

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 21, 2026

HEARING DATE: June 2, 2026 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2025-002781-(5)

PERMIT NUMBER(S): Minor Conditional Use Permit (“MCUP”) No.
RPPL2025002684

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2954 Zane Grey Terrace, Altadena

OWNER: Jon A. Morse

APPLICANT: Daniel Gabay

CASE PLANNER: Daniel Alcayaga, AICP, Contract Planner
dalcayaga@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 PRJ2025-002781-(5), Minor Conditional Use Permit No. RPPL2025002684, 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 MINOR CONDITIONAL USE PERMIT NUMBER RPPL2025002684 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Minor Conditional Use Permit (“MCUP”) to authorize the reduction of the required interior side yard setback required by the Altadena Community Standards District (“CSD”) to accommodate an existing unpermitted trellis accessory to an existing single-family residence (“SFR”), pursuant to County Code Section 22.320.090.F (Modification of Development Standards), in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) Zone.

B. Project

The Project is a request to authorize the reduction of the interior side yard setback required in the CSD from the required 12 feet one inch to five feet seven inches to accommodate an existing 321-square-foot unpermitted trellis, attached to the rear of an existing SFR. Pursuant to County Code Section 22.320.090.D.1.a (Zone Specific Development Standards, Zone R-1, Yard Requirements), the CSD requires that interior side yards, on parcels larger than 20,000 square feet, be equal to 10 percent of the average lot width. The subject parcel is approximately 34,780 square feet with an average lot width of 121 feet, resulting in a required interior side yard setback of 12 feet one inch.

Due to the irregular shape of the subject property, the average lot width was determined using the midpoint method by measuring the width of the lot approximately halfway between the front and rear property lines. This measurement, together with the front property line dimension of approximately 117.81 feet, results in an average lot width of approximately 121 feet.

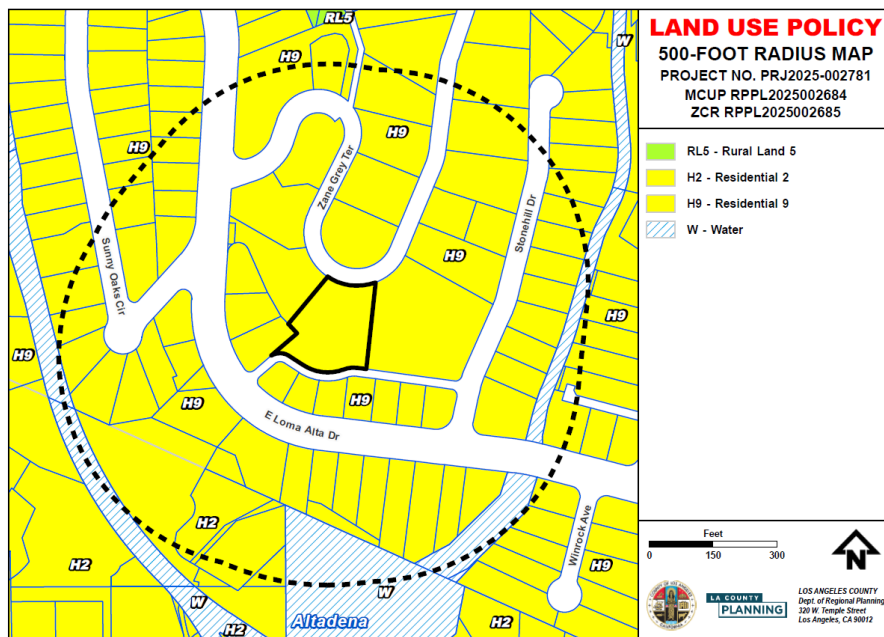
The subject property is developed with an existing 4,359 square-foot SFR with attached two-car garage. The residence was constructed and approved prior to adoption of the Altadena CSD side yard setback requirements and was legally established with an interior side yard setback of five feet, which defines the existing building line on the Project Site. The trellis was constructed in alignment with this established building line and is located at the rear of the SFR. The location of the trellis will be approved under separate permit, Zoning Conformance Review (“ZCR”) RPPL2025002685.

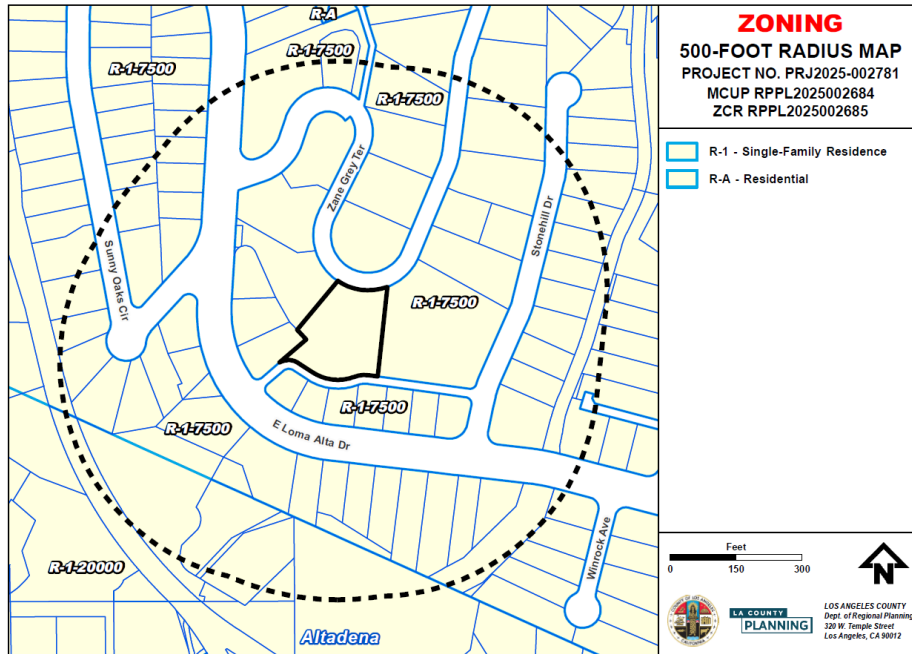
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	WEST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units per Net Acre)	R-1-7,500	SFR

NORTH	H9	R-1-7500	SFRs
EAST	H9, W (Water)	R-1-7500	SFRs and Flood control facility
SOUTH	H9, H2 (Residential 2- 0-2 Dwelling Units per Net Acre), W	R-1-7500, R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area)	SFRs and Flood control facility
WEST	H-9, W	R-1-7,500	SFRs and Flood control facility





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 42	Zone 1 (Single-Family Residence)	September 6, 1927
ZCO 5541	R-1-7,500	May 9, 1950

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan ("PP") PP42657-11468-55637	Second story over garage	January 28, 1993
PP42657-11468-55638	Rebuild fire destroyed residence	October 26, 1994

*Original built SFR constructed prior to requirements for site plan review by LA County Planning.

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the H9 land use category of the West San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan. This land use category is intended for SFRs, which is consistent with the existing use of the subject property, as it is developed with an SFR. The original residence was established prior to the adoption of the Altadena CSD in 1987 or early amendments therefrom. During permitted construction activity in 1993, the structure was damaged by fire, and the residence was subsequently rebuilt and completed in 1995 in substantially the same location and configuration as the pre-existing development. The Project is intended to legalize an existing accessory structure and will not change the primary use.

The surrounding properties to the north, south, east, and west are developed with SFRs, many of which reflect a similar design style, including accessory outdoor living areas. The trellis is located entirely above an existing level of the residence.

The requested MCUP would be a continuation of the existing residential use of the property consistent with its historic development pattern, without introducing land use conflicts or intensifying development on the site.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will result in minimal, if any, impacts to the surrounding neighborhood, as the trellis is existing and will not be altered. No physical changes will occur as part of this Project. The trellis is located at the rear of the SFR and has limited visibility from the public right-of-way. The Project will not obstruct public views, increase traffic, or create new privacy impacts beyond those associated with the existing residence. The trellis is consistent with established residential development and will not adversely affect neighboring properties.

C. Design Compatibility

While the current Altadena CSD requires a side yard setback equal to 10 percent of the average lot width (approximately 12.1 feet, based on an average lot width of 121 feet), this standard was adopted after the original SFR was established. The rebuilt structure completed in 1995 reflects the continuation of a legally established building footprint that predates the current CSD setback standards.

The existing trellis is located approximately five feet seven inches from the side property line, consistent with the placement of the SFR. The trellis does not further encroach into required setbacks beyond the existing structure, nor does it increase building mass or intensity. The trellis provides functional outdoor living space while maintaining compatibility with the site’s regulatory history. All other applicable zoning standards remain in compliance.

The trellis was designed to integrate with the existing SFR in terms of scale, materials, and architectural character.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area 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 22.320.090.F.4.a (Findings of Approval) 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

County staff recommends that the Project qualifies for a Categorical Exemption under Class 1 (Existing Facilities) pursuant to State CEQA Guidelines Sections 15301. 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 as consultation with other County Departments was not necessary for this project.

B. 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: Susan M. Tae
Susan M. Tae, 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

ABBREVIATIONS	
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AL	ALUMINUM
ANCH	ANCHOR
APPROX	APPROXIMATE
BLDG	BUILDING
BM	BEAM
CMU	CONCRETE MASONRY UNIT
CAB	CABINET
CEM	CEMENT
CJ	CONTROL JOINT
CA	COLUMN ABOVE
CB	COLUMN BELOW
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CONT	CONTINUOUS
DIA	DIAMETER
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EL(EV)	ELEVATION
ELEG	ELECTRICAL
EO	EQUAL
FAU	FORCED AIR UNIT
FEC	FIRE EXTINGUISHER CABINET
FD	FLOOR DRAIN
FF	FINISH FACE
FIN	FINISH
FLR	FLOOR
FO	FACE OF
FR	FIRE RATED
FT	FOOT, FEET
FTG	FOOTING
GC	GENERAL CONTRACTOR
GYP	BD GYPSUM BOARD
HD	HEAD
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOTWATER
IN	INCH
INSUL	INSULATION
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PLWD	PLYWOOD
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
R	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SF	SQUARE FEET
SQ	SQUARE
SPEC	SPECIFICATION(S)
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STC	SOUND TRANSMISSION CLASSIFICATION
SUSPS	SUSPENDED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK
TO	TOP OF
TOW	TOP OF WALL
TYP	TYPICAL
UC	UNDERCOUNTER
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WI	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WP	WATERPROOFING

DIRECTORY

OWNER
PATRICK O'BRIEN
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2954 ZANE GREY TERRACE,
ALTADENA, CA 91001

ARCHITECTURAL DESIGNER
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8981 SUNSET BLVD, SUITE 502
WEST HOLLYWOOD, CA 90069

ENGINEER
JEFF GUH
310-699-3112
JG@JEFFGUH.COM

SITE INFORMATION

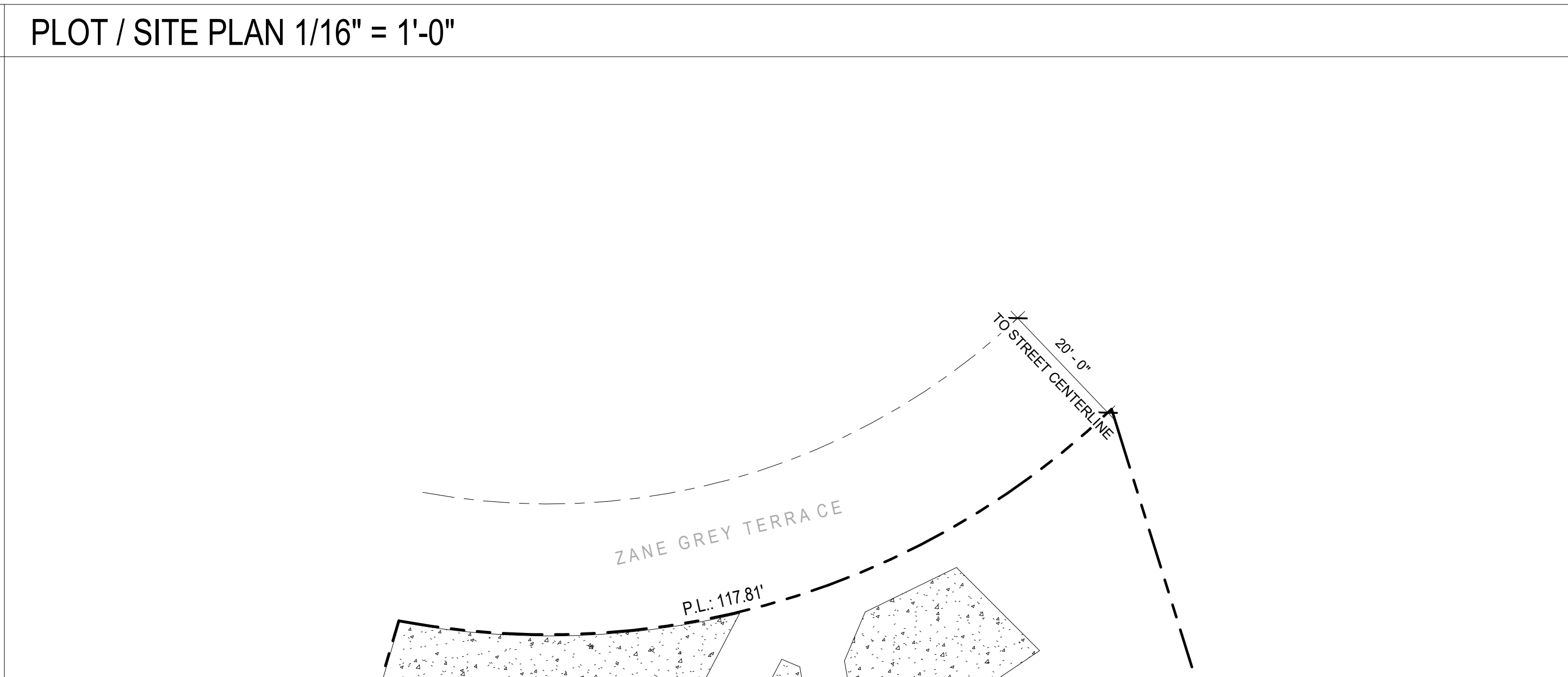
PROJECT ADDRESS:
2954 ZANE GREY TER., ALTADENA, CA 91001

LEGAL DESCRIPTION:
FULL LEGAL DESCRIPTION TRACT # 20513 LOT 5
APN 5843-020-011
TRACT # 20513
LOT # 5

PLANNING AND ZONING INFORMATION:
ZONING R-1-7500
PROPERTY TYPE SINGLE FAMILY RESIDENTIAL
YEAR BUILT 1995

(E) BUILDING SQUARE FOOTAGE 4,359 SF

LOT AREA: 35,010 SF (0.803 ACRES)



SHEET INDEX

A001	TITLE SHEET
A110	TRELLIS PLANS
A111	EXISTING GROUND FLOOR
A210	ELEVATIONS
A310	SECTIONS
S-1	TRELLIS FRAMING & FOUNDATION PLANS
S-2	STRUCTURAL DETAILS

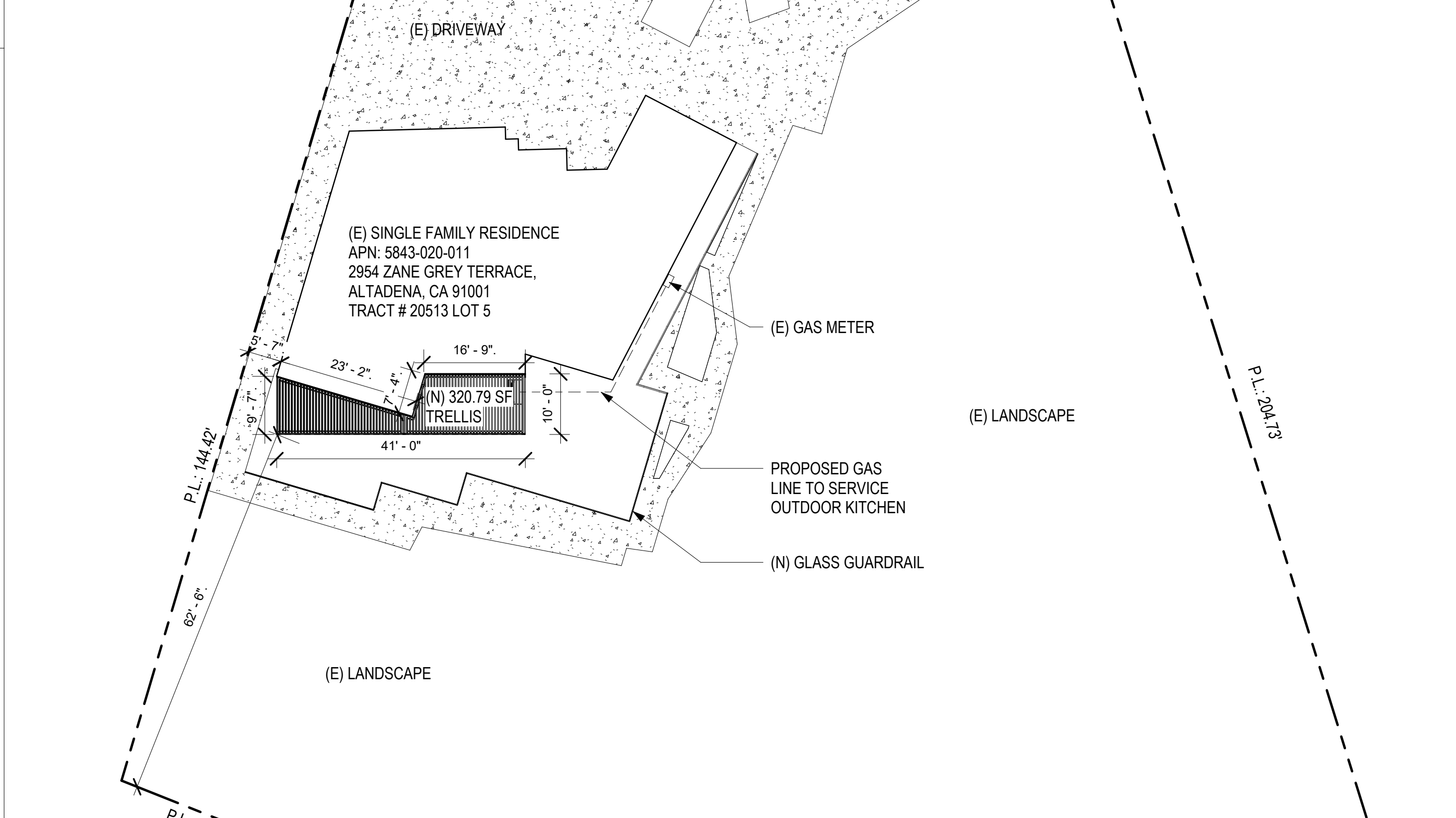
PROJECT INFORMATION

PROJECT DESCRIPTION:
NEW 320.79 SF, NON-COMBUSTIBLE, ALUMINUM TRELLIS TO ATTACH TO THE REAR HOUSE ON TOP OF AN EXISTING TERRACE
NEW OUTDOOR KITCHEN WITH NEW GAS LINE
NEW GLASS GUARDRAIL ON EXISTING TERRACE

AREA CALCULATIONS:
NEW TRELLIS: 320.79 SF

CONSTRUCTION TYPE: VB

NOTE: NO CHANGE IN BUILDING AREA.

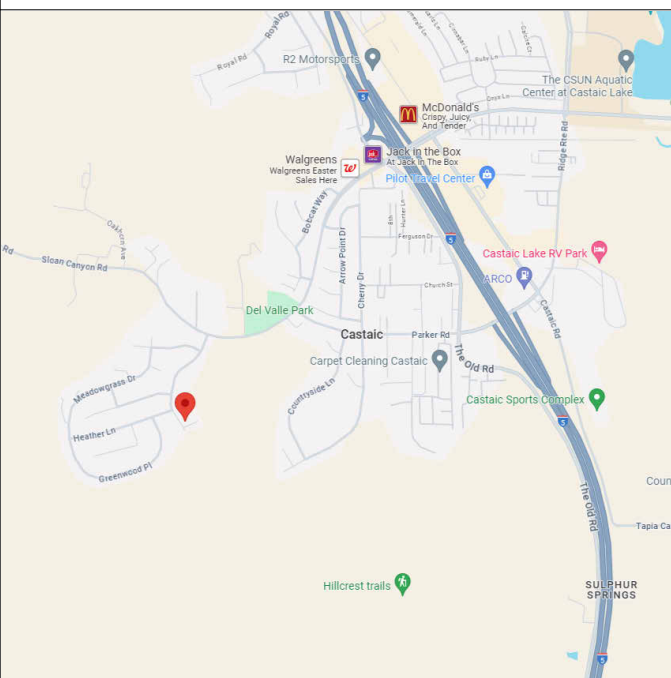


APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF LOS ANGELES AMENDMENTS:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

VICINITY MAP



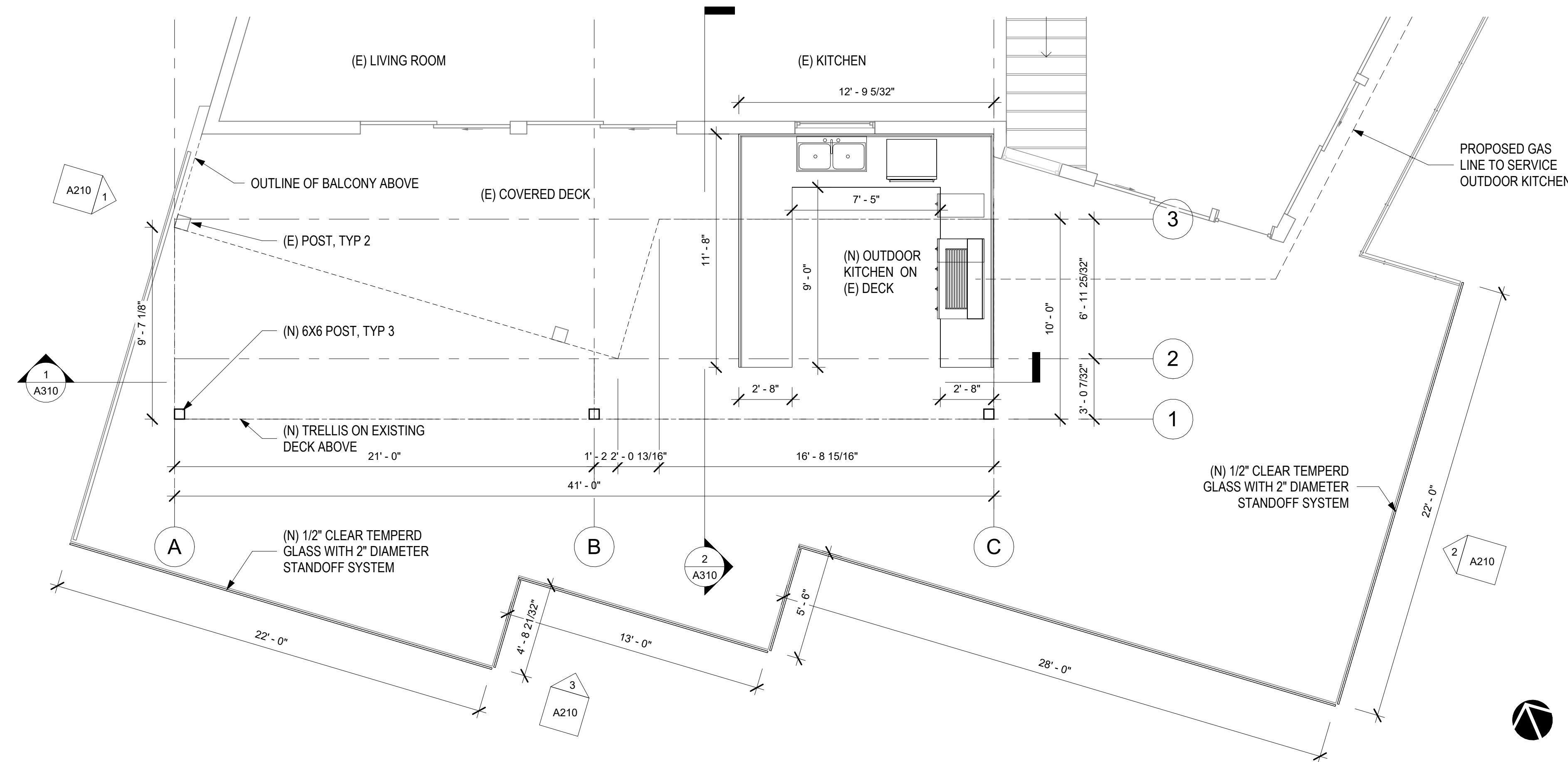
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National Permit Group
Project number 240425

Drawn by MGD

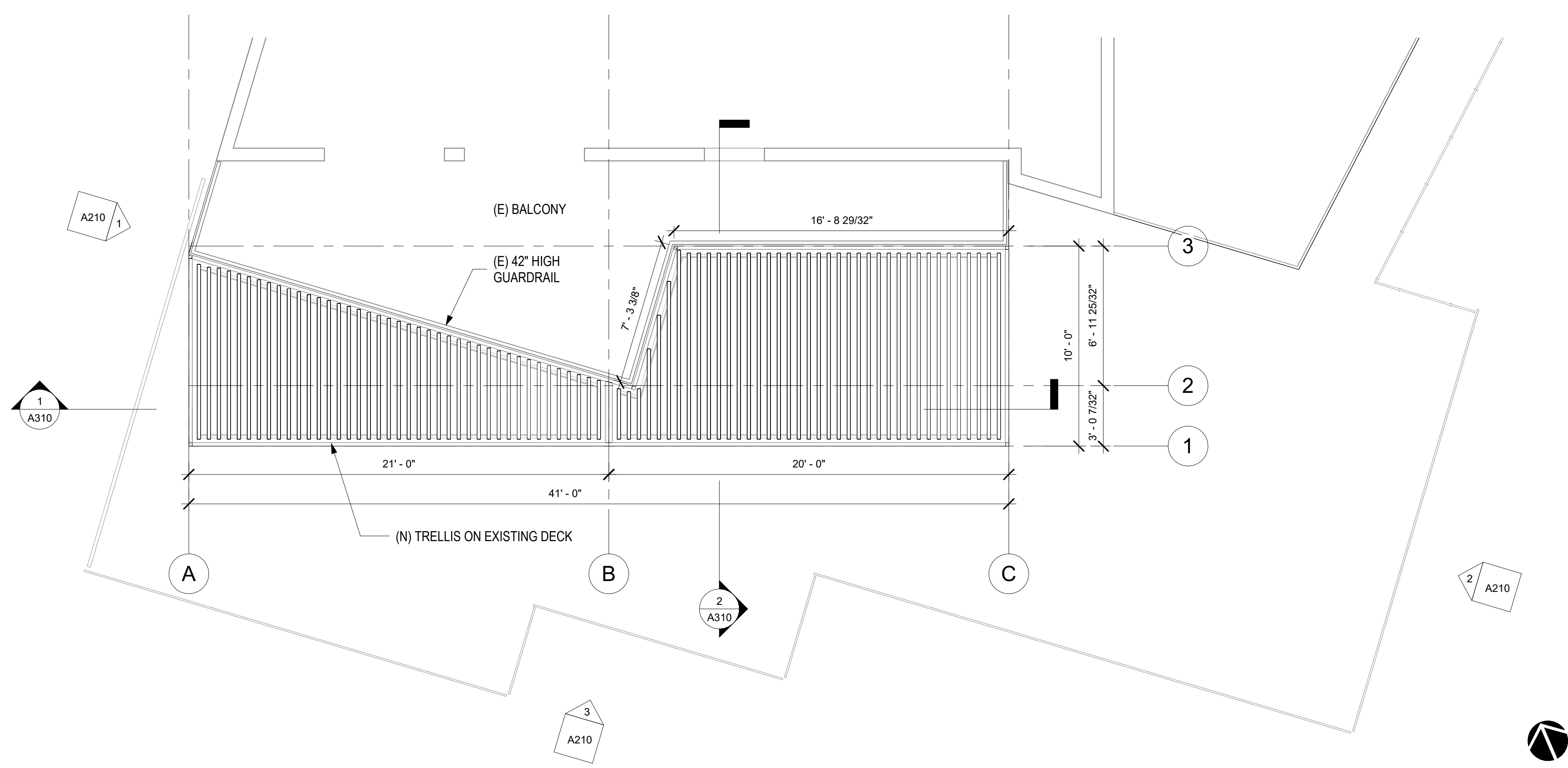
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TITLE SHEET
A001



NOTE:
 GLASS RAILING: 96LX52"H GLASS
 GUARDRAIL (10" UNDER THE
 BALCONY AND 42" ABOVE)

1 FLOOR PLAN - LEVEL 2
 1/4" = 1'-0"



2 TRELLIS ROOF PLAN
 1/4" = 1'-0"

NPG

National Permit Group
 Project number 240425

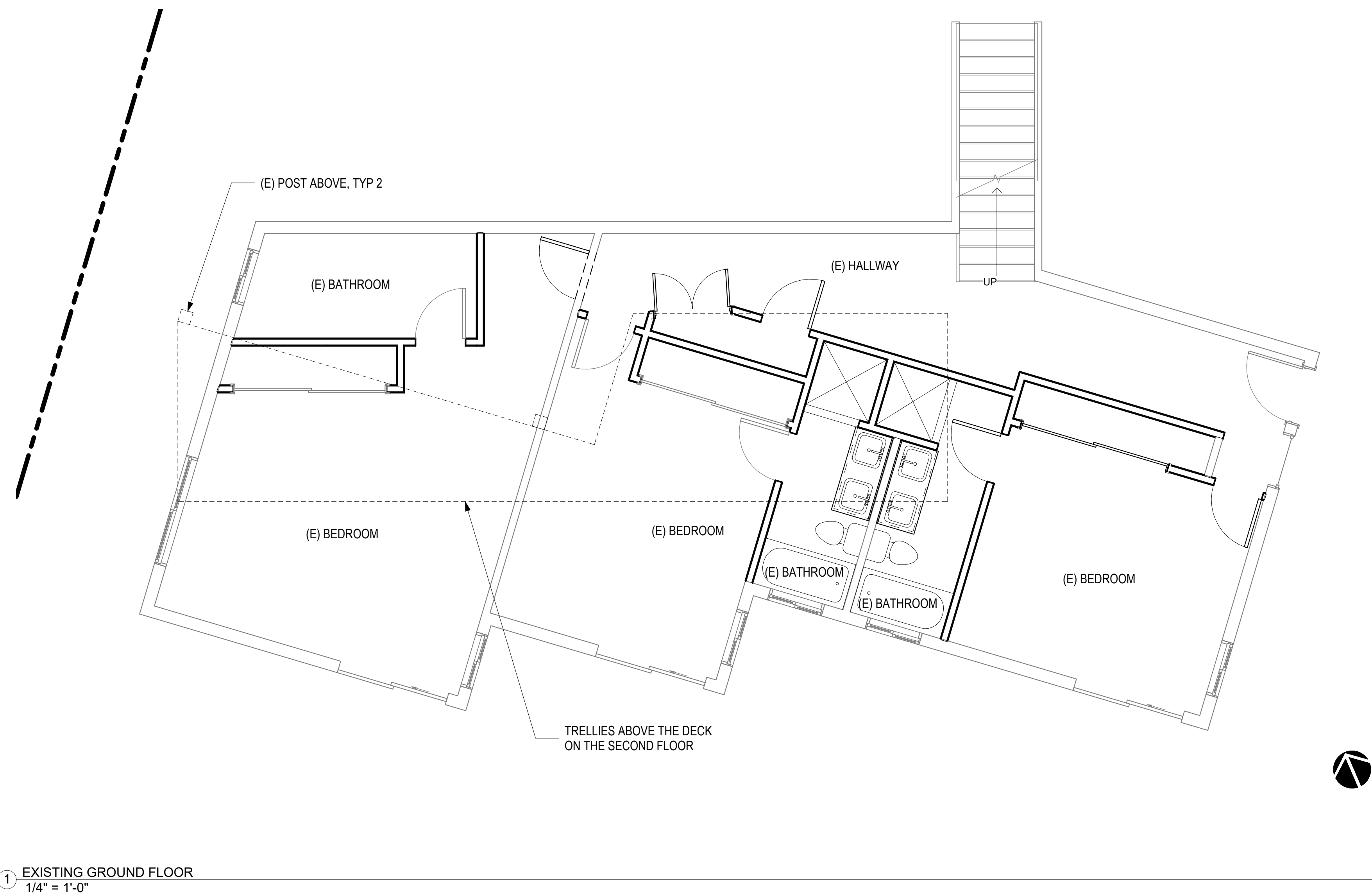
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FLOOR PLANS

A110

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① EXISTING GROUND FLOOR
1/4" = 1'-0"

NPG

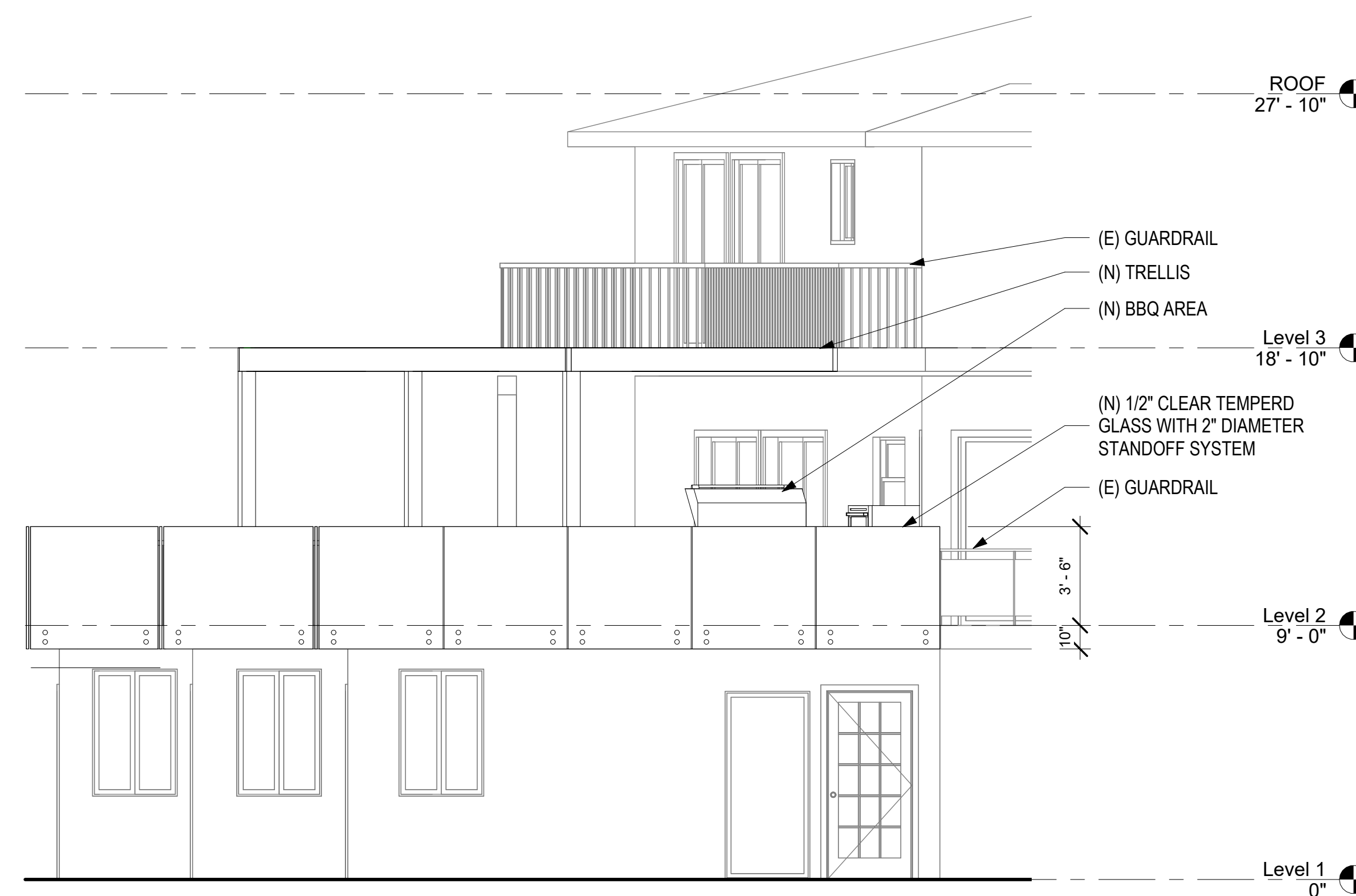
National Permit Group
Project number 240425

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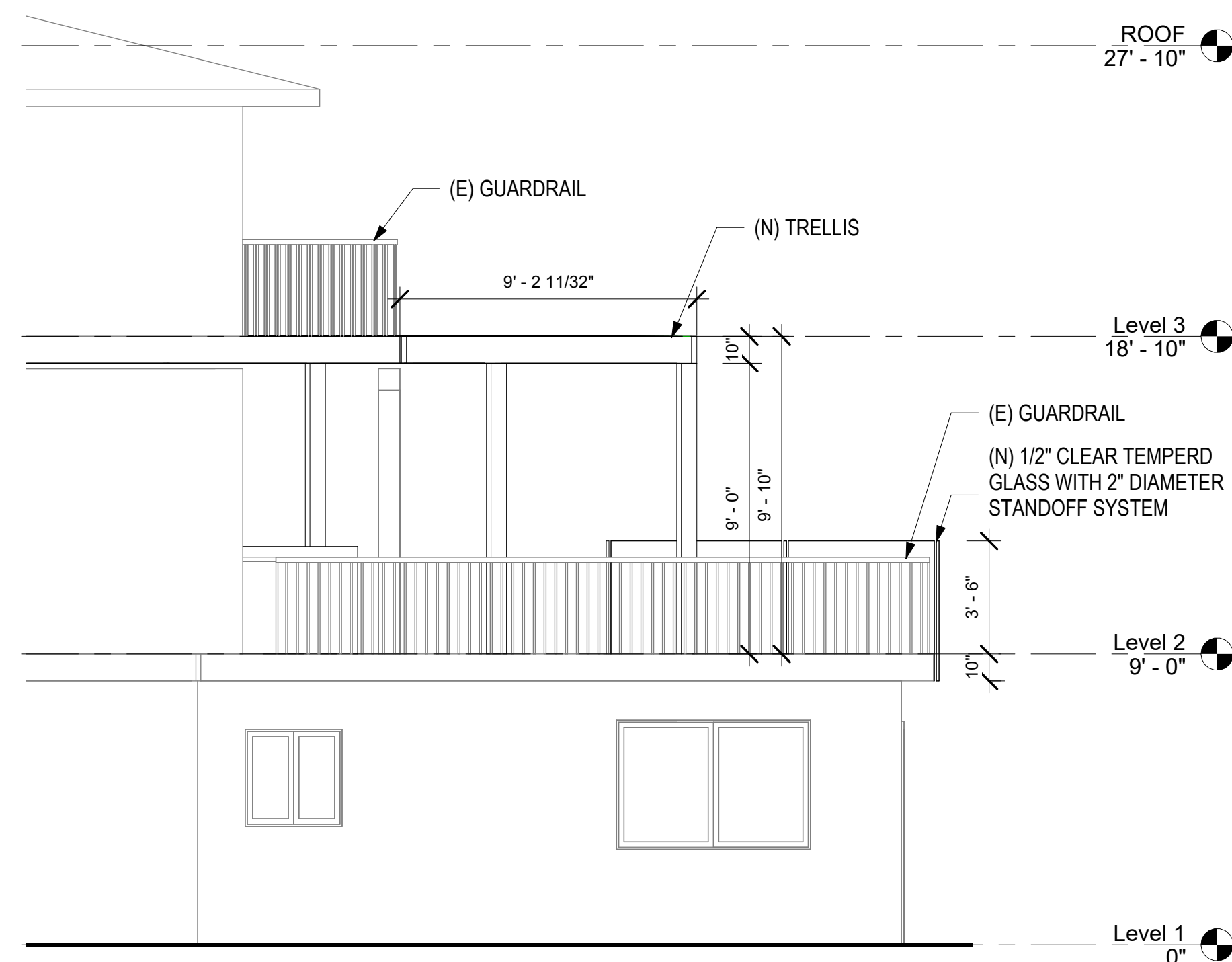
EXISTING GROUND
FLOOR

A111

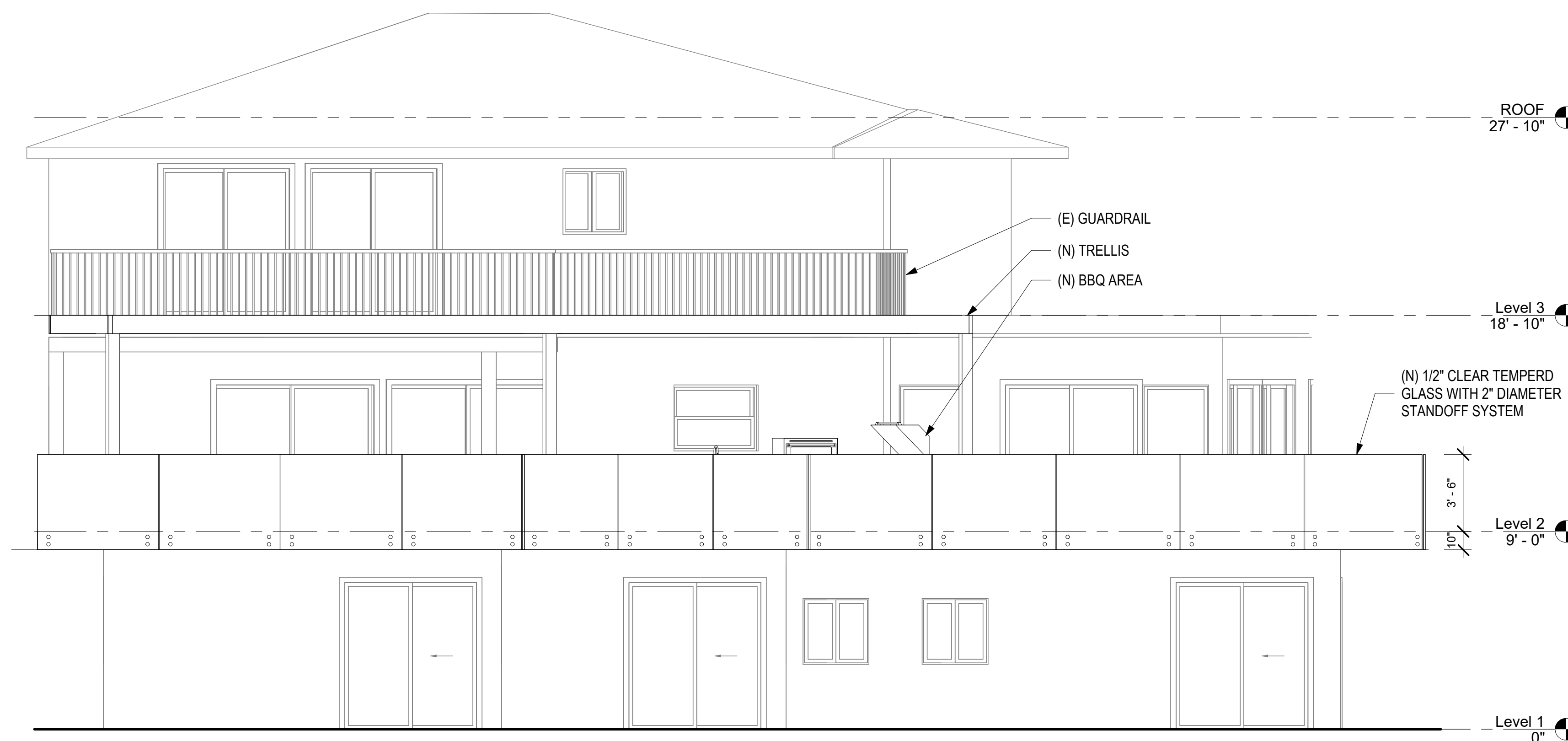


② Elevation - West
1/4" = 1'-0"

NOTE:
96'Lx52"H GLASS GUARDRAIL (10" UNDER
THE BALCONY AND 42" ABOVE)



① Elevation - East
1/4" = 1'-0"



③ Elevation - North
1/4" = 1'-0"

NPG

National Permit Group
Project number 240425

Drawn by MGD

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ELEVATIONS

A210



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

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-002781-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2025002684

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on June 2, 2026, in the matter of Project No. PRJ2025-002781-(5), consisting of Minor Conditional Use Permit (“MCUP”) No. RPPL2025002684.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Jon A. Morse (“Permittee”), requests a MCUP to authorize the reduction of the required side yard setback 12 feet one inch to five feet seven inches as required in the Altadena Community Standard District (“CSD”), to accommodate an existing 321 square-foot unpermitted trellis, attached to the rear of an existing single-family residence (“SFR”) (“Project”) on a property located at 2954 Zane Grey Terrace in the unincorporated community of Altadena (“Project Site”), within the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.320.090.F (Modification of the Development Standards).
4. **RELATED ENTITLEMENT.** The location of the trellis will be approved under separate permit, Zoning Conformance Review (“ZCR”) RPPL2025002685.
5. **PREVIOUS ENTITLEMENT(S).** The originally built SFR was constructed prior to requirements for site plan review by LA County Planning. Plot Plan (“PP”) PP42657-11468-55637, authorizing a second story over the garage, was approved on January 28, 1993. PP42657-11468-55638, authorizing the rebuild of the fire-destroyed residence, was approved on October 26, 1994. The existing SFR is 4,359 square feet in size.
6. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 - 0-9 Dwelling Units per Net Acre) land use category of the West San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned R-1-7,500. Pursuant to County Code Section 22.320.090.F (Modification of Development Standards), an MCUP is required for a reduction of required side yard setback in the CSD.

8. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-7500	Single-family residences
EAST	H9, W (Water)	R-1-7500	Single-family residences
SOUTH	H9, H2 (Residential 2 - 0-2 Dwelling Units per Net Acre), W	R-1-7500, R-1-20000 (Single-Family Residence-20,000 Square Feet Minimum Required Lot Area)	Single-family residences and Flood control facility
WEST	H-9, W	R-1-7500	Single-family residences and Flood control facility

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is approximately 0.79 acre (35,010 square feet) in size and consists of one legal lot. The Project Site is irregular in shape with varied topography and is developed with an existing 4,359-square-foot SFR.

B. Site Access

The Project Site is accessible via Zane Grey Terrace, a 40-foot-wide private drive. Primary access to the Project Site is via an existing driveway along Zane Grey Terrace, to the north.

C. Site Plan

The site plan depicts the existing SFR with attached garage. The site plan also depicts the existing 321 square-foot attached trellis located five feet seven inches from the westerly interior side property line.

D. Parking

Parking is provided via an existing two-car garage, that will remain unchanged. No modification to on-site parking is required as a part of the project request.

10. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the modification of development standards to

accommodate an existing unpermitted 321 square-foot trellis, attached to the rear of an existing SFR. Pursuant to CEQA Guidelines Section 15301(e), Class 1 exemptions apply to minor additions or alterations to existing structures. The trellis does not create habitable floor area, is accessory in nature, and will result in minimal physical change to the site, which is already served by existing public services and infrastructure. Accordingly, the Project qualifies for a Class 1 categorical exemption.

