



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 200600329

RPC/HO MEETING DATE April 1, 2009	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE April 1, 2009	

APPLICANT Salud F. Rivera		OWNER Salud F. Rivera		REPRESENTATIVE Consuelo Chaneco	
REQUEST <i>Conditional Use Permit.</i> To authorize the construction of a three-story duplex in a C-3 (Unlimited Commercial) zone.					
LOCATION/ADDRESS 21603 Berendo Avenue, Torrance, within the Carson Zoned District of Los Angeles County			ZONED DISTRICT Carson		
ACCESS Berendo Avenue, between West Carson Street and West 213 th Street			COMMUNITY West Carson		
			EXISTING ZONING C-3 (Unlimited Commercial)		
SIZE 4,800 square feet		EXISTING LAND USE Single-family residence		SHAPE Rectangular	
				TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING North: Single-family residences—R-1 (Single-family Residence)			East: Single-family residences—R-1 (Single-family Residence); C-3 (Unlimited Commercial)		
South: Apartment building—C-3 (Unlimited Commercial)			West: Single-family residences—R-1 (Single-family Residence)		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Countywide Land Use Plan		C (Commercial)		N/A	
				CONSISTENCY See Staff Analysis	
ENVIRONMENTAL STATUS Class 3 Categorical Exemption – Small Structures					
DESCRIPTION OF SITE PLAN The applicant, Salud F. Rivera, is requesting a Conditional Use Permit to construct a three-story duplex. One unit would have an area of 1,250 square feet, and a second unit would have an area of 3,500 square feet, not including a 2,600 square-foot loft area. The footprint of the proposed structure would occupy approximately 55 percent of the lot area, and 17 percent of the lot area would be landscaped. The maximum height of the proposed structure is 35 feet. Four (4) covered parking spaces would be provided on-site.					
KEY ISSUES <ul style="list-style-type: none"> Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements. 					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor