



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held January 25, 2005, the Board took the following action:

12

At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing on Community Standards District Modification No. 03-387-(5), a modification to the East Pasadena - San Gabriel Community Standards District to permit the residences to exceed the maximum allowable floor area of 9,000 sq ft located at 2935 Lombary Rd., within the unincorporated community of East Pasadena, East Pasadena Zoned District, applied for by David and Angela Fu, as further described in the attached letter dated October 25, 2004 from the Director of Planning. (Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Karen Simmons, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Jerry Lin and La Verne Ching addressed the Board. Correspondence was presented.

Supervisor Antonovich made the following statement:

“The project before us is a request that will allow a modification to the East Pasadena – San Gabriel Community Standards District to meet the concerns of neighboring residents. Due to neighborhood concerns, the tract was reduced from 5 lots to 3 lots, a proposed internal street was eliminated, and the homes were re-oriented to face Lombardy Rd.

(Continued on Page 2)

“This case was heard by the Regional Planning Commission in conjunction with Tentative Tract Map No. 60595-(5) and Oak Tree Permit No. 03-387-(5) in October of 2004.

“The requested modification is appropriate given the following:

- The size of the proposed homes are appropriate for lots that range in size from approximately 47,000 sq ft to 52,000 sq ft.
- The proposed houses are compatible with the scale of existing residences in Chapman Woods, which is an upscale community with many larger homes.
- The large lot sizes allow adequate side yard setbacks, deep rear yard setbacks, and front yard setbacks that are greater than other existing neighboring residences.

“To alleviate neighbor concerns, the Planning Commission conditioned the project so that no oak trees may be removed until grading and building permits have been obtained for the single-family residences. Increasing the size of the proposed residences does not result in additional oak tree removals or encroachments.

“It is important that the Board do whatever is feasible to save existing oak trees on the property, in addition to conditioning the project so that it is compatible with the neighborhood. The proposed sidewalk improvements conditioned on the tentative map could potentially impact oak trees which had not been previously considered to be endangered by project development. There are no sidewalks on either side of the proposed project, and there are many other locations in Chapman Woods without sidewalks. Eliminating the requirement for sidewalks would eliminate any additional impacts upon oak trees, a resource highly valued by the community.”

(Continued on Page 3)

12 (Continued)

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, the Board closed the hearing and took the following actions:

1. Indicated its intent to approve Community Standards District Modification No. 03-387-(5);
2. Directed County Counsel to prepare findings and conditions, consistent with the revisions recommended by Supervisor Antonovich, for final approval; and
3. Directed the Regional Planning staff to work with the applicant to process an amendment to Tentative Parcel Map No. 06059-(5) eliminating the requirement for sidewalks.

04012505_12

Attachment

Copies distributed:

Each Supervisor
Acting Director of Public Works
David and Angela Fu
Jerry Lin
La Verne Ching