In addition, the Project does not fall under the circumstances of a Class 1 Exception, which includes potential impacts on cumulative impact, significant effect, scenic highways, hazardous waste sites, and historic resources. The concern for cumulative impact of successive projects of the same type is minimal as the Permittee is requesting to continue the existing SFR use of the Project Site and is not proposing other work that would intensify the use of the Project Site.

The Project will not pose a significant effect on the environment because it will meet all other requirements of the County Code, is small in scale and will adhere to the conditions specified in the CSD Modification. There are no scenic highways in the area of the Project Site that could be negatively impacted by the Project. The Project Site will be used only for its permitted uses, not as a hazardous waste site or place that will handle hazardous waste. No historical resources officially designated or observed by the County are near the Project Site to be affected by this Project. There are no exceptions to the exemption. Considering the request is ancillary to the existing residential use, the Project most suitably qualifies for Class 1 Exemption.

11. **PUBLIC COMMENTS.** Staff has not received any comments at the time of report preparation.
12. **AGENCY RECOMMENDATIONS.** Staff has not received any comments at the time of report preparation as consultation with other County Departments was not necessary for this Project.
13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper, San Gabriel Valley Tribune. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 14, 2026, a total of 220 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, including those on the courtesy mailing list for the Altadena 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 Area Plan, a component of the General Plan, because the H9 land use category is intended for SFRs, a use category into which this Project falls. The Hearing Officer further finds that the Project promotes the continued use of an existing SFR, which results in the maintenance of community character.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the General Plan and Area 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 required side yard setback to allow an existing 321 square-foot unpermitted trellis will assist in preserving and enhancing the existing SFR in an established residential neighborhood.

While the Project is a request to authorize the reduction of CSD required side yard setback to accommodate an existing trellis attached to the existing SFR, surrounding properties to the north, south, east, and west are developed with SFRs, many of which reflect a similar design style, including accessory outdoor living areas.

- West San Gabriel Valley Area Plan: Preserve and maintain the character of existing residential neighborhoods and ensure compatibility with surrounding residential development.

The Project involves the legalization of an existing accessory trellis attached to an existing SFR within an established residential neighborhood. The Project maintains the existing residential use and is compatible with surrounding residential development.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is a request to authorize the reduction of CSD-required side yard setback to accommodate an existing trellis attached to the existing SFR, the existing SFR and accessory structure thereto are permitted within the R-1-7,500 zoning classification, 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). Pursuant to County Code Section 22.320.090.F (Modification of Development Standards), an MCUP is required for a reduction of yard setbacks in the CSD.

17. **PARKING.** The Hearing Officer finds that while the Project is for the reduction of a required side yard setback, the SFR is consistent with the parking standards identified in County Code Section 22.320.090.D.1.e (Altadena CSD – Parking), which establishes residential parking requirements based on the number of bedrooms. Pursuant to County Code Table 22.320.090-F (Residential Parking), a SFR with five bedrooms requires three parking spaces; however, where three or more spaces are required, such spaces may be uncovered and developed in tandem. The existing SFR was originally constructed in 1943, prior to the adoption of the Altadena CSD parking requirements, and was subsequently rebuilt following fire damage in 1993. The proposed trellis does not add habitable floor area, does not

create or convert any bedrooms, and does not intensify the residential use of the property. The Project Site is developed with an existing two-car garage that will remain unchanged by the Project. Accordingly, the Project does not trigger additional parking requirements nor result in a parking deficiency and remains consistent with applicable Altadena CSD parking standards.

18. **REQUIRED YARDS.** The Hearing Officer finds that, with approval of the MCUP, the Project is consistent with the standards identified in County Code Section 22.320.090 (Altadena CSD). The Altadena CSD requires that required side yards equal to ten percent (10%) of the average lot width. The average lot width of the Project Site is approximately 121 feet, resulting in a required side yard setback of 12 feet one inch. The original SFR was established prior to the adoption of the CSD. During permitted construction activity in 1993, the structure was damaged by fire, and the SFR was subsequently rebuilt and completed in 1995 in substantially the same location and configuration as the pre-existing development. The Project is intended to legalize an existing accessory structure and will not change the primary use. PP42657-11468-55637, authorizing a second story over the garage, was approved on January 28, 1993. PP42657-11468-55638, authorizing the rebuild of the fire-destroyed residence, was approved on October 26, 1994. The unpermitted 321 square-foot trellis is located along the existing building line at the rear of the SFR, resulting in a required side yard setback of five feet seven inches. All other yards, including the front, rear, and opposite side yard setbacks, will remain unchanged and comply with applicable development standards. The requested MCUP allows the trellis to be permitted at its existing location while maintaining consistency with the established development pattern on the site.
19. **HEIGHT.** The Hearing Officer finds that while the Project is for the reduction of the required side yard setback for the accessory trellis, the existing SFR and trellis are consistent with the height standards identified in County Code Section 22.320.090 (Altadena CSD), which establishes a maximum height of 35 feet for structures on properties greater than 20,000 square feet. The height of the existing SFR is 27 feet 10 inches, which remains below the maximum height limit, and therefore complies with applicable height regulations.
20. **GROSS STRUCTURAL AREA (“GSA”).** The Hearing Officer finds that pursuant to County Code Section 22.320.090D.1.d (Gross Structural Area and Lot Coverage), the maximum permitted GSA for the Project Site is calculated as 0.25 times the net lot area (35,010 square feet), plus 1,000 square feet, not to exceed 9,000 square feet. Although the formula yields 9,752.5 square feet, the maximum allowable GSA is capped at 9,000 square feet. The existing SFR contains approximately 4,359 square feet of enclosed floor area, which is well below the maximum permitted GSA for the Project Site. The proposed trellis is an open accessory structure and does not constitute enclosed floor area; therefore, it does not increase the property’s GSA or result in exceedance of the maximum permitted GSA.

MINOR CONDITIONAL USE PERMIT FINDINGS

21. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area** because the Project Site is designated H9 (Residential 9) within the West San Gabriel Valley Area Plan and is developed with an existing single-family residence. The Project involves the legalization of an accessory trellis and does not alter the existing residential use of the property.
22. **The Hearing Officer finds that the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of nearby properties; or jeopardize public health, safety, or general welfare** because the Project involves an existing accessory trellis attached to an existing single-family residence and does not intensify the residential use of the site.
23. **The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the existing development features prescribed by Title 22** because the site is approximately 0.79 acre in size and remains developed with an existing single-family residence, attached garage, and accessory trellis. All other applicable development standards remain in compliance.
24. **The Hearing Officer finds that the Project Site is adequately served by highways, streets, and other public and private service facilities** because the site is served by existing infrastructure and accessed via Zane Grey Terrace. The Project does not generate additional traffic or demand for public services.

ALTADENA CSD MODIFICATION FINDINGS

25. **The Hearing Officer finds that the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.** The Project Site is developed with an existing 4,359-square-foot SFR. The original residence was established prior to the adoption of the CSD. During permitted construction activity in 1993, the SFR was damaged by fire, and the SFR was subsequently rebuilt and completed in 1995 in substantially the same location and configuration as the pre-existing development. The Project is intended to legalize an existing accessory structure and will not change the primary use. PP42657-11468-55637, authorizing a second story over the garage, was approved on January 28, 1993. PP42657-11468-55638, authorizing the rebuild of the fire-destroyed residence, was approved on October 26, 1994. The unpermitted 321 square-foot trellis is located along the existing building line at the rear of the SFR, resulting in an interior side yard setback of five feet seven inches. All other yards, including the front, rear, and opposite side yard setbacks, will remain unchanged, are in compliance with applicable development standards. The requested MCUP allows the trellis to be permitted at its existing location while maintaining consistency with the established development pattern on the site. Strict application of the current required side yard setback requirement of 12 feet one inch would not allow for the reasonable placement of the 321-square-foot attached trellis accessory to the

existing SFR. The trellis is designed to align with the existing building footprint and established building line. Requiring compliance with the full setback would necessitate placement in more constrained areas of the site, potentially resulting in increased grading or site disturbance. Modification of the required side yard setback to five feet seven inches allows the trellis to be permitted in a reasonable location while maintaining compatibility with the existing development.

26. **The Hearing Officer finds that there are exceptional circumstances or conditions applicable to the Project Site or to the intended development of the Project Site that do not apply to other properties within the area governed by the CSD.** The Project Site is located on an irregularly shaped lot, with the primary SFR with varied topography that limits the buildable area of the site. The existing unpermitted 321-square-foot trellis is attached to the rear of the existing SFR and aligned with the established building line of the residence, which predates the current CSD side yard setback requirements. Due to the site's irregular configuration, hillside conditions, and existing development pattern, strict application of the required 12-foot, one-inch side yard setback would limit the reasonable placement of the accessory trellis. The reduction of the required side yard setback from 12 feet one inch to five feet, seven inches is reasonable and directly related to the unique physical characteristics of the lot and the existing development pattern.

27. **The Hearing Officer finds that the requested modification would not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the West San Gabriel Valley Area Plan.** The requested modification would not be materially detrimental to properties or improvements in the surrounding area or contrary to the purpose of the Altadena CSD or the Area Plan. The Project Site is designated H9 under the Area Plan and is developed with an SFR, which will remain unchanged. The Project involves the legalization of an existing accessory trellis that does not add habitable floor area or alter the primary residential use of the property. Surrounding properties are similarly developed with SFRs, and the trellis is located over an existing portion of the SFR, consistent with the established development of the site, avoiding additional site disturbance. Accordingly, the Project is compatible with surrounding land uses and consistent with the applicable goals and policies of the General Plan.

ENVIRONMENTAL FINDINGS

28. The Hearing Officer 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. Pursuant to CEQA Guidelines Section 15301(e), Class 1 exemptions apply to minor additions or alterations to existing structures. The proposed trellis does not create habitable floor area, is accessory in nature, and will result in minimal physical change to the site, which is already served by existing public services and infrastructure. Accordingly, the Project qualifies for a Class 1 categorical exemption.

In addition, the Project does not fall under the circumstances of a Class 1 Exception, which includes potential impacts on location, cumulative impact, significant effect,

scenic highways, hazardous waste sites, and historic resources. The concern for cumulative impact of successive projects of the same type is minimal as the permittee is requesting to continue the existing SFR use of the Project Site and is not proposing other work that would intensify the use of the Project Site. The Project will not pose a significant effect on the environment because it will meet all other requirements of the County Code, is small in scale, and will adhere to the conditions specified in the CSD Modification. There are no scenic highways in the area of the Project Site that could be negatively impacted by the Project. There are no exceptions to the exemptions. The Project Site will be used only for its permitted uses, not as a hazardous waste site or place that will handle hazardous waste. No historical resources officially designated or observed by the County are near the Project Site to be affected by this Project. Considering the request is ancillary to the existing residential use, the Project most suitably qualifies for Class 1 Exemption.

ADMINISTRATIVE FINDINGS

29. 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. The requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, parking, landscaping, and other development features prescribed in Title 22.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the type and quantity of traffic generated by the proposed use, and by other public or private service facilities as required.
- E. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.
- F. There are exceptional circumstances or conditions applicable to the Project Site or to the intended development of the Project Site that do not apply to other properties within the area governed by the CSD.

G. The requested modification would not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the Area Plan.

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); and
2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2025002684**, subject to the attached conditions.

ACTION DATE: June 2, 2026

MRB:DA

June 2, 2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002781-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2025002684

PROJECT DESCRIPTION

The Project authorizes a reduction in the required interior side yard setback, deviating from the requirements of the Altadena Community Standards District (“CSD”), to allow for an existing 321-square-foot attached accessory trellis associated with an existing single-family residence (“SFR”), 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. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
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. **This grant shall terminate at such time as the existing single-family residence is demolished.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the an existing 321-square-foot attached accessory trellis associated with an existing SFR and satisfaction of Condition No. 2 shall be considered use of this grant.
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.

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 \$470.00 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. 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.

PROJECT SITE-SPECIFIC CONDITIONS

16. This grant shall authorize the reduction of the interior side yard setback from 12 feet one inch to five feet seven inches, to accommodate an existing 321 square-foot trellis, attached to the rear of the existing SFR.
17. The existing 321 square-foot trellis, attached to the rear of the existing SFR, shall be approved under separate permit (Zoning Conformance Review RPPL2025002685).

**ALTADENA COMMUNITY STANDARDS DISTRICT
MODIFICATION STATEMENT OF FINDINGS**

Pursuant to County Code Section 22.306.090.B. and C., the applicant shall substantiate the following:

- 1. That the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;**

Applicant's response: The strict application of the Altadena Community Standards District (CSD) side yard setback standard would result in practical difficulties and unnecessary hardship if the modification were not granted. The subject property is developed with an existing single-family residence that was constructed prior to adoption of the Altadena CSD and was lawfully established with a reduced side yard setback of approximately five feet. The proposed trellis is designed to be located directly over and aligned with the existing building footprint and established building line. Requiring the trellis to comply with the current side yard setback would necessitate its placement in areas of the site that are physically constrained by steep topography and would require additional grading or structural modification, resulting in greater site disturbance than the proposed configuration. Accordingly, strict adherence to the current setback standard would preclude a reasonable design that is compatible with the existing development and would impose unnecessary hardship not anticipated at the time the primary structure was constructed.

- 2. That there are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the CSD; and**

Applicant's response: There are exceptional circumstances applicable to the subject property that do not apply to other properties within the Altadena CSD. The property contains hillside terrain and topographic constraints that limit feasible locations for accessory structures. These physical characteristics restrict the ability to locate the trellis in alternative areas of the site without encroaching into steeper slopes or requiring additional grading. Additionally, the existing residence was developed prior to the establishment of the current side yard setback requirements, resulting in an established building line that differs from contemporary standards. The proposed trellis follows this historic development pattern and is located over an area already occupied by an existing structure, rather than extending development into previously undisturbed portions of the site. These combined conditions constitute unique site constraints and exceptional circumstances specific to the subject property.

3. That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the Altadena Community Plan.

Applicant's response: The requested CSD modification will not be materially detrimental to surrounding properties or improvements, nor will it be contrary to the purpose of the Altadena Community Standards District or the Altadena Community Plan. The proposed trellis is a minor accessory feature that does not increase habitable floor area and is designed to remain subordinate to the primary residence. By locating the trellis over the existing building footprint and within the established building line, the proposal minimizes visual impacts, preserves existing neighborhood character, and avoids additional grading or encroachment into hillside areas. The modification supports the intent of the CSD by promoting site-sensitive design, reducing environmental disturbance, and maintaining compatibility with surrounding development. Therefore, the proposed modification is consistent with the goals and objectives of the Altadena CSD and Community Plan.

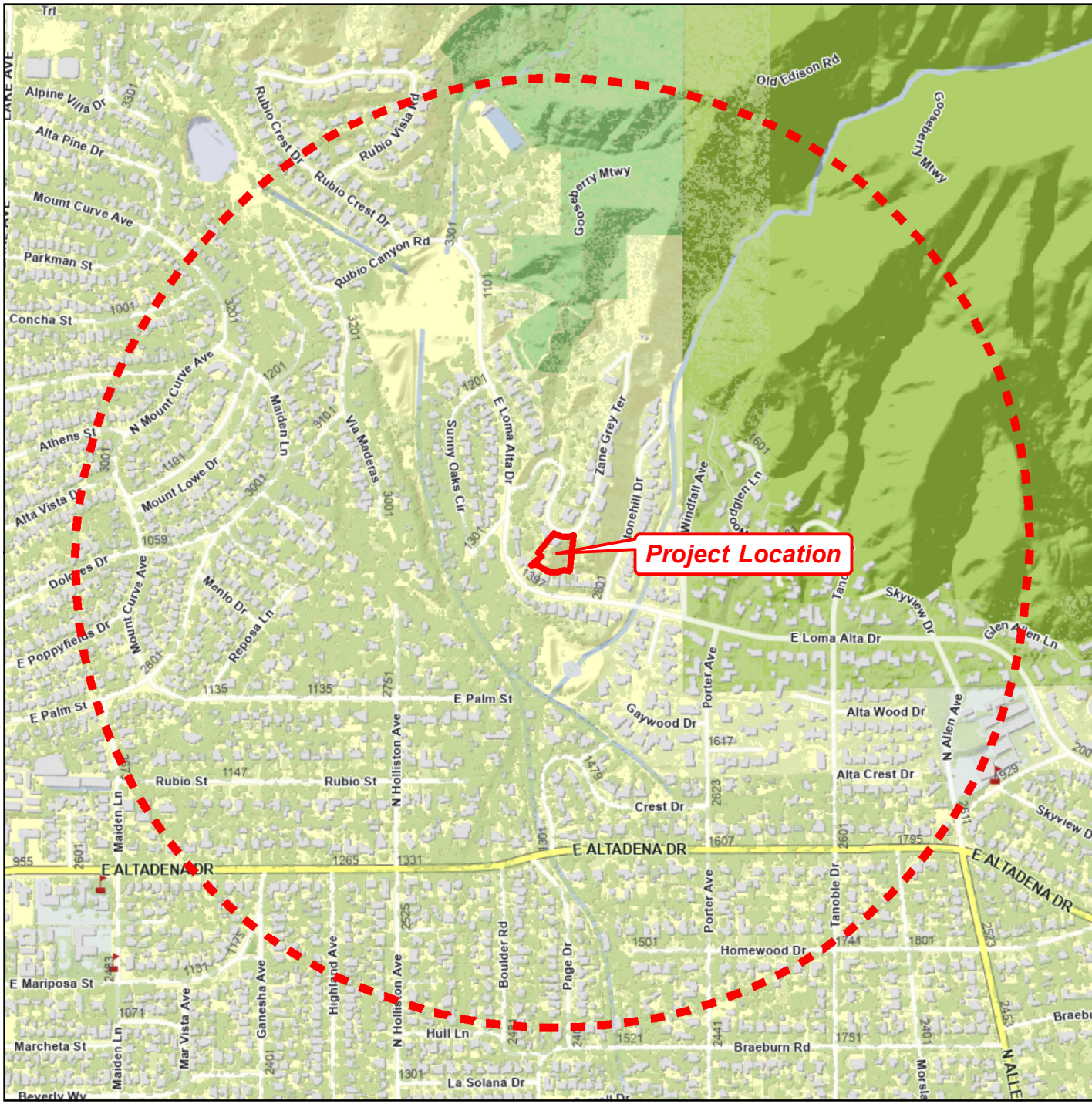
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 1, 2026
PROJECT NUMBER: PRJ2025-002781
PERMIT NUMBER: Minor Conditional Use Permit No. RPPL2025002684
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 2954 Zane Grey Terrace, Altadena
OWNER: Jon A. Morse
APPLICANT: Daniel Gabay
CASE PLANNER: Daniel Alcayaga, AICP, Contract Planner
dalcayaga@planning.lacounty.gov

County Staff recommends that this Project qualifies for a Class 1, Existing Facilities, categorical exemption under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Sections 15301. The Project involves the permitting of an existing 321-square-foot accessory trellis attached to an existing single-family residence (“SFR”) originally constructed prior to the adoption of the Altadena Community Standards District (“CSD”) requirements. The Project does not add habitable floor area or intensify the existing residential use.

