PROJECT NUMBER	HEARING DATE
PRJ2020-002630-(5)	November 18, 2025

REQUESTED ENTITLEMENTS

Conditional Use Permit ("CUP")
No. RPPL2020008153
Community Standards District ("CSD") Modification No. RPPL2024005656

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Chef Sonias, LLC	November 12, 2021

PROJECT OVERVIEW

The Project is a request for a CUP to authorize the construction, operation and maintenance of a drive-through facility in a commercial zone within the Altadena CSD. The request also includes a CSD Modification to authorize the modification of the pedestrian entrance location requirement of being at or within 10 feet of the property line, to allow the location of the pedestrian entrance 30 feet from the property line. Both are in association with the remodeling and expansion of an existing single-story commercial building to create a 2,103-square-foot bakery shop and delicatessen with drive-through to be approved under separate permit (RPPL2025004019).

LOCATION	ACCESS
2080 Fair Oaks Avenue, Altadena	Fair Oaks Avenue

ASSESSORS PARCEL NUMBER	SITE AREA
5836-031-020	0.26 acre (11,528.3 square feet)

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
Altadena Community Plan ("Community Plan")	Altadena	West San Gabriel Valley

LAND USE DESIGNATION	ZONE
GC (General Commercial)	C-3 (General Commercial) and R-3-P (Limited Density Multiple Residence-Parking

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
NA	NA	Altadena

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 – Existing Facilities & Class 3 – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County ("County") General Plan and Community Plan
- Satisfaction of the following portions of Title 22 of the County Code:
  - Section 22.158.050 (CUP Findings and Decision Requirements)
  - Chapter 22.306 (Altadena CSD requirements)
  - Section 22.306.070 D. (Zone Specific Development Standards – All Commercial Zones
  - Section 22.306.090 C. (Modification of Development Standards for Commercial Zones)
  - Section 22.20.040 (Development Standards for Commercial Zones)

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