

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: July 4, 2024

HEARING DATE: July 16, 2024 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2023-002993-(5)

PERMIT NUMBER(S): Yard Modification RPPL2023006061

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2133 San Pasqual Street, San Pasqual

OWNER: Sheryl and Manuel Valdez

APPLICANT: Sheryl and Manuel Valdez

CASE PLANNER: Sean Donnelly, Senior Planner  
sdonnelly@planning.lacounty.gov

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### 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 PRJ2023-002993-(5), Yard Modification Number RPPL2023006061 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(S):

**I, THE HEARING OFFICER, APPROVE YARD MODIFICATION NUMBER RPPL2023006061 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## PROJECT DESCRIPTION

### A. Entitlement(s) Requested

- Yard Modification to allow a 7.33-foot corner side yard setback in lieu of the required 10-foot setback in the R-1 (Single-Family Residence) Zone pursuant to County Code Section [22.110.190 \(Modifications Authorized\)](#).

### B. Project

The requested side yard modification will allow the construction of a 163-square-foot addition.

The associated ministerial Site Plan Review No, RPPL2023004390 (“associated SPR”) involves the review of the above development, in addition to another 126-square-foot addition, a 39-square-foot covered porch, and a new pool and spa, all of which are located outside the setback except for the 163-square foot addition. The associated administrative Oak Tree Permit (“OTP”) No. RPPL2023006060 involves the review of the encroachment into the protected zone of one non-heritage oak tree by the proposed 126-square-foot addition.

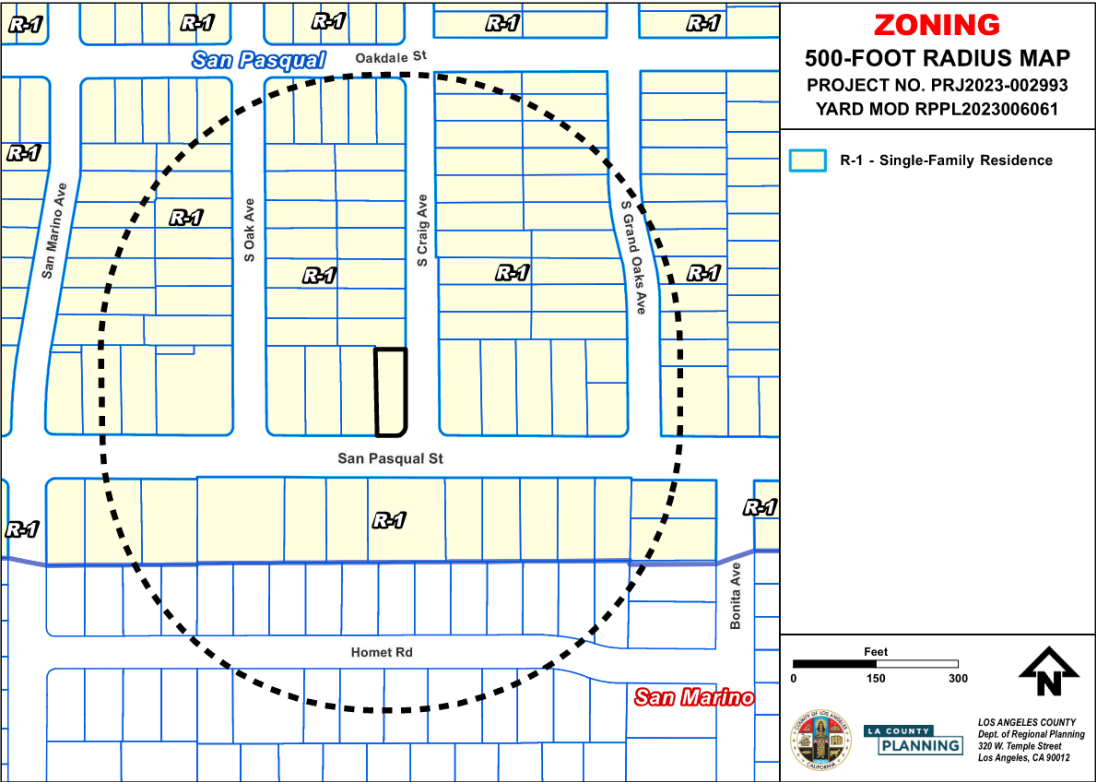
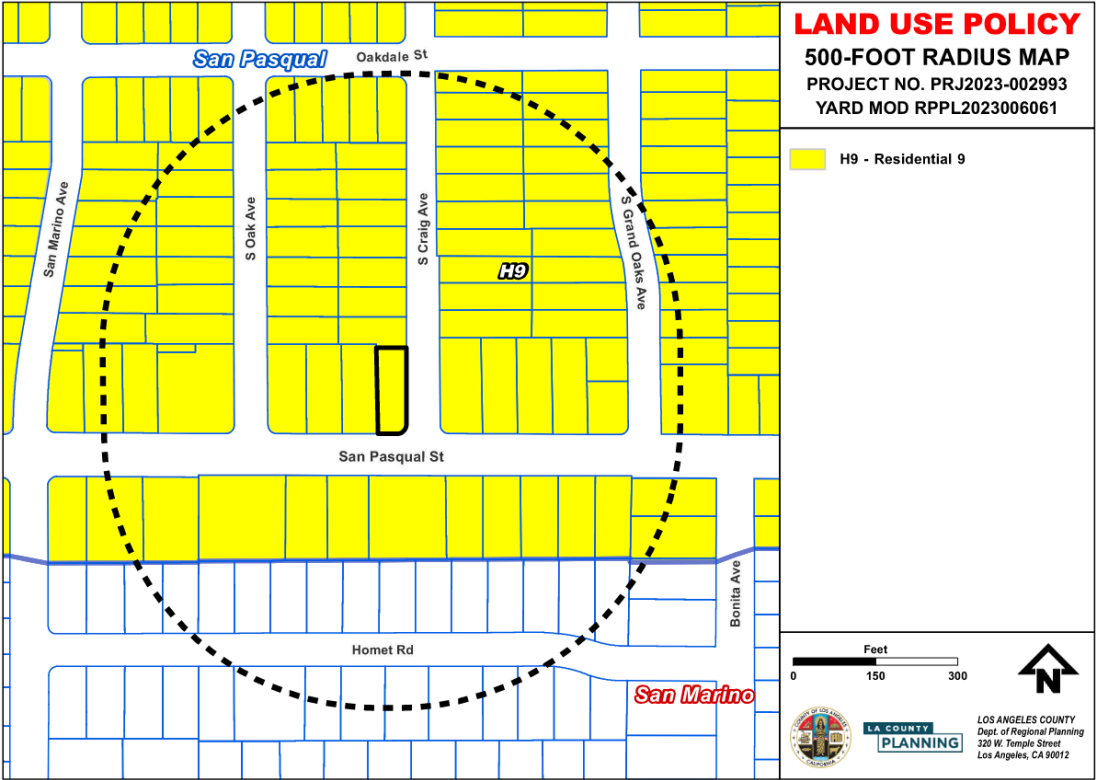
The site consists of a two-story 3,094-square foot single-family residence (“SFR”) with a detached two-car garage.

## SUBJECT PROPERTY AND SURROUNDINGS

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

| LOCATION            | GENERAL PLAN<br>LAND USE<br>POLICY                            | ZONING                     | EXISTING USES |
|---------------------|---|----------------------------|---------------|
| SUBJECT<br>PROPERTY | H9 (Residential 9 -<br>0 to 9 dwelling units<br>per net acre) | R-1                        | SFR           |
| NORTH               | H9  | R-1                        | SFRs          |
| EAST                | H9  | R-1                        | SFRs          |
| SOUTH               | H9, City of San<br>Marino                                     | R-1, City of San<br>Marino | SFRs          |
| WEST                | H9  | R-1                        | SFRs          |





## **PROPERTY HISTORY**

### **A. Zoning History**

| <b>ORDINANCE NO.</b> | <b>ZONING</b>         | <b>DATE OF ADOPTION</b> |
|----------------------|-----------------------|-------------------------|
| ZCO 1494_1           | Zone 7 (Unrestricted) | September 12, 1927      |
| ZCO 1947             | R-1                   | June 8, 1931            |

### **B. Previous Cases**

| <b>CASE NO.</b> | <b>REQUEST</b>                               | <b>DATE OF ACTION</b>     |
|-----------------|--|---------------------------|
| RPPL2022002990  | OTP related to SPR RPPL2022002995.           | Approved October 31, 2022 |
| RPPL2022002995  | SPR for a proposed 210-square-foot addition. | Approved November 1, 2022 |
| RPPL2016003346  | SPR for the remodel of the subject SFR.      | Approved October 17, 2016 |

### **C. Violations**

Staff has not identified a history of violations on the subject property.

## **ANALYSIS**

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

The Project Site is currently developed with an SFR constructed in 1935 and most recently expanded in 2022. The surrounding properties also consist of SFRs. The Project is compatible with the existing land use as it only consists of alterations and additions to an existing SFR. The Yard Modification will not increase the density or change the use of the Project Site.

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

The Project will not have an impact because the SFR has existed with its current side yard setback of 7.33 feet since the 1930s; the proposed addition is in-line with the existing house and does not increase the depth of the encroachment into the required yard. The Project will maintain the neighborhood's existing residential character and will not affect the land uses of the surrounding properties. Four other residences within 500 feet of the Project Site have a similar side yard setback:

- A. 2036 San Pasqual Street (approximately 6-foot corner side setback)  
Assessor's Parcel Number ("APN") 5329-010-001
- B. 2037 San Pasqual Street (approximately 4-foot corner side setback)  
APN 5330-016-005
- C. 362 South Craig Avenue (approximately 5-foot corner side setback)  
APN 5330-012-001
- D. 367 South Oak Avenue (approximately 8-foot corner side setback)  
APN 5330-016-016

### **C. Design Compatibility**

The existing SFR has been located on the Project Site since 1935. While the Project is a request for a yard modification, the proposed addition needing the yard modification as well as other improvements proposed to the SFR under the associated SPR is in a similar style to the existing SFR and are designed to match the character of surrounding development. The additions do not change the character of the neighborhood, which is primarily other single-family residences.

### **GENERAL PLAN/COMMUNITY 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**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 – Existing Facilities, Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves relief from the required corner yard setback for the continued maintenance of an existing SFR with a reduced corner yard setback of 7.33 feet from 10 feet required. The Project includes an extension of the reduced corner side yard setback for a proposed addition of approximately of approximately 163 square feet encroaching on the setback, with 328 square feet of total additional floor space proposed, which is within the typical limit of a 2,500 square feet increase allowed under Class 1 exemptions.

No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations. The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

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

**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 Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

**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                       |



- Exterior doors, doors between a house and a garage, windows and their hardware shall conform to the **Security Provisions of Chapter 67 of the City of Los Angeles**.
- a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of a double door shall be made from a latch bolted door. If the latch has a key-locking feature, a dead bolt shall be used. The deadbolt lock shall be key operated from the outside of the door. The door shall be constructed of solid wood or solid metal. The door shall be constructed from the interior side of the door by a device to prevent the key, tool, or explosive from being inserted with "P" minimum tools to cause the minimum egress force into the jamb. (BC 6709.2)
  - b. Inactive leaf of a pair of doors and the upper leaf of double doors shall have a deadbolt as per paragraph "a." If the door is not a latch bolted door, it shall have a hardened deadbolt at top and bottom with  $\frac{1}{2}$ " minimum. (BC 6709.3)
  - c. Swinging wood floor(s) shall be solid core wood not less than 1-3/8" thick. (BC 6709.1)
  - d. Panels of wood doors shall be 9/16" thick and not more than 48 inches, 54 inches, 60 inches, and 66 inches and 3/8" thick and 3" minimum width. (BC 6709.1.2)
  - e. Door hinge pins accessible from the outside shall be made of stainless steel. (BC 6709.1.5)
  - f. Door sills shall be made of solid wood. (BC 6709.1.6)
  - g. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbit. (BC 6709.4)
  - h. Windows and door lights within 40" of the opening device of the door shall be fully tempered/approved burglarly resistant/protected by bars, screens or grilles. (BC 6714)
  - i. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not protected by electric power operated doors. Locks shall be on both jambs for doors exceeding 9 feet in width (BC 6711)
  - j. Sliding glass doors and sliding glass windows shall be made of the following materials:
    - 1. Sliding glass doors shall be constructed in accordance with Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with the following:
      - a. Sliding glass doors shall be constructed of sliding glass doors complying with Section 1010 and 1030, and emergency egress windows shall comply with Section 1010 and 1030.
      - b. Sliding glass doors shall be constructed from the inside without the use of a key, tool, or excessive force. (BC 6710, 6715)
- ## CONSTRUCTION REQUIREMENTS
- 2. Notching of studs in exterior or bearing walls shall not exceed 25% of its width. Notching of studs in non-bearing walls shall not exceed 10% of its width. Pre-drilled holes in studs shall not exceed 60% of its width, shall not be closer than 5/8" to the edge of the stud, and shall not be closer than 12" to the top or bottom of the stud. Studs located in exterior or bearing walls shall be double framed in order to 40% up to 60% of its width. (RC 602.6)
  - 3. Wall and Ceiling sheaths shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. Insulation materials shall have a flame spread index not greater than 25, and a smoke-developed index not to exceed 450. (RC 302.9, 302.10)
  - 4. Provide fire blocking in concealed spaces of combustible stud walls, partitions, including curved walls, and ceiling and floor joists, between studs on both vertical and horizontal, and between stair stringers at the top and bottom. (RC 302.11)
  - 5. Quick escape route floor in a crawl space where it is required to move under doors for access to areas of the building, a vertical clearance of 18" shall be provided. (MCC 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). (RC 603.2.1)
  - 7. Roof diaphragm nailing to be inspected before cover. Wood structural panel sheathing on lumber wall. (RC 803.2.2)
  - 8. End joints in lumber used as subflooring shall occur over joists and be unsealed and sealed with compound, which case each piece shall bear on not less than two joists. Wood structural panel sheathing used on structural purposes shall comply with Section R503. (RC 503)

- The following shall be considered special hazardous locations requiring safety glazing per Section R308:
- a. Glazing in fixed and movable panels of swinging, sliding, and bifold doors.
  - b. Glazing in fixed or operable panels adjacent to or within the building envelope where the height of the glazing is less than 60 inches above the walking surface and it meets either of the following conditions:
    - 1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
    - 2. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and the height is 24 inches of the hinge side on an in-swinging door.
  - c. Window glazing in an individual fixed or operable panel that meets all of the following:
    - 1. The exposed area of an individual panel 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.
  - d. One or more walking surfaces are within 36 inches of measured horizontally and in a straight line, of the glazing.
- Glazing in guards, railings, structural balustrade panels, and nonstructural in-fill panels, regardless of height above the walking surface, shall be:
- a. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas or hot tubs, bathtubs, showers, or steam rooms.
  - b. Glazing in walls, enclosures or fences containing or facing outdoor swimming pools, where all of the following conditions are present:
    - 1. The bottom edge of any glazing is less than 60 inches above the standing or walking surface.
    - 2. The glazing is within 60 inches, measured horizontally and in a straight line, of the water's edge of a hot tub, spa, whirlpool, bathtub, or swimming pool, or from the edge of a shower, sauna or steam room.
- 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 or standing landings between flights of stairs or ramps, unless the glazing is 36 inches or more measured horizontally from the walking surface, or is designed per one of the following:
- a. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60-inch horizontal area less than 180 degrees from the bottom transition, unless the glazing is within 18 inches from the protective guard per Section R312.

- Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of  $68^{\circ}\text{F}$  ( $20^{\circ}\text{C}$ ) or higher, and a cooling system capable of maintaining a room temperature of  $78^{\circ}\text{F}$  ( $26^{\circ}\text{C}$ ) or lower, from exterior walls. (R303.2.1)
11. The following shall be required for central heating equipment and distribution systems:
- a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and and the manufacturer's installation instructions. (MC 90A.2.1)
  - b. Unlisted appliances shall meet both the clearance in Table 90A.2, and the clearances allowed by the manufacturer's installation instructions. (MC 90A.2.2)
- When combustion air is taken from inside, the free area of combustion air openings shall be 1 sq. in. per cubic foot of 110 Btu/hr. (3.3 kW) of rated input. One opening shall be within 12 inches of the top of the enclosure and the second shall be within 12 inches of the bottom. The minimum clearances and dimension shall not be less than 3 inches. (MC 701.5.1)
- Not less than 1/4" of an inch screen mesh shall be required at openings where combustion air is taken from the outside. (MC 701.101.1)
- Sealed ducts shall be used for gas venting and combustion air openings, and maintained to the source of combustion air. (MC 701.114.1)
12. 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, and not less than the size of the largest component of the appliance. (MC 304.2.1)
  - b. Where the passageway height is less than 8 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the horizontal distance. (MC 304.4.1)
  - c. Passageway shall be unobstructed and shall have a solid flooring not less than 24 inches wide from the entrance to the appliance. (MC 304.4.2)
  - 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 304.4.3)
  - e. A permanent 120V receptacle outlet and a light fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 304.4.4)
  - f. Type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue. (MC 304.4.5)
  - g. Appliance installation shall meet all listed clearance instructions. (MC 303.3)
13. Clothes dryer exhaust duct shall terminate on the outside of the building in accordance with Section 502.2.1 and shall be equipped with a back-draw damper. Screens shall not be installed at duct exits. (MC 303.3.1)
14. Clothes dryer exhaust duct shall be 4 inches in diameter and is limited to a total combined horizontal and vertical length of 14 feet. The duct shall be supported from the clothes dryer to the termination. Duct length shall be reduced by 2 feet for each 5 feet of vertical rise. (MC 303.3.2)
15. Appliances (water heater, furnace, etc.) located in an ungaraged shall be installed so that burners and burner ignition devices are located not less than 18 inches above the floor, unless listed as flameless. (MC 303.3.3)
16. Ducts shall be sized per Chapter 6 of the Mechanical Code. (MC 303.3.4)
17. Flush valves of plumbing fixtures and flow rates of plumbing fittings shall comply with Section 4.3.03 of the Green Code. (MC 303.3.5)
18. All gas and/or DAV piping installations are limited to not more than two stories of areas. (PG 701.2.1.1)
19. All showers and tub-showers shall have a pressure balance, thermostatic, or combination pressure balance valve. (PG 701.2.1.2)
20. All new replacement and existing water heaters are to be strapped to the wall in two places. One on the top 1/3 of the tank and another on the side of the tank. The lower strap shall be a minimum of 4 inches above the controls. (PG 502.1.1)
21. Plumbing pump and pressure approved or required for backflow prevention shall be installed in a line with the gas line with a check of 2psi and higher. (PG 502.1.2)
22. Ground-fault circuit-interruption (GFCI) for protection shall be provided in bathrooms, garage, non-habitable rooms and areas at or below grade level, habitable basements, kitchens where the receptacle is located on the exterior surface, and outdoors outside of sinks/bathtubs/showers, bathroom and laundry areas. The GFCI shall be installed at the receptacle location. (EC 210.12.1)
23. Arc-fault circuit-interruption (AFCI) protection shall be provided in all 120-volt, single phase, 15- and 20-ampere branch circuits and circuits that are installed in kitchens, habitable rooms, sunrooms, recreation rooms, closets, hallways, laundry areas, similar rooms or areas, by any means permitted. (EC 210.12.2)
24. In any of the areas specified in item 23, where a branch-circuit wiring is modified, replaced, or extended, the branch circuit shall be protected by one of the following:
- a. A listed combination-type AFCI located at the origin of the branch circuit. (EC 210.12.2.1)
  - b. A listed outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit. (EC 210.12.2.2)
25. Tamper-resistant receptacles shall be installed in areas specified in 210.5.2, all nonlocking-type 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (EC 210.12.3)
26. Where NM cable (Romex) is run across the top of 1/3 of an interior wall or ceiling, it shall not be accessible by persons or objects, including protection from the edges of the ladder or attic entrance shall be provided to prevent damage to the cable. (EC 334.2.3, 320.2.2)

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
  - a. Water Closes – 0.5 GPF
  - b. Urinals – 0.5 GPF
  - c. Wall-mounted urinal – 0.25 GPF
  - d. Single showerhead – 2.0 GPM at 80psi
  - e. Multiple showerheads – 2.0 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 – 25 gallons per cycle
  - i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)
2. Annual spaces around pipes, electrical cables, conduits, or other piping shall be protected against the passage of rodents by closing such openings with cement mortar, concrete, or other suitable and acceptable material to the enforcing agency. (4.406.1)
3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.406.1)
4. 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 components of distribution component openings shall be covered with tape, plastic, sheetrock, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)
5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be exposed to moisture. All exterior walls shall exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced. 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 certified to terminate in the exterior 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 30% and 80%. (4.505.1)
  - c. 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 4.504.2.1 and 4.504.2.2. (4.504.2.1)
  - d. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the limits in Tables 4.504.2.2 and 4.504.2.3. (4.504.2.2)
  - e. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
7. 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. Carpet and Rug Institute's Green Label Plus Standard Method for the testing of VOC Emissions (Specification 01350) OR
  - c. NSF/ANSI 140 at the Gold Level OR
  - d. GreenGuard, Certifications Committee Indoor Advantage Gold (4.504.3)
8. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)
9. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
  - a. Products certified as a Low-Emitting Material by the GREENGUARD High Performance Products Database, OR
  - b. Products certified under UL GREENGUARD Gold by the GreenGuard Children and Schools program, OR
  - c. RFCI FloorScore program, OR
  - d. Meet the California Department of Public Health's Standard Method for the testing of VOC Emissions (Specification 01350). (4.504.4)
10. Composite wood products (hardwood plywood, particleboard and MDF) used in 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)

| Less Water and Less Exempt Compounds in Grams Per Liter | VOC LIMIT |
|---|-----------|
| <b>SEALANTS</b>   |           |
| Architectural   | 250       |
| Marine deck   | 750       |
| Nonmembrane roof  | 300       |
| Roadways  | 250       |
| Single-ply roof membrane                                | 450       |
| Other   | 420       |
| <b>SEALANT PRIMERS</b>                                  |           |
| Architectural   | 250       |
| Nonporous   | 775       |
| Porous  | 800       |
| Modified bituminous                                     | 800       |
| Marine deck   | 750       |
| Other   | 750       |

Note: The additional information regarding materials to measure the VOC content specified in this table, are based on the Air Quality Management District Rule 1.05B.

| TABLE 4.504.1/TABLE E.504.1.2   |           |
|---|-----------|
| ADHESIVE VOC LIMIT <sup>a</sup>                                       |           |
| Grains of Wood or Litter of Coating, Lanes and Lanes Except Compounds |           |
| ARCHITECTURAL APPLICATIONS  | VOC LIMIT |
| Other   | 50        |
| Carpet and adhesives  | 50        |
| Carbonyl carpet and adhesives   | 100       |
| Wood flooring adhesives   | 150       |
| Other   | 50        |
| Surface adhesives   | 50        |
| Ceramic tile adhesives  | 50        |
| VCT and equivalent adhesives  | 50        |
| Drywall and adhesives   | 50        |
| Cold chime adhesives  | 50        |
| Multipurpose construction adhesives                                   | 70        |
| Structural glazing adhesives  | 100       |
| Single dry cut membrane adhesives                                     | 100       |
| Other   | 50        |
| SPECIALTY APPLICATIONS  |           |
| PVC welding   | 515       |
| CPVC welding  | 490       |
| ABS welding   | 255       |
| Plastic concrete welding  | 255       |
| Adhesives primer for plastic  | 50        |
| Controlled adhesive   | 250       |
| Specialty concrete repair adhesive                                    | 500       |
| Controlled adhesive   | 140       |
| Tin and tin adhesive  | 250       |
| SPECIALTY SPECIFIC APPLICATIONS                                       |           |
| Material to metal   | 50        |
| Plastic to metal  | 50        |
| Plastic to plastic (except wood)                                      | 50        |
| Wood  | 50        |
| Plasterboard  | 50        |

a. As adhesives are used in large quantities together, the adhesive with the highest VOC content shall be the controlling factor.

b. The adhesive content of the material shall be determined by the manufacturer's data sheet.

[illegible]

The following is intended as minimum notes or as an attachment for tracking and grading plans and represents the minimum standards of good housekeeping that must be implemented on all construction projects. (Please use the following as a guide.)

- Enclosed sediments and other pollutants must be retained on site and may not be transported from the site via street, washoff, snow drains, natural drainage course 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 be stored on site. 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 project site.
- Erosion or waste concrete may not be washed into the public way or any other drainage system. Prevention 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 rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction contractor is responsible to contain and remove sediments from being deposited into the public way.
- Accidental deposits must be swept up immediately and may not be washed down by rain or other means.
- Any spaces with disturbed soils or disturbed 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 sediment and pollution from sediments, erosion, and construction materials, and certify that I will comply with these requirements.

Print Name: Tracey Muir  
(Owner or authorized agent of the owner)

Signature: \_\_\_\_\_ Date: 2-15-23  
(Owner or authorized agent of the owner)

The City of San Diego is a member of the CAGWA - "Seamless Way Best Management Practices" November 2006

- a. Provisions shall be made for contributory drainage at all times.
- b. Owner will maintain drainage devices and keep free debris.
- c. A property line survey, prepared by a CA licensed land surveyor or a civil engineer with license number below B39366, may be required by the Building Official based upon site conditions in accordance with LACBC section 108.1
- d. An excavation/enchantment permit is required for construction and/or discharge of drainage within public road R/W.
- e. No work is allowed within the protected zone of oak tree without an oak tree report or permit.
- f. Finish floor shall be 8 inches minimum above finished grade.
- g. Total Proposed Landscape Area is 0 Square Ft. \*Note: Total Proposed Landscape Reported/Approved.

1. Approved building address numbers, building numbers on approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1.
2. Clearance of brush and vegetative growth shall be maintained per Fire Code 325
3. All roof coverings shall be Class "A" as specified in Building Code 1505.1.8.327.5.2 and 802.
4. Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter.

1. The Governing Codes for this project are the following: 2022 California Building Code (CBC), 2022 California Residential (CRC), Table (T), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Green Building Standards (CGBC), 2022 California Fire Code (CFC) and 2020 LA County Amendments.

|                     |   |
|---------------------|---|
| Owner               | Manny and Sheryl Valdez<br>2133 San Pasqual St.<br>Pasadena, CA<br>mvaldezjr@gmail.com                  |
| Architect           | Tracy Mudie Architecture<br>736 Lynnhaven Lane<br>La Canada, CA<br>818-281-9606, tracymudie@mac.com     |
| Structural Engineer | Central Engineering<br>2529 Foothill Blvd., #208<br>La Crescenta, CA<br>818-249-5595, centraleg@aol.com |
| Energy Consultant   | ProMech Engineering Inc.<br>325 Parkwood Dr.<br>Glendale, CA<br>818-281-7654, promechinc@gmail.com      |

- A-0 Notes
- A-1 Site Plan
- A-2 Floor Plans
- A-3 Elevations, Schedules
- A-4 Sections, Electrical Plan
- A-5 T-24, Notes
- S-1 Structural Notes
- S-2.1 Structural Details
- S-2.2 Structural Details
- S-3 Foundation, Floor Framing Plans
- S-4 Roof Framing Plan

Scope of Work: A 289 sf single story addition to include a laundry room, study and 39 sf rear yard porch to existing two story home. A 198 sf interior remodel of kitchen and bathroom.

Legal Description: 5330-013-030  
Tract No. 7423 Lot 31

Occupancy: R3-U

Construction Type: V-B

Climate Zone: 9

No. of Stories: 2

Fire Sprinklers: No

Lot Area: 8351 sf

Exist. House: 3094 sf

Garage: 420 sf

Addition: 289 sf

Rear Porch Addition: 39 sf



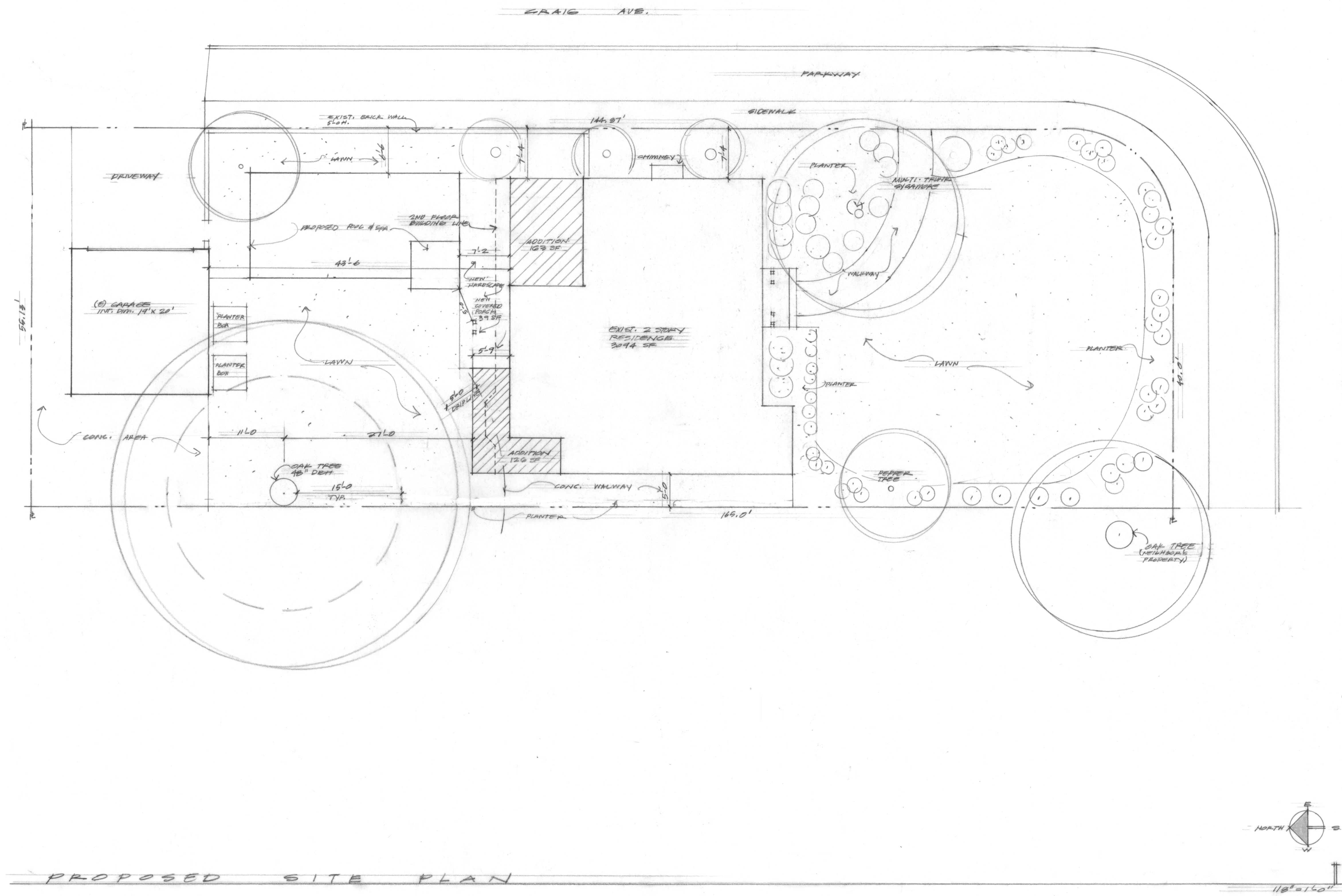
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VALDEZ RESIDENCE  
2133 SAN PASQUAL STREET  
PASADENA, CA

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| <b>DATE</b>      |
| <b>SCALE</b>     |
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TRACY MUDIE ARCHITECT  
 736 LYNNHAVEN LANE  
 LA CANADA, CA 91011  
 818-281-9606

VALDEZ RESIDENCE  
 2133 SAN PASQUAL ST.  
 PASADENA, CA

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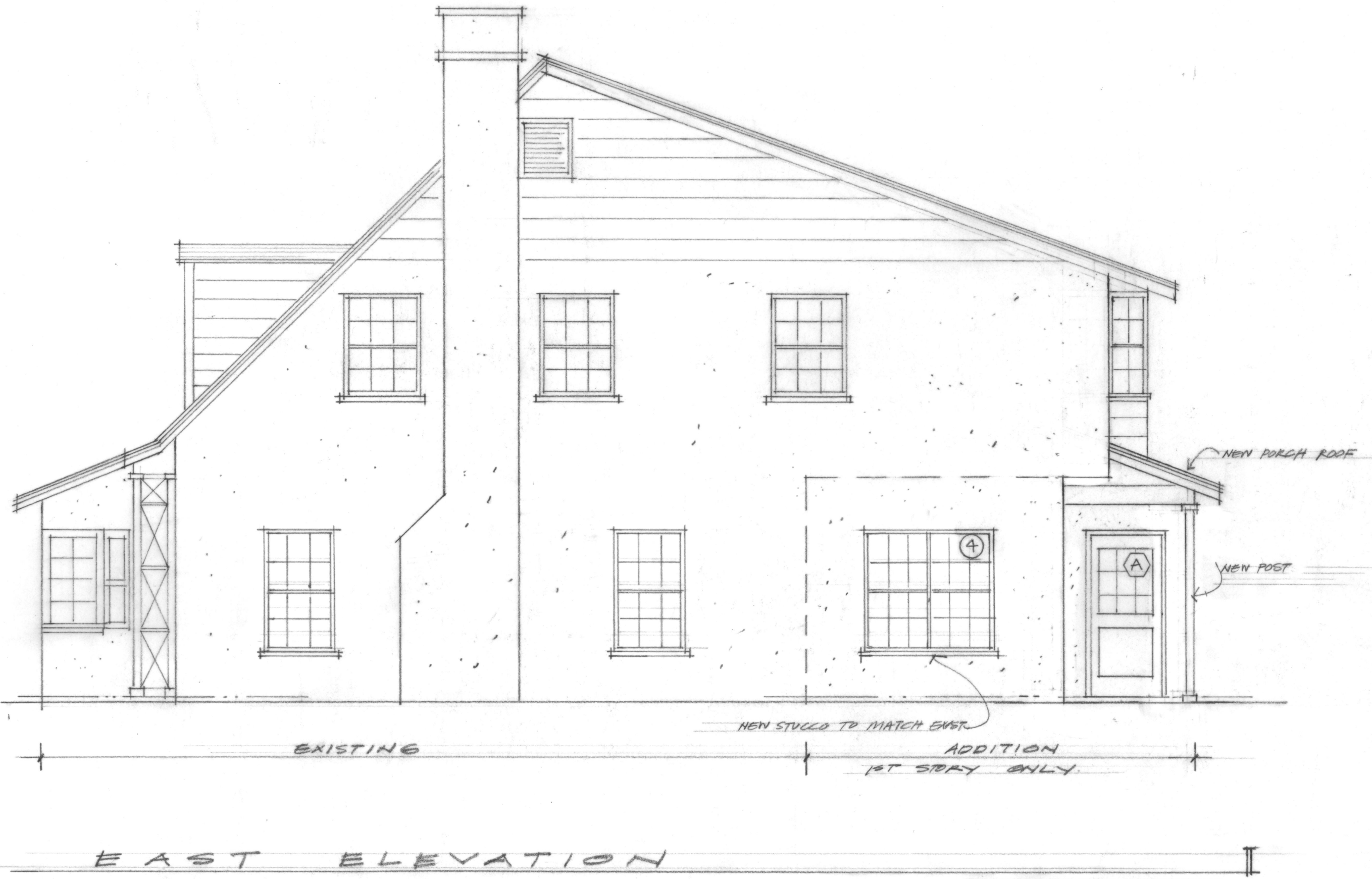




| WINDOW SCHEDULE |               |                       |  |                         |
|-----------------|---------------|-----------------------|--|-------------------------|
| Ø               | SIZE<br>W X H | OPERATION<br>MATERIAL | NOTES  | GLAZING                 |
| 1               | 3'-0" X 3'-0" | DBL. HUNG<br>WOOD     | DUAL GLAZE<br>TRUE DIVIDED LITE                      | DAL. W/1<br>PANEL TEMP. |
| 2               | 2'-6" X 4'-0" | "                     | "  | "                       |
| 3               | 5'-4" X 4'-0" | "                     | "  | "                       |
| 4               | 5'-0" X 5'-0" | DBL. HUNG<br>WOOD     | 2'-2'-6" WINDOWS<br>DUAL GLAZE<br>TOL. TEMP. GLAZING | ✓                       |

- NOTES:
1. BED ROOM WINDOW MIN. REQ. 5.7 SF OF OPERABLE AREA, HT. 24" WIDTH 20"
  2. GLAZING AREAS SHALL HAVE A U-FACTOR OF .8 & AN SHGC OF .45 OR BETTER
  3. EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS W/ MIN. ONE TEMPERED PANE, OR MIN. 20 MIN. RATED OR COMPLIES W/ 5FM 7A-2.
  4. EXT. DOORS TO BE SOLID CORE WOOD W/ STILES & RAILS NOT LESS THAN 1 3/4" THK. W/ INT. PANEL THICKNESS NOT LESS 1 1/4" THK. OR 20 MIN. RATED OR COMPLIES W/ 5FM 12-7A-1.

| DOOR SCHEDULE |                |   |                             |
|---------------|----------------|---|-----------------------------|
| Ø             | SIZE<br>W X H  | OPERATION<br>MATERIAL                     | NOTES                       |
| A             | 3'-0" X 6'-8"  | GLAZED TP PANEL<br>WOOD                   | TOL. TEMPERED<br>D.G.       |
| B             | 5'-0" X 6'-8"  | FRENCH DOOR<br>W/ 2 FIX. SIDE LITES, WOOD | TOL. TEMPERED<br>DUAL GLAZE |
| C             | 10'-0" X 6'-8" | FRENCH DOOR W/ 2<br>FIX. SIDE LITES, WOOD | TOL. TEMPERED<br>DUAL GLAZE |
| D             | 2'-8" X 6'-8"  | PARTIAL DOOR<br>SOLID WOOD                |                             |
| E             | 2'-4" X 6'-8"  | SOLID WOOD                                |                             |
| F             | 2'-6" X 6'-8"  | SOLID WOOD                                |                             |
| G             | 2'-0" X 6'-8"  | SOLID WOOD                                |                             |
| H             | 3'-0" X 6'-8"  | SOLID WOOD                                |                             |



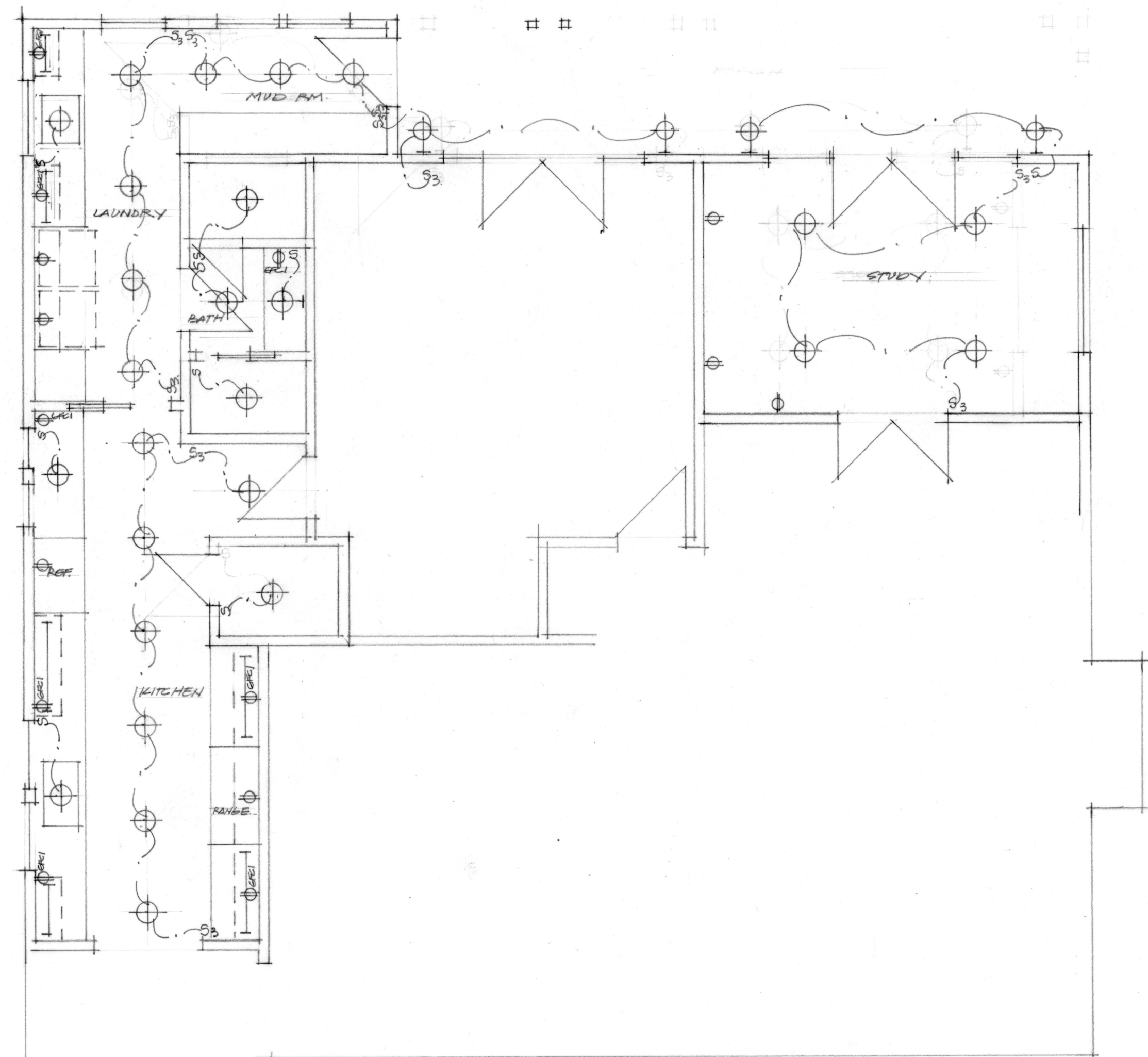
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TRACY MUDIE ARCHITECT  
736 LYNNHAVEN LANE  
LA CANADA, CA 91011  
818-281-9606

VALDEZ RESIDENCE  
2133 SAN PASQUAL ST.  
PASADENA, CA

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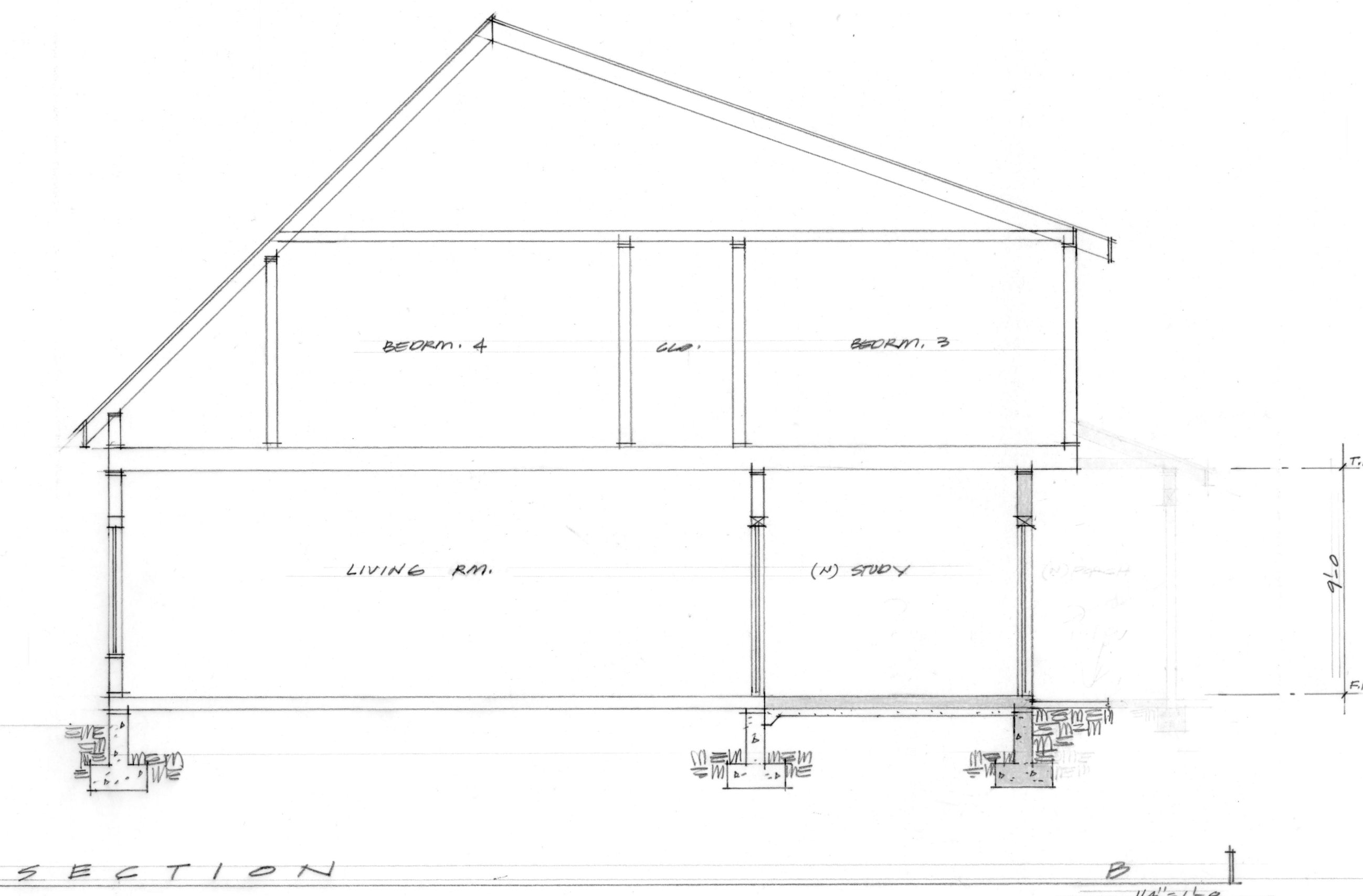
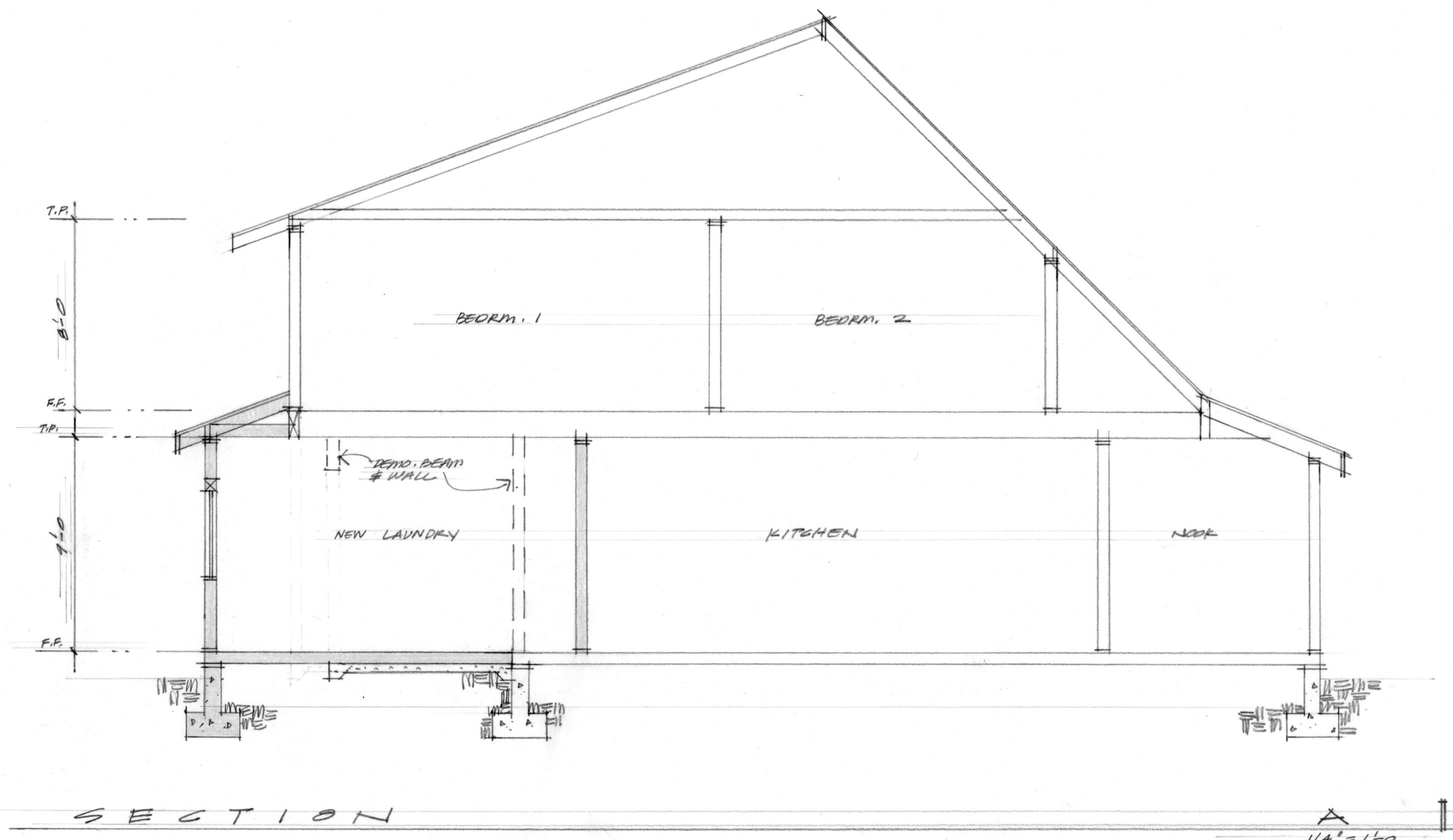




- NOTES:
1. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TO BE PROVIDED & INSTALLED IN READILY ACCESSIBLE LOCATION.
  2. ARC FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE DRANKIN CIRCUIT.
  3. TRIPPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 2012 ALL NON-LIVING TYPE 12 VOLT, 15- & 20-AMPERE RECEPTACLES SHALL BE LISTED TRIPPER-RESISTANT RECEPTACLES.
  4. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FT. CANDLE.

| LEGEND |                          |
|--------|--------------------------|
|        | RECESSED FIXTURE         |
|        | WALL SURFACE MOUNT       |
|        | UNDERCABINET FLUORESCENT |
|        | SWITCH                   |
|        | TWO WAY SWITCH           |
|        | OUTLET                   |

ELECTRICAL PLAN



TRACY MUDIE ARCHITECT  
736 LYNNHAVEN LANE  
LA CANADA, CA 91011  
818-281-9606

VALDEZ RESIDENCE  
2133 SAN PASQUAL ST.  
PASADENA, CA

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## PROJECT SUMMARY

**PROJECT NUMBER**  
PRJ2023-002993-(5)

**HEARING DATE**  
July 16, 2024

**REQUESTED ENTITLEMENT(S)**  
Yard Modification No. RPPL2023006061

**OWNER / APPLICANT**  
Sheryl and Manuel Valdez

**MAP/EXHIBIT DATE**  
February 15, 2023

### PROJECT OVERVIEW

This Project is an application for a Yard Modification to allow a 7.33-foot corner side yard setback in lieu of the required 10-foot setback in the R-1 (Single-Family Residence) Zone related to additions to an existing single-family residence ("SFR"). The site consists of a two-story 3,094 square foot SFR with a detached two-car garage. The requested side yard modification will allow the construction of a portion of the proposed Project which encroached on the side yard setback, involving a 163-square-foot addition.

The associated ministerial Site Plan Review ("SPR") No. RPPL2023004390 involves the above 163-square-foot addition, as well as other work outside a setback including another 126-square-foot addition, a 39-square-foot covered porch, and a new pool and spa. The SFR was originally built in 1935, and most recently expanded to its current extent by SPR RPPL2022002995, approved on November 1, 2022.

**LOCATION**  
2133 San Pasqual Street, San Pasqual

**ACCESS**  
San Pasqual Street

**ASSESSORS PARCEL NUMBER(S)**  
5330-013-030

**SITE AREA**  
0.19 acre (8,350 square feet)

**GENERAL PLAN / LOCAL PLAN**  
General Plan

**ZONED DISTRICT**  
San Pasqual

**PLANNING AREA**  
West San Gabriel Valley

**LAND USE DESIGNATION**  
H9 (Residential 9 - 0 to 9 dwelling units per net acre)

**ZONE**  
R-1 (Single-Family Residence)

**PROPOSED UNITS**  
N/A

**MAX DENSITY/UNITS**  
N/A

**COMMUNITY STANDARDS DISTRICT**  
N/A

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities  
Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

### KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.196.030 (Yard Modifications Findings and Decision)
  - Section 22.18.040 (Development Standards for Residential Zones)

### CASE PLANNER:

Sean Donnelly

### PHONE NUMBER:

(213) 893-7024

### E-MAIL ADDRESS:

sdonnelly@planning.lacounty.gov

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-002993-(5)  
YARD MODIFICATION NO. RPPL2023006061**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Yard Modification No. **RPPL2023006061** on June 25, 2024.

2. **HEARING PROCEEDINGS.** *Reserved*

3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Sheryl and Manuel Valdez ("Permittee"), requests the Yard Modification to authorize the reduction of the required corner side yard setback from 10 feet to 7.33 feet (“Project”) on a property located at 2133 San Pasqual Street in the unincorporated community of San Pasqual ("Project Site") in the R-1 (Single-Family Residence) Zone pursuant to Los Angeles County Code ("County Code") Section 22.110.190 (Modifications Authorized).

4. **PREVIOUS ENTITLEMENT(S).**

| <b>CASE NO.</b> | <b>REQUEST</b>  | <b>DATE OF ACTION</b>     |
|-----------------|---|---------------------------|
| RPPL2023006060  | Related administrative Oak Tree Permit (“OTP”) request.   | Currently Open.           |
| RPPL2023004390  | Related Site Plan Review (“SPR”) for additions to the SFR | Currently Open.           |
| RPPL2022002990  | OTP related to SPR RPPL2022002995.                        | Approved October 31, 2022 |
| RPPL2022002995  | SPR for a proposed 210-square-foot addition.              | Approved November 1, 2022 |
| RPPL2016003346  | SPR for the remodel of the subject SFR.                   | Approved October 17, 2016 |

5. **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.

6. **ZONING.** The Project Site is located in the San Pasqual Zoned District and is currently zoned R-1 (Single-Family Residence) Zone. Pursuant to County Code Section 22.110.190 (Modifications Authorized) a Yard Modification is required to reduce the required corner side yard setback.



## 7. SURROUNDING LAND USES AND ZONING

| LOCATION | GENERAL PLAN<br>LAND USE<br>POLICY | ZONING                     | EXISTING USES |
|----------|------------------------------------|----------------------------|---------------|
| NORTH    | H9                                 | R-1                        | SFRs          |
| EAST     | H9                                 | R-1                        | SFRs          |
| SOUTH    | H9, City of San<br>Marino          | R-1, City of San<br>Marino | SFRs          |
| WEST     | H9                                 | R-1                        | SFRs          |

## 8. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is 8,350 square feet in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with the subject single-family residence (“SFR”).

### B. Site Access

The Project Site is accessible via South Craig Street, a 33-foot-wide public street, to the south.

### C. Site Plan

The site consists of a two-story 3,094 square foot SFR with a detached two-car garage. The requested side yard modification will allow the construction of a 163-square-foot addition to the northeast corner of the existing SFR. Another 126-square-foot addition located outside the setback on the northwest side of the SFR is also proposed, along with a 39-square-foot covered porch, and a new pool and spa. The work is being proposed as a part of Site Plan Review RPPL2023004390.

## 9. CEQA DETERMINATION.

Prior to the public hearing on the Project, LA County Planning staff determined that the Project qualified for a Categorical Exemption (Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves relief from the required corner yard setback for the continued maintenance of an existing SFR with a reduced corner yard setback of 7.33 feet from 10 feet required. The Project includes an extension of the reduced corner side yard setback for a proposed addition of approximately of approximately 163 square feet encroaching on the setback, with 328 square feet of total additional floor space proposed, which is within the typical limit of a 2,500 square feet increase allowed under Class 1 exemptions.

No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations:

- a) Cumulative Impacts: The Project consists of a Yard Modification to allow the encroachment of a part of the proposed addition into the corner side yard setback associated minor physical expansion consisting of the addition of approximately



328 square feet of additional floor space, which is within the typical limit of a 2,500 square feet, and less than a 50 percent increase of the existing floor space.

- b) “Unusual Circumstances” or Significant Effects: The Project involves relief from the required setback for the continued maintenance of an existing SFR with interior alterations along with the addition of approximately 328 square feet of additional floor space. The footprint of development including buildings, paved areas, graded areas, and landscaping is across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none exists.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’s (“DTSC’s”) EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by CADHS. Finally, the Project Site is not included in any Water Board’s list of solid waste disposal sites, list of “active” orders where necessary actions have not yet been completed (known as Cease and Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

- 10. COMMUNITY OUTREACH.** Staff is not aware of any community outreach efforts as of the drafting of these findings.

11. **PUBLIC COMMENTS.** Staff has not received any public comments as of the drafting of these findings.
12. **AGENCY RECOMMENDATIONS.** The Project involves an existing SFR with minor additions. Therefore, review by other County Departments is not necessary.
13. **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 June 6, 2024, a total of 318 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 three notices to those on the courtesy mailing list for the San Pasqual Zoned District and to any additional interested parties.

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

14. **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 designation is intended for single-family residences with a maximum residential density of nine dwelling units per net acre. This Project is a request for a yard modification to allow the construction of an addition to an existing SFR. The Hearing Officer further finds that the Project enhances the current SFR use by creating more habitable space, thereby meeting the changing needs of the residents.
15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, including:
  - a. *Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.*
  - b. *Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites*
  - c. *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*

The Project involves modifying the corner side yard setback requirement of 10 feet to 7.33 feet to allow for the addition to an existing SFR to meet the current needs of the residents. The corner side yard setback already has a reduced setback of 7.33 feet and the associated addition would continue the line of the building along this existing encroachment. The Project Site is located in an urban area and the Project promotes redevelopment of an existing community and is compatible with the existing property.

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

13. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1 zoning classification. While the Project is a request for a yard modification to allow for additions to the existing SFR, the existing SFR is permitted in such zone pu

rsuant 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).

14. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.18.040.C (Development Standards for Residential Zones, Required Yards), except for the required corner side yard setback of 10 feet. While the Project is a request for a yard modification, the existing corner side yard setback is 7.33 feet as measured from the side property line to the residence.
15. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040.D (Development Standards for Residential Zones, Maximum Height). While the Project is a request for a yard modification, the proposed total height is 26.17 feet tall, which complies with the maximum allowed height of 35 feet.
16. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). While the Project is a request for a yard modification to allow the construction of additions to an existing SFR, two covered parking spaces are provided in the SFR's detached garage.

#### **YARD MODIFICATION FINDINGS**

17. **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 Project Site is currently developed with an SFR constructed in 1935 and most recently expanded in 2022 with required LA County Planning approvals. The Project will maintain the neighborhood's existing residential character and will not affect the land uses of the surrounding properties. It would be impractical to enforce the current side yard setback requirement of 10 feet because the existing house already encroaches into the setback, and the associated proposed addition continues along the same line. To move the house completely out of the setback would require the demolition of the entire structure constructed with required building permits.

**The Hearing Officer finds that the proposed structure is similar to the setbacks of other legally built structures on adjacent or neighboring properties.** The Project Site is currently developed with an SFR constructed in 1935 and most recently expanded in 2022 with LA County Planning approvals. The Project will maintain the neighborhood's existing residential character and will not affect the land uses of the surrounding properties. The land uses of the surrounding properties will not be affected by the Project. The Project will maintain the existing residential character of the neighborhood. Four other residences within 500 feet of the Project Site have a similar side yard setback:

- A. 2036 San Pasqual Street (approximately 6-foot corner side setback)  
Assessor's Parcel Number ("APN") 5329-010-001
- B. 2037 San Pasqual Street (approximately 4-foot corner side setback)  
APN 5330-016-005

- C. 362 South Craig Avenue (approximately 5-foot corner side setback)  
APN 5330-012-001
- D. 367 South Oak Avenue (approximately 8-foot corner side setback)  
APN 5330-016-016

- 18. The Hearing Officer finds that the use, development of land, and application of development standards is in compliance with all applicable provisions of Title 22.** While the Project is a request for a yard modification, the SFR is existing and is adequate in size and shape to accommodate all other development standards required by County Code. The Project proposes the modification of the corner side yard setback to accommodate addition to an existing SFR.
- 19. The Hearing Officer finds that 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 Project Site and subject SFR are adequately served East Craig Street to the east, a 33-foot-wide public street. Off-street parking is provided in the existing garage and the proposed Yard Modification will not increase parking requirements. The Project will not add foreseen traffic as it will permit the renovation of and addition to an existing SFR without increasing the density or changing the use. While the addition would be visible from the right-of-way, it is in-line with the existing wall of the house and is located more than 50 feet away from the nearest driveway. Therefore, there is no impact to existing sight lines or the public right-of-way. The proposed Yard Modification will allow for the expansion of the SFR's habitable space.
- 20. The Hearing Officer finds that the use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.** While the Project is a request for a yard modification, the Project meets the design and building material requirements of the R-1 Zone. The land uses of the surrounding properties will not be affected by the Project. The proposed additions are in a similar style to the existing SFR and are designed to match the character of surrounding development. The additions do not change the character of the neighborhood, which is primarily other single-family residences. The Project will maintain the neighborhood's existing residential character and will not affect the land uses of the surrounding properties.

## **ENVIRONMENTAL FINDINGS**

- 16. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 and 15305 (Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations categorical exemptions).** The Project involves relief from the required corner yard setback for the continued maintenance of an existing SFR with a proposed addition of approximately of approximately 163 square feet encroaching on the setback, with 328 square feet of

tot No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations. No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations: a) Cumulative Impacts: The Project involves minor physical expansion consisting of the addition of approximately 328 square feet of additional floor space, which is within the typical limit of a 2,500 square feet, and less than a 50 percent increase of the existing floor space. b) "Unusual Circumstances" or Significant Effects: The Project involves relief from the required setback for the continued maintenance of an existing SFR with interior alterations along with the addition of approximately 328 square feet of additional floor space. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed. c) Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway. d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to DTSC's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. Finally, the project site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders). e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated.

### **ADMINISTRATIVE FINDINGS**

- 17. 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. 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.
- B. The proposed structure is similar to the setbacks of other legally built structures on adjacent or neighboring properties.
- C. The use, development of land, and application of development standards is in compliance with all applicable provisions of Title 22 of the County Code.
- D. 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.
- E. 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 section 15301 (Class 1, Existing Facilities categorical exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption –); and
- 2. Approves **YARD MODIFICATION NO. RPPL2023006061**, subject to the attached conditions.

**ACTION DATE:**

MRB:SD

7/4/2024

c: Hearing Officer, Zoning Enforcement, Building and Safety



**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-002993-(5)  
YARD MODIFICATION NO. RPPL2023006061**

**PROJECT DESCRIPTION**

The project is a request for a Yard Modification to reduce the required corner side yard setback from 10 feet to 7.33 feet to allow an addition to an existing single-family residence in the R-1 (Single-Family Residence) Zone, pursuant to Los Angeles County Code ("County Code") Section 22.110.190 (Modifications Authorized) subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. 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. 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 that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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.
4. 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.

5. 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.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, 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.
7. This grant shall expire unless used within two (2) years from the date of final approval of the 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.
8. 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 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 **\$882.00**, 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 **two (2)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 \$441.00 per inspection, or the current recovery cost

established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. 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 Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 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").
13. 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 September 18, 2024.**
14. 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**

15. This grant shall authorize a Yard Modification for the reduction of the side yard setback as shown on Exhibit "A."
16. The existing residence shall maintain all other required setbacks.
17. The existing residence shall conform to all other R-1 standards within Title 22 of the County Code.

# YARD MODIFICATION STATEMENT OF FINDINGS

Pursuant to County Code Section [22.196.030](#): Findings and Decision, the applicant shall substantiate the following facts:

(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.

Compliance with the 10'-0" sideyard setback line is not impacted by site conditions or topographic features. It is a flat site, so the 7'-4" setback is practical and is also the setback of the existing home.