A Class 1 exemption applies because the Project consists of a minor alteration to an existing structure with negligible or no expansion of use. The Project will result in minimal physical change to the site, which is already developed and served by existing public services and infrastructure.

The Project does not fall under any of the exceptions to the categorical exemptions set forth in CEQA Guidelines Section 15300.2. There are no unusual circumstances, cumulative impacts, significant environmental effects, impacts to scenic highways, hazardous waste sites, or historical resources associated with the Project. Accordingly, the Project qualifies for a Class 1 categorical exemption.



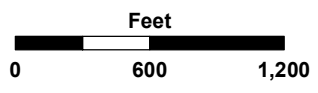
HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-002781

MCUP RPPL2025002684

ZCR RPPL2025002685



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



AERIAL IMAGERY

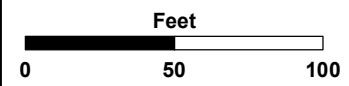
SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-002781

MCUP RPPL2025002684

ZCR RPPL2025002685

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012

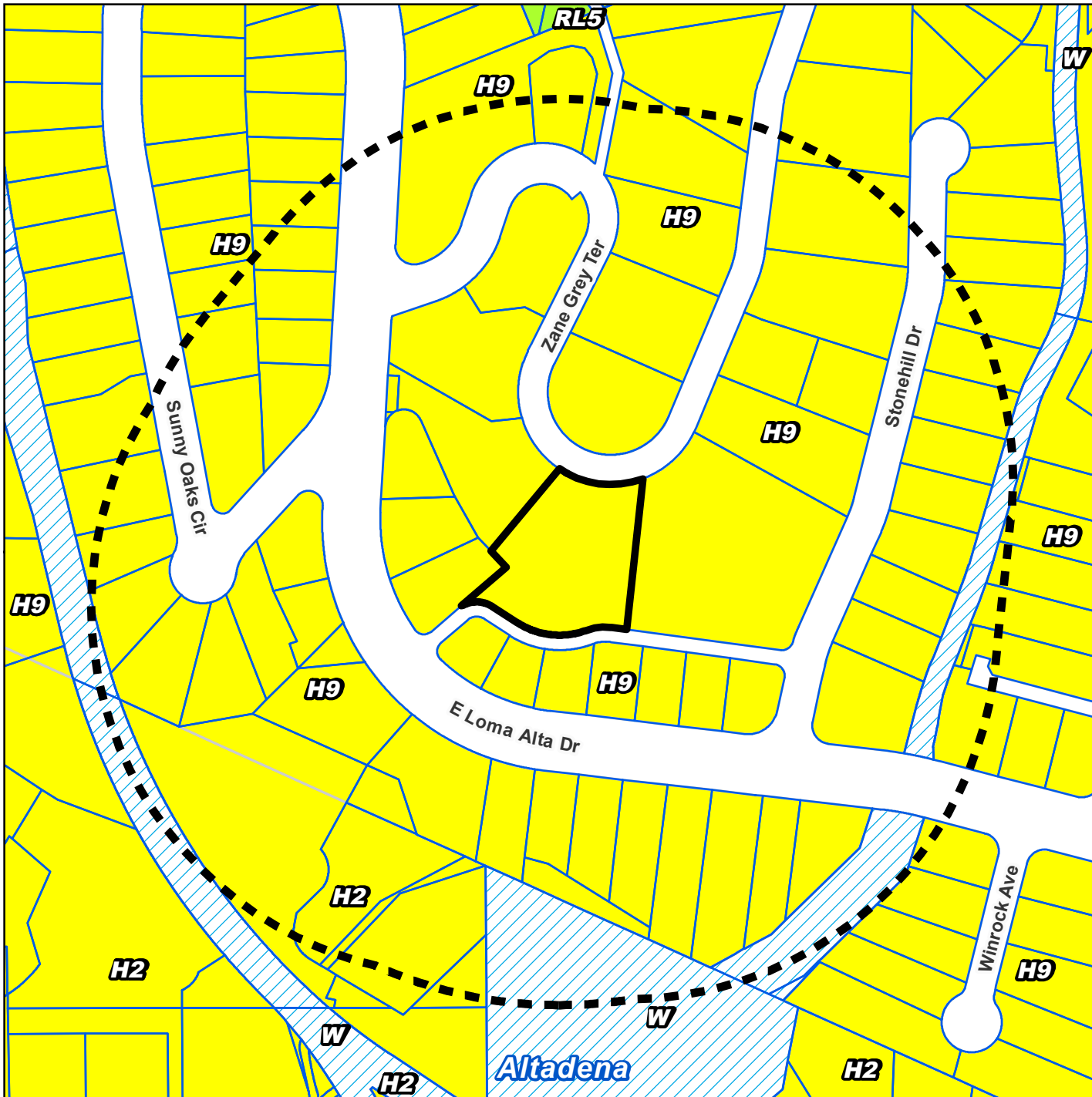
LAND USE POLICY





500-FOOT RADIUS MAP

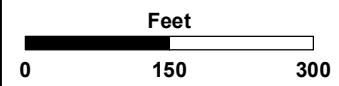
PROJECT NO. PRJ2025-002781

MCUP RPPL2025002684

ZCR RPPL2025002685

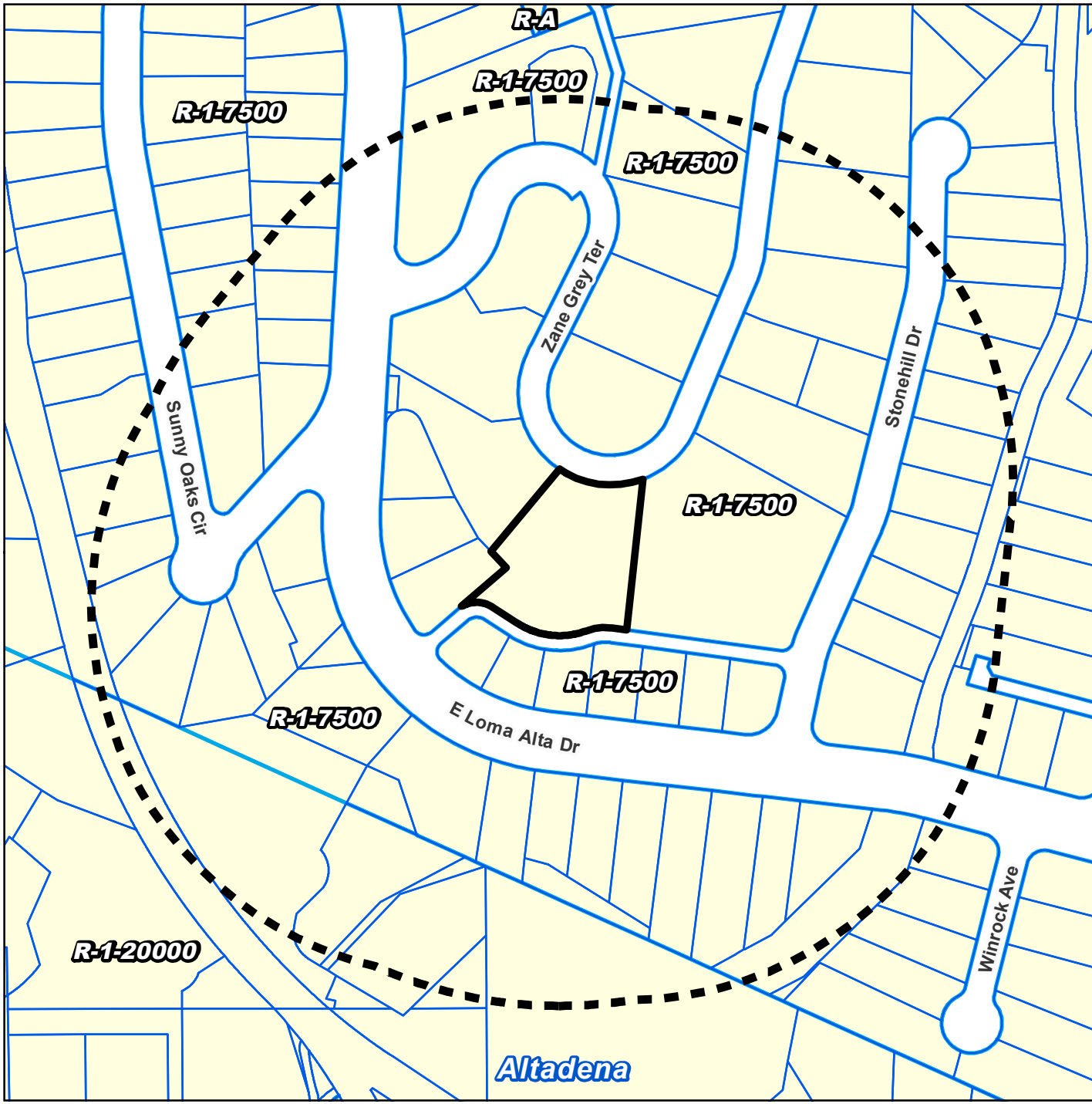


-  RL5 - Rural Land 5
-  H2 - Residential 2
-  H9 - Residential 9
-  W - Water



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ZONING

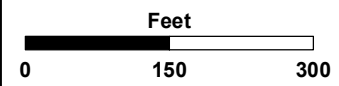
500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-002781

MCUP RPPL2025002684

ZCR RPPL2025002685

- R-1 - Single-Family Residence
- R-A - Residential



LA COUNTY
PLANNING

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

Pictures of the unpermitted trellis attached to the rear of an existing residence associated with Minor Conditional Use Permit No. RPPL2025-002684

