

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

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

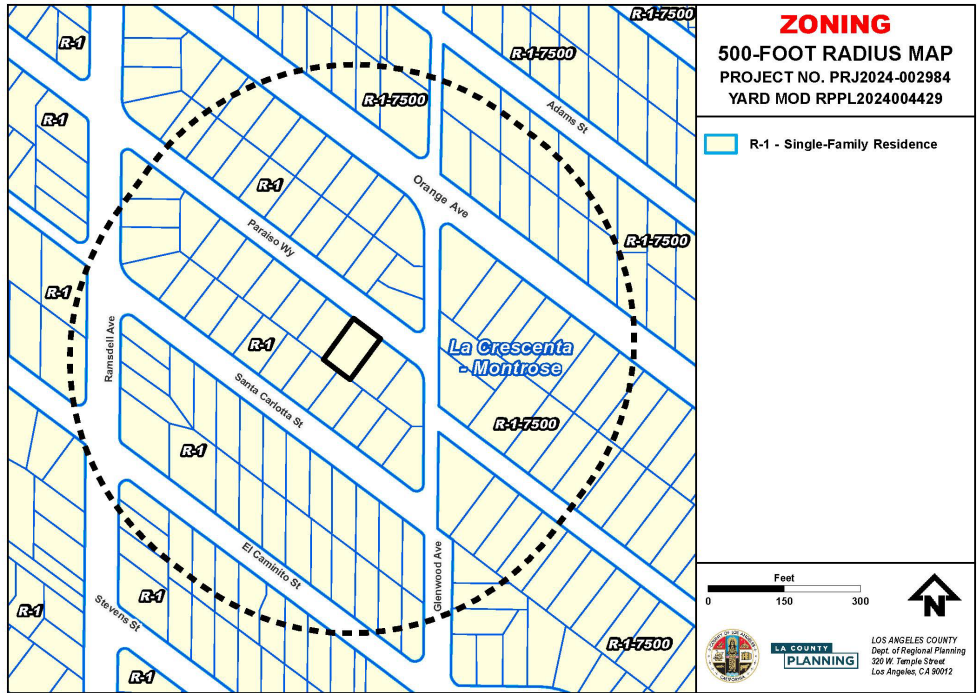
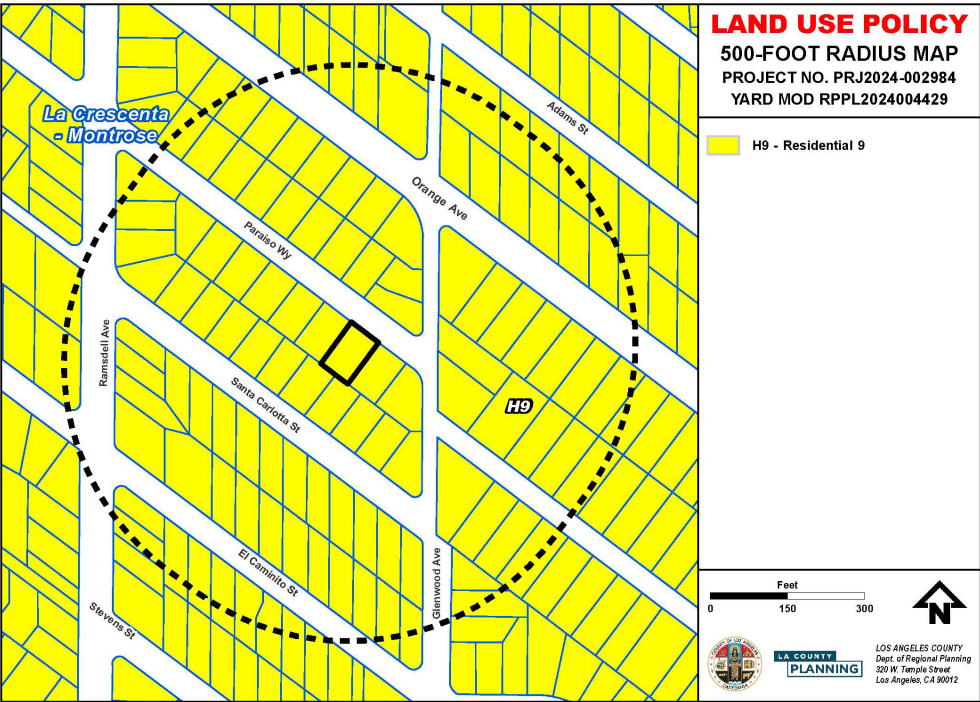
The applicant requests a Yard Modification to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new 300-square-foot covered deck taller than 12 feet as measured from grade (to replace an existing 337-square-foot deck) attached to an existing SFR. The new deck 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

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

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
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

CASE NO.	VIOLATION	CLOSED/OPEN
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 predated 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

Michele R. Bush, Supervising Regional Planner

Report

Approved By:

Samuel J. Dea

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Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