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

The proposed 7'-4" sideyard setback is similar to other setbacks in the neighborhood. Many corner properties have sideyard setbacks less than 10'-0". See neighborhood photos provided.

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

The zoning code requires a 10'-0" setback. We are requesting the setback to be reduced to 7'-4" to match the existing house setback.



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 7'-4" Setback is arranged to ensure safety, general welfare and is in conformity with good zoning practice. It is not impacting pedestrian, bike or motor vehicle traffic or anything else listed in B.4 as the development is within the property lines.

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

The proposed 7'-4" setback provides enough width for fire department access, which requires a 5'-0" setback, therefore the development is functional.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** July 16, 2024  
**PROJECT NUMBER:** PRJ2023-002993-(5)  
**PERMIT NUMBER(S):** Yard Modification RPPL2023006061  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** 2133 San Pasqual Street, San Pasqual  
**OWNER:** Sheryl and Manuel Valdez  
**APPLICANT:** Sheryl and Manuel Valdez  
**CASE PLANNER:** Sean Donnelly, Senior Planner  
 sdonnelly@planning.lacounty.gov

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Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) categorical exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves relief from the required corner yard setback for the continued maintenance of an existing SFR with a reduced corner yard setback of 7.33 feet from 10 feet required. The Project includes an extension of the reduced corner side yard setback for a proposed addition of approximately of approximately 163 square feet encroaching on the setback, with 328 square feet of total additional floor space proposed, which is within the typical limit of a 2,500 square feet increase allowed under Class 1 exemptions.

No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations:

- a) **Cumulative Impacts:** The Project consists of a Yard Modification to allow the encroachment of a part of the proposed addition into the corner side yard setback associated minor physical expansion consisting of the addition of approximately 328 square feet of additional floor space, which is within the typical limit of a 2,500 square feet, and less than a 50 percent increase of the existing floor space.
- b) **"Unusual Circumstances" or Significant Effects:** The Project involves relief from the required setback for the continued maintenance of an existing SFR with interior



alterations along with the addition of approximately 328 square feet of additional floor space. The footprint of development including buildings, paved areas, graded areas, and landscaping is across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none exists.

- c) Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's ("DTSC's") EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by CADHS. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease and Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

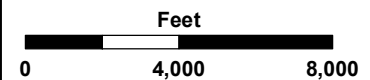
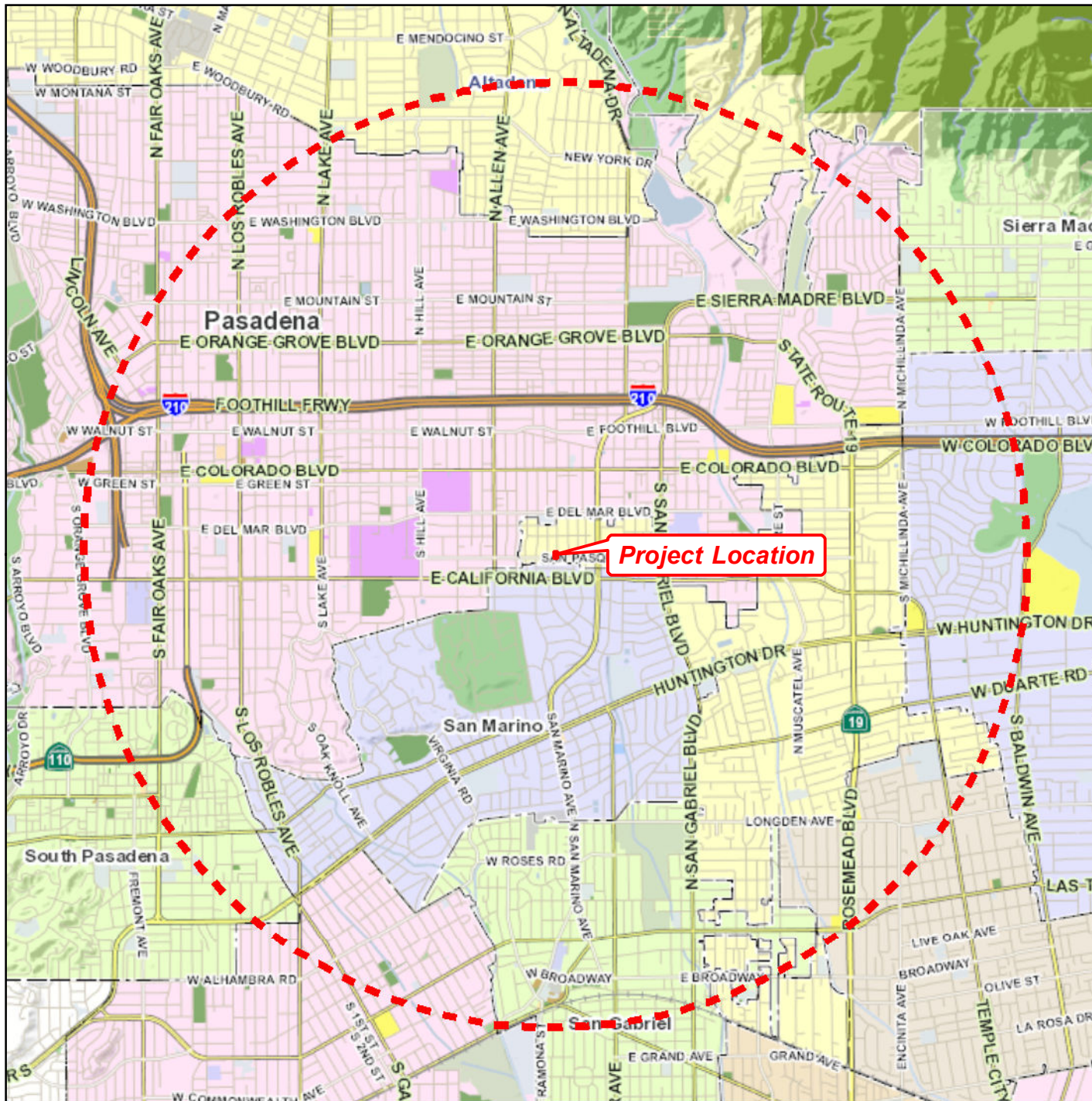
The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-002993

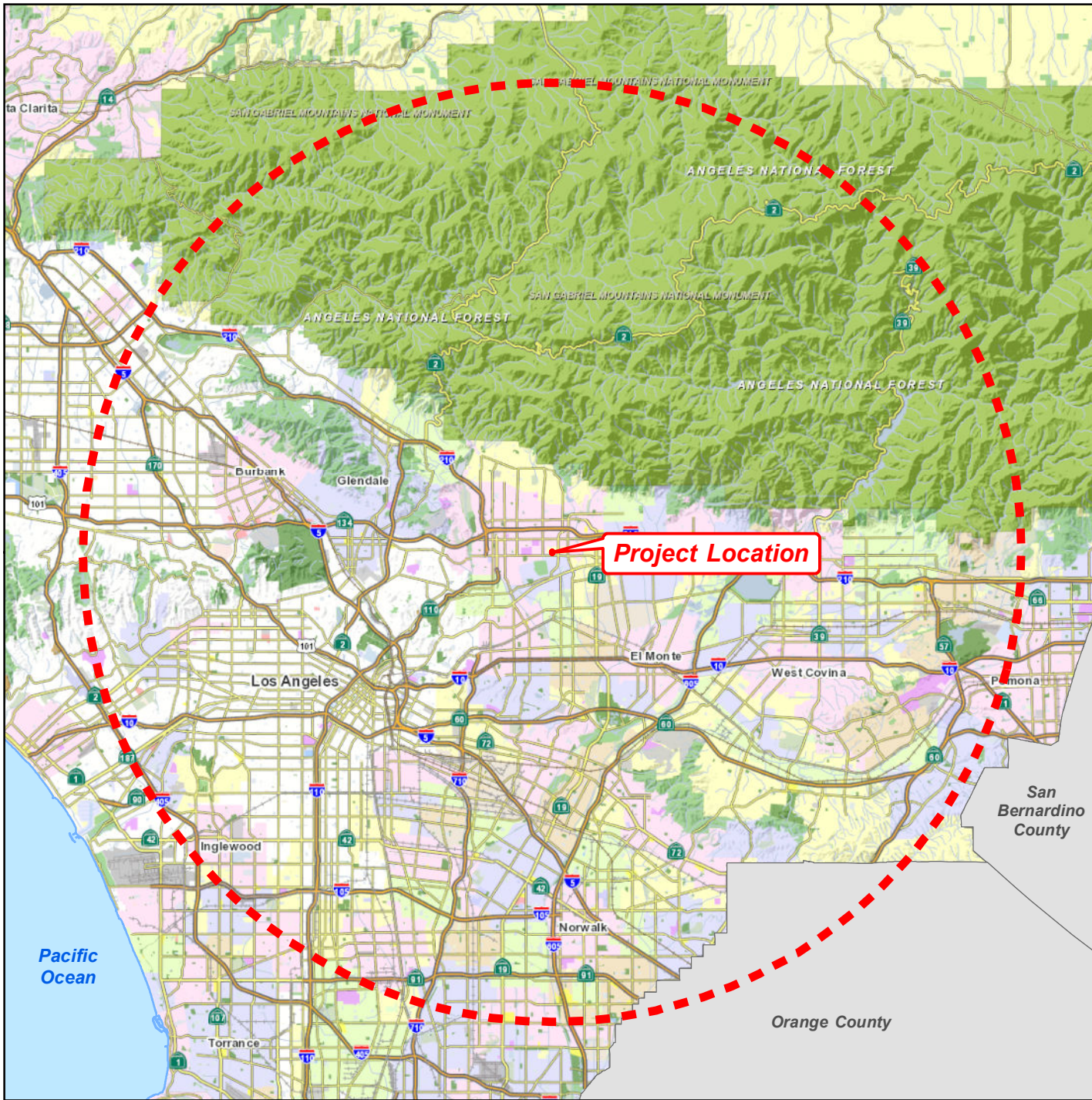
YARD MOD RPPL2023006061



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. PRJ2023-002993  
YARD MOD RPPL2023006061



**LA COUNTY  
PLANNING**

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





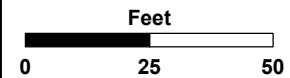
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-002993

YARD MOD RPPL2023006061

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023



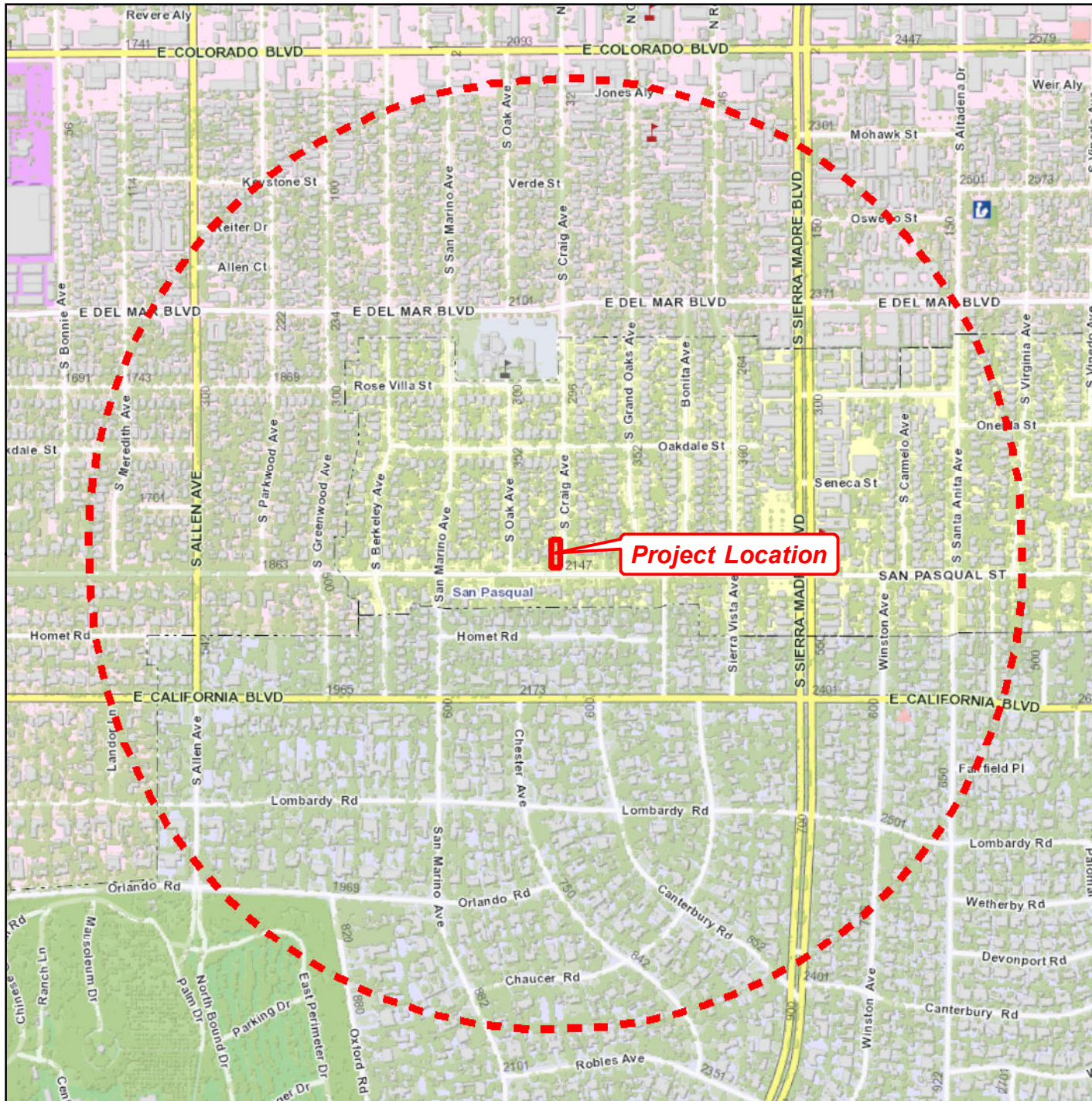
LA COUNTY  
PLANNING

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



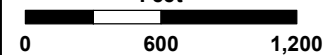
**LOCATOR MAP**  
PROJECT NO. PRJ2023-002993  
YARD MOD RPPL2023006061

**YARD MOD RPPL2023006061**



### Project Location

Feet

LA COUNTY  
PLANNING

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

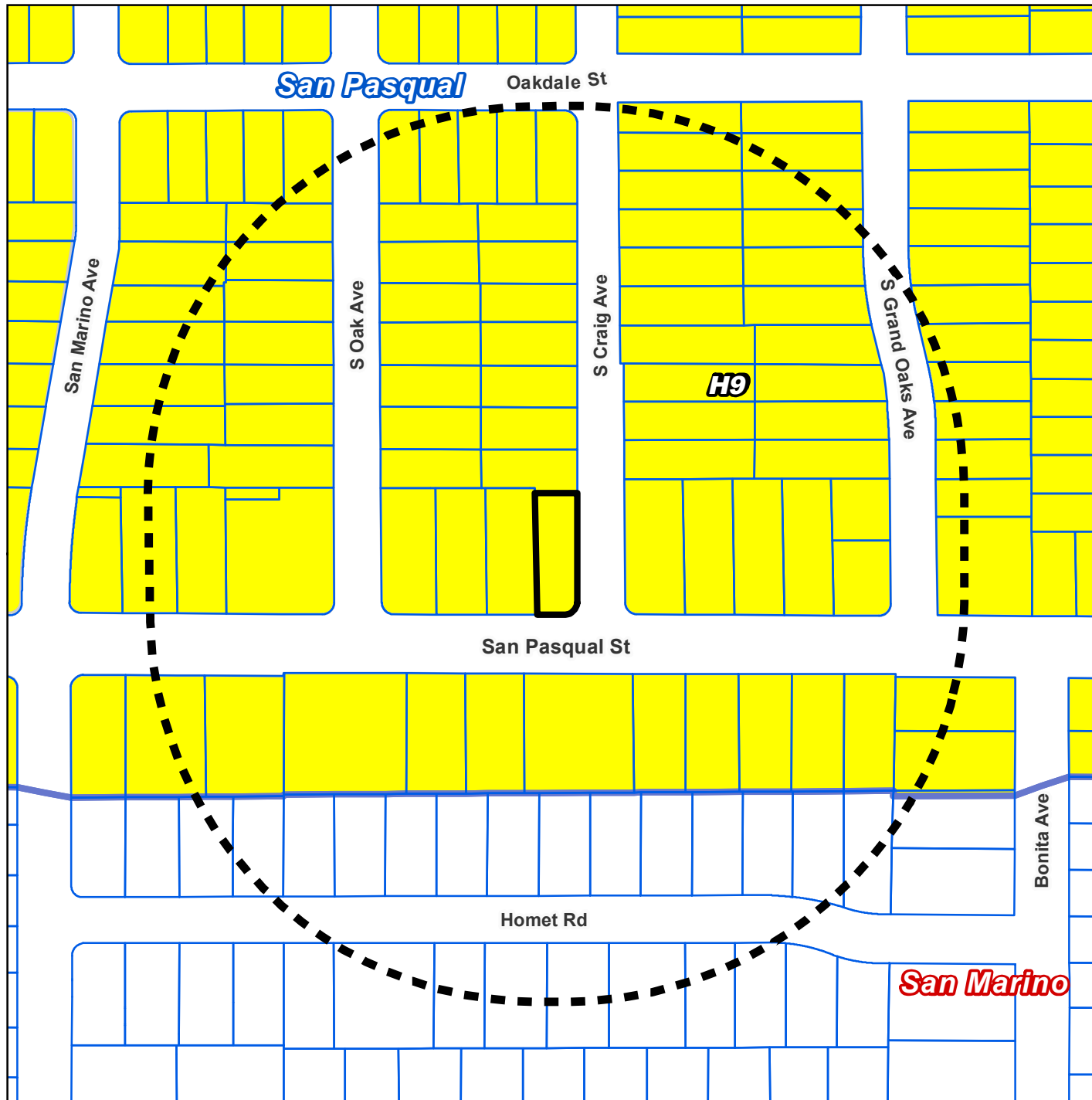
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002993

YARD MOD RPPL2023006061

 H9 - Residential 9



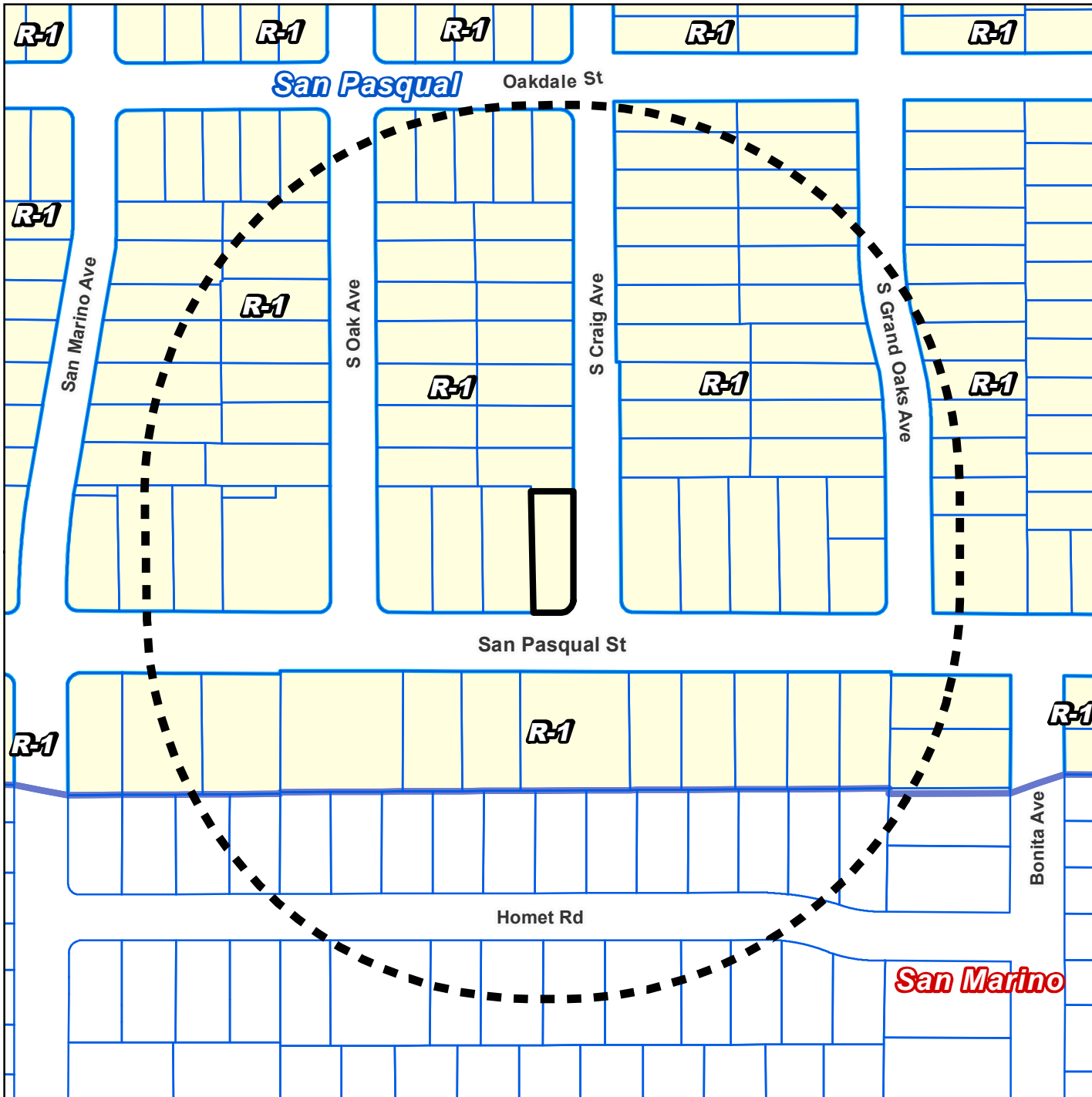
Feet  
0 150 300



LA COUNTY  
PLANNING

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





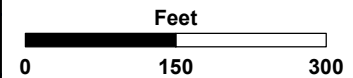
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002993

