

REPORT TO THE HEARING OFFICER

DATE ISSUED: July 25, 2024

HEARING DATE: August 6, 2024 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2024-000921-(5)

PERMIT NUMBER: Community Standards District Modification (“CSD Modification”) No. RPPL2024002047

SUPERVISORIAL DISTRICT 5

PROJECT LOCATION: 8832 Jaylee Drive, East Pasadena-East San Gabriel

OWNER: Victor & Erin Mercado

APPLICANT: Victor & Erin Mercado

CASE PLANNER: Anthony M. Curzi, Regional Planner
acurzi@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 PRJ2024-000921-(5), Community Standards District Modification (“CSD Modification”) RPPL2024002047, 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 motions:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE COMMUNITY STANDARDS DISTRICT MODIFICATION NUMBER RPPL2024002047 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

CSD Modification to authorize a reduction of the rear and side yard setbacks as required in the East Pasadena – East San Gabriel Community Standards District (“CSD”) in the R-A (Residential Agricultural) Zone pursuant to Los Angeles County (“County”) Code Section 22.318.090 (Modification of Development Standards).

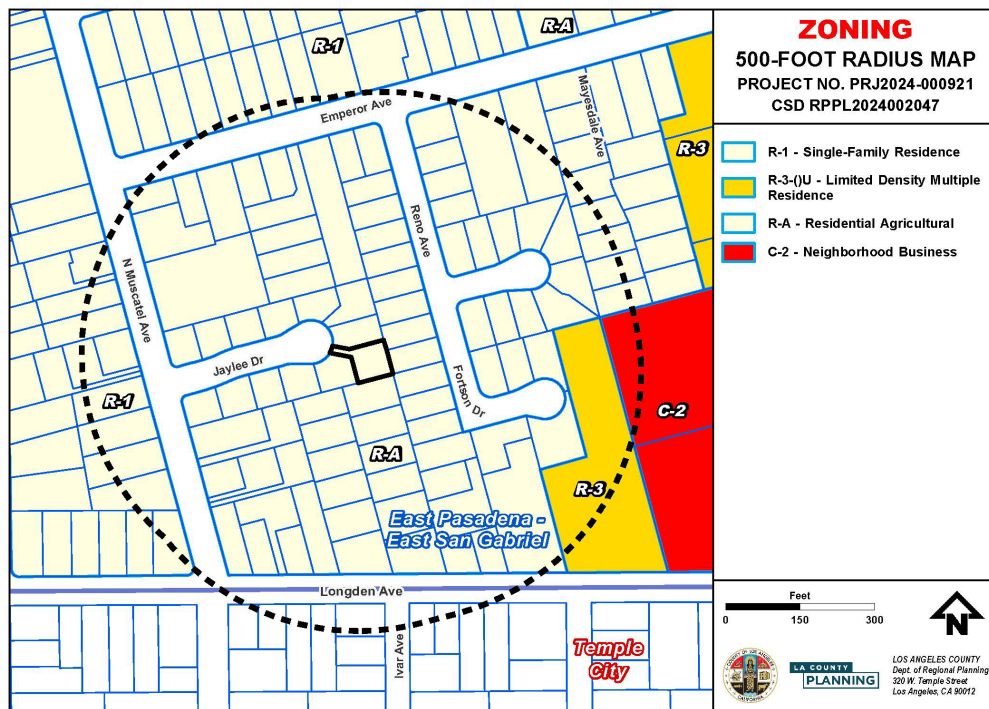
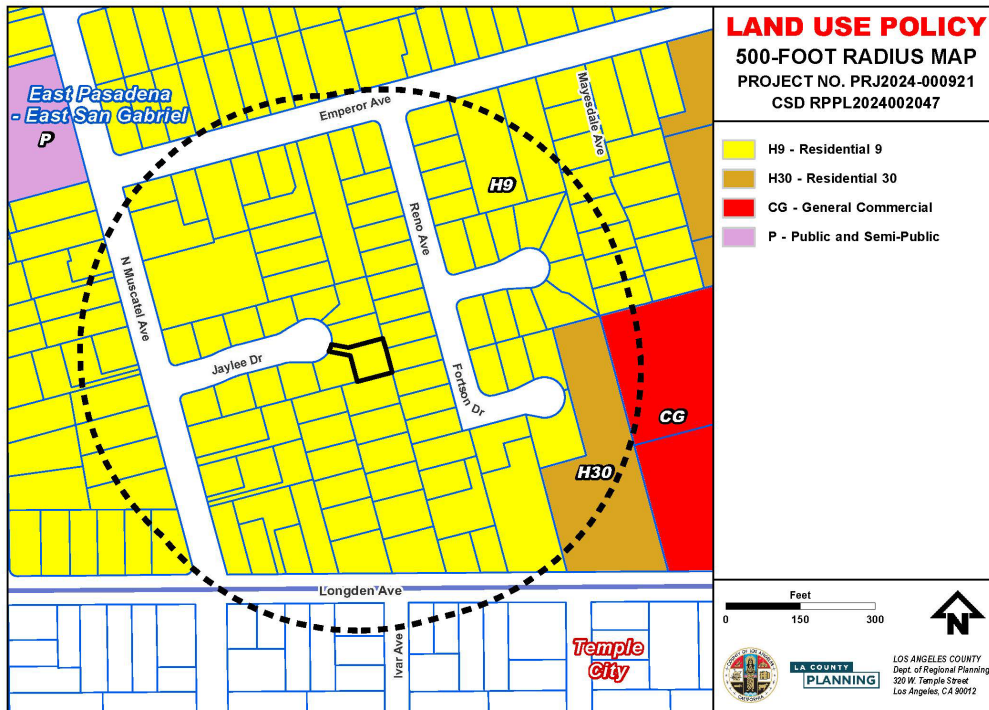
B. Project

The applicant requests a CSD Modification to authorize a reduction of the rear yard setback from 25 feet to 15 feet 10 inches and the side yard setback from 7 feet to 5 feet 4 inches to allow for a 499-square-foot addition comprised of a primary bedroom suite, reconfigured bathroom, closet, laundry room, and expanded kitchen. The addition will be constructed at the southern and eastern sides of an existing 1,008-square-foot single-family residence (“SFR”).

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	COUNTY GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 – 0-9 dwelling units per net acre)	R-A	SFR
NORTH	H9	R-A, R-1 (Single-Family Residence)	SFRs
EAST	H9, H30 (Residential 30 – 20-30 dwelling units per net acre), CG (General Commercial)	R-A, R-3 (Limited Density Multiple Residence), C-2 Neighborhood Business	SFRs, multi-family residences, pharmacy
SOUTH	H9, City of Temple City	R-A, City of Temple City	SFRs
WEST	H9	R-A, R-1	SFRs



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO1494-1	Zone 7 (Unrestricted)	September 12, 1927
ZCO1813	R-1 (Single-Family Residence)	March 24, 1930
ZCO3045	R-5 (Residential Agricultural)	January 5, 1938
ZCO6287	R-A	September 8, 1953

B. Previous Cases

No records from LA County Planning were found for the subject property. County Assessor Building Description Blanks document that the SFR was constructed in 1948 and the detached two-car garage in 1974.

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
NONE	NA	NA

ANALYSIS

A. Land Use Compatibility

The proposed addition (under Site Plan Review RPPL2024002048) that would be authorized with the proposed setbacks by the CSD Modification would be compatible with the surrounding area. Many SFRs in the immediate vicinity have less than the required rear and side yard setbacks, similar to those requested by the applicant. The property is relatively small at 5,704 square feet, and roughly square-shaped, so any proposed addition would by necessity encroach into required CSD setbacks, which are greater than the County standard yard setbacks within the R-A Zone. The proposed setbacks, however, would slightly exceed the County setback standards of 15 feet for rear yards and 5 feet for side yards. CSD maximums pertaining to lot coverage and floor area would not be exceeded by this request.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project's impact to the neighborhood would be minimal. While the subject property is relatively small (5,704 square feet) in comparison to other lots in the community, the SFR on the property is, likewise, modest in size at just over 1,000 square feet and contains two bedrooms and one bathroom. Expanding the SFR to meet modern space preferences is appropriate given that the addition itself is relatively minor (499 square feet) and would add a master bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The addition would not impact any public

views as it would be limited to the rear and side of the SFR. The SFR would continue to meet setbacks that would otherwise comply with County setback requirements, with 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, thus maintaining sufficient space for light, air, and privacy.

There are five properties to the west of the Project Site with rear yard setbacks of less than 15 feet, averaging approximately 10 feet. Two properties to the north of the Project Site also have rear yard setbacks less than 15 feet.

Address	Rear yard setback
8804 Jaylee	8 feet
8810 Jaylee	8 feet
8816 Jaylee	10 feet
8822 Jaylee	10 feet
8828 Jaylee	11 feet
8838 Jaylee	11 feet
8833 Jaylee	11 feet

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 22.318.090.C.3 (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 and Class 5 – Minor Alternations in Land Use Limitations) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not

increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves the modification of rear and side yard setback requirements, from 25 feet to 15 feet 10 inches and 7 feet to 5 feet 4 inches, respectively, as established in the East Pasadena-East San Gabriel CSD, and the construction of a 499-square-foot addition. No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or “environmental resources of hazardous or critical concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies” (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing an SFR, in a fully developed, urbanized area and not within a designated resource area.

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size of an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) “Unusual Circumstances” or Significant Effects: While the Project is for a modification in yard setbacks and associated SFR addition, the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted.

d) Scenic Highways: According to California’s Scenic Highway Program, which is administered by the California Department of Transportation (“Caltrans”), the Project Site is not located within or near an officially designated state scenic highway.

e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’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 the California Department of Health Services. 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)

f) 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.

Therefore, there are no exceptions to the exemption and 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

No comments were received as consultation with other County departments was not necessary.

B. Other Agency Comments and Recommendations

No comments were received and consultation with other agencies was not necessary.

C. Public Comments

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

Report

Reviewed By:



Michele R. Bush, Supervising Regional Planner

Report

Approved By:



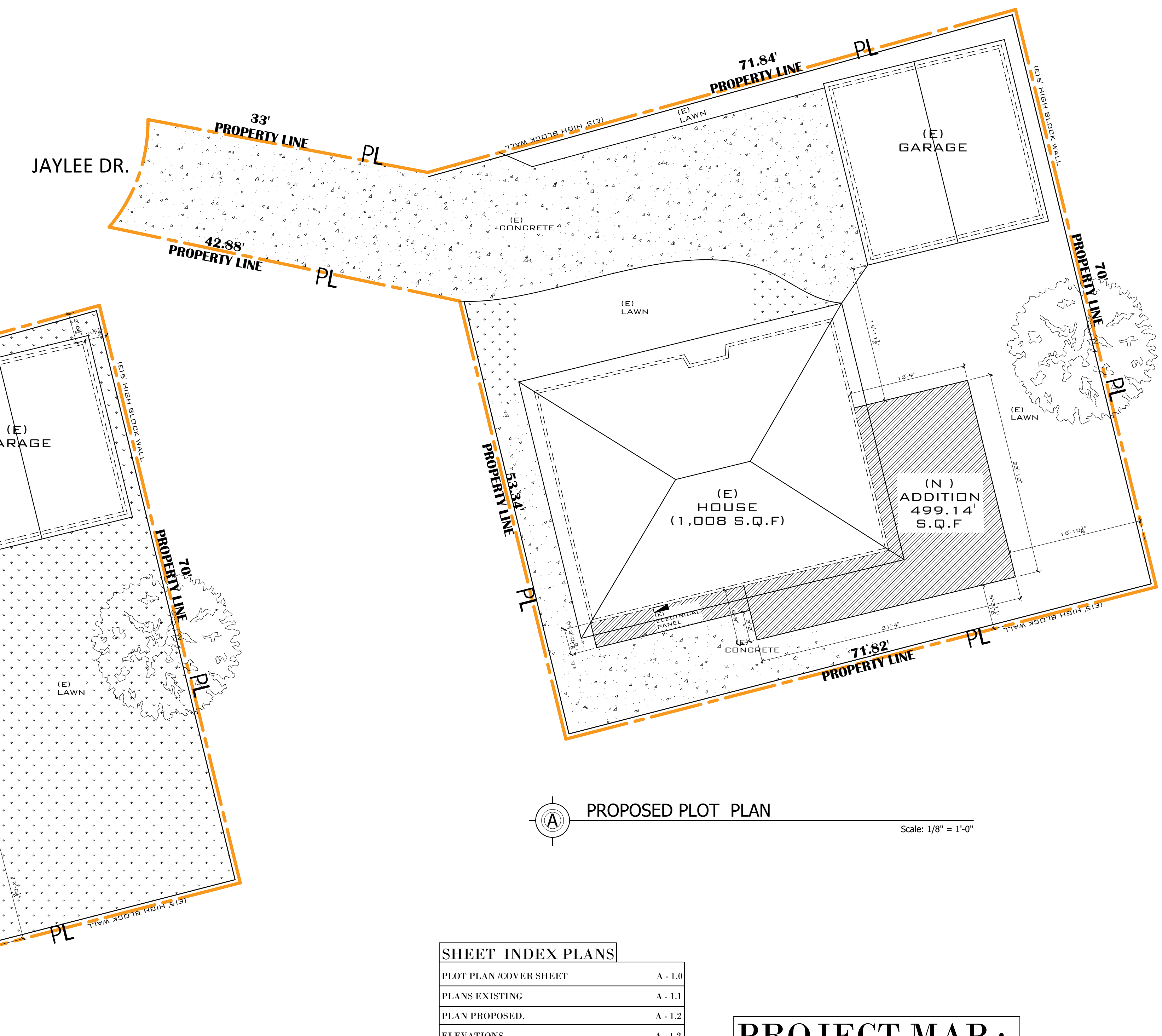
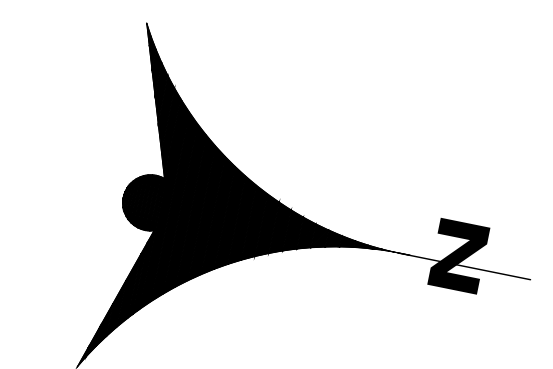
Susan M. Tae, AICP, Assistant Deputy Director

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



HOME OWNER:
ERIN MERCADO



PROPOSED PLOT PLAN
Scale: 1/8" = 1'-0"

EXISTING PLOT PLAN
Scale: 1/8" = 1'-0"

APPLICABLE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (GGBC)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- 2022 CITY OF LOS ANGELES MUNICIPAL CODE

SHEET INDEX PLANS

PLOT PLAN /COVER SHEET	A - 1.0
PLANS EXISTING	A - 1.1
PLAN PROPOSED.	A - 1.2
ELEVATIONS	A - 1.2
GENERAL NOTES	A - 1.3
GREEN NOTES	A - 1.4
FOUNDATION AND FRAMING PLANS	S - 1.0
LA WPPP	S - 1.1 S - 1.2
TITLE	T - 24

LEGAL DESCRIPTION:

SITE ADDRESS: 8832 JAYLEE DR, SAN GABRIEL 91775
LOT PARCEL AREA: 5,544 SQF
PARCEL NO (APN): 5381-031-068
TRACT#: 30115
LOT: 8
PLANNING AND ZONING: R2-1VL
YEAR BUILT: 1948
BUILDING SQUARE FOOTAGE: 1,008
OCCUPANCY GROUP: D
CONSTRUCTION TYPE: V
HOUSE TYPE: SINGLE FAMILY
FIRE SPRINKLERS: NO

PROJECT MAP :



AREA TABULATION:

EXISTING HOUSE:	1,008 S.Q.F.
EXISTING LOT:	5,544 S.Q.F.
RFA (45%) MAX ALLOWABLE:	2,494.8 S.Q.F.
NEW RFA = (1,008 + 499.14) =	1,875.09' S.Q.F. 1,375. S.Q.F.<5,544 S.Q.F.
EXISTING GARAGE =	439' S.Q.F

ADDRESS: 8832 JAYLEE DR,
SAN GABRIEL 91775

SCOPE WORK:
EXISTING REMODELING
HOUSE TO BE ADDITION
BEDROOM

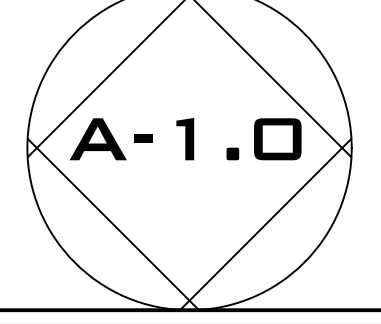
JOB ADDRESS:	8832 JAYLEE DR SAN GABRIEL CA 91775
OWNER NAME:	ERIN MERCADO

DESIGNED	A.F.
DRAWN	A.F.
SIGNATURE	

REVISION #	DATE
△	
△	
△	

SHEET TITLE:
PLOT PLAN &
SITE PLAN

SHEET NUMBER:

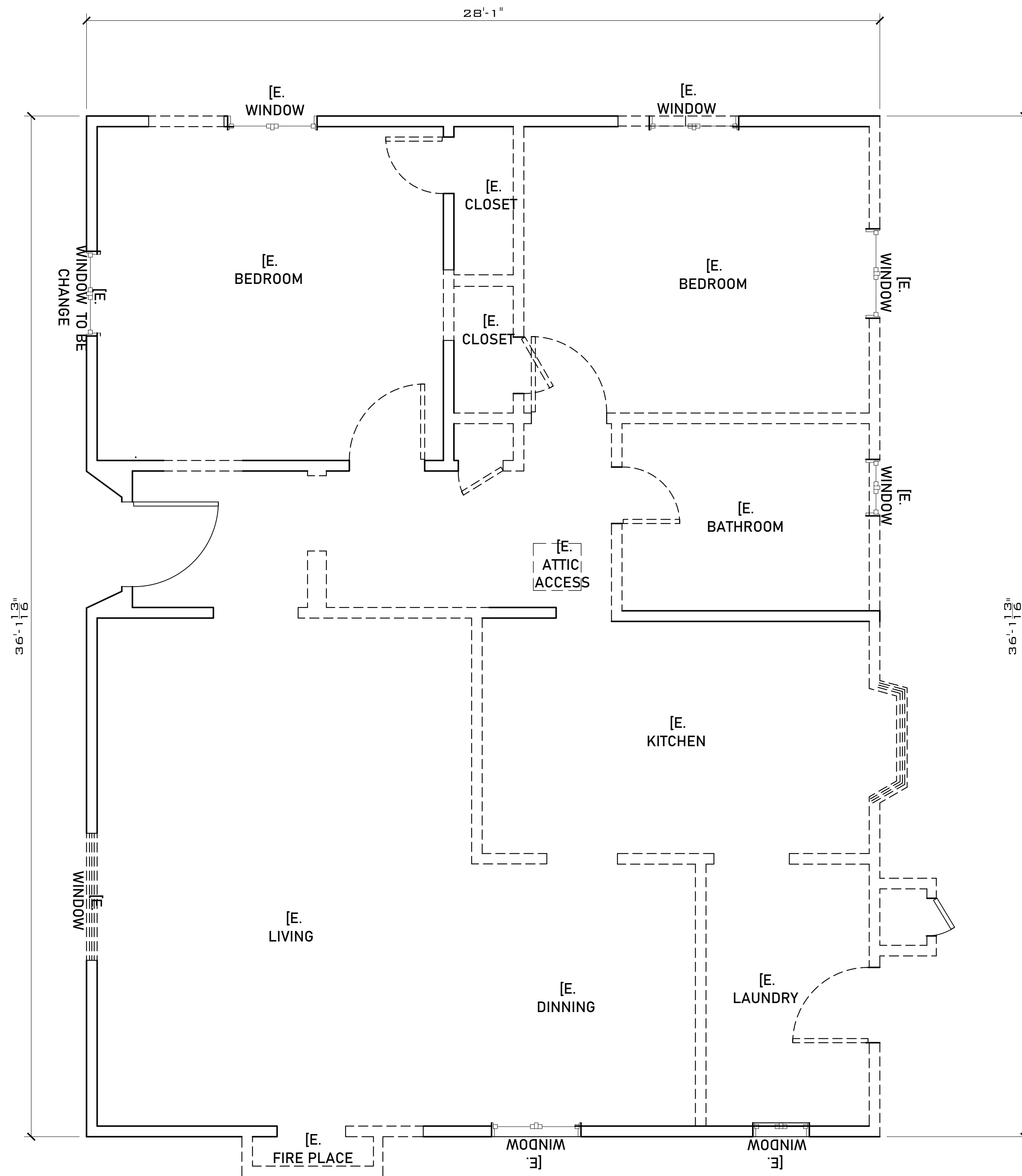


SCALE 1/8" = 1'-0"

DATE: 8.9.2023



LEGEND WALL	
	NEW WALL
	EXISTING WALL
	DEMO WALL



EXISTING FLOOR PLAN

Scale: 1/4"=1'-00"

SCOPE WORK:
 EXISTING REMODELING
 HOUSE TO BE ADDITION
 BEDROOM

JOB ADDRESS: 8832 JAYLEE DR SAN GABRIEL CA 91775	OWNER NAME: ERIN MERCADO
---	--------------------------------

DESIGNED	A.F.
DRAWN	A.F.
SIGNATURE	

REVISION #	DATE
△	
△	
△	

SHEET TITLE:
 EXISTING &
 DEMO PLANS

SHEET NUMBER:

SCALE 1/4" / 1'-0"

DATE: 8.9.2023



SCOPE WORK:
 EXISTING REMODELING
 HOUSE TO BE ADDING
 BEDROOM

JOB ADDRESS:
 8832 JAYLEE DR
 SAN GABRIEL CA
 91775

OWNER NAME:
 ERIN
 MERCADO

DESIGNED	A.F.
DRAWN	A.F.
SIGNATURE	
REVISION #	DATE
△	
△	
△	

SHEET TITLE:
 EXISTING &
 DEMO PLANS

SHEET NUMBER:

SCALE 1/4" / 1'-0"

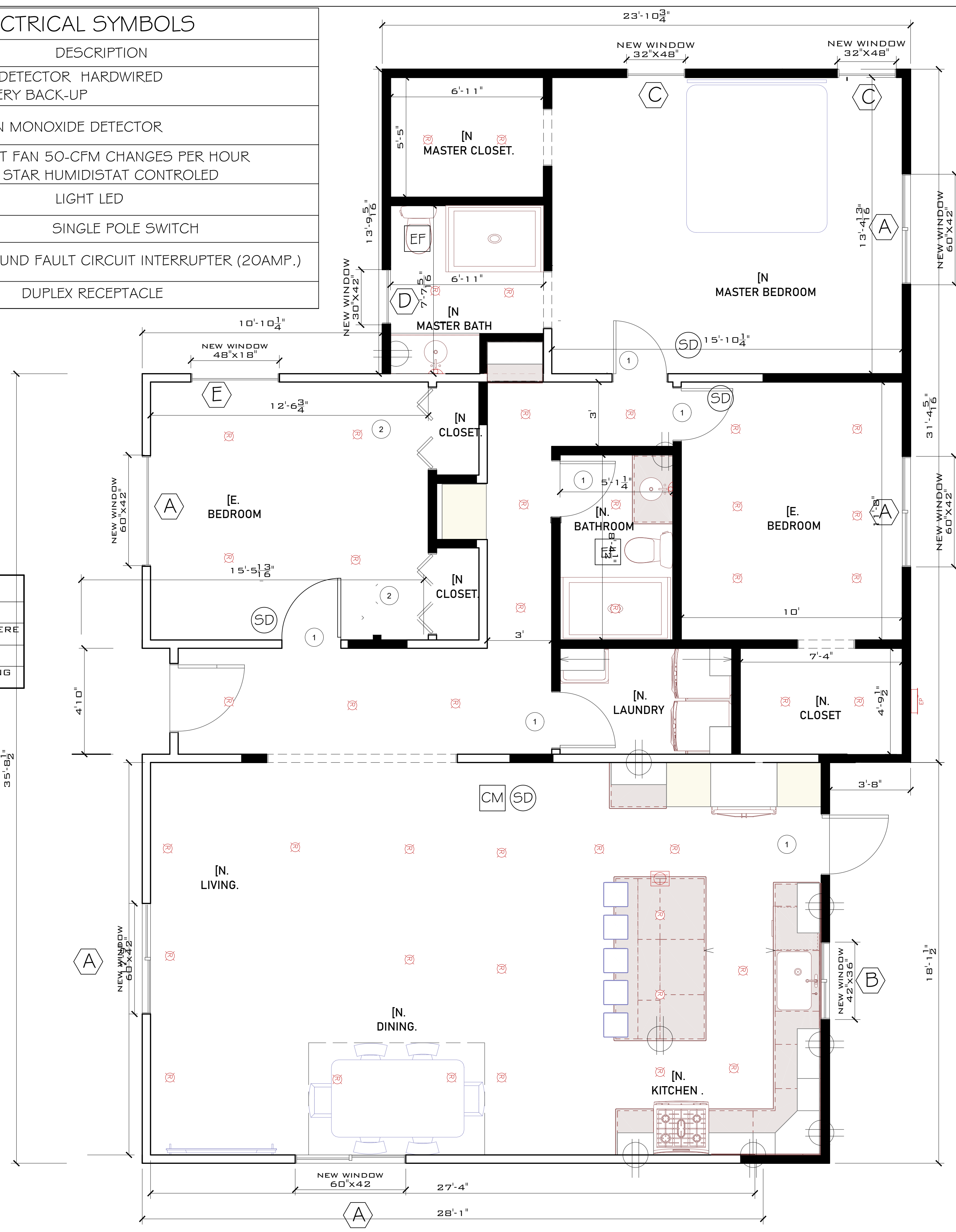
DATE: 8.9.2023

LEGEND WALL	
	NEW WALL
	EXISTING WALL
	DEMO WALL

ELECTRICAL SYMBOLS	
	SMOKE DETECTOR HARDWIRED w/ BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN 50-CFM CHANGES PER HOUR ENERGY STAR HUMIDISTAT CONTROLLED
	LIGHT LED
	SINGLE POLE SWITCH
	GROUND FAULT CIRCUIT INTERRUPTER (20AMP.)
	DUPLEX RECEPTACLE

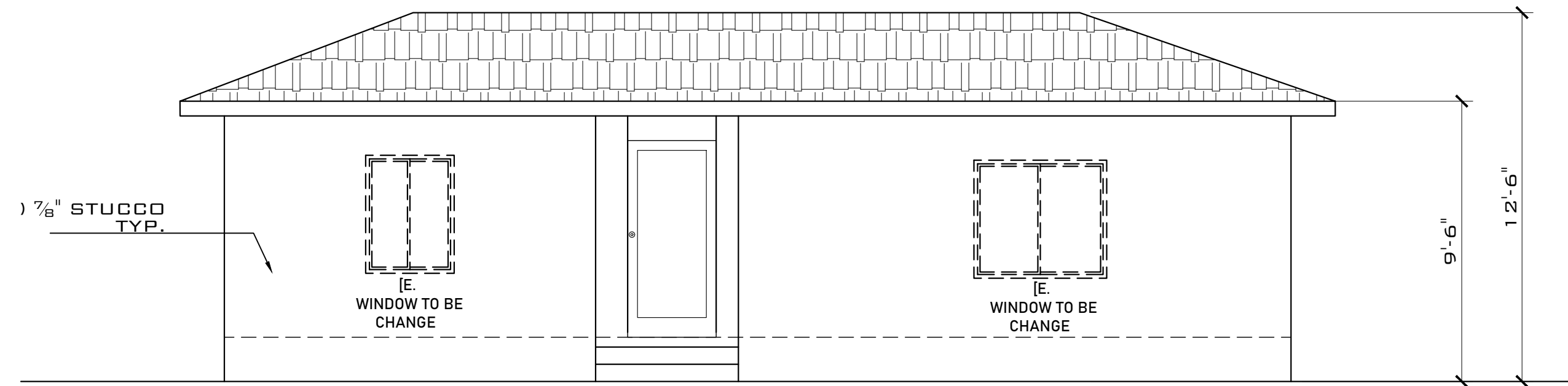
WINDOW SCHEDULE					
SYMBOL	QNT.	SIZE	HEAD	DESCRIPTION	FINISH
A	5	60" X 42"	7'-0"	SLIDING	MTL/GL
B	1	42" X 36"	7'-0"	SLIDING	MTL/GL
C	2	32" X 48"	7'-0"	SLIDING	MTL/GL
D	1	30" X 42"	7'-0"	SLIDING	MTL/GL
E	1	48" X 18"	7'-0"	SLIDING	MTL/GL

DOOR SCHEDULE					
MARK	COUNT	SIZE (W x H)	OPERATION	FINISH	REMARKS
1	5	32" X 80"	SWING	WOOD	EXTERIOR/TEMPERED
2	2	32" X 80"	SWING	WOOD	
3	1	84" X 80"	SLIDING	MTL/GL	CLOSET SLIDING DOOR

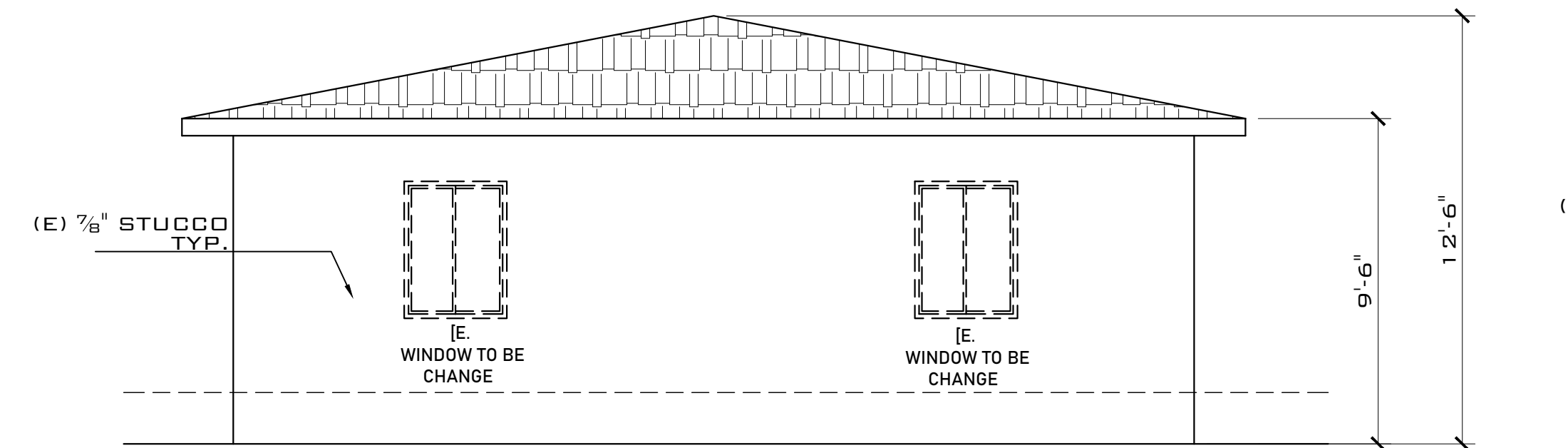


PROPOSED FLOOR PLAN

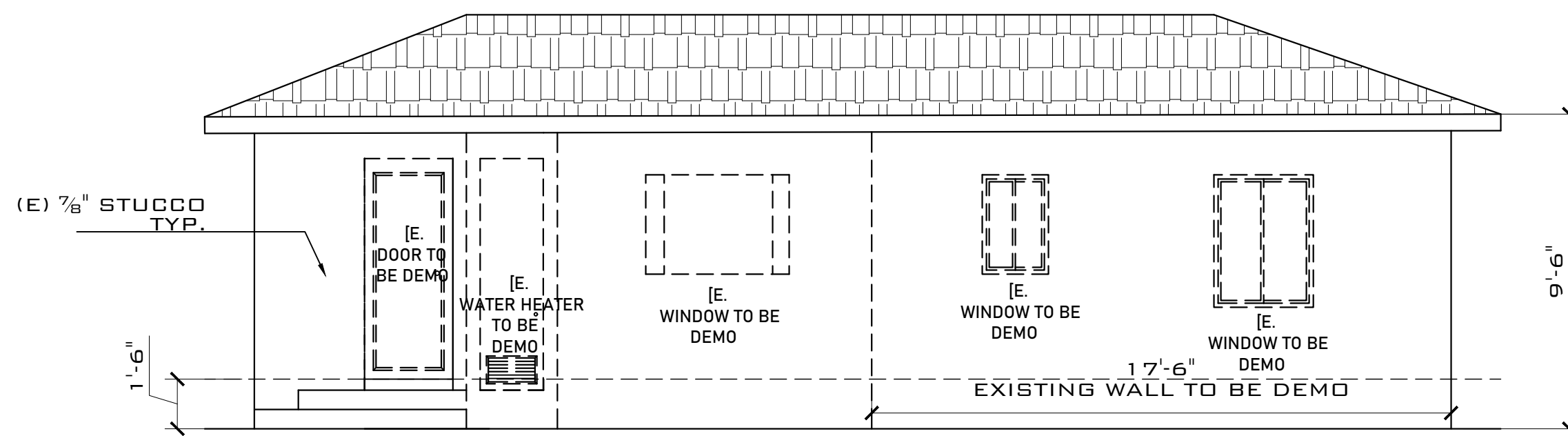
Scale: 1/4"=1'-00"



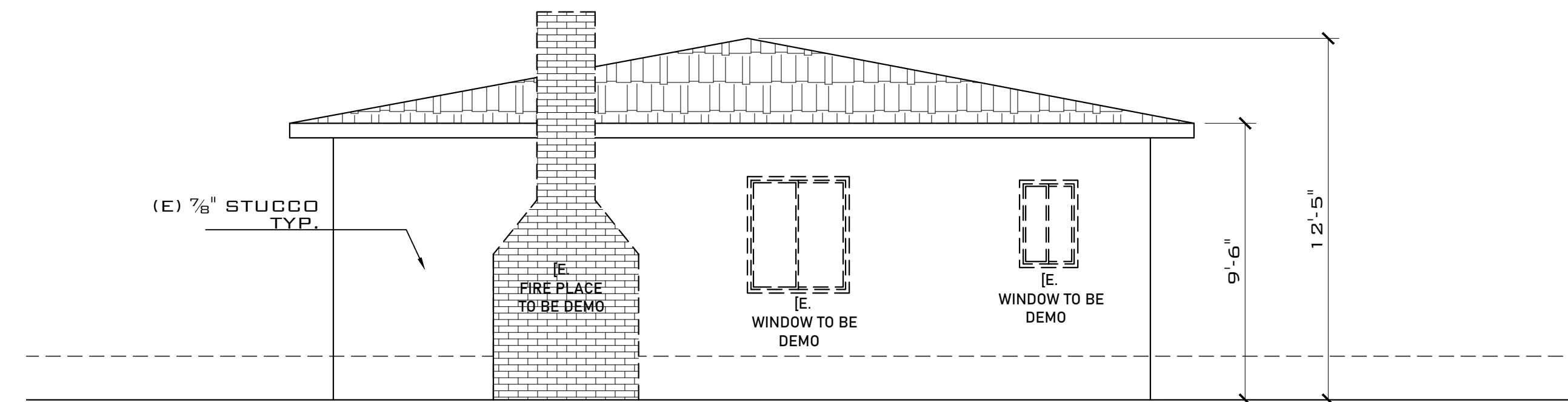
SOUTH ELEVATION
 Scale: 1/4"=1'-00"



NORTH ELEVATION
 Scale: 1/4"=1'-00"



EAST ELEVATION
 Scale: 1/4"=1'-00"



WEST ELEVATION
 Scale: 1/4"=1'-00"

SCOPE WORK:
 EXISTING REMODELING
 HOUSE TO BE ADDITION
 BEDROOM

JOB ADDRESS: 8832 JAYLEE DR SAN GABRIEL CA 91775	OWNER NAME: ERIN MERCADO
--	---------------------------------------

DESIGNED	A.F.
DRAWN	A.F.
SIGNATURE	

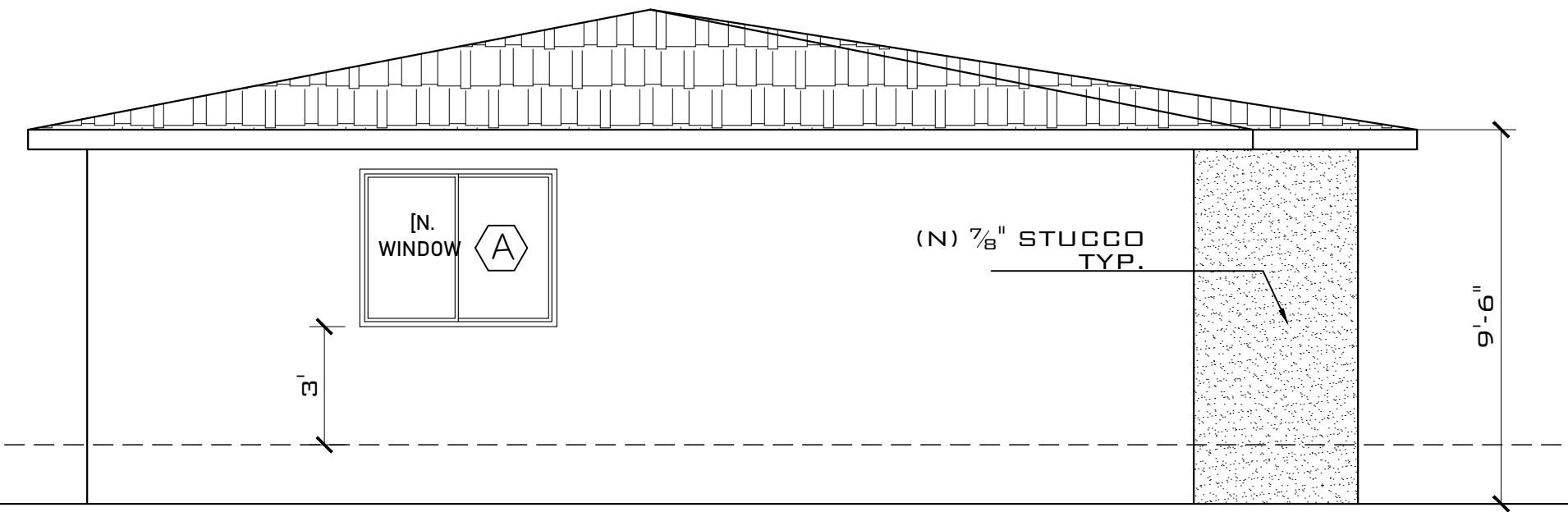
REVISION #	DATE
△	
△	
△	

SHEET TITLE:
 ELEVATION

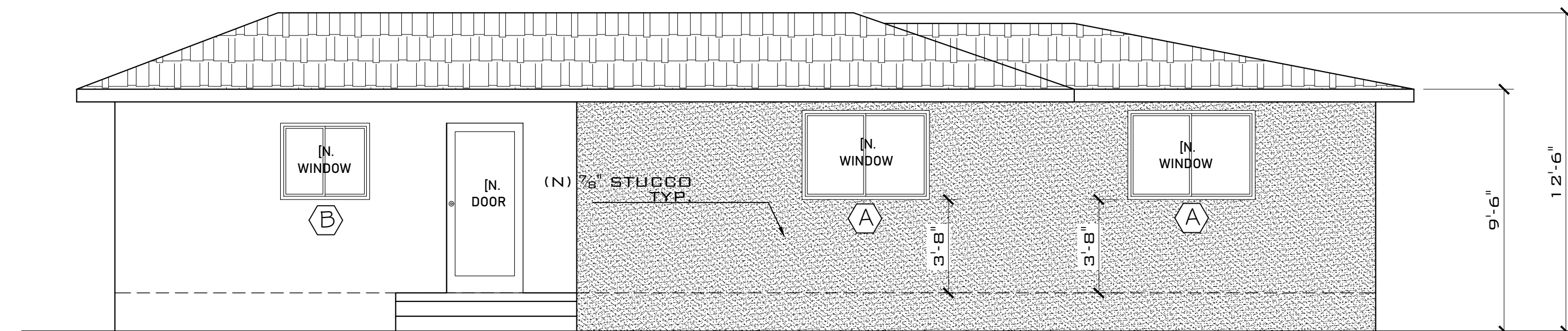
SHEET NUMBER:
 A-1.2

SCALE 1/4" / 1'-0"

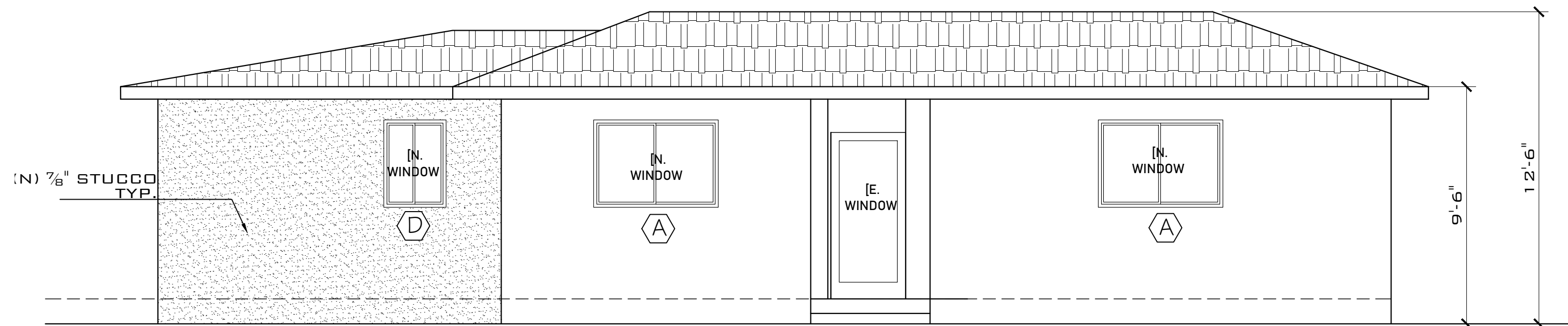
DATE: 8.9.2023



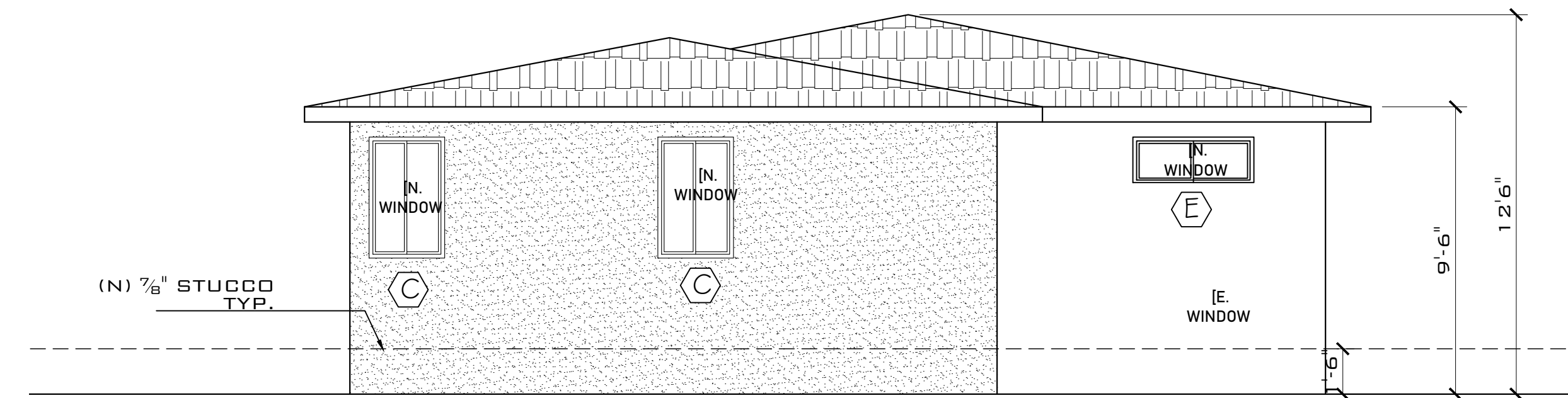
SOUTH ELEVATION
 Scale: 1/4"=1'-00"



NORTH ELEVATION
 Scale: 1/4"=1'-00"



EAST ELEVATION
 Scale: 1/4"=1'-00"



WEST ELEVATION
 Scale: 1/4"=1'-00"

SCOPE WORK:
 EXISTING REMODELING
 HOUSE TO BE ADDITION
 BEDROOM

JOB ADDRESS:
 8832 JAYLEE DR
 SAN GABRIEL CA
 91775

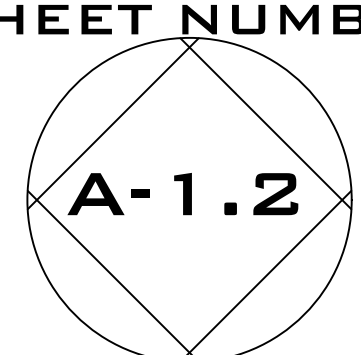
OWNER NAME:
 ERIN
 MERCADO

DESIGNED	A.F.
DRAWN	A.F.
SIGNATURE	

REVISION #	DATE
△	
△	
△	

SHEET TITLE:
 ELEVATION

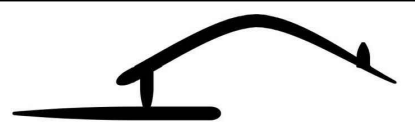
SHEET NUMBER:



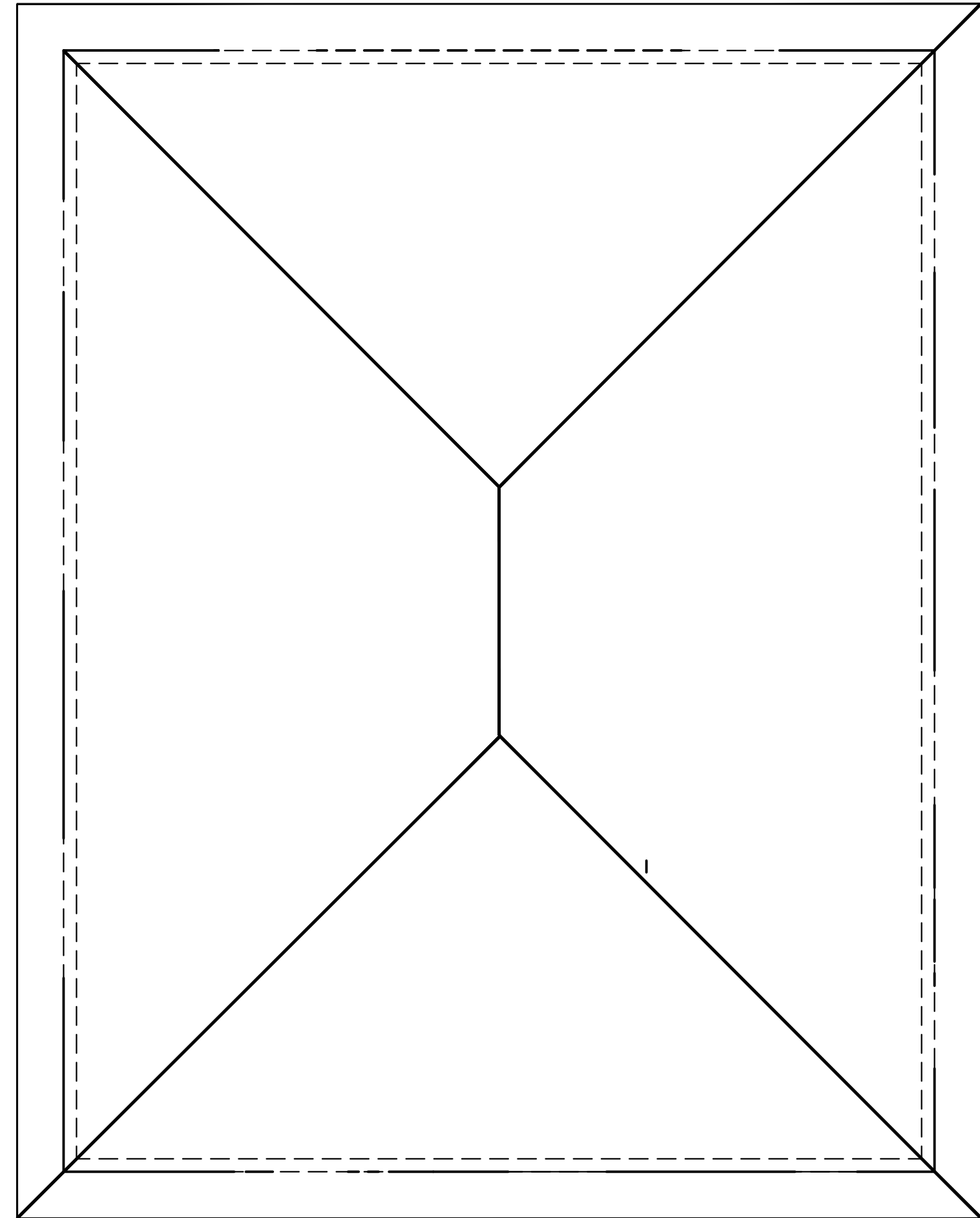
SCALE 1/4" / 1'-0"

DATE: 8.9.2023

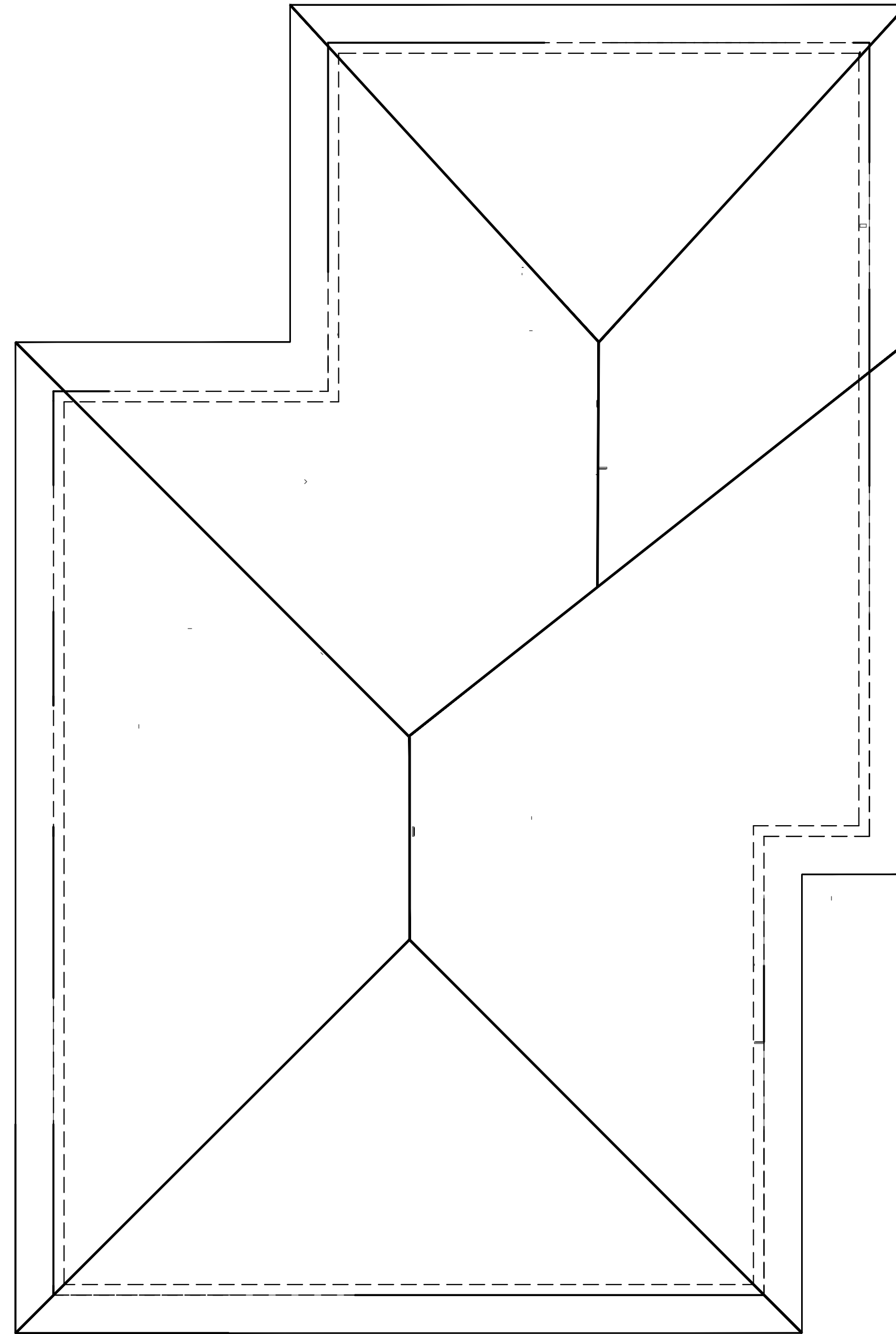
PCCA DESIGN & CITY SERVICES
 19725 SHERMAN WAY STE# 295
 WINNETKA, (747)388-4840
 DRAFTING@PCCATEAM.COM



PCCA TEAM
 City & Design Services



 **EXISTING ROOF PLAN**
 Scale: 1/4"=1'-00"



 **PROPOSED ROOF**
 Scale: 1/4"=1'-00"

SCOPE WORK:

**EXISTING REMODELING
 HOUSE TO BE ADDITION
 BEDROOM**

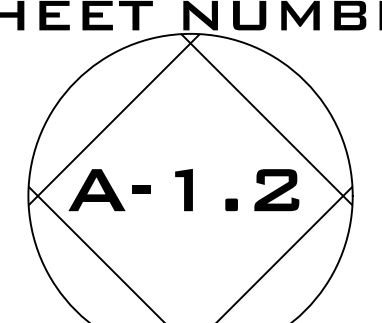
JOB ADDRESS:
 8832 JAYLEE DR
 SAN GABRIEL CA
 91775

OWNER NAME:
 ERIN
 MERCADO

DESIGNED	A.F.
DRAWN	A.F.
SIGNATURE	

REVISION #	DATE
△	
△	
△	

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:

A-1.2

SCALE 1/4" / 1'-0"

DATE: 8.9.2023

PCCA DESIGN & CITY SERVICES
19725 SHERMAN WAY STE# 295
WINNETKA, (714)738-4840
DRAFTING@PCCATEAM.COM



LA DBS INFORMATION BULLETIN / PUBLIC - GENERAL INFORMATION
DEPARTMENT OF BUILDING AND SAFETY
REFERENCE NO.: Various
DOCUMENT NO.: P/IGI 2020-022
Previously Issued As: P/IGI 2014-022
Effective: 01-01-2020
Revised:

GENERAL NOTES FOR SINGLE-FAMILY DWELLING

These General Notes are provided as an aid and should not be construed as a complete list of requirements. For additional clarity or for all other requirements, please refer to the City of Los Angeles Residential, Zoning and Building Codes.

- A. GENERAL
1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility...
2. Obtain permits from Public Works prior to Construction for:
a. Temporary pedestrian protection as required by LABC Section 3306.
b. For any construction near any street or public area.
3. Outlets along wall counter space, island and peninsula counter space in kitchens shall have a maximum spacing of 48".
4. All new lighting shall be from an energy high efficacy light source...
5. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings...
6. A copy of the evaluation report and/or conditions of listing shall be made available at the job site
7. The sprinkler system shall be approved by Plumbing Division prior to installation.
8. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
9. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)
10. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 1 of 7

PIGI 2020-022

- 11. Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift for provided parking spaces.
12. "A maintenance of vehicle lift system (2-levels or more) affidavit" shall be approved and recorded prior to issuing a building permit.
13. A minimum of 65 percent of the nonhazardous construction and demolition waste shall be recycle and/or salvage for reuse in accordance with California Green Building Standards Code, Chapter 4 Division 4.4. (R334)
14. Finish materials including adhesives, sealants, caulks, paints and coating, aerosol paints and systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4 Division 4.5. (R340)
15. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5. (R506.2.3.1)
16. Annular space around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4. (R602.3.4.1)
B. BATHROOMS
1. All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m²) and shall be capable of encompassing a 30 inch diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code Section 408.6)
2. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
3. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. A min 12" sq. access panel to the bathtub trap slip joint connection is required. (Plumbing Code Section 402.10)
C. LAUNDRY ROOM
1. Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M.C. 504.4.2.1)
2. A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 2 of 7

PIGI 2020-022

- from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)
D. MEANS OF EGRESS
1. Provide 32" wide doors to all interior accessible rooms within a dwelling unit. (LARC Section R101, LABC Section 6304.1)
2. Provide emergency egress from sleeping rooms. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft. min. area. (LARC Section R310.2.1, LABC Section 1030.2)
3. Occupied roofs shall be provided with exits as required for stories.
E. GRADING AND FOUNDATION
1. If adverse soil conditions are encountered, a soils investigation report may be required. (LARC Section R401.4)
2. Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report:
a. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
b. Exterior walls and interior bearing walls shall be supported on continuous footings.
c. Footings shall be reinforced with a minimum 4 - 1/2 -inch diameter deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
d. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
e. Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3 1/2 inch thick and shall be reinforced with #4 rebar at 16 inch on center in both directions.
3. Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4-inch fill of coarse aggregate. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way. A 6-mil polyethylene or approved vapor barrier with joints lapped not less than 6-inches shall be placed between the concrete floor slab and the base course. (LABC Section 1808.6, LARC Section R403.1.8, R506.1)
4. Provide Under-floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and an access opening through the floor (18" x 24" min) or an opening through a perimeter wall not less than (16" x 24" min). (LARC R408, LABC Section 1202.4, 1208)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 3 of 7

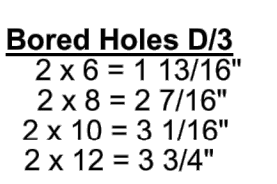
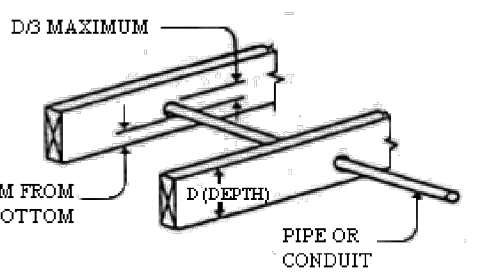
PIGI 2020-022

- 8. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds. Max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)
9. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB 2977). (3162E)
10. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.2.2)
11. An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
12. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
13. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. (R315.2.2)
H. STRUCTURAL REQUIREMENTS
1. Provide lead hole 40%-70% of threaded shank dia. and full dia. for smooth shank portion of Lag Bolts.
2. All bolt holes, other than Lag Bolt holes, shall be drilled 1/32 to 1/16" oversized.
3. Provide lateral support for the top of interior non-bearing walls when manufactured trusses are used. (LABC 1607.15)
4. Provide double joists under parallel bearing partitions. (LARC Sec. R502.4, LABC Section 2308.4.5)
5. Provide full length studs (balloon frame) on exterior walls of rooms with vaulted ceiling. (LARC Section R602.3, LABC Section 2308.5.1, Table 2308.5.1)
6. All roof and shear wall nailing shall utilize common nails or galvanized box. Nail guns using "clipped head" or Sinker nails are not acceptable. (LARC Table R602.3(1), LABC Table 2304.10.1)
7. Roof nailing to be inspected before covering. Face grain of plywood shall be Perpendicular to supports. Floor shall have tongue and groove or blocked panel edges.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 5 of 7

PIGI 2020-022

- Plywood spans shall conform with Table R503.2.1(1)/Table 2304.7(3). (LARC 803.2.2)
8. All horizontal joints occurring in braced wall panels shall occur over blocking equal in size to the studs. (LARC Section R602.10.4.4, LABC Section 2308.6.4)
9. Stucco shear walls shall utilize furring, galvanized nails (having a minimum 11 ga., 1-1/2" long, 7/16" diameter head, and furred out a min of 1/4") to attach the lath to the studs. (Table 2306.3(3)). Self furring lath approved by a Los Angeles Research Report is permitted.
10. Structural wood shear walls shall be covered with minimum two layers 15" felt underlayment prior to placing finish material.
11. Shop welds must be performed in a LA City Bldg. Dept. licensed fabricator's shop.
12. Plate washers are required for all hold downs. (LABC 2305.5)
13. Foundation sills shall be Douglas-Fir (Group II Lumber) pressure treated or foundation grade Redwood. (LABC Section .2304.11.1.4).
14. Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be tightened just prior to covering the wall framing.
15. All bolt holes shall be drilled a maximum of 1/16" oversized AND inspector shall verify at job site.
16. Cutting, Notching, and Boring of Wood Framing Members. (LARC R602.6, LABC Sec. 2308.5.9, 10)(see diagrams below).



PIGI 2020-022

Technical drawings showing CUTTING AND NOTCHING, BORED HOLES, and EXTERIOR WALLS AND BEARING PARTITIONS with various dimensions and percentages allowed (40%, 60%, 25%). Includes labels like DRAWING 1, DRAWING 2, DRAWING 3, DRAWING 4.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 7 of 7

PIGI 2020-022

- 5. Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides. Opening shall have 1/4 inch corrosion resistant metal mesh covering. (LABC Section 1202.4, LARC R408.2)
6. Provide corrosion resistant weep screed below the stucco a minimum of 4" above earth or 2" above paved area. (LARC Section R703.7.2.1, LABC Section 2512.1.2)
7. Provide rain gutters and convey rain water to the street. (LARC R903.4, LABC 1502.1, 7013.9)
F. ZONING NOTES
1. A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception per Information bulletin P/ZC 2002-006.
G. SPECIAL HAZARDS
1. Glazing in hazardous locations shall be tempered. (LARC R308, LABC Section 2406.4) Fixed or operable panels in swinging, sliding and bifold doors and fixed or operable panels adjacent to doors; Fixed or operable window panels with panes larger than 9 square feet and are less than 18 inches above the floor, have a top edge greater than 36 inches above the floor and have one or more walking surfaces within 36 inches, measured horizontally and in a straight line, of the glazing. Glazing in guards and railings, adjacent to wet surfaces, adjacent to stairs and ramps, and adjacent to bottom stair landings.
2. Each light of safety glazing material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, the type of glass, and the safety glazing standard with which it complies, and that is visible in the final installation.
3. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, manufacturer, and performance grade rating to indicate compliance with AAMA/WDMA/CSA 1011.1.S.2/A440 (research report not required). (R308.6.9)
4. Pre-fab fireplaces are required to have manufacturer, model, and Underwriter Laboratories certification (or ICC-ES).
5. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material. (L.A.M.C. 57.4704.10)
6. An approved Seismic gas shutoff valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 171,874-for work over \$10,000.)
7. Water heater must be strapped to wall. Section 507.2, LAPC. See Information Bulletin P/PC 2011-003 "How to Brace Your Water Heater" for details.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 4 of 7

SCOPE WORK:
EXISTING REMODELING HOUSE TO BE ADDITION BEDROOM

JOB ADDRESS:
8832 JAYLEE DR
SAN GABRIEL CA
91775
OWNER NAME:
ERIN MERCADO

DESIGNED: A.F.
DRAWN: A.F.
SIGNATURE:

Table with columns REVISION # and DATE, showing three revisions.

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
A-1.3

SCALE

DATE: 8.9.2023



SCOPE WORK:
EXISTING REMODELING
HOUSE TO BE ADDITION
BEDROOM

JOB ADDRESS:
8832 JAYLEE DR
SAN GABRIEL CA
91775
OWNER NAME:
ERIN
MERCADO

DESIGNED A.F.
DRAWN A.F.
SIGNATURE

REVISION # DATE
- -
- -
- -

SHEET TITLE:
GREEN
NOTES

SHEET NUMBER:
A-1.4

SCALE

DATE: 8.9.2023

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- 2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- 6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- 8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- 9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g. note #, detail # or reason for N/A). Rows include sections for PLANNING AND DESIGN, ENERGY EFFICIENCY, WATER EFFICIENCY & CONSERVATION, MATERIAL CONSERVATION & RESOURCE EFFICIENCY, and ENVIRONMENTAL QUALITY.

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g. note #, detail # or reason for N/A). Rows include items 23 through 37 covering requirements like covering of duct openings, finish material pollutant control, adhesives/sealants/caulks, paints and coatings, aerosol paints and coatings, verification, carpet systems, carpet cushion, resilient flooring systems, composite wood products, filters, capillary break, moisture content of building materials, bathroom exhaust fans, and heating and air-conditioning system design.

Table with 3 columns: COATING CATEGORY, CURRENT LIMIT, and ADHESIVE VOC LIMIT. Lists various coating types like flat, nonflat, specialty, aluminum, and fire resistant coatings, along with their respective VOC and formaldehyde limits.

- 1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter)...
- 2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampereage of the Electric Vehicle Supply Equipment (EVSE)...
- 3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75...
- 4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549.
- 5. The flow rates for all plumbing fixtures shall comply with the maximum flow rate of all the showheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi...
- 6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi...
- 7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWEL0, § 492.7)
- 8. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- 9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates...
- 10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- 11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- 12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.10.1.1, shall be completed and placed in the building at the time of final inspection. (4.101.1)

Table with 2 columns: FIXTURE TYPE and MAXIMUM ALLOWABLE FLOW RATE. Lists fixtures like Showerheads, Lavatory faucets, Kitchen faucets, Metering Faucets, Gravity tank type water closets, Flushometer tank water closets, Flushometer valve water closets, Urinals, Clothes Washers, and Dishwashers with their respective flow rate limits.



SCOPE WORK:
EXISTING REMODELING HOUSE TO BE ADDITION BEDROOM

JOB ADDRESS:
8832 JAYLEE DR
SAN GABRIEL CA
91775

OWNER NAME:
ERIN MERCADO

DESIGNED: A.F.
DRAWN: A.F.
SIGNATURE:

REVISION #	DATE
1	
2	
3	

SHEET TITLE:
WFPP NOTES

SHEET NUMBER:
S-1.2

SCALE

DATE: 8.9.2023

P/BC 2023-004

BRACED WALL PANEL REQUIREMENTS

48" MIN. FOR METHOD WSP⁽¹⁾ AND 96" MIN. FOR GB⁽²⁾ & PCP⁽³⁾ SEE NOTE 1.

NO PENETRATIONS PERMITTED IN BRACED WALL PANELS.

BRACED WALL LINE LENGTH: 28'-0" MAX (TYP)

DESIGNATED BRACED WALL LINE (BWL)

4" MAX OFFSET

22'-0" MAX

BRACED WALL PANEL LENGTH

NOTES:

- BRACED WALL LINES AT EXTERIOR WALLS SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE. EXCEPT FOR METHOD WSP⁽¹⁾, THE BRACED WALL PANEL SHALL BE PERMITTED TO BEGIN NO MORE THAN 10 FEET FROM EACH END OF THE BRACED WALL LINE PROVIDED:

(A) METHOD WSP⁽¹⁾ BRACING ONLY

(B) METHOD WSP⁽¹⁾ BRACING ONLY

180° LIP HOLD-DOWN DEVICES REQUIRED AT THE END OF EACH BRACED WALL PANEL.

2. MIXING BRACING METHODS WITH A BRACED WALL LINE IS NOT PERMITTED.

3. INTERIOR BRACE WALL PANEL SHALL BE LOCATED NOT MORE THAN 10'-0" FROM THE END OF A BRACED WALL LINE AS DEMONSTRATED IN FIGURE R902.10.2.2 OF THE IBC.

4. HOLD-DOWN DEVICE SHALL BE APPROVED BY CURRENT LOS ANGELES CITY RESEARCH REPORT.

BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

Seismic Design Category (SDC)	Story Location	Braced Wall Line Length	Minimum Total Length of Braced Wall Panels Required Along each Braced Wall Line (ft)	
			Methods GB ⁽²⁾ & PCP ⁽³⁾	Method WSP ⁽¹⁾
SDC D ₂		10	8	4
		20	16	5
		30	24	7.5
		40	32	10
		50	40	12.5

(a) Method GB (Gypsum Board) = 3/4-in. minimum thickness gypsum board with 1-1/2-in. galvanized roofing nail, or 1-1/4-in. screws, Type W or S, for exterior sheathing, or 5/8" cooler nail, 0.086-in. diameter, 1-5/8-in. long, 15/64-in. head for interior gypsum board. Maximum fastener spacing shall be 7-in. o.c. at panel edges, including top and bottom plates, and along intermediate supports. When method GB panels are applied to only one face of a braced wall panel, the minimum total length in the table shall be doubled.

(b) Method PCP (Portland Cement Plaster) = 7/8-in. minimum thickness Portland cement plaster with 1-1/2-in., 11-gage, 7/16-in. head nails at 6-in. spacing (16-in. stud spacing required). 3/4-in. minimum gypsum wallboard shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the Table is multiplied by a factor of 1.5.

(c) Method WSP (Wood Structural Panel) = 15/32-in. minimum thickness wood structural panel with 8d common (2-1/2-in x 0.131-in.) nails at 6-in. spacing along panel edges, 12-in. spacing at intermediate supports, and 3/8-in. distance to panel edge. 3/4-in. minimum thickness gypsum wall board shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the Table is multiplied by a factor of 1.5.

(d) Method GB and PCP braced wall panel height to width ratio (h/w) shall not exceed 1:1.

(e) Multiply required braced wall panel lengths specified in the table by 1.2 when combined Roof Ceiling Dead load is between 15 psf and 25 psf.

Page 7 of 9

P/BC 2023-004

SEISMIC STRAPS: TWO MIN. REFER TO IBC PRC 2017-003 FOR REQUIREMENTS

TAP VALVE PIPED TO EXTERIOR 3/4" MIN. PIPE. NO THREADS ALLOWED IN BOTTOM PIPING

PER MANUF. RECOMMENDATION

24" MIN.

ROOF SLOPE: FLAT TO 6:12

FOR ROOF SLOPE: FLAT TO 6:12

SEE LA MECHANICAL CODE SEC. 802.6 FOR ROOF SLOPE STEEPER THAN 6:12

NOTE: NO GAS-FIRED WATER HEATER ALLOWED IN BEDROOMS, BATHROOMS, CLOTHES CLOSETS, OR ANY SPACE OPENING INTO A BEDROOM OR BATHROOM.

WATER HEATERS

20" CLEAR

30" CLEAR

MIN. SIZE WINDOW FOR 20" CLEAR WIDTH AND 5.0 S.F. OPENABLE AREA

MIN. SIZE WINDOW FOR 30" CLEAR HEIGHT AND 5.0 S.F. OPENABLE AREA

MIN. SIZE WINDOW FOR 30" CLEAR WIDTH AND 5.0 S.F. OPENABLE AREA

MIN. SIZE WINDOW FOR 30" CLEAR HEIGHT AND 5.0 S.F. OPENABLE AREA

NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MINIMUM EGRESS REQUIREMENTS.

EMERGENCY ESCAPE/ RESCUE OPENING (R310)

12" MIN. CLEAR ON TOPS, SIDES AND ENDS

CONC. FOUND. WALL

FLOOR GIRDER

P.T. SILL

3" MIN. BEARING

TRENCHES AT FOOTINGS

GIRDER (R317.1 / R902.6)

THE FOLLOWING WINDOW SIZES WILL BE THE MINIMUM ALLOWED FOR 5.0 SF

TYPE	MIN. CLEAR	MIN. AREA
SINGLE CASSETTE	24 X 44	40 X 60
DOUBLE CASSETTE	44 X 40	60 X 30
CASEMENT FIXED COMBO	70 X 40	80 X 40
OTHER WINDOW TYPES	MIN. 20" CLEAR	MIN. 5.0 S.F.

NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MINIMUM EGRESS REQUIREMENTS.

Page 8 of 9

P/BC 2023-004

EMERGENCY ESCAPE / RESCUE WINDOW (SEE PAGE 7)

MINIMUM ROOM DIMENSIONS (R304 & R305)

- HABITABLE ROOMS SHALL HAVE A FLOOR AREA NOT LESS THAN 70 SF.
- HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FT. IN ANY HORIZONTAL DIMENSION.
- HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FT.

LOOK: INTERIOR WALL ROOMS INCLUDING REAR WALLS SHALL BE FINISHED BY MEANS OF EXTERIOR FINISHES OR SHALL HAVE A FINISH OF THE SAME AREA OF THE ROOM.

VENTILATION (R308) ALL ROOMS REQUIRE NATURAL VENTILATION BY MEANS OF OPERABLE WINDOWS OR VENTS. THE TOTAL AREA OF THE ROOMS AND ROOMS, INCLUDING GLAZED AREA IN WINDOWS OF NOT LESS THAN 10 FT. IN ANY ONE DIMENSION, SHALL BE AT LEAST 8 SQ. FT. PER ROOM. NATURAL VENTILATION SHALL BE PROVIDED WITH CORROSION RESISTANT SCREEN BY LEAST DIMENSION NOT EXCEEDING 1/4".

UNDER-FLOOR SPACES SHALL BE VENTILATED BY OPENINGS INTO THE UNDER-FLOOR SPACE OR EXTERIOR WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. PER 100 SQ. FT. OF UNDER-FLOOR SPACE. SUCH OPENINGS SHALL BE LOCATED WITHIN 2 FT. OF EACH CORNER OF THE BUILDING AND PROTECTIVE SCREENS SHALL BE PROVIDED WITH CORROSION RESISTANT SCREEN BY LEAST DIMENSION NOT EXCEEDING 1/4".

THE NET FREE VENTILATION AREA OF ENCLOSED ATTIC AND UNFINISHED BATHROOMS SHALL NOT BE LESS THAN 1% OF THE AREA OF THE SPACE. UNLESS OTHERWISE SPECIFIED, SUCH OPENINGS SHALL BE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AND NOT MORE THAN 1 FT. BELOW THE CEILING OR HORIZONTAL CENTERLINE OF THE SPACE. UNLESS OTHERWISE SPECIFIED, A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING.

IF HIGH MANSOURING SURFACE (SHOWER WALLS (R307.2))

IF LESS THAN 60" ABOVE STANDING SURFACE (SHOWER RECEPTOR SHALL BE MIN. 108 SQ. IN. OF FLOOR AREA AND ENCOMPASS 50% OF FLOOR AREA)

SHOWER DOORS SHALL SWING OUT NET AREA OF SHOWER RECEPTOR SHALL BE MIN. 108 SQ. IN. OF FLOOR AREA AND ENCOMPASS 50% OF FLOOR AREA

18" MIN. UNDER FLOOR ACCESS THROUGH A PERIMETER WALL (R404)

GLAZING SHALL MEET THE FOLLOWING:

- UPFACTOR = 0.25 MAX. SHGC = 0.25 MAX. GLAZING AREA LIMITS: 20% MAX OF TOTAL FLOOR AREA
- 5% MAX OF THAT CAN BE BEST PRACTICE
- OTHERWISE PROVIDE TINTED ENERGY GLAZING

DOOR SHALL BE A SELF-CLOSING & SELF-LATCHING 1-3/4" THICK SOLID WOOD OR SOLID OR HYBRID CORE STEEL DOOR OR SWAIN FIRE RATED DOOR (R310.1)

NOTE: THE GARAGE SHALL NOT OPEN INTO A SLEEPING ROOM.

NOTE:

- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3 OF NFPA 135 FOR A NEAR ONE- AND TYPICALLY DWELLING AND TOWNHOUSE UNITS.
- CARBON MONOXIDE ALARMS (CMA) AND SMOKE ALARMS (SA) ARE REQUIRED FOR ALL TOWNHOUSES. REPAIRS AND ADDITIONS WHERE A PERMIT IS REQUIRED SHALL BE PERMITTED TO BE INSTALLED IN EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FIRE-BEARING APPLICANCES. LOCATE SUCH ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- GARAGE FLOOR SURFACE SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL (R309)
- DUCTS FROM TRAPING WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 20 GAGE SHEET STEEL OR APPROVED MATERIAL (R303.5)
- EVERY INTERIOR DOOR IN A DOORWAY THROUGH WHICH OCCUPANTS PASS SHALL HAVE A MINIMUM WIDTH OF 32"

1" VC - LOS ANGELES PLUMBING CODE
1" VC - LOS ANGELES MECHANICAL CODE

Page 9 of 9

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

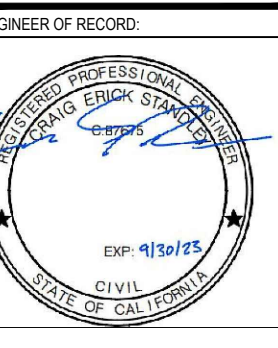


Table with columns: DESIGN GROUP, CONTRACTOR, ARCHITECT, ENGINEER, etc. Includes a vertical stamp: DESIGN GROUP: NEW ADDITION

NEW ADDITION

Table with columns: NO., DATE, REVISED, etc. Includes a vertical stamp: STRUC. NOTES

8832 JAYLEE DR
SAN GABRIEL, CA 91775

STRUC. NOTES

S-1

NAILING SCHEDULE

Table with columns: ROOF, DESCRIPTION, # AND TYPE, SPACING & LOCATION. Includes rows for TOE NAIL, PER. JOIST, TOE NAIL, FACE NAIL, etc.

Table with columns: WALL, DESCRIPTION, # AND TYPE, SPACING & LOCATION. Includes rows for 24" O.C. FACE NAIL, 16" O.C. FACE NAIL, etc.

Table with columns: WALL, DESCRIPTION, # AND TYPE, SPACING & LOCATION. Includes rows for TOE NAIL, FACE NAIL, END NAIL, etc.

STRUCTURAL OBSERVATION

1. THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION...

CONSTRUCTION STAGE ELEMENTS TO BE OBSERVED

6. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM INFORM.08 (PART 1) FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED...

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 8832 JAYLEE DR PERMIT APPL. NO.: ADDITION
Owner: Architect: Engineer: Standley

Table for STRUCTURAL OBSERVATION (only checked items are required) with columns: FOUNDATION, WALL, FRAME, DIAPHRAGM.

DECLARATION BY OWNER, I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record, declare that the above listed firm or individual is designated by me to be the Structural Observer.

STEEL REINFORCEMENT

- 1. ALL STEEL REINFORCEMENT BARS SHALL BE 60,000 PSI YIELD STRENGTH CONFORMING TO ASTM STD A615, UNLESS NOTED OTHERWISE.
2. ALL STEEL REINFORCEMENT TIES AND STIRRUPS SHALL BE 40,000 PSI YIELD STRENGTH CONFORMING TO ASTM STD A615, UNLESS NOTED OTHERWISE.

EARTHWORK

- 1. PRE-MOISTEN EXCAVATIONS FOR FOOTING & SLAB PRIOR TO POURING CONCRETE. THE CONSULTING SOILS ENGINEER SHALL CHECK MOISTURE CONDITIONS.
2. ALL RECOMMENDATIONS OF THE CONSULTING GEOLOGIST MUST BE INCORPORATED INTO THE DESIGN OR SHOWN AS NOTES ON THE PLANS IF APPLICABLE.

STEEL

- 1. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, HIGH STRENGTH BOLTING AND SPRAYED-ON FIREPROOFING.
2. LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.

GREEN NOTES

- 1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDINGS ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES.

DATABASE

- 1. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS
2. CERTIFIED UNDER UL GREENGUARD GOLD

CONCRETE

- 1. ALL EXISTING FOUNDATIONS & FOOTINGS SHALL BE CLEANED OFF PRIOR TO POURING OF NEW CONCRETE FOR PROPER BONDING.
2. CEMENT SHALL CONFORM TO THE SPECIFICATION FOR PORTLAND CEMENT ASTM C150.

CONSTRUCTION

- 1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING OF WORK.
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PILL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF HOOK-UP.

DESIGN LOAD DATA

Table for DESIGN LOAD DATA with columns: HORIZONTAL SYSTEMS, FLOOR SYSTEMS, etc.

LIVE LOAD:

Table for LIVE LOAD with columns: ROOF SYSTEMS, ATTIC SYSTEMS, FLOOR SYSTEMS, etc.

WALLS:

Table for WALLS with columns: EXTERIOR WALLS, INTERIOR WALLS

NO CONCRETE TOPPING ASSUMED IN DEAD LOAD CALCULATIONS. CONTRACTOR TO VERIFY IN FIELD

LUMBER

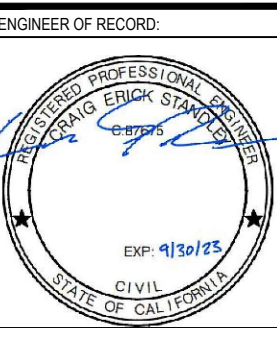
- 1. MATERIAL DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (9.407.4)
2. ALL STUDS, JOISTS, RAFTERS, AND BLOCKING SHALL BE DF-L NO. 2 AS GRADED BY WWPGR. ALL POSTS AND BEAMS SHALL DF-L NO. 1 OR BETTER AS GRADED BY WWPGR.

GROUT

- 1. ALL NON-EPOXY GROUT SHALL BE RAPID SET BRAND OR EQUIV. INSTALLED PER THE MANUFACTURERS SPEC'S, LARR24654.
2. ALL EPOXY TYPE GROUT SHALL BE SIMPSON SET BRAND STRUCTURAL EPOXY OR EQUIV. INSTALLED PER THE MANUFACTURERS SPECIFICATIONS, LARR25279.

TABLE 1

Table for TABLE 1: RAFTER SLOPE, RAFTER SPACING, ROOF SPAN (ft) REQUIRED # OF 16d COMMON NAILS



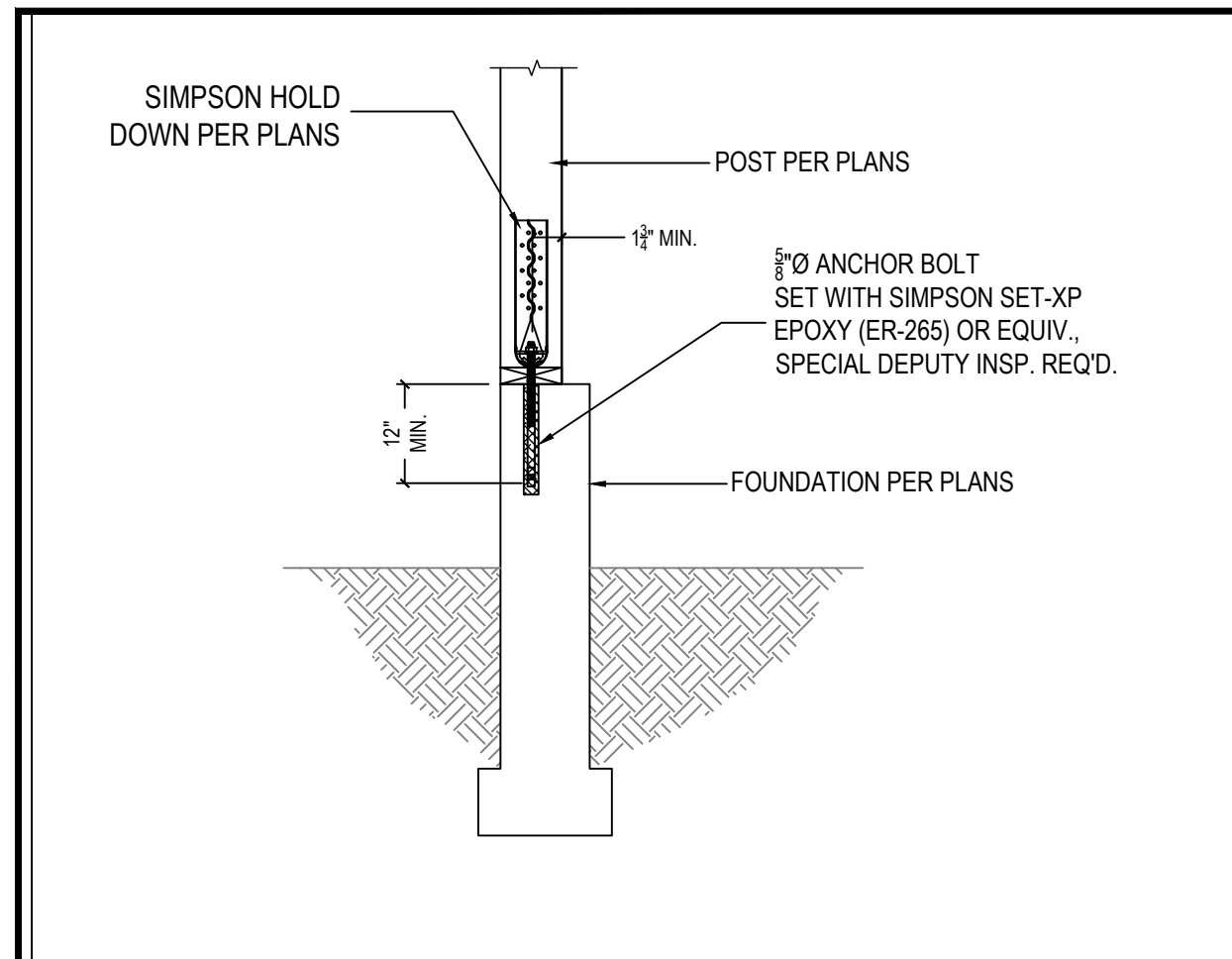
DESIGN GROUP:	OWNER:	DATE:
PROJECT DESCRIPTION:	CONTRACT NO.:	SCALE:
BY:	DATE:	SCALE:
REVISION:	DATE:	SCALE:
NO.	DESCRIPTION	DATE

NEW ADDITION

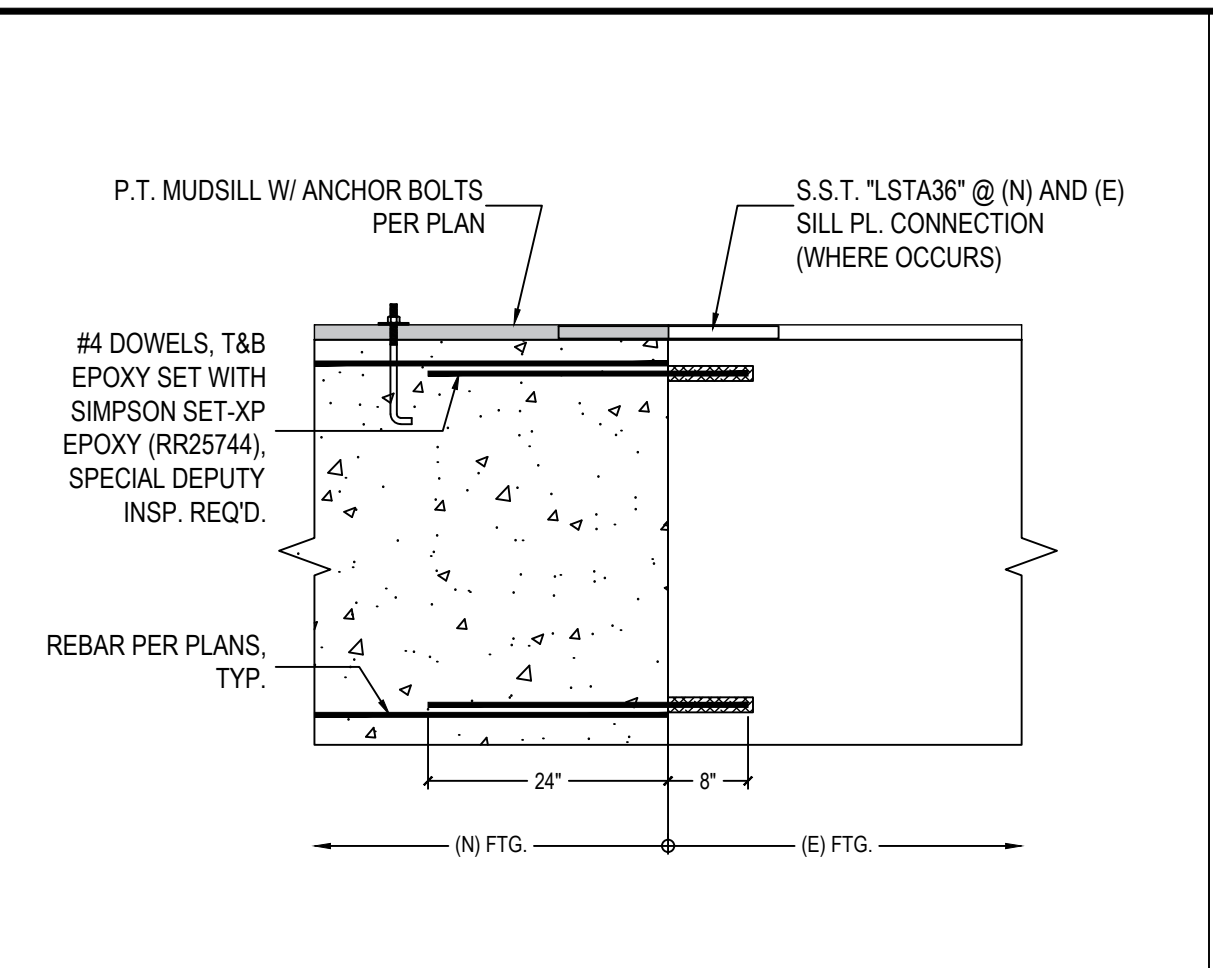
NO.	DESCRIPTION	DATE

8832 JAY LEE DR
SAN GABRIEL, CA 91775

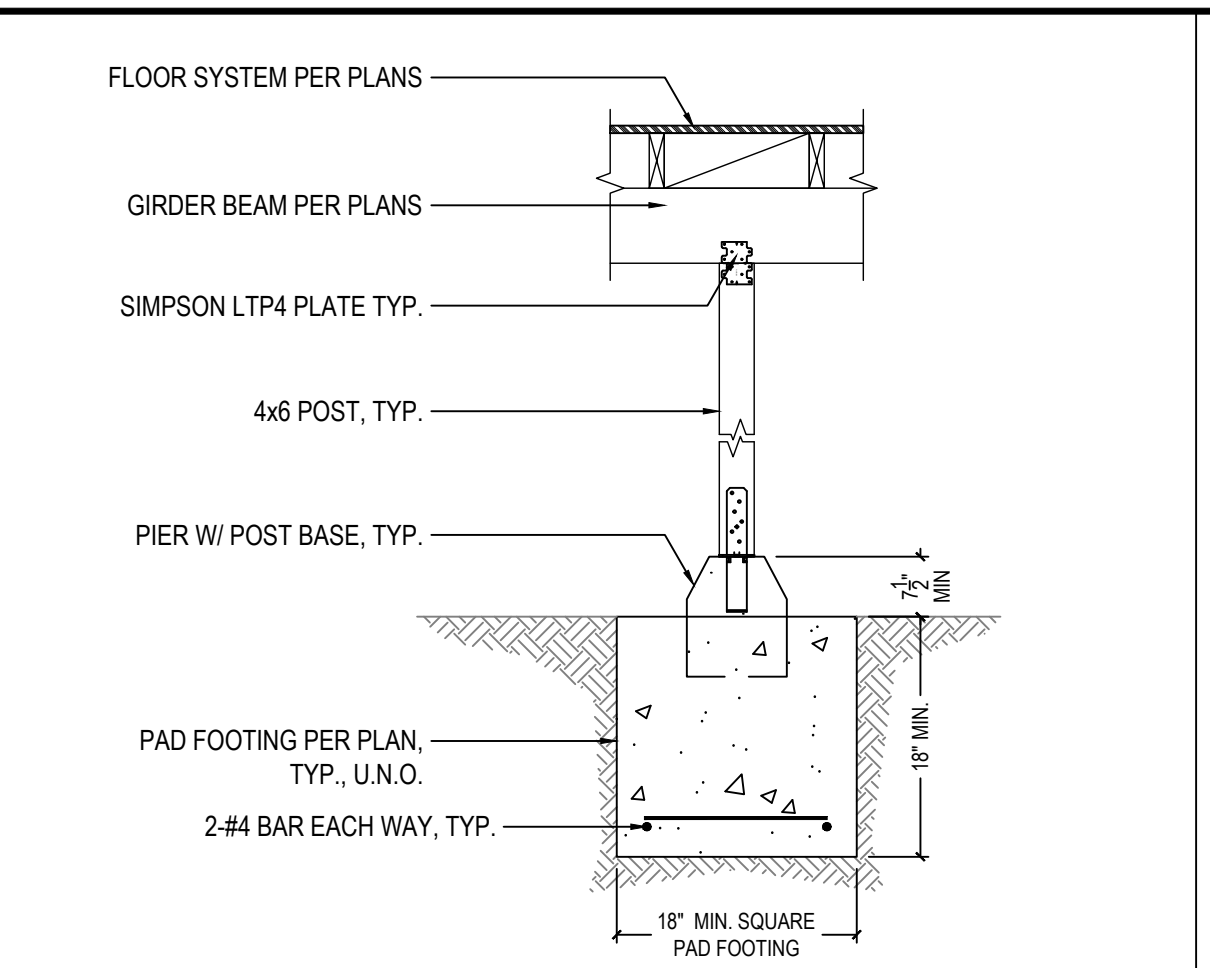
FOUNDATION PLAN



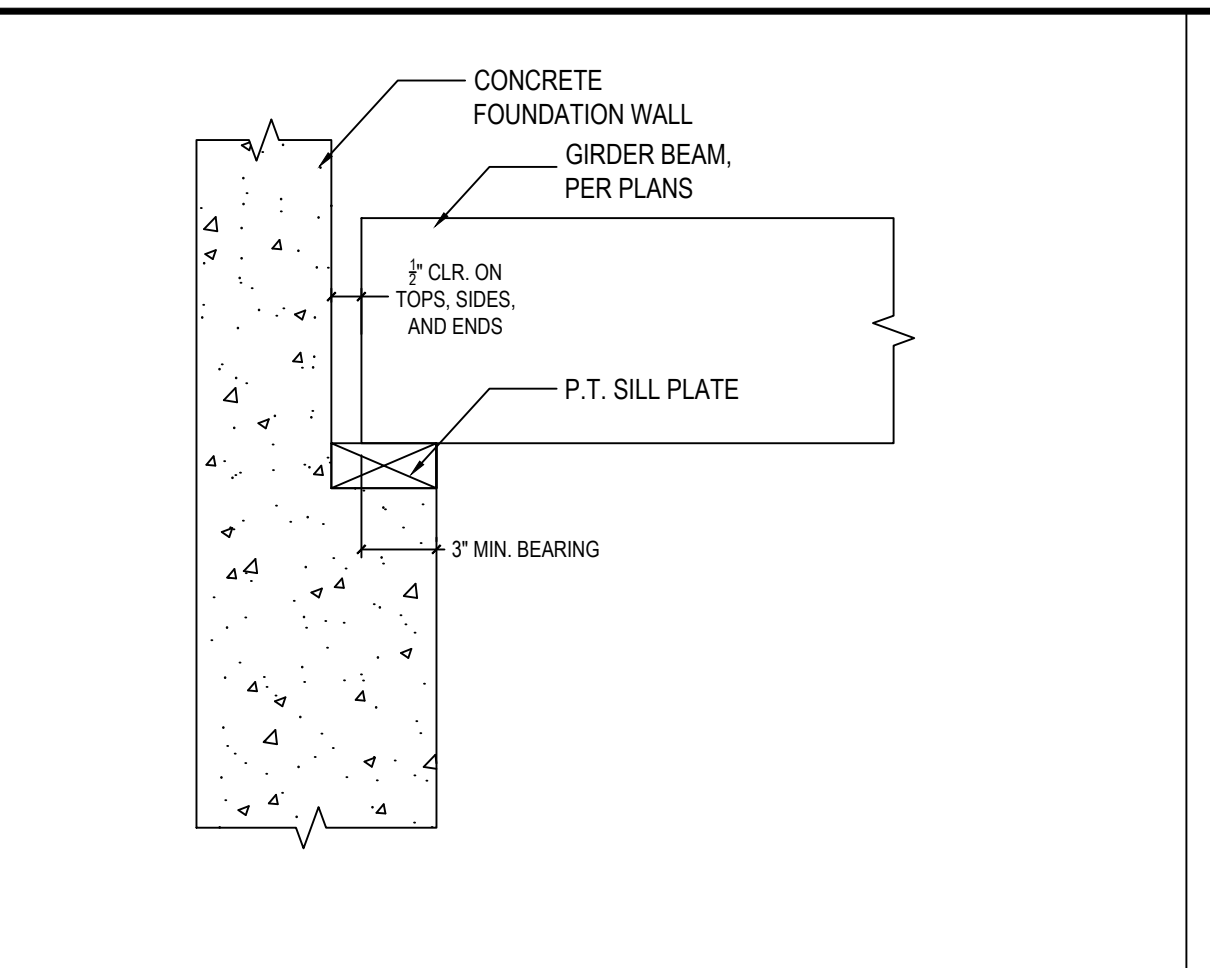
4 HOLD DOWN @ EXISTING FOUNDATION



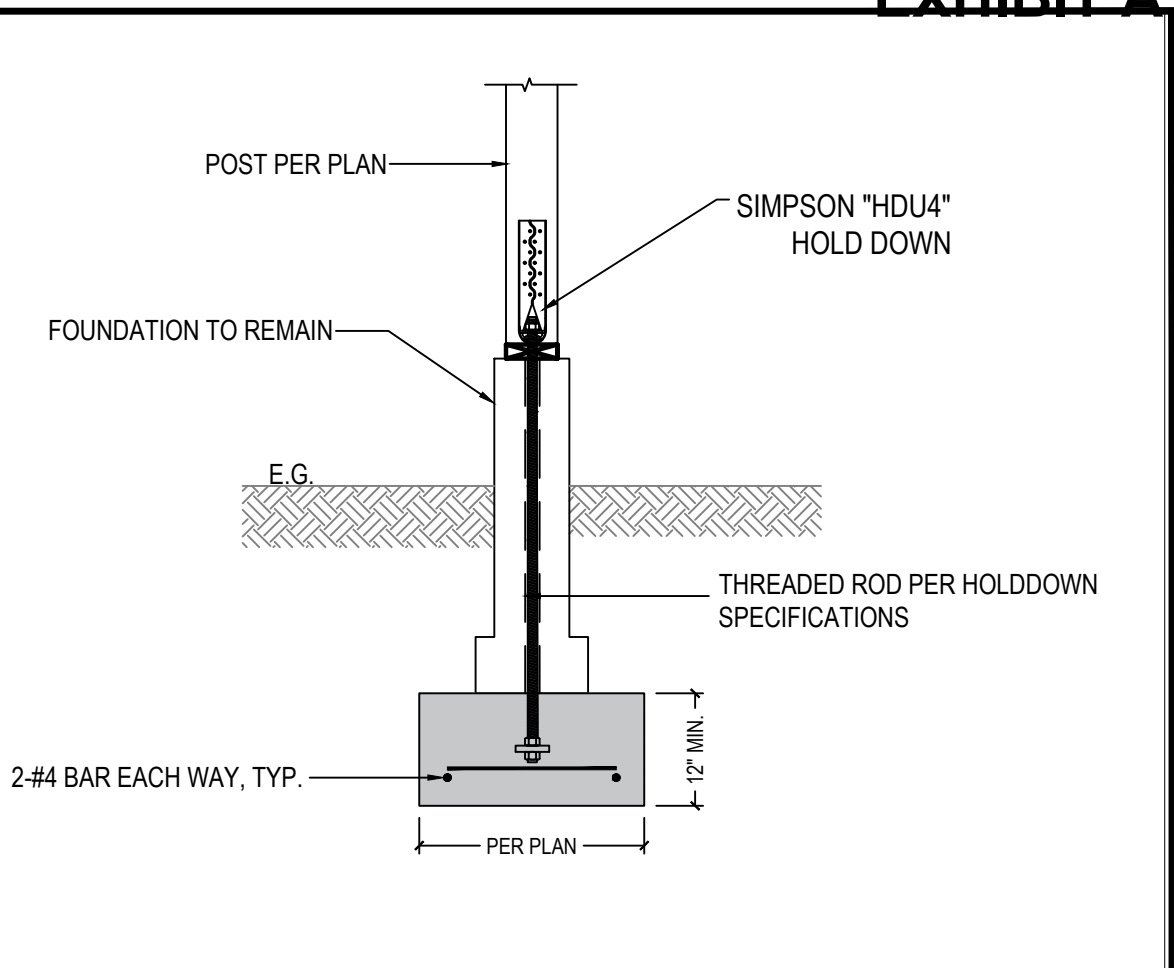
5 DOWEL DETAIL



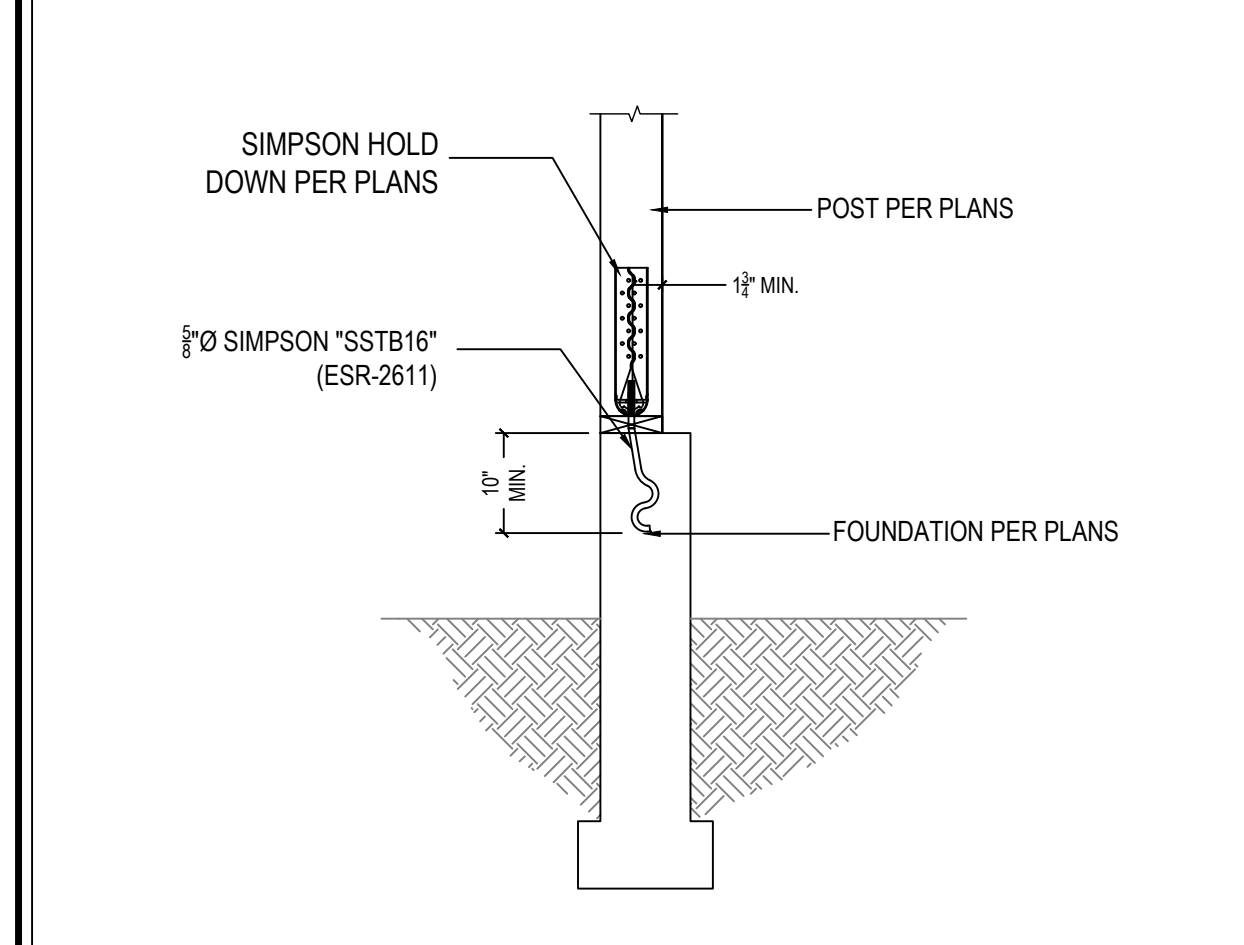
6 POSTS AND PIERS DETAIL



7 GIRDER CONNECTION DETAIL

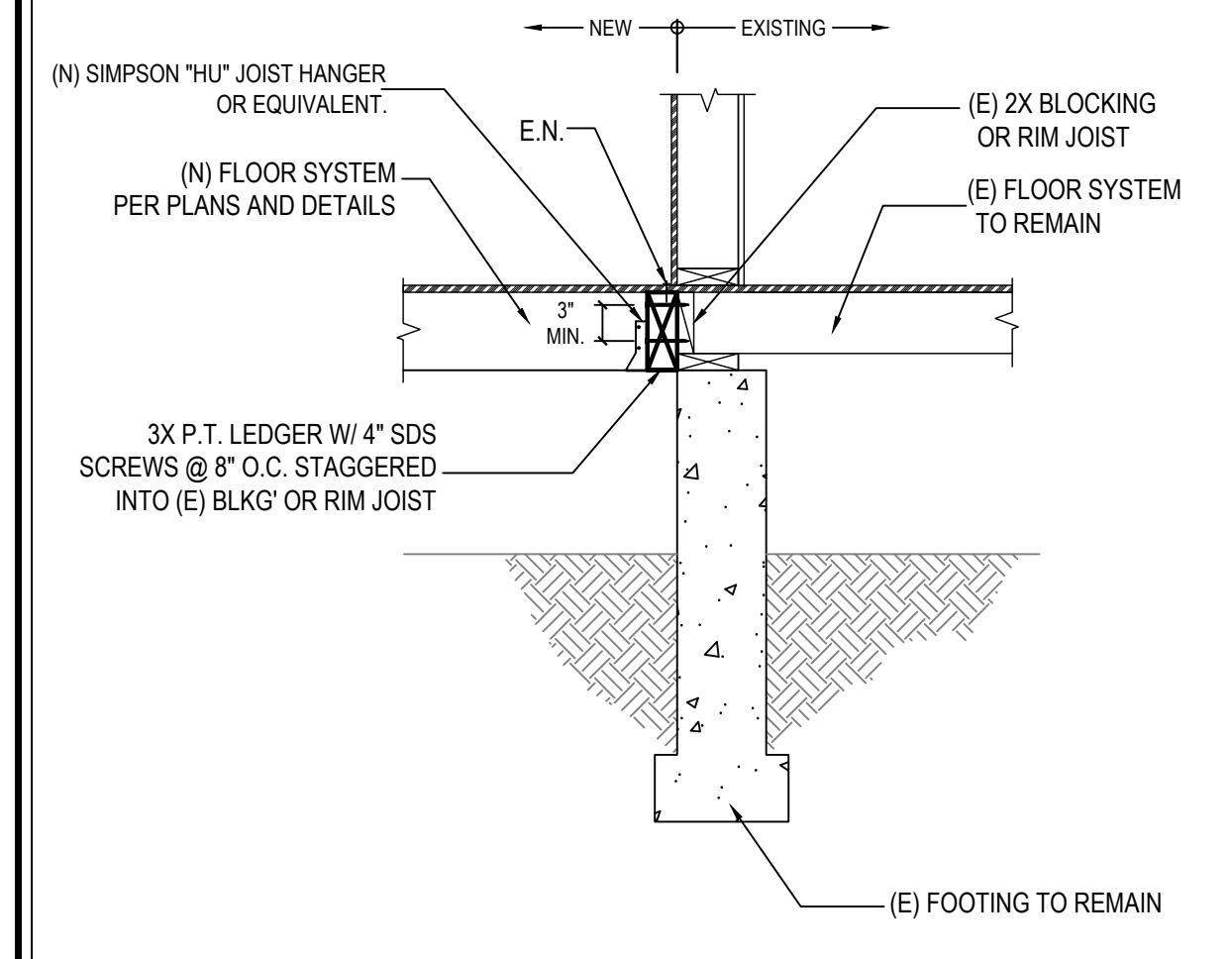


8 PAD FOOTING DETAIL

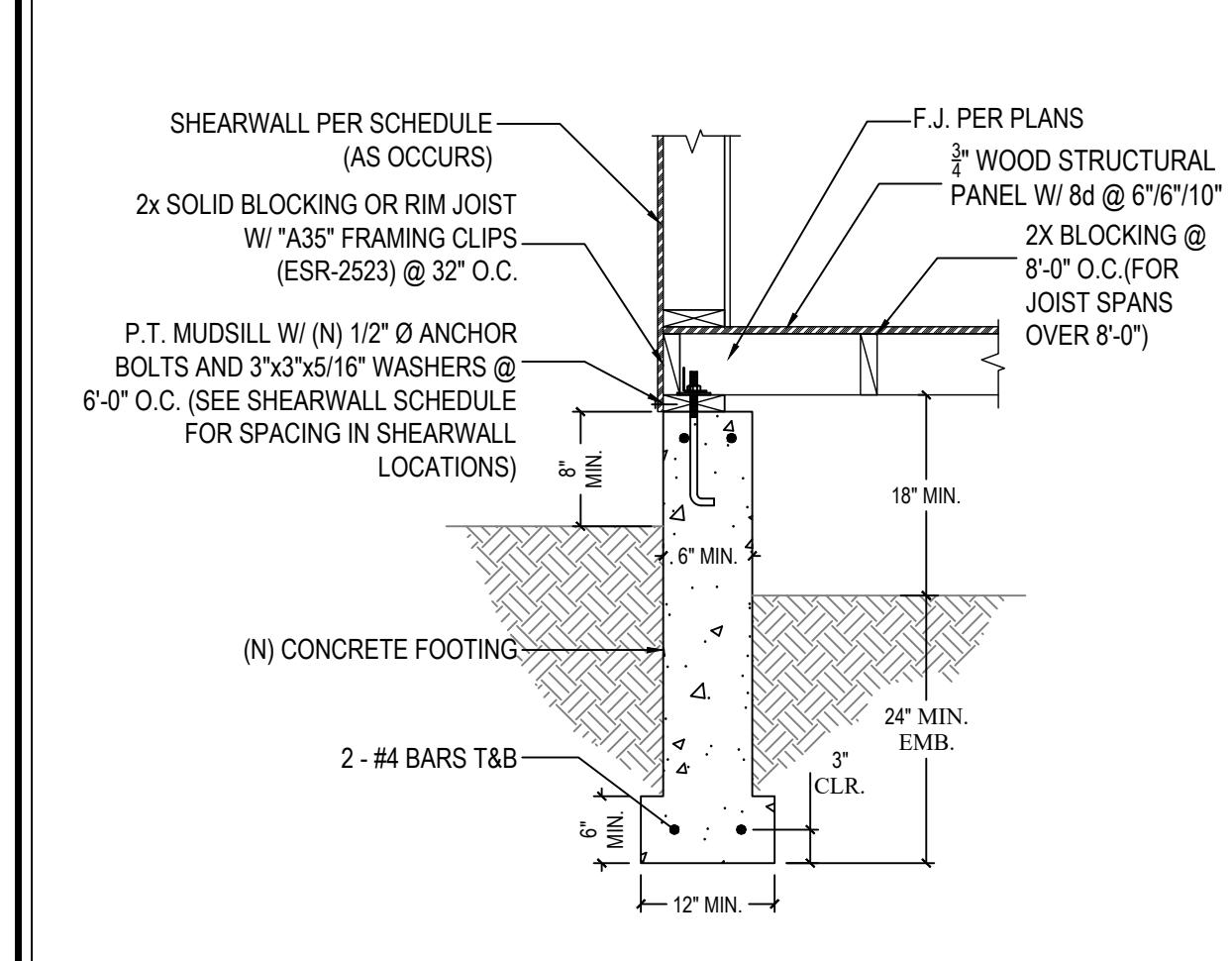


3 HOLD DOWN @ NEW FOUNDATION

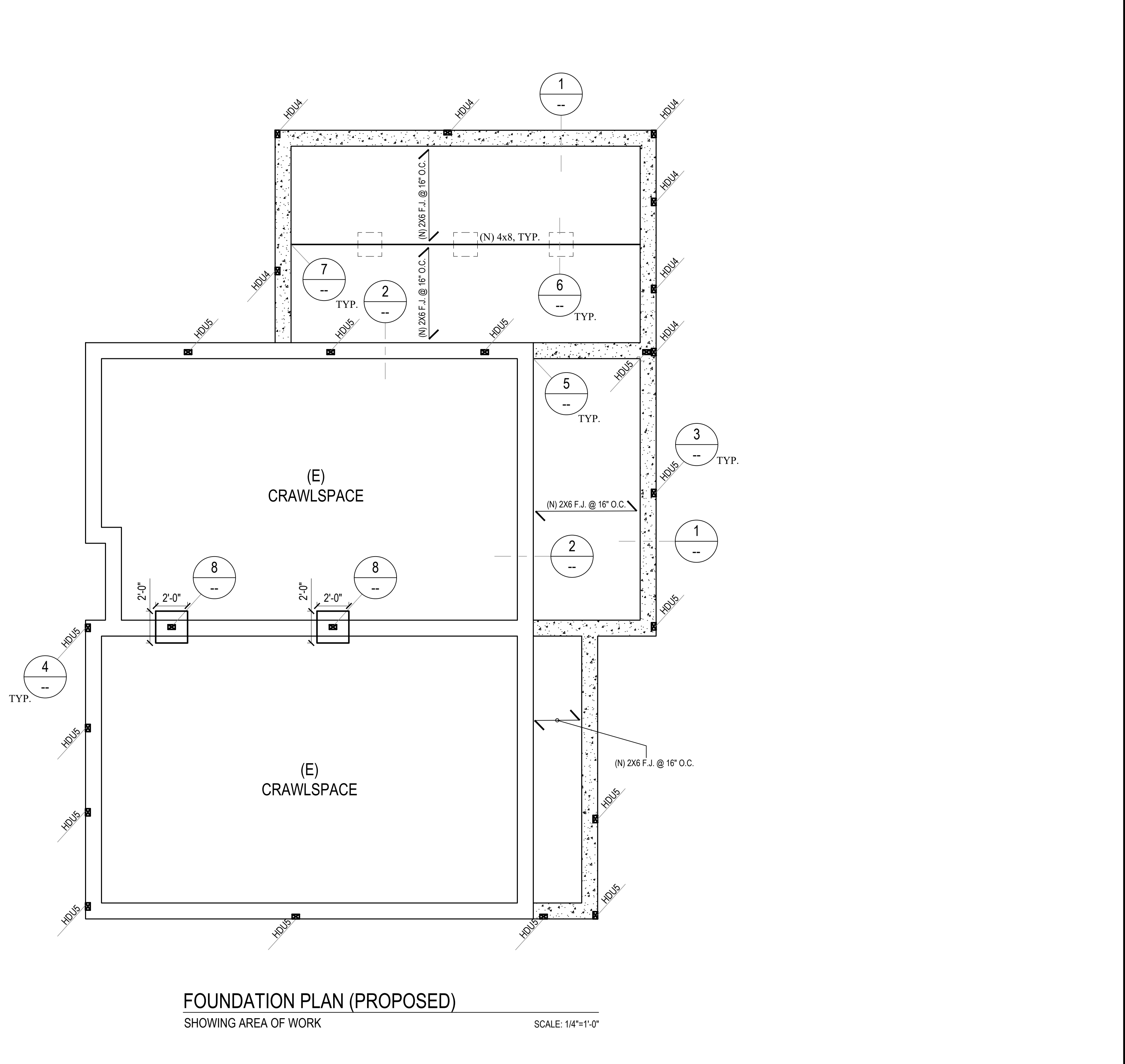
HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS AND HOLD DOWNS SHALL BE FINGER TIGHT AND WRENCH TURNED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES



2 FRAMING CONNECTION DETAIL



1 NEW EXTERIOR FOUNDATION (1-STORY)



FOUNDATION PLAN (PROPOSED)
SHOWING AREA OF WORK
SCALE: 1/4"=1'-0"



DESIGN GROUP:

OWNER:	DATE:	SCALE:
DESIGNED BY:	PROJECT NO.:	PROJECT DESCRIPTION:
DRAWN BY:		
CHECKED BY:		

NEW ADDITION

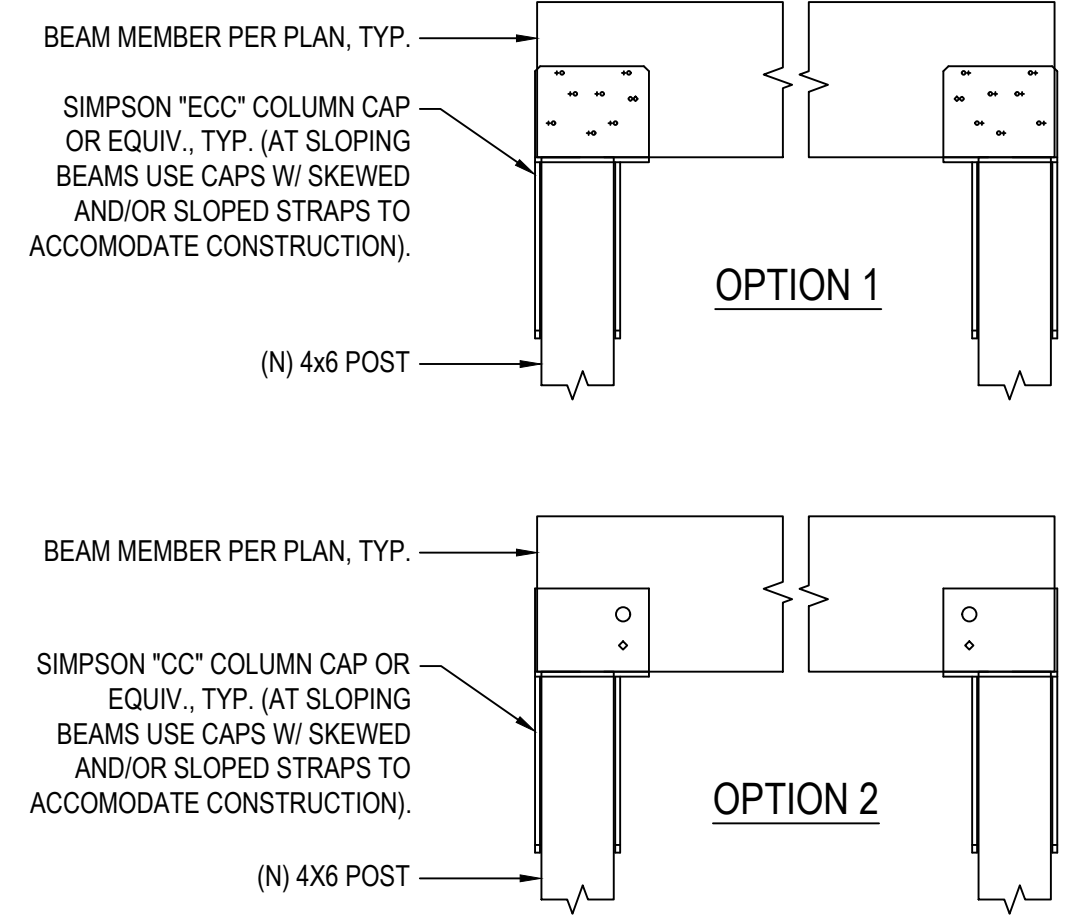
NO.	REVISION	DATE	BY

JAY LEE DR.
8832 JAY LEE DR
SAN GABRIEL, CA 91775

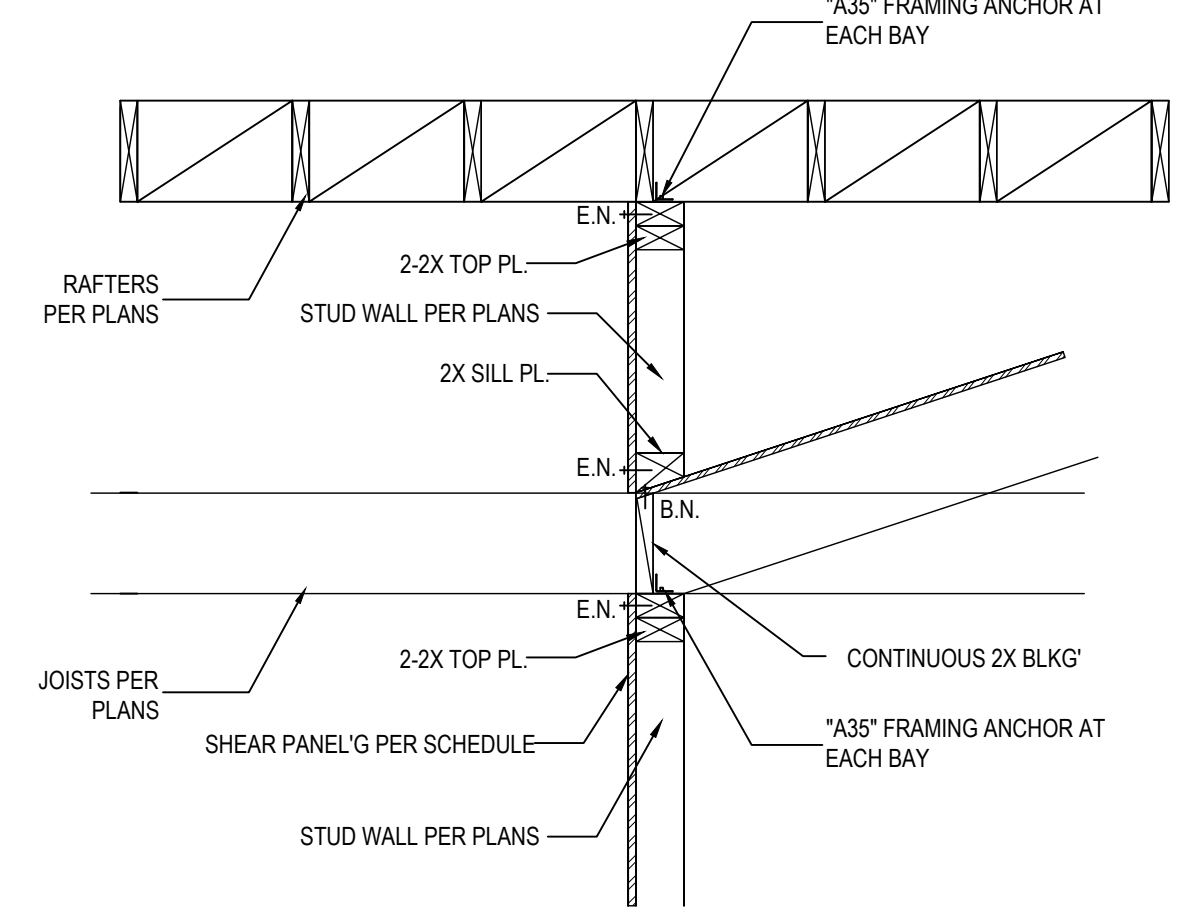
CEILING FRAMING PLAN

SHEET #

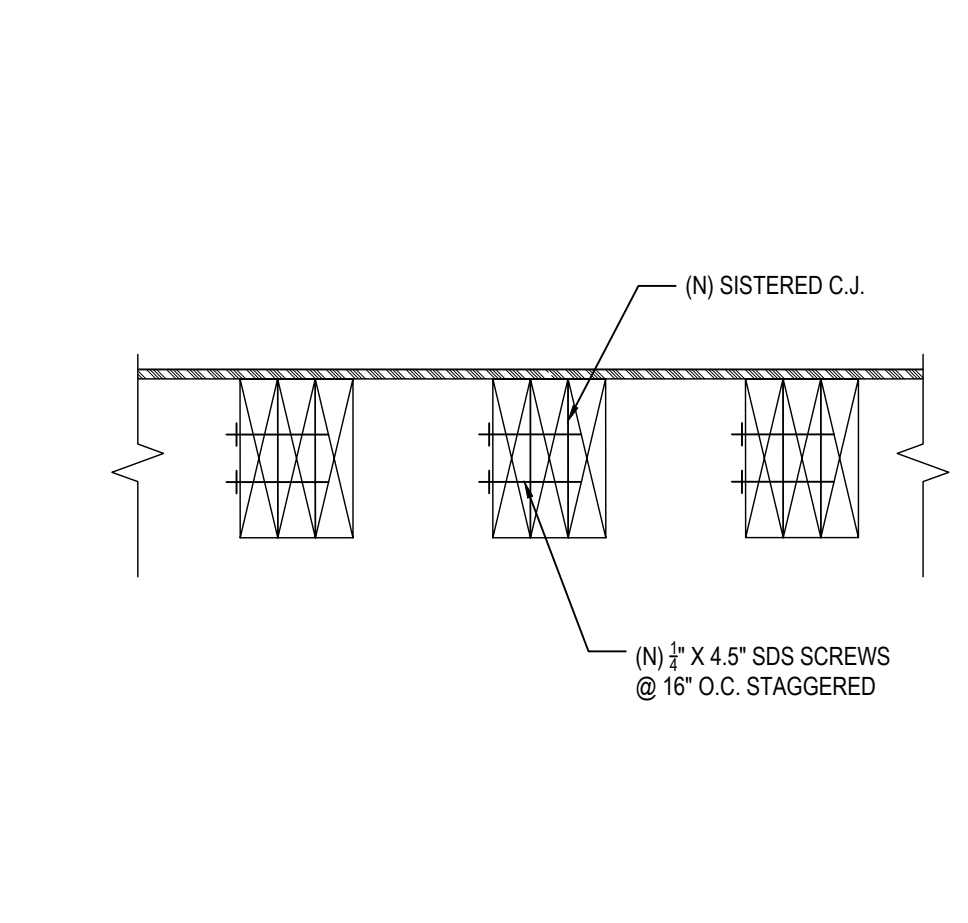
S-3



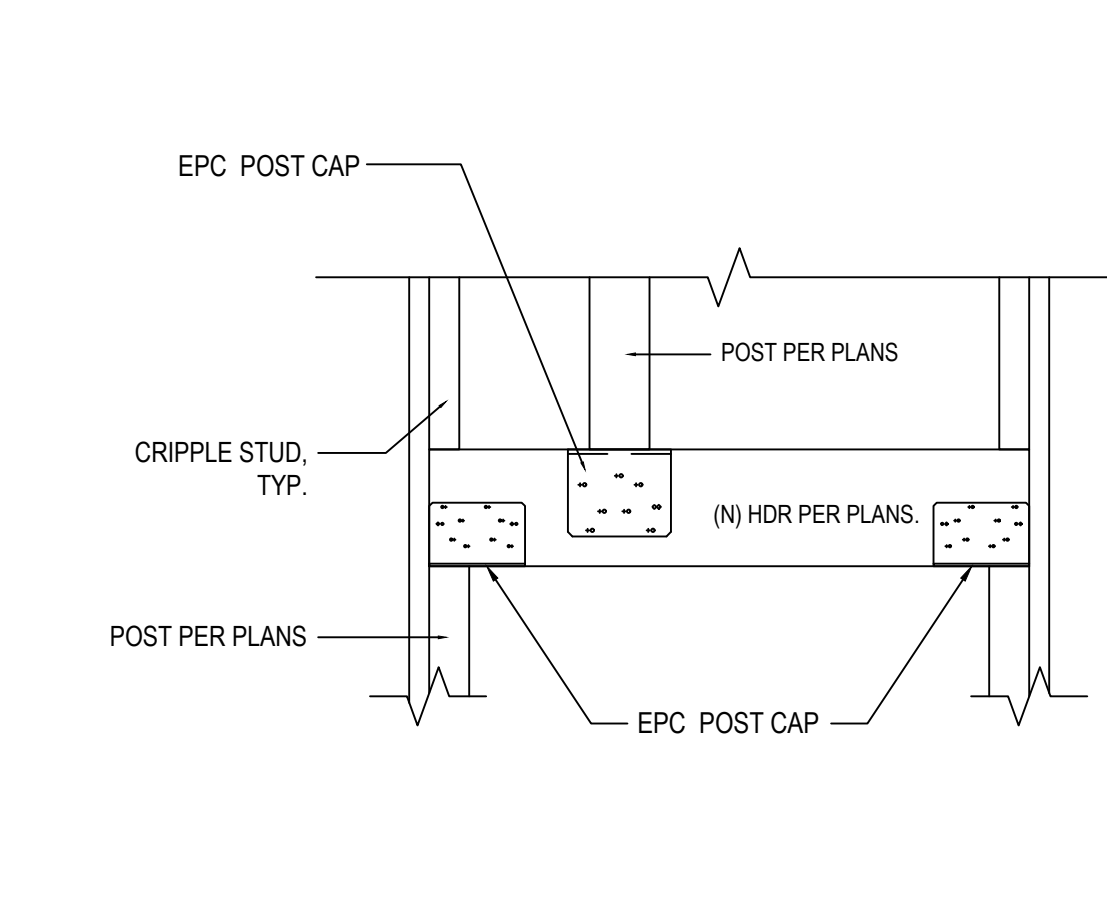
4 BEAM TO POST CONNECTION DETAIL



5 INTERIOR SHEAR WALL

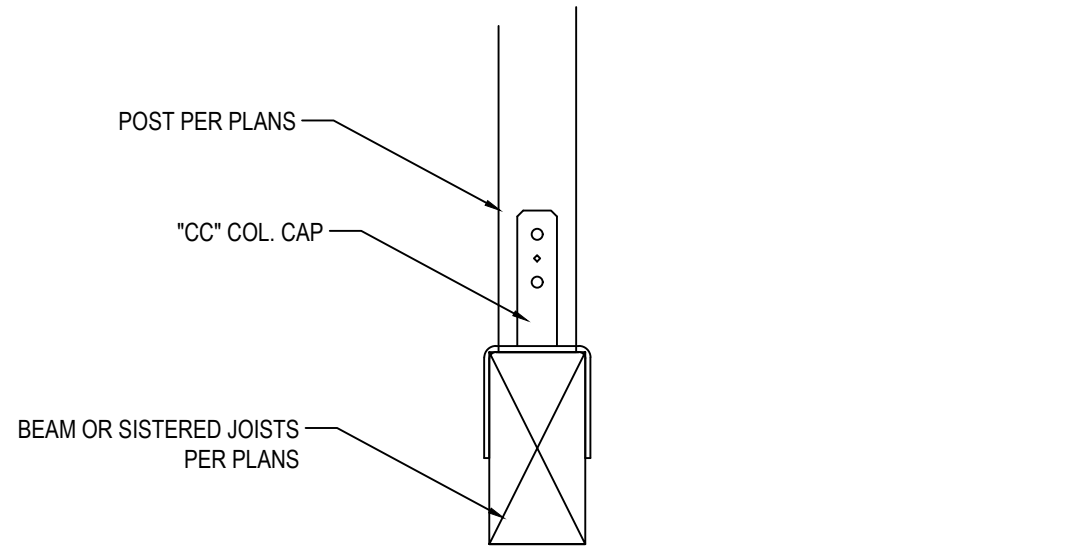


6 JOIST SISTER DETAIL

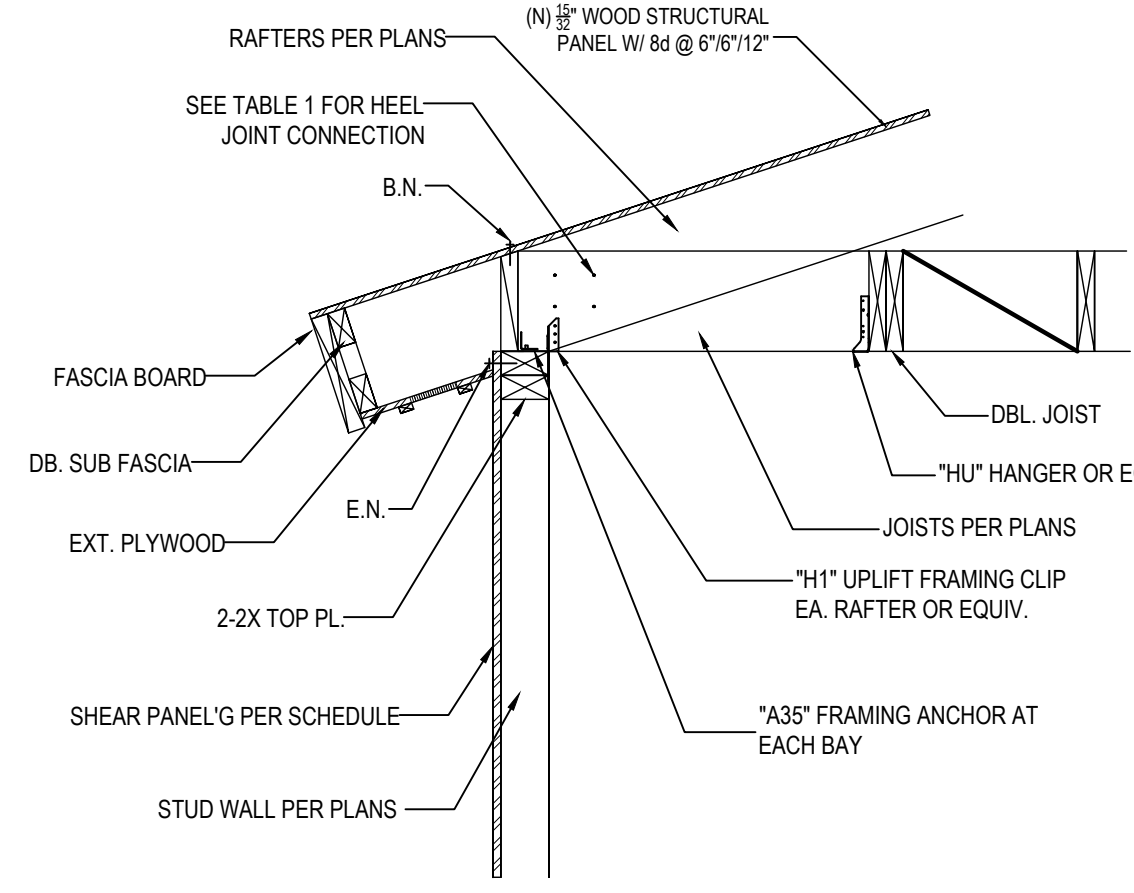


7 POST ABOVE HEADER DETAIL

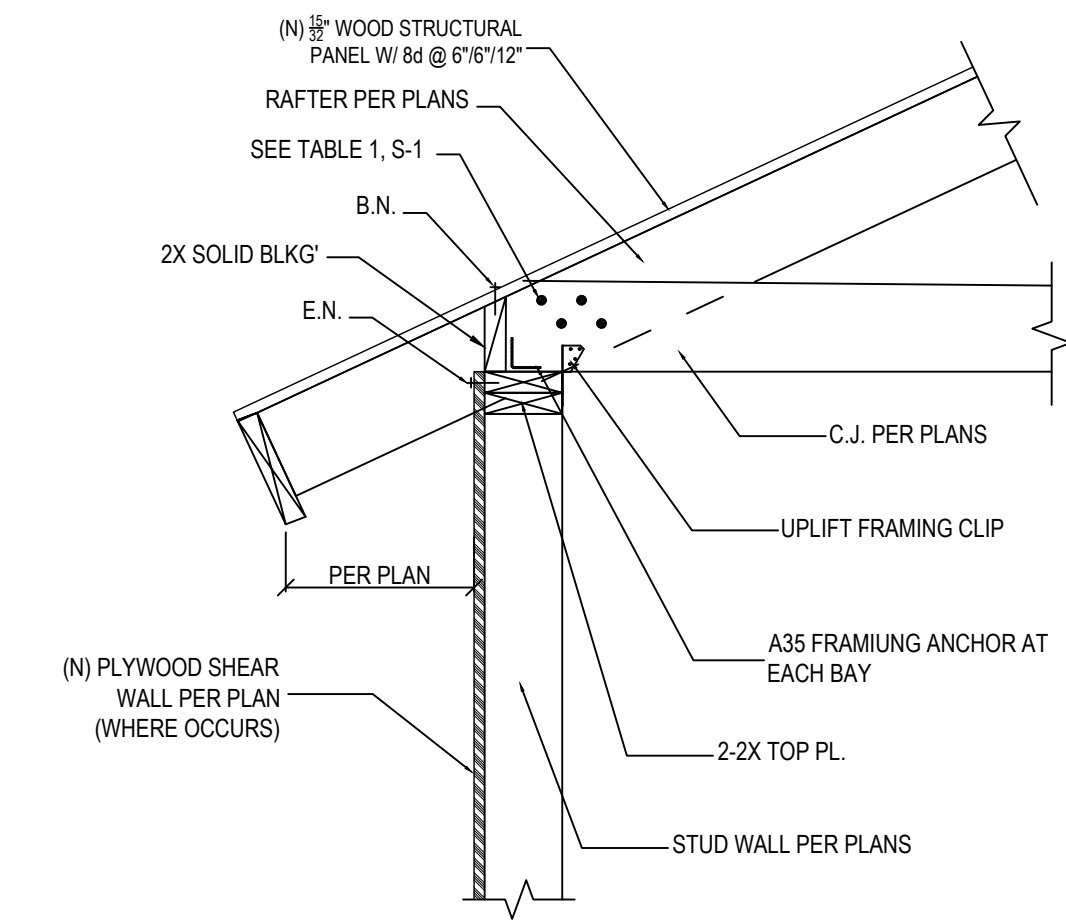
8



3 HIP SUPPORT DETAIL



2 EAVE FRAMING DETAIL



1 EAVE FRAMING DETAIL

SHEARWALL SCHEDULE

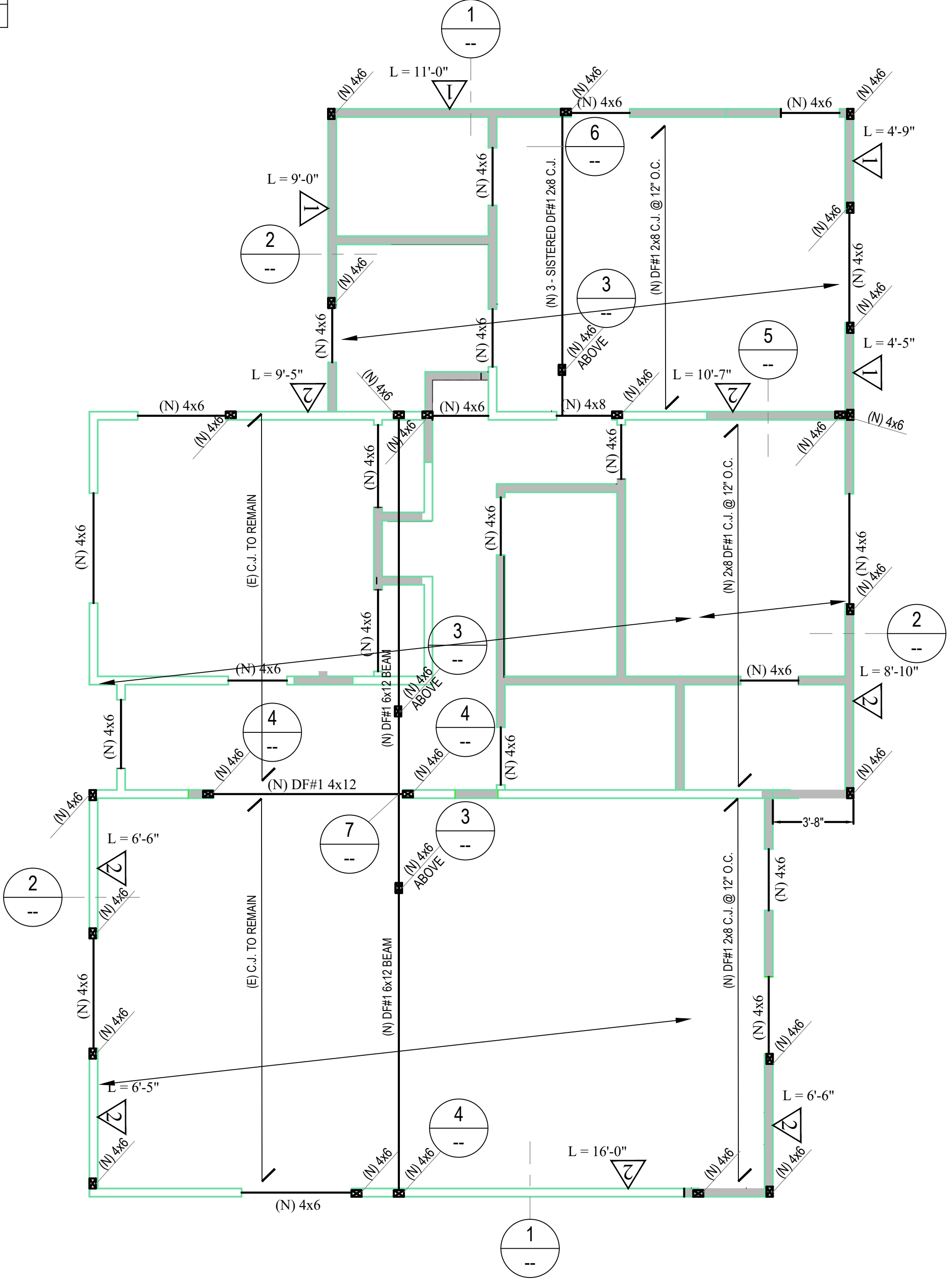
TAG	PLYWOOD	EDGE NAILING	FIELD NAILING	SHEAR ANC.	ANC. BOLT	CAPACITY
△	15/32" STRUCUT. 1	10d COM. @ 6" O.C.	10d COM. @ 16" O.C.	LTP4 @ 16" O.C.	⌀ @ 32" O.C.	340 plf
△	15/32" STRUCUT. 1	10d COM. @ 4" O.C.	10d COM. @ 16" O.C.	LTP4 @ 9" O.C.	⌀ @ 32" O.C.	510 plf

NOTES:
 1) NAILING IS IN ADDITION TO THE MINIMUM REQUIREMENTS OF C.B.C. - TABLE 2304.9.1
 2) HDU HOLD DOWN AT EACH END
 3) SOLID BLOCK AND NAIL ALL PLYWOOD EDGES
 4) PROVIDE 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING

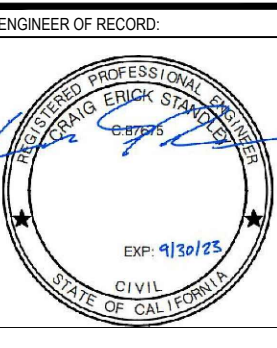
ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX

ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED

HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION



CEILING FRAMING PLAN (PROPOSED)
 SHOWING AREA OF WORK
 SCALE: 1/4"=1'-0"



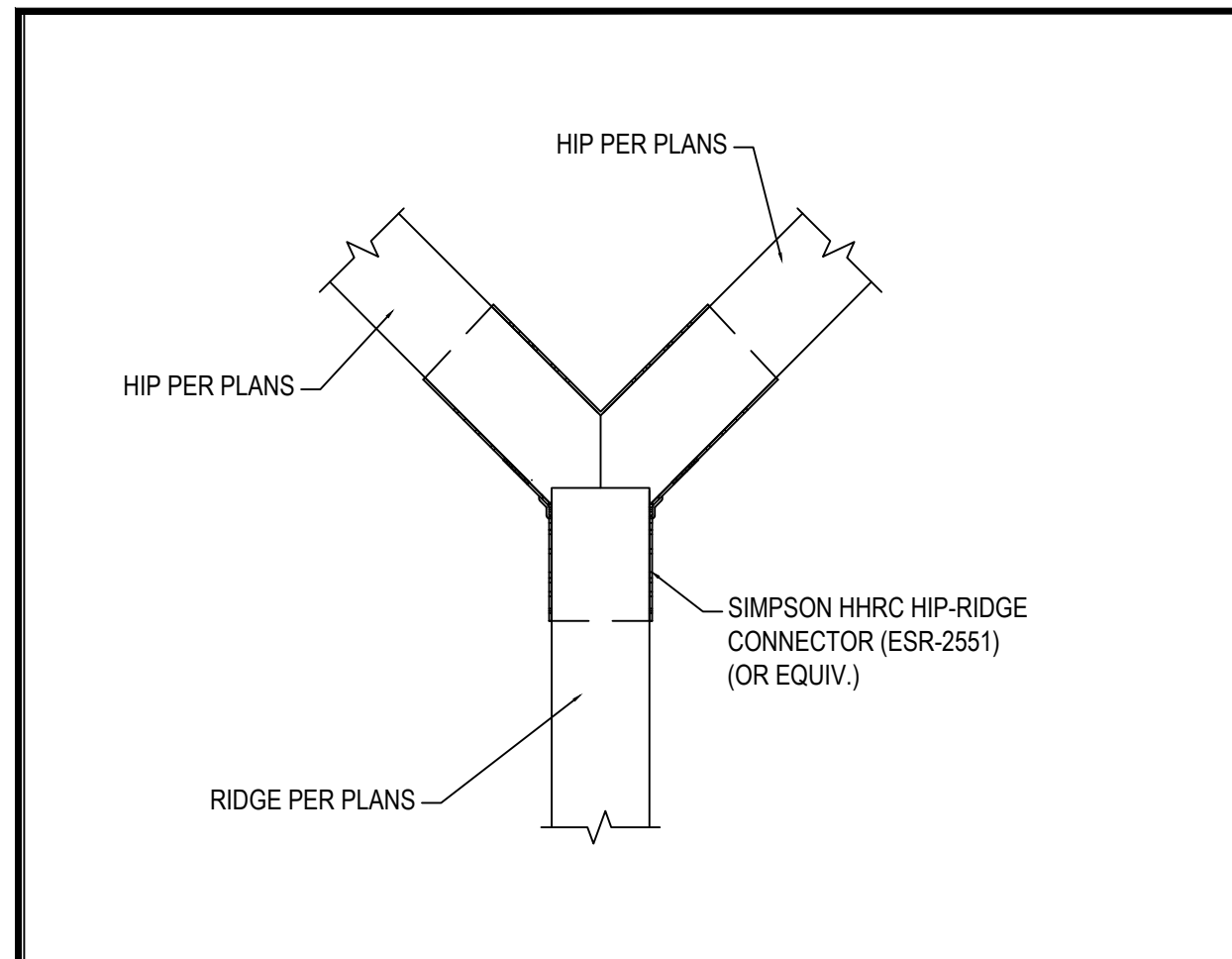
DESIGN GROUP:	DATE:	BY:	DATE:	BY:
PROJECT DESCRIPTION:	NO.	NO.	NO.	NO.
NEW ADDITION	1	1	1	1

NEW ADDITION

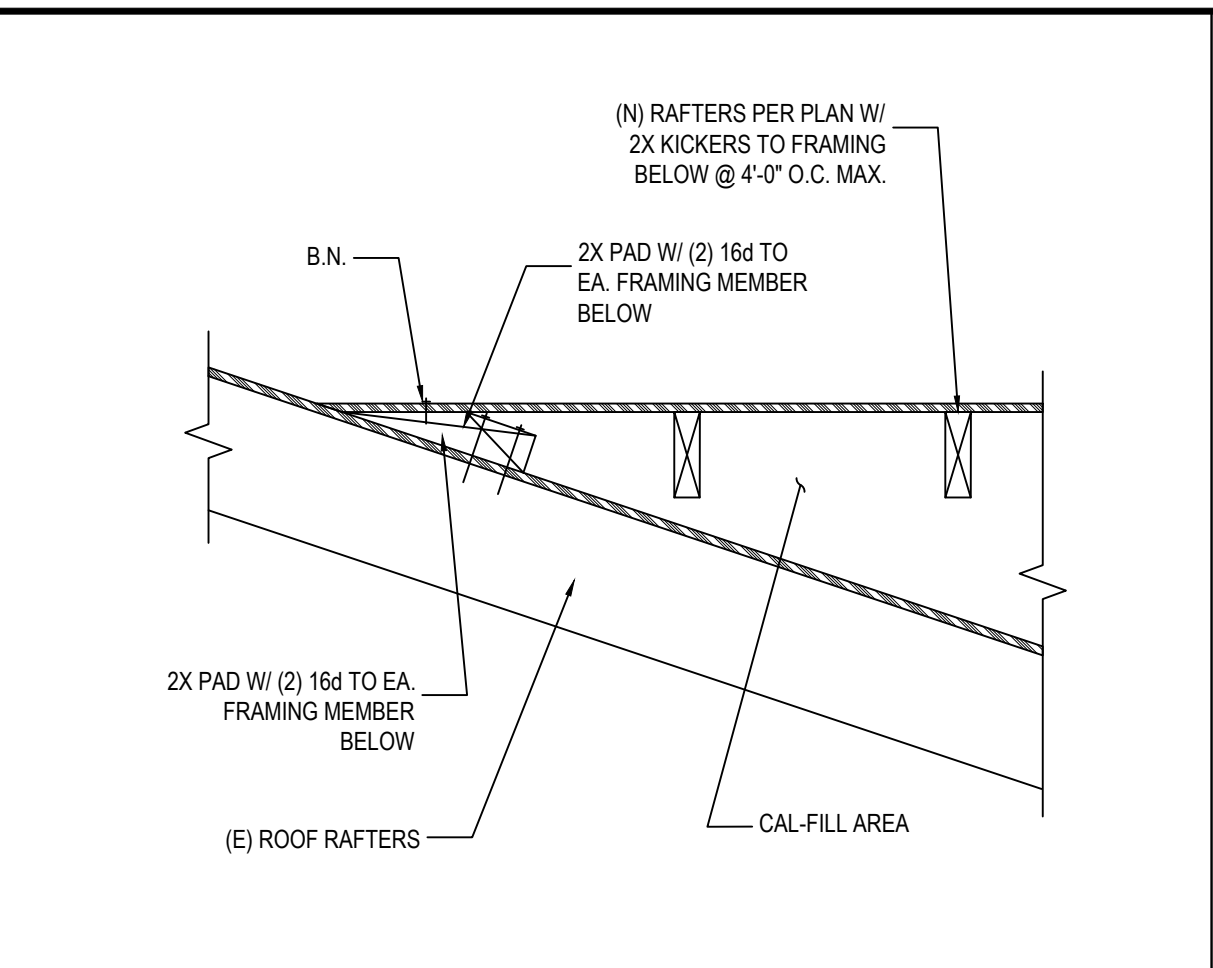
NO.	NO.	NO.	NO.	NO.
1	1	1	1	1
1	1	1	1	1

8832 JAY LEE DR
SAN GABRIEL, CA 91775

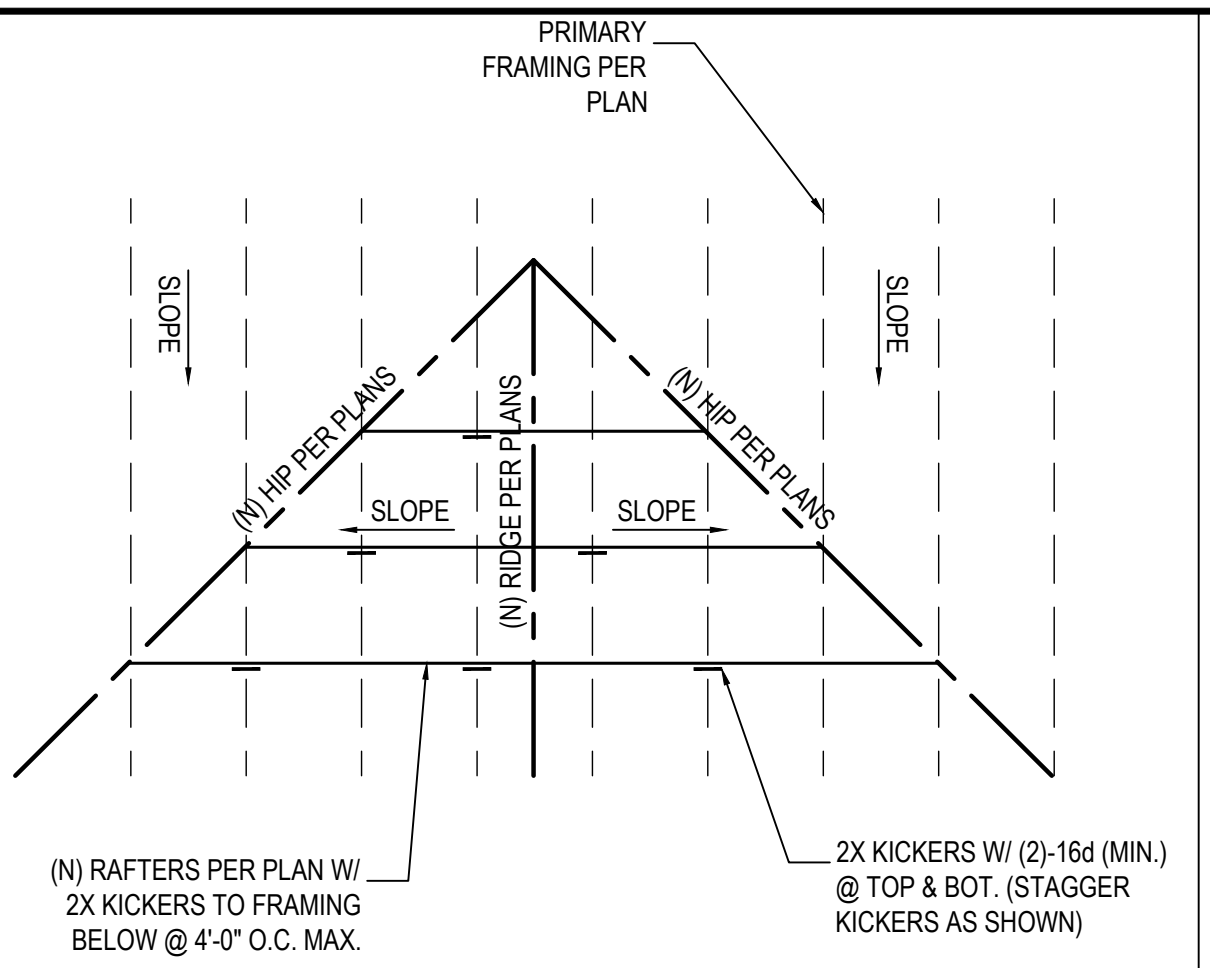
ROOF FRAMING PLAN



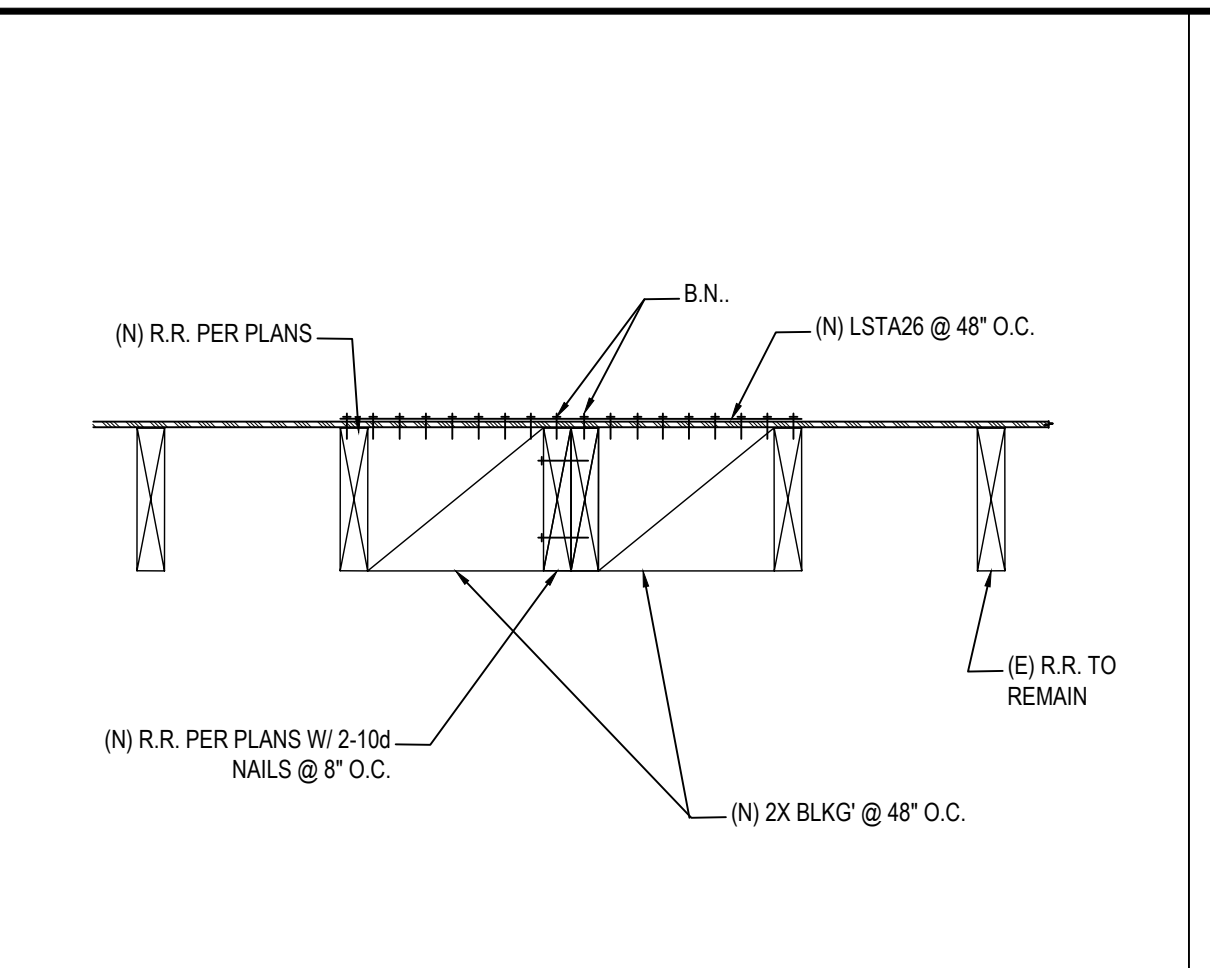
4 HIP CONNECTION TO RIDGE



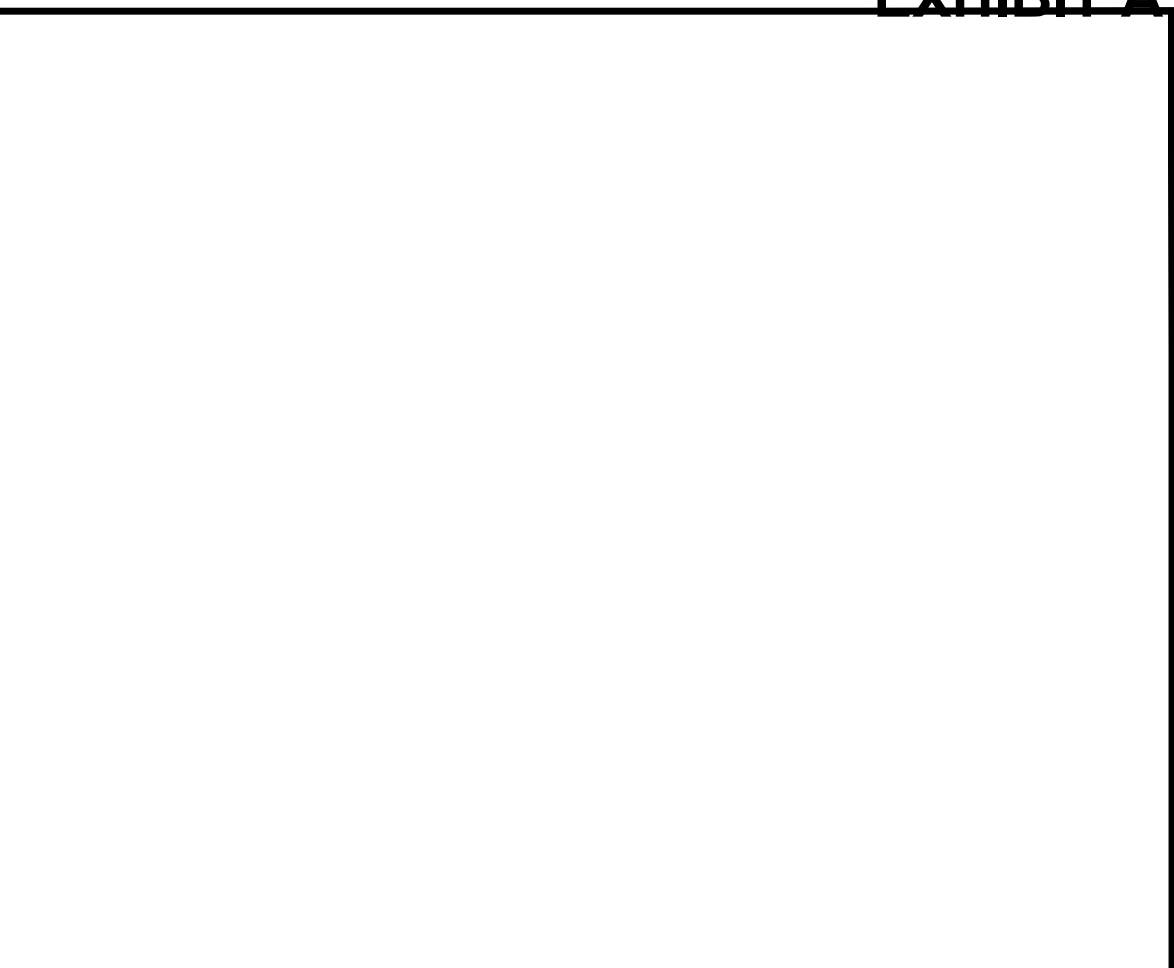
5 CAL. ROOF FRAMING



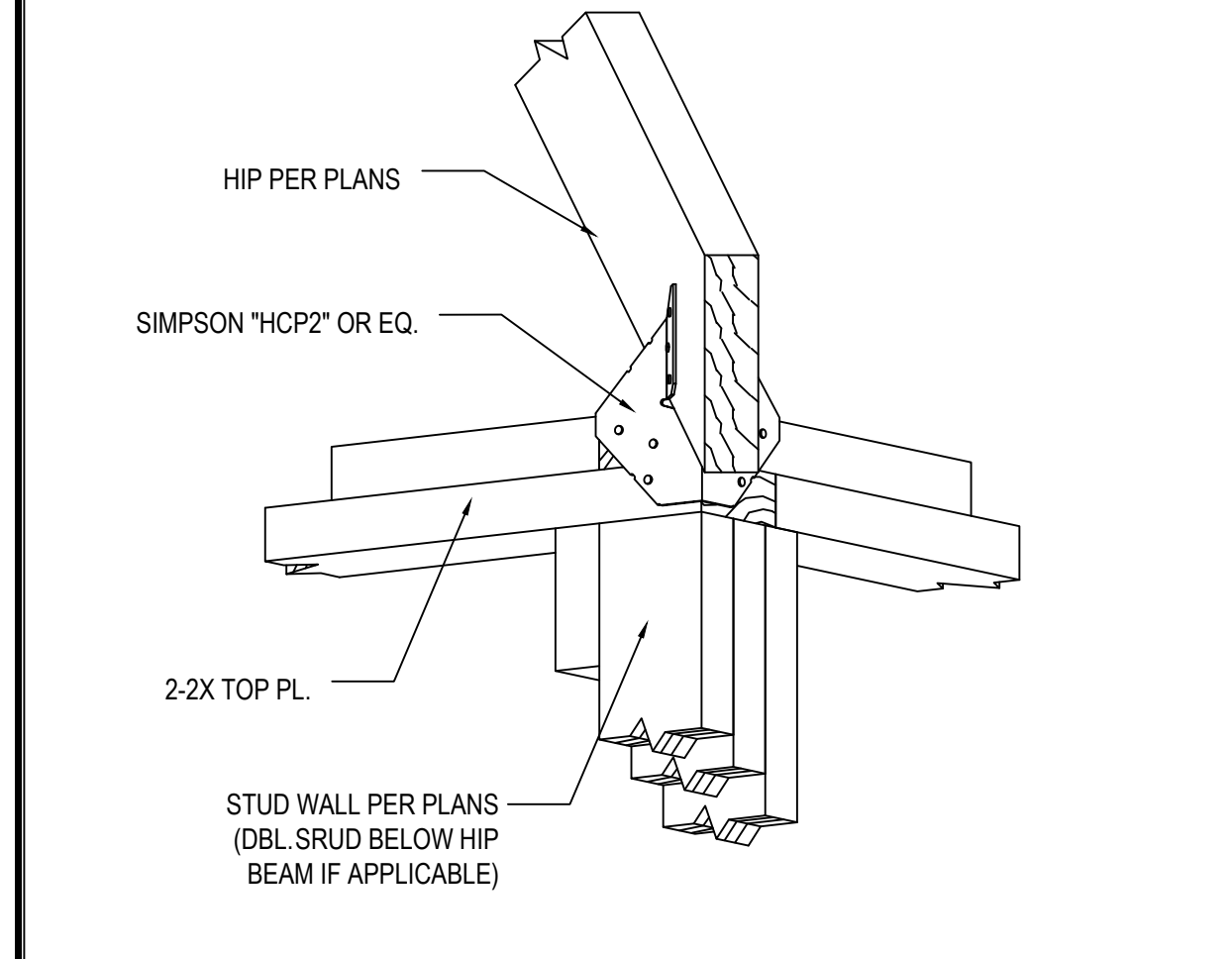
6 CAL. ROOF FRAMING



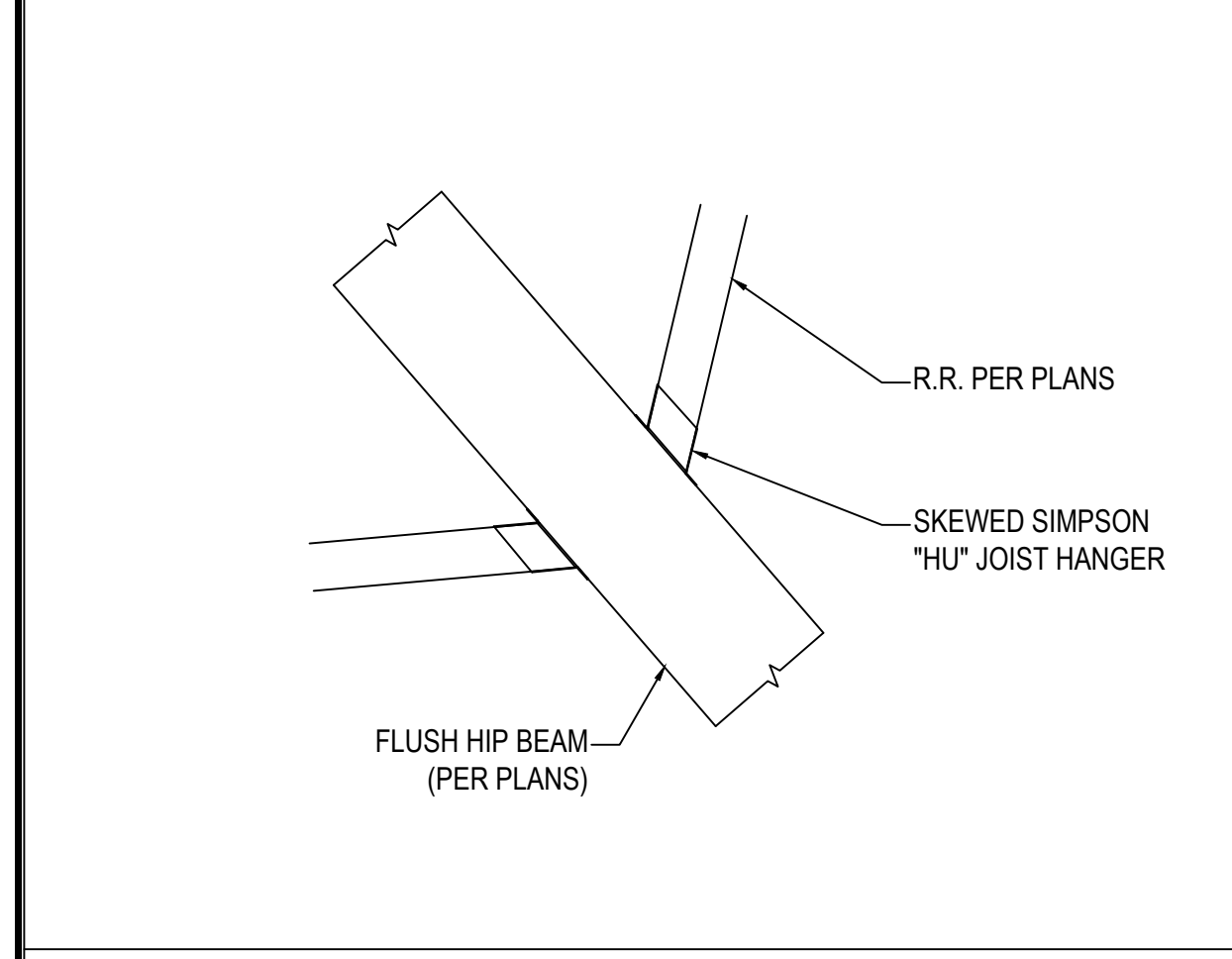
7 DIAPHRAGM CONNECTION DETAIL



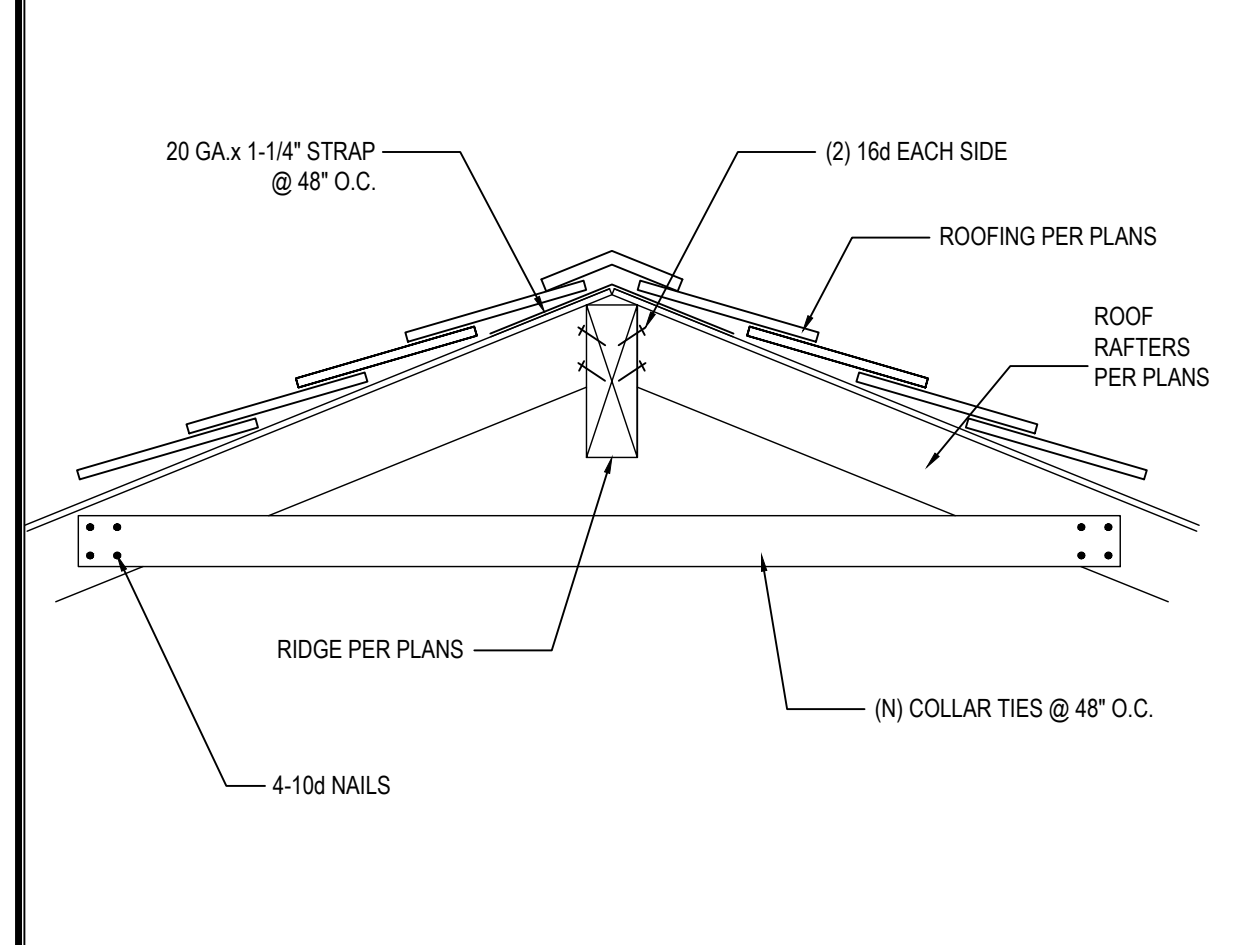
8



3 HIP/VALLEY FRAMING

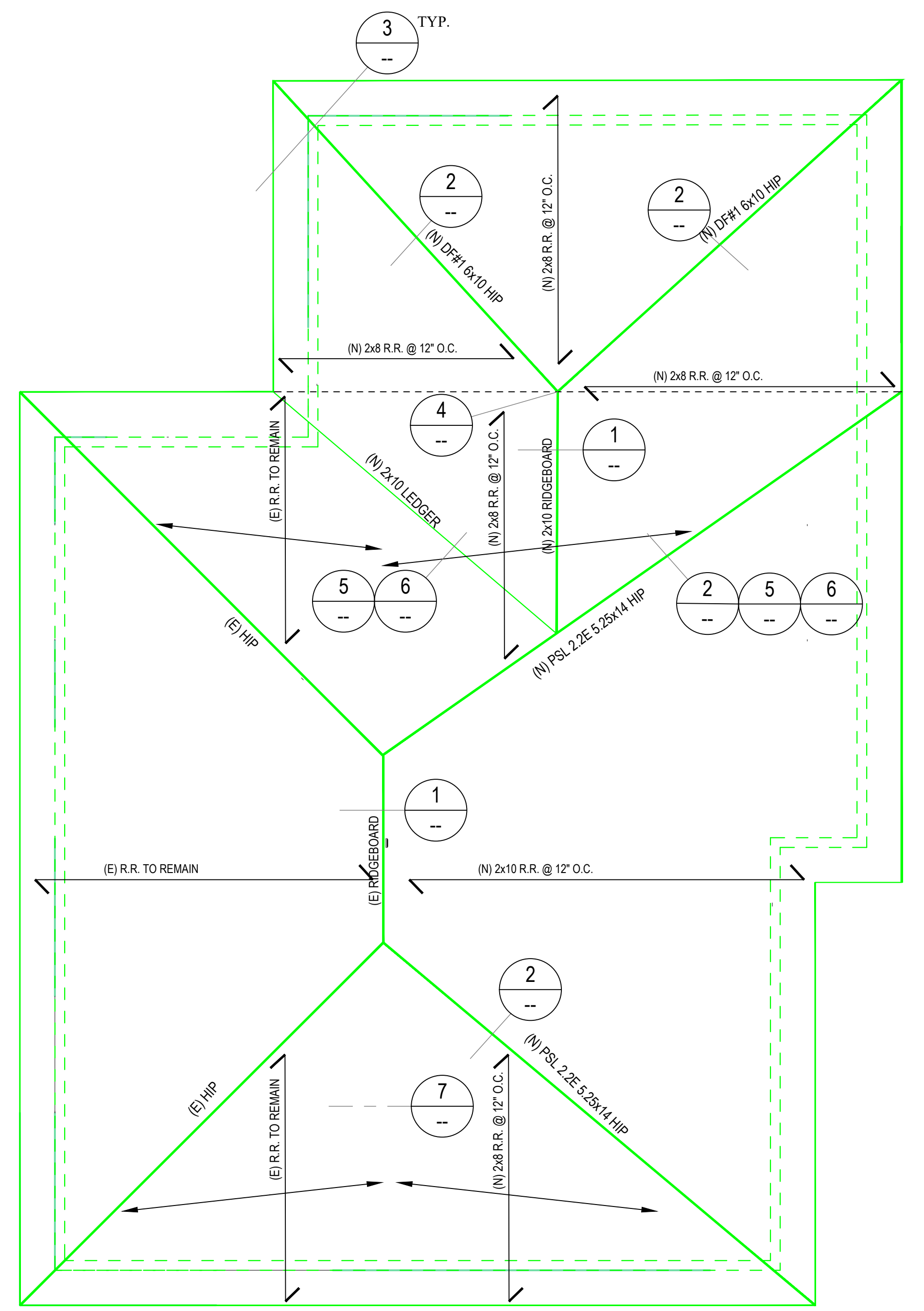


2 HIP/VALLEY FRAMING

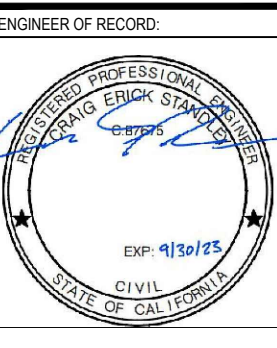


1 RIDGE FRAMING

ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1)



ROOF FRAMING PLAN (PROPOSED)
SHOWING AREA OF WORK
SCALE: 1/4"=1'-0"



DESIGN GROUP:

OWNER	DATE	SCALE
DESIGNED BY	PROJECT NO.	PROJECT DESCRIPTION
CHECKED BY		
DATE		

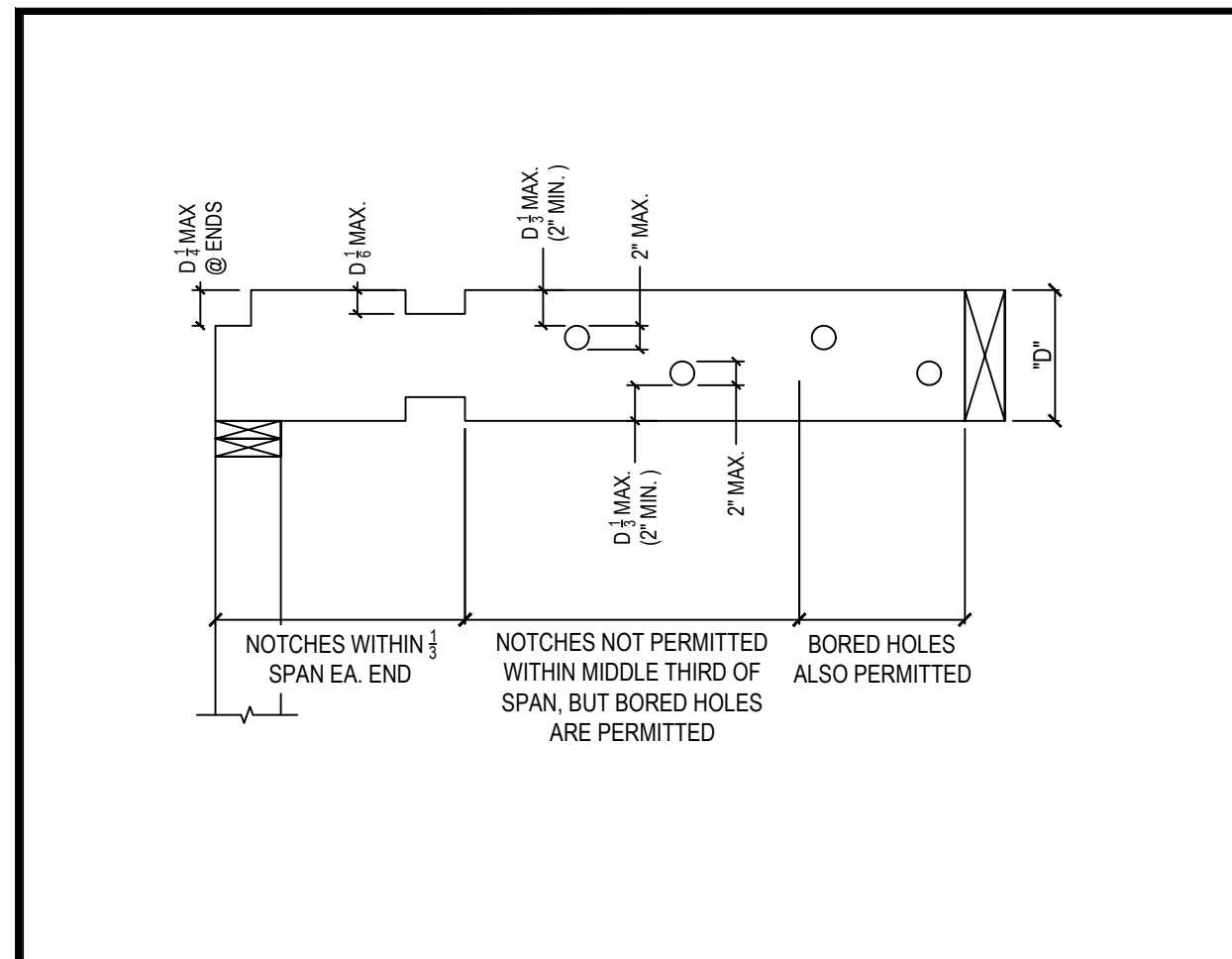
NEW ADDITION

NO.	REVISION

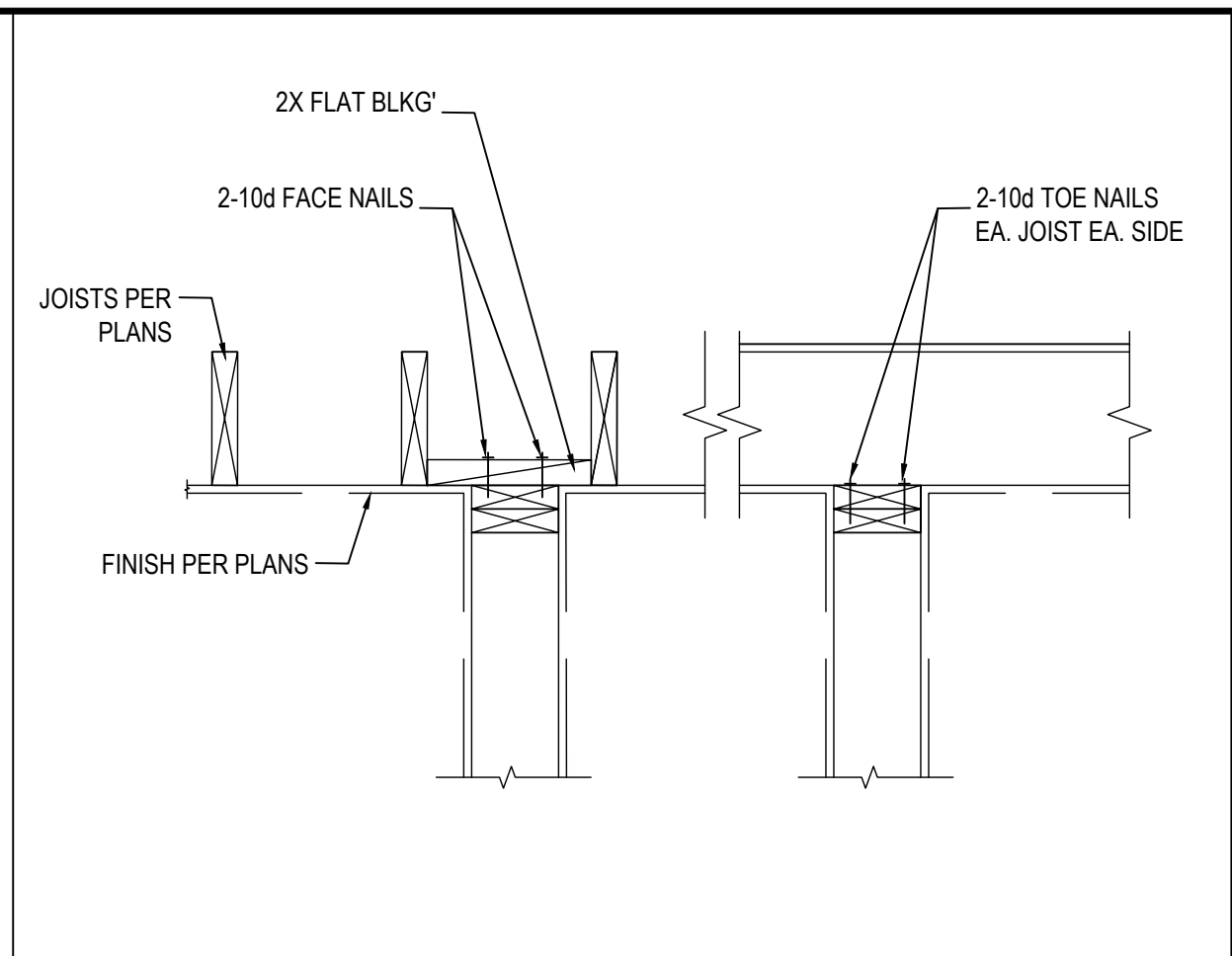
8832 JAY LEE DR
SAN GABRIEL, CA 91775

STRUCTURAL DETAILS

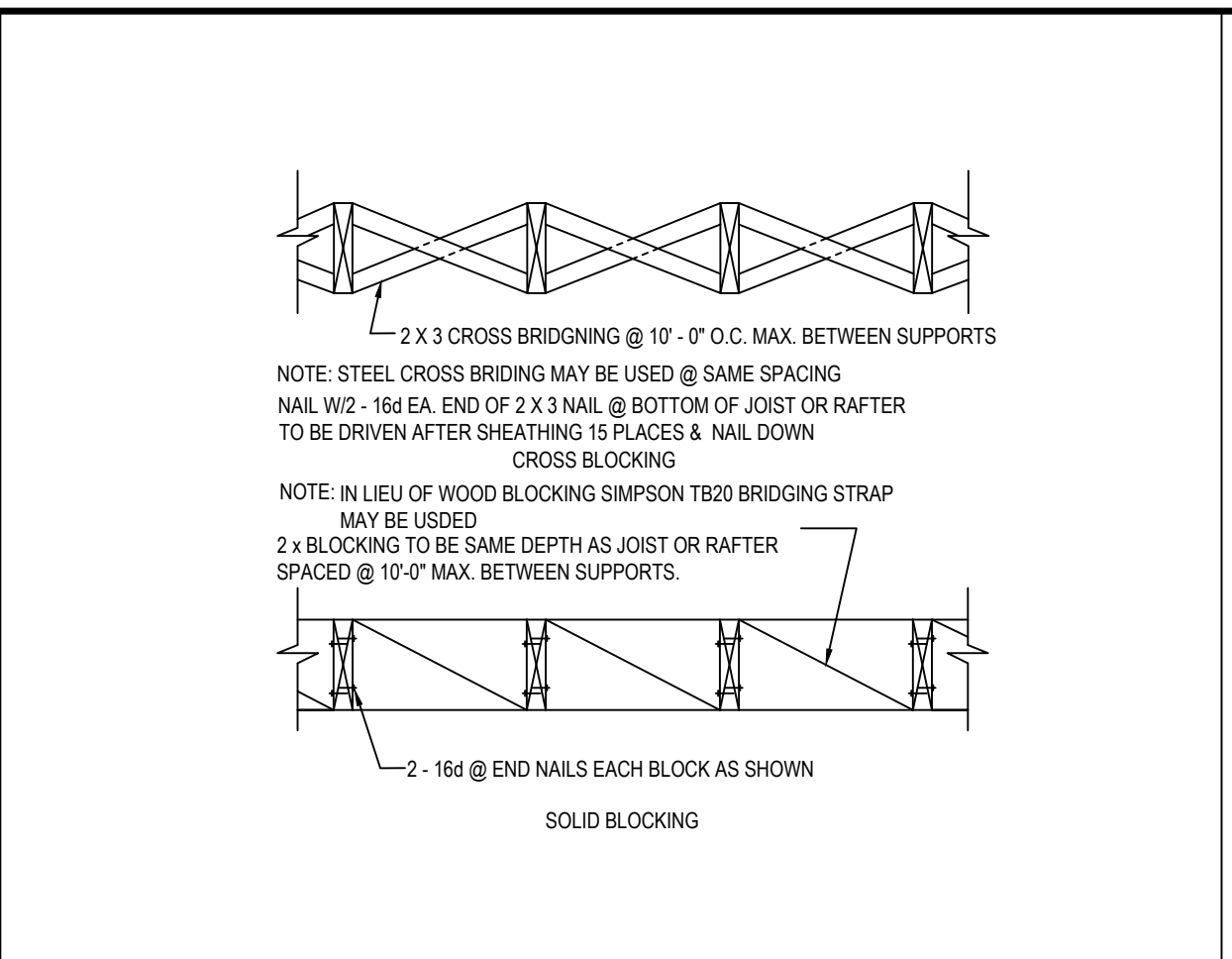
SD1



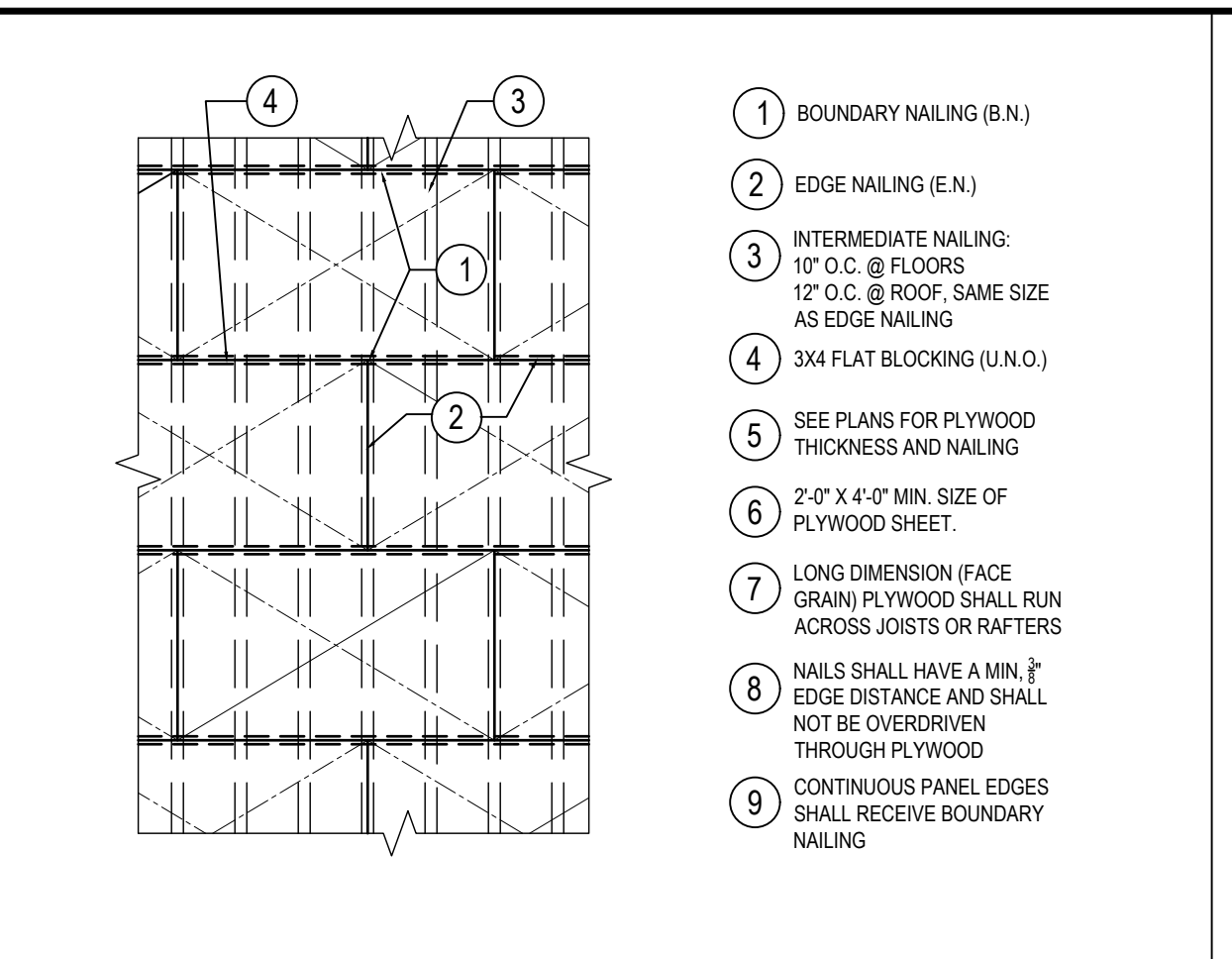
1 NOTCHING AND BORING OF FLOOR JOISTS



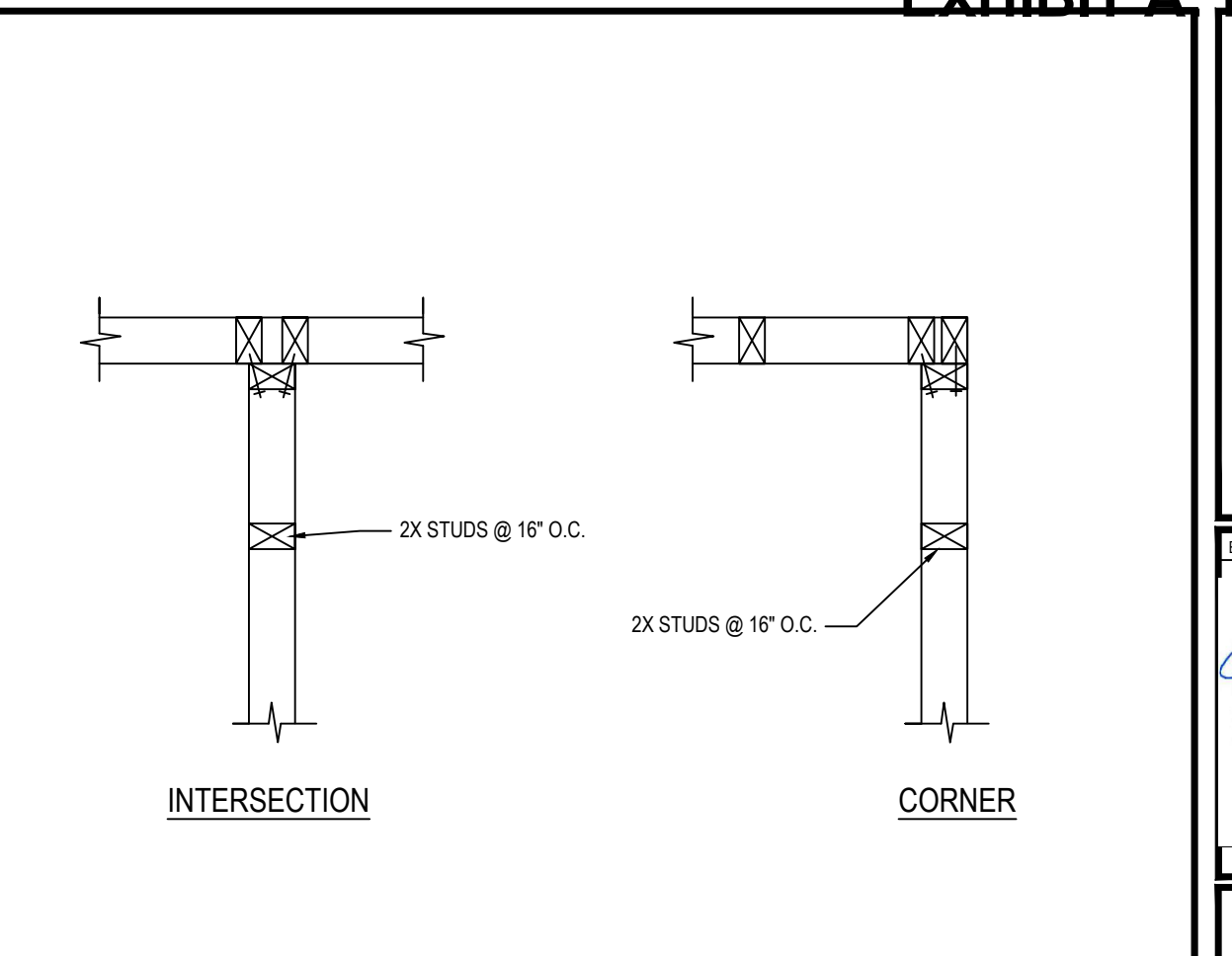
2 NON-BEARING PARTITION WALL TOP CONN.



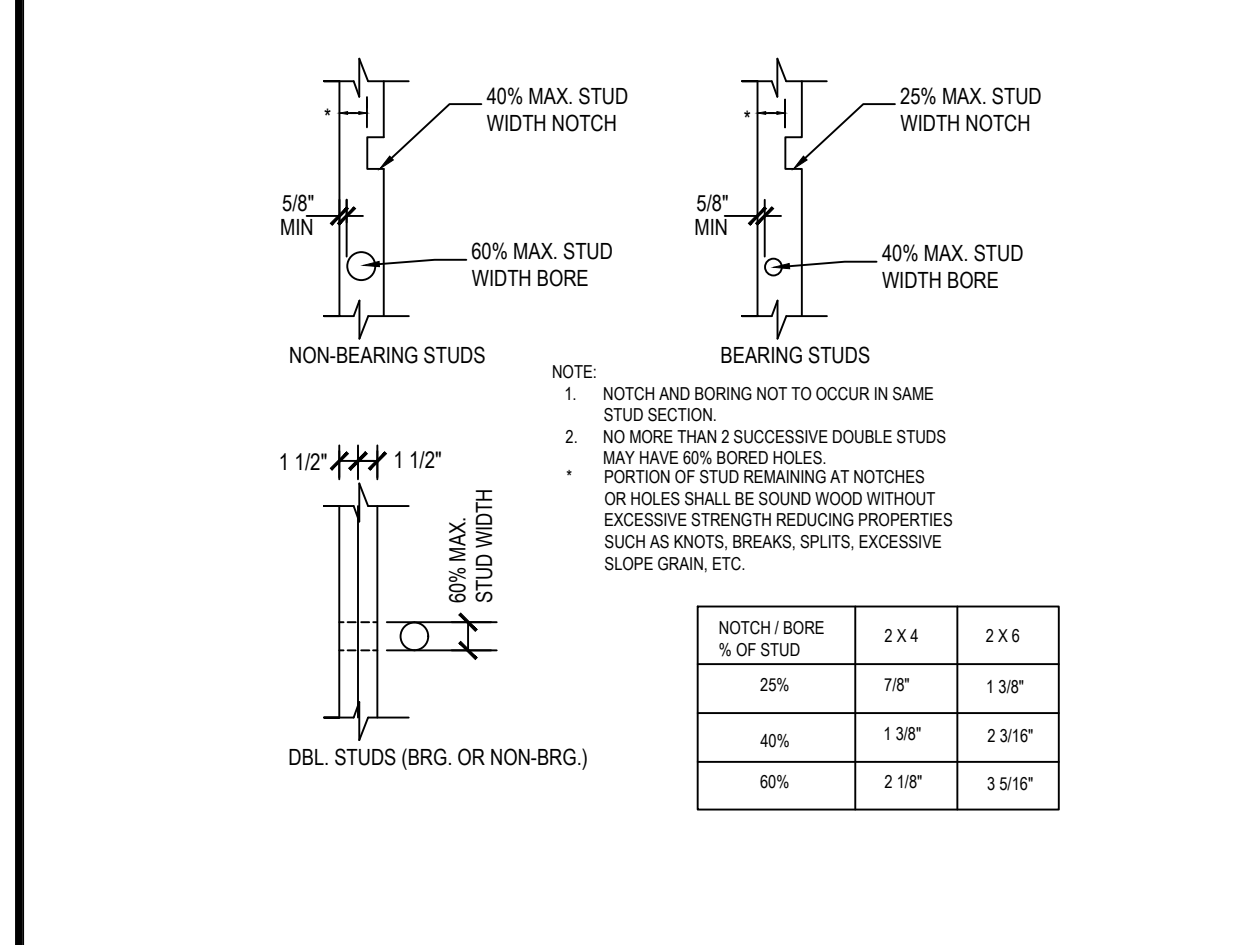
3 TYPICAL BLOCKING DETAIL



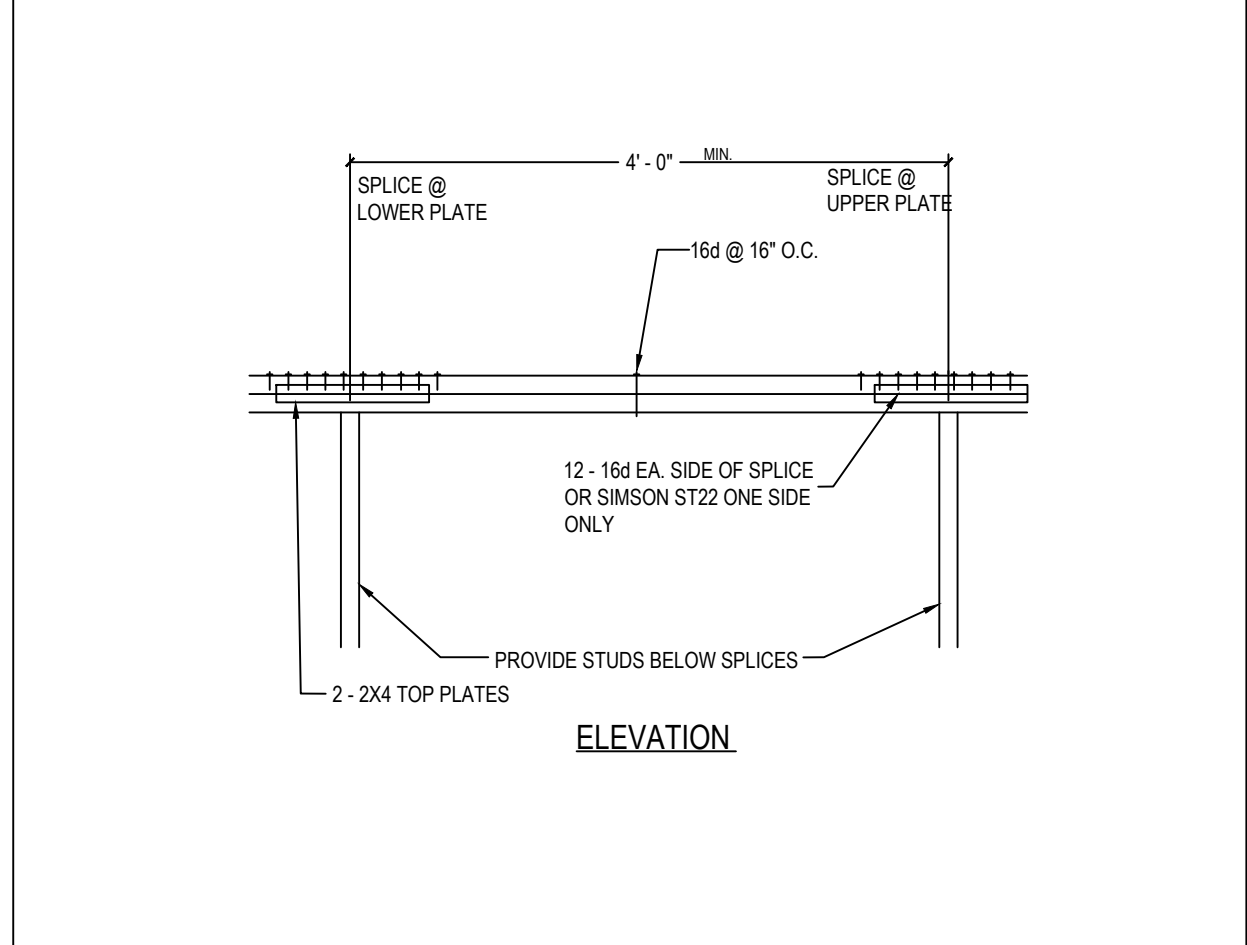
4 ROOF AND FLOOR DIAPHRAGM



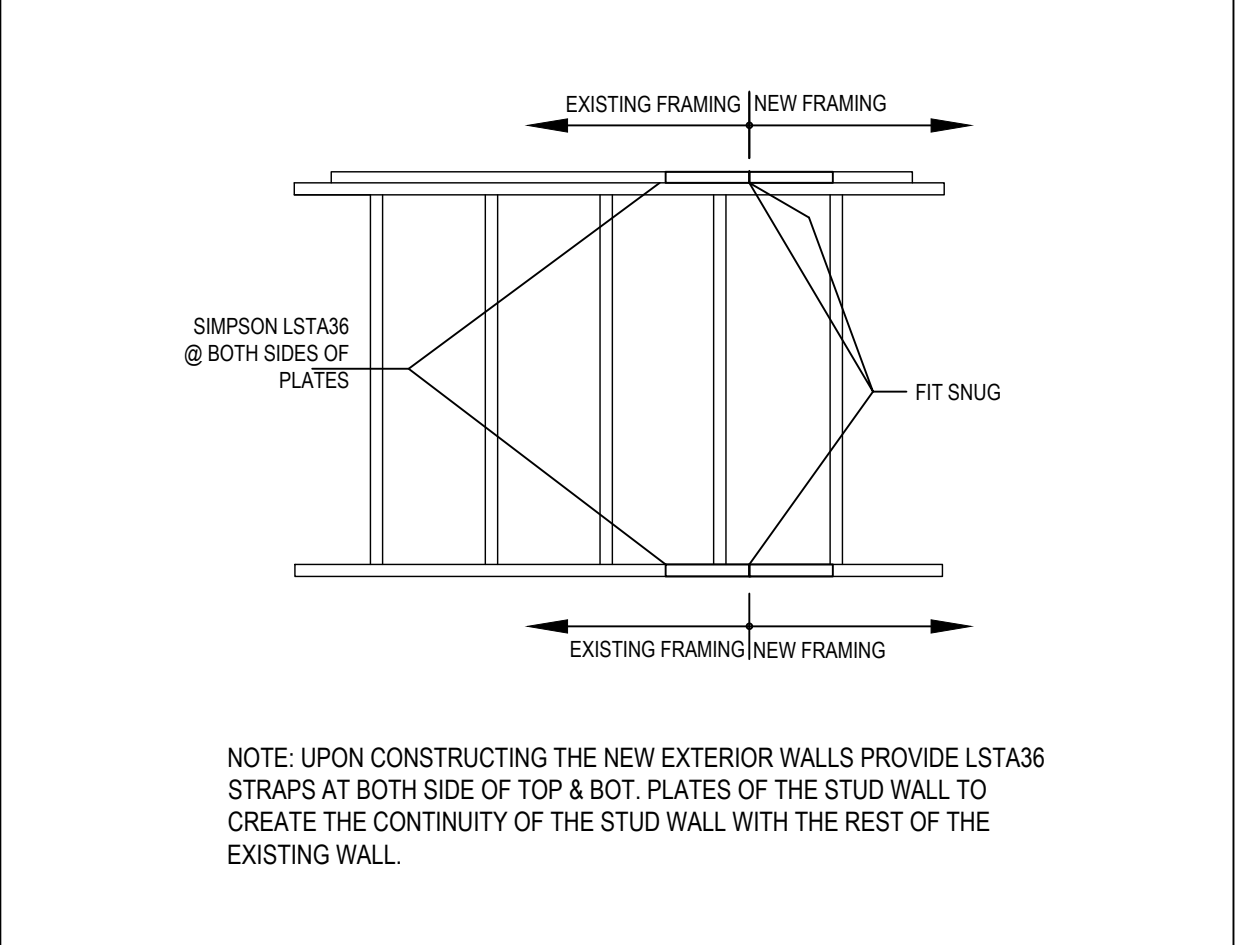
5 WOOD FRAMING WALL INTERSECTION



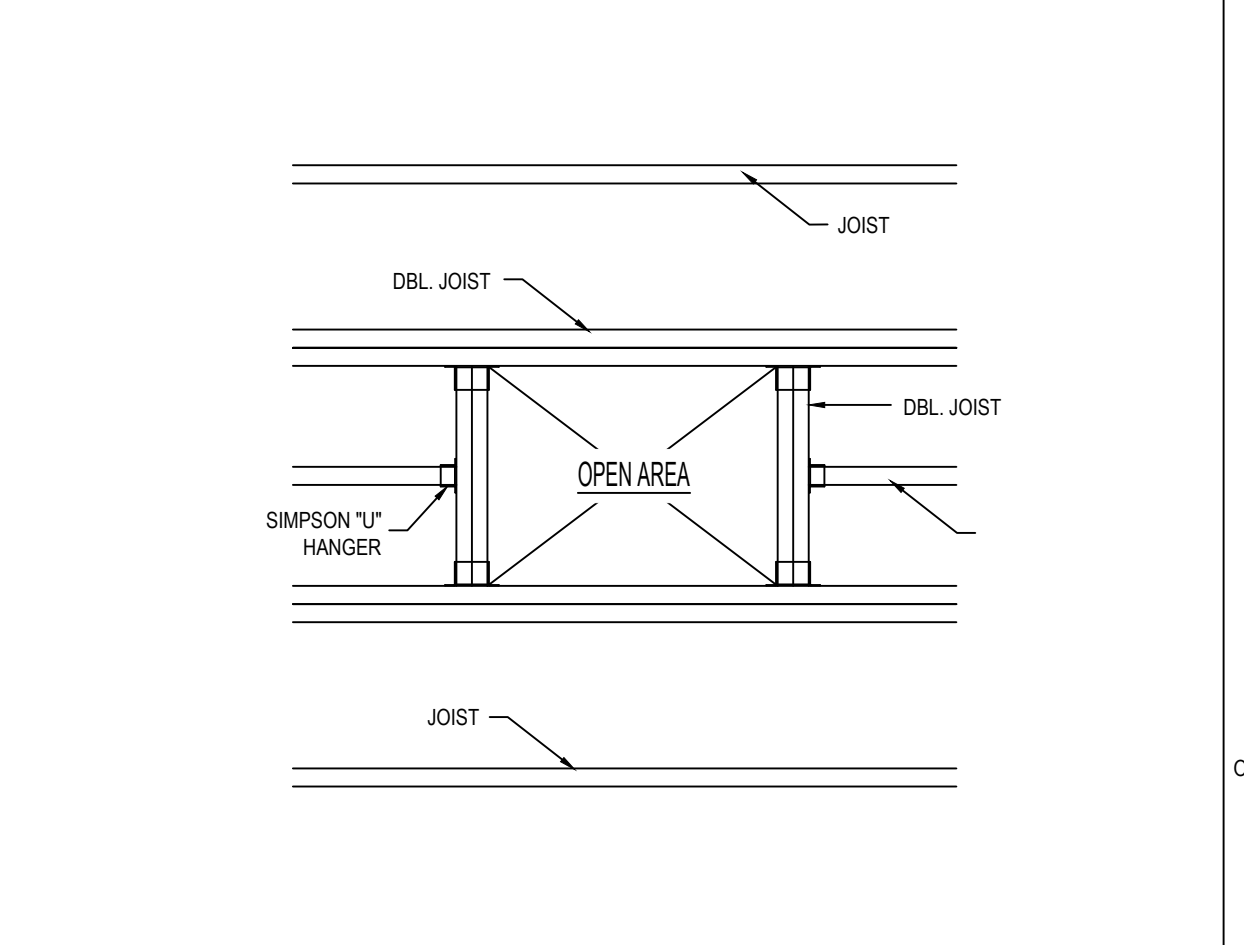
6 NOTCHING AND BORING OF STUDS



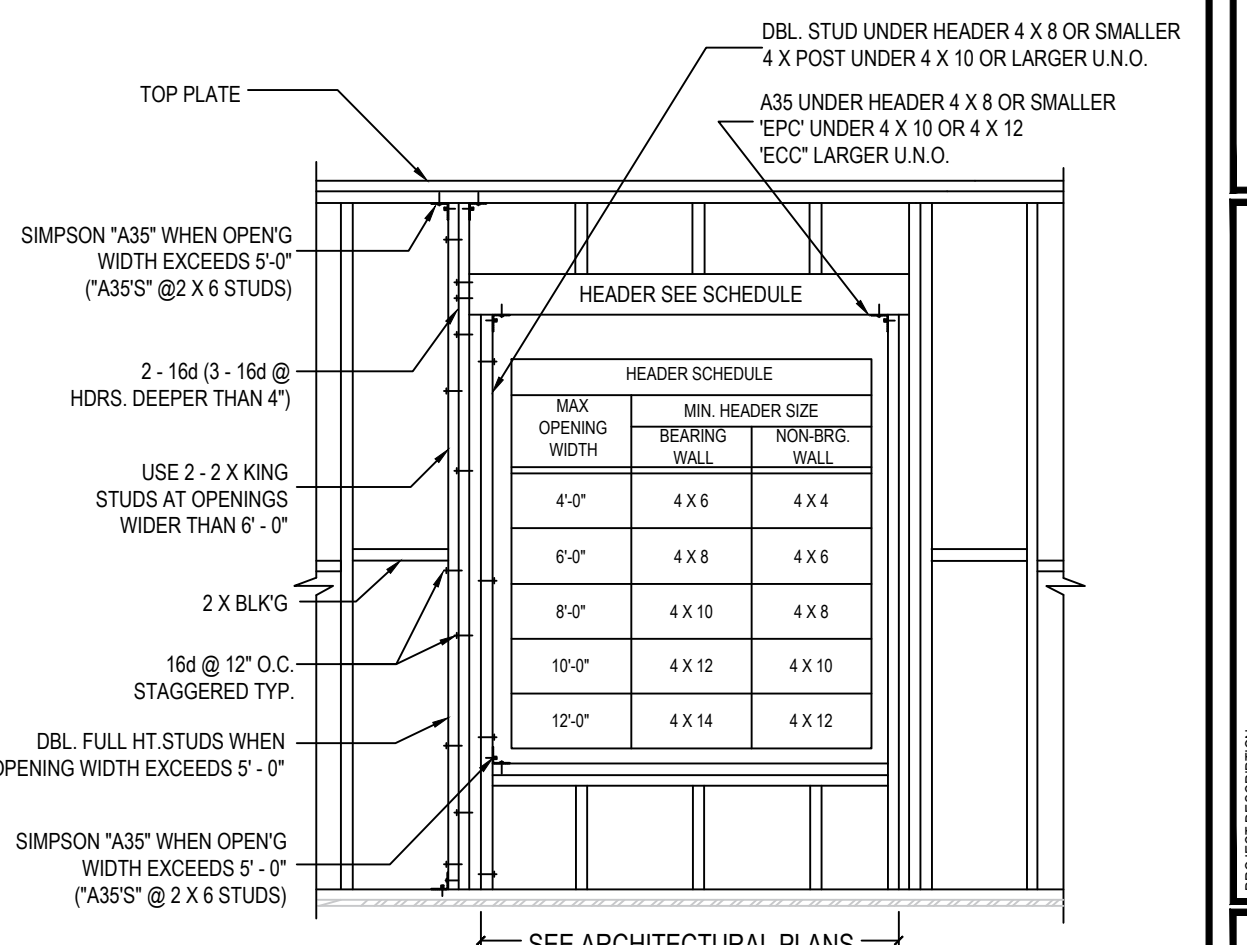
7 TOP PLATE SPLICE DETAIL



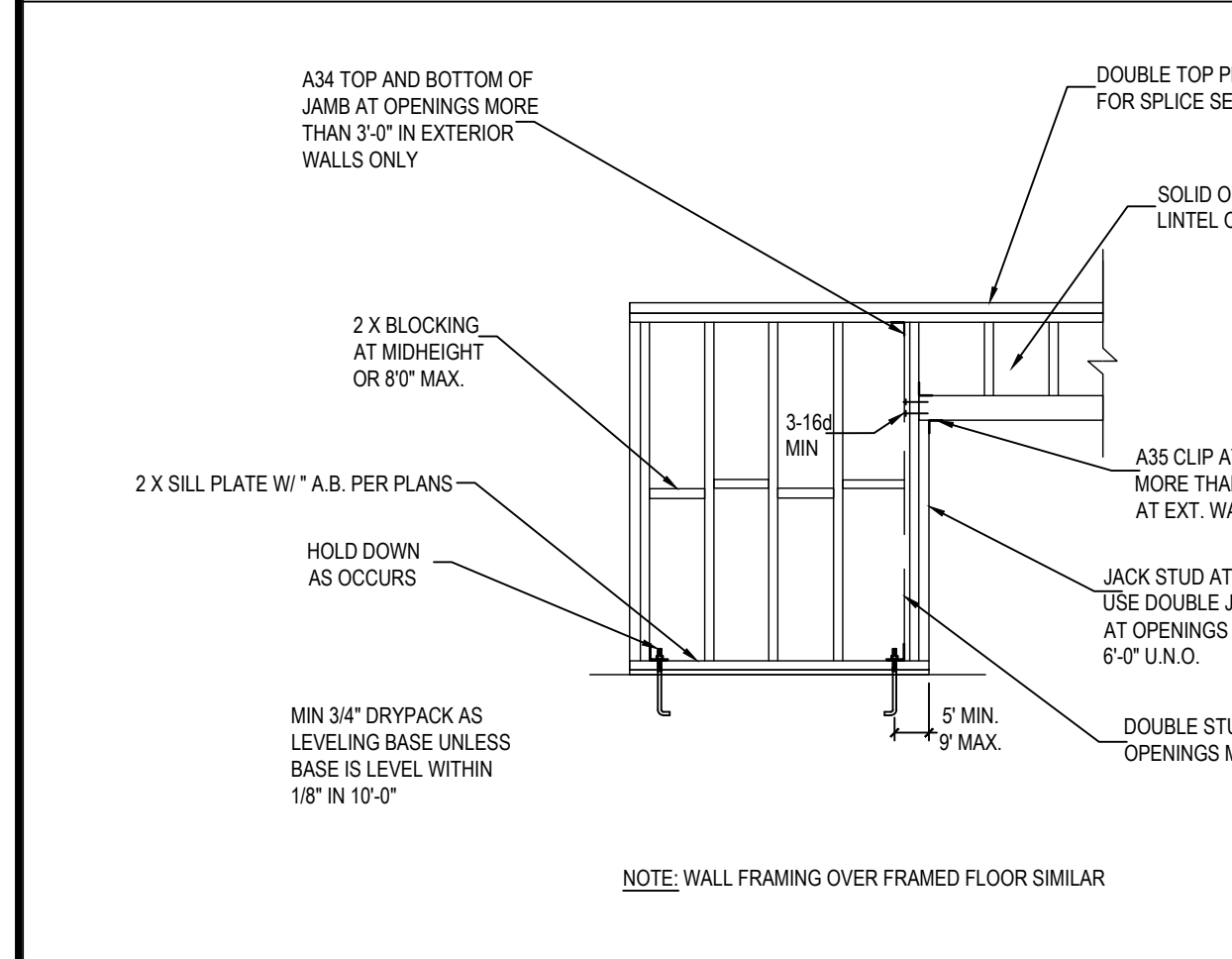
8 TYPICAL FRAMING DETAIL



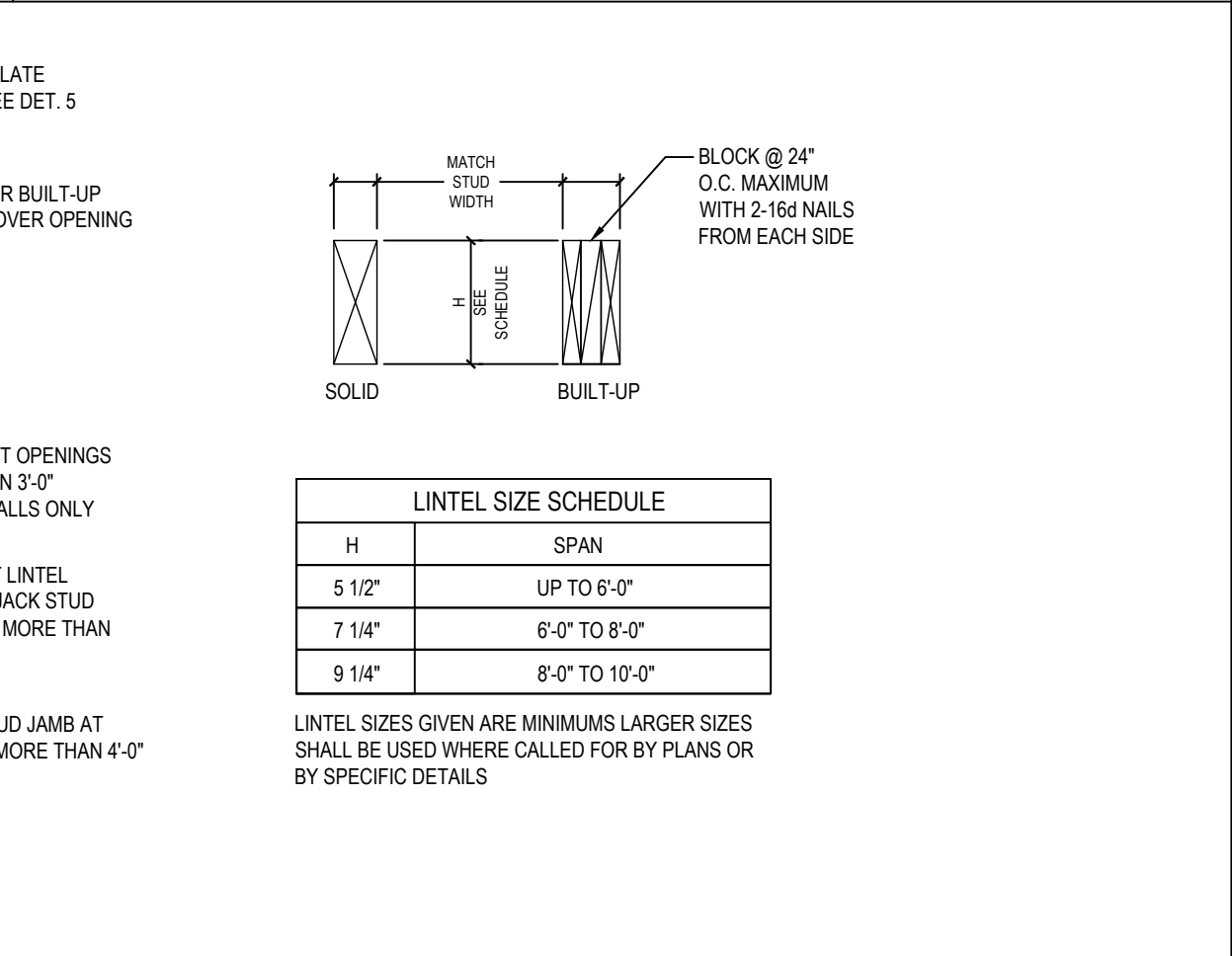
9 TYP. FLR. AND ROOF OPENING



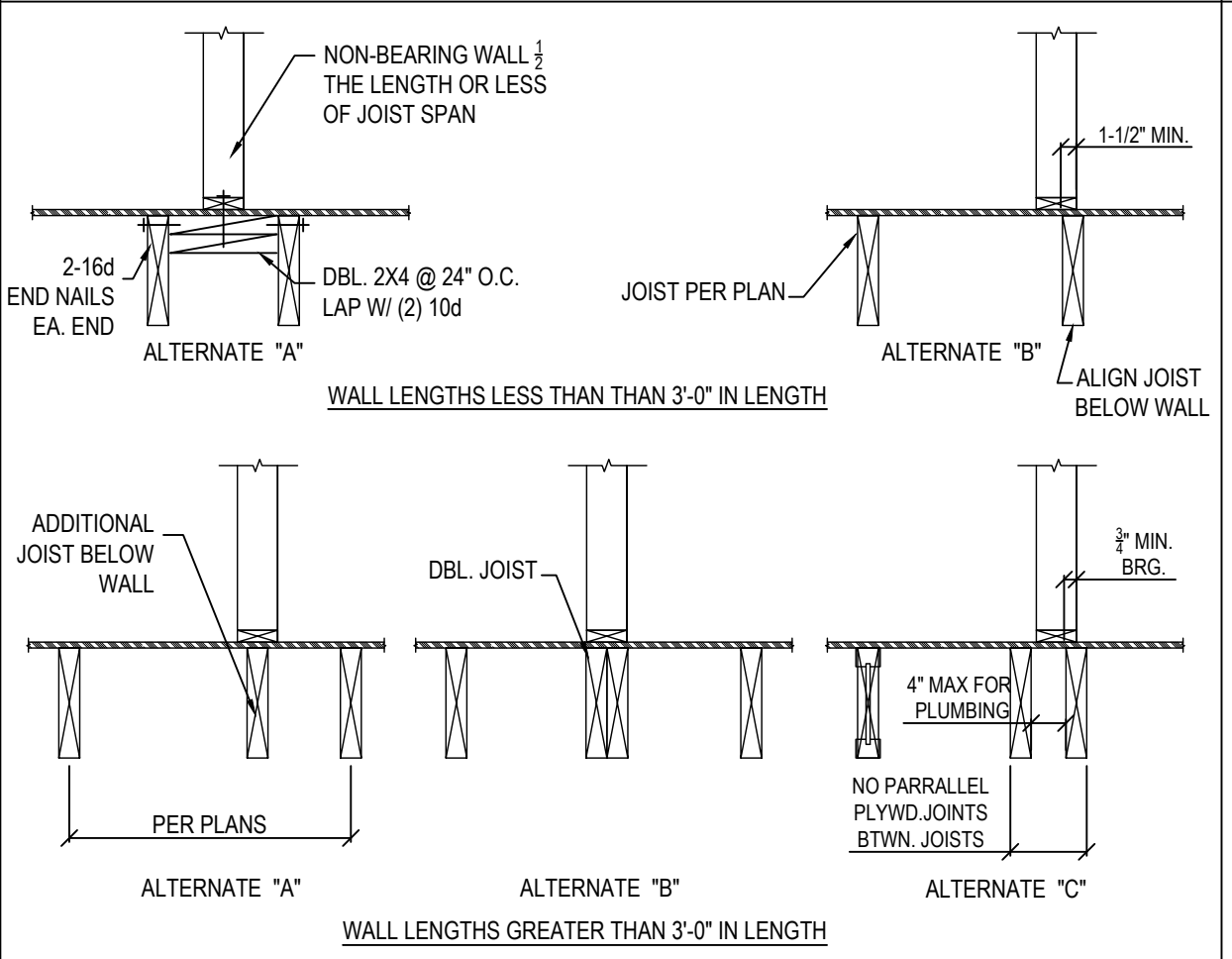
10 TYPICAL HEADER FRAMING



11 TYPICAL WALL FRAMING DETAIL



12 NON BEARING WALL BOTTOM CONN. DETAIL



13



14



15



16



17



18



19



20

EXHIBIT B: PROJECT SUMMARY

**PROJECT NUMBER**

PRJ2024-000921-(5)

HEARING DATE

August 6, 2024

REQUESTED ENTITLEMENT

Community Standards District Modification (“CSD Modification”) No. RPPL2024002047

PROJECT SUMMARY

OWNER / APPLICANT

Victor & Erin Mercado

MAP/EXHIBIT DATE

August 9, 2023

PROJECT OVERVIEW

The applicant requests a CSD Modification to authorize a reduction of the rear yard setback from 25 feet to 15 feet 10 inches and the side yard setback from 7 feet to 5 feet 4 inches, as required by the East Pasadena – East San Gabriel Community Standards District (“CSD”), to allow for a 499-square-foot addition to a 1,008-square-foot single-family residence.

LOCATION

8832 Jaylee Drive, East Pasadena-East San Gabriel

ACCESS

Jaylee Drive

ASSESSORS PARCEL NUMBER

5381-031-068

SITE AREA

0.13 Acres (5,704 Square Feet)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICTSouth Santa Anita –
Temple City**LAND USE DESIGNATION**

H9 (Residential 9 - 0 -9 dwelling units per net acre)

ZONE

R-A (Residential Agricultural)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

East Pasadena – East San Gabriel

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 County Code:
 - Chapter 22.318 (East Pasadena – East San Gabriel CSD requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

Anthony M. Curzi

PHONE NUMBER:

(213) 893 - 7016

E-MAIL ADDRESS:acurzi@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000921-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Community Standards District (“CSD Modification”) No. **RPPL2024002047** on August 6, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Victor & Erin Mercado ("Permittee"), request the CSD Modification to authorize reductions in the rear and side yard setbacks to allow for a 499-square-foot addition to an existing 1,008-square-foot single-family residence (“SFR”) (“Project”) on a property located at 8832 Jaylee Drive in unincorporated East Pasadena-East San Gabriel ("Project Site") in the R-A (Residential Agricultural) Zone pursuant to Los Angeles County Code ("County Code") Section 22.318.090 (Modification of Development Standards).
4. **PREVIOUS ENTITLEMENT.** No records from LA County Planning were found for the subject property. County Assessor Building Description Blanks document that the SFR was constructed in 1948 and the detached two-car garage in 1974.
5. **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 General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the South Santa Anita – Temple City Zoned District, West San Gabriel Valley Planning Area, and is currently zoned R-A. Pursuant to County Code Section 22.318.090 (Modification of Development Standards), a CSD Modification is required for reductions in required yard setbacks.
7. **SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – 0-9 dwelling units per net acre)	R-A, R-1 (Single-Family Residence)	SFRs
EAST	H9, H30 (Residential 30 – 20-30 dwelling units	R-A, R-3 (Limited Density Multiple Residence), C-2	SFRs, multi-family residences, pharmacy

	per net acre), CG (General Commercial)	Neighborhood Business)	
SOUTH	H9, City of Temple City	R-A, City of Temple City	SFRs
WEST	H9	R-A, R-1	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.13 acres (5,704 square feet) in size and consists of one legal lot. The Project Site is roughly square in shape with flat topography and is developed with a 1,008-square-foot SFR and detached 400-square-foot two-car garage.

B. Site Access

The Project Site is accessible via Jaylee Drive to the west. Primary access to the Project Site is via an entrance/exit on Jaylee Drive, a cul-de-sac with a 58-foot-wide right-of-way.

C. Site Plan

The site plan depicts the 0.13-acre (5,704-square-foot) square-shaped property on a cul-de-sac with existing 1,008-square-foot SFR, and a detached 400-square-foot two-car garage located approximately 8 feet 8 inches to the northeast of the SFR. The proposed 499-square-foot addition to the SFR (under Site Plan Review RPPL2024002048) is depicted to the east of the SFR, into the 25-foot rear yard setback as required by the CSD. The proposed rear yard setback of 15 feet, 10 inches is depicted. Another portion of the addition would be located at the southern side of the SFR and would encroach into the 7-foot (10 percent average lot width) southern side yard setback required by the CSD. A proposed southern side yard setback of 5 feet 4 inches is depicted. The floor plan depicts the SFR with the proposed addition (to be approved separately) comprised of primary bedroom suite, bathroom, closet, laundry room, and expanded kitchen. With the addition, the SFR would contain three bedrooms and two bathrooms and total 1,507 square feet.

9. CEQA DETERMINATION. The project qualifies for a Categorical Exemption (Class 1 - Existing Facilities and Class 5 – Minor Alternations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setbacks requirements provided they do not result in the creation of new parcels.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or “environmental resources of hazardous or critical concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies” (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing an SFR, in a fully developed, urbanized area and not within a designated resource area

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size of an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) “Unusual Circumstances” or Significant Effects: While the Project is for a modification in yard setbacks and associated SFR addition the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted.

d) Scenic Highways: According to California’s Scenic Highway Program, which is administered by the California Department of Transportation (“Caltrans”), the Project Site is not located within or near an officially designated state scenic highway.

e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’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 the California Department of Health Services. 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)

f) 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.

10. PUBLIC COMMENTS. No comments from the public were received.

11. **AGENCY RECOMMENDATIONS.** Consultation with other agencies was not necessary for the Project.
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 (*San Gabriel Valley Tribune*). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 29, 2024, a total of 71 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 four notices to those on the courtesy mailing list for the South Santa Anita – Temple City 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 designation is intended for SFRs, a category into which this Project falls. The Hearing Officer further finds that the Project promotes the upkeep and improvement of an existing SFR, which results in helping to maintain the character of the community.
14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:
- General Plan Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
 - 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.
 - General Plan Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

The modifications to yard setbacks permitted with the CSD Modification will allow for flexibility in design and density of the subject SFR. This will allow for a modest increase in size of the SFR to meet modern space needs of the residents. Expanding the SFR to meet modern space preferences is appropriate given that the addition itself is relatively minor (499 square feet) and would add a master bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The addition would be outside of public view as it would be limited to the rear and side of the SFR. The SFR would still contain adequate-sized setbacks of 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, maintaining sufficient space for light, air, and privacy. The proposed setbacks, moreover, are compatible or similar to many other yard setbacks of neighboring properties.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD, the on-site SFR is consistent with the R-A zoning classification as SFRs are permitted in such zone with a Site Plan Review (“SPR”) 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). Furthermore, the proposed yard setbacks are similar to many yard setbacks of other properties on the street.
16. **REQUIRED YARDS.** The Hearing Officer finds that the Project, with approval of the requested CSD Modification, is consistent with the standards identified in County Code Section 22.318.070.A [Zones R-1, R-2, R-A, R-1 (Single-Family Residential)], which state that the rear yard setback for lots smaller than 13,000 square feet is 25 feet and side yards be equal to 10 percent the average lot width. With approval of the CSD Modification, the rear yard setback will be 15 feet 10 inches and the southern side yard setback 5 feet 4 inches (in lieu of 7 feet, which is 10 percent lot width). The front yard setback and northern side yard setback would remain unchanged at 52 feet 1¼ inch and 27 feet 10½ inches respectively. The front yard setback in the CSD is equal to the average front yard setback on the same side of the street on the same side block, which, in this case, is 22 feet.
17. **HEIGHT.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD, the resulting expanded SFR would be consistent with the standard identified in County Code Section 22.318.070.A (Zones R-1, R-2, R-A, R-1 [Single-Family Residential]) which state that the maximum height for structures on lots less than 13,000 square feet is 30 feet. The subject SFR is 12 feet 6 inches at its highest point and will remain so after the addition.
18. **PARKING.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD the resulting expanded SFR is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which states that SFRs maintain two covered standard parking spaces. The subject property contains a detached two-car garage.
19. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that while the Project is for modifications to yard setbacks, the resulting SFR is consistent with the standards identified in County Code Section 22.318.070.A (Zones R-1, R-2, R-A, R-1 [Single-Family Residential]) pertaining to lot coverage and floor area. Lot coverage is the total of all structures on the property and includes garages while floor area includes all enclosed buildings except garages. The maximum lot coverage and floor area is determined by this formula: net lot area x 0.25 + 1,000 square feet, which for the subject property equals 2,426 square feet. With the related SFR addition, lot coverage will total 1,907 square feet and floor area will total 1,507 square feet.

FINDINGS

20. **The Hearing Officer finds that in acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the principles and standards below, the unique characteristics of the neighborhood in which the site is located.** Many neighboring properties on the same street have rear yard setbacks of less than 15 feet and are relatively small in comparison to other lots in the community. Therefore, the resulting SFR with addition will be compatible with the pattern of the neighborhood.
21. **The Hearing Officer finds that the use, development of land, and application of development standards comply with all applicable provisions of Title 22.** With approval of the CSD Modification, the related SFR addition meets all applicable provisions of Title 22 of the County Code and CSD, including maximum lot coverage and floor area, height, and parking requirements for SFRs. While the subject property is relatively small (5,704 square feet) as compared other lots in the community, the SFR on the property is, likewise, modest in size at just over 1,000 square feet and contains two bedrooms and one bathroom. Expanding the SFR to meet modern space preferences is appropriate given that the related SFR addition itself is relatively minor (499 square feet) and would add a primary bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The related SFR addition would be outside of public view as it would be limited to the rear and side of the SFR. The SFR would still contain adequate-sized setbacks of 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, maintaining sufficient space for light, air, and privacy. The SFR has existed at the property since 1948 and the detached two-car garage since 1974.
22. **The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect health, safety, and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.** The proposed reductions in the side and rear yard setbacks will not result in any impact to pedestrians, including children, senior citizens, and persons with disabilities. The 499-square-foot addition will occur entirely on private property and away from public view as the addition will be constructed at the eastern and southern sides of the SFR, toward the side and rear property lines. There are five properties to the west of the Project Site with rear yard setbacks of less than 15 feet, averaging approximately 11 feet. Two properties to the north also have rear yards less than 15 feet.

Address	Rear yard setback
8804 Jaylee	8 feet
8810 Jaylee	8 feet
8816 Jaylee	10 feet
8822 Jaylee	10 feet

8828 Jaylee	11 feet
8838 Jaylee	11 feet
8833 Jaylee	11 feet

23. **The Hearing Officer finds that the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.** The reductions in rear and side yard setbacks would allow for an efficient use of space by allowing a modest addition on the square-shaped property without resulting in negative impacts or nuisances to neighbors. The related SFR addition, furthermore, makes best use of the existing SFR’s floorplan and placement on the lot. The property is relatively small at 5,704 square feet when compared to other properties in the community and roughly square-shaped, so any proposed addition would by necessity encroach into required CSD setbacks, which are greater than the County standard yard setbacks within the R-A Zone. The proposed setbacks, however, would slightly exceed the County standards of 15 feet for rear yards and 5 feet for side yards. CSD maximums pertaining to lot coverage and floor area would not be exceeded by this request.

ENVIRONMENTAL FINDINGS

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities and Class 5, Minor Alternations in Land Use Limitations) categorical exemptions. Project qualifies for a Categorical Exemption (Class 1 - Existing Facilities and Class 5 – Minor Alternations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves the modification of rear and side yard setback requirements, from 25 feet to 15 feet 10 inches and 7 feet to 5 feet 4 inches, respectively, as established in the East Pasadena-East San Gabriel CSD, to allow for the construction of a 499-square-foot addition. No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or “environmental resources of hazardous or critical concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies” (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing an SFR, in a fully developed, urbanized area.

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size of an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) "Unusual Circumstances" or Significant Effects: While the Project is for a modification in yard setbacks, the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. 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.

d) Scenic Highways: According to California's Scenic Highway Program, which is administered by the California Department of Transportation ("Caltrans"), the Project Site is not located within or near an officially designated state scenic highway.

e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control'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 the State Department of Health Services. 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).

f) Historical Resources: The Project Site does not contain any historical resources 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.

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. In acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the principles and standards below, the unique characteristics of the neighborhood in which the site is located.
- B. The use, development of land, and application of development standards comply with all applicable provisions of Title 22.
- C. The use, development of land, and application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect health, safety, and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.
- D. The use, development of land, and application of development standards are 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 15301 and 15305 (Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations categorical exemptions); and
- 2. Approves **COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047**, subject to the attached conditions.

ACTION DATE: August 6, 2024

MRB:AMC

July 25, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000921-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047

PROJECT DESCRIPTION

The project is a request for a CSD Modification to authorize a reduction of the rear yard setback from 25 feet to 15 feet 10 inches and the side yard setback from 7 feet to 5 feet 4 inches as required in the East Pasadena – East San Gabriel Community Standards District to allow for a 499-square-foot addition to an existing single-family residence, 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 the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 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. 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 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 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. 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.
9. 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.
10. 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.

11. 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.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. 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").
14. 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. 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, **a digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by November 6, 2024.**
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital 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

17. This grant shall authorize the modification of the rear and southern side yard setback requirements, reducing the rear yard setback from 25 feet to 15 feet 10 inches and southern side yard setback from 7 feet to 5 feet 4 inches.

Pursuant to County Code Section [22.318.090.B.3](#) (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.3.b.i. That the use, development of land, and application of development standards comply with all applicable provisions of Title 22.</p>
<p>B.3.b.ii. 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, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.</p>
<p>B.3.b.iii. That the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.</p>

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	August 6, 2024
PROJECT NUMBER:	PRJ2024-000921-(5)
PERMIT NUMBER:	Community Standards District (“CSD”) RPPL2024002047
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	8832 Jaylee Drive, San Gabriel
OWNER:	Victor & Erin Mercado
APPLICANT:	Victor & Erin Mercado
CASE PLANNER:	Anthony M. Curzi, Regional Planner acurzi@planning.lacounty.gov

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 under State CEQA Guidelines Sections 15301 and 15305 because the Project is for reductions in side and rear yard setbacks for an addition to an existing single-family residence (“SFR”). Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves the modification of rear and side yard setback requirements, from 25 feet to 15 feet 10 inches and 7 feet to 5 feet 4 inches, respectively, as established in the East Pasadena-East San Gabriel CSD, to allow for the construction of a 499-square-foot addition. In addition, the Project does not fall under the circumstances of a Class 1 or Class 5 Exception, which include potential impacts on location, cumulative impact, significant effect.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or “environmental resources of hazardous or critical concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies” (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing a SFR, in a fully developed, urbanized area.

EXHIBIT F: ENVIRONMENTAL DETERMINATION

PROJECT NO. PRJ2024-000921-(5)
COMMUNITY STANDARDS DISTRICT
MODIFICATION NO. RPPL2024002047

August 6, 2024

PAGE 2 OF 2

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size of an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) "Unusual Circumstances" or Significant Effects: While the Project is for a modification in yard setbacks, the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. 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.

d) Scenic Highways: According to California's Scenic Highway Program, which is administered by the California Department of Transportation ("Caltrans"), the Project Site is not located within or near an officially designated state scenic highway.

e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control'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 the State Department of Health Services. 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)

f) 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. Therefore, there are no exceptions to the exemption and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit

f) 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.



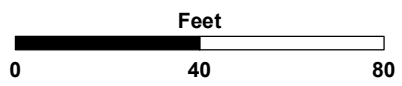
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000921

CSD RPPL2024002047

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



LA COUNTY
PLANNING

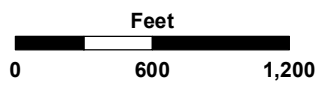
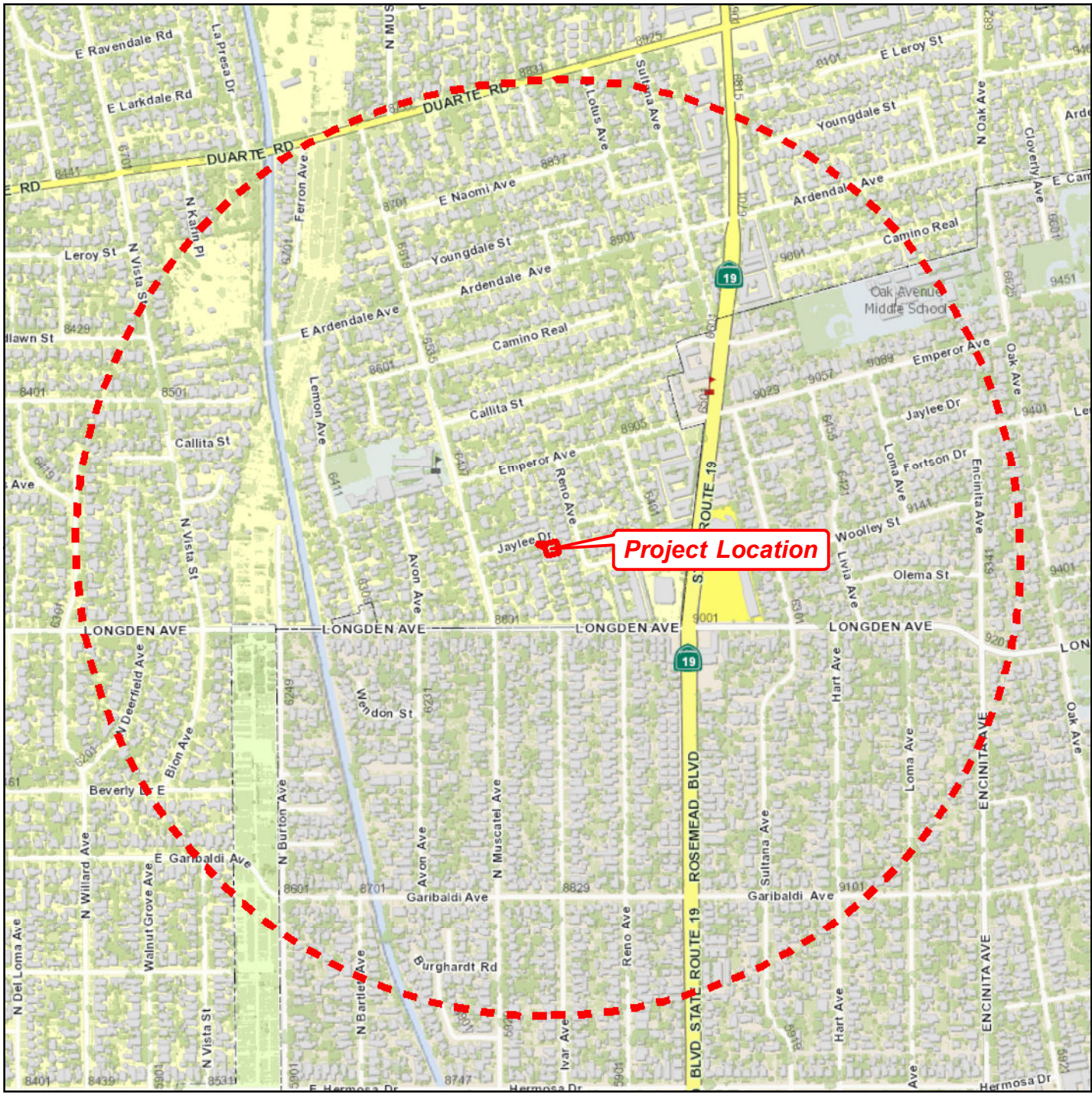
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000921

CSD RPPL2024002047



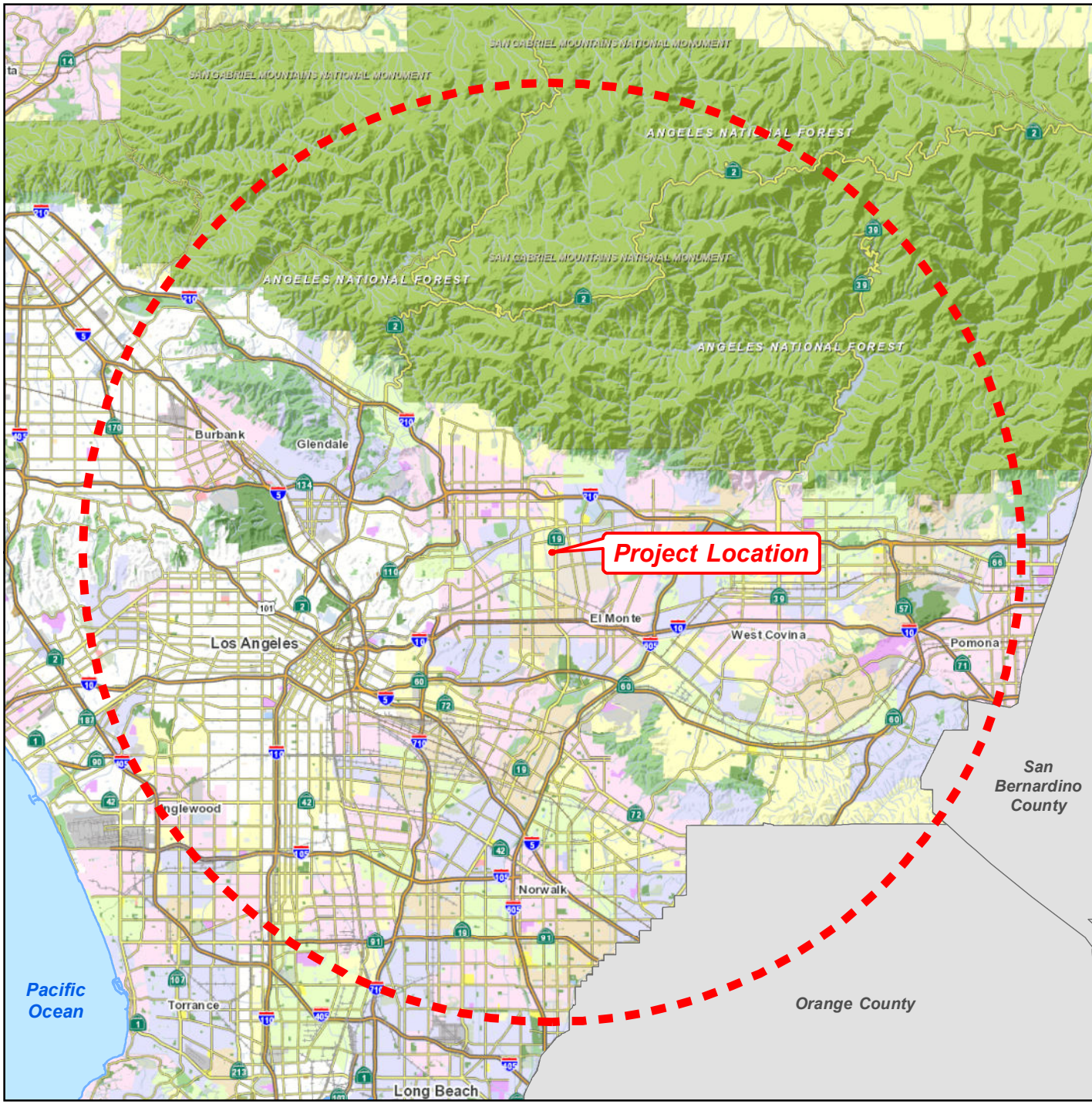
LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000921

CSD RPPL2024002047



LA COUNTY
PLANNING

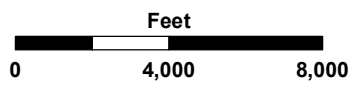
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000921

CSD RPPL2024002047



LA COUNTY
PLANNING

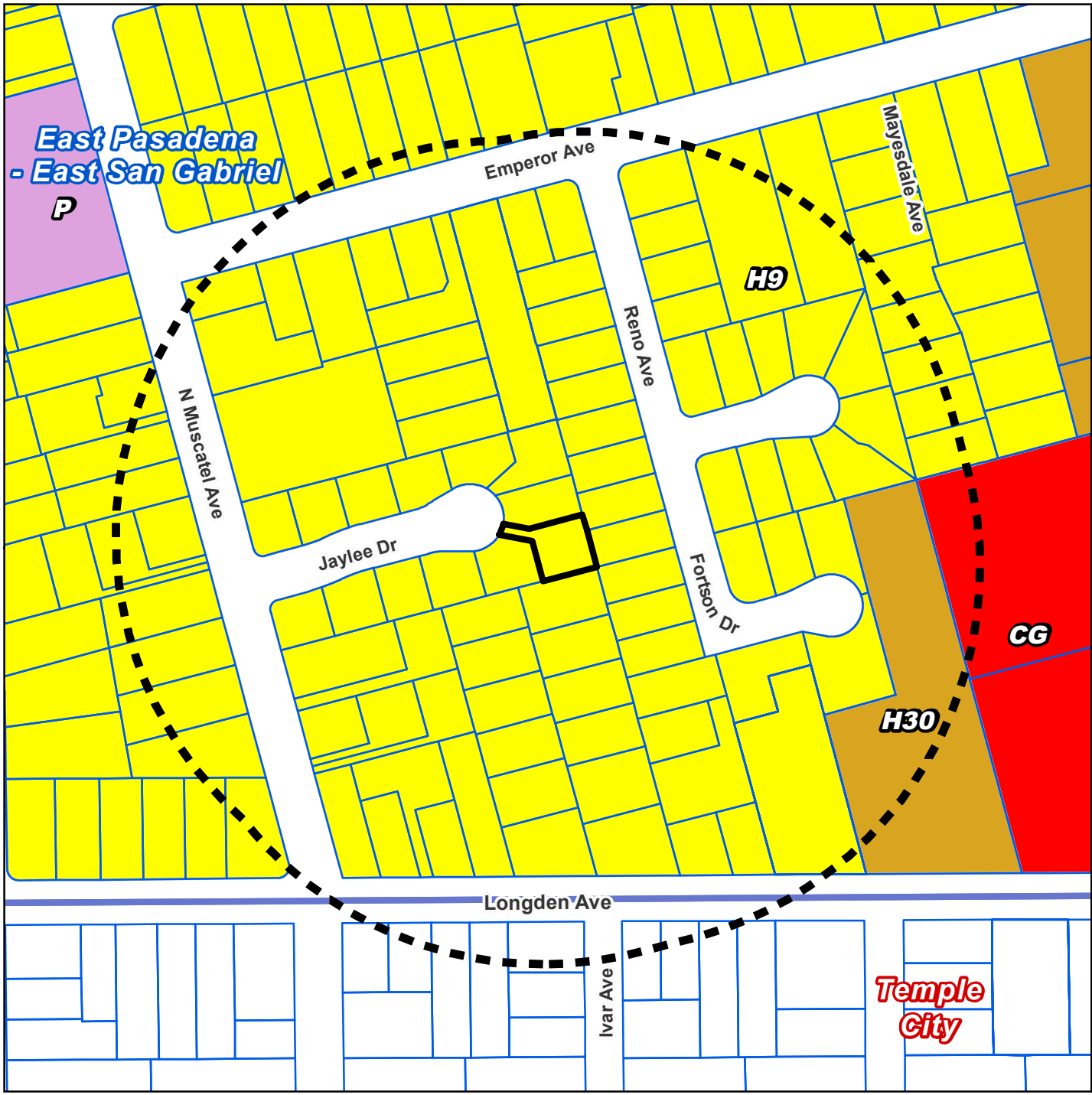
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LAND USE POLICY

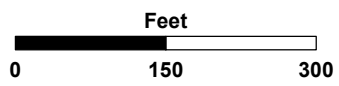
500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000921

CSD RPPL2024002047



- H9 - Residential 9
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public



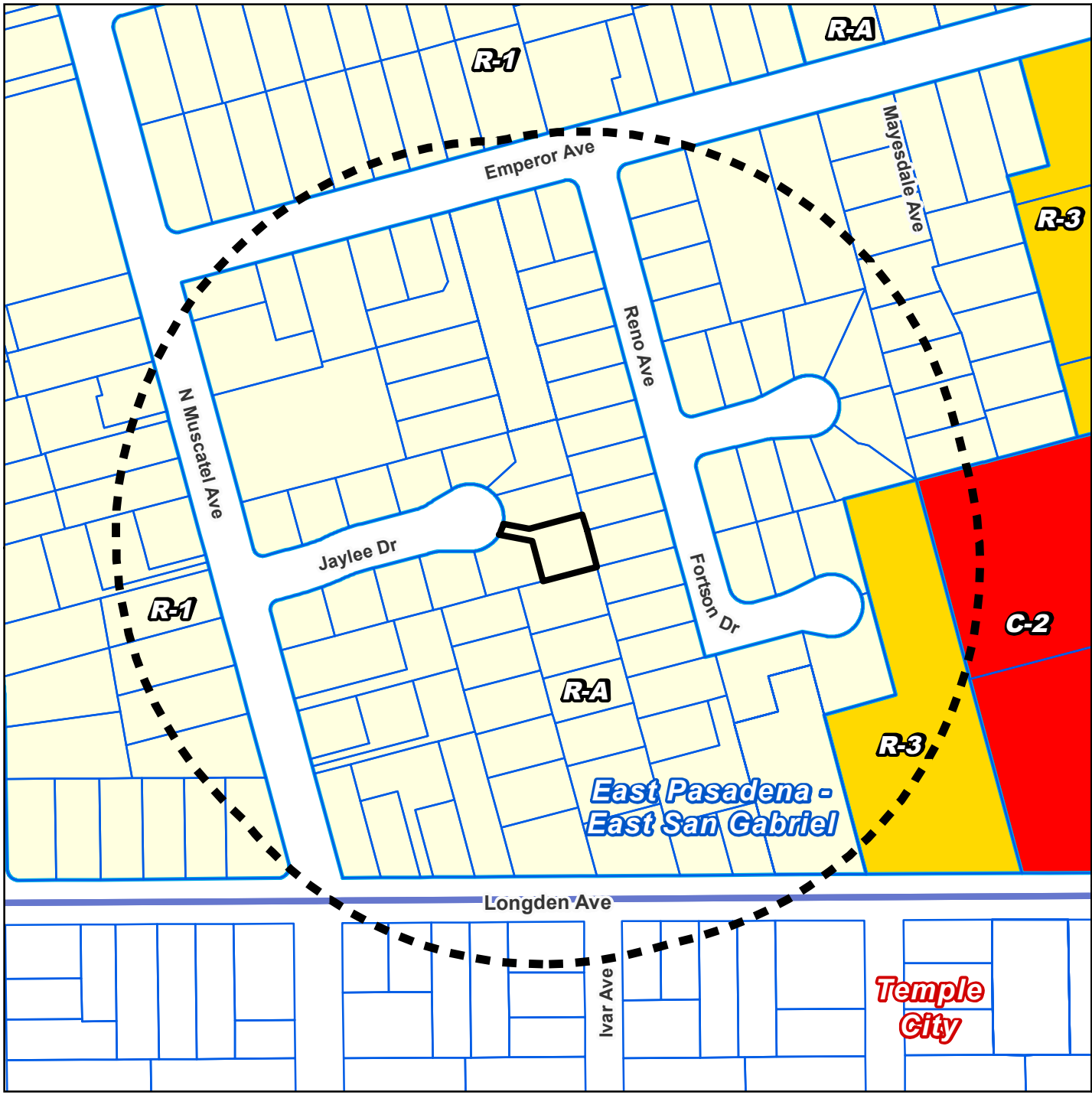
LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012





ZONING

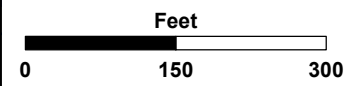
500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000921

CSD RPPL2024002047



-  R-1 - Single-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  R-A - Residential Agricultural
-  C-2 - Neighborhood Business



LA COUNTY
PLANNING

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

EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS