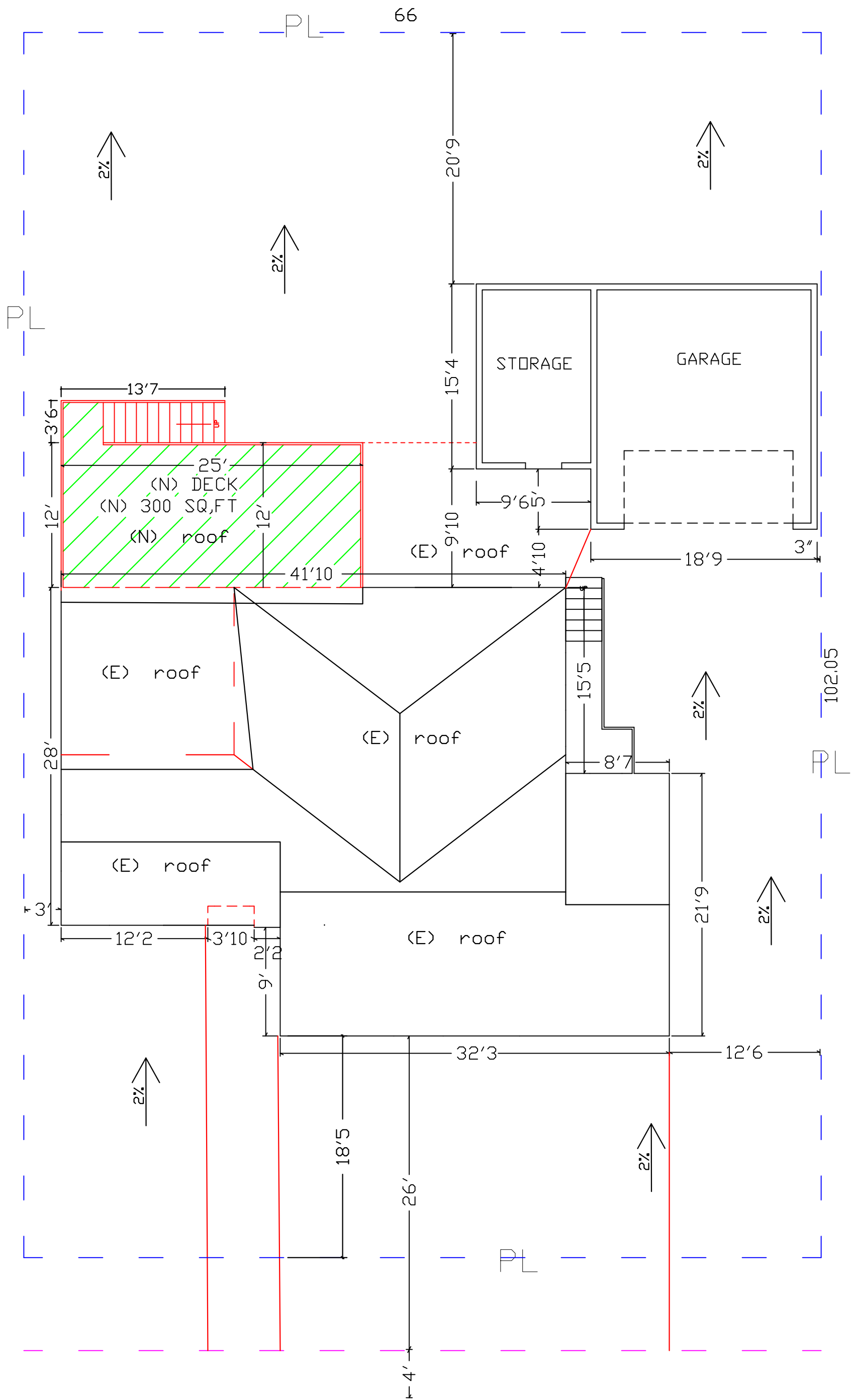
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

EPOXY REQUIRES
SPECIAL INSPECTION)

- 1 anchor bolts per piece located not more than 12" or less than 7" bolt diameters from each end to the plate
- 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 SHALL BE SEPARATED FROM THE DWELLING UNIT AND ATTIC BY MINIMUM 1/2" GYPSUM 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 SOILD WASTE PETROLEUM BYPRODUCTS. SOIL/PARTICULATE CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED




(N) 300 SQ,FT DECK
Replace (E) 8'window.
W/8'X6'-8".Sliding door.



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

PARAISO WAY

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



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 (GBC).

INSTRUCTIONS

- The following notes must be included on the plans.

SECURITY REQUIREMENTS

- 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 (LACBSC).
- 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)
- Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "c", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 1/2" embedment.
(BC6709.3)
- Swinging wood door(s) shall be solid core not less than 1-3/8" thick.
(BC6709.1.1)
- 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)
- Door hinge pins accessible from the outside shall be non-removable.
(BC6709.5)
- Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet.
(BC 6709.4)
- Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant (tested by bars, screens or grills).
(BC6714)
- 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)

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11. Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LAGBSC 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:

- Glazing in fixed and operable panels of swinging, sliding, and bifold doors.
- 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.
- Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
 - The exposed area of an individual pane is larger than 9 square feet.
 - The bottom edge is less than 18 inches above the floor.
 - The top edge is more than 36 inches above the floor.
 - One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing
- Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.
- 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:
 - The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
 - The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.

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6. 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.
(MC 603.1)

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 of 2.0 gpm 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)

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25. Lavatory faucets shall not exceed 1.5gpm at 60psi. The minimum flow rate shall not be less than 0.6gpm 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))

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11. Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LAGBSC 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)

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:

- 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))
- 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))
- 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))
- 14 inch screens are required at openings where combustion air is taken from the outside.
(MC 701.10(2))
- 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:

- 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)
- 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)
- Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliances.
(MC 904.10.2)
- 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)

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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. _____
JOB 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:
 - Water Closets – 1.2 GPF
 - Urinals – 0.5 GPF
 - Wall-mounted urinal – 0.125 GPF
 - Single showerhead – 1.8 GPM at 80psi
 - Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
 - Lavatory faucets – 1.2 GPM at 60psi
 - Lavatory faucets in public use areas – 0.5 GPM at 60psi
 - Metering faucets – 20 gallons per cycle
 - 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 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 ceiling materials 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)
- All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
 - Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - 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)
- Adhesives, sealants and caulks 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)
- 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)
- Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3.
(4.504.2.3)
- All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
 - Carpet and Rug Institute's Green Label Plus Program OR
 - California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
 - NSF/ANSI 140 at the Gold Level OR
 - Scientific Certifications Systems Indoor Advantage Gold
(4.504.3)
- 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)

Residential 2023 Green Building Standard Notes

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12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:

- Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
- Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
- RFCl FloorScore program, OR
- Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350).
(4.504.4)

13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection.
(4.504.5)

TABLE 4.504.5/TABLE 5.504.4.5
FORMALDEHYDE LIMITS¹
Maximum Formaldehyde Emissions in Pairs per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
This medium density fiberboard ²	0.13

1. The specified limits apply to all other related products in the same category.
Notes: 1. Table 4.504.5/5.504.4.5 is based on the California Air Resources Board, Airborne Organic Compounds (AOC) Test Method, 1999, as amended, and the California Air Resources Board, Airborne Organic Compounds (AOC) Test Method, 1999, as amended, and the California Air Resources Board, Airborne Organic Compounds (AOC) Test Method, 1999, as amended.
2. See Section 4.504.5/5.504.4.5 for additional information regarding the use of this table.

