

PROJECT SUMMARY

OWNER / APPLICANT

Jesus Quezada

MAP/EXHIBIT DATE

August 17, 2021

PROJECT OVERVIEW

The applicant requests a MCUP to authorize reductions in the front yard setback from the required 20 feet to 18 feet, 3 inches and rear yard setback from the required 25 feet to 15 feet , deviating from the requirements of the Altadena Community Standards District (“CSD”) to allow for a new 441-square-foot two-car garage at the front of the property and a new 1,151-square-foot primary bedroom suite addition, bathroom, and laundry room at the rear and southern side of the property.

LOCATION

4410 El Prieto Road, Altadena

ACCESS

El Prieto Road

ASSESSORS PARCEL NUMBER

5863-016-016

SITE AREA

0.17 Acre (7,316 ft²)

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan ("Community Plan")

ZONED DISTRICT

Altadena

LAND USE DESIGNATION

LD (Low Density Residential [1 to 6 dwelling units per acre])

ZONE

R-1-10,000 (Single Family Residence - 10,000 Square Foot Minimum Required Lot Area)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Altadena

ENVIRONMENTAL DETERMINATION (CEQA)

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 Los Angeles County ("County") General Plan and Community Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.306 (Altadena CSD)
 -
 - Section 22.306.090 (Modification of Development Standards)

CASE PLANNER:

Anthony M. Curzi

PHONE NUMBER:

(213) 974 - 6411

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov