

## REPORT TO THE HEARING OFFICER

---

DATE ISSUED: January 22, 2026  
HEARING DATE: February 3, 2026 AGENDA ITEM: 4  
PROJECT NUMBER: PRJ2024-002984-(5)  
PERMIT NUMBER: Yard Modification No. RPPL2024004429  
SUPERVISORIAL DISTRICT: 5  
PROJECT LOCATION: 2910 Paraiso Way, La Crescenta - Montrose  
OWNER: Jim & Judith Haley  
APPLICANT: Jim & Judith Haley  
CASE PLANNER: Anthony M. Curzi, Regional Planner  
[acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov)

---

### **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:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-002984-(5), Yard Modification Number RPPL2024004429, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE YARD MODIFICATION NUMBER RPPL2024004429 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

Yard Modification to authorize an encroachment into the required side yard setback to construct a new 300-square-foot covered deck taller than 12 feet as measured from grade attached to an existing single-family residence ("SFR") pursuant to Los Angeles County ("County") Code Section 22.110.190.A (Modifications Authorized, Regional Planning).

### **B. Project**

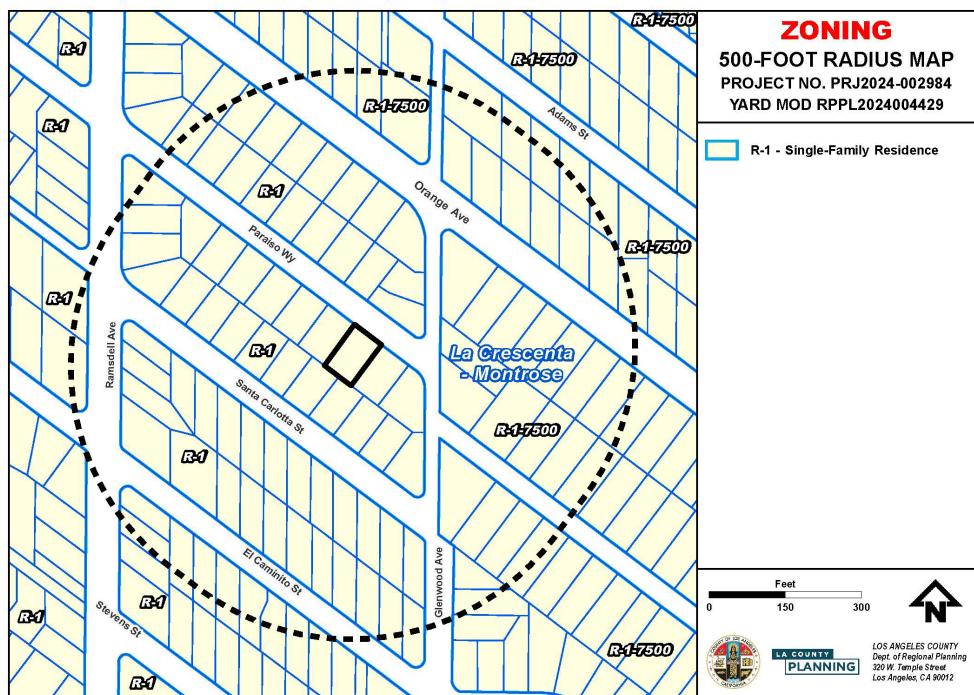
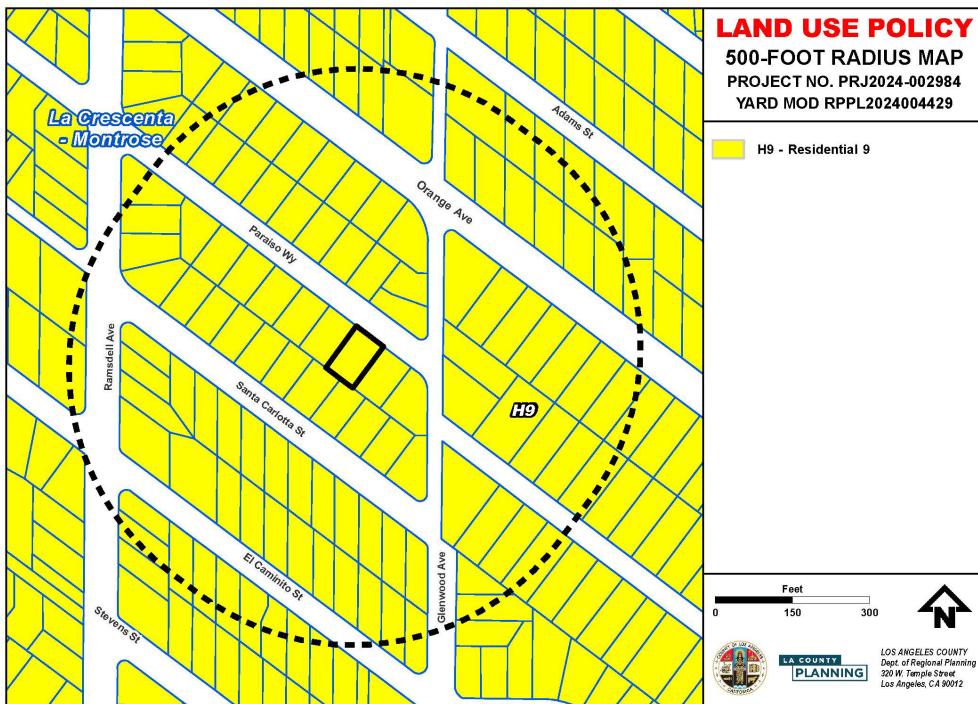
The applicant requests a Yard Modification to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new 300-square-foot covered deck taller than 12 feet as measured from grade (to replace an existing 337-square-foot deck) attached to an existing SFR. The new deck will follow the existing SFR's nonconforming three-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. The new deck will be approved under separate permit, Site Plan Review No. RPPL2024004428.

Pursuant to County Code Section 22.110.090.D (Projections into Yards, Porches, Platforms, Landings, and Decks), decks are allowed to project three feet into a side yard ; however, for this projection, decks must be: (1) no closer than two feet to any property line and (2) not exceed above the level of the first floor or 12 feet, whichever is lower. As the property slopes down from the front of the property to the rear, the top of the covered deck will measure approximately 14 feet 5 inches from grade at its tallest point. Therefore, a Yard Modification is the appropriate entitlement to authorize the location of the deck.

## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre)	R-1 (Single-Family Residence)	SFR
NORTH	H9	R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area)	SFRs
EAST	H9	R-1-7,500	SFRs
SOUTH	H9	R-1	SFRs
WEST	H9	R-1	SFRs



## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
2781	R-5 (Agriculture Commercial)	July 31, 1936
3183	R-1	August 17, 1938
5290	R-1	March 15, 1949

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
Building Permit No. 49353	Construct SFR	January 2, 1947
Building Permit No. 08803	Addition to SFR	September 2, 1980
Plot Plan No. 37257	Construct recreation room attached to garage	April 2, 1980

### **C. Violations**

<b>CASE NO.</b>	<b>VIOLATION</b>	<b>CLOSED/OPEN</b>
None	NA	NA

## **ANALYSIS**

### **A. Land Use Compatibility**

The installation of a covered deck to an existing SFR will not change the underlying use and character of the overall single-family residential property as a low-density residential use. The deck will be attached to the SFR and will contain stairs down to the property's rear yard. The new deck will also be smaller than the current deck, which is in a state of disrepair, and will be comprised of one level as opposed to the current two-level design. Due to the property's topography, with a slope down from the front of the lot to the rear, the height of the top of the deck will reach approximately 14 feet 5 inches when measured from grade.

### **B. Neighborhood Impact (Need/Convenience Assessment)**

The installation of a new replacement covered deck to an existing SFR will result in greater convenience and benefits to the existing SFR, providing an improved outdoor space with backyard access without undue impacts to the community. Furthermore, the new deck will be a single level compared to the current two-level design, resulting in greater accessibility to the residents. No impacts to the community from this deck are anticipated, including to the immediate neighboring SFR, which does not have any windows on the site facing the deck.

### **C. Design Compatibility**

The subject SFR was constructed in 1947 as a by-right use and with the current 3-foot side yard setback. It is reasonable to allow the new deck to follow this prevailing setback as doing so would result in a more cohesive and logical design. The new square-shaped deck will be smaller than the existing rectangular-shaped one by 37 square feet and will also extend outward from the SFR by 13 feet less (from 25 feet to 12 feet), resulting in a smaller lot coverage with a more compact and functional design. The property slopes down with the ground level at the end of the deck approximately 6 feet lower than the first level of the SFR. The new deck will be an improvement from the existing deck, which is in a state of disrepair. The new deck will be constructed of materials compatible with those used on the existing SFR. The Project Site is located within the West San Gabriel Valley Planning Area Standards District (“PASD”), however there are no PASD standards applicable to projects in the R-1 Zone.

### **GENERAL PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.196.030 (Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

The Project qualifies as a, Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations exemptions under State CEQA Guidelines sections 15303, and 15305, respectively. The Project is a request to encroach into the required side yard setback for the construction of a 300-square-foot single level covered deck to replace an older 337-square-foot two-level covered deck attached to an existing 1,544-square-foot SFR located at 2910 Paraiso Way. Class 3 Exemptions allow for construction of small structures, including accessory structures such as “garages, carports, patios, swimming pools and fences.” The new (replacement) covered deck is an accessory structure for an SFR. Class 5 Exemptions allow for “minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.” The resulting encroachment into the side yard for construction of the deck will not result in the creation of any new parcel and will continue an existing setback that predicated CSD requirements.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

Consultation with other County Departments was not necessary for this case.

**B. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

**C. Public Comments**

Staff has not received any comments at the time of report preparation.

---

Report

Reviewed By:



Michele R. Bush, Supervising Regional Planner

Report

Approved By:



RFD

Susan Tae, AICP, Assistant Administrator

---

**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

COMPLIES WITH 2022 CBC, CPC, CMC, CEnC, CEC, . BUILDING CODE  
 COMPLIES WITH 2023 Los Angeles County BUILDING CODE  
 2022 CA ENERGY CODE 2022 CA GREEN BUILDING STANDARDS CODE .CGBSC

- ARCHITECTURAL  
 GENERAL  
 1. MECHANICAL VENTILATION  
 A. ALL BATHROOMS, TOILET ROOMS, POWDER ROOMS AND LAUNDRY ROOMS SHALL BE VENTILATED TO PROVIDE 50 cfm PER HOUR, AND CONNECTED DIRECTLY TO THE OUTSIDE, FAN SHALL BE OPERATED FROM A LIGHT SWITCH.  
 2. LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT HARDWARE SHALL BE OF AN APPROVED TYPE, DEAD OR FLUSH BOLTS (THUMBS OPERATED) AND SIMILAR DEVICES ARE PROHIBITED.  
 3. EXIT / ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.  
 4. PROVIDE LOW CONSUMPTION WATER CLOSETS AND LOW FLOW SHOWER HEADS.  
 5. PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE.  
 6. BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION. PROVIDE RESILIENT FLOORING OVER 15# FELT BONDED TO PLYWOOD SUBFLOOR.  
 7. "AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."

8. ALL EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE 26 GA G.I. MINIMUM.

9. ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.

10. FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH.

11. COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRED BY CODE.

12. PROVIDE 6" HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE AND WINDOWS WITHIN 5' OF FLOOR OF SHOWER OR BATHTUB FLOOR.

13. CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF AN APPROVED NONEROSIVE DEVICE.

14. BATHTUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.

15. TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS.

16. PROVIDE UL APPROVED SMOKE AND FIRE DETECTORS WITHIN 12' OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY BACK UP.

17. PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN - 12 OUTLET MAX ON 20 AMP SERVICE - 9 OUTLETS MAX ON 15 AMP CIRCUIT.

- STRUCTURAL  
 GENERAL  
 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC EDITION AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES, AND REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.

3. UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.

4. UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.

5. COPIES OF ALL INSPECTIONS, REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO STRUCTURAL ENGINEER.

- FOUNDATION

1. MAXIMUM SOIL PRESSURE 1500 P.S.F. CLASS 5 MAT CBC TABLE 1804.2 CONCRETE

1. ALL WORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F' C=2500 P.S.I. @ 28 DAYS.

2. SIDES OF FOOTINGS PADS MAY BE Poured AGAINST STABLE EARTH.

3. ALL STEEL REINFORCING ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE POURING OF ANY CONCRETE.

4. PORTLAND CEMENT TYPE V. WATER CEMENT RATIO IS 36 GALLONS OF WATER PER CUBIC YARD OF CONCRETE

- STRUCTURAL STEEL

1. STRUCTURAL STEEL A STM86, STRUCTURAL PIPE ASTM A53 GD.B TUBING ASTM A501.

2. WELDING BY A LICENSED FABRICATOR USING CERTIFIED WELDERS.

3. WELDING - ELECTRIC ARC PROCESS.

4. ALL FIELD STRUCTURAL WELDING TO HAVE CONTINUOUS INSPECTION.

5. ALL WELDING TO BE DONE BY WELDERS CERTIFIED BY THE 2022 CBC BUILDING DEPARTMENT. CONTINUOUS INSPECTION REQUIRED.

6. REINFORCEMET STEEL ASTM A615 GRADE 40

1. ALL LUMBER - DOUGLAS FIR,LARCH EXCEPT AS NOTED. ALL LUMBER SHALL BE GRADE MARKED, AND MUST BE GRADE MARKED.

2. JOISTS, RAFTERS, AND BEAMS - NO. 1 GRADE, EXCEPT AS NOTED.

3. MISC. FRAMING (STUDS, FURRING, ETC.) - "STANDARD" GRADE D.F.

4. SHEATHING - "STANDARD" GRADE OR UTILITY GRADE.

5. PLYWOOD - DOUGLAS FIR - PS 1-95

6. SILL PLATES - PRESSURE TREATED D.F. ON

- FASTENER FOR PRESERVATIVES TREATED SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL.

7. HOLES FOR BOLTS - SAME SIZE AS BOLT OR 1/16" LARGER.

8. BOLTS TO HAVE STANDARD CUT WASHERS.

9. SOLID FIRE CONFORM IN STUD WALLS @ 6'-0" MAX.

10. NAILING SHALL CONFORM TO TABLE 2304.9.1

11. ALL ROOF SHEATHING SHALL BE INSPECTED BEFORE APPLYING ROOFING TO INSURE SOUND BOARDS AND NAILING.

12. 2X BLOCKING AT 10'-0" FOR ROOF RAFTER, 8'-0" FOR FLOOR JOISTS.

- ROOF FRAMING

1. ROOF SHEATHING SHALL BE 1/2" PLYWOOD IDENTIFICATION INDEX 24/0 (OR EQUIVALENT) NAILED WITH 8d @ 6" AT ALL SUPPORTED EDGES AND OVER ALL STUD WALLS. 8d @ 12" AT OTHER INTERMEDIATE BEARINGS (NO EDGE BLOCKING REQUIRED).

- FLOOR FRAMING

1. FLOOR SHEATHING SHALL BE 5/8" PLYWOOD IDENTIFICATION INDEX 32/16 (OR EQUIVALENT) NAILED WITH 10d @ 6" AT ALL SUPPORTED EDGES AND OVER ALL STUD WALLS. 10d @ 10" AT ALL INTERMEDIATE BEARINGS.

2. ALL INTERIOR BEARING WALLS HEADERS SHALL BE AS FOLLOWS (EXCEPT AS NOTED ON PLANS). 4'-0" MAX. OPNG. 4X4

- 5'-0" MAX. OPNG. 4X8 (2-2 X10 MAY BE USED WHERE FLUSH FRAMING REQUIRED UNO).

3. PROVIDE DOUBLE JOIST UNDER PARTITIONS RUNNING PARALLEL TO FRAMING.

- 1/2" cdx plywood sheathing w/8d 6'-6"12"

- ADDITIONAL NOTES:

- 1 anchor bolts per piece located not more than 12' ot less than 7 bolt diameters from each end to the place

- 2 anchor bolt 5/8"x10" embedded 7" and spaced maximum 4' w/ 3'x3"x14" plate washers minimum

- 3 PROVIDE TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING

- 4 ATTACHED PRIVATE GARAGE AHALL BE SEPARATED FROM THE DWELLING UNIT AND ATTIC. BY. MINIMUM 1/2" GAPSUM BOARD APPLIED TO THE GARAGE SIDE

- 5 HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET

- 6 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOIL WASTE

- PETROLEUM BYPRODUCTS. SOILPARTICULATE CONSTRUCTION

- WASTE MATERIALS. OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED

EPOXY REQUIRES  
 SPECIAL INSPECTION

ATTACHMENT A  
**BEST MANAGEMENT PRACTICES  
 FOR CONSTRUCTION ACTIVITIES\***

Storm Water Pollution Control Requirements for Construction Activities  
 Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.

Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainfall and dispersal by wind.

Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadway must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name: **Marzi**  
 (Owner or authorized agent of the owner)  
 Signature:   
 (Owner or authorized agent of the owner)  
 Date: **1.19.24**

\*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003.  
[www.calpermbooks.com](http://www.calpermbooks.com)

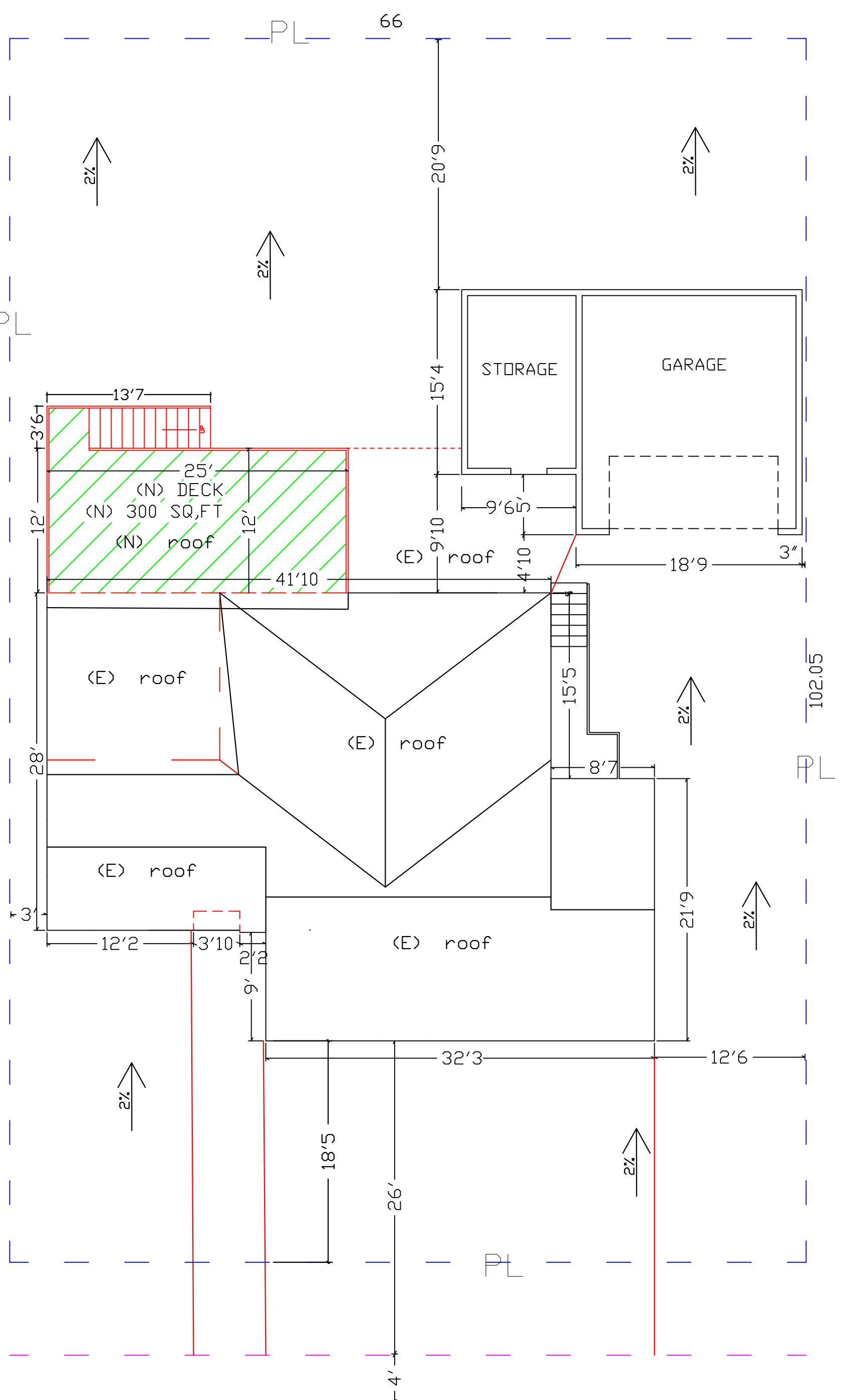
Attachment A BMP Notes.doc

INDEX	
SHEET	
1	SITE plan
2	RESIDENTIAL NOTES GREEN
3	existing floor plan
4	proposed floor plan
5	elevation
6	Picture
7	

**PROJECT SUMMARY**

CONTRACTOR: **Marzi**  
 ADDRESS: **2910 PARAISO WAY**  
 CITY: **LA CRESCENTA CA** 91214  
 OWNER: **OWNER:**

OCCUPANCY: **R-3**  
 CONSTRUCTION TYPE: **V-B**  
 BUILDING TYP: **Residential**  
 NUMBER OF STORIES: **1**  
 Parcel Number: **5802-022-007**  
 TRACT # **13290** LOT **29**  
 Lot Size: **6,683 sqft**  
 Square Feet existing: **1,544 sq ft**  
 (N) DECK 300 SQ,FT



SITE plan & ROOF plan  
 SCALE 1/8 = 1'-0"

REVISIONS BY

DATE:	
DRAWN:	
SCALE:	
JOB:	
SHEET:	
1	OF

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE PREPARED, AND QUENT CONTACTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS AND SPECIFICATIONS FOR CONSTRUCTION. THESE PLANS AND SPECIFICATIONS ARE FOR THE USE OF THE ARCHITECT, THE CONTRACTOR, AND THE OWNER. THEY ARE NOT TO BE COPIED OR USED BY OTHERS.

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**  
**BUILDING AND SAFETY DIVISION**

**RESIDENTIAL PLAN**  
**GENERAL NOTES**

**GENERAL PROJECT INFORMATION**

PLAN CHECK NO. \_\_\_\_\_ DISTRICT NO. \_\_\_\_\_  
JOB ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Building Code (BC), Residential Code (R), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

**INSTRUCTIONS**

- The following notes must be included on the plans.