TABLE 4.504.2/TABLE 5.504.4.2
SEALANT VOC LIMIT¹
Less Water and Less Exempt Compounds in Grams Per Liter

SEALANTS	VOC LIMIT
Architectural	750
Marine deck	250
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	450

SEALANT PRIMERS

Architectural	250
Nonporous	175
Modified bituminous	500
Marine deck	750
Other	750

1. The specified limits apply to all other related products in the same category.
Notes: 1. Table 4.504.2/5.504.4.2 is based on the California Air Resources Board, Airborne Organic Compounds (AOC) Test Method, 1999, as amended, and the California Air Resources Board, Airborne Organic Compounds (AOC) Test Method, 1999, as amended.
2. See Section 4.504.2/5.504.4.2 for additional information regarding the use of this table.

TABLE 4.504.1/TABLE 5.504.4.1
ADHESIVE VOC LIMIT^{1,2}
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Interior carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	50
Scrubber adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives	50

SPECIALTY APPLICATIONS

PVC welding	510
CVC welding	490
ABS welding	320
Plastic cement welding	250
Adhesive primer for plastic	500
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesives	140
Top and trim adhesives	250

SUBSTRATE SPECIFIC APPLICATIONS

Metal to metal	50
Plastic to plastic	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be listed.
2. For additional information regarding methods to measure the VOC content specified in this table, see Section 4.504.1/5.504.4.1 for additional information regarding the use of this table.

Residential 2023 Green Building Standard Notes

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

BUILDING OPERATION AND MAINTENANCE MANUAL – 2020 LAGBSC

PLAN CHECK NO. _____ DISTRICT NO. _____
JOB 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.

1. HVAC System

Installed? YES ☐ NO ☐

Manufacturer _____
SEER _____
Efficiency _____
Air Filter MERV _____
Attach operation and maintenance instructions to this manual.

2. Water Heating System

Installed? YES ☐ NO ☐

Manufacturer _____
Efficiency _____
Attach operation and maintenance instructions to this manual.

3. Other Equipment

Installed? YES ☐ NO ☐

Manufacturer _____
Special Instructions _____
Attach operation and maintenance instructions to this manual.

4. Roof and Yard Drainage

Installed? YES ☐ NO ☐

Linear Feet of Gutter _____
Gutters shall be maintained free of debris at all times.
Number of Downspouts _____
Number of Catch Basins _____
Attach a map to this manual showing the structure's location relative to public transportation.

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.

9. Humidity

Provide information about the positive impacts of maintaining a relative humidity between 30%-60% within this structure. Positive impacts include:

- Resistance to the growth of dust mites, mildew, and mold.
- Resistance to possible allergic reactions.
- Maintains interior wood and paint surfaces.

10. Routine Maintenance

Attach instructions on routine maintenance for critical building elements including, but not limited to the following:

- Equipment and appliances
- Roof and yard drainage
- Space conditioning systems
- Landscape irrigation systems
- Other installed systems

11. Solar Energy

Installed? YES ☐ NO ☐

Manufacturer _____
Special Instructions _____
Attach operation and maintenance instructions to this manual. If no solar energy system is installed, attach information on state incentive programs.

12. Verifications

Adhesives Manufacturer and Type _____
VOC Level _____
Caulk Manufacturer and Type _____
VOC Level _____
Aerosol Adhesives Manufacturer and Type _____
VOC Level _____
Paint Manufacturer and Type _____
VOC Level _____
Sealer/Stain Manufacturer and Type _____
VOC Level _____
Carpet Manufacturer and Type _____
Testing Program Certification _____
Resilient Flooring Manufacturer and Type _____
Testing Program Certification _____
Composite Wood Manufacturer and Type _____
Formaldehyde Limits _____
Attach all product certifications, specifications, and applicable chain of custody certifications to this manual.

