

REPORT TO THE HEARING OFFICER

DATE ISSUED:	November 7, 2024	
HEARING DATE:	November 19, 2024	AGENDA ITEM: 9
PROJECT NUMBER:	PRJ2024-000220-(5)	
PERMIT NUMBER(S):	Community Standards District ("CSD") Modification No. RPPL2024000292	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	1270 Meadowbrook Road, Altadena (Assessor's Parcel Number: 5847-010-006)	
OWNER:	Jeffrey Ropp	
APPLICANT:	Jeffrey Ropp	
CASE PLANNER:	Sean Donnelly, AICP, Senior Planner sdonnelly@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 PRJ2024-000220-(5), CSD Modification Number RPPL2024000292, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

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

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CSD MODIFICATION NUMBER RPPL2024000292 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Community Standards District (“CSD”) Modification to authorize the reduction of the rear yard setback requirements in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) Zone in the Altadena CSD pursuant to County Code Section [22.306.090 \(Modification of Development Standards\)](#).

B. Project

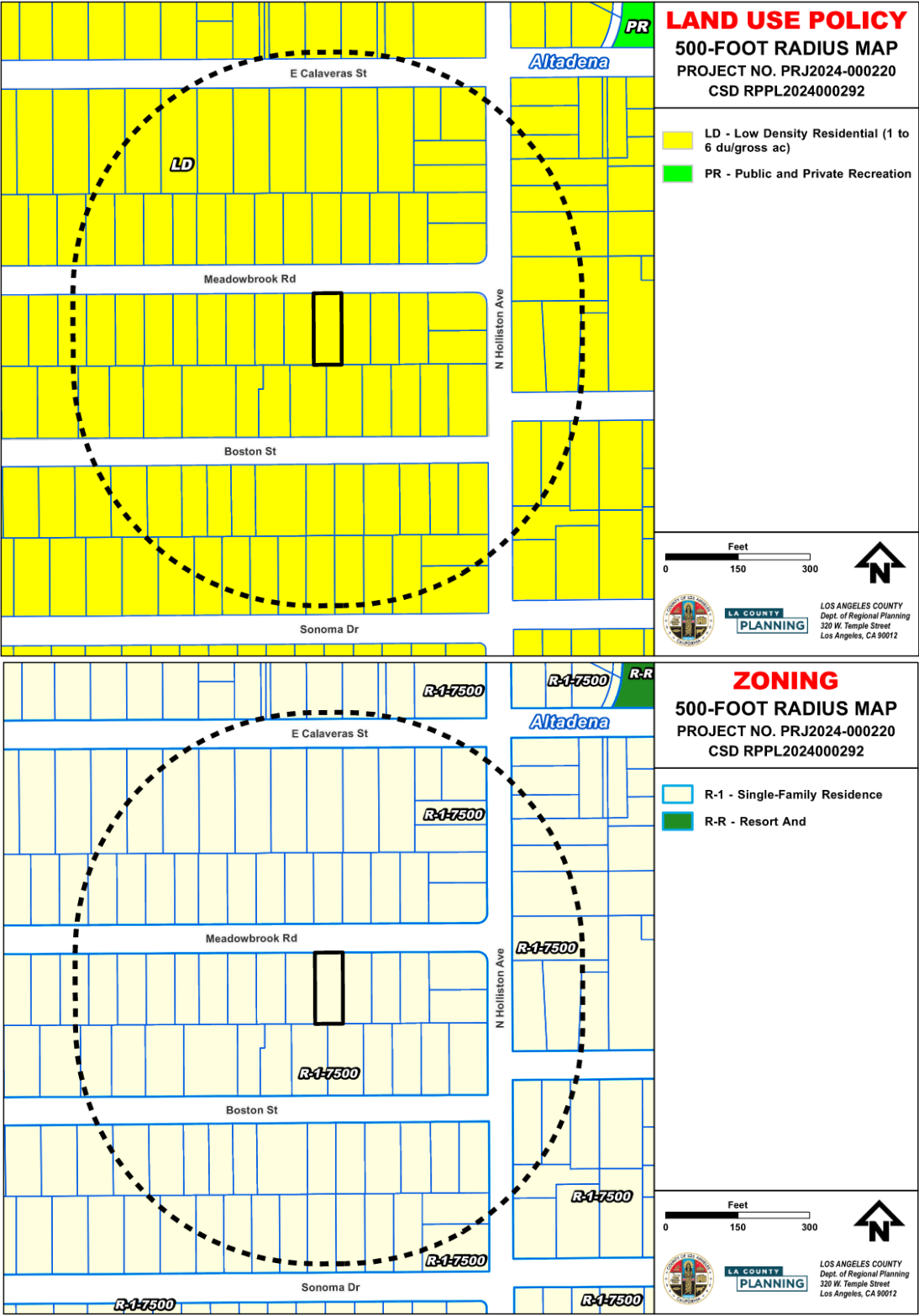
The applicant requests a CSD Modification to authorize the reduction of the required rear yard setback within the Altadena CSD from the required 25-foot rear yard setback to zero feet at a single-family residential property. This request is associated with the conversion of an existing accessory storage/workshop use adjoining the existing detached garage building into approximately 177 square feet of habitable use or home office. Approximately 84 square feet of the storage area remains non-habitable storage space.

The existing single-family residence (“SFR”) and accessory garage building were originally constructed in 1948 per the County Assessor’s building description blank. Although the footprint of the garage building is not changing with this Project, the portion of the detached garage which is unfinished storage space is within the rear yard setback of the property. The conversion of unfinished space to habitable space requires the CSD Modification. Furthermore, a ministerial entitlement request (Zoning Conformance Review No. RPPL2024000291) is under separate review for the conversion of the existing garage use into a home office.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	ALTADENA COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	LD (Low Density Residential - 1 to 6 dwelling unit per gross acre)	R-1-7,500	SFR
NORTH	LD	R-1-7,500	SFRs
EAST	LD	R-1-7,500	SFRs
SOUTH	LD	R-1-7,500	SFRs
WEST	LD	R-1-7,500	SFRs



PROPERTY HISTORY

A. Zoning History

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

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
UNC-BLDR230616005650	Install stucco on existing plywood sheathing for workshop attached to garage.	Issued, June 16, 2023
BL 0010200045	Extended bathroom. SFR expanded to its current size.	Finalized, February 3, 2003

C. Violations

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

ANALYSIS

A. Land Use Compatibility

The Project Site is currently developed with an SFR constructed in 1948 and most recently expanded in 2003. The surrounding properties also consist of SFRs. The requested rear yard setback reduction does not alter the existing single-family residential use on the property and the use on subject property remains compatible with the surrounding single-family residential uses in the vicinity. The CSD Modification will not increase the density, change the use or development footprint of the Project Site.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will not have an impact because the detached garage and storage space has existed within its current rear yard setback since 2003; no new physical extension of any buildings or structures are proposed, and the Project does not increase the depth of the encroachment into the required yard. While non-habitable garage structures are allowed in the required rear yard, The conversion of the non-habitable space into habitable space triggers the requirement of a CSD Modification. The proposed conversion will be limited to the existing building footprint. The Project will maintain the neighborhood's existing residential character and will not affect the land uses of the surrounding properties. Other properties in the vicinity around the Project Site have legally established structures located within the required rear yard, including 1196 Meadowbrook Road (APN: 5847-

009-004) which has a garage structure abutting the rear property line that was legally established by Plot Plan 44538, and 2142 N Mar Vista Avenue (APN: 5847-009-009) which has a two car garage and ADU within the require rear yard legally established by Site Plan Review RPPL2020005407. Both of these structures were established after the establishment of the Altadena CSD requirements.

The Project Site is entitled to a maximum of 3,149 square feet of gross structural area ("GSA"). The conversion would result in 177 square feet of new habitable space, for a total of 2,650 square feet of habitable space, which is well below its maximum GSA. As such, the Project meets the residential structural size requirements of the CSD. Furthermore, the proposed conversion of the existing storage structure into home office is in the rear yard of the property and will not be visible from public view.

C. Design Compatibility

The existing SFR has been located on the Project Site since 1948. While the Project is a request for a rear yard modification, no further additions are proposed, and all improvements proposed to the accessory building under the associated ZCR is in a similar style to the existing accessory building and SFR and are designed to match the character of surrounding development. The conversion does not change the character of the neighborhood, which is primarily other single-family residences. Additionally, the proposed home office improvement would result in a more cohesive exterior wall design and color scheme of the accessory structure to the existing SFR.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Altadena Community 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).

STATEMENT OF FINDINGS

The applicant is required to substantiate all facts identified by Section(s) [22.306.090 \(Modification of Development Standards\)](#) of the County Code. The Statement of Findings with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1, Existing Facilities, Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA)

and the County environmental guidelines. The Project involves relief from the required rear setback for the conversion of an existing workshop space to a home office within a required rear yard. The Project includes no new construction, which is within the typical limit of 2,500 square feet increase allowed under Class 1 exemptions but rather interior improvements to the existing detached accessory structure that would result in X of habitable space and X of non-habitable space within the existing building.

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 Site and immediate vicinity are not mapped or identified as particularly sensitive environmental resources. The location is developed with typical urban uses and is mostly paved with impermeable surfaces. Street trees and ornamental landscaping exist in the vicinity, but no natural open space or sensitive habitat is identified on the Project Site or in the immediate vicinity. The surrounding area is predominately single-family residential. Public infrastructure such as roads, utility poles, and transmission lines are present. No natural open space is identified in the immediate vicinity of the Project Site. The Project Site is located in Altadena, which is a suburban community in the unincorporated County, and it consists largely of SFRs, public and institutional uses, hardscape pathways, vehicular access, and landscaping elements.
- b) Cumulative Impacts: The Project consists of a CSD Modification to allow the conversion of 177 square feet existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure, which is within the typical limit of 2,500 square feet, and less than a 50 percent increase of the existing floor space. There is no proposed new structures, or expansion of any existing structures on the Project Site.
- b) “Unusual Circumstances” or Significant Effects: The Project involves relief from the required setback to allow the conversion of an existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure. Adequate utilities and roadway infrastructure already exist to serve the subject property, and no environmentally sensitive areas will be impacted by any additional development as none exists.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.

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

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

COMMENTS RECEIVED

A. County Department Comments and Recommendations

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

B. Other Agency Comments and Recommendations

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

C. Public Comments

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

Report

Reviewed By:



Michele R. Bush, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Statement of Findings
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

Summary

AIN: 5847-010-006

Situs Address:
1270 MEADOWBROOK RD
ALTADENA CA 91001-3136

Use Type:
Single Family Residence
Parcel Type:
Regular Fee Parcel
Tax Rate Area:
07688

Parcel Status: **ACTIVE**
Create Date:
Delete Date:
Tax Status: **CURRENT**
Year Defaulted:
Exemption: None

Building (0101) & Land Overview

Use Code:	0100	# of Units:	1	Year Built:	1948
Design Type:	0130	Beds/Baths:	3/2	Effective Year:	1963
Quality Class:	D7A	Building SqFt:	2,357	Land SqFt:	8,584



Parcel Map / Map Index

		2024 Roll Preparation	2023 Current Roll	RC	Year	2012 Base Value
Land	\$	610,415	\$ 598,447	T	2012	\$ 495,700
Improvements	\$	380,876	\$ 373,408	T	2012	\$ 309,300
Total	\$	991,291	\$ 971,855			\$ 805,000

Assessor's Responsible Division
District: East District Office
Region: 05
Cluster: 05163 ALTADENA EAST

East District Office
1190 Durfee Ave.
South El Monte, CA 91733

Phone: (626) 258-6001
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm



Building and Land Characteristics

Land Information

Use Code = 0100 (Single Family Residence)

Total SqFt (GIS): 0
Total SqFt (PDB): 8,584
Usable SqFt: 8,584
Acres:
Land W' x D': 58 x 148

Sewers: Yes
Flight Path: No
X-Traffic: No
Freeway: No

Corner Lot: No
Golf Front: No
Horse Lot: No
View: None

Zoning: (Refer Issuing Agency)
Code Split: No
Impairment: None

Use Code: 0100 (Single Family Residence)
0 = Residential
1 = Single Family Residence
0 = Open
0 = Unused or Unknown Code (No Meaning)

Situs Address:
1270 MEADOWBROOK RD ALTADENA CA 91001-3136

Legal Description (for assessment purposes):
TRACT # 14032 E 58 FT OF LOT 26

Building Information

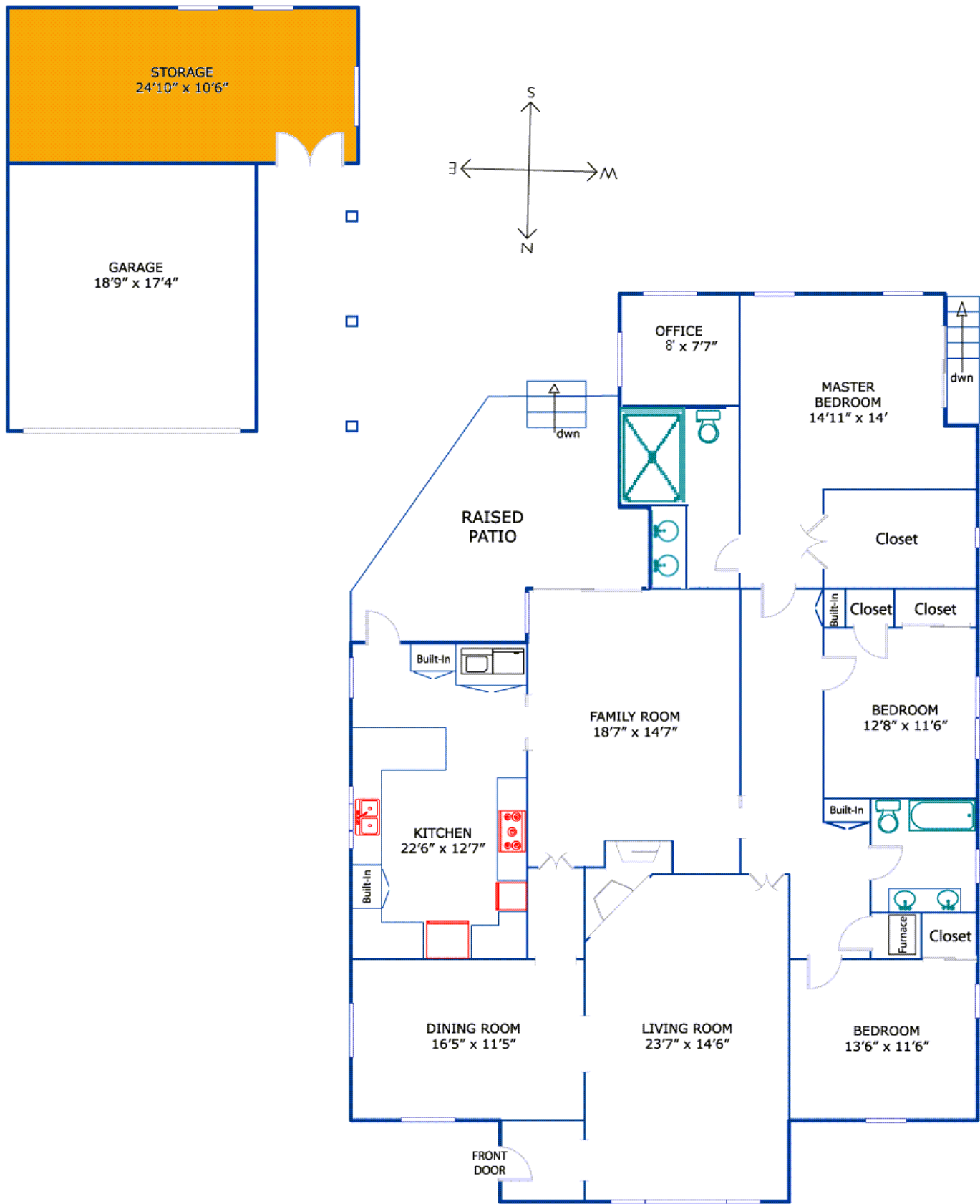
SUBPART:	0101	# of Units:	1	Year Built:	1948	RCN Other:	\$ 4,740
Design Type:	0130	Beds/Baths:	3/2	Effective Year:	1963	RCN Other Trended:	\$ 16,191
Quality Class:	D7A	Building SqFt:	2,357	Depreciation:	UN70 / / 0	Year Change:	1980

Design Type: 0130
0 = Residential
1 = Single Family Residence
3 = Central Refrigeration and Heat
0 = Unused or Unknown Code (No Meaning)

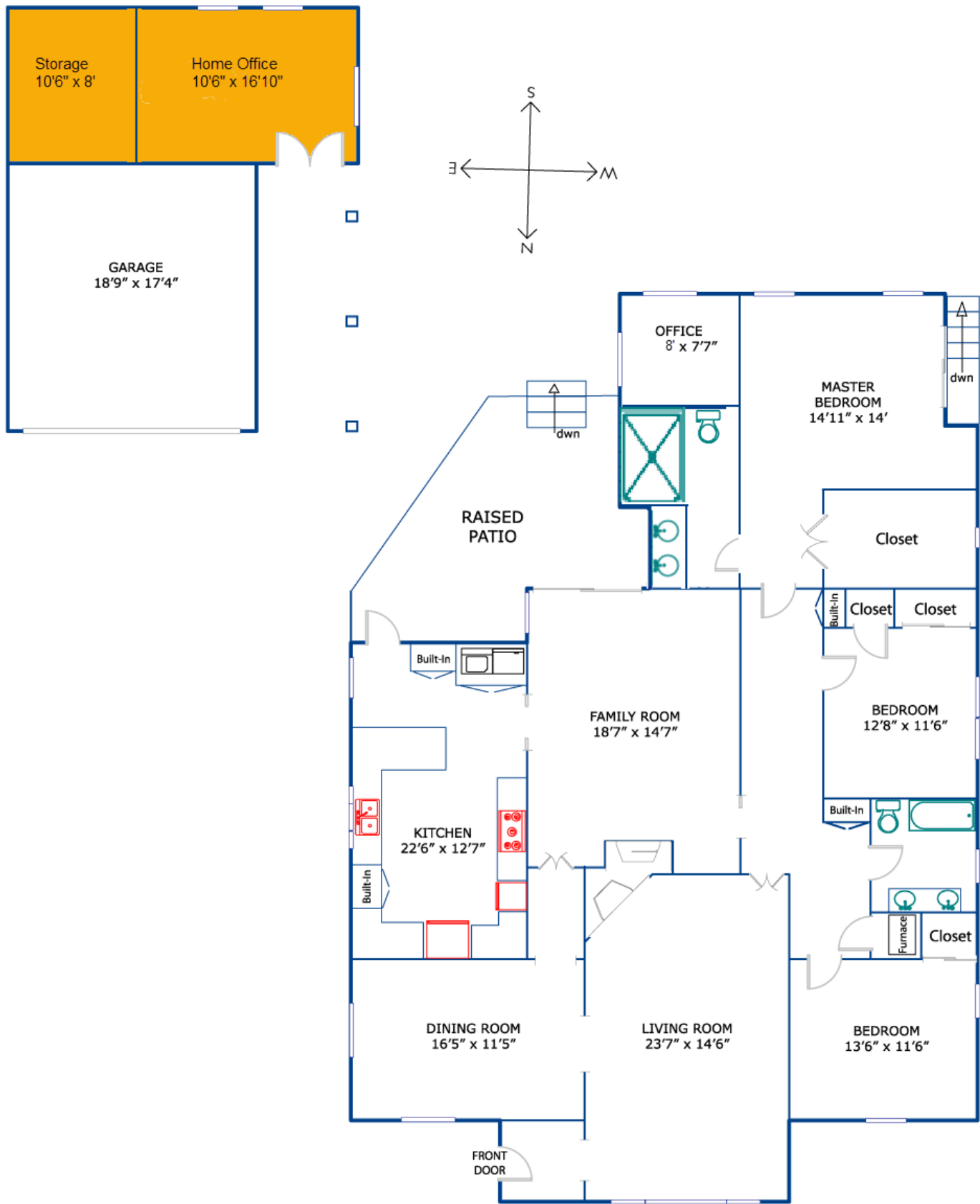
SUMMARY:	Total	# of Units:	1
		Beds/Baths:	3/2
		Building SqFt:	2,357
		Avg SqFt/Unit:	2,357

▲ Quality Class: Defines the Construction Type, Quality Range, and Shape Class. For Example: D7.5C (Construction Type = 'D', Quality Range = '7.5', Shape Class='C')

Before



After Change in Use





PROJECT NUMBER
PRJ2024-000220-(5)

HEARING DATE
November 19, 2024

REQUESTED ENTITLEMENT(S)
Community Standards District (“CSD”) Modification
No. RPPL2024000292

PROJECT SUMMARY

OWNER / APPLICANT

Jeffrey Ropp, Owner

MAP/EXHIBIT DATE

April 10, 2024

PROJECT OVERVIEW

CSD Modification to establish a zero rear yard setback associated with the conversion an existing storage/workshop space in a detached garage building within the required 25-foot rear yard setback into a home office. The storage/workshop area to be converted is located within an existing detached garage which is located within the rear setback. The existing detached garage is built up to the property line, resulting in a 25-foot requested reduction of the required 25-foot setback. The garage building was originally built in 1948. Although the footprint of the building is not changing with this Project, the portion of the detached garage which is unfinished storage/workshop space is within the rear yard setback of the property. This additional habitable space is subject to the rear yard setback requirements of the CSD and therefore requires this CSD Modification. A separate ministerial entitlement request (Zoning Conformance Review No. RPPL2024000291) is under review for the conversion of the storage/workshop space within the existing garage use into a home office.

LOCATION

1270 Meadowbrook Road, Altadena

ACCESS

Meadowbrook Road

ASSESSORS PARCEL NUMBER(S)

5847-010-006

SITE AREA

8,598 square feet

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

LD (Low Density Residential - 1 to 6 dwelling unit per gross acre)

ZONE

R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Altadena

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the Altadena Community Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Chapter 22.306 (Altadena Community Standards District)
-

CASE PLANNER:

Sean Donnelly, AICP

PHONE NUMBER:

(213) 893-7024

E-MAIL ADDRESS:

sdonnelly@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000220-(5)
CSD MODIFICATION NO. RPPL2024000292

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Community Standards District ("CSD") Modification No. **RPPL2024000292** ("CSD Modification") on November 19, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Jeffrey Ropp ("Permittee"), requests the CSD Modification to authorize the reduction of the required rear yard setback from 25 feet to zero feet ("Project") on a property located at 1270 Meadowbrook Road (Assessor Parcel Number 5847-010-006) in the unincorporated community of Altadena ("Project Site") in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.306.090 (Modification of Development Standards). The conversion of a portion of the garage building into a home office is being proposed and reviewed under a separate ministerial entitlement request (Zoning Conformance Review No. RPPL2024000291).

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

CASE NO.	REQUEST	DATE OF ACTION
UNC-BLDR230616005650	Install stucco on existing plywood sheathing for workshop attached to garage.	Issued, June 16, 2023
BL 0010200045	Extended bathroom. Single family residence ("SFR") expanded to its current size.	Finalized, February 3, 2003

5. **LAND USE DESIGNATION.** The Project Site is located within the LD (Low Density Residential - 1 to 6 dwelling unit per gross acre) land use category of the Altadena Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Altadena Zoned District, and Altadena CSD, and is currently zoned R-1-7,500. Pursuant to County Code Section 22.306.090 (Modification of Development Standards), a CSD Modification is required for modifications to the required rear yard setback.

7. SURROUNDING LAND USES AND ZONING

LOCATION	ALTADENA COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	LD	R-1-7,500	single-family residences ("SFRs")
EAST	LD	R-1-7,500	SFRs
SOUTH	LD	R-1-7,500	SFRs
WEST	LD	R-1-7,500	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 8,598 square feet in size and consists of one lot. The Project Site is rectangular in shape with general flat topography and is developed with an SFR and a detached garage/storage building. Three hundred forty-five square feet of the accessory building is dedicated to a two-car garage, and 297 square feet to storage space.

B. Site Access

The Project Site is accessible via Meadowbrook Road, a 60-foot-wide public road to the north.

C. Site Plan

The southwest portion of the detached garage/storage structure is proposed to be converted into 177 square feet of habitable space, designated as a home office, located to the rear of the SFR on the south side of the lot. The rear of the garage structure abuts the rear property line. The space to be converted is approximately 177 square feet in size and has an external entrance facing north; after the conversion 409 square feet will remain uninhabitable. The Project consists of converting a portion of an existing detached accessory structure to the existing SFR, and no increase to the existing building footprint is proposed.

D. Parking

The parking spaces within the existing detached garage will remain unaffected by the Project and provides the required two covered parking spaces for the SFR.

9. CEQA DETERMINATION.

Prior to the public hearing on the Project, LA County Planning staff determined that the Project qualified for a Categorical Exemption (Section 15301, Class 1 – Existing Facilities, Section 15303, Class 3 – Minor Construction or Conversion of Small Structures, and Section 15305, Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves relief from the required rear setback for

the conversion of an existing workshop space to a home office within a required rear yard. The Project includes no new construction, which is within the typical limit of 2,500 square feet increase allowed under Class 1 exemptions but rather interior improvements to the existing detached accessory structure that would result in X of habitable space and X of non-habitable space within the existing building.

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 Site and immediate vicinity are not mapped or identified as particularly sensitive environmental resources. The location is developed with typical urban uses and is mostly paved with impermeable surfaces. Street trees and ornamental landscaping exist in the vicinity, but no natural open space or sensitive habitat is identified on the Project Site or in the immediate vicinity. The surrounding area is predominately single-family residential. Public infrastructure such as roads, utility poles, and transmission lines are present. No natural open space is identified in the immediate vicinity of the Project Site. The Project Site is located in Altadena, which is a suburban community in the unincorporated County, and it consists largely of SFRs, public and institutional uses, hardscape pathways, vehicular access, and landscaping elements.
- b) Cumulative Impacts: The Project consists of a CSD Modification to allow the conversion of 177 square feet existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure, which is within the typical limit of 2,500 square feet, and less than a 50 percent increase of the existing floor space. There are no proposed new structures, or expansion of any existing structures on the Project Site.
- b) “Unusual Circumstances” or Significant Effects: The Project involves relief from the required setback to allow the conversion of an existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure. Adequate utilities and roadway infrastructure already exist to serve the subject property, and no environmentally sensitive areas will be impacted by any additional development as none exists.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to

the California Department of Toxic Substances Control's ("DTSC's") EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by CADHS. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).

- e) **Historical Resources:** The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

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

- 10. **COMMUNITY OUTREACH.** Staff is not aware of any community outreach efforts as of the drafting of these findings.
- 11. **PUBLIC COMMENTS.** Staff has not received any public comments as of the drafting of these findings.
- 12. **AGENCY RECOMMENDATIONS.** The Project involves an existing SFR with minor conversion of space. Therefore, review by other County Departments is not necessary.
- 13. **LEGAL NOTIFICATION.** Pursuant to Sections 22.222.120 (Public Hearing Procedure) and 22.206.090.B.4 (Altadena CSD, Modification of Development Standards, Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (*Pasadena Star News*). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 10, 2024, a total of 274 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 seven notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Altadena Community Plan because the LD designation is intended for single family neighborhoods, a category with which the overall Project is compatible. The Project is associated with the conversion of an existing accessory storage/workshop use adjoining the existing detached garage building into approximately 177 square feet of habitable space for use as home office, accessory to the existing SFR located on the Project Site.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies:

General Plan

- *Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.*
- *Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.*

Community Plan

- *Goal 4.2-1: Maintain and enhance the quality and distribution of land uses which characterize the Altadena community and make it an attractive environment in which to live, work and enjoy leisure hours.*
- *Policy 1-1: Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.*
- *Policy 1-2: Provide for new development which is compatible with and complements existing uses.*
- *Policy 1-3: Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low-density character of the Altadena community.*

The Project involves the relief from the required rear yard setback in order to convert the use of an existing accessory structure from a garage/storage area into a home office. The Project is an accessory use to an existing residential use and does not change the character of the neighborhood as a single-family community. The Project does not propose the expansion of any existing structure, or the construction of new structures. The expansion of a non-commercial accessory home office use related to the existing single-family use of the Project Site will not adversely impact the surrounding neighborhood. The Project Site is located in an urban area and the Project promotes redevelopment of an existing community and is compatible with the existing property.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1-7500 zoning classification. While the Project is a request for a CSD

modification to modify the rear yard setback from 25 feet to zero feet to allow the conversion of an existing accessory detached structure from non-habitable to habitable space, the existing SFR and associated accessory uses are permitted in such zone 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).

17. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.306.070 (Zone Specific Development Standards) for the Altadena CSD, except for the required rear yard setback of 25 feet as modified herein. While the Project is a request for a modification to the rear yard setback from 25 feet to zero feet to allow the conversion of an existing accessory detached structure from non-habitable to habitable space, the existing garage and workshop/storage space is already located within the required rear yard setback and is not proposed to be physically expanded. No changes to the existing SFR building are proposed. A front setback of 25 feet is required, with a 25-foot setback provided. A side yard setback of 5 feet is required, with a side yard setback of approximately 7 feet, and 5 feet provided on either side.
18. **GROSS STRUCTURAL AREA (“GSA”) AND LOT COVERAGE.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.306.070 (Zone Specific Development Standards). The Project Site is entitled to a maximum of 3,149 square feet of gross structural area and lot coverage. While the Project is a request for a modification to the rear yard setback to allow the conversion of an existing accessory detached structure from non-habitable to habitable space, the conversion would result in a total of 2,650 square feet of gross structural area, and a total lot coverage of 2,995 square feet, which are both well below the CSD maximum requirements.
13. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.306.070 (Zone Specific Development Standards). While the Project is a request for a modification to the rear yard setback to allow the conversion of an existing accessory detached structure from non-habitable to habitable space, no expansion of any of the existing accessory buildings or SFR is proposed, with the existing garage and storage/workshop area being approximately 12 feet in height, which complies with the maximum allowed height of 30 feet.
14. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). While the Project is a request for a modification to the rear yard setback to allow the conversion of an existing accessory detached structure from non-habitable to habitable space, two covered parking spaces are provided in the garage, with two required for the existing SFR.

CSD MODIFICATION FINDINGS

19. **The Hearing Officer finds that the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.** The Project proposes a zero-foot rear yard setback for the conversion of an existing storage space within an existing garage building located in the rear yard setback. It would be impractical to enforce the current rear yard setback requirement of 25 feet because the existing garage and storage/workshop area already encroaches into the setback, which is allowable for non-habitable space, as the garage building was originally constructed. The proposal consists of the conversion of 187 square feet of non-habitable space into a habitable “home office” space. No increase in the existing building footprint is proposed and no new structures are proposed to be either constructed or expanded. The Project does not increase the depth of the encroachment into the required yard. Other properties in the vicinity around the Project Site have legally established structures located within the rear yard setback, including 1196 Meadowbrook Road (APN: 5847-009-004) which was legally established by Plot Plan 44538, and 2142 N Mar Vista Avenue (APN: 5847-009-009) legally established by Site Plan Review RPPL2020005407.
20. **The Hearing Officer finds that there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the CSD.** It would be impractical to enforce the current rear yard setback requirement of 25 feet because the existing garage and storage/workshop area already encroaches into the setback. No additional structures are proposed to be either constructed or expanded.
21. **The Hearing Officer finds that the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.** The existing SFR has been located on the Project Site since 1948. While the Project is a request for a modification to the rear yard setback from 25 feet to zero feet, no additions are proposed and all improvements proposed to the existing garage and storage/workshop area under the associated SPR is in a similar style to the existing SFR and are designed to match the character of surrounding development. The existing SFR and its associated accessory uses are permitted in the R-1 zone. The Project will maintain the neighborhood’s existing residential character and will not affect the land uses of the surrounding properties.

ENVIRONMENTAL FINDINGS

The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301, 15303, and 15305 (Class 1, Existing Facilities, Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations). The Project involves relief from the required rear setback for the conversion of an existing workshop space to a home office

within a required rear yard. The Project includes no new construction, which is within the typical limit of 2,500 square feet increase allowed under Class 1 exemptions but rather interior improvements to the existing detached accessory structure that would result in X of habitable space and X of non-habitable space within the existing building.

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

- c) 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 Site and immediate vicinity are not mapped or identified as particularly sensitive environmental resources. The location is developed with typical urban uses and is mostly paved with impermeable surfaces. Street trees and ornamental landscaping exist in the vicinity, but no natural open space or sensitive habitat is identified on the Project Site or in the immediate vicinity. The surrounding area is predominately single-family residential. Public infrastructure such as roads, utility poles, and transmission lines are present. No natural open space is identified in the immediate vicinity of the Project Site. The Project Site is located in Altadena, which is a suburban community in the unincorporated County, and it consists largely of SFRs, public and institutional uses, hardscape pathways, vehicular access, and landscaping elements.
- d) Cumulative Impacts: The Project consists of a CSD Modification to allow the conversion of 177 square feet existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure, which is within the typical limit of 2,500 square feet, and less than a 50 percent increase of the existing floor space. There is no proposed new structures, or expansion of any existing structures on the Project Site.
- b) “Unusual Circumstances” or Significant Effects: The Project involves relief from the required setback to allow the conversion of an existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure. Adequate utilities and roadway infrastructure already exist to serve the subject property, and no environmentally sensitive areas will be impacted by any additional development as none exists.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.

- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's ("DTSC's") EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by CADHS. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).

- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

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

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

- B. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
- C. The requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301, 15303, and 15305 (Class 1, Existing Facilities, Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations); and
- 2. Approves **CSD MODIFICATION NO. RPPL2024000292**, subject to the attached conditions.

ACTION DATE:

MRB:SD

11/7/2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000220-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024000292**

PROJECT DESCRIPTION

The project is a Community Standards District (“CSD”) Modification to authorize the reduction of the required rear yard setback from 25 feet to zero feet, to convert space within an existing garage into a home office located in the Altadena CSD subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$882.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **two** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost

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

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit "A" shall be submitted to LA County Planning by January 19, 2024.**
14. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CSD MODIFICATION

15. This grant shall authorize a CSD Modification for the reduction of the rear yard setback as shown on approved Exhibit "A."
16. The grant shall only be effective in conjunction with a separately approved Site Plan Review for the conversion non-habitable space into a home office.
17. There shall be no substantive changes or expansions to the development on the property unless the proposed changes can meet the applicable development standards in the R-1 Zone and in the Altadena CSD.

18. The home office space shall be maintained for the intended use and shall not include any commercial activity unless as expressly permitted per the zone under a separate approval.
19. The conversion of the detached accessory structure, as proposed and depicted on Exhibit "A," into habitable space shall not include a kitchen or kitchen facilities.
20. The existing residence shall maintain all other required setbacks.
21. The existing residence shall conform to all other R-1 standards within Title 22 of the County Code.

YARD MODIFICATION STATEMENT OF FINDINGS

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

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

<p>B.1. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.</p>
<p>B.2. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.</p>
<p>B.3. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.</p>

B.4. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

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

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	November 19, 2024
PROJECT NUMBER:	PRJ2024-000220-(5)
PERMIT NUMBER(S):	Community Standards District (“CSD”) Modification RPPL2024000292
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	1270 Meadowbrook Road, Altadena
OWNER:	Jeffrey Ropp
APPLICANT:	Jeffrey Ropp
CASE PLANNER:	Sean Donnelly, AICP, Senior Planner sdonnelly@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, Class 3, New Construction or Conversion of Small Structures, and Class 5, Minor Alterations in Land Use Limitations categorical exemption under State CEQA Guidelines Sections 15301, 15303, 15305 because the Project involves relief from the required rear setback for the conversion of an existing workshop space to a home office within a required rear yard. The Project includes no new construction, which is within the typical limit of 2,500 square feet increase allowed under Class 1 exemptions but rather interior improvements to the existing detached accessory structure that would result in X of habitable space and X of non-habitable space within the existing building.

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 Site and immediate vicinity are not mapped or identified as particularly sensitive environmental resources. The location is developed with typical urban uses and is mostly paved with impermeable surfaces. Street trees and ornamental landscaping exist in the vicinity, but no natural open space or sensitive habitat is identified on the Project Site or in the

immediate vicinity. The surrounding area is predominately single-family residential. Public infrastructure such as roads, utility poles, and transmission lines are present. No natural open space is identified in the immediate vicinity of the Project Site. The Project Site is located in Altadena, which is a suburban community in the unincorporated County, and it consists largely of SFRs, public and institutional uses, hardscape pathways, vehicular access, and landscaping elements.

- b) Cumulative Impacts: The Project consists of a CSD Modification to allow the conversion of 177 square feet existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure, which is within the typical limit of 2,500 square feet, and less than a 50 percent increase of the existing floor space. There is no proposed new structures, or expansion of any existing structures on the Project Site.
- b) “Unusual Circumstances” or Significant Effects: The Project involves relief from the required setback to allow the conversion of an existing workshop space to a home office within a required rear yard with no physical expansion of the existing structure. Adequate utilities and roadway infrastructure already exist to serve the subject property, and no environmentally sensitive areas will be impacted by any additional development as none exists.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’s (“DTSC’s”) EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by CADHS. Finally, the Project Site is not included in any Water Board’s list of solid waste disposal sites, list of “active” orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider

the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

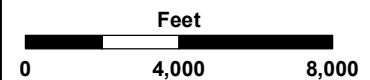
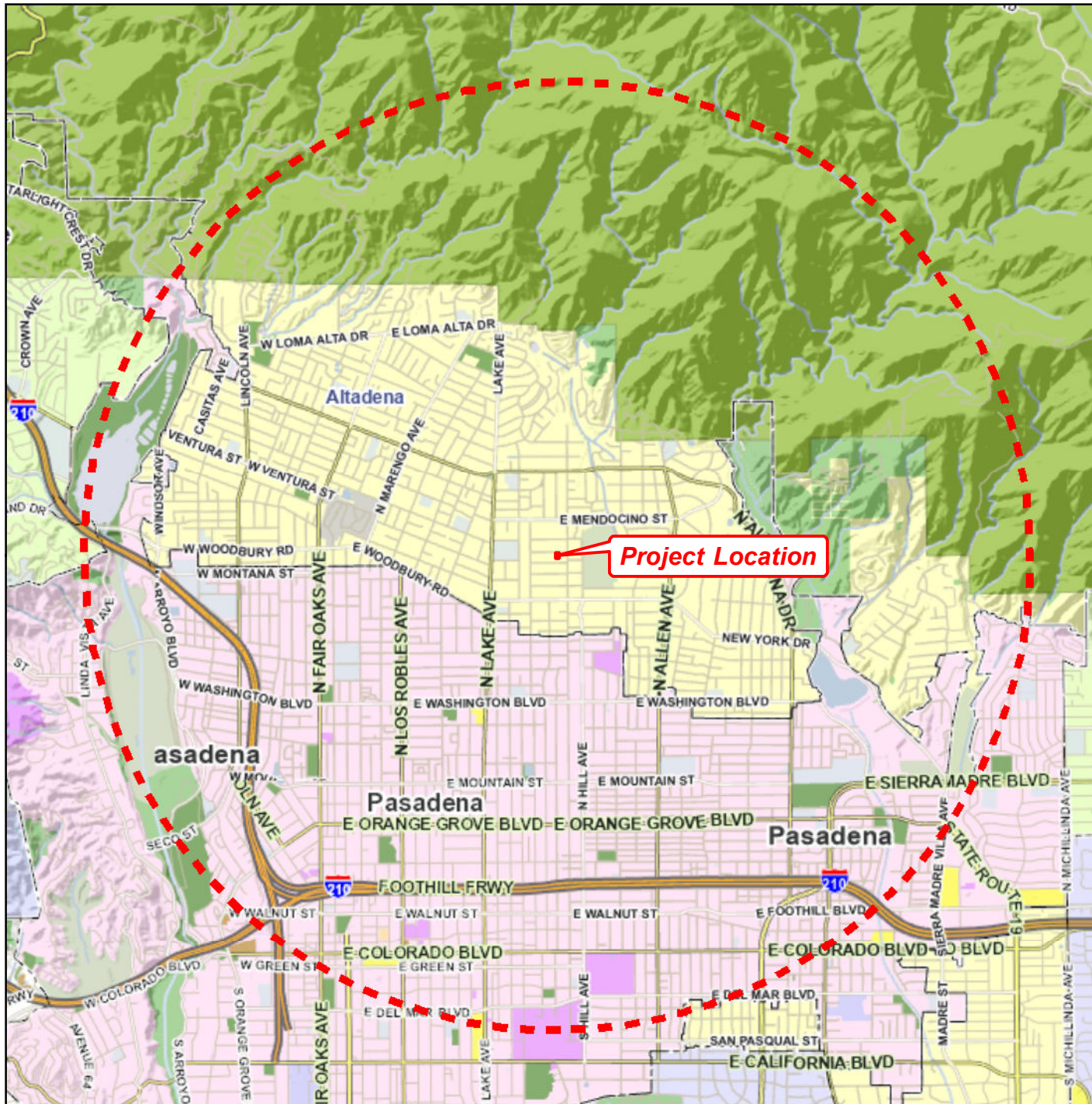
The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000220

CSD RPPL2024000292

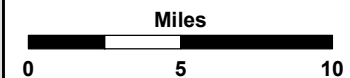
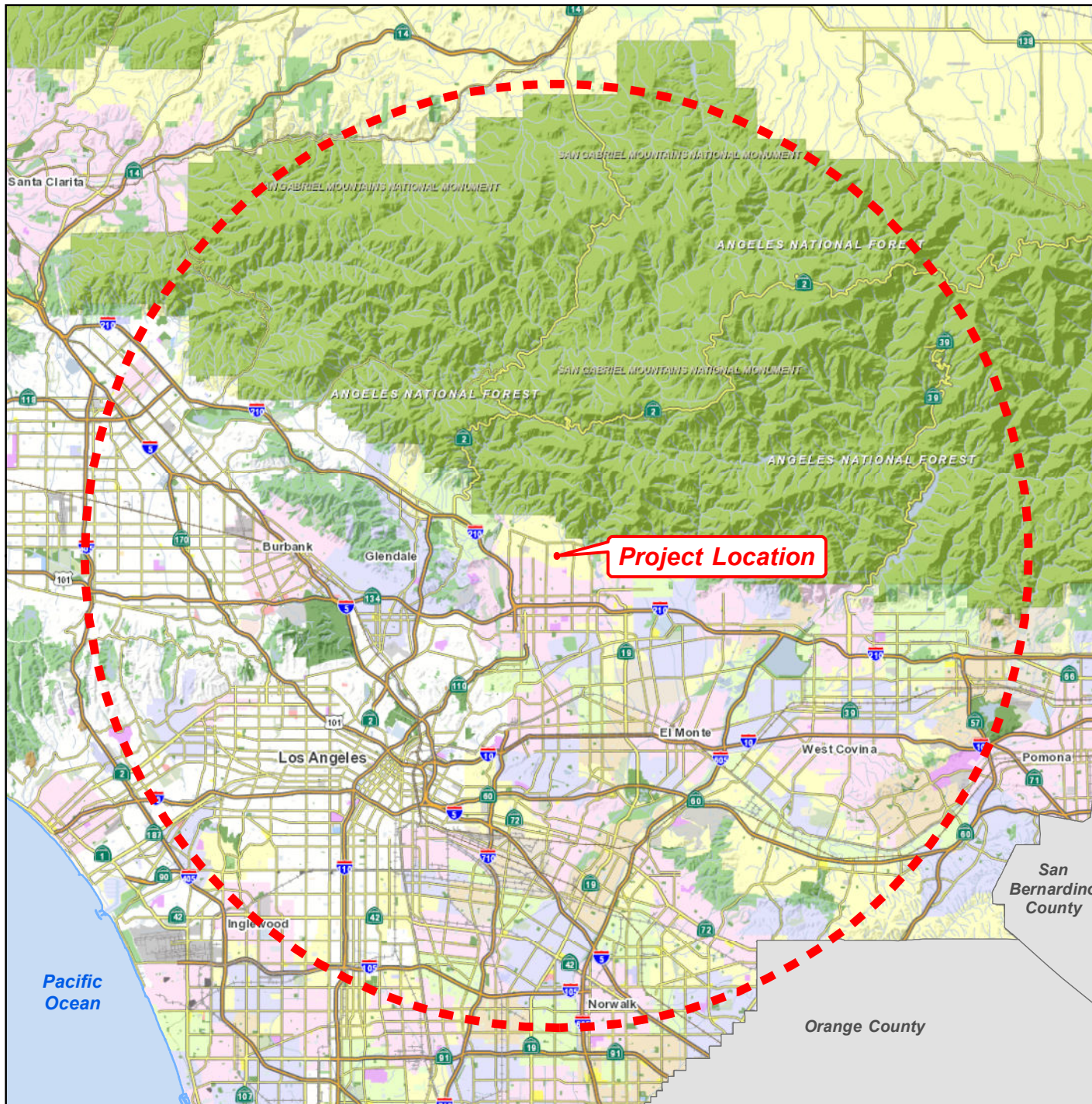


LA COUNTY
PLANNING

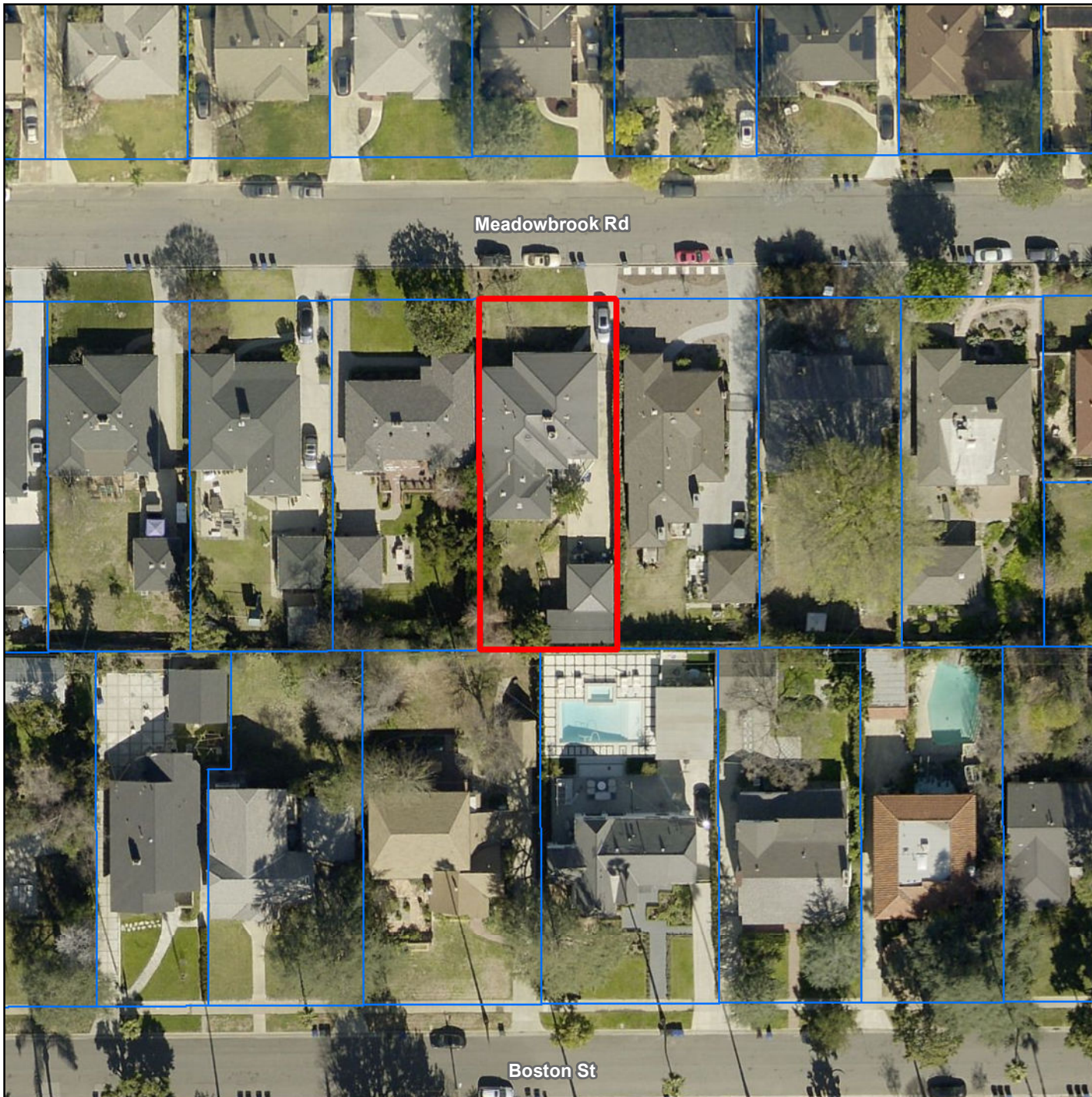
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LOCATOR MAP
PROJECT NO. PRJ2024-000220
CSD RPPL2024000292

CSD RPPL2024000292

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



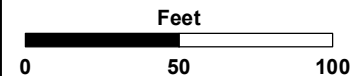
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000220

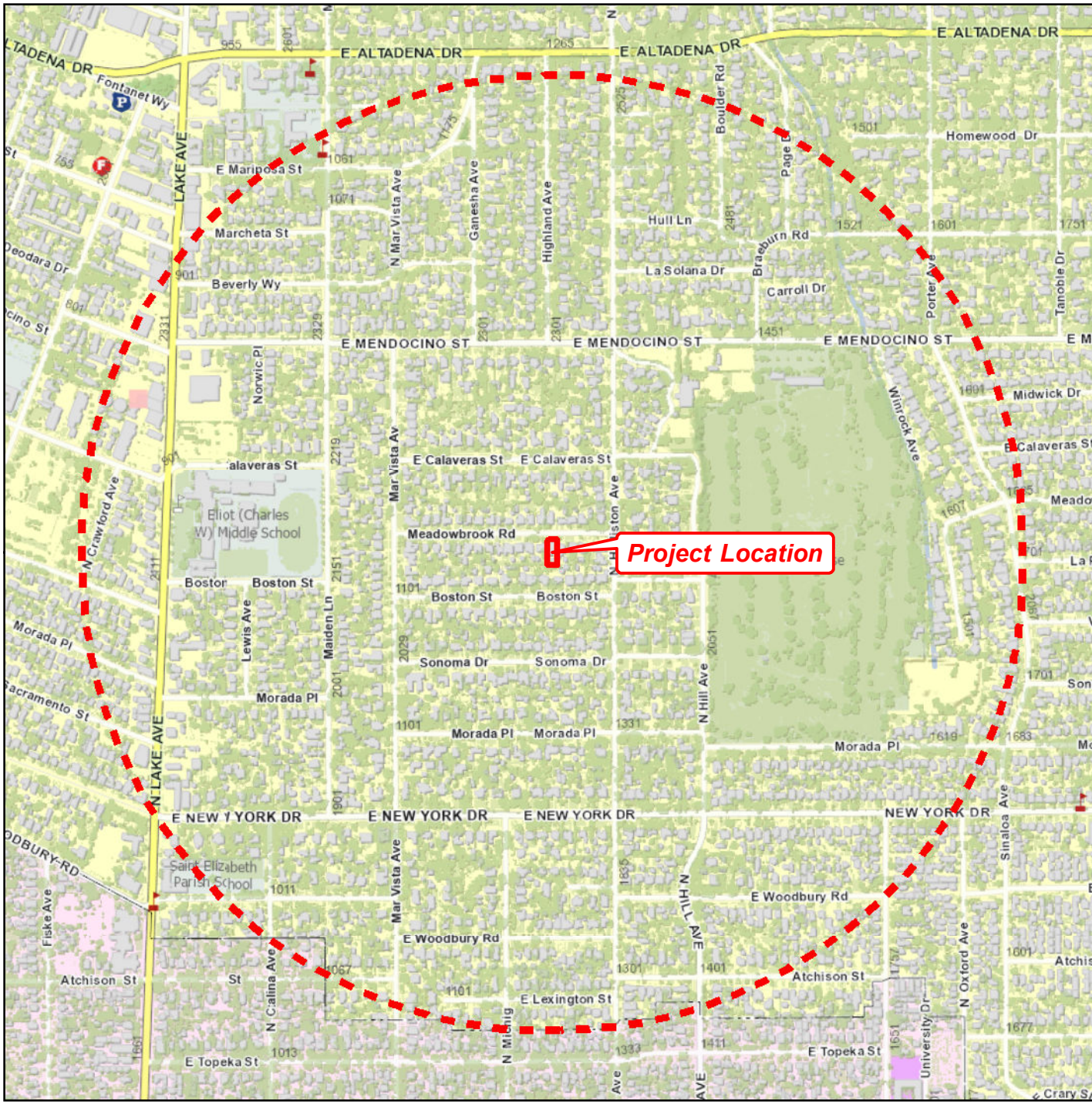
CSD RPPL2024000292

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

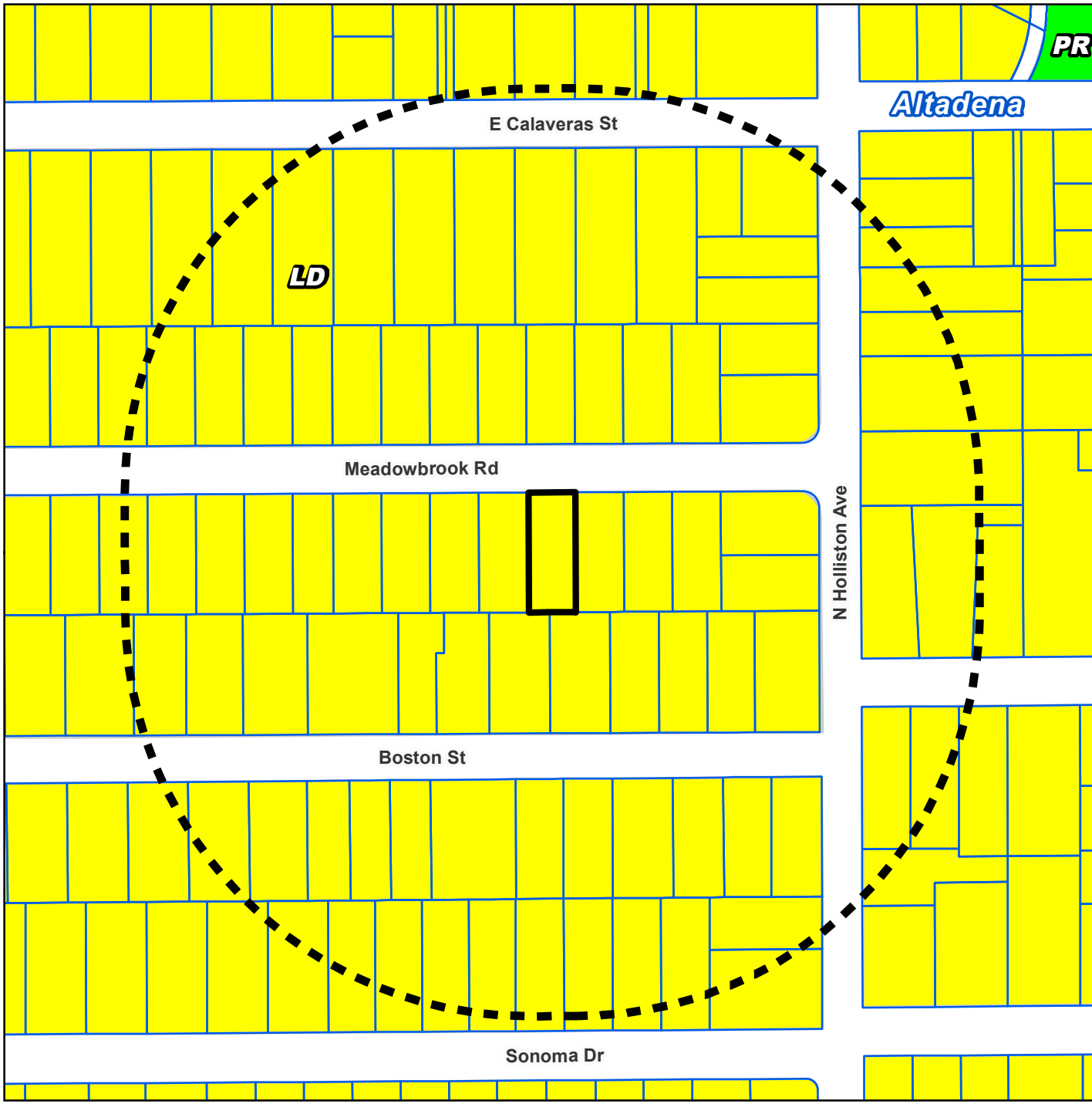
PROJECT NO. PRJ2024-000220
CSD RPPL2024000292



Feet
0 600 1,200

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Los Angeles, CA 90012





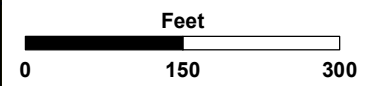
PR

LAND USE POLICY

500-FOOT RADIUS MAP

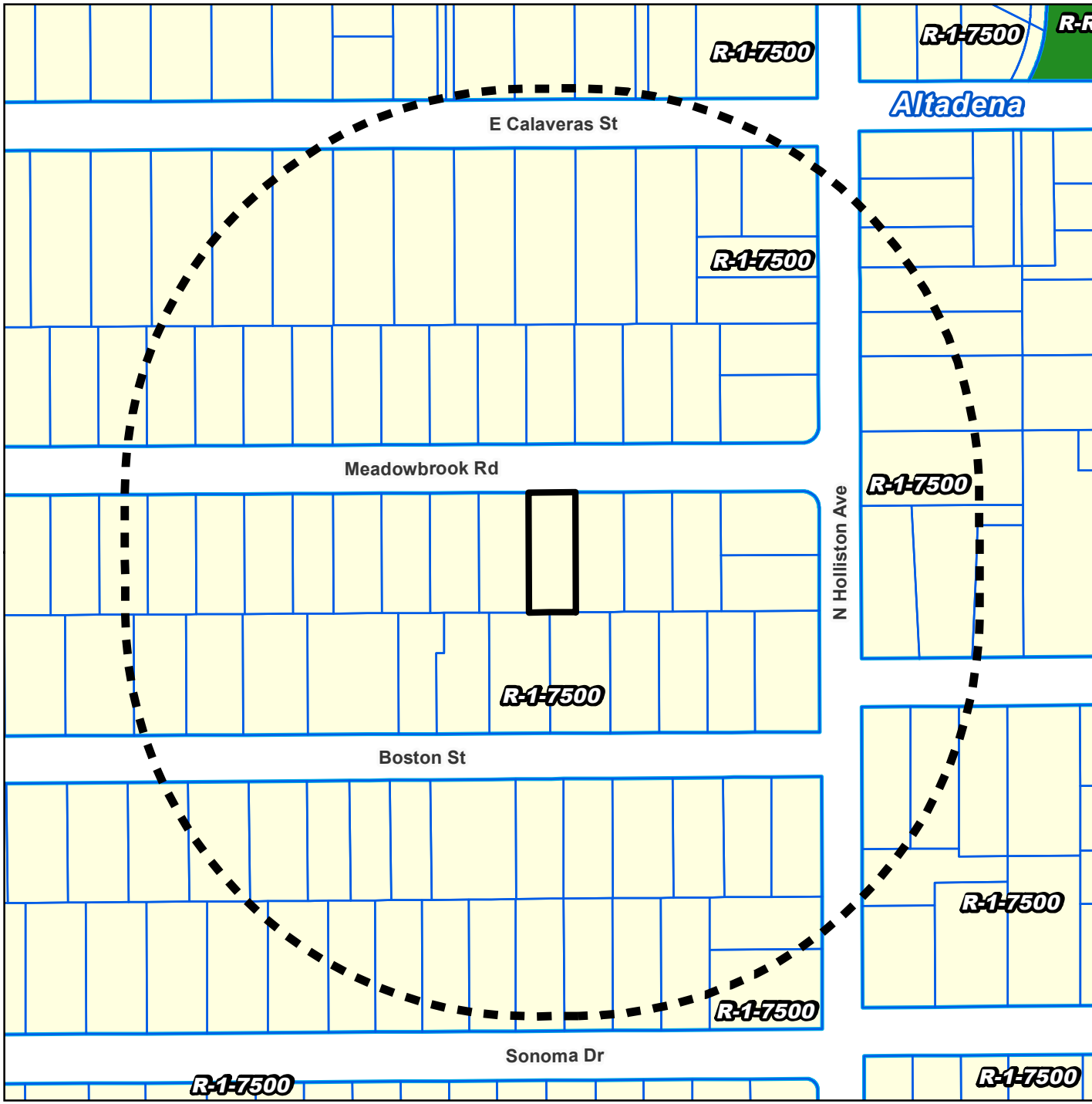
PROJECT NO. PRJ2024-000220
CSD RPPL2024000292

-  LD - Low Density Residential (1 to 6 du/gross ac)
-  PR - Public and Private Recreation



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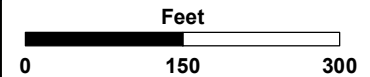
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-000220

CSD RPPL2024000292

-  R-1 - Single-Family Residence
-  R-R - Resort And



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