



**PROJECT NUMBER** PRJ2025-002781-(5)  
**HEARING DATE** June 2, 2026  
**REQUESTED ENTITLEMENT(S)**  
 Minor Conditional Use Permit No. RPPL2025-002684

## PROJECT SUMMARY

**OWNER / APPLICANT**

Jon A. Morse / Daniel Gabay

**MAP/EXHIBIT DATE**

December 16, 2024

**PROJECT OVERVIEW**

The Project is a request for a Minor Conditional Use Permit to authorize the reduction of the interior side yard setback required 12 feet, one inch, to five feet, seven inches, as required by the Altadena Community Standards District, to accommodate an existing 321 square-foot unpermitted trellis, attached to the rear of an existing single-family residence, to be approved under separate permit (Zoning Conformance Review (ZCR) RPPL2025002685).

**LOCATION**

2954 Zane Grey Terrace, Altadena

**ACCESS**

Zane Grey Terrace

**ASSESSORS PARCEL NUMBER(S)**

5843-020-011

**SITE AREA**

0.79 Acres

**GENERAL PLAN / LOCAL PLAN**

West San Gabriel Valley Area Plan

**ZONED DISTRICT**

Altadena

**PLANNING AREA**

West San Gabriel Valley

**LAND USE DESIGNATION**

H9 (Residential 9 - 0-9 Dwelling Units Per Net Acre)

**ZONE**

R-1-7,500 (Single Family Residence – 7,500 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

NA

**COMMUNITY APPLICABLE STANDARDS DISTRICT**

West San Gabriel Valley Planning Area Standards District (“PASD”); Altadena Community Standards District (“CSD”)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.160.050 (Conditional Use Permit, Minor Findings and Decision)
  - Chapter 22.320 (West San Gabriel Valley Planning Area Standards District)
  - Section 22.320.090 (Altadena CSD)
  - Section 22.18.040 (Development Standards for Residential Zones)

**CASE PLANNER:**

Daniel Alcayaga

**PHONE NUMBER:**

(213) 204 - 9947

**E-MAIL ADDRESS:**

dalcayaga@planning.lacounty.gov