**SECURITY REQUIREMENTS**

1. Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC):
  - a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be dead latch type. (BC6709.2)
  - b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 1/2" embedment. (BC6709.3)
  - c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC6709.1.1)
  - d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC6709.1.2)
  - e. Door hinge pins accessible from the outside shall be non-removable. (BC6709.5)
  - f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)
  - g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC6714)
  - h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC6711)

- i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. (BC 6710, 6715)

**CONSTRUCTION REQUIREMENTS**

2. Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively. (R602.6)
3. Interior finishes in Group R-3 shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. (R302.9)
4. Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal. (R302.11)
5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1)
6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R903.2.1)
7. Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports."
8. Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503.
9. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72." (R314)
10. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup." (R315)

- e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 904.10.4)
- f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)
- g. Appliance installation shall meet all listed clearances. (MC 303.2)
19. Clothes dryer moisture exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be used and the exhaust duct may not extend into or through ducts and plenums. (MC 504.3)
20. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two. (MC 504.3.1 & 504.3.1.2)
21. Heating appliances (water heater, furnace, etc.) located in the garage, which create a glow, spark or flame, shall be installed at least 18 inches above the floor. (MC 308.1)
22. Ducts shall be sized per Chapter 6 of the Mechanical Code.
23. The effective flush volume of all water closets shall not exceed 1.28gpf. Urinals shall be 0.5gpf maximum. (GC 4.303.1.1)
24. Single shower heads shall have a maximum flow rate or 2.0gpm at 80psi. Multiple shower heads serving one shower shall have a combined flow rate of 2.0gpm at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (GC 4.303.1.3)
25. Lavatory faucets shall not exceed 1.5gpm at 60psi. The minimum flow rate shall not be less than 0.8gpm at 20psi. (GC 4.303.1.4)
26. Kitchen faucets shall not exceed 1.8gpm at 60psi. The faucet may temporarily increase to above this rate, but not to exceed 2.2gpm at 60psi, and must default to the maximum flow rate of 1.8gpm at 60psi. (GC 4.303.1.4)
27. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.1(2))
28. All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (PC 418)
29. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 508.2)
30. Plumbing plan check and approval are required for 2 inch or larger gas lines and/or water lines.
31. Ground-fault circuit-interruption (GFCI) for personnel shall be provided per EC section 210.8(A), and installed in a readily accessible location.
32. Arc-fault circuit-interruption shall be installed to provide protection of the branch circuit. (EC 210.12)
33. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (EC 406.12)
34. Where NM Cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided. (EC 334.23, 320.23(A))

01-01-2023

Page 1 of 3

01-01-2023

Page 3 of 3

11. Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LACBSC Chapter 4.
12. In newly constructed dwelling units, electrical receptacle outlets, switches and controls shall be located no more than 48-in. measured from the top of the outlet box and not less than 15-in. from the bottom of the outlet box above the finish floor. (R327.1.2)
13. In newly constructed dwelling units, doorbell button or controls, shall not exceed 48-in. above exterior floor or landing, measured from the top of the doorbell button assembly. (R327.1.4)
14. Provide a note on the plans "Fasteners for preservative-treated or fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel in accordance with ASTM A 153." (R317.3)

**GLAZING REQUIREMENTS**

15. The following shall be considered specific hazardous locations requiring safety glazing per Section R308:
  - a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.
  - b. Glazing in fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
  - c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
    1. The exposed area of an individual pane is larger than 9 square feet.
    2. The bottom edge is less than 18 inches above the floor.
    3. The top edge is more than 36 inches above the floor.
    4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing
  - d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.
  - e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
    1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
    2. The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.

- f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is more than 36 inches measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.
- g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread, unless the glazing is more than 18 inches from a protective guard per Section R312.

**MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS**

16. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor and 2 feet from exterior walls. (R303.10)
17. The following are required for central heating furnaces and low-pressure boilers in a compartment:
  - a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1))
  - b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2))
  - c. When combustion air is taken from inside, the area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One Opening shall be within 12 inches of the ceiling and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))
  - d. 1/4 inch screens are required at openings where combustion air is taken from the outside. (MC 701.10(2))
  - e. Separate ducts shall be used for upper and lower combustion air openings, and maintained to the source of combustion air. (MC 701.11(4))
18. The following are required for appliances installed in an attic:
  - a. An opening and passageway shall not be less than 22 inches by 30 inches, or less than the size of the largest piece of equipment. (MC 904.10)
  - b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 904.10.1)
  - c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 904.10.2)
  - d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 904.10.3)



**COUNTY OF LOS ANGELES**  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION

**GREEN BUILDING  
STANDARDS CODE**  
**GENERAL NOTES**

**GENERAL PROJECT INFORMATION**

PLAN CHECK NO. \_\_\_\_\_ DISTRICT NO. \_\_\_\_\_  
3 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

**INSTRUCTIONS**  
The following notes must be included on the plans.

**GENERAL REQUIREMENTS**

Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:

- a. Water Closets – 1.28 GPF
- b. Urinals – 0.5 GPF
- c. Wall-mounted urinal – 0.125 GPF
- d. Single showerhead – 1.8 GPM at 80psi
- e. Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
- f. Lavatory faucets – 1.2 GPM at 60psi
- g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
- h. Metering faucets - .20 gallons per cycle
- i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)

Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)

Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)

At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)

6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
 

- a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)

7. Adhesives, sealants and caulk shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)

8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)

9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)

10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
 

- a. Carpet and Rug Institute's Green Label Plus Program OR
- b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
- c. NSF/ANSI 140 at the Gold Level OR
- d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)

11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**  
**BUILDING AND SAFETY DIVISION**

**BUILDING OPERATION AND MAINTENANCE MANUAL – 2020 LAGBSC**

PLAN CHECK NO. \_\_\_\_\_ DISTRICT NO. \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

*This manual shall remain with the building throughout the life cycle of the structure.*

*This structure contains various elements designed for the purpose of improving public health, safety, and general welfare. Please note the following elements that are applicable to this structure, and provide or attach the appropriate information.*

**IVAC System**      Installed? YES  NO   
 manufacturer \_\_\_\_\_  
 ER \_\_\_\_\_  
 ciency \_\_\_\_\_  
 Filter MERV \_\_\_\_\_  
 Attach operation and maintenance instructions to this manual.

**Water Heating System**      Installed? YES  NO   
 manufacturer \_\_\_\_\_  
 ciency \_\_\_\_\_  
 Attach operation and maintenance instructions to this manual.

**Other Equipment**      Installed? YES  NO   
 manufacturer \_\_\_\_\_  
 special Instructions \_\_\_\_\_  
 Attach operation and maintenance instructions to this manual.

**Roof and Yard Drainage**      Installed? YES  NO   
 ear Feet of Gutter \_\_\_\_\_  
 ters shall me maintained free of debris at all times.  
 umber of Downspouts \_\_\_\_\_  
 umber of Catch Basins \_\_\_\_\_

**5. Irrigation System**      Installed? YES  NO   
 Irrigation Controller Type and Manufacturer \_\_\_\_\_  
 \_\_\_\_\_  
 Attach operation and maintenance instructions to this manual.

**6. Water Reuse System**      Installed? YES  NO   
 Water Reuse Type \_\_\_\_\_  
 Attach operation and maintenance instructions to this manual.

**7. Utilities**  
 Electrical Service Provider \_\_\_\_\_  
 Tel – (      ) \_\_\_\_\_ - \_\_\_\_\_  
 Natural Gas Service Provider \_\_\_\_\_  
 Tel – (      ) \_\_\_\_\_ - \_\_\_\_\_  
 Water Service Provider \_\_\_\_\_  
 Tel – (      ) \_\_\_\_\_ - \_\_\_\_\_  
 Septic System Installer \_\_\_\_\_  
 Tel – (      ) \_\_\_\_\_ - \_\_\_\_\_  
 Recycling Pickup \_\_\_\_\_  
 Tel – (      ) \_\_\_\_\_ - \_\_\_\_\_

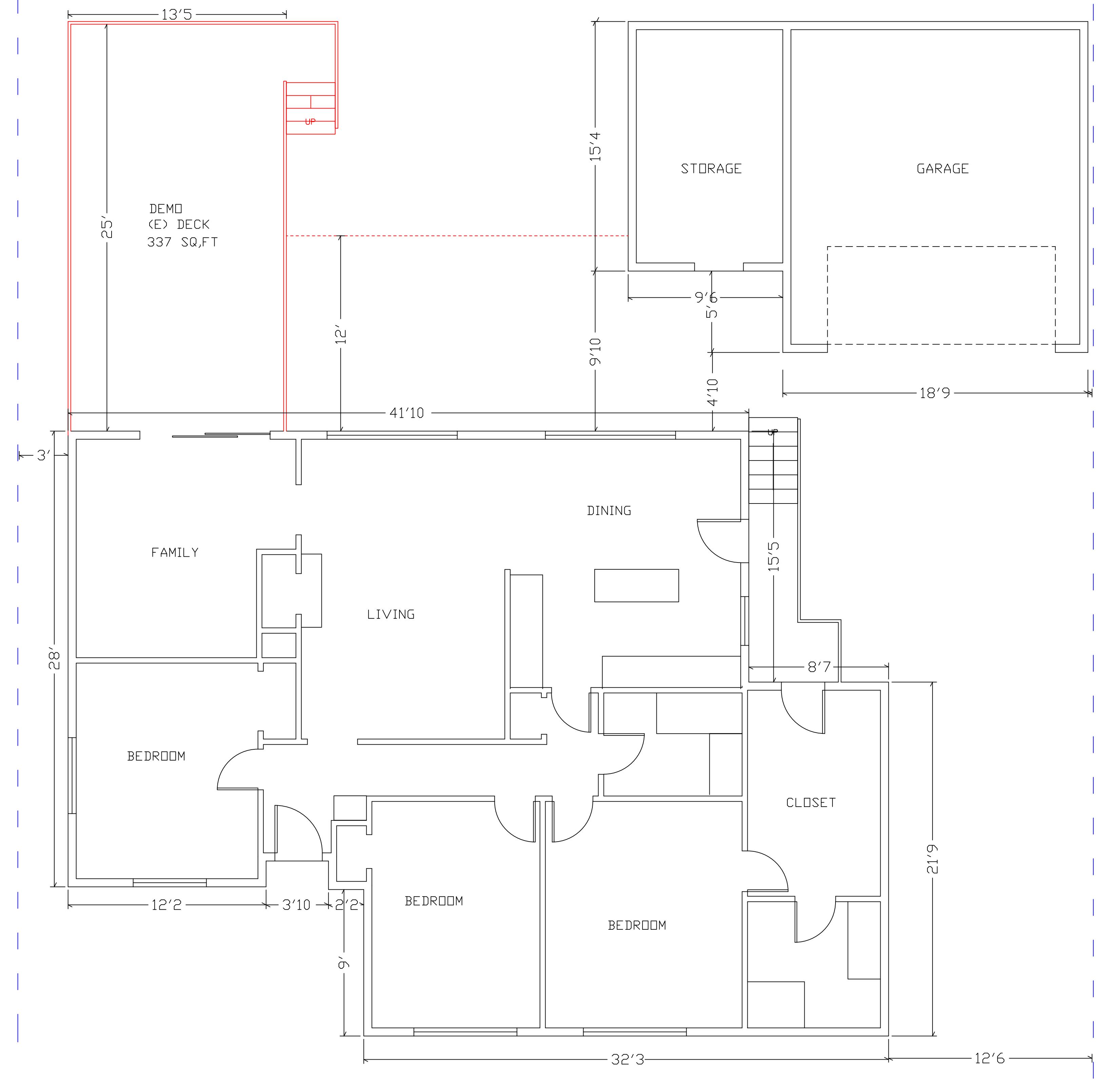
**8. Public Transportation**  
 Nearest Bus Stop \_\_\_\_\_  
 Nearest Subway Stop \_\_\_\_\_  
 Nearest Carpool Location \_\_\_\_\_  
 Attach a map to this manual showing the structure's location relative to public transportation.

<p><b>Humidity</b></p> <p>Provide information about the positive impacts of maintaining a relative humidity between 30%-60% within structure. Positive impacts include:</p> <ol style="list-style-type: none"> <li>a. Resistance to the growth of dust mites, mildew, and mold.</li> <li>b. Resistance to possible allergic reactions.</li> <li>c. Maintains interior wood and paint surfaces.</li> </ol> <p><b>Routine Maintenance</b></p> <p>Attach instructions on routine maintenance for critical building elements including, but not limited to the following.</p> <ol style="list-style-type: none"> <li>a. Equipment and appliances</li> <li>b. Roof and yard drainage</li> <li>c. Space conditioning systems</li> <li>d. Landscape irrigation systems</li> <li>e. Other installed systems</li> </ol> <p><b>Solar Energy</b>      <b>Installed? YES <input type="checkbox"/> NO <input type="checkbox"/></b></p> <p>Manufacturer _____</p> <p>Special Instructions _____</p> <p>Attach operation and maintenance instructions to this manual. If no solar energy system is installed, attach information on state incentive programs.</p>	<p><b>12. Verifications</b></p> <p><u>Adhesives Manufacturer and Type</u> _____</p> <p><u>VOC Level</u> _____</p> <p><u>Caulk Manufacturer and Type</u> _____</p> <p><u>VOC Level</u> _____</p> <p><u>Aerosol Adhesives Manufacturer and Type</u> _____</p> <p><u>VOC Level</u> _____</p> <p><u>Paint Manufacturer and Type</u> _____</p> <p><u>VOC Level</u> _____</p> <p><u>Sealer/Stain Manufacturer and Type</u> _____</p> <p><u>VOC Level</u> _____</p> <p><u>Carpet Manufacturer and Type</u> _____</p> <p><u>Testing Program Certification</u> _____</p> <p><u>Resilient Flooring Manufacturer and Type</u> _____</p> <p><u>Testing Program Certification</u> _____</p> <p><u>Composite Wood Manufacturer and Type</u> _____</p> <p><u>Formaldehyde Limits</u> _____</p> <p>Attach all product certifications, specifications, and applicable chain of custody certifications to this manual.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

E-FAMILY RESIDENTIAL	
Re	CALGreen/ CPC
er Closet	11.28 GPF
AL	0.5 GPF
atory Faucet	1.2 GPM AT 60 PSI
rrhead	1.8 GPM AT 80 PSI
en Faucet	1.8 GPM AT 60 PSI

THE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CLIENT FOR WHICH THEY WERE PREPARED. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIS EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE PLANS CAN NOT BE USED BY OTHERS OR FOR OTHER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT.

