



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

May 7, 2009

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery *SM*
Regional Planning Assistant II
Zoning Permits II Section

**SUBJECT: PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 200600329-(2)
May 20, 2009 Continued Public Hearing
Agenda Item No. 5**

Conditional Use Permit No. 2006000329-(2) seeks to authorize the construction and maintenance of a three-story duplex in a C-3 (Unlimited Commercial) zone, located at 21603 Berendo Avenue in the Carson Zoned District. This case is an appeal of the Hearing Officer's denial of January 20, 2009.

The Regional Planning Commission previously heard this case on April 1, 2009. At this hearing, the Commission requested that several changes be made to the site plans and continued the public hearing until May 20, 2009. The requested changes included the following items:

1. Redesign the structure to incorporate a minimum 5-foot rear yard setback along its entire length;
2. Revise the architectural plans to show the third story of the structure as habitable space rather than an uninhabited attic;
3. Reduce the height of the structure's third-story walls by at least three (3) feet, so that the slope of the roof meets the third-story floor at the structure's perimeter, and;
4. Redesign the windows of the upper stories in order to maximize the privacy of neighbors to the rear.

A set of revised site plans have been submitted by the applicant. Items 1 and 2 were followed. It is staff's opinion that Item 4 has also been followed, as the design of all rear-facing windows on the second and third floors have been modified to high "privacy"

windows. It is also staff's opinion that Item 3 has been followed substantially. The applicant states that the structural design of the residence prevents the slope of the eaves from making contact with the third-story floor. However, instead of removing the three-foot wall separating the eaves from the floor, the upper portion of the wall was shortened by four (4) feet. Therefore, the overall height of the building has been lowered from 35 feet to 31 feet.

Due to the factors mentioned in staff's previous report and in light of the applicant's adherence to the requests made by the Commission at its April 1, 2009 public hearing, staff feels that the burden of proof for a conditional use permit has been met.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission APPROVE Conditional Use Permit 200600329 with the attached Findings and Conditions.

Enclosure:
Revised Site Plan

05/07/09
MM:TM