

## PROJECT SUMMARY

### OWNER / APPLICANT

Jim and Judith Haley

### MAP/EXHIBIT DATE

December 4, 2025

### PROJECT OVERVIEW

Yard Modification to allow a 2-foot encroachment into the required 5-foot side yard setback to construct a new 300-square-foot covered deck taller than 12 feet as measured from grade (to replace an existing 337-square-foot deck) attached to an existing single-family residence (SFR). The new deck will follow the existing SFR's nonconforming 3-foot side yard setback and will contain stairs to allow access to the rear yard ground level. There is a 6-foot 2-inch difference in elevation between the ground at the end of the deck and the first level of the SFR.

### LOCATION

2910 Paraiso Way, La Crescenta-Montrose

### ACCESS

Paraiso Way

### ASSESSORS PARCEL NUMBER

5802-022-007

### SITE AREA

6,681 Square Feet

### GENERAL PLAN / LOCAL PLAN

Los Angeles County ("County") General Plan ("General Plan")

### ZONED DISTRICT

Montrose

### PLANNING AREA

West San Gabriel Valley

### LAND USE DESIGNATION

H9 (Residential 9)

### ZONE

R-1 (Single-Family Residence)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

0 to 9 dwelling units per net acre

### COMMUNITY STANDARDS DISTRICT (CSD)

La Crescenta-Montrose

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

### KEY ISSUES

- Consistency with the County General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
  - Section 22.196.030 (Yard Modification Findings and Decision Requirements)
  - Chapter 22.328 (La Crescenta – Montrose CSD requirements)
  - Section 22.18.040 (Development Standards for Residential Zones)

### CASE PLANNER:

Anthony M. Curzi

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