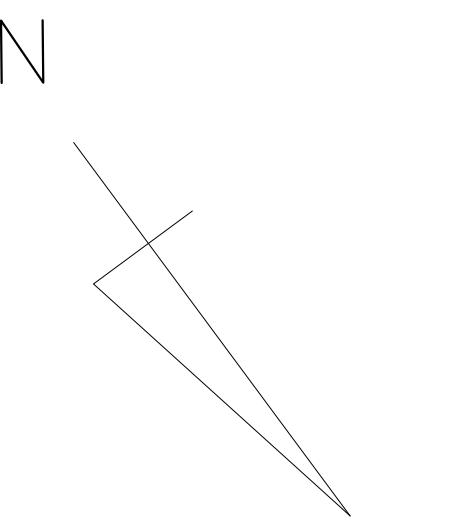
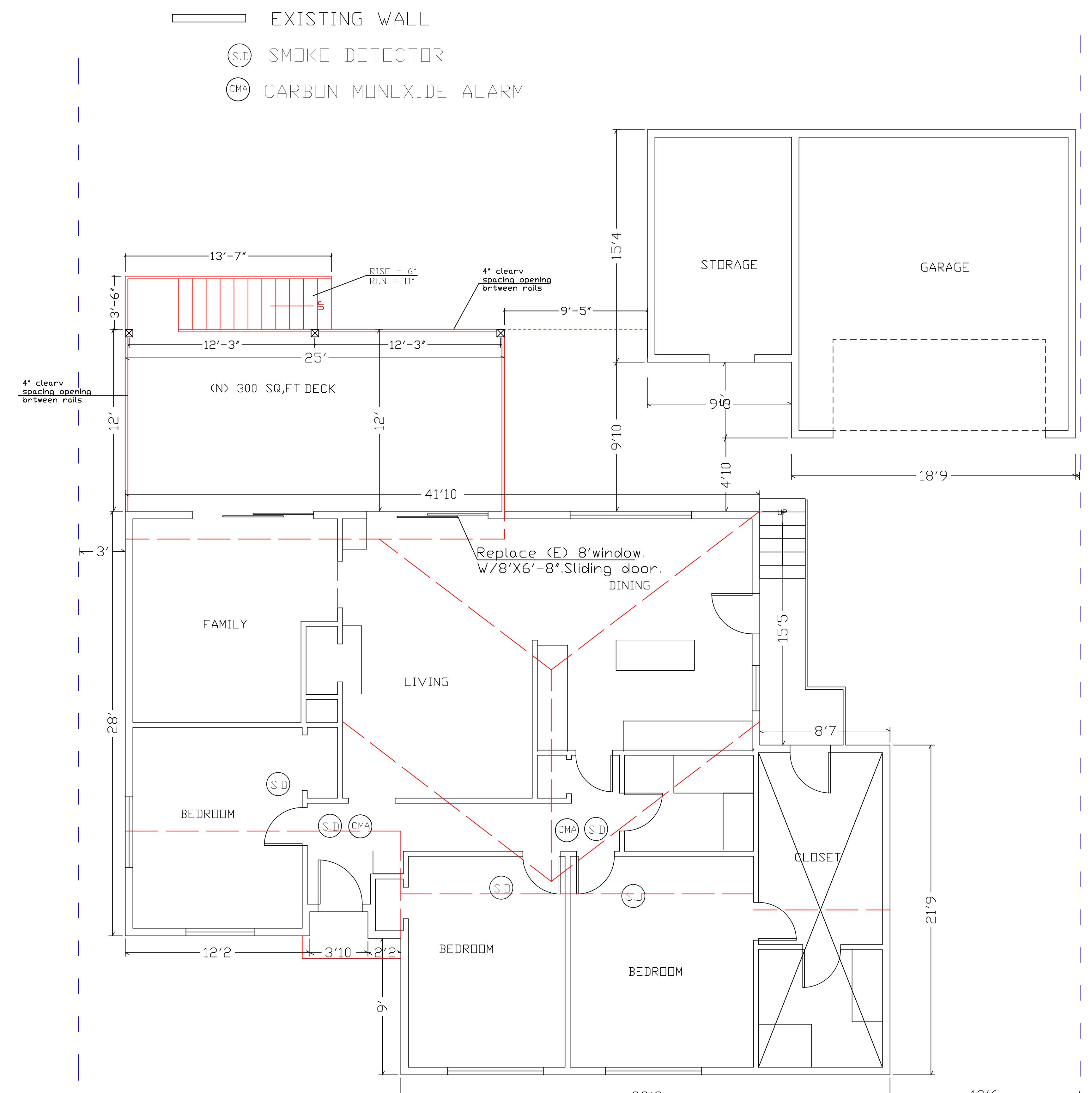
JOB NAME: ADDRESS: 2910 PARAISO WAY  
LA CRESCENTA CA 91214



REVISIONS BY  
DATE: DRAWN: SCALE: JOB: SHEET: OF  
THE USE OF THESE PLANS AND SPECIFICATIONS  
SHALL BE RESTRICTED TO THE ORIGINAL SITE  
AND CLIENT FOR WHICH THEY WERE PREPARED.  
VISUAL CONTACT WITH THESE PLANS AND  
SPECIFICATIONS SHALL CONSTITUTE PRIMA FACI  
EVIDENCE OF THE ACCEPTANCE OF THESE PLANS  
BY THE OWNER OR BY OTHERS WHO USE  
THESE PLANS AND SPECIFICATIONS. THEY ARE  
NOT TO BE COPIED OR USED FOR OTHERS OR  
FOR OTHER PURPOSES WITHOUT THE PERMISSION  
OF THE ARCHITECT.

JOB NAME: ADDRESS: 2910 PARAISO WAY  
LA CRESCENTA CA 91214  
OWNER:

DATE: DRAWN: SCALE: JOB: SHEET: OF  
3

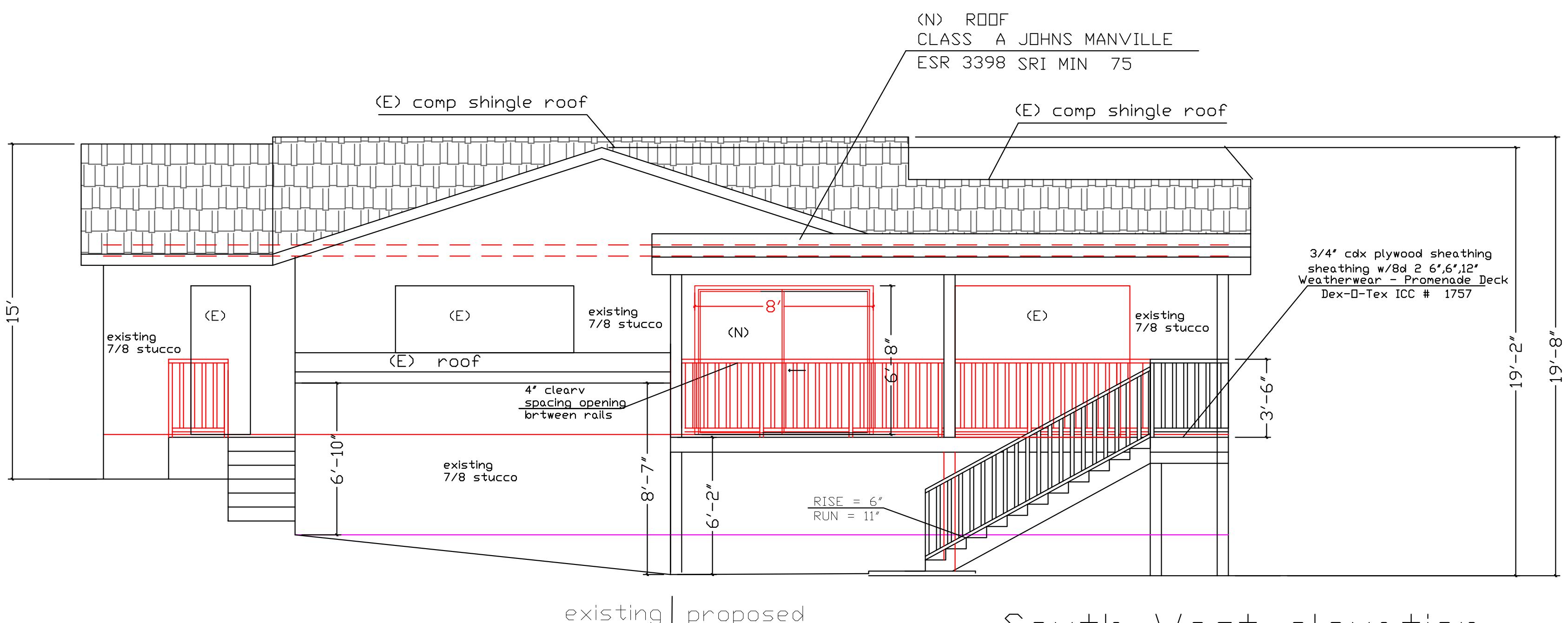
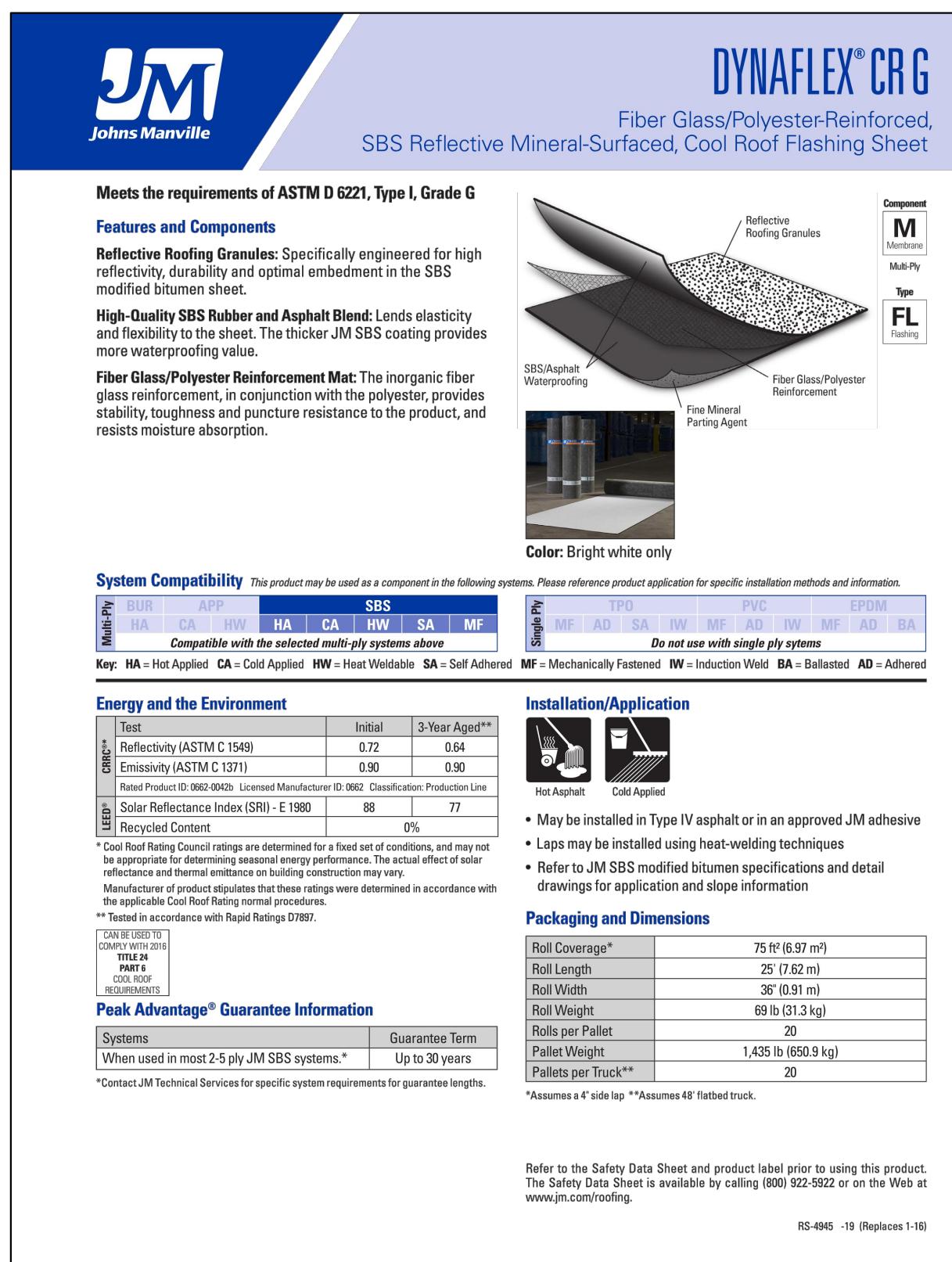


REVISIONS BY	
DATE:	
DRAWN:	
SCALE:	
JOB:	
SHEET:	4
OF	

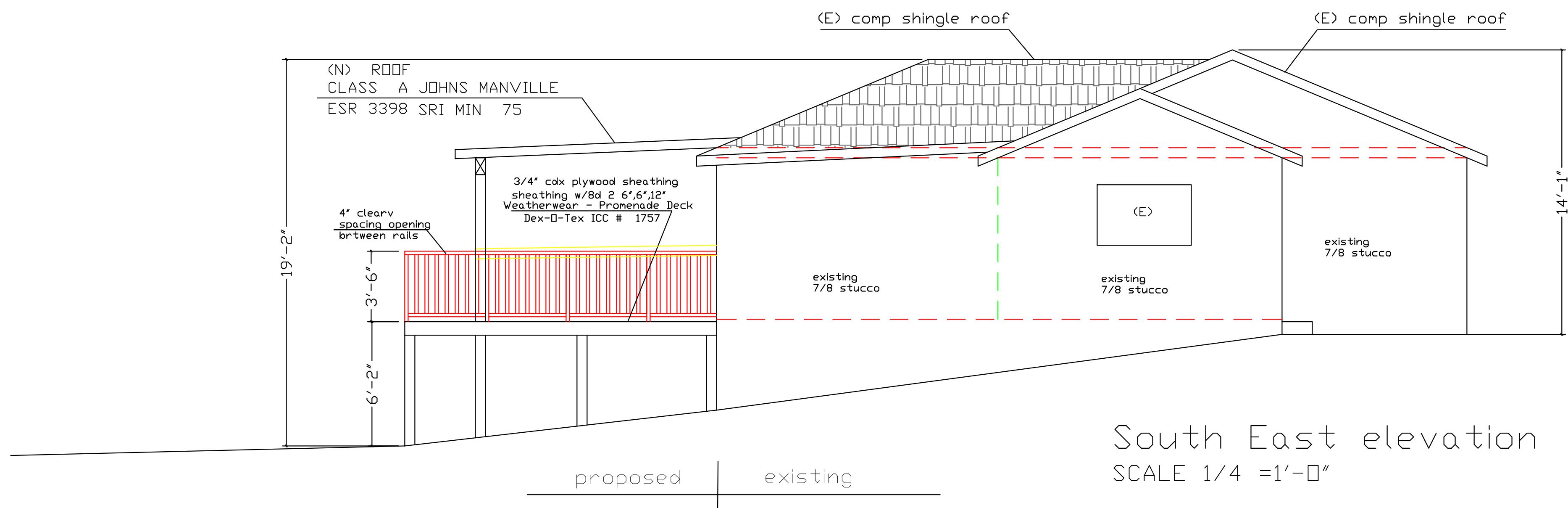
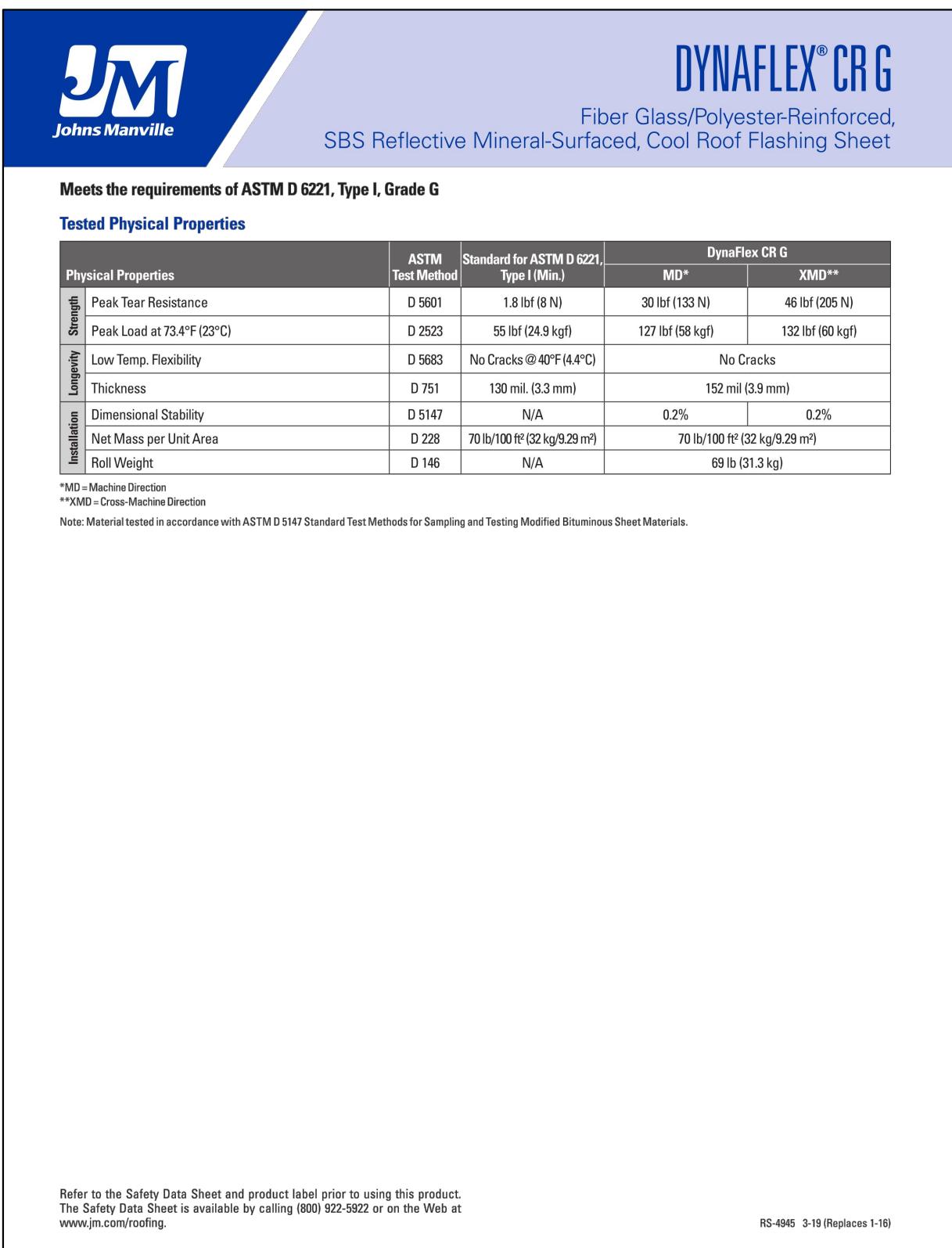
THE USE OF THESE PLANS AND SPECIFICATIONS  
SHALL BE RESTRICTED TO THE ORIGINAL SITE  
AND CLIENT FOR WHICH THEY WERE PREPARED.  
VISUAL CONTACT WITH THESE PLANS AND  
SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIS  
EVIDENCE OF THE ACCEPTANCE OF THESE PLANS  
BY THE OWNER OR BY THE ARCHITECT.  
NOTICE: THESE PLANS AND SPECIFICATIONS  
ARE FOR THE USE OF THE ARCHITECT, THE OWNER  
OR THE CONTRACTOR AND ARE NOT TO BE USED  
BY OTHERS OR FOR OTHER LOCATIONS WITHOUT  
THE PERMISSION OF THE ARCHITECT.

JOB NAME:  
ADDRESS: 2910 PARAISO WAY  
LA CRESCENTA CA 91214  
OWNER:

REVISIONS BY	
ADDRESS:	2910 PARAISO WAY
OWNER:	LA CRESCENTA CA 91214
EE:	
AWN:	
ALF:	
B:	
ET:	
U:	



South West elevation  
SCALE 1/4 = 1'-0"

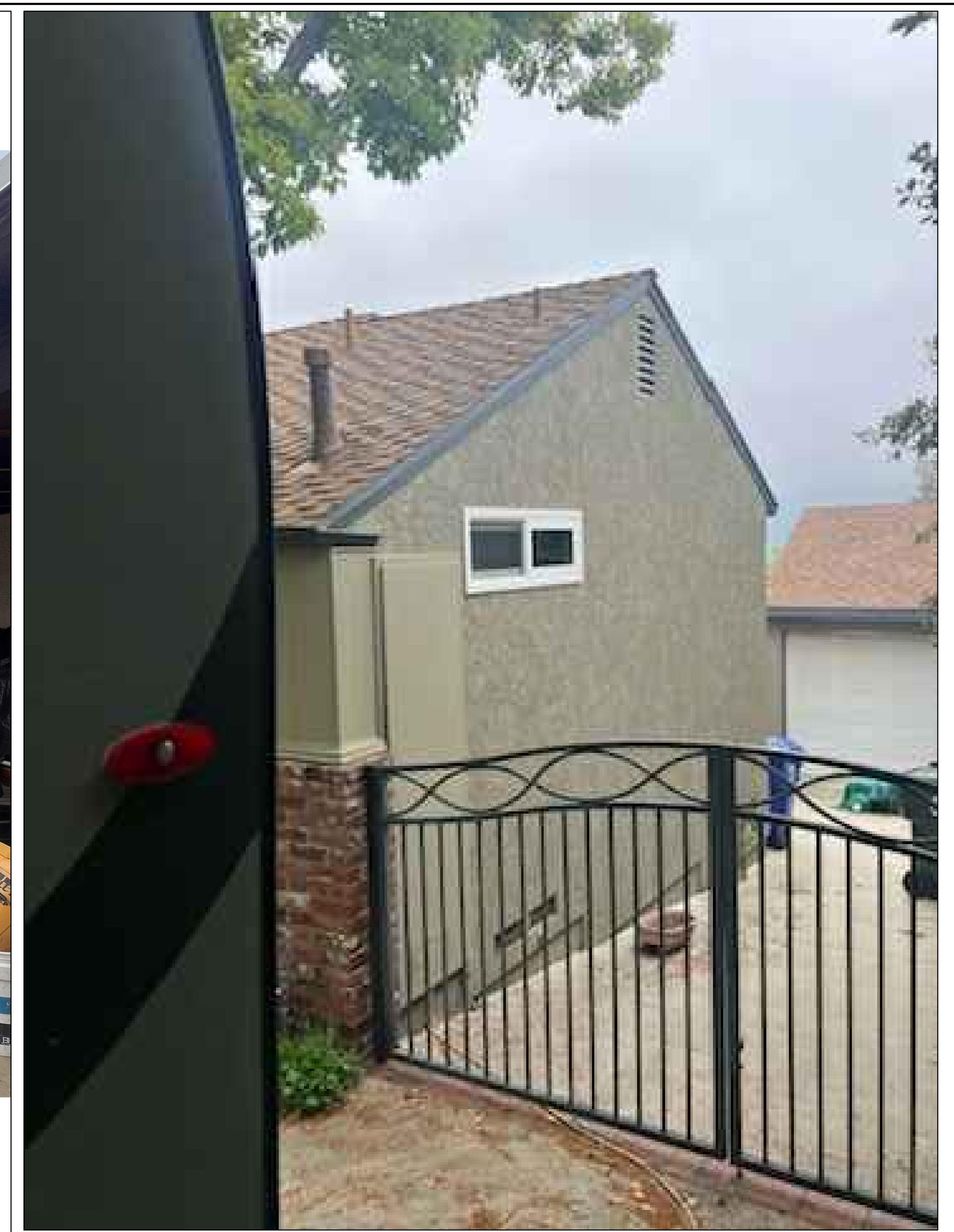


South East elevation  
SCALE 1/4 = 1'-0"

REVISIONS BY  
 DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 JOB: \_\_\_\_\_  
 SHEET: \_\_\_\_\_  
 OF \_\_\_\_\_

6

THE USE OF THESE PLANS AND SPECIFICATIONS  
 SHALL BE RESTRICTED TO THE ORIGINAL SITE  
 AND CLIENT FOR WHICH THEY WERE PREPARED.  
 VISUAL CONTACT WITH THESE PLANS AND  
 SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA  
 EVIDENCE OF THE ACCEPTANCE OF THESE PLANS  
 BY OTHERS OR FOR OTHER LOCATIONS, WITHOUT  
 THE PERMISSION OF THE ARCHITECT.



**PROJECT NUMBER** PRJ2024-002984-(5) **HEARING DATE** February 3, 2026  
**REQUESTED ENTITLEMENT** Yard Modification No. RPPL2024004429

## PROJECT SUMMARY

### OWNER / APPLICANT

Jim and Judith Haley

### MAP/EXHIBIT DATE

December 4, 2025

### PROJECT OVERVIEW

Request for a Yard Modification to authorize 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 1,544-square-foot 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, to be approved under separate permit Site Plan Review No. RPPL2024004428.

<b>LOCATION</b>	<b>ACCESS</b>		
2910 Paraiso Way, La Crescenta-Montrose	Paraiso Way		
<b>ASSESSORS PARCEL NUMBER</b>	<b>SITE AREA</b>		
5802-022-007	6,735.3 Square Feet (0.15 acre)		
<b>GENERAL PLAN / LOCAL PLAN</b>	<b>ZONED DISTRICT</b> Montrose <b>PLANNING AREA</b> West San Gabriel Valley		
General Plan			
<b>LAND USE DESIGNATION</b>	<b>ZONE</b> R-1 (Single-Family Residence)		
H9 (Residential 9 – 0 to 0 Dwelling Units per Net Acre)			
<b>PROPOSED UNITS</b>	<b>N</b>	<b>APPLICABLE STANDARDS DISTRICTS</b>	
N/A	N/A	West San Gabriel Valley Planning Area Standards District and La Crescenta-Montrose Community Standards District	

### ENVIRONMENTAL DETERMINATION (CEQA)

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<sup>1</sup>
- 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

### PHONE NUMBER:

(213) 893-7016

### E-MAIL ADDRESS:

[acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov)

<sup>1</sup> Project Site within West San Gabriel Valley Area Plan. The Area Plan was adopted on March 11, 2025, pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), this Project, deemed complete on September 12, 2024, is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the Area Plan.

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-002984-(5)  
YARD MODIFICATION NO. RPPL2024004429

**RECITALS**

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Yard Modification No. **RPPL2024004429** on February 3, 2026.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT REQUESTED.** The permittee(s), Jim & Judith Haley ("Permittee"), requests the Yard Modification for a two-foot encroachment into the required five-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") ("Project") on a property located at 2910 Paraiso Way in the unincorporated community of La Crescenta - Montrose ("Project Site") in the R-1 (Single-Family Residence) Zone pursuant to County Code Section 22.110.190.A (Modifications Authorized, Regional Planning). Decks are allowed to project three feet into a side yard under Section 22.110.090.D (Porches, Platforms, Landings, and Decks); however, for this projection, decks must: (1) no closer than two feet to any property line and (2) not exceed above the level of the first floor or 12 feet, whichever is lower. As the Project Site slopes down from the front of the property to the rear, the top of the covered deck will measure approximately 14 feet 5 inches from grade at its tallest point. Therefore, a Yard Modification is the appropriate entitlement to authorize the construction of the deck, to be approved under separate permit Site Plan Review ("SPR") No. RPPL2024004428.
4. **PREVIOUS ENTITLEMENT.** Building Permit No. 49353 authorized the construction of the subject SFR on January 2, 1947. Building Permit No. 08803 approved an addition to the SFR on September 2, 1980. Plot Plan No. 37257 approved construction of a recreation room attached to the garage on April 2, 1980.
5. **RELATED ENTITLEMENT.** SPR No. RPPL2024004428 to construct new 300-square-foot outdoor covered deck.
6. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map. The West San Gabriel Area Plan was adopted on March 11, 2025, pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), this Project, deemed complete on September 12, 2024, is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the Area Plan.

7. **ZONING.** The Project Site is located in the Montrose Zoned District, the La Crescenta – Montrose Community Standards District (“CSD”) and is currently zoned R-1. The Project Site is located within the West San Gabriel Valley Planning Area Standards District (“PASD”), however there are no PASD standards applicable to projects in the R-1 Zone. Pursuant to County Code Section 22.110.190.A (Modifications Authorized, Regional Planning), a Yard Modification is required for modifications to required yards.

## 8. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-7,500 (Single-Family Residence – 7,500 Square Foot Minimum Required Lot Area)	SFRs
EAST	H9	R-1-7,500	SFRs
SOUTH	H9	R-1	SFRs
WEST	H9	R-1	SFRs

## 9. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is 6,735.3 square feet (0.15 acre) in size and consists of one legal lot. The Project Site is rectangular in shape with sloping topography and is developed with an SFR. The subject SFR was constructed in 1947 as a by-right use and with the current three-foot side yard setback.

### B. Site Access

The Project Site is accessible via Paraiso Way, a public street with a 50-foot-wide right-of-way, to the north. Primary access to the Project Site is via a driveway along Paraiso Way.

### C. Site Plan

The site plan depicts the subject property with SFR and detached garage. The new deck is depicted at the rear of the SFR, with a three-foot side yard setback. The new deck will continue an existing setback that predicated CSD requirements. The new square-shaped deck will be smaller than the existing rectangular-shaped one by 37 square feet and will also extend outward from the SFR by 13 feet less (from 25 feet to 12 feet), resulting in less lot coverage with a more compact and functional design. The property slopes down with the ground level at the end of the deck approximately six feet lower than the first level of the SFR. The new deck will be constructed of materials compatible with those used on the existing SFR.

- 10. CEQA DETERMINATION.** The Project qualifies as Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations under State CEQA Guidelines Sections, 15303, and 15305 because the Project is a request to encroach into the required side yard setback for the construction of a 300-square-foot single level covered deck to replace an older 337-square-foot two-level covered deck attached to an existing 1,544-square-foot SFR located at 2910 Paraiso Way. Class 3 Exemptions allow for construction of small structures, including accessory structures such as “garages, carports, patios, swimming pools and fences.” The new covered deck is an accessory structure for an SFR. Class 5 Exemptions allow for “minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.” The resulting encroachment into the side yard for construction of the deck will not result in the creation of any new parcel and will continue an existing setback that predicated CSD requirements.
- 11. PUBLIC COMMENTS.** No comments were received at the time of the report preparation.
- 12. LEGAL NOTIFICATION.** Pursuant to Section 22.228.040 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (Pasadena Star News). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 22, 2025, a total of 396 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Montrose Zoned District and to any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

- 13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use category is intended for SFRs, categories into which this Project falls.
- 14. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the County General Plan:

General Plan Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.

Authorizing the modification of the side yard setbacks to allow the new covered deck taller than 12 feet will assist in preserving and enhancing the existing SFR in an established residential neighborhood.

#### **ZONING CODE CONSISTENCY FINDINGS**

- 15. PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is a request to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new covered deck taller than 12 feet, the new covered deck

associated with the SFR is consistent with the R-1 zoning classification as the SFR use and accessory use will be maintained on the Project Site and is permitted in such zone with a Ministerial Site Plan Review pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4 and R-5).

- 16. REQUIRED YARDS.** The Hearing Officer finds that while the Project is a request to authorize a two-foot encroachment into the required five-foot side yard setback, creating a three-foot side yard setback, to construct a new covered deck taller than 12 feet. Aside from the side yard for which the Yard Modification is requested, the Project is consistent with all other yard standards that were established prior to current Code requirements or identified in County Code Section 22.18.040 (Development Standards for Residential Zones), which established side yard depths of 5 feet. The existing SFR was constructed in 1947 with a three-foot side yard setback, and front yard setback of 18 feet five inches (current Code requirement is 20 feet), in accordance with the requirements at that time. The existing SFR has a rear yard setback of 35 feet 11 inches, the County Code requirement is 15 feet.
- 17. HEIGHT.** The Hearing Officer finds that while the Project is a request to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new covered deck taller than 12 feet, the existing SFR is consistent with the standard identified in County Code Section 22.18.040.D (Maximum Height), which establishes a maximum height of 35 feet above grade for structures in the R-1 Zone. The SFR is 19 feet 8 inches above grade at its highest point, in compliance with the County Code.
- 18. PARKING.** The Hearing Officer finds that while the Project is a request to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new covered deck taller than 12 feet, the existing SFR is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires that SFRs have two covered parking spaces. The SFR's existing detached garage provides two covered parking spaces, in compliance with the County Code.

#### **YARD MODIFICATION FINDINGS**

- 19. The Hearing Officer finds that topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.** The request to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new covered deck, taller than 12 feet, to align with the existing SFR is appropriate considering that the SFR was legally constructed and has existed for more than 75 years with a 3-foot side yard setback. The new deck will replace an existing deck that is in a state of disrepair. The current deck follows the SFR's three-foot side yard. Furthermore, the new deck will result in greater accessibility for the residents by replacing the current two-level design with a single-level design. The property slopes down with the ground level at the end of the deck approximately six feet lower than the first level of the SFR.
- 20. The Hearing Officer finds that the proposed structure is similar to the setbacks of other legally built structures on adjacent or neighboring properties.** Many of the SFRs in the area were built prior to County Code requirements for a five-foot side yard

setback for residential uses, and contain similarly sized side yards. The five-foot side yard requirement was established in 1977, after the construction of many residences in the area.

21. **The Hearing Officer finds that use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.** The existing SFR was constructed on the Project Site in 1947. The Project will continue the residential use on the property. The request to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new covered deck taller than 12 feet, to align with the existing SFR is appropriate considering that the SFR was legally constructed with a three-foot side yard setback. It is reasonable to allow the new deck to follow this prevailing setback as doing so would result in a more cohesive and logical design. The new square-shaped deck will be smaller than the existing rectangular-shaped one by 37 square feet and will also extend outward from the SFR by 13 feet less (from 25 feet to 12 feet), resulting in less lot coverage with a more compact and functional design
22. **The Hearing Officer finds that use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.** The new deck will be located entirely on private property and out of view from the public right-of-way. No impacts of any kind will occur to the public, including to pedestrians, cyclists, and motorists, from the deck. The new deck will be smaller in area and in depth from the current deck and will allow for greater accessibility and usability by replacing a two-level deck with a single-level one.
23. **The Hearing Officer finds that use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.** The overall use of the property as an SFR will not change and the new deck will be more visually attractive than the current one, which is in a state of disrepair. By following the existing SFR's building line with a three-foot yard setback, the deck will be both more functional and aesthetically pleasing than a deck offset with a 5-foot yard setback. Allowing a three-foot side yard would result in a larger deck by 25 square feet (a deck with a five-foot yard setback with the same dimensions would measure 275 square feet compared to the 300 square feet for the requested design, a difference of approximately nine percent) without unduly compromising neighboring properties. The new deck, however, will be smaller than the current deck by 37 square feet and will extend out less from the SFR into the rear of the property by 13 feet. Decks may project three feet into side yards; however, they may not exceed 12 feet in height. The new covered deck will be approximately 14 feet 5 inches tall, based on the topography of the site, which slopes down with the ground level at the end of the deck approximately six feet lower than the first level of the SFR, requiring the Yard Modification.

**ENVIRONMENTAL FINDINGS**

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303, and 15305, respectively. The Project is a request to encroach into the required side yard setback for the construction of a 300-square-foot single level covered deck to replace an older 337-square-foot two-level covered deck attached to an existing 1,544-square-foot SFR located at 2910 Paraiso Way. Class 3 Exemptions allow for construction of small structures, including accessory structures such as “garages, carports, patios, swimming pools and fences.” The new (replacement) covered deck is an accessory structure for an SFR. Class 5 Exemptions allow for “minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.” The resulting encroachment into the side yard for construction of the deck will not result in the creation of any new parcel and will continue an existing setback that predated CSD requirements.

**ADMINISTRATIVE FINDINGS**

25. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Foothills Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The Proposed use will be consistent with the adopted General Plan for the area.
- B. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.
- C. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.
- D. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22 of the County Code.
- E. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

- F. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption), 15303 (Class 3, New Construction or Conversion of Small Structures), and 15305 (Class 5, Minor alterations in Land Use Limitations); and
2. Approves **YARD MODIFICATION NO. RPPL2024004429**, subject to the attached conditions.

**ACTION DATE: February 3, 2026**

MRB:AMC

January 22, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-002984-(5)  
YARD MODIFICATION NO. RPPL2024004429

**PROJECT DESCRIPTION**

The project is a Yard Modification to authorize a two-foot encroachment into the required five-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, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose 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 ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8, shall be effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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 any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** 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 make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Transfer of Property.** Upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** 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 full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$456.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one** inspection.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** 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 ("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, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
12. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at

the public hearing, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **April 3, 2026**.

17. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PROJECT SITE-SPECIFIC CONDITIONS**

18. **Scope of Approval.** This grant shall authorize a two-foot encroachment into the five-foot required side yard to allow construction of a new outdoor deck taller than 12 feet attached to an SFR.

# YARD MODIFICATION STATEMENT OF FINDINGS

RPPL 2024004429

## 6.030: Findings and Decision, the applicant shall

(Do not repeat the statements or provide one word or Yes/No responses. If necessary, attach additional pages.)

- B.1. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.

Of course, we'd rather have the east side of the deck extending ~~along~~ the same line as the east side of the house, instead of having to move it in a bit for the setback. But none of the above mentioned problems (including the ~~setback~~ line) causes us hardship. It does seem "unreasonable" by the fact that our current soon to be demolished deck is ~~built~~ ~~built on same line as side of house~~.

- B.2. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.

Of the adjacent properties, only one neighbor has a deck and it is not visible to location of our future deck. Our deck will not be visible to those neighbors ~~at~~ but will be similar in size and placement on the (our) property.

- B.3. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

To my understanding, this deck proposal is in full compliance with this Title 22.

- B.4. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

The deck will be built off the back of our house (far removed from the surrounding streets); therefore, it will in no way interfere with any of the above mentioned groups.

- B.5. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

The proposed deck design is simple and fits in with or complements the size and style of our house.

Judith Daley 11/5/24

James Daley 5 Nov 24

## PROPOSED ENVIRONMENTAL DETERMINATION

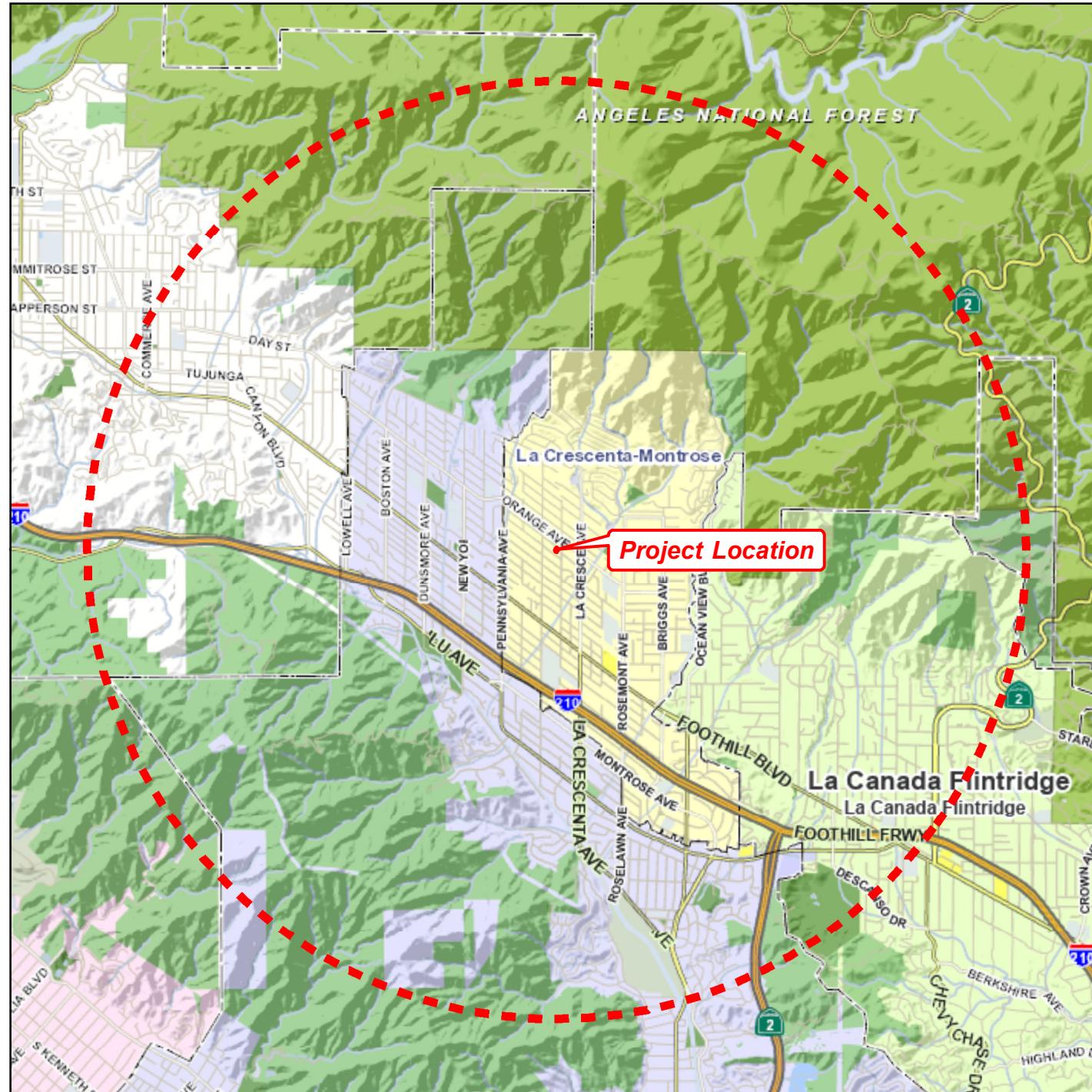
---

DETERMINATION DATE: February 3, 2026  
PROJECT NUMBER: PRJ2024-002984-(5)  
PERMIT NUMBER: Yard Modification No. RPPL2024004429  
SUPERVISORIAL DISTRICT: 5  
PROJECT LOCATION: 2910 Paraiso Way, La Crescenta - Montrose  
OWNER: Jim & Judith Haley  
APPLICANT: Jim & Judith Haley  
CASE PLANNER: Anthony M. Curzi, Regional Planner  
[acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov)

---

The Project qualifies as a, Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations exemptions under State CEQA Guidelines sections 15303, and 15305, respectively. The Project is a request to encroach into the required side yard setback for the construction of a 300-square-foot single level covered deck to replace an older 337-square-foot two-level covered deck attached to an existing 1,544-square-foot SFR located at 2910 Paraiso Way. Class 3 Exemptions allow for construction of small structures, including accessory structures such as “garages, carports, patios, swimming pools and fences.” The new (replacement) covered deck is an accessory structure for an SFR. Class 5 Exemptions allow for “minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.” The resulting encroachment into the side yard for construction of the deck will not result in the creation of any new parcel and will continue an existing setback that predicated CSD requirements.

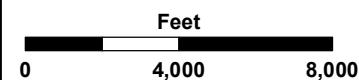
SHAPING  
TOMORROW



# 3-MILE RADIUS

## LOCATOR MAP

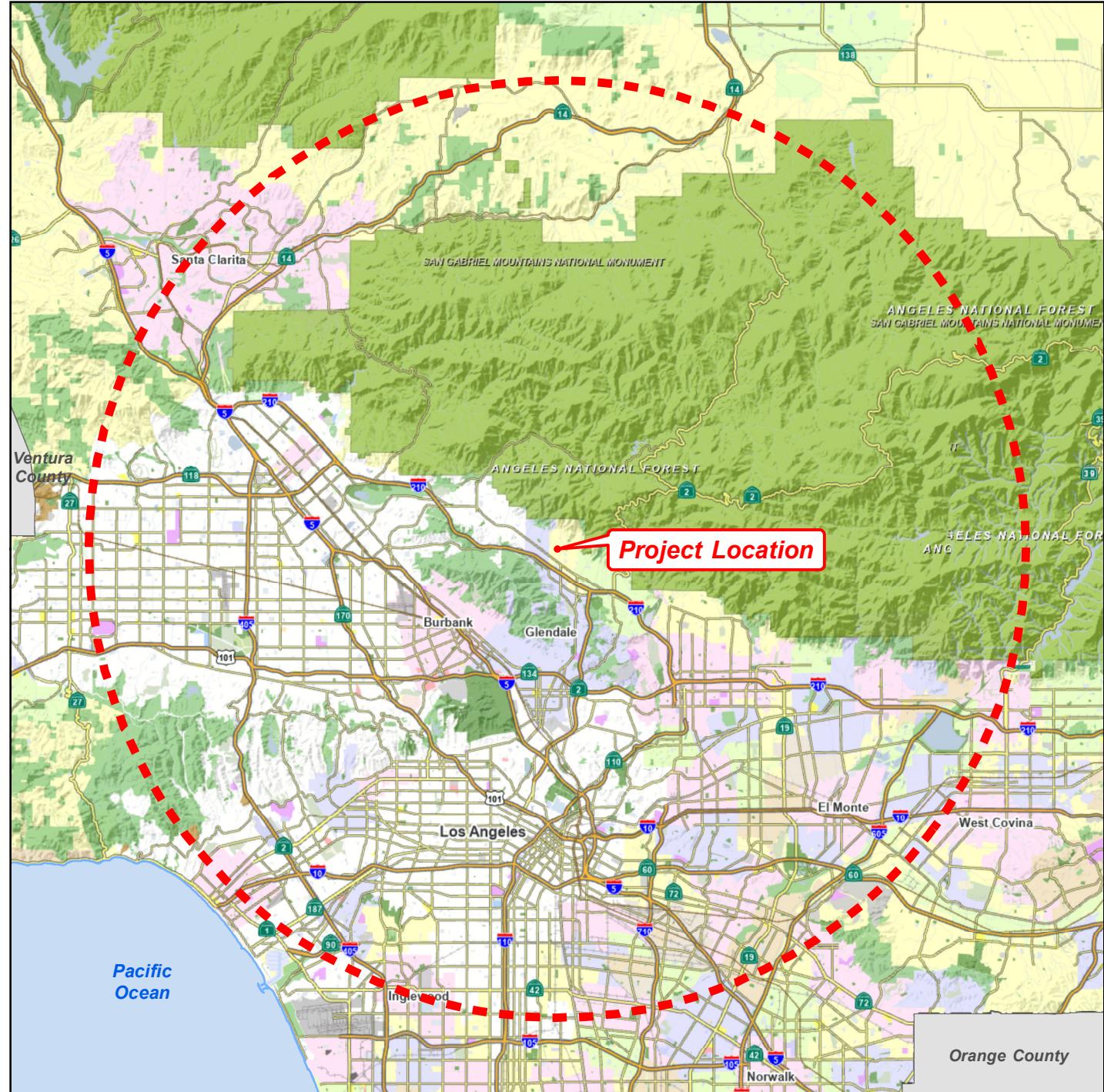
PROJECT NO. PRJ2024-002984  
YARD MOD RPPL2024004429



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-002984  
YARD MOD RPPL2024004429



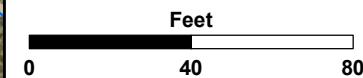
LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