Residential 2020 GBSC Plan Review List

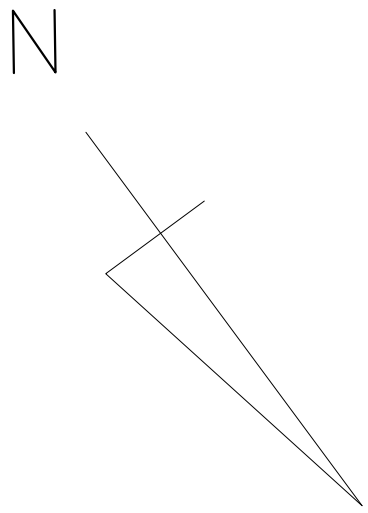
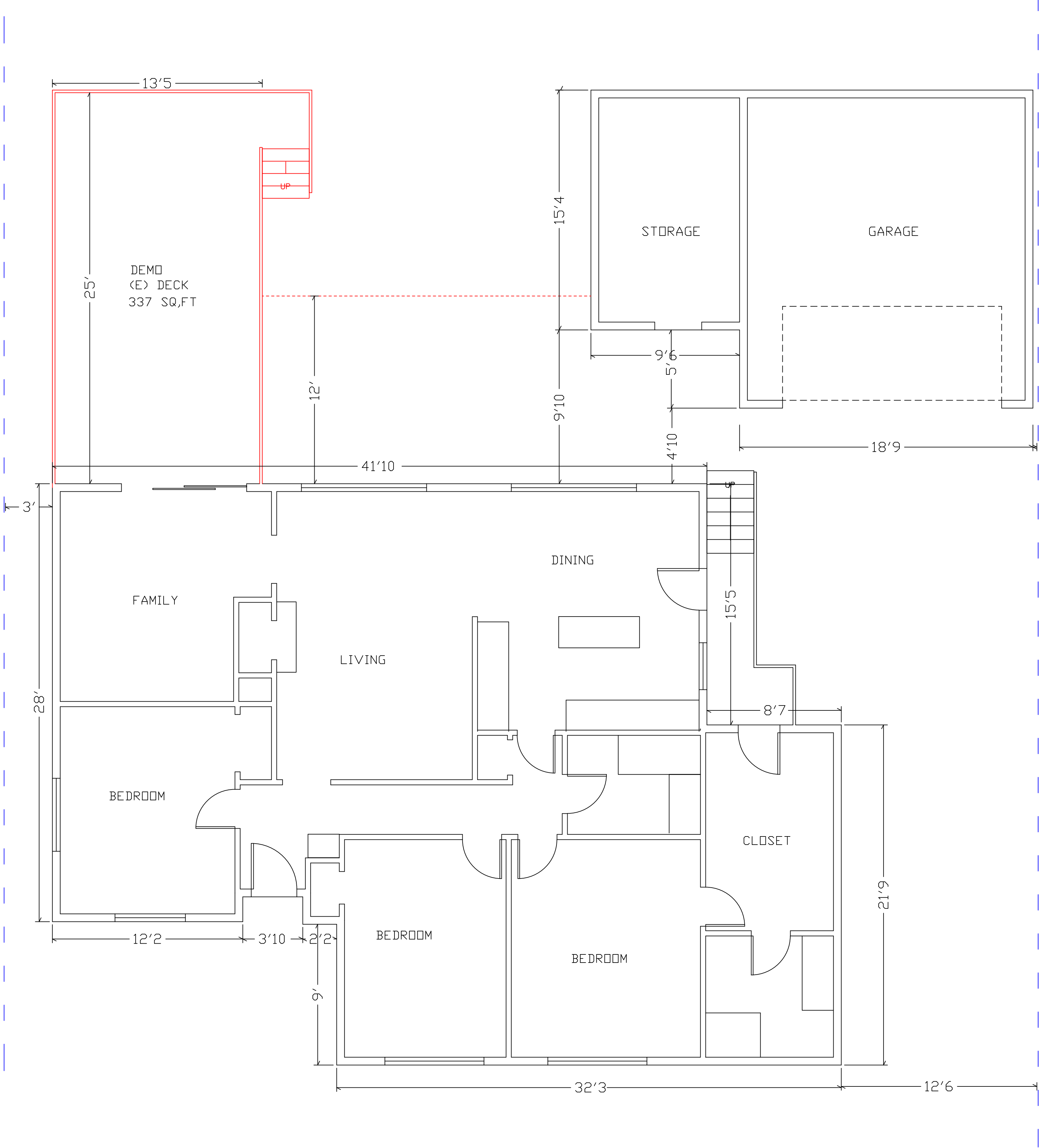
01-01-2020

Page 6 of 6

SINGLE-FAMILY RESIDENTIAL

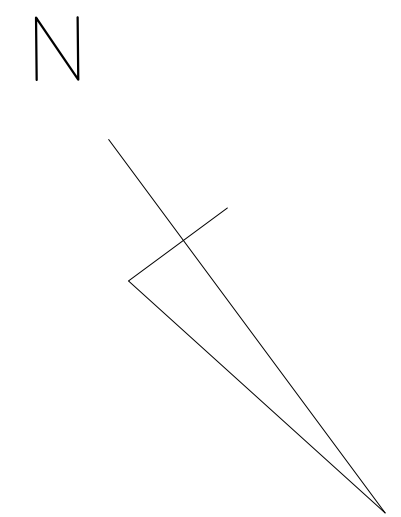
Fixture	CALGreen/ CPC
Water Closet	11/28 GPF
URINAL	0.5 GPF
Lavatory Faucet	1.2 GPM AT 60 PSI
Showerhead	1.8 GPM AT80 PSI
Kitchen Faucet	1.8 GPM AT 60 PSI

DATE: _____
DRAWN: _____
SCALE: _____
JOB: _____
SHEET: _____
OF _____




existing floor plan
SCALE 1/4" = 1'-0"

DATE:		JOB NAME: ADDRESS: 2910 PARAISO WAY LA CRESCENTA CA 91214 OWNER:	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 FACIE 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.			
DRAWN:						
SCALE:						
JOB:						
SHEET:						
OF		3				



proposed floor plan
SCALE 1/4" = 1'-0"



DYNAFLEX® CR G

Fiber Glass/Polyester-Reinforced,
SBS Reflective Mineral-Surfaced, Cool Roof Flashing Sheet

Meets the requirements of ASTM D 6221, Type I, Grade G

Tested Physical Properties

Physical Properties		ASTM Test Method	Standard for ASTM D 6221, Type I (Min.)	DynaFlex CR G	
Strength	Direction			MD**	YMD**
		Peak Tear Resistance	D 5601	1.9 lbf (8.9 N)	30 lbf (133 N)
					46 lbf (205 N)
		Peak Load at 73.4°F (23°C)	D 2522	55 lbf (243 kgf)	127 lbf (59 kgf)
					132 lbf (60 kgf)
		Low Temp. Flexibility	D 5683	No Cracks @ 40°F (4.4°C)	No Cracks
		Thickness	D 751	130 mil (3.3 mm)	152 mil (3.9 mm)
		Dimensional Stability	D 5147	N/A	0.2%
					0.2%
		Net Mass per Unit Area	D 228	70 lb/1000' (32 kg/8.28 m ²)	70 lb/1000' (32 kg/8.28 m ²)
		Roll Weight	D 146	N/A	69 lb (31.3 kg)

**MD - Machine Direction

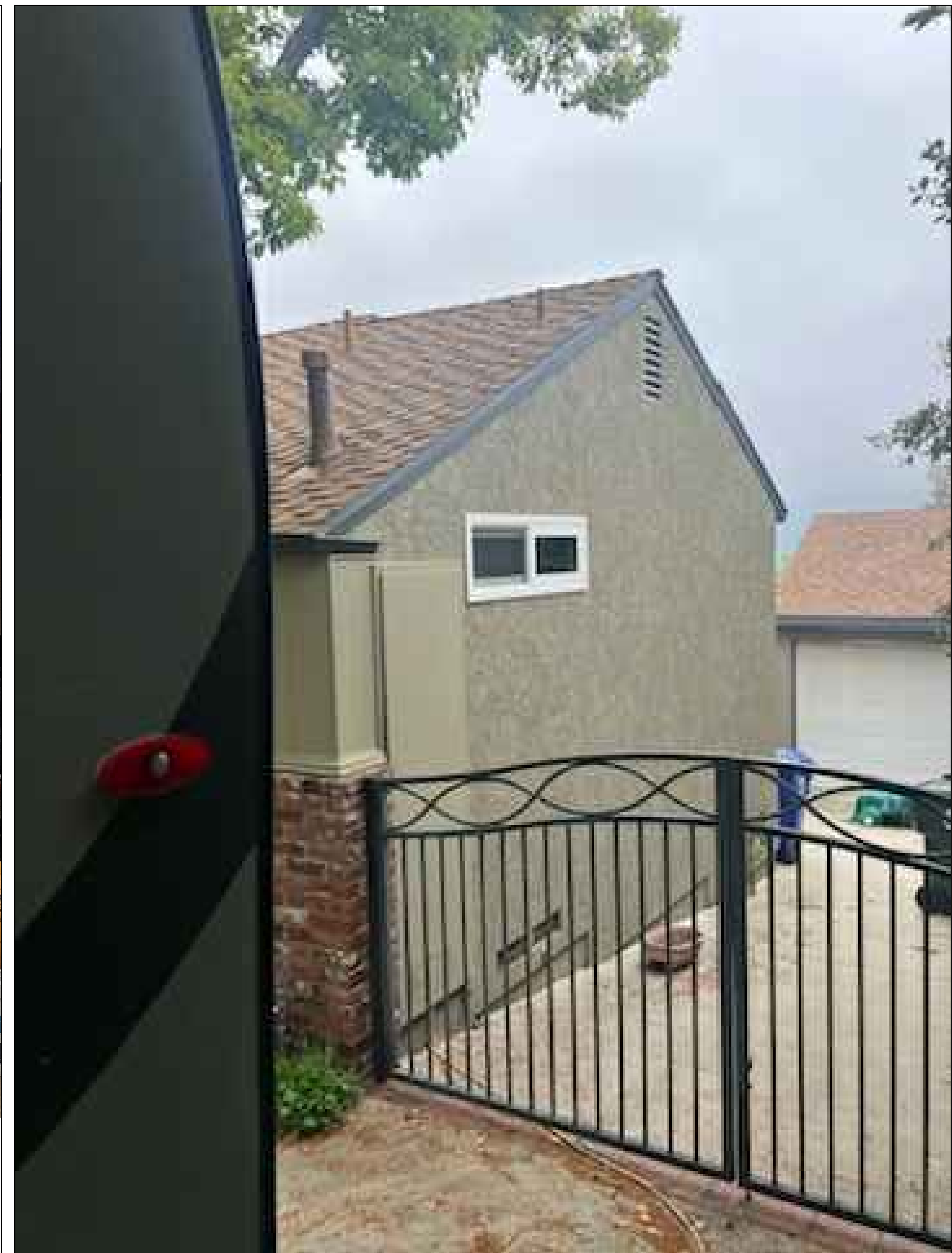
**YMD - Cross Machine Direction

Note: Material tested in accordance with ASTM D 5147 Standard Test Methods for Sampling and Testing Modified Bituminous Sheet Materials.

Refer to the Safety Data Sheet and product label prior to using this product.
The Safety Data Sheet is available by calling (800) 923-9822 or on the Web at
www.jm.com/roofing

RS-406 3-18 (Replaces 1-18)





REVISIONS BY	
THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE, REUSE, OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THESE PLANS OR SPECIFICATIONS. THE PLANS CAN NOT BE USED BY OTHERS OR FOR OTHER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT.	
JOB NAME: 2910 PARAISO WAY ADDRESS: LA CRESCENTA CA 91214 OWNER:	
DATE:	
DRAWN:	
SCALE:	
JOB:	
SHEET:	6
OF	

EXHIBIT B: PROJECT SUMMARY



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.

LOCATION

2910 Paraiso Way, La Crescenta-Montrose

ACCESS

Paraiso Way

ASSESSORS PARCEL NUMBER

5802-022-007

SITE AREA

6,735.3 Square Feet (0.15 acre)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Montrose

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H9 (Residential 9 – 0 to 0 Dwelling Units per Net Acre)

ZONE

R-1 (Single-Family Residence)

PROPOSED UNITS

N/A

N

N/A

APPLICABLE STANDARDS DISTRICTS

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 Plan¹
- 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

¹ 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 predated 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 predated 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.

EXHIBIT E: BURDEN OF PROOF YARD MODIFICATION STATEMENT OF FINDINGS

RPPL2024004429

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 ~~at~~ 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 ~~as~~ 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 compliments the size and style of our house.

Judith Haley 11/5/24

James J. Haley 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

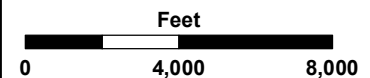
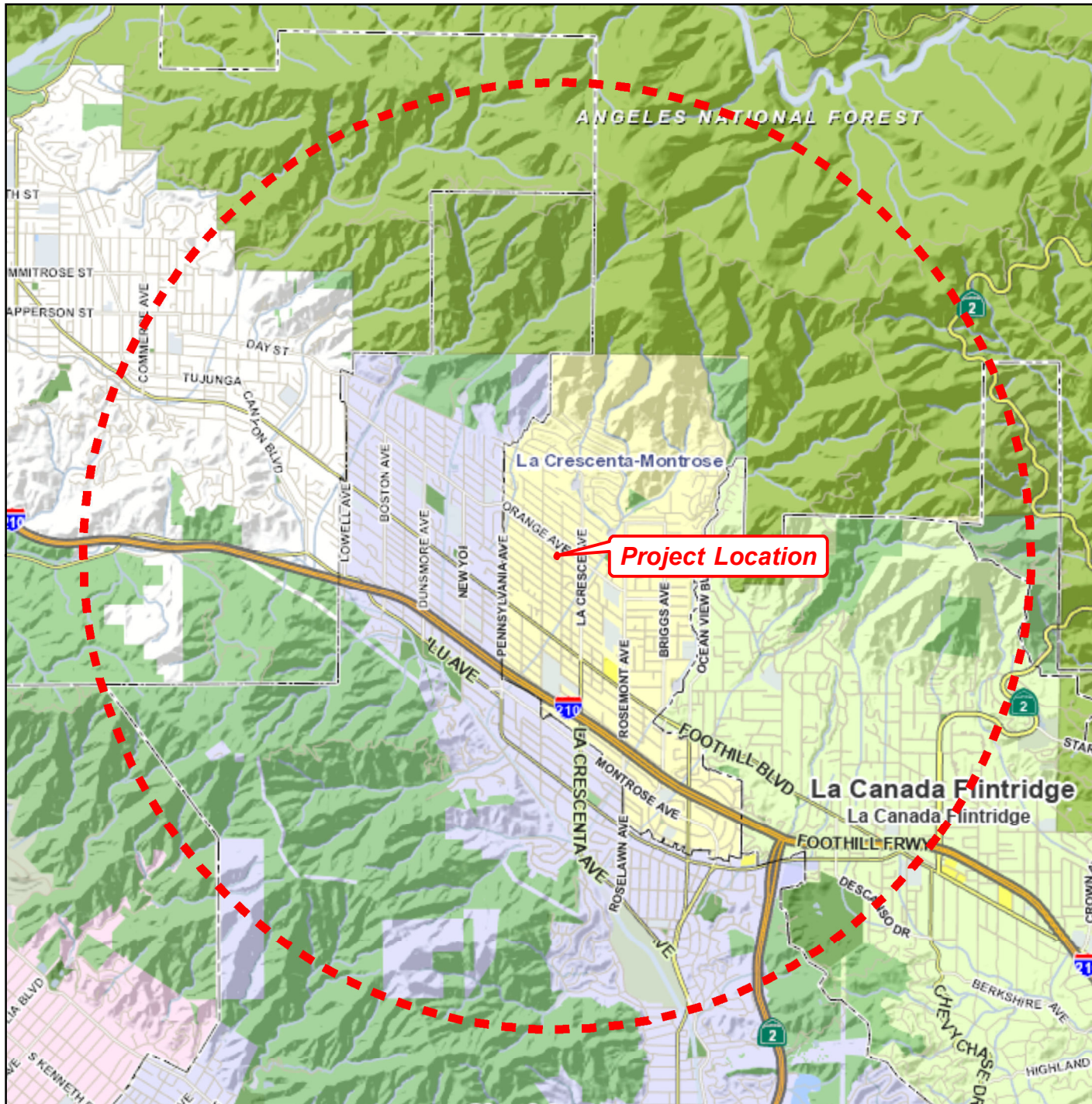
The Project qualifies as a, Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations exemptions under State CEQA Guidelines sections 15303, and 15305, respectively. The Project is a request to encroach into the required side yard setback for 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 predated CSD requirements.

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002984

YARD MOD RPPL2024004429



LA COUNTY
PLANNING

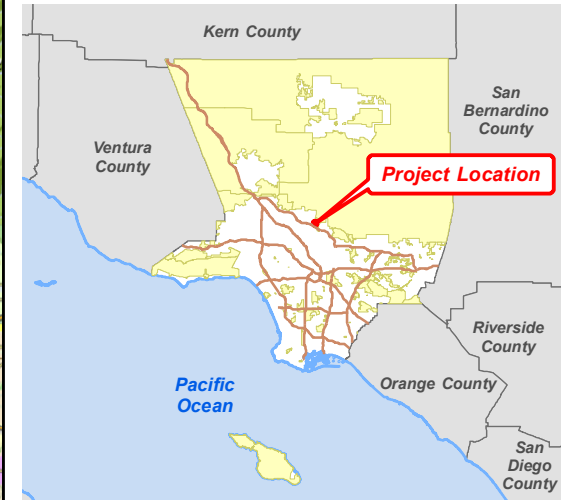
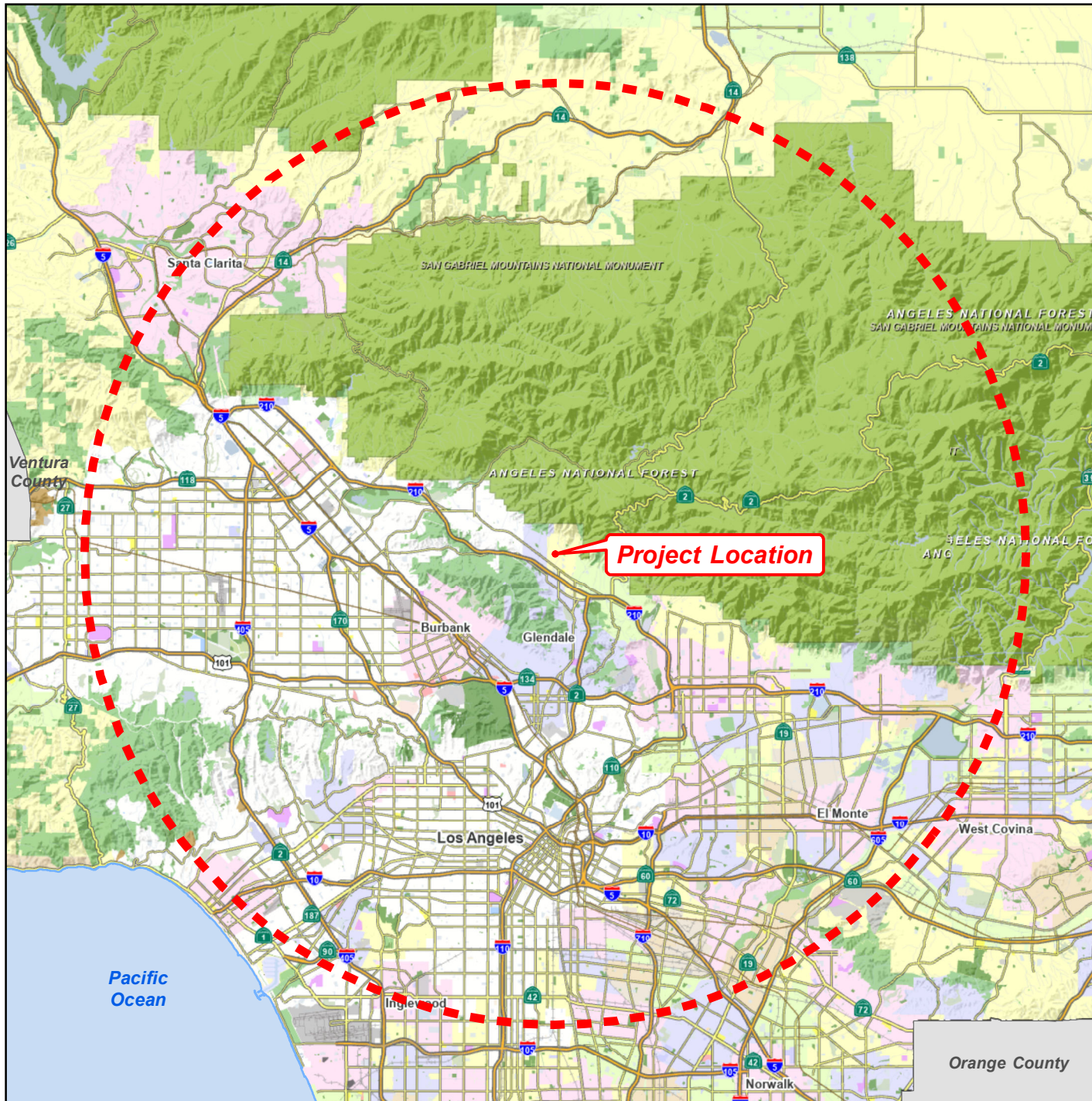
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

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

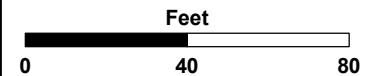
AERIAL IMAGERY

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

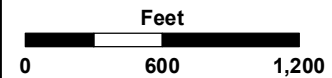
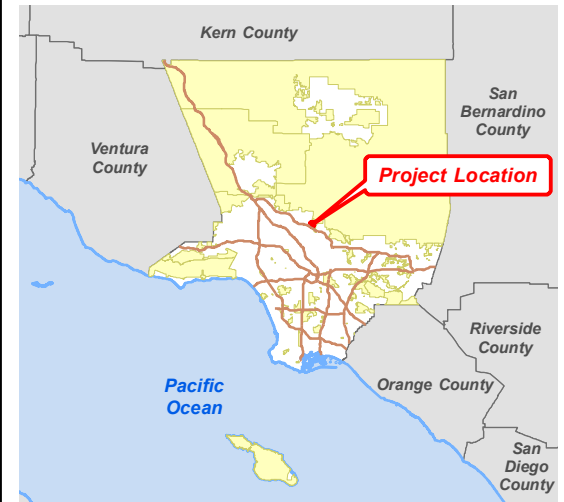
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002984

