

February 5, 2026

Sharone Sasi, CEO
SC Permits
6019 Corbin Avenue
Tarzana, CA 91356

PROJECT NO. PRJ2024-002984-(5)
YARD MODIFICATION NO. RPPL2024004429
2910 Paraiso Way, La Crescenta (APN: 5802-022-007)

Dear Sharone Sasi:

Hearing Officer Gina Natoli, by her action of **February 3, 2026**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **February 17, 2026**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

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For questions or for additional information, please contact Anthony M. Curzi of the Foothills Development Services Section at (213) 893-7016, or acurzi@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Michele R. Bush
Foothills Development Services Section

MRB:AMC

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

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

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Yard Modification No. **RPPL2024004429** on February 3, 2026.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before Hearing Officer Gina Natoli. Staff presented the case and recommended approval. The Hearing Officer then closed the public hearing, found the Project exempt from CEQA and approved the Yard Modification.
3. **ENTITLEMENT REQUESTED.** The permittee(s), Jim & Judith Haley (“Permittee”), requests the Yard Modification for a two-foot encroachment into the required five-foot side yard setback to construct a new 300-square-foot covered deck taller than 12 feet as measured from grade (to replace an existing 337-square-foot deck) attached to an existing single-family residence (“SFR”) (“Project”) on a property located at 2910 Paraiso Way in the unincorporated community of La Crescenta - Montrose (“Project Site”) in the R-1 (Single-Family Residence) Zone pursuant to County Code Section 22.110.190.A (Modifications Authorized, Regional Planning). Decks are allowed to project three feet into a side yard under Section 22.110.090.D (Porches, Platforms, Landings, and Decks); however, for this projection, decks must: (1) no closer than two feet to any property line and (2) not exceed above the level of the first floor or 12 feet, whichever is lower. As the Project Site slopes down from the front of the property to the rear, the top of the covered deck will measure approximately 14 feet 5 inches from grade at its tallest point. Therefore, a Yard Modification is the appropriate entitlement to authorize the construction of the deck, to be approved under separate permit Site Plan Review (“SPR”) No. RPPL2024004428.
4. **PREVIOUS ENTITLEMENT.** Building Permit No. 49353 authorized the construction of the subject SFR on January 2, 1947. Building Permit No. 08803 approved an addition to the SFR on September 2, 1980. Plot Plan No. 37257 approved construction of a recreation room attached to the garage on April 2, 1980.
5. **RELATED ENTITLEMENT.** SPR No. RPPL2024004428 to construct new 300-square-foot outdoor covered deck.
6. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map. The West San Gabriel Area Plan was adopted on March 11, 2025. Pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance

Amendments), this project, deemed complete on September 12, 2024, is subject to the zoning and regulations that were applicable to the Project prior to the adoption of the Area Plan.

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

8. SURROUNDING LAND USES AND ZONING

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

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

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

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

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use category is intended for SFRs, categories into which this project falls.
14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies of the County General Plan:
- General Plan Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.

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

ZONING CODE CONSISTENCY FINDINGS

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

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

16. **REQUIRED YARDS.** The Hearing Officer finds that while the Project is a request to authorize a 2-foot encroachment into the required 5-foot side yard setback, creating a 3-foot side yard setback, to construct a new covered deck taller than 12 feet, and aside from the side yard for which the Yard Modification is requested, the Project is consistent with all other yard standards that were established prior to current Code requirements or identified in County Code Section 22.18.040 (Development Standards for Residential Zones), which established side yard depths of 5 feet. The existing SFR was constructed in 1947 with a three-foot side yard setback, and front yard setback of 18 feet five inches (current Code requirement is 20 feet), in accordance with the requirements at that time. The existing SFR has a rear yard setback of 35 feet 11 inches while the County Code requirement is 15 feet.
17. **HEIGHT.** The Hearing Officer finds that while the Project is a request to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new covered deck taller than 12 feet, the existing SFR is consistent with the standard identified in County Code Section 22.18.040.D (Maximum Height), which establishes a maximum height of 35 feet above grade for structures in the R-1 Zone. The SFR is 19 feet 8 inches above grade at its highest point, in compliance with the County Code.
18. **PARKING.** The Hearing Officer finds that while the Project is a request to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new covered deck taller than 12 feet, the existing SFR is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires that SFRs have two covered parking spaces. The SFR's existing detached garage provides two covered parking spaces, in compliance with the County Code.

YARD MODIFICATION FINDINGS

19. **The Hearing Officer finds that topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.** The request to authorize a two-foot encroachment into the required 5-foot side yard setback to construct a new covered deck taller than 12 feet, to align with the existing SFR is appropriate considering that the SFR was legally constructed and has existed for more than 75 years with a 3-foot side yard setback. The new deck will replace an existing deck that is in a state of disrepair. The current deck follows the SFR's three-foot side yard. Furthermore, the new deck will result in greater accessibility for the residents by replacing the current two-level design with a single-level design. The property slopes down with the ground level at the end of the deck approximately six feet lower than the first level of the SFR.
20. **The Hearing Officer finds that the proposed structure is similar to the setbacks of other legally built structures on adjacent or neighboring properties.** Many of the SFRs in the area were built prior to County Code requirements for a 5-foot side yard setback for residential uses, and contain similarly sized side yards. The 5-foot side yard

requirement was established in 1977, after the construction of many residences in the area.

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

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

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

THEREFORE, THE HEARING OFFICER:

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

ACTION DATE: February 3, 2026

MRB:AMC

February 5, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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

PROJECT DESCRIPTION

The project is a Yard Modification to authorize a two-foot encroachment into the required five-foot side yard setback to construct a new 300-square-foot covered deck taller than 12 feet as measured from grade (to replace an existing 337-square-foot deck) attached to an existing single-family residence, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8, shall be effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Transfer of Property.** Upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$456.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one** inspection.

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

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts

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

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department (“Fire”).
12. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works (“Public Works”) to the satisfaction of said department.
13. **Exhibit “A.”** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).
14. **Revisions to the Exhibit “A”.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit “A” shall be submitted to LA County Planning by **April 3, 2026**.
15. **Subsequent Revisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

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