**AERIAL IMAGERY**  
**SITE-SPECIFIC MAP**  
PROJECT NO. PRJ2024-002984  
YARD MOD RPPL2024004429

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024



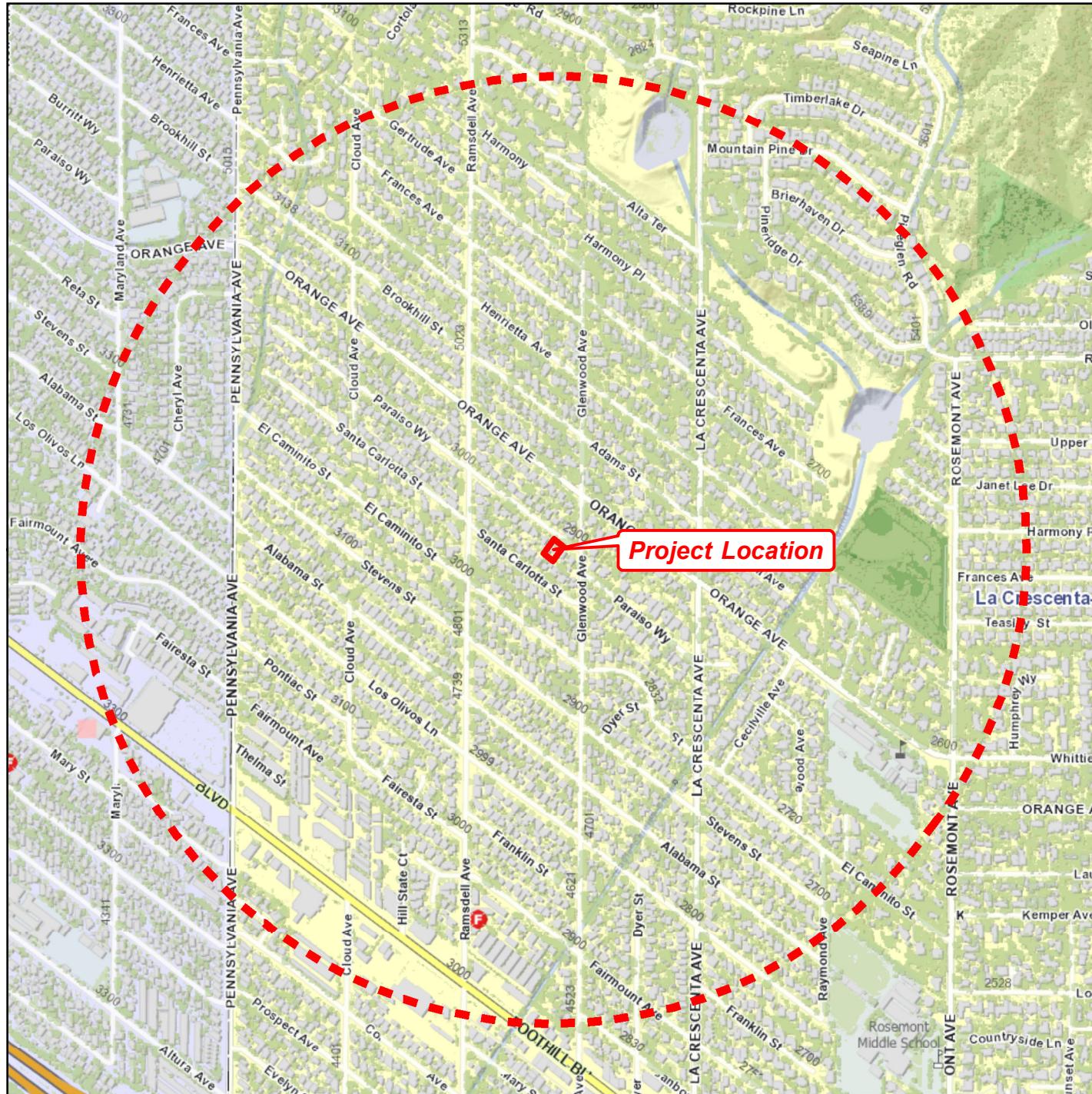
LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-002984  
YARD MOD RPPL2024004429



Feet  
0 600 1,200



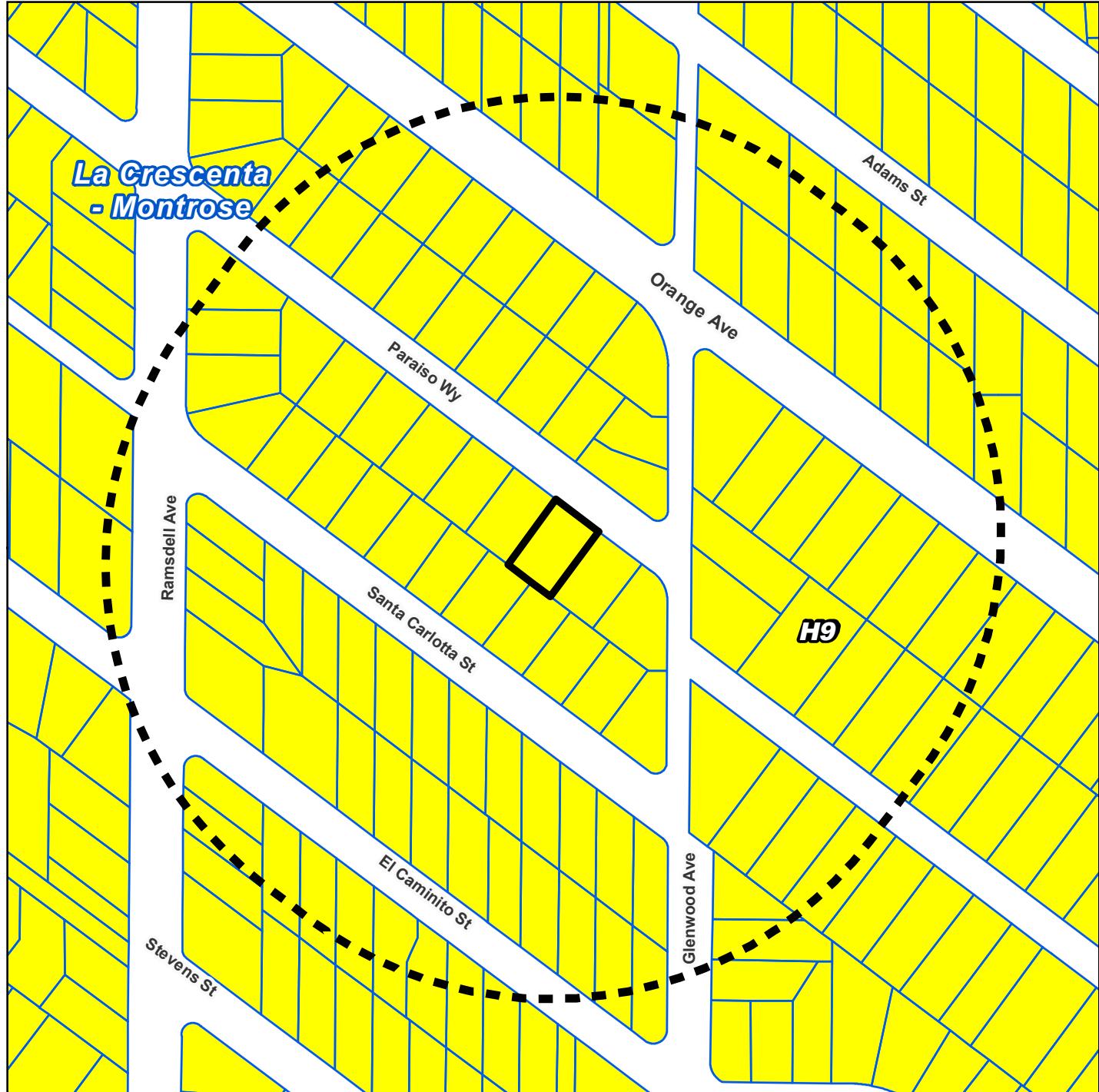
LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**LAND USE POLICY****500-FOOT RADIUS MAP**

PROJECT NO. PRJ2024-002984

YARD MOD RPPL2024004429

**H9 - Residential 9**

Feet  
0 150 300



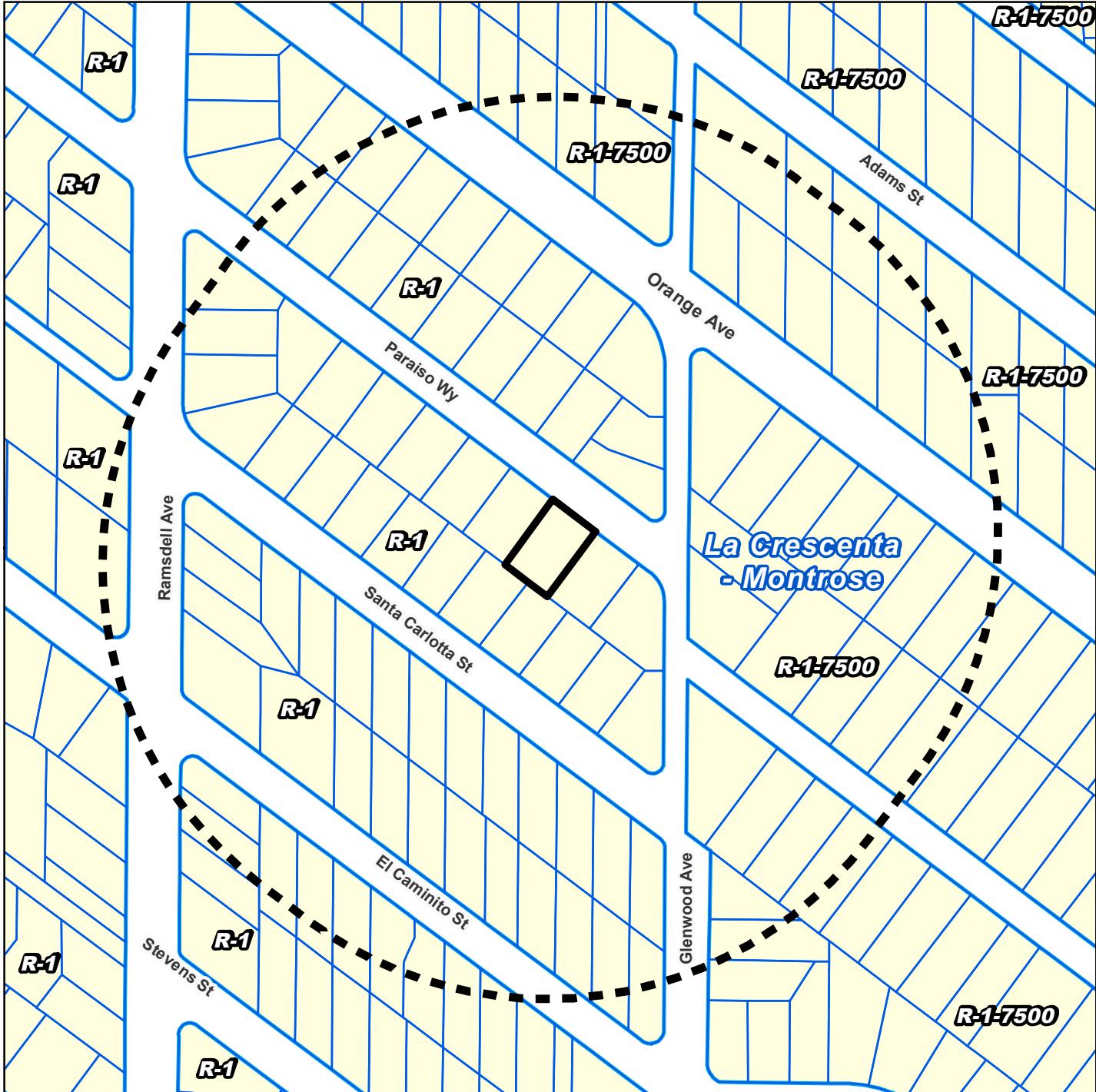
LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**ZONING**

**500-FOOT RADIUS MAP**  
 PROJECT NO. PRJ2024-002984  
 YARD MOD RPPL2024004429

 R-1 - Single-Family Residence



Feet  
 0 150 300



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012

## EXHIBIT H: PHOTOS

