



<b>PROJECT NUMBER</b>	<b>HEARING DATE</b>
PRJ2024-002984-(5)	February 3, 2026
<b>REQUESTED ENTITLEMENT</b>	
Yard Modification No. RPPL2024004429	
Site Plan Review No. RPPL2024004428	

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Jim and Judith Haley

**MAP/EXHIBIT DATE**

December 4 , 2025

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**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.

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**LOCATION**

2910 Paraiso Way, La Crescenta-Montrose

**ACCESS**

Paraiso Way

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**ASSESSORS PARCEL NUMBER**

5802-022-007

**SITE AREA**

6,681 Square Feet

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**GENERAL PLAN / LOCAL PLAN**

Los Angeles County (“County”) General Plan (“General Plan”)

**ZONED DISTRICT**

Montrose

**PLANNING AREA**

West San Gabriel Valley

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**LAND USE DESIGNATION**

H9 (Residential 9)

**ZONE**

R-1 (Single-Family Residence)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

0 to 9 dwelling units per net  
acre

**COMMUNITY STANDARDS DISTRICT (CSD)**

La Crescenta-Montrose

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**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

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**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)
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**CASE PLANNER:**

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