YARD MOD RPPL2024004429



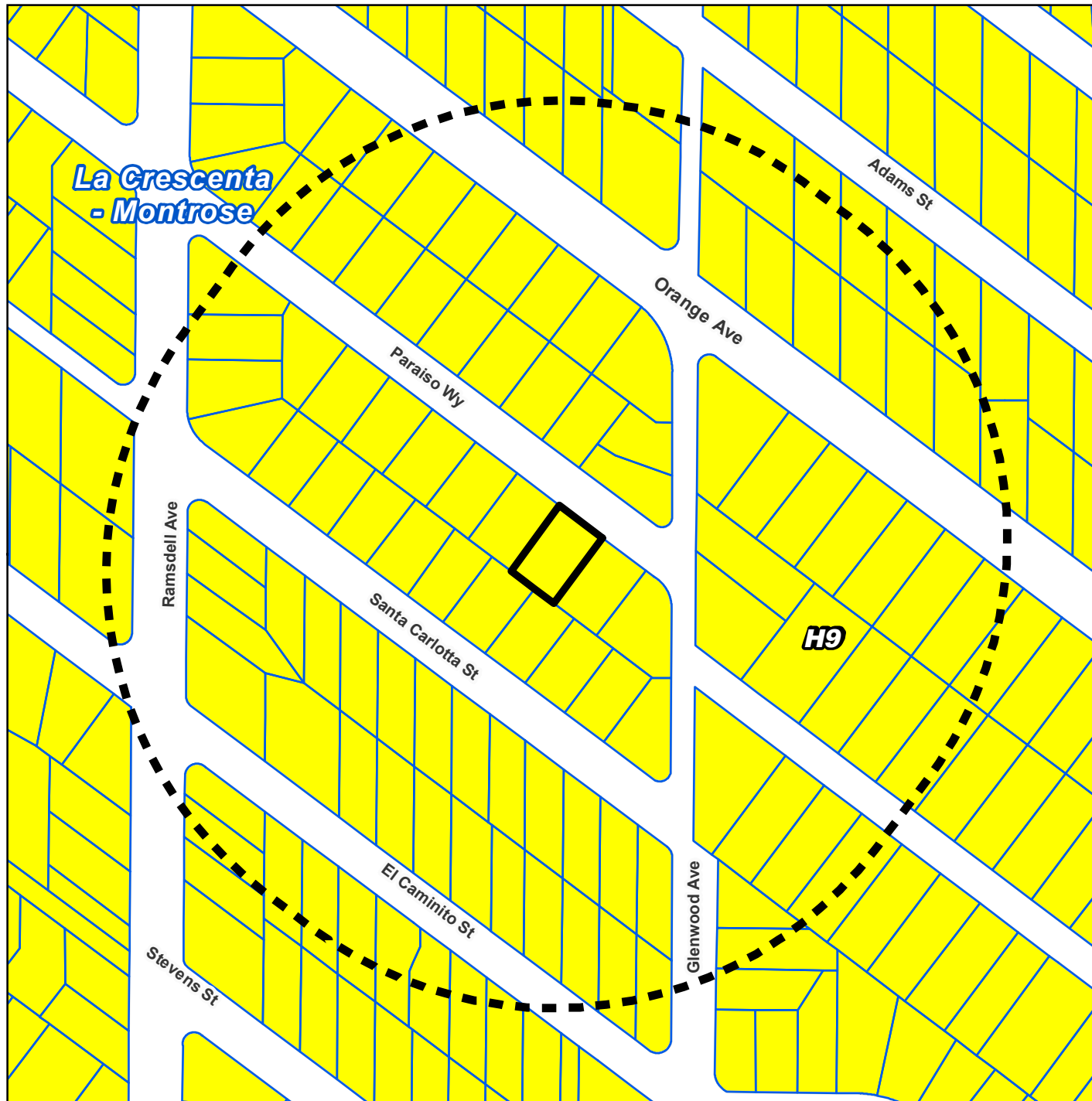
LA COUNTY
PLANNING

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



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ZONING**500-FOOT RADIUS MAP**

PROJECT NO. PRJ2024-002984

YARD MOD RPPL2024004429

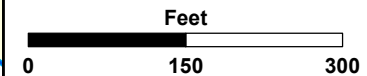
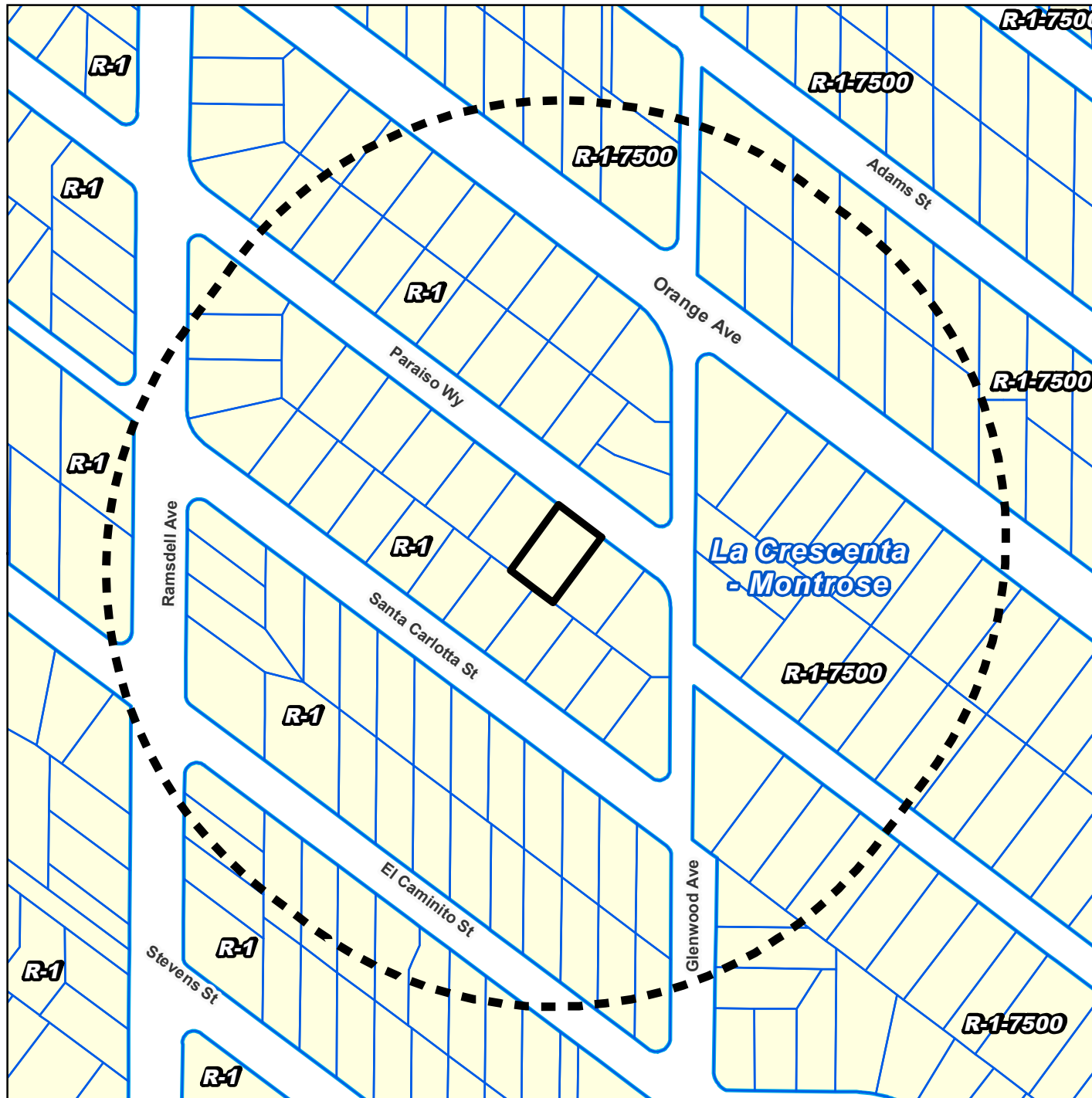
 R-1 - Single-Family Residence**LA COUNTY**
PLANNINGLOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXHIBIT H: PHOTOS

