community Standards District Modification No. RPPL 2016000816
HO Meeting: April 19, 2016
Agenda Item: 11**

The above-mentioned item is a request for a modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard. The resulting front yard from the Project will be 21.5 feet.

At the recommendation of the Los Angeles County Department of Public Works, staff would like to add the following Condition to the proposed Conditions of Approval for this project:

A fault investigation shall be conducted on the subject property prior to the issuance of a demolition permit to the satisfaction of the Department of Public Works.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL 2016000816 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MM:CN