YARD MOD RPPL2023006061

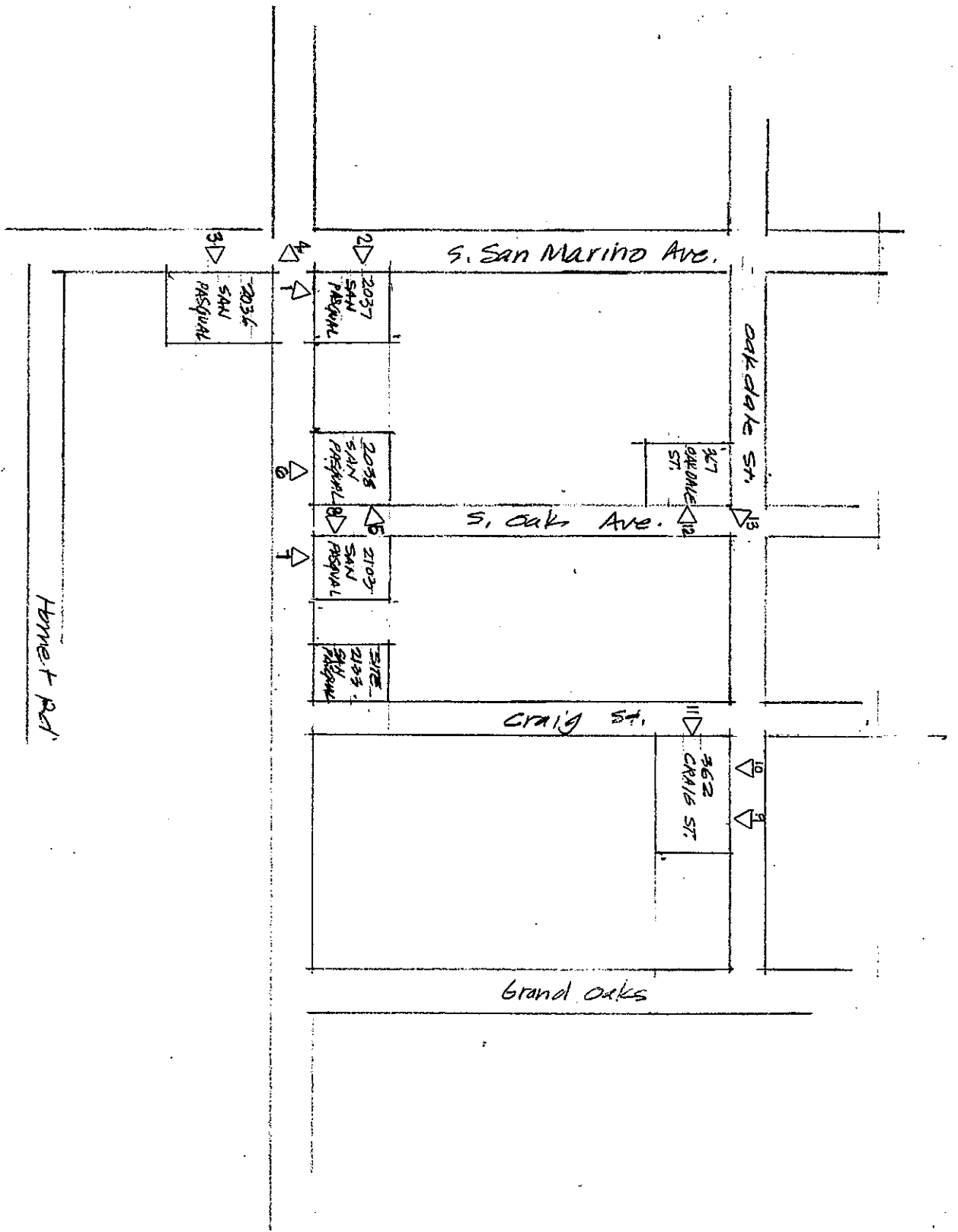
 R-1 - Single-Family Residence



LA COUNTY  
PLANNING

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

PHOTO KEY - SIMILAR YARDS & SETBACKS

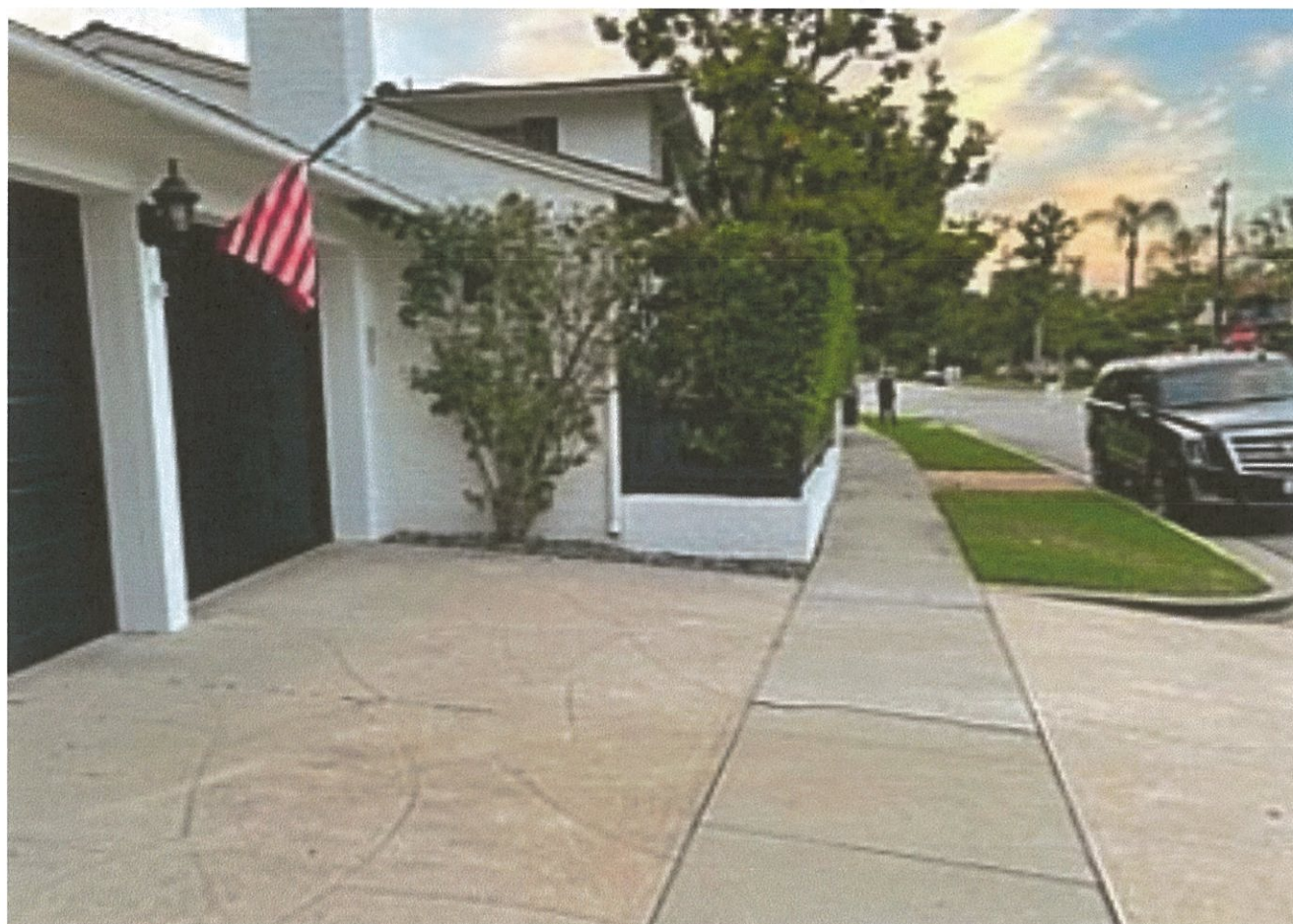






2037 SAN PASQUAL ST. . FRONT YD. VIEW .

1.



2037 SAN PASQUAL ST. . SIDEYARD - 5 FT. ± TO SIDEWALK 2.





2036 SAN PASQUAL ST. - SIDEYARD VIEW SLO TO SIDEWALK 3.



2036 SAN PASQUAL ST. - FRONT YD. VIEW

4.





2038 SAN PASQUAL ST. - SIDE YD. VIEW 4'-5' TO SIDEWALK 5.



2038 SAN PASQUAL ST. - FRONT YD. VIEW

6.





2103 SAN PASQUAL ST. - FRONT YD. VIEW

7.



2103 SAN PASQUAL ST. - SIDE YD. VIEW 5'-6' TO SIDEWALK

8.





362 CRAIG ST. - SIDEYD VIEW - 5'± TO SIDEWALK 9.



362 CRAIG ST. - SIDEYD VIEW - 5'± TO SIDEWALK 10.



362 CRAIG ST. - FRONT YD. VIEW 11.





367 OAKDALE ST. - SIDEVD. VIEW - 5'-6"± TO SIDEWALK

12.



367 OAKDALE ST. - FRONT & SIDEVD. VIEW

13.

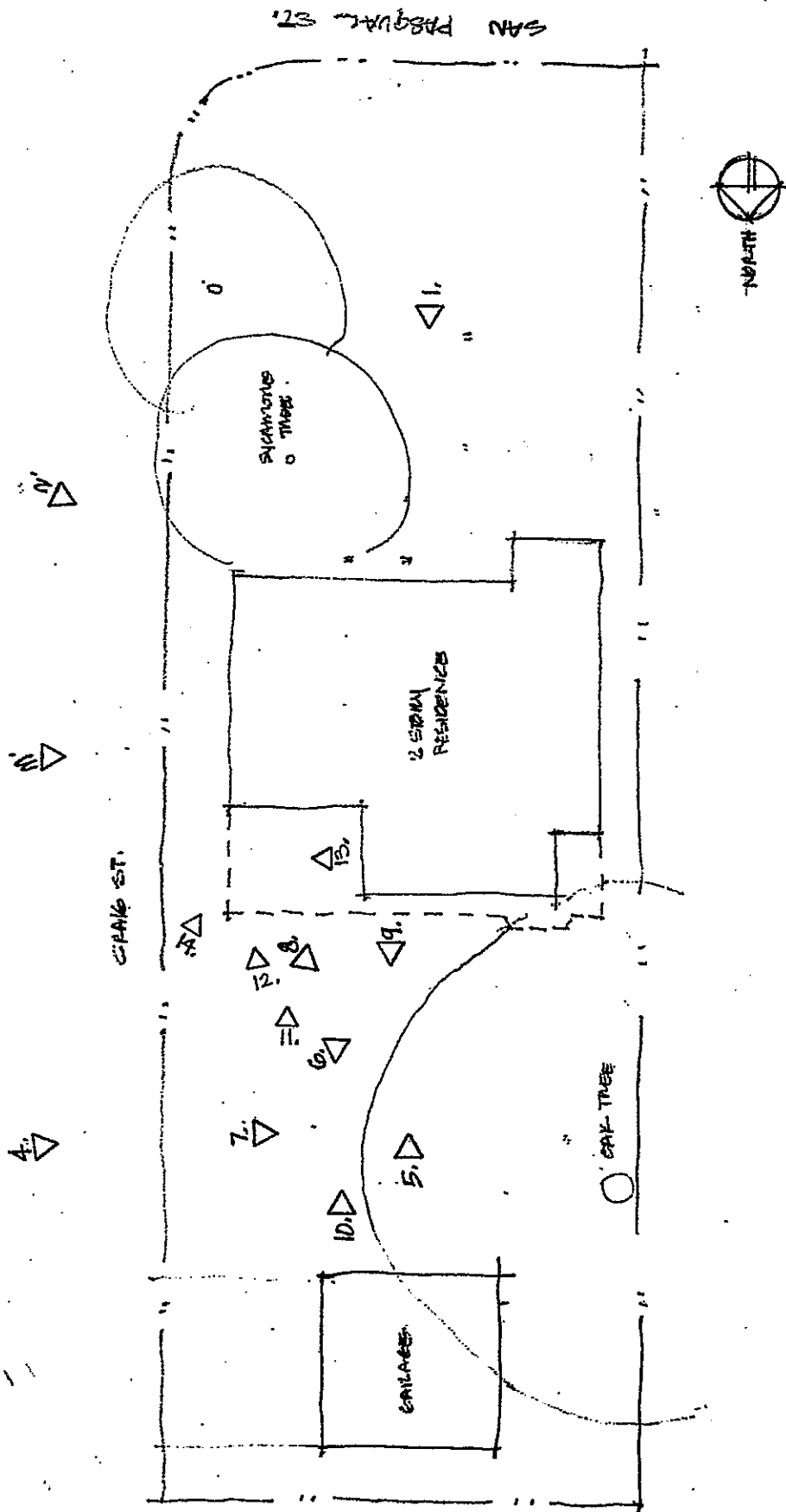


PHOTO KEY 2133 SAN PASQUALE ST.





SOUTH ELEV. - FRONT YARD

1.



EAST ELEV. • SIDEYARD

2.





EAST ELEVATION FROM CRANO ST.

3.



EAST ELEV. LOOKING @ REARYARD WITH OAK TREE

4.





NORTH ELEVATION @ REAR YARD

5.



NORTH ELEVATION LOOKING WEST

6.





LOOKING WEST @ OAK TREE IN REAR YARD

7.



LOOKING NORTH @ OAK TREE

8.





LOOKING NORTH TO DETACHED GARAGE

9.



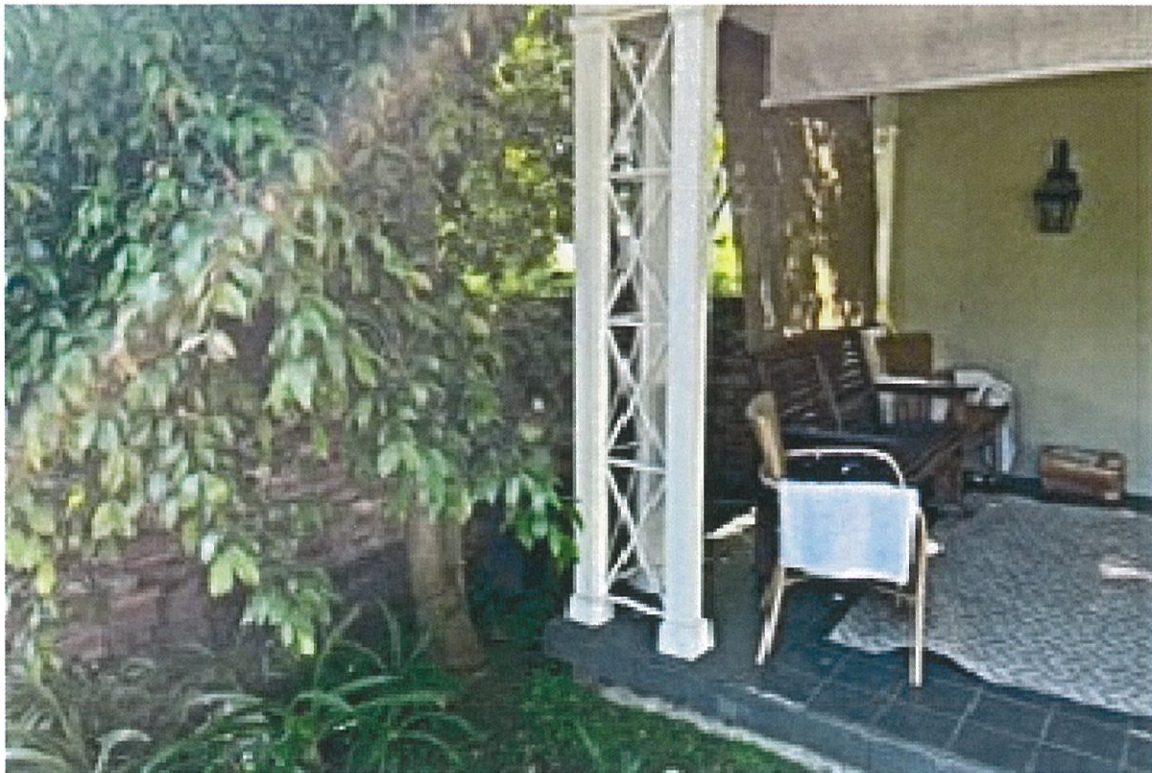
VEN SOUTH OF NORTH ELEVATION

10.





NORTH ELEV. IN REARYARD - PROPOSE INFILL OF EXIST. PATIO 11.



PROPOSE 163 SF ADDITION @ EXIST. PATIO - SHOWS 7'-4" SETBACK AT SIDEYARD 12.





PROPOSED AREA TO BE ENCLOSED (163 SF ADDITION)

13.





PROPOSED WALL TO BE INFILLED @ 7'-4" EXISTING SETBACK 14.