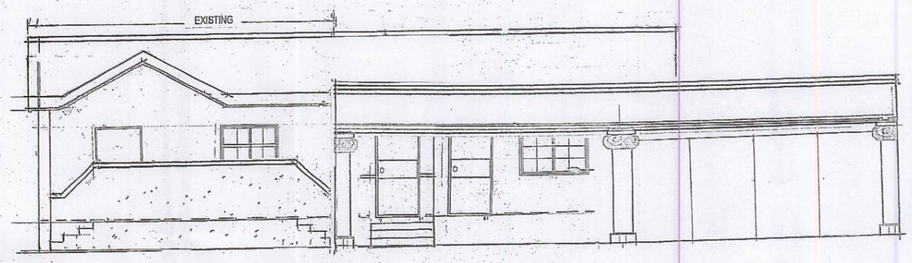
PROJECT INFORMATION

SALUD F. RIVERA

OWNER

Location: 21603 Berendo Ave. Torrance CA 90502



(Phase 1)

ONE STOREY ADDITION

TO (E) ONE STOREY OWNER'S UNIT

PROJECT INFORMATION:

The property owner Ms. SALUD F. RIVERA conceived the project of building her dream house in 2006. The supposedly standard process of application went thru a lengthy process because of the opposing neighbors petition complaining against building the proposed project in a formerly zoned C-2 property. After reducing the size of the project the Planning Commission granted the approval of the project however, the petitioners filed an appeal against the approval. The case was elevated to the Board of Supervisor. The Board of Supervisor granted the approval of the project and the final Condition of Approval was received by the owner in 2010.

From 2006 to 2010, due to the economic condition the owner of the subject property decided to build the project into Phases.

COUNTY OF LOS ANGELES
DEPARTMENT APPROVAL

PLANNING DEPARTMENT

REVISED
EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RLUP 200600529, REA 201200032 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREON. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
AFFIDAVIT OF ACCEPTANCE
RECEIVED 02-27-2012

BUILDING AND SAFETY

FIRE DEPARTMENT

PUBLIC WORKS

DRP FILE COPY

PHASE I of 4

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PROJECT INFORMATION -	1/5
PLOT / VICINITY PLAN -	2/5
LANDSCAPE PLAN -	3/5
FLOOR PLANS -	4/5
4 - ELEVATION -	5/5
ATTACHMENT -	~~6 to 10~~ 1-4

PROPOSED PROJECT

PHASE 1

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN
( ) PERSPECTIVE
( ) FLOOR PLAN
( ) ELEVATION
( ) SECTION
( ) ELECTRICAL
( ) PLUMBING
( ) SECTION
( ) REFLECTED CEILING PLAN
( ) ROOF PLAN
( ) DETAILS
( ) SCHEDULE OF WINDOWS
( ) SCHEDULE OF DOORS
( ) SCHEDULE OF FINISHING

STRUCTURAL PLAN

( ) FOUNDATION PLAN
( ) GROUND FLOOR FRAMING PLAN
( ) SECOND FLOOR FRAMING PLAN
( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S: SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

[redacted]

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic. [redacted] 02-27-12
CONSUELO CHANECO
PRINCIPAL

OFFICE:
322 W. 220TH ST.
CARSON, CA 90745

CELL: 310.490.3766
TEL/FAX: 310.618.8684

SERVICES:

INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

[redacted]

REVISIONS	BY

REVISION : PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE
OWNER'S NAME
DATE

Date
Scale
Drawn
Job
Sheet

SHT 1/6

RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name: Salud F. Rivera

Mailing Address: 21603 Berendo Ave.

City, State Zip Code: Torrance, CA 90502

COPY of Document Recorded
02/25/08
Ha [redacted]
Or
pre 20080324049
LOS ANGELES COUNTY REGISTRAR-RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

Certificate of Compliance

RCOC 2007 00406

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: Salud F. Rivera
Street: 21603 Berendo Ave.
City: Torrance, Ca. 90502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions)

Signature	Signature	Signature
Salud F. Rivera, Trustee		
Name & Title (Typed or Printed)	Name & Title (Typed or Printed)	Name & Title (Typed or Printed)
9/26/07		
Date	Date	Date

LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

THAT PORTION OF THE 2463.79 ACRE TRACT ALLOTTED TO VICTORIA DOMINGUEZ DE CARSON, BY THE DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS DISTANT 375 FEET SOUTH 89° 40' 20" WEST (PARALLEL WITH THE NORTH LINE OF CARSON STREET AS NOW ESTABLISHED) FROM A POINT IN THE WEST LINE OF TRACT 3612, AS PER MAP RECORDED IN BOOK 40 PAGE 5 AND 6 OF MAPS, DISTANT THEREON NORTH 0° 09' 20" WEST 275 FEET FROM THE SOUTHWEST CORNER OF LOT 25, OF SAID TRACT 3612; THENCE NORTH 0° 09' 20" WEST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE SOUTH 89° 40' 20" WEST PARALLEL WITH SAID NORTH LINE OF CARSON STREET 60.23 FEET; THENCE SOUTH 0° 09' 20" EAST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE NORTH 89° 40' 20" WEST 60.23 FEET TO THE POINT OF BEGINNING.

```
TYPE= BD  ASSR ID NO= 7345 014 040     SBN NO =
                                  FILE NO= 18  UPDATE= 09/14/08     DATE= 09/16/08
ASSR ID NO    REG  CC   USE  ZONE VC  REC DT  TRF PRICE @ OC1 OC2 DT  INT  DRC
7345 014 040 2 14 14176 0100 LCC4 1 010102-50                 1  3   7   B 00%-0  U
NAME-SITUS ADDRESS
RIVERA, SALUD F TR                    SALUD F RIVERA TRUST

21603        BERENDO AVE
TORRANCE CA                  90502-1840
SUBPART  DESIGN                 YR   EFF  NO OF NO OF NO OF  SQ FT      COMPOSITE
 KEY     TYPE    CLASS         BLT   YR  UNITS BDRMS BATHS  MAIN        SQUARE FT
 0101    0100    D3A           1924 1924   1    3    3     1450

TOTAL     TOTAL   TRF PRICE  TRF PRICE  AVG SQ FT          BASE VALUE PC RC  BY
UNITS     SQ FT   PER UNIT   PER SQ FT   PER UNIT  LAND      53204     P   82
  1        1450                          1450     IMP       18181     P   82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES        TOTAL     71385
                          4844

PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543

OWNER(S): Salud F. Rivera, Trustee of the Salud F. Rivera Trust

CERTIFICATE OF COMPLIANCE
CONTINUATION

CERTIFICATE OF COMPLIANCE NO. RCOC 2007 00406

APN: 7345-014-040

NOTES:

THIS CERTIFICATE DOES NOT CONSTITUTE A BUILDING PERMIT. Prior to authorization to build on this property, the applicant will be required to conform to County and State regulations. Such regulations may include, but are not limited to, programs for road and/or drainage right-of-way dedication and improvements, appropriate sanitary sewage disposal, water supply for domestic use and fire suppression, and adequate fire apparatus access.

GEOLOGIC, soils and/or Drainage Conditions may exist on the subject property, which could limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

DETERMINATION OF COMPLIANCE

This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

The subject property may be sold, leased, financed or otherwise conveyed without restriction.

CERTIFICATE OF COMPLIANCE

Pursuant to the provisions of the Subdivisions Map Act (Sec. 66410 et. Seq., Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code). I hereby certify that I have reviewed the above-described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance.

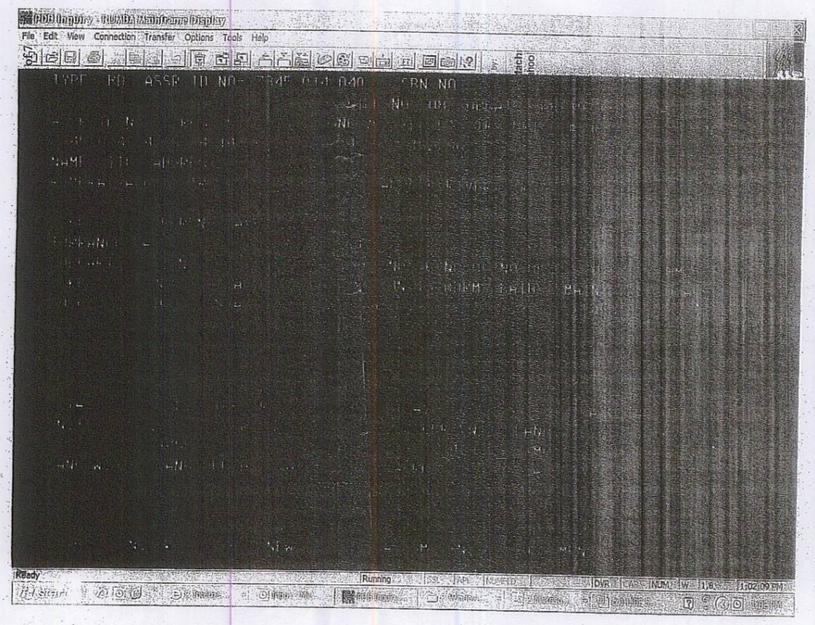
DEPARTMENT OF REGIONAL PLANNING

By: Lisa Ochoa for Frank Meija

Title: Administrator, Current Planning Division

Date 2-23-08

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles
Bruce W. McClendon, FAICP
Director of Planning



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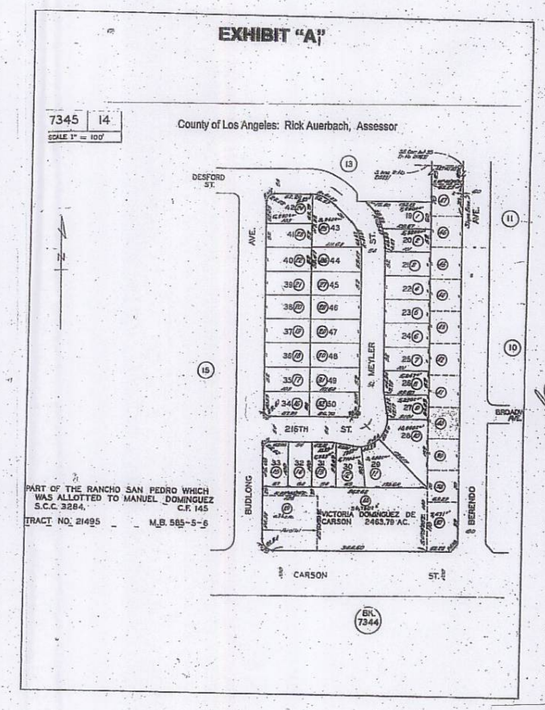

ATTACH. -3

CONDITIONS OF APPROVAL
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT NO. 2006-00329-(2)

1. This grant authorizes the use of the subject property for the construction and maintenance of a two-family residence located at 21603 Berendo Avenue in the unincorporated community of West Carson, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose unless and 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 4, and until all monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 5, 6, and 7 shall be effective immediately.

4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

5. 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 section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to,

depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

a. If during the litigation process actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of ,ecords and other related documents shall be paid by the permittee in accordance with section 22.170.010 of the Los Angeles County Code ("County Code").

7. This grant shall expire unless used within two years from the date of approval. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year time extension to use this grant, provided such request is made in writing and accompanied with the applicable fee at least six months prior to the expiration date described herein.

8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

9. 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. Prior to the use of this grant, the permittee shall deposit with the County the sum of $300 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval and with the permittee's adherence to the site plan on file at Regional Planning. The fund provides for two biennial inspections, which inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant or to ensure adherence with the approved site plan, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150 per inspection.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

11. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

12. All structures related to the permittee's use shall comply with the requirements of the County Department of Public Works, Division of Building and Safety.

13. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

14. The permittee shall provide a minimum of four on-site covered parking spaces subject to the specifications set forth in section 22.52.1060 of the County Code.

15. The permittee shall keep and maintain the premises in a neat and orderly fashion and shall keep the areas over which the permittee has control free of litter at all times.

16. Outdoor storage and display are prohibited at the site unless approved by the Director through a revised Exhibit "A."

17. As volunteered by the permittee, the permittee shall ensure that the structure contains no more than a total of seven bathrooms.

18. Within 60 days following the approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans similar to the Exhibit "A" presented at the Board's public hearing that depict all project changes required by this grant of approval. In the event the permittee seeks to revise these plans in the future, the permittee shall submit three copies of such revised plans to the Director for approval, with written authorization from the property owner for such revised plans.

19. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a revised landscape plan, which may be incorporated into the revised Exhibit "A" described above, showing the size, type, and location of all plants, trees, and watering facilities to be installed at the site. The landscape plan shall comply with the drought-tolerant landscaping requirements of section 22.52.2230 of the County Code, including the requirement that a minimum of 75 percent of the site's total landscaped area shall contain plants from Regional Planning's drought-tolerant plant list. In addition, the permittee shall plant and maintain a minimum of three trees in the site's rear-yard setback, which trees shall also be identified on said list. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.

20. The structure shall be limited to two stories and shall have a maximum height of 25 feet.

21. The structure shall have a minimum rear-yard setback of five feet along the entire length of the subject property.

22. The permittee shall design the structure's second-story windows to maximize the privacy of the neighbors in the rear.

23. The permittee shall provide rear landscaping to the site to maximize its aesthetic appeal to the neighbors in the rear.

24. Within 90 days of the approval date of this grant, the permittee shall demolish any and all unpermitted structures on the site.

25. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A" or a revised Exhibit "A" approved by the Director. If Regional Planning ever obtains information or has any indication whatsoever that the subject property is being used for an unauthorized use, the permittee shall be subject to immediate enforcement proceedings to terminate such unauthorized use and/or to revoke this grant.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside

On 26th May, 2010 before me, Priti. B. Patel, Notary Public (Here Insert Name and Title of the Officer)
personally appeared Salud F. Rivera (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [signature] (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Affidavit of Acceptance
Document Date: 05/26/2010 Number of Pages: 1
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Salud F. Rivera
☐ Corporate Officer — Title(s):
☒ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:
Signer Is Representing:
Top of thumb here

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:
Signer Is Representing:
Top of thumb here

©2009 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

Please complete this form and return to:

The Los Angeles County Recorder
12400 Imperial Highway
Norwalk, CA 90650

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }SS
COUNTY OF LOS ANGELES

REGARDING: PROJECT NUMBER R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 200600329-(2)
21603 BERENDO AVENUE, TORRANCE (WEST CARSON)

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case: I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of $300.00 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 26th day of May, 2010

I/We declare under the penalty of perjury that the foregoing is true and correct.

Where the owner and permittee are not the same, both must sign.)

Type or Print Applicant:
Name Salud F. Rivera
Applicant Salud F. Rivera
City, State Torrance, Calif.
Signature [signature]

This signature must be Acknowledged By a notary public. Attach Appropriate Acknowledgements.

Owner:
Name Salud F. Rivera
Address 21603 Berendo Ave.
City, State Torrance, Calif 90502
Signature [signature]

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

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TYPE= BD  ASSR ID NO= 7345 014 040    SBN NO =
                              FILE NO= 18  UPDATE= 09/14/08    DATE= 09/16/08
ASSR ID NO      REG  CC   USE  ZONE VC  REC DT  TRF PRICE # OC1 OC2 DT  INT  DRC
7345 014 040 2 14 14176 0100 LCC4 1 010102-50            1   3   7   B 00%-0  U
NAME-SITUS ADDRESS
RIVERA,SALUD F TR                       SALUD F RIVERA TRUST

21603       BERENDO AVE
TORRANCE CA               90502-1840
SUBPART  DESIGN            YR   EFF  NO OF NO OF NO OF  SQ FT      COMPOSITE
  KEY     TYPE    CLASS   BLT    YR  UNITS BDRMS BATHS  MAIN       SQUARE FT.
 0101     0100    D3A    1924  1924    1     3     3    1450

TOTAL    TOTAL  TRF PRICE  TRF PRICE  AVG SQ FT            BASE VALUE PC RC  BY
UNITS    SQ FT  PER UNIT   PER SQ FT  PER UNIT   LAND       53204     P    82
  1      1450                           1450     IMP        18181     P    82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES      TOTAL      71385
                            4844

  PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543

NO PERMIT RECORD IS AVAILABLE.

PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
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ARCHITECTURAL PLAN

( ) PLOT PLAN
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( ) FOUNDATION PLAN
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( ) SECOND FLOOR FRAMING PLAN
( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220th St. Carson, CA 90745
Cell: 310.430.3766
Tel/Fax: 310.618.8684

SERVICES:
Interior Design
Space Planning
Urban Design
Building Permit
Planning Hearing Commission
Project Management

REVISIONS	BY

REVISION: PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE: [signature]
OWNER'S NAME:
DATE 1/25/12

Date
Scale
Drawn
Job
Sheet
ATTACH. -2

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE (213) 974-1946
FACSIMILE (213) 613-4751
TDD (213) 633-0901

ANDREA SHERIDAN ORDIN
County Counsel

April 6, 2010

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#14 APRIL 6, 2010
SACHI A HAMAI
EXECUTIVE OFFICER

Agenda No. 3
11/24/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: **PROJECT NUMBER R2006-03795-(2)**
CONDITIONAL USE PERMIT NUMBER 2006-00329-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted an appeal hearing regarding the above-referenced permit, which proposes the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson. At the completion of the hearing, your Board indicated an intent to approve the permit with several additional conditions, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel
By
Lawrence L. Hafetz
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.685262.1

CONDITIONAL OF APPROVAL

FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00329-(2)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2006-00329-(2) ("CUP") on November 24, 2009. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP on April 1, 2009 and on May 20, 2009.

2. The permittee, Ms. Salud F. Rivera, requests the CUP to authorize the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson, in the Carson Zoned District.

3. The site is zoned C-3 (Unlimited Commercial). Two-family residences are allowed in the C-3 zone with a conditional use permit.

4. The subject property is approximately 4,800 square feet and is relatively level. The area is relatively urbanized and surrounded by commercial or residential uses in all directions.

5. Surrounding properties are zoned as follows:

   North: R-1 (Single-Family Residence);
   South: C-3;
   East: R-1; C-3; and
   West: R-1.

6. The surrounding land uses consist of the following:

   North: Single-family residences;
   South: Apartment buildings, commercial service uses;
   East: Single-family residences, multi-family residences; and
   West: Single-family residences.

7. The site contains an existing single-family residence, carport, garage, and an unpermitted second unit. As part of the project, a portion of the existing residence will be demolished and the remaining portion will be incorporated into the new two-family residence. Also as part of the project, the existing carport, garage, and second unit will be demolished.

8. Access to the site is from the east via Berendo Avenue.

9. The permittee originally proposed a large, three-story project for the site described in Finding No. 10 below, which was substantially revised through the public hearing process, as described in these Findings.

10. The permittee originally proposed the development of a two-family residence, with one unit having a floor area of 1,250 square feet, consisting mainly of the existing single-family residence, and the second unit having a floor area of 3,500 square feet. The project also included a 2,600-square-foot uninhabited loft area constructed above and beside the first unit, creating a three-story unit with a staircase and elevator for access. The loft was proposed to be used exclusively for storage and the height of the structure was proposed to be 35 feet. The proposed rear-yard setback was to be five feet along most portions of the rear property line, with certain portions having a one-foot, six-inch rear-yard setback. The project contained a total of 10 bathrooms and four on-site covered parking spaces.

11. Prior to the Commission's initial public hearing session, staff of the County Department of Regional Planning ("Regional Planning") reviewed the project under the California Environmental Quality Act ("CEQA") and determined that the project qualified for a Class 3 Categorical Exemption (Small Structures) under CEQA ("Categorical Exemption"). Staff later determined that the Categorical Exemption continued to apply to the project after it was revised through the public hearing process.

12. Throughout the public hearing process, Regional Planning staff received numerous telephone calls, extensive correspondence, and a petition with approximately 260 signatures, all in opposition to the project originally proposed by the permittee. Regional Planning staff also received a petition with approximately 75 signatures in favor of the project.

13. Opponents of the project raised concerns regarding the structure's 35-foot height, claiming that such a height was out-of-character with the surrounding area. Several adjacent neighbors asserted that the structure's proposed windows faced their respective yards and would invade their privacy. Opponents also raised concerns regarding the structure's multi-family use, claiming that such a use would attract a more transient population to the neighborhood.

14. On January 20, 2009, a Regional Planning hearing officer ("Hearing Officer") held a public hearing on the project. At the public hearing, the permittee and her representative testified in favor of the project. Two area residents testified in opposition to the project claiming, among other things, that it was out-of-character with the surrounding neighborhood. At the conclusion of the public testimony, the Hearing Officer closed the public hearing and denied the project on a number of grounds, including that: (a) the proposed multi-family residence was not of like character to the surrounding residential uses; (b) the structure's proposed height, density, and use would likely adversely affect the health, peace,

comfort, and/or welfare of persons residing or working in the surrounding area; and (c) by blocking light, eliminating views, and inhibiting privacy, the project would likely be detrimental to the use, enjoyment, and valuation of residential properties in the immediate vicinity.

15. Pursuant to section 22.60.200(A) of the Los Angeles County Code ("County Code"), the permittee appealed the Hearing Officer's denial to the Commission.

16. On April 1, 2009, the Commission held its initial public hearing session on the project. At the public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from persons in favor of, and in opposition to the project.

17. At that public hearing session, opponents raised a number of claims regarding the project, similar to those raised in written correspondence and before the Hearing Officer, including claims that the structure was out-of-character with the surrounding area. Opponents also claimed that, with numerous bedrooms and bathrooms, the structure could easily be converted to an unpermitted residential and/or commercial use. According to these opponents, such an unpermitted use could increase crime, traffic, and transients to the area.

18. After discussion by the Commission, the Commission continued the public hearing to May 20, 2009, directing the permittee to revise the project by: (a) redesigning the structure to have a minimum five-foot rear-yard setback along its entire rear property line; (b) revising the project plans to show the third story as habitable; (c) reducing the height of the third story by at least three feet; and (d) redesigning the third-story windows to maximize the privacy of the neighbors to the rear.

19. On May 20, 2009, the Commission held its continued public hearing on the project. At the continued public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent regarding the project.

20. At the continued public hearing, staff informed the Commission that the permittee had redesigned the project to substantially conform to the Commission's directive at the prior public hearing session by, among other things, reducing the third-story height by four feet and thereby reducing the structure's overall height to 31 feet. Moreover, the permittee had volunteered to reduce the number of bathrooms from 10 to seven, and had agreed to provide additional rear landscaping to mitigate the rear neighbors' concerns regarding aesthetics.

21. At the continued public hearing, the opponent testified that, among other things, notwithstanding the changes to the project, it was still out-of-character with the area and that the permittee could use the structure for unpermitted uses.

22. On May 20, 2009, after hearing all testimony, the Commission closed the public hearing and approved the CUP for the project, subject to the conditions recommended by Regional Planning staff.

23. Pursuant to section 22.60.200(A) of the County Code, one project opponent appealed the Commission's decision to the Board.

24. The Board conducted its public hearing on the appeal on November 24, 2009. At the public hearing, the Board heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent.

25. At the Board's public hearing, Regional Planning staff informed the Board that since the filing of the Board appeal, the permittee had agreed to make several additional changes to the project to further mitigate the concerns of the neighbors. These additional changes included limiting the structure's height to two stories, with a maximum of 25 feet, and removing the unpermitted structures and storage on the site within 90 days of the CUP's final approval date.

26. At the Board's public hearing, the opponent/appellant testified that, because the structure would be reduced to two stories, he had no further objection to the project.

27. At the conclusion of the Board's public hearing, the Board adopted the Categorical Exemption for the project, and indicated its intent to deny the appeal and approve the CUP, subject to the Commission-approved conditions, and the following additional conditions: (a) that the structure be limited to two stories with a maximum height of 25 feet; (b) that the second story windows be designed to maximize the privacy of the rear neighbors; and (c) that within 90 days of approval of the CUP, the permittee be required to demolish all unpermitted structures on the site. The Board also directed Regional Planning to immediately begin enforcement proceedings if staff ever obtained information or had any indication that the approved structure was being used for an unauthorized use.

28. In requiring a reduction in the height of the structure, the Board finds that the height, density, size, and character of the structure approved by the Commission would still be incompatible with the character of the surrounding community and would still have negative impacts on the neighbors.

29. The Board finds that while the property is zoned C-3, it is nonetheless adjacent to single-family residences and an apartment building. With few exceptions, the greater residential area is characterized by one- and two-story buildings ranging from 11 to 25 feet in height. The Board further finds that the 31-foot-high structure approved by the Commission would create a significant adverse impact to the residential properties in the immediate vicinity by blocking their light, eliminating their views, compromising their privacy, and potentially reducing their property values.

30. The Board finds that when the project originally was reviewed by Regional Planning staff, staff identified an unpermitted structure on the site that, as of the date of the Board's public hearing, still had not been demolished.

31. The Board finds that the changes to the project and the requirement regarding immediate enforcement proceedings, both described in Finding No. 27, will address the project's compatibility issues described in Finding Nos. 28-30.

32. The Board finds that the project will meet all applicable development standards for the zone and the standards for the "C" (Commercial) land use designation in the Countywide General Plan.

33. The Board finds that the privacy concerns of area neighbors will be mitigated by the requirement that the second story windows be designed to maximize the privacy of these neighbors and by the permittee's agreement to plant additional landscaping in the rear of the structure.

34. The Board finds that the project will contain four covered parking spaces, thereby complying with the County Code parking requirement for the site.

35. The Board finds that the subject property will be more appropriately used for a residential rather than a commercial use since it is essentially surrounded by residential uses, including two apartment buildings.

36. The Board finds that the basis for the Hearing Officer's denial no longer exists because, through the public hearing process, the project has been sufficiently revised to address the Hearing Officer's concerns.

37. The Board finds that the project as conditioned will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.

38. The Board finds that the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.

39. The Board finds that the project as conditioned will not disrupt or adversely impact local traffic conditions and the site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

40. The Board finds that with the conditions of approval, the project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the subject property will not adversely affect the health, peace, comfort, or

welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

41. The Board finds that the project was reviewed under CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on that review, the Board found that the Categorical Exemption was appropriate for the project and thus adopted the Categorical Exemption at the conclusion of the public hearing on the project.

42. The Board finds that the permittee has demonstrated the suitability of the subject property for the proposed use. The Board further finds that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the conditions of approval will ensure the project's compatibility with all applicable General Plan policies.

43. Approval of the project is conditioned on the permittee's compliance with the attached conditions of approval.

44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional 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 Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that it adopted the Categorical Exemption at the conclusion of its public hearing on the project; and

2. Approves Conditional Use Permit No. 2006-00329-(2) subject to the attached conditions.

PROPOSED PROJECT

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( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#66625
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.490.3766
TEL./FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST

NO. 1 DATE

NO. 2 DATE

NO. 3 DATE

NO. 4 DATE

NO. 5 DATE

FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

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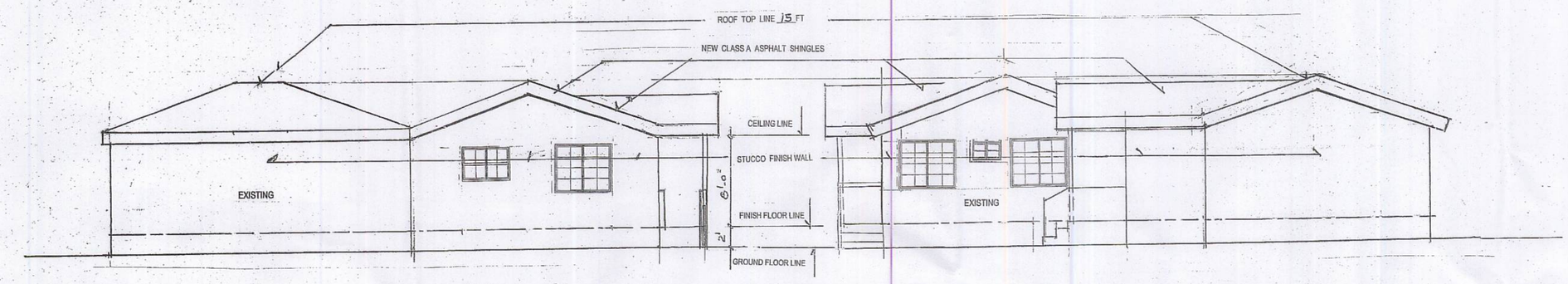
ATTACH. -1

PHASE 1 : ONE STOREY ROOM ADDITION TO EXISTING ONE STOREY OWNERS UNIT.



LEFT SIDE ELEVATION (Phase 1)

SCALE 3/16:1'-0"ft

RIGHT ELEVATION (Phase 1)

SCALE 3/16:1'-0"ft

REVISED

EXHIBIT "A"

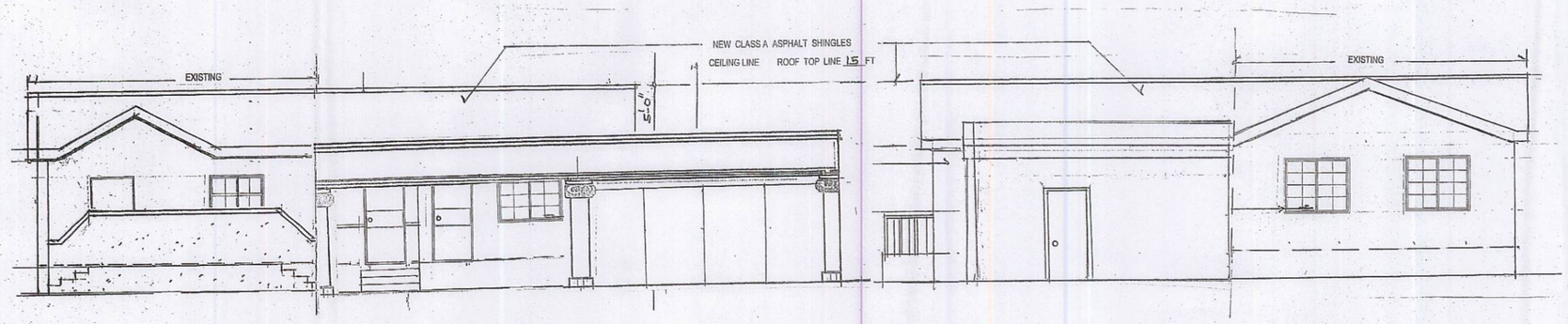
DEPARTMENT OF REGIONAL PLANNING

APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RCUP 200600329, REA 201200032 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.

AFFIDAVIT OF ACCEPTANCE

RECEIVED 02-27-12



FRONT ELEVATION (Phase 1)

SCALE 3/16:1'-0"ft

REAR ELEVATION (Phase 1)

SCALE 3/16:1'-0"ft

PROPOSED PROJECT

PHASE 1 :
ONE STOREY RM ADD. TO
(E) ONE STOREY OWNERS UNIT.

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OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

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Bus. Lic.#58625
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SIGNATURE:
OWNER'S NAME:
DATE 1/25/12

Date

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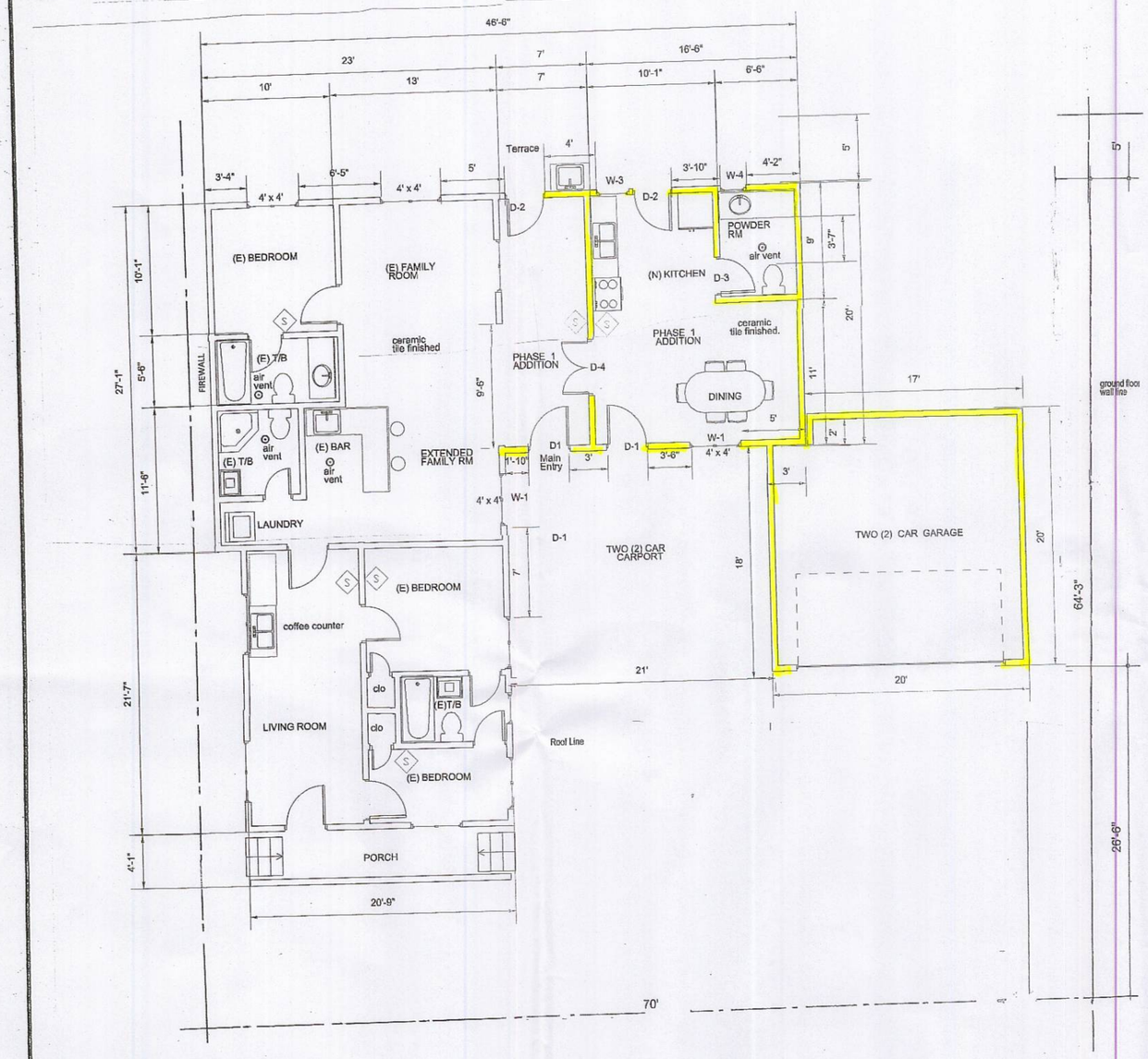

FLOOR PLAN ADDITION : UNIT 1 (PHASE 1)

SCALE 3/16: 1'-0"FT

FAMILY RM EXTENSION, KITCHEN, DINING & POWDER ROOM

REVISED

EXHIBIT "A"

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RECEIVED 02-27-12

PHASE 3

DOORS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	D1	36" x 6'-8"	METAL DOOR	
	D2	36" x 6'-8"	WOODEN FLASH DOOR	
	D3	32" x 6'-8"	WOODEN FLASH DOOR	
	D4	36" x 6'-8"	WOOD FLUSH DOOR	

WINDOWS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	W1	48" x 48"	DBL GLAZED SL.WDW	
	W2	60" x 48"	DBL GLAZED SL.WDW	
	W3	24" x 48"	DBL GLAZED SL.WDW	
	W4	36" x 12"	DBL GLAZED SL.WDW	

FLOOR AREA CALCULATION

LAND AREA - - - - - 4,846 sft

EXISTING LIVABLE FLR AREA - 1,065.00 sft.

NEW LIVABLE FIRST FLOOR ADDITION:
16.50 x 20.00 = 330.00
7.00 x 20.00 = 140.00 - 470.00sft.

TOTAL LIVABLE FLOOR AREA - - 1,535.00sft

NON LIVABLE FLOOR AREA:

(E) FRONT PORCH	82.00 sft
(N)REAR LANDING	66.00 sft
(N)CARPORT	378.00 sft
(N)GARAGE	400.00 sft

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = 22%
1,066/4,846 = 22%

BUILDING FOOTPRINT - 2,461.00sft = 51%
1535 + 926 = 2,461

FLOOR AREA RATIO: 2,461/4,846 = 51%

LANDSCAPE AREA = 27%
4,846 - (1,066 + 2461) = 1,319.00sft
1,319/4,846 = 27%

SUMMARY:

(E) LIVABLE FLOOR AREA -	1,065.00 sft	
(E)NON LIV. FLOOR AREA -	82.00 sft	
(E) TOTAL - - - -		1,147.00 sft
(N) LIVABLE FLOOR AREA -	470.00 sft	
(N) NON LIV. FLOOR AREA	926.00 sft	
(N) TOTAL - - - -		1,396.00 sft
GRAND TOTAL FLOOR AREA - -		2,543.00 sft

DESCRIPTION OF FINISHING:

DOORS: EXTERIOR DOORS:
FRONT DOOR - 36" STEEL DOOR
REAR DOOR - 3" STEEL DOOR
INTERIOR DOORS:
BEDROOM DOORS - - 36" WOODEN FLUSH DOORS
TOILET/BATH DOORS - 32" WOODEN FLUSH DOORS
POWDER ROOM DOOR - 32" WOODEN FLUSH DOOR

WINDOWS: DOUBLE GLAZE GLASS WINDOWS

FLOORING: LIVING - DINING-KITCHEN - CERAMIC TILE FLOOR
BEDROOMS (2ND FLOOR) - PRESSED WOOD
TOILET/BATH - - CERAMIC TILE FLOOR
POWDER ROOM - - CERAMIC TILE FLOOR

LEGEND:

EXISTING WALL

NEW WALL

PROPOSED PROJECT

PHASE 3

FIRST & 2ND STOREY UNIT ADDITION TO BUILD ADUPLEX

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( ) ENERGY CALCULATION

OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

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SIGNATURE:
OWNER'S NAME:
DATE

Date

Scale

Drawn

Job

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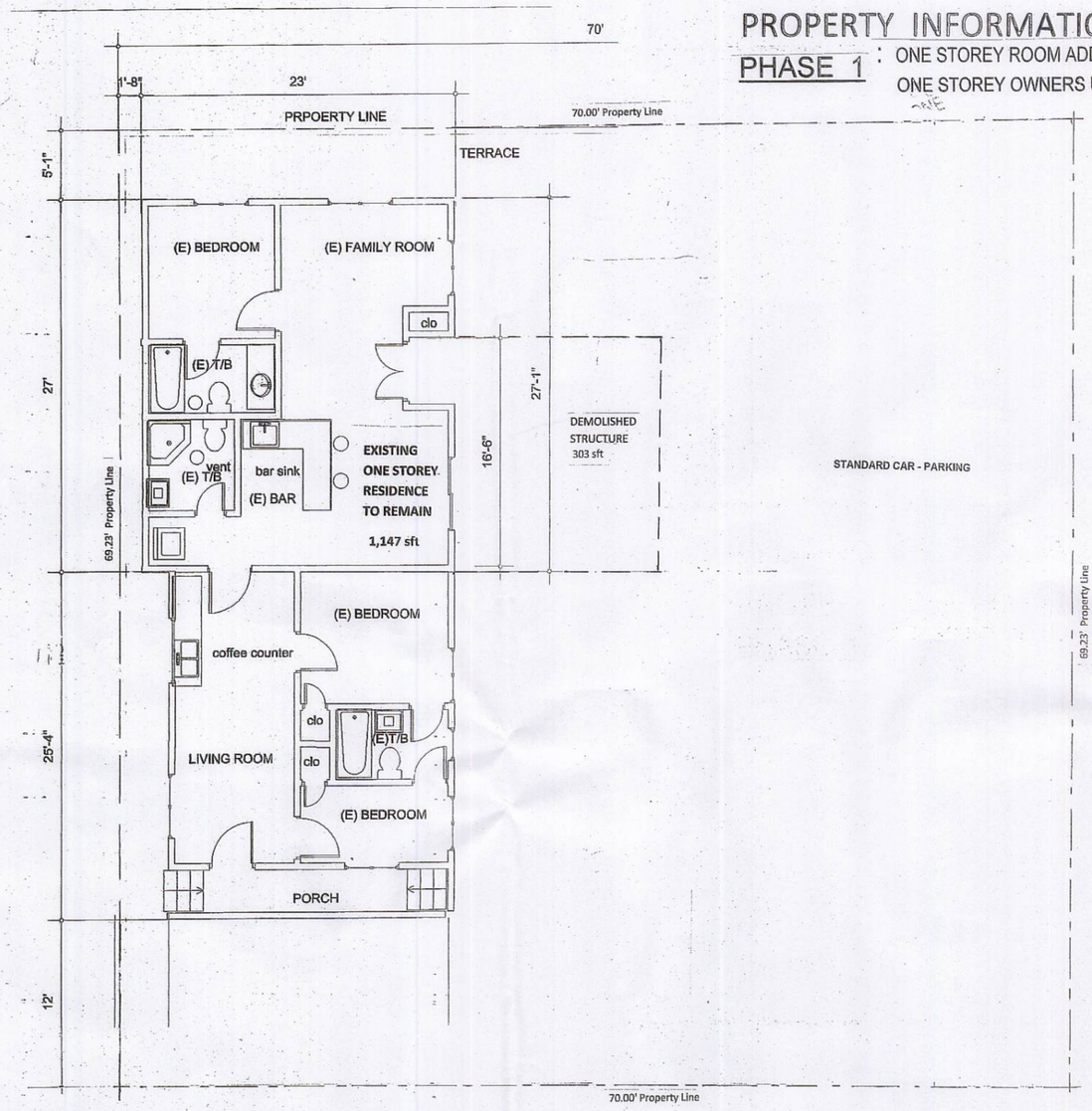
EXISTING FLOOR PLANS *and* PROPERTY INFORMATION

PHASE 1 : ONE STOREY ROOM ADDITION TO EXISTING ONE STOREY OWNERS UNIT.

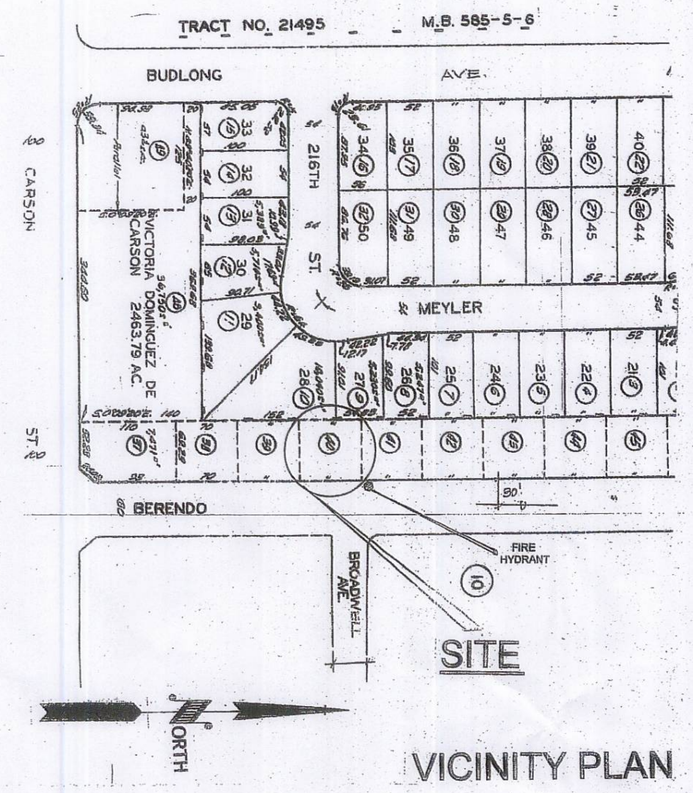


EXISTING LIVABLE FOOR AREA	-	1,065 sft
(E) FRONT PORCH	-	82 sft
EXISTING ONE STOREY RES.		1,147 sft

BERENDO AVENUE

(E)PLOT PLAN :

SCALE: 3/16:1'-0"FT



VICINITY PLAN

Detailed Parcel Information

Records for this property are kept at the South District Office
(How frequently is the information updated on this site?)

SCAM ALERT: NO FEE NECESSARY FOR VALUE REDUCTION

Property Information

Assessor's ID No.	7345-014-040
Site Address	21603 BERENDO AVE TORRANCE CA 90502
Property Type	Single Family Residence

Property Boundary Description

PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ LOT COM S 0d09' 20" E 615 FT FROM SE COR OF LOT 35 TR NO 24831 TH S 89d40'20" W TO E LINE OF ... SEE MAPBOOK FOR MISSING PORTION ... ALLOT

Building Description(s)

	Improvement 1
Square Footage	1,450
Year Built / Effective Year Built	1924 / 1924
Bedrooms / Bathrooms	3 / 3
Units	1

NOTE:

UNPERMITTED DEMOLISHED FLOOR AREA	-	258.00 sft.
EXISTING ORIGINAL LIVABLE FLOOR AREA	-	1,065.00 sft
EXISTING FRONT PORCH	-	82.00 sft
		1,405.00 sft

PROJECT INFORMATION:

The property owner Ms. SALUD F. RIVERA conceived the project of building her dream house in 2006. The supposedly standard process of application went thru a lenghty process because of the opposing neighbors petition complaining against building the proposed project in a formerly zoned C-2 property. After reducing the size of the project the Planning Commission granted the approval of the project however, the petitioners filed an appeal against the approval . The case was elevated to the Board of Supervisor. The Board of Supervisor granted the approval of the project and the final Condition of Approval was received by the owner in 2010.

From 2006 to 2010. due to the economic condition the owner of the subject property decided to build *the project into Phases .*

PHASE 1 : ONE STOREY ROOM ADDITION TO EXISTING ONE STOREY OWNERS UNIT.

PROPOSED PROJECT

PHASE 1 :
ONE STOREY RM ADD. TO
(E) ONE STOREY OWNERS UNIT.

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- (X) SCHEDULE OF FINISHING

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- ( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.430.3766
TEL/FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST

NO. 1 DATE

NO. 2 DATE

NO. 3 DATE

NO. 4 DATE

NO. 5 DATE

FINAL PLAN DATE

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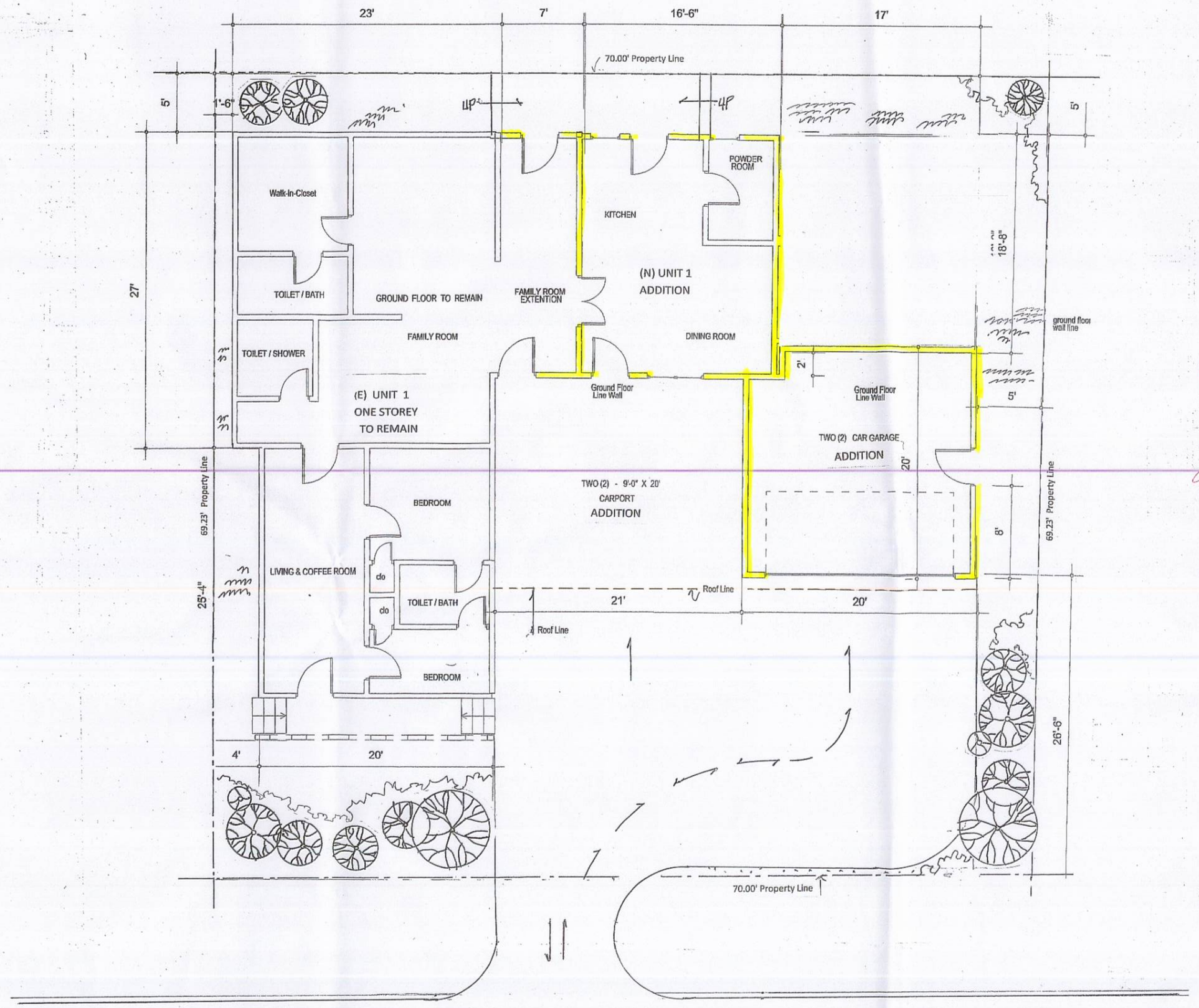
SIGNATURE:
OWNER'S NAME:
DATE

Date	1-25-12
Scale	
Drawn	
Job	
Sheet	SHT 5/6



BERENDO AVENUE

NORTH

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

REVISED

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF ECUP 2010-00529, RFA 2010-00032 AND COUNTY ZONING ORDINANCE, TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
AFFIDAVIT OF ACCEPTANCE
RECEIVED 02-27-12

FLOOR AREA CALCULATION

LAND AREA - - - - - 4,846 sft

EXISTING LIVABLE FLR AREA - 1,065.00 sft.

NEW LIVABLE FIRST FLOOR ADDITION:
16.50 x 20.00 = 330.00
7.00 x 20.00 = 140.00 - 470.00sft.

TOTAL LIVABLE FLOOR AREA - - 1,535.00sft

NON LIVABLE FLOOR AREA:

(E) FRONT PORCH	82.00 sft
(N)REAR LANDING	66.00 sft
(N)CARPORT	378.00 sft
(N)GARAGE	400.00 sft

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = 22%
1,066/4,846 = 22%

BUILDING FOOTPRINT - 2,461.00sft = 51%
1535 + 926 = 2,461

FLOOR AREA RATIO: 2,461/4,846 = 51%

* LANDSCAPE AREA = 27%
4,846 - (1,066 + 2461) = 1,319.00sft
1,319/4,846 = 27%

SUMMARY:

(E) LIVABLE FLOOR AREA -	1,065.00 sft
(E)NON LIV. FLOOR AREA -	82.00 sft
(E) TOTAL - - - -	1,147.00 sft
(N) LIVABLE FLOOR AREA -	470.00 sft
(N) NON LIV. FLOOR AREA	926.00 sft
(N) TOTAL - - - -	1,396.00 sft
GRAND TOTAL FLOOR AREA - -	**2,543.00 sft**

PLANT SCHEDULE

1. GROUND COVER - IVY, ICE PLANT, GAZANIA, JERANIUM, AGAVY
2. FLOWERING PLANTS - MOREA LILY, ROSES,BOUGAINVILLA
3. TREES - - - ~~LEMON TREE, AVOCADO TREE, GUAVA TREE, ETC.~~
(ONE OR TWO TREES SHALL BR 6 TO 10 GALLONS)
Peppermint tree, mtn. dogwood, laguat, pendoose pine

LANDSCAPE PLAN (Phase1)

SCALE 3/16:1'-0"FT

PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN
( ) PERSPECTIVE
( ) FLOOR PLAN
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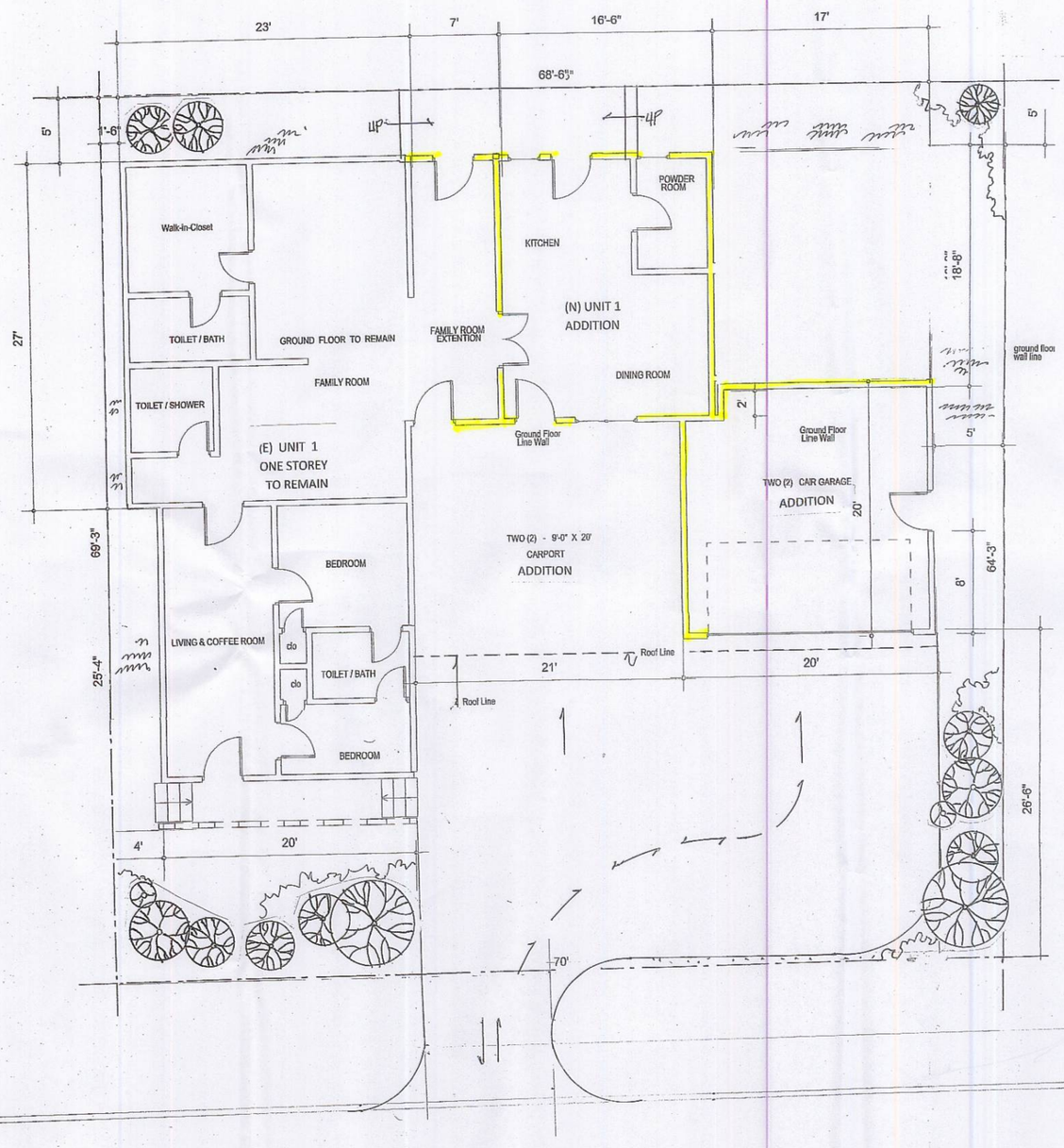

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BERENDO AVENUE

NORTH

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

PARKING PLAN - PHASE 1

SCALE 3/16:1'-0"FT.

PARKING REQUIRED : 4 CARS
PARKING PROVIDED: 4 CARS
2 - CAR CARPORT
2- CAR GARAGE

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SHT 3/6

NOTE:

TOTAL LIVABLE FLOOR AREA - - - -	1,065 sft
(E) FRONT PORCH - - - - -	82.00 sft
DEMOLISHED UNPERMITTED FLOOR AREA -	303.00 sft

Detailed Parcel Information

Records for this property are kept at the South District Office (How frequently is the information updated on this site?).

Property Information

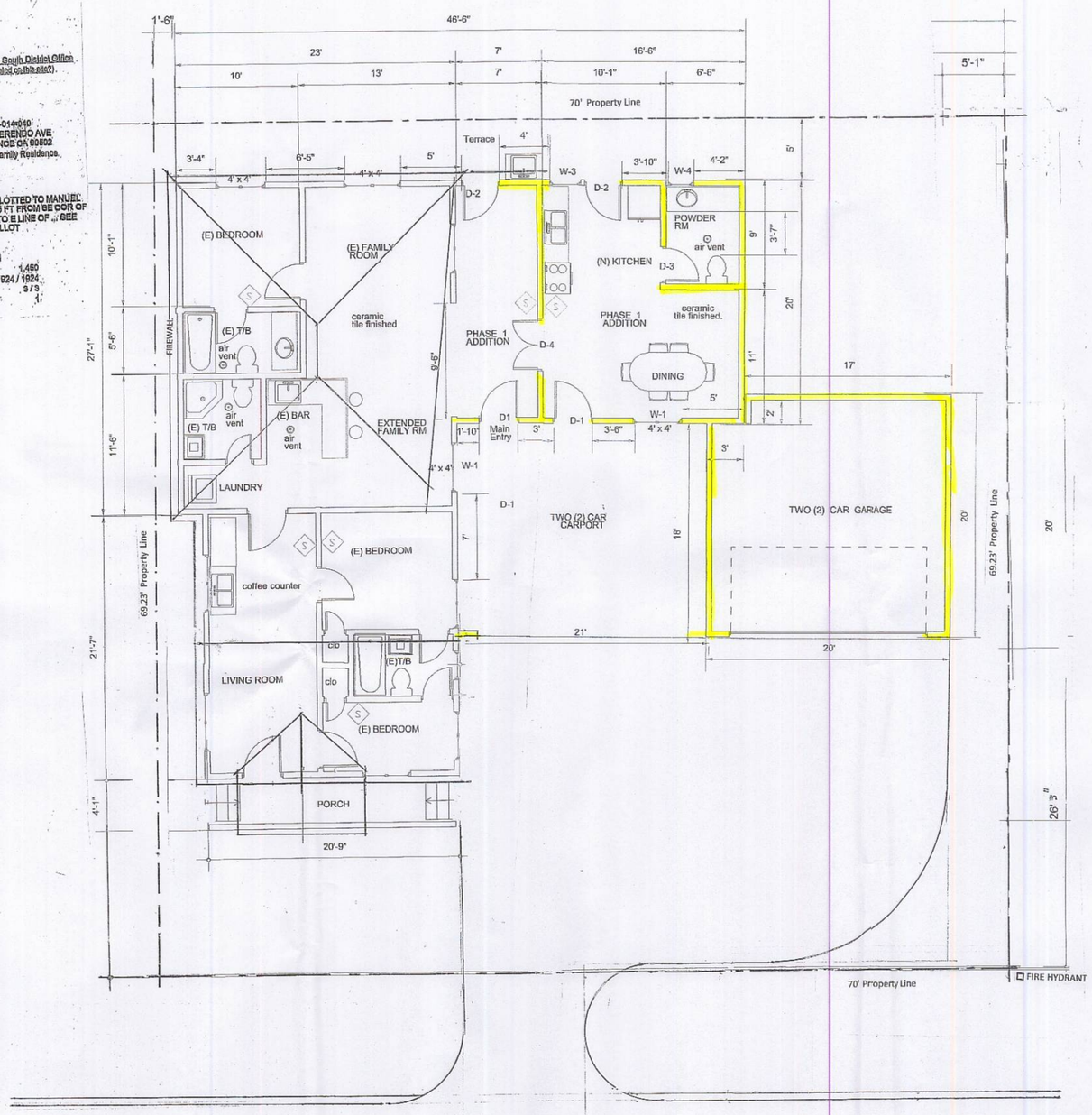
Assessor's ID No.	7545-014-040
Site Address	21603 BERENDO AVE TORRANCE CA 90502
Property Type	Single Family Residence.

Property Boundary Description

PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ LOT COM S 0°09' 20" E 616 FT FROM SE COR OF LOT 85 TR NO 24631 TH S 89°40'20" W TO E LINE OF ... SEE MAPBOOK FOR MISSING PORTION ... ALLOT

Building Description(s)

	Improvement 1
Square Footage	1,460
Year Built / Effective Year Built	1924 / 1924
Bedrooms / Bathrooms	3 / 3
Units.	1



LEGEND : NEW WALL

( ) WALL

PLOT PLAN UNIT 1 (PHASE 1)

SCALE 3/16:1'-0"FT

ROOM ADDITION TO (E) ONE STOREY RESIDENCE (FAMILY RM EXT. KITCHEN, DINING POWDER RM. TWO (2) CAR CARPORT and TWO (2) CAR GARAGE

REVISED

EXHIBIT "A"

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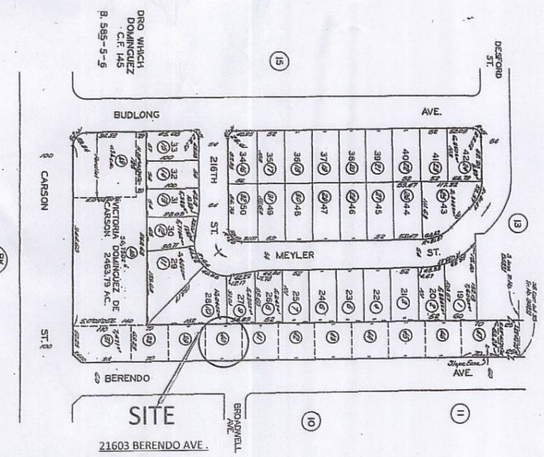

VICINITY PLAN

PROPOSED PROJECT

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

FIRE PREVENTION DIVISION
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040

TRANSMITTAL

DATE: August 21, 2008

TO: DRP - Adrienne Ng, FPD - Carson, Applicant's Agent - Consuelo Chaneco

FROM: Scott Jaeggi, Inspector
(323) 890-4243

SUBJECT: CUP R2006-03795 / 21603 Berendo Avenue, Torrance

Attached please find the conditions of approval for the above referenced project. If you have any additional questions, please feel free to contact me.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: August 21, 2008

TO: Department of Regional Planning
Attn: Permits and Variances

PROJECT #: CUP R2006-03795

LOCATION: 21603 Berendo Avenue, Torrance

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ Verify __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING BY THE FIRE DEPARTMENT.

☒ **Location:** Fire Flow performed by California Water Service Company on 07-31-08 is adequate.

☒ **Access:** Access is adequate for this project.

☐ **Special Requirements:** ____

Fire Protection facilities, including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890--4243.

Inspector: SCOTT JAEGGI

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

WATER USED FOR DAILY ACTIVITIES

The average single family Southern California home uses 450 gallons of water daily, indoors and out.

The average apartment or condo uses 260 gallons daily.

An individual uses 140 gallons of water each day at home.

BRUSHING TEETH	3 GALLONS A DAY
SHOWER	40 GALLONS EVERY 10 MINUTES
BATH	20 GALLONS
TOILET	28 GALLONS A DAY PER PERSON
CLOTHESWASHER	45 GALLONS PER LOAD
COOKING	5 GALLONS PER DAY
DISHWASHER	15 GALLONS PER LOAD
HOSING DRIVEWAY	150 GALLONS
WASHING CAR	150 GALLONS

California Water Service Company
Fire Flow Test

Test Date: 7/29/2008 Test Time: 11:45 Approved Date:
District: DOMINGUEZ Zone: 2 Plat: 30-29
H-6

General Location:
Address: 21603 BERENDO AVE
Cross Street: BROADWELL AVE
Requested By: CONNIE CHANECO
Purpose Of Test: FIRE FLOW AVAILABILITY FORM
Conducted By: RICK TERRY
Witnessed By C.W.S. Co: ADAM URIBE
Others: DEJUAN WILSON

Outlet No.	Size Outlet	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail.@20
Location 1 Hydrant #: 2119 Address: FIRE HYDRANT ON THE WEST SIDE OF BERENDO AVENUE AT BROADWELL AVENUE.							
1	4	17	1771	72	44	1771	2474
2	0	0	0				
3	0	0	0				
4	0	0	0				
			Total Flow Observed Available @20:			1771	2474

Remarks: FLOWED WITH DIFFUSER, 6" A.C., W.L., STATION 203 TANK LEVEL 23.8'. FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SERVICE AREA.

Static/Residual Location: TAKEN OFF HOSE SPIGOT AT 21527 BERENDO AVENUE.

Note:
Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tariff Schedule: 'The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system.'

NOTE: FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SERVICE AREA.

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 35 feet via vehicular access. The fire flow services will be rendered from a 6 inch diameter water main. The hydrant is located on the west side of Berendo Avenue (Street) ------- (Feet) -------- (Direction) of at Broadwell Avenue (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this 6" x 4" x 2.5" (Size) hydrant is 2474 GPM at 20 PSI residual for 2 hours at 72 PSI Static

PART II (B) SPRINKLERED BUILDINGS ONLY

Detector Location:(check one) ☐ Above Grade ☐ Below Grade ☐ Either
Backflow protection required (fire sprinklers/private hydrant): ☐ Yes ☐ No
Type of Protection Required:(check one)
☐ Double Check Detector Assembly ☐ Reduced Pressure Principal Detector Assembly
☐ Other _____ Domestic Meter Size _____

PART II (C)
California Water Service Company (Dominguez District)
Water Purveyor

Lisa Mann
Signature Lisa Mann

07-31-2008
Date

General Superintendent
Title

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.

1/2-1/2

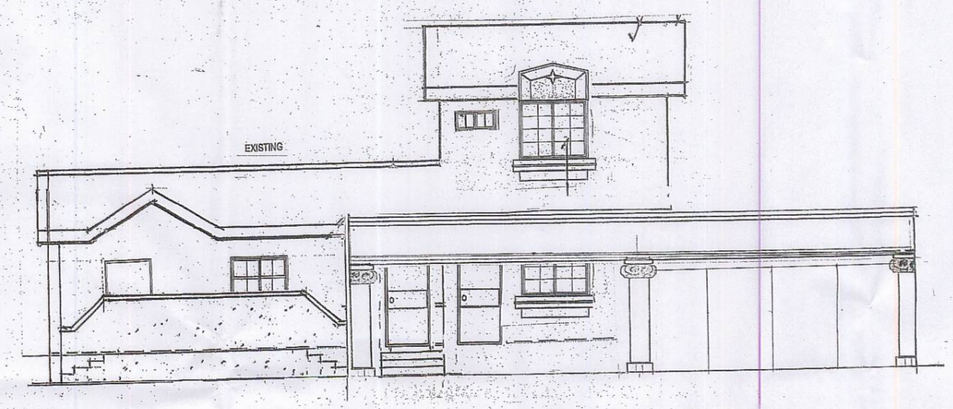
ATTACH. -4

PROJECT INFORMATION

SALUD F. RIVERA

OWNER

Location: 21603 Berendo Ave. Torrance CA 90502



(Phase 2)

SECOND STOREY ADDITION

TO (E) ONE STOREY OWNER'S UNIT

PROJECT INFORMATION:

The property owner Ms. SALUD F. RIVERA conceived the project of building her dream house in 2006. The supposedly standard process of application went thru a lenghty process because of the opposing neighbors petition complaining against building the proposed project in a formerly zoned C-2 property. After reducing the size of the project the Planning Commission granted the approval of the project however, the petitioners filed an appeal against the approval. The case was elevated to the Board of Supervisor. The Board of Supervisor granted the approval of the project and the final Condition of Approval was received by the owner in 2010.

From 2006 to 2010, due to the economic condition the owner of the subject property decided to build the project into Phases.

COUNTY OF LOS ANGELES
DEPARTMENT APPROVAL

PLANNING DEPARTMENT

REVISED

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TYLER MONTGOMERY
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BUILDING AND SAFETY

FIRE DEPARTMENT

PUBLIC WORKS

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PROJECT INFORMATION -	1/5
PLOT / VICINITY PLAN -	2/5
LANDSCAPE PLAN -	3/5
FLOOR PLANS -	4/5
4 - ELEVATION -	5/5
ATTACHMENT -	6 to10

DRP FILE COPY
PHASE 2 OF 4

PROPOSED PROJECT

PHASE 2

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RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name: Salud F. Rivera

Mailing Address: 21603 Berendo Ave.

City, State Zip Code: Torrance, CA 90502

COPY of Document Recorded
02/25/08
20080324049
LOS ANGELES COUNTY REGISTRAR-RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

Certificate of Compliance

RCOC 2007 00406

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: Salud F. Rivera
Street: 21603 Berendo Ave.
City: Torrance, Ca. 90502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions)

Signature	Signature	Signature
Salud F. Rivera, Trustee		
Name & Title (Typed or Printed)	Name & Title (Typed or Printed)	Name & Title (Typed or Printed)
9/26/07		
Date	Date	Date

LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

THAT PORTION OF THE 2463.79 ACRE TRACT ALLOTTED TO VICTORIA DOMINGUEZ DE CARSON, BY THE DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS DISTANT 373 FEET SOUTH 89 40' 20" WEST (PARALLEL WITH THE NORTH LINE OF CARSON STREET AS NOW ESTABLISHED) FROM A POINT IN THE WEST LINE OF TRACT 3612, AS PER MAP RECORDED IN BOOK 40 PAGE 5 AND 6 OF MAPS, DISTANT THERSON NORTH 0 09' 20" WEST 275 FEET FROM THE SOUTHWEST CORNER OF LOT 25, OF SAID TRACT 3612; THENCE NORTH 0 09' 20" WEST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE SOUTH 89 40' 20" WEST PARALLEL WITH SAID NORTH LINE OF CARSON STREET 69.23 FEET; THENCE SOUTH 0 09' 20" EAST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE NORTH 89° 40' 20" WEST 69.23 FEET TO THE POINT OF BEGINNING.

```
TYPE= BD   ASSR ID NO= 7345 014 040     SBN NO =
                                  FILE NO= 18  UPDATE= 09/14/08     DATE= 09/16/08
ASSR ID NO     REG   CC    USE   ZONE VC  REC DT  TRF PRICE # OC1 OC2 DT  INT  DRC
7345 014 040 2 14 14176 0100 LCC4 1 010102-50              1  3   7   B 008-0  U
NAME-SITUS ADDRESS
RIVERA,SALUD F TR                    SALUD F RIVERA TRUST

21603      BERENDO AVE
TORRANCE CA                    90502-1840
SUBPART   DESIGN              YR   EFF   NO OF NO OF NO OF   SQ FT      COMPOSITE
  KEY      TYPE     CLASS    BLT   YR   UNITS BDRMS BATHS   MAIN        SQUARE FT
 0101      0100     D3A     1924  1924    1    3    3      1450

TOTAL     TOTAL    TRF PRICE  TRF PRICE  AVG SQ FT          BASE VALUE PC RC  BY
UNITS     SQ FT    PER UNIT   PER SQ FT   PER UNIT  LAND      53204     P  82
  1        1450                           1450     IMP       18181     P  82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES        TOTAL     71385
                          4844

PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543

OWNER(S): **Salud F. Rivera, Trustee of the Salud F. Rivera Trust**

CERTIFICATE OF COMPLIANCE
CONTINUATION

CERTIFICATE OF COMPLIANCE NO. RCOC 2007 00406

APN: **7345-014-040**

NOTES:

THIS CERTIFICATE DOES NOT CONSTITUTE A BUILDING PERMIT. Prior to authorization to build on this property, the applicant will be required to conform to County and State regulations. Such regulations may include, but are not limited to, programs for road and/or drainage right-of-way dedication and improvements, appropriate sanitary sewage disposal, water supply for domestic use and fire suppression, and adequate fire apparatus access.

GEOLOGIC, soils and/or Drainage Conditions may exist on the subject property, which could limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

DETERMINATION OF COMPLIANCE

This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

The subject property may be sold, leased, financed or otherwise conveyed without restriction.

CERTIFICATE OF COMPLIANCE

Pursuant to the provisions of the Subdivisions Map Act (Sec. 66410 et. Seq., Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code). I hereby certify that I have reviewed the above-described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance.

DEPARTMENT OF REGIONAL PLANNING

By: Leonard Tolar for Frank Meija

Title: Administrator, Current Planning Division

Date: 2-25-08

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles
Bruce W. McClendon, FAICP
Director of Planning

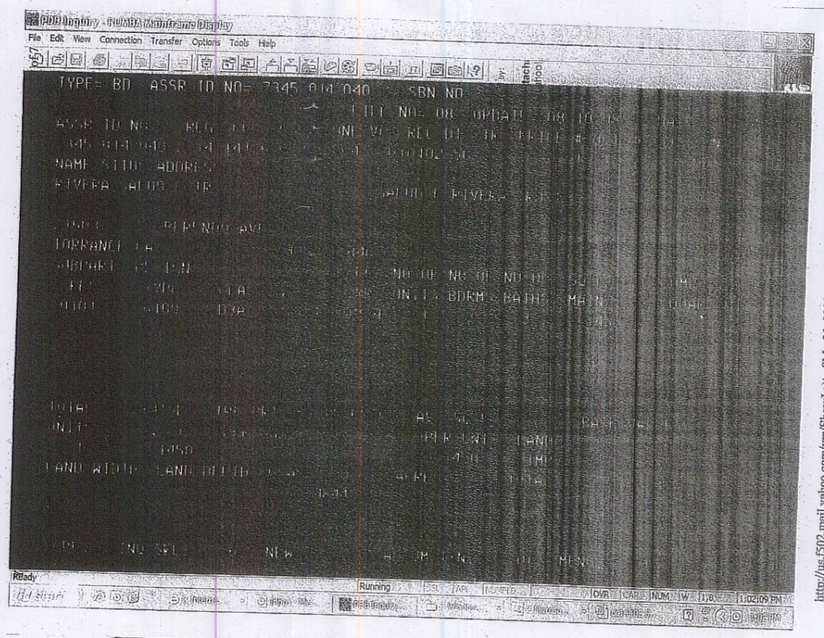

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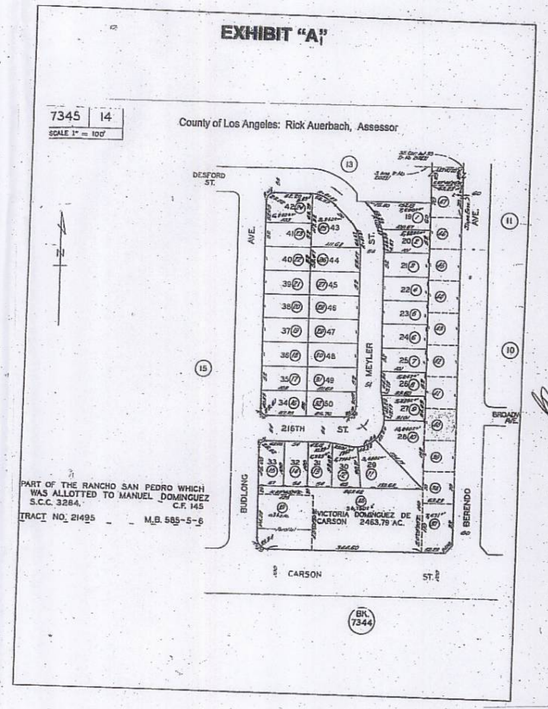
EXHIBIT "A"



11/05/12

ATTACH. -3

CONDITIONS OF APPROVAL
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT NO. 2006-00329-(2)

1. This grant authorizes the use of the subject property for the construction and maintenance of a two-family residence located at 21603 Berendo Avenue in the unincorporated community of West Carson, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose unless and 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 4, and until all monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 5, 6, and 7 shall be effective immediately.

4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

5. 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 section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to,

depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

a. If during the litigation process actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 22.170.010 of the Los Angeles County Code ("County Code").

7. This grant shall expire unless used within two years from the date of approval. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year time extension to use this grant, provided such request is made in writing and accompanied with the applicable fee at least six months prior to the expiration date described herein.

8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

9. 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. Prior to the use of this grant, the permittee shall deposit with the County the sum of $300 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval and with the permittee's adherence to the site plan on file at Regional Planning. The fund provides for two biennial inspections, which inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant or to ensure adherence with the approved site plan, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150 per inspection.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

11. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

12. All structures related to the permittee's use shall comply with the requirements of the County Department of Public Works, Division of Building and Safety.

13. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

14. The permittee shall provide a minimum of four on-site covered parking spaces subject to the specifications set forth in section 22.52.1060 of the County Code.

15. The permittee shall keep and maintain the premises in a neat and orderly fashion and shall keep the areas over which the permittee has control free of litter at all times.

16. Outdoor storage and display are prohibited at the site unless approved by the Director through a revised Exhibit "A."

17. As volunteered by the permittee, the permittee shall ensure that the structure contains no more than a total of seven bathrooms.

18. Within 60 days following the approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans similar to the Exhibit "A" presented at the Board's public hearing that depict all project changes required by this grant of approval. In the event the permittee seeks to revise these plans in the future, the permittee shall submit three copies of such revised plans to the Director for approval, with written authorization from the property owner for such revised plans.

19. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a revised landscape plan, which may be incorporated into the revised Exhibit "A" described above, showing the size, type, and location of all plants, trees, and watering facilities to be installed at the site. The landscape plan shall comply with the drought-tolerant landscaping requirements of section 22.52.2230 of the County Code, including the requirement that a minimum of 75 percent of the site's total landscaped area shall contain plants from Regional Planning's drought-tolerant plant list. In addition, the permittee shall plant and maintain a minimum of three trees in the site's rear-yard setback, which trees shall also be identified on said list. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.

20. The structure shall be limited to two stories and shall have a maximum height of 25 feet.

21. The structure shall have a minimum rear-yard setback of five feet along the entire length of the subject property.

22. The permittee shall design the structure's second-story windows to maximize the privacy of the neighbors in the rear.

23. The permittee shall provide rear landscaping to the site to maximize its aesthetic appeal to the neighbors in the rear.

24. Within 90 days of the approval date of this grant, the permittee shall demolish any and all unpermitted structures on the site.

25. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A" or a revised Exhibit "A" approved by the Director. If Regional Planning ever obtains information or has any indication whatsoever that the subject property is being used for an unauthorized use, the permittee shall be subject to immediate enforcement proceedings to terminate such unauthorized use and/or to revoke this grant.

4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

County of RIVERSIDE }

On 26th MAY 2010 before me, PRITI. B. PATEL, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared SALUD F. RIVERA (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: [signature] (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF ACCEPTANCE

Document Date: 05/26/2010 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: SALUD F. RIVERA		Signer's Name:	
☐ Corporate Officer — Title(s):	Top of thumb here	☐ Corporate Officer — Title(s):	Top of thumb here
☒ Individual		☐ Individual	
☐ Partner — ☐ Limited ☐ General		☐ Partner — ☐ Limited ☐ General	
☐ Attorney in Fact		☐ Attorney in Fact	
☐ Trustee		☐ Trustee	
☐ Guardian or Conservator		☐ Guardian or Conservator	
☐ Other:		☐ Other:	
Signer Is Representing:		Signer Is Representing:	

© 2009 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

3

Please complete this form and return to:

The Los Angeles County Recorder
12400 Imperial Highway
Norwalk, CA 90650

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }SS
COUNTY OF LOS ANGELES

REGARDING: PROJECT NUMBER R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 200600329-(2)
21603 BERENDO AVENUE, TORRANCE (WEST CARSON)

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case: I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of **$300.00** payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 26th day of May, 2010

I/We declare under the penalty of perjury that the foregoing is true and correct.

Where the owner and permittee are not the same, both must sign.)

Type or Print Applicant:
Name Salud F. Rivera
Applicant Salud F. Rivera
City, State Torrance, Calif.
Signature [signature]

This signature must be Acknowledged By a notary public. Attach Appropriate Acknowledgements.

Owner:
Name Salud F. Rivera
Address 21603 Berendo Ave.
City, State Torrance, Calif. 90502
Signature [signature]

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

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TYPE= BD  ASSR ID NO= 7345 014 040   SBN NO =
                              FILE NO= 18  UPDATE= 09/14/08     DATE= 09/16/08
ASSR ID NO     REG  CC    USE  ZONE VC  REC DT  TRF PRICE # OC1 OC2 DT  INT  DRC
7345 014 040 2 14  14176 0100 LCC4 1 010102-50          1   3   7   B 00%-0  U
NAME-SITUS ADDRESS
RIVERA,SALUD F TR                        SALUD F RIVERA TRUST

21603        BERENDO AVE
TORRANCE CA              90502-1840
SUBPART  DESIGN              YR   EFF  NO OF NO OF NO OF  SQ FT      COMPOSITE
  KEY    TYPE      CLASS   BLT   YR  UNITS BDRMS BATHS  MAIN       SQUARE FT.
 0101    0100      D3A    1924  1924   1    3     3     1450

TOTAL    TOTAL   TRF PRICE  TRF PRICE  AVG SQ FT              BASE VALUE PC RC  BY
UNITS    SQ FT   PER UNIT   PER SQ FT   PER UNIT   LAND       53204      P    82
  1       1450                          1450       IMP        18181      P    82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES        TOTAL      71385
                           4844

  PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543

NO PERMIT RECORD IS AVAILABLE.

PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN
( ) PERSPECTIVE
( ) FLOOR PLAN
( ) ELEVATION
( ) SECTION
( ) ELECTRICAL
( ) PLUMBING
( ) SECTION
( ) REFLECTED CEILING PLAN
( ) ROOF PLAN
( ) DETAILS
( ) SCHEDULE OF WINDOWS
( ) SCHEDULE OF DOORS
( ) SCHEDULE OF FINISHING

STRUCTURAL PLAN

( ) FOUNDATION PLAN
( ) GROUND FLOOR FRAMING PLAN
( ) SECOND FLOOR FRAMING PLAN
( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.430.3766
TEL/FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE: [signature]
OWNER'S NAME:
DATE 1/25/12

Date
Scale
Drawn
Job
Sheet

ATTACH. -2

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE (213) 974-1946
FACSIMILE (213) 613-4751
TDD (213) 633-0901

ANDREA SHERIDAN ORDIN
County Counsel

April 6, 2010

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#14 APRIL 6, 2010
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 3
11/24/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: PROJECT NUMBER R2006-03795-(2)
CONDITIONAL USE PERMIT NUMBER 2006-00329-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted an appeal hearing regarding the above-referenced permit, which proposes the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson. At the completion of the hearing, your Board indicated an intent to approve the permit with several additional conditions, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel
By
Lawrence L. Hafetz
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.685262.1

CONDITIONAL OF APPROVAL

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00329-(2)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2006-00329-(2) ("CUP") on November 24, 2009. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP on April 1, 2009 and on May 20, 2009.

2. The permittee, Ms. Salud F. Rivera, requests the CUP to authorize the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson, in the Carson Zoned District.

3. The site is zoned C-3 (Unlimited Commercial). Two-family residences are allowed in the C-3 zone with a conditional use permit.

4. The subject property is approximately 4,800 square feet and is relatively level. The area is relatively urbanized and surrounded by commercial or residential uses in all directions.

5. Surrounding properties are zoned as follows:

   North: R-1 (Single-Family Residence);
   South: C-3;
   East: R-1; C-3; and
   West: R-1.

6. The surrounding land uses consist of the following:

   North: Single-family residences;
   South: Apartment buildings, commercial service uses;
   East: Single-family residences, multi-family residences; and
   West: Single-family residences.

7. The site contains an existing single-family residence, carport, garage, and an unpermitted second unit. As part of the project, a portion of the existing residence will be demolished and the remaining portion will be incorporated into the new two-family residence. Also as part of the project, the existing carport, garage, and second unit will be demolished.

8. Access to the site is from the east via Berendo Avenue.

9. The permittee originally proposed a large, three-story project for the site described in Finding No. 10 below, which was substantially revised through the public hearing process, as described in these Findings.

10. The permittee originally proposed the development of a two-family residence, with one unit having a floor area of 1,250 square feet, consisting mainly of the existing single-family residence, and the second unit having a floor area of 3,500 square feet. The project also included a 2,600-square-foot uninhabited loft area constructed above and beside the first unit, creating a three-story unit with a staircase and elevator for access. The loft was proposed to be used exclusively for storage and the height of the structure was proposed to be 35 feet. The proposed rear-yard setback was to be five feet along most portions of the rear property line, with certain portions having a one-foot, six-inch rear-yard setback. The project contained a total of 10 bathrooms and four on-site covered parking spaces.

11. Prior to the Commission's initial public hearing session, staff of the County Department of Regional Planning ("Regional Planning") reviewed the project under the California Environmental Quality Act ("CEQA") and determined that the project qualified for a Class 3 Categorical Exemption (Small Structures) under CEQA ("Categorical Exemption"). Staff later determined that the Categorical Exemption continued to apply to the project after it was revised through the public hearing process.

12. Throughout the public hearing process, Regional Planning staff received numerous telephone calls, extensive correspondence, and a petition with approximately 260 signatures, all in opposition to the project originally proposed by the permittee. Regional Planning staff also received a petition with approximately 75 signatures in favor of the project.

13. Opponents of the project raised concerns regarding the structure's 35-foot height, claiming that such a height was out-of-character with the surrounding area. Several adjacent neighbors asserted that the structure's proposed windows faced their respective yards and would invade their privacy. Opponents also raised concerns regarding the structure's multi-family use, claiming that such a use would attract a more transient population to the neighborhood.

14. On January 20, 2009, a Regional Planning hearing officer ("Hearing Officer") held a public hearing on the project. At the public hearing, the permittee and her representative testified in favor of the project. Two area residents testified in opposition to the project claiming, among other things, that it was out-of-character with the surrounding neighborhood. At the conclusion of the public testimony, the Hearing Officer closed the public hearing and denied the project on a number of grounds, including that: (a) the proposed multi-family residence was not of like character to the surrounding residential uses; (b) the structure's proposed height, density, and use would likely adversely affect the health, peace, comfort, and/or welfare of persons residing or working in the surrounding area; and (c) by blocking light, eliminating views, and inhibiting privacy, the project would likely be detrimental to the use, enjoyment, and valuation of residential properties in the immediate vicinity.

15. Pursuant to section 22.60.200(A) of the Los Angeles County Code ("County Code"), the permittee appealed the Hearing Officer's denial to the Commission.

16. On April 1, 2009, the Commission held its initial public hearing session on the project. At the public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from persons in favor of, and in opposition to the project.

17. At that public hearing session, opponents raised a number of claims regarding the project, similar to those raised in written correspondence and before the Hearing Officer, including claims that the structure was out-of-character with the surrounding area. Opponents also claimed that, with numerous bedrooms and bathrooms, the structure could easily be converted to an unpermitted residential and/or commercial use. According to these opponents, such an unpermitted use could increase crime, traffic, and transients to the area.

18. After discussion by the Commission, the Commission continued the public hearing to May 20, 2009, directing the permittee to revise the project by: (a) redesigning the structure to have a minimum five-foot rear-yard setback along its entire rear property line; (b) revising the project plans to show the third story as habitable; (c) reducing the height of the third story by at least three feet; and (d) redesigning the third-story windows to maximize the privacy of the neighbors to the rear.

19. On May 20, 2009, the Commission held its continued public hearing on the project. At the continued public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent regarding the project.

20. At the continued public hearing, staff informed the Commission that the permittee had redesigned the project to substantially conform to the Commission's directive at the prior public hearing session by, among other things, reducing the third-story height by four feet and thereby reducing the structure's overall height to 31 feet. Moreover, the permittee had volunteered to reduce the number of bathrooms from 10 to seven, and had agreed to provide additional rear landscaping to mitigate the rear neighbors' concerns regarding aesthetics.

21. At the continued public hearing, the opponent testified that, among other things, notwithstanding the changes to the project, it was still out-of-character with the area and that the permittee could use the structure for unpermitted uses.

22. On May 20, 2009, after hearing all testimony, the Commission closed the public hearing and approved the CUP for the project, subject to the conditions recommended by Regional Planning staff.

23. Pursuant to section 22.60.200(A) of the County Code, one project opponent appealed the Commission's decision to the Board.

24. The Board conducted its public hearing on the appeal on November 24, 2009. At the public hearing, the Board heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent.

25. At the Board's public hearing, Regional Planning staff informed the Board that since the filing of the Board appeal, the permittee had agreed to make several additional changes to the project to further mitigate the concerns of the neighbors. These additional changes included limiting the structure's height to two stories, with a maximum of 25 feet, and removing the unpermitted structures and storage on the site within 90 days of the CUP's final approval date.

26. At the Board's public hearing, the opponent/appellant testified that, because the structure would be reduced to two stories, he had no further objection to the project.

27. At the conclusion of the Board's public hearing, the Board adopted the Categorical Exemption for the project, and indicated its intent to deny the appeal and approve the CUP, subject to the Commission-approved conditions, and the following additional conditions: (a) that the structure be limited to two stories with a maximum height of 25 feet; (b) that the second story windows be designed to maximize the privacy of the rear neighbors; and (c) that within 90 days of approval of the CUP, the permittee be required to demolish all unpermitted structures on the site. The Board also directed Regional Planning to immediately begin enforcement proceedings if staff ever obtained information or had any indication that the approved structure was being used for an unauthorized use.

28. In requiring a reduction in the height of the structure, the Board finds that the height, density, size, and character of the structure approved by the Commission would still be incompatible with the character of the surrounding community and would still have negative impacts on the neighbors.

29. The Board finds that while the property is zoned C-3, it is nonetheless adjacent to single-family residences and an apartment building. With few exceptions, the greater residential area is characterized by one- and two-story buildings ranging from 11 to 25 feet in height. The Board further finds that the 31-foot-high structure approved by the Commission would create a significant adverse impact to the residential properties in the immediate vicinity by blocking their light, eliminating their views, compromising their privacy, and potentially reducing their property values.

30. The Board finds that when the project originally was reviewed by Regional Planning staff, staff identified an unpermitted structure on the site that, as of the date of the Board's public hearing, still had not been demolished.

31. The Board finds that the changes to the project and the requirement regarding immediate enforcement proceedings, both described in Finding No. 27, will address the project's compatibility issues described in Finding Nos. 28-30.

32. The Board finds that the project will meet all applicable development standards for the zone and the standards for the "C" (Commercial) land use designation in the Countywide General Plan.

33. The Board finds that the privacy concerns of area neighbors will be mitigated by the requirement that the second story windows be designed to maximize the privacy of these neighbors and by the permittee's agreement to plant additional landscaping in the rear of the structure.

34. The Board finds that the project will contain four covered parking spaces, thereby complying with the County Code parking requirement for the site.

35. The Board finds that the subject property will be more appropriately used for a residential rather than a commercial use since it is essentially surrounded by residential uses, including two apartment buildings.

36. The Board finds that the basis for the Hearing Officer's denial no longer exists because, through the public hearing process, the project has been sufficiently revised to address the Hearing Officer's concerns.

37. The Board finds that the project as conditioned will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.

38. The Board finds that the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.

39. The Board finds that the project as conditioned will not disrupt or adversely impact local traffic conditions and the site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

40. The Board finds that with the conditions of approval, the project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the subject property will not adversely affect the health, peace, comfort, or

welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

41. The Board finds that the project was reviewed under CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on that review, the Board found that the Categorical Exemption was appropriate for the project and thus adopted the Categorical Exemption at the conclusion of the public hearing on the project.

42. The Board finds that the permittee has demonstrated the suitability of the subject property for the proposed use. The Board further finds that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the conditions of approval will ensure the project's compatibility with all applicable General Plan policies.

43. Approval of the project is conditioned on the permittee's compliance with the attached conditions of approval.

44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional 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 Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that it adopted the Categorical Exemption at the conclusion of its public hearing on the project; and

2. Approves Conditional Use Permit No. 2006-00329-(2) subject to the attached conditions.

PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES

B. PROPERTY PROFILE

C. COPY OF PERMITS

D. STATISTICS

E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN

( ) PERSPECTIVE
( ) FLOOR PLAN
( ) ELEVATION
( ) SECTION
( ) ELECTRICAL
( ) PLUMBING
( ) SECTION
( ) REFLECTED CEILING PLAN
( ) ROOF PLAN
( ) DETAILS
( ) SCHEDULE OF WINDOWS
( ) SCHEDULE OF DOORS
( ) SCHEDULE OF FINISHING

STRUCTURAL PLAN

( ) FOUNDATION PLAN
( ) GROUND FLOOR FRAMING PLAN
( ) SECOND FLOOR FRAMING PLAN
( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
BUS. LIC.#68825
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.430.3766
TEL/FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

Date
Scale
Drawn
Job
Sheet

ATTACH. -1

REVISED

EXHIBIT "A"

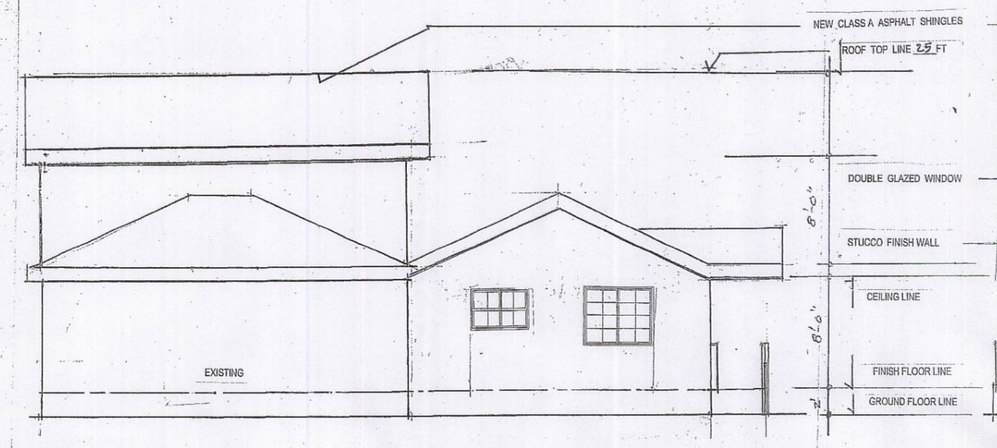
DEPARTMENT OF REGIONAL PLANNING

APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RCUP 200600329, REA 201200032 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.

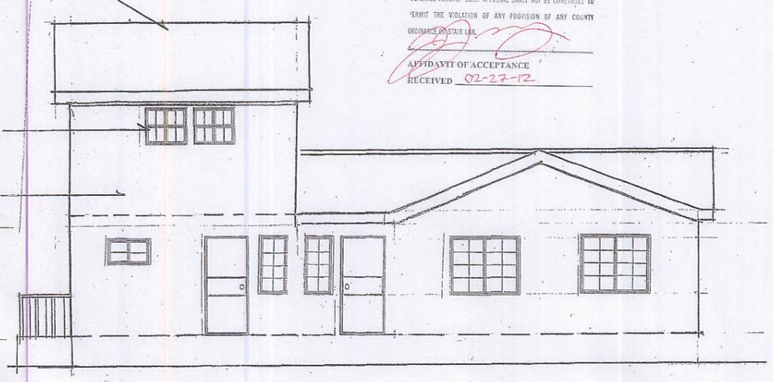
AFFIDAVIT OF ACCEPTANCE

RECEIVED 02-27-12



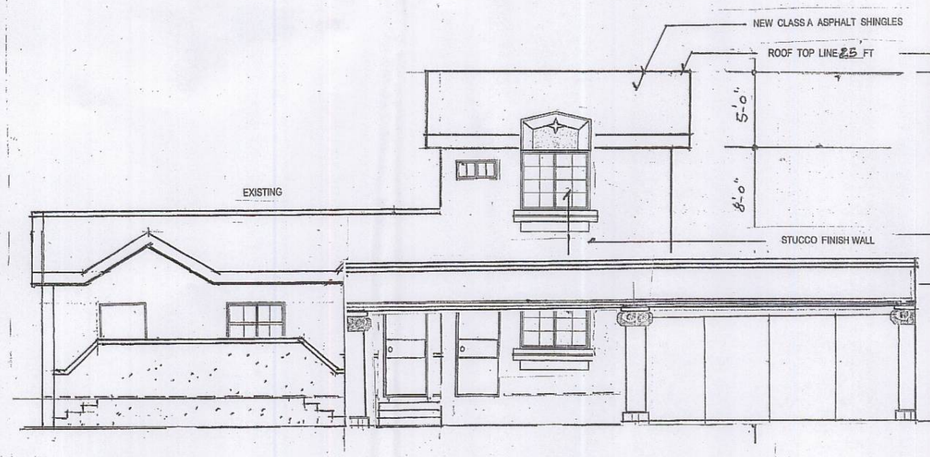
LEFT SIDE ELEVATION (Phase 2)

SCALE 3/16:1'-0"ft



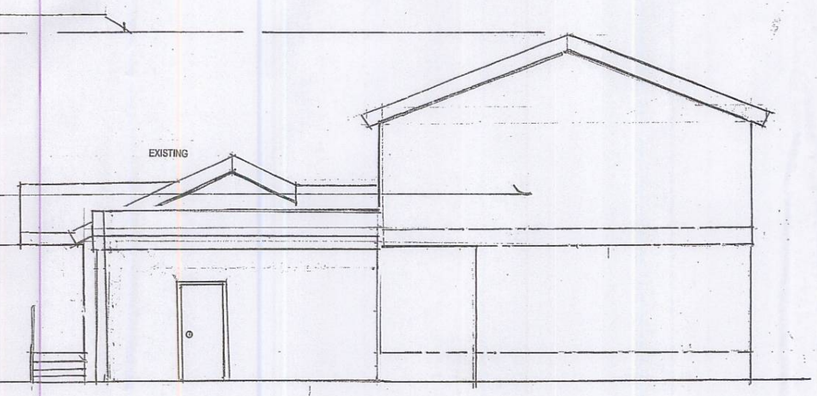
REAR ELEVATION (Phase 2)

SCALE 3/16:1'-0"ft



FRONT ELEVATION (Phase 2)

SCALE 3/16:1'-0"ft



RIGHT ELEVATION (Phase 2)

SCALE 3/16:1'-0"ft

PROPOSED PROJECT

PHASE 2

2ND FLOOR ADDITION
TO OWNER'S UNIT

CONTENTS:

A. GENERAL NOTES

B. PROPERTY PROFILE

C. COPY OF PERMITS

D. STATISTICS

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( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#68625
CONSUELO CHANECO
PRINCIPAL
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PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST

NO. 1 DATE

NO. 2 DATE

NO. 3 DATE

NO. 4 DATE

NO. 5 DATE

FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

Date

Scale

Drawn

Job

Sheet

SHT 6/6

24 X 36 PRINTED ON NO. 1000H CLEARPRINTs

PHASE 1

DOORS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	D1	36" x 6'-8"	METAL DOOR	
	D2	36" x 6'-8"	WOODEN FLASH DOOR	
	D3	32" x 6'-8"	WOODEN FLASH DOOR	
	D4	36" x 6'-8"	WOOD FLUSH DOOR	

WINDOWS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	W1	48" x 48"	DBL GLAZED SL.WDW	
	W2	60" x 48"	DBL GLAZED SL.WDW	
	W3	24" x 48"	DBL GLAZED SL.WDW	
	W4	36" x 12"	DBL GLAZED SL.WDW	

DESCRIPTION OF FINISHING:

DOORS: EXTERIOR DOORS:
FRONT DOOR - 36" STEEL DOOR
REAR DOOR - 3" STEEL DOOR
INTERIOR DOORS:
BEDROOM DOORS - - 36" WOODEN FLUSH DOORS
TOILET/BATH DOORS - 32" WOODEN FLUSH DOORS
POWDER ROOM DOOR - 32" WOODEN FLUSH DOOR

WINDOWS: DOUBLE GLAZE GLASS WINDOWS

FLOORING: LIVING - DINING-KITCHEN - CERAMIC TILE FLOOR
BEDROOMS (2ND FLOOR) - PRESSED WOOD
TOILET/BATH - - CERAMIC TILE FLOOR
POWDER ROOM - - CERAMIC TILE FLOOR

FLOOR AREA CALCULATION

LAND AREA - - - - - 4,846 sft

EXISTING FLR. AREA - - - - 1,535.00sft

ORIGINAL LIVABLE FLR. AREA 1,065.00 sft.
PHASE 1 LIVABLE FLR. AREA 470.00 sft.

(N) PHASE 2 :
LIVABLE FLR. AREA: 16.5' x 26.50' =437.25 sft (437.30 sft 2ND FLOOR)

TOTAL LIVABLE FLR AREA - - - 1,972.30

NON LIVABLE FLOOR AREA:

(E) FRONT PORCH 82.00 sft
(E)REAR LANDING 66.00 sft
(E)CARPORT 378.00 sft
(E)GARAGE 400.00 sft

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = 22%
1,066/4,846 = 22%

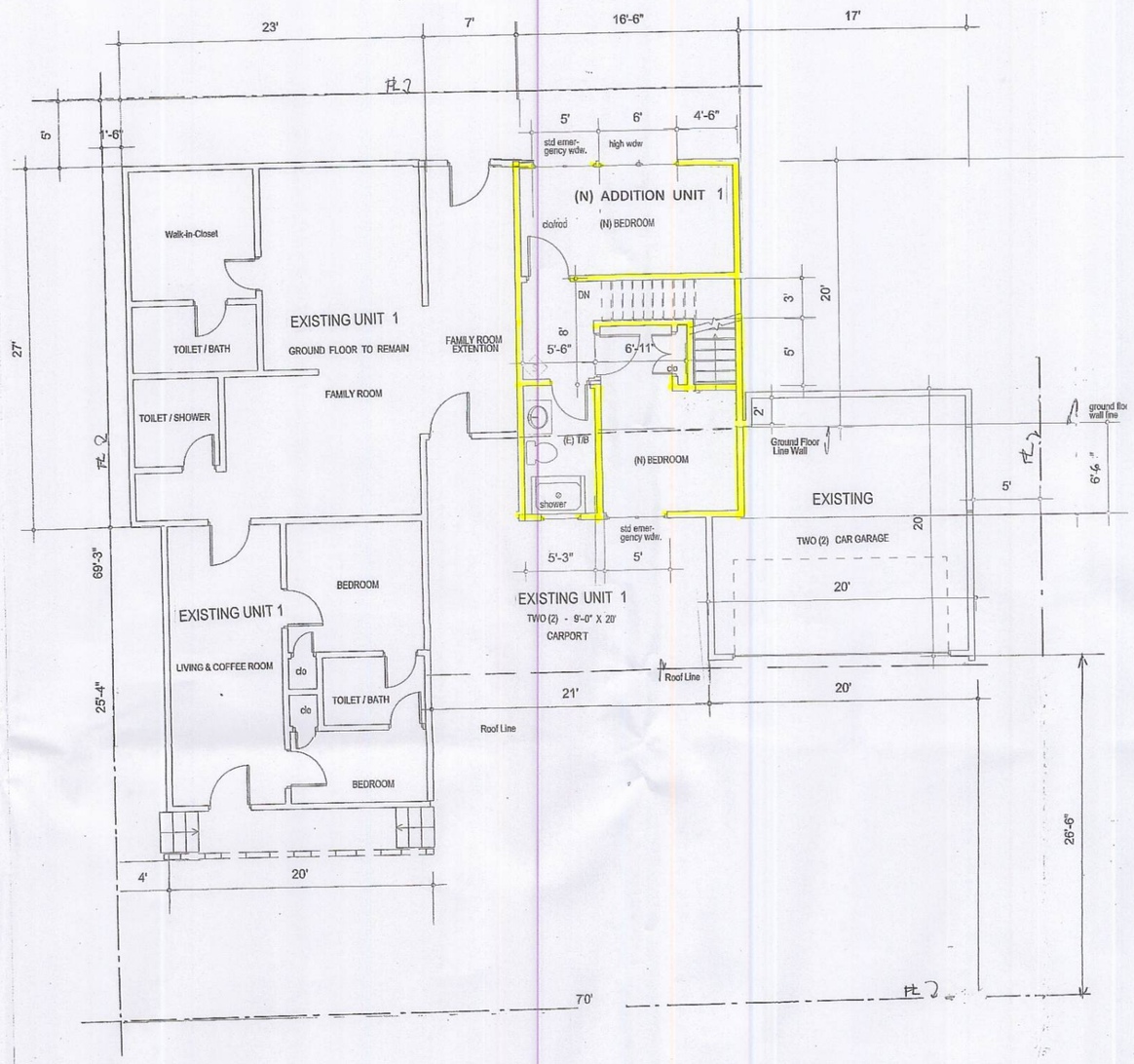
BUILDING FOOTPRINT - 2,461.00sft = 51%
1535.00 + 926.00 = 2,461.00

FLOOR AREA RATIO: 2,461/4,846 = 51%

LANDSCAPE AREA = 27%
4,846 - (1,066 + 2461) = 1,319.00sft
1,319/4,846 = 27%

SUMMARY:

(E) LIVABLE FLOOR AREA -	1,065.00 sft
(E) PHASE 1- LIV. FLR AREA-	470.00 sft
(E) TOTAL - -	1,535.00 sft
(N) LIVABLE FLOOR AREA - (2ND FLR AREA)	437.30 sft
TOTAL LIVABLE (E) + (N)	1,972.30 sft
TOTAL NON LIV.	926.00 sft
GRAND TOTAL FLOOR AREA -	**2,89.30 sft**



SECOND FLOOR PLAN UNIT 1 (PHASE 2)

SCALE 3/16:1'-0"FT
2ND FLOOR RM. ADD. TO (E) ONE STOREY RESIDENCE
(TWO (2) BEDROOMS and TOILET/BATH)

REVISED
EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
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AFFIDAVIT OF ACCEPTANCE RECEIVED 02-27-12

LEGEND:

EXISTING WALL
NEW WALL

PROJECT INFORMATION:

The property owner Ms. SALUD F. RIVERA conceived the project of building her dream house in 2006. The supposedly standard process of application went thru a lenghty process because of the opposing neighbors petition complaining against building the proposed project in a formerly zoned C-2 property. After reducing the size of the project the Planning Commission granted the approval of the project however, the petitioners filed an appeal against the approval . The case was elevated to the Board of Supervisor. The Board of Supervisor granted the approval of the project and the final Condition of Approval was received by the owner in 2010.

From 2006 to 2010, due to the economic condition the owner of the subject property decided to build the project into Phases .

PROPOSED PROJECT

PHASE 1
GROUND FLOOR ROOM
ADDITION TO OWNERS UNIT

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN
( ) PERSPECTIVE
( ) FLOOR PLAN
( ) ELEVATION
( ) SECTION
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( ) SECTION
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( ) GROUND FLOOR FRAMING PLAN
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( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#36625
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.430.3766
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SERVICES:
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BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

Date
Scale
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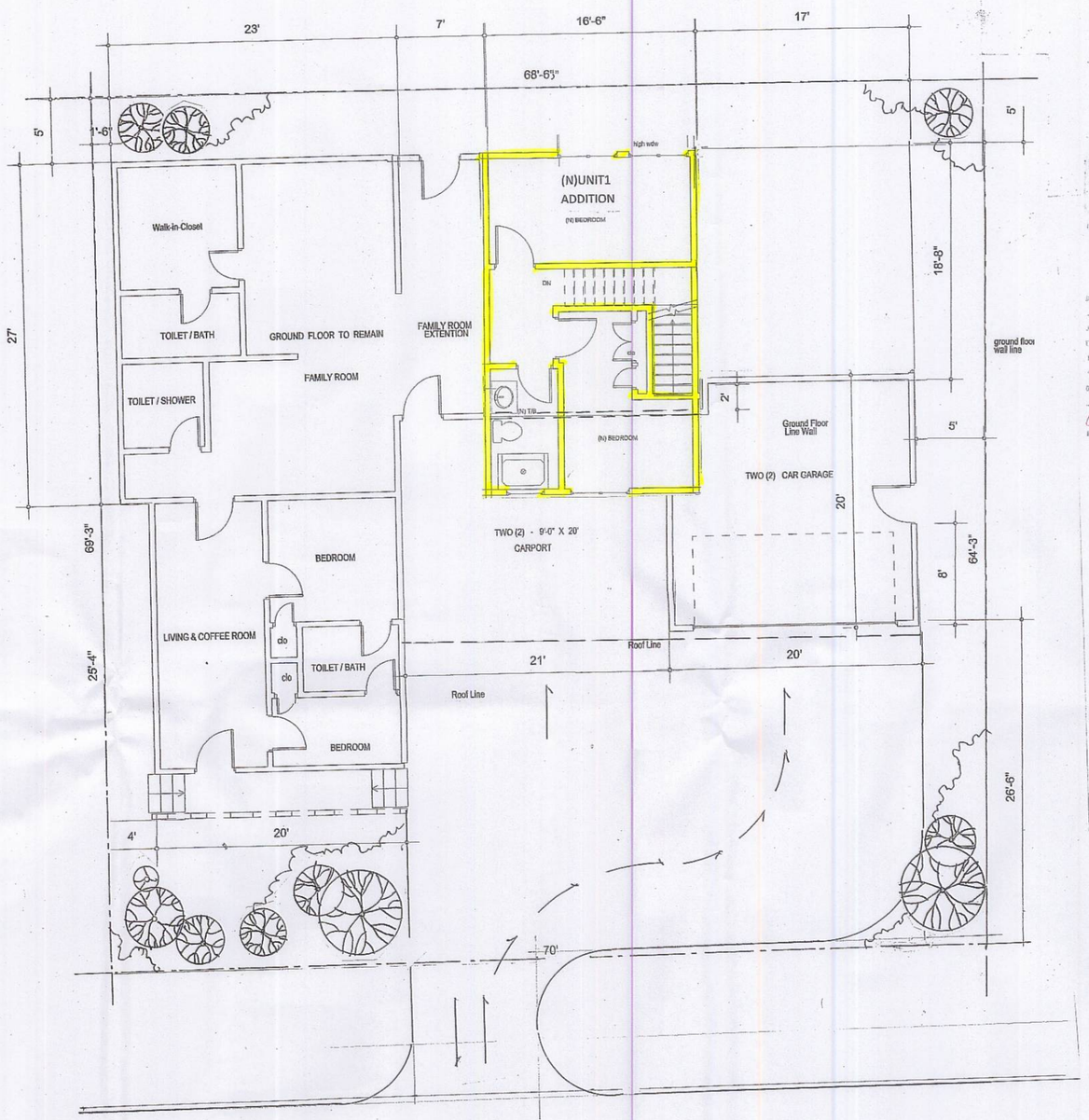
Job
Sheet
SHT 5/6

24X33 PRINTED ON RECYCLED PAPER



REVISED

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AFFIDAVIT OF ACCEPTANCE
RECEIVED 02-27-12

FLOOR AREA CALCULATION

LAND AREA - - - - - - 4,846 sft

EXISTING FLR. AREA - - - - 1,535.00sft

ORIGINAL LIVABLE FLR. AREA 1,065.00 sft.
PHASE 1 LIVABLE FLR. AREA 470.00 sft

(N) PHASE 2 :
LIVABLE FLR. AREA: 16.5' x 26.50' =437.25 sft (437.30 sft 2ND FLOOR)

TOTAL LIVABLE FLR AREA - - - 1,972.30

NON LIVABLE FLOOR AREA:

(E) FRONT PORCH 82.00 sft
(E)REAR LANDING 66.00 sft
(E)CARPORT 378.00 sft
(E)GARAGE 400.00 sft

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = 22%
1,066/4,846 = 22%

BUILDING FOOTPRINT - 2,461.00sft = 51%
1535.00 + 926.00 = 2,461.00

FLOOR AREA RATIO: 2,461/4,846 = 51%

* LANDSCAPE AREA = 27%
4,846 - (1,066 + 2461) = 1,319.00sft
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SUMMARY:

(E) LIVABLE FLOOR AREA - 1,065.00 sft
(E) PHASE 1- LIV. FLR AREA- 470.00 sft
(E) TOTAL - - 1,535.00 sft

(N) LIVABLE FLOOR AREA - (2ND FLR AREA) 437.30 sft

TOTAL LIVABLE (E) + (N) 1,972.30 sft

TOTAL NON LIV. 926.00 sft

GRAND TOTAL FLOOR AREA - 2,89.30 sft

PLANT SCHEDULE

1. GROUND COVER - IVY, ICE PLANT, GAZANIA, JERANIUM, AGAVY
2. FLOWERING PLANTS - MOREA LILY, ROSES,BOUGAINVILLA
3. TREES - - - ~~LEMON TREE, AVOCADO TREE, GUAVA TREE, ETC.~~ (ONE OR TWO TREES SHALL BR 6 TO 10 GALLONS)
Peppermint tree, ariz. dogwood, lagunat, ponderosa pine

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

LANDSCAPE PLAN (PHASE 2)

SCALE 3/16: 1'-0"FT.

PROPOSED PROJECT

PHASE 1 :
ONE STOREY RM ADD. TO
(E) ONE STOREY OWNERS UNIT.

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
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ARCHITECTURAL PLAN

- [x] PLOT PLAN
- [x] VICINITY PLAN
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- ( ) ELECTRICAL
- ( ) PLUMBING
- ( ) SECTION
- ( ) REFLECTED CEILING PLAN
- ( ) ROOF PLAN
- ( ) DETAILS
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- [x] SCHEDULE OF DOORS
- [x] SCHEDULE OF FINISHING

STRUCTURAL PLAN

- ( ) FOUNDATION PLAN
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- ( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21803 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625
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REVISIONS	BY

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PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE:

Date	1-25-12
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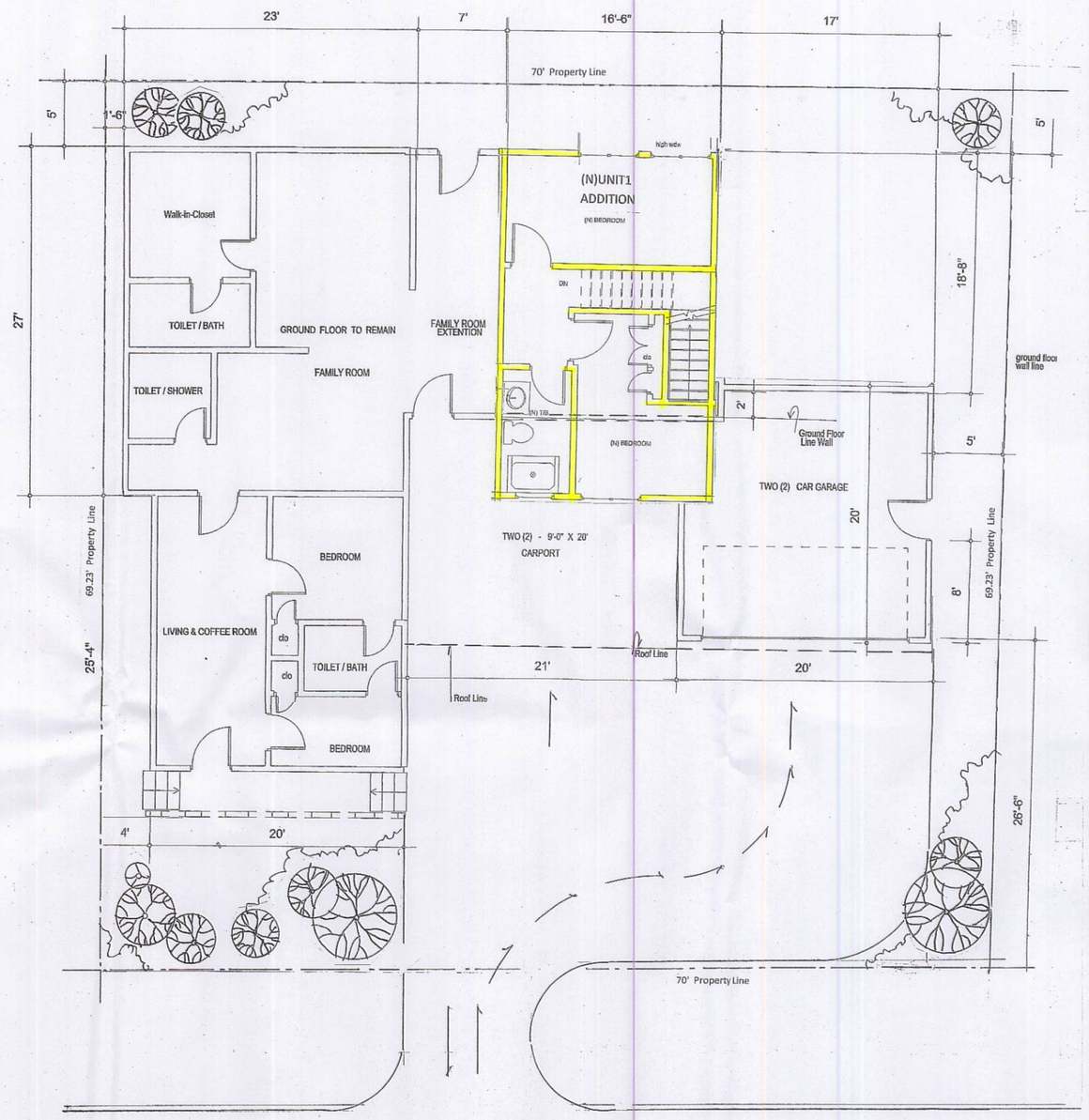

BERENDO AVENUE

NORTH

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

REVISED

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING

APPROVED

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PARKING PLAN - PHASE 2

SCALE 3/16:1'-0"FT.

PARKING REQUIRED : 4 CARS

PARKING PROVIDED: 4 CARS

2 - CAR CARPORT

2- CAR GARAGE

PROPOSED PROJECT

PHASE 1 :

ONE STOREY RM ADD. TO

(E) ONE STOREY OWNERS UNIT.

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CARSON, CA 90745

CELL: 310.430.3766
TEL/FAX: 310.618.8684

SERVICES:

INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION :
PER OWNER'S REQUEST

NO. 1
DATE

NO. 2
DATE

NO. 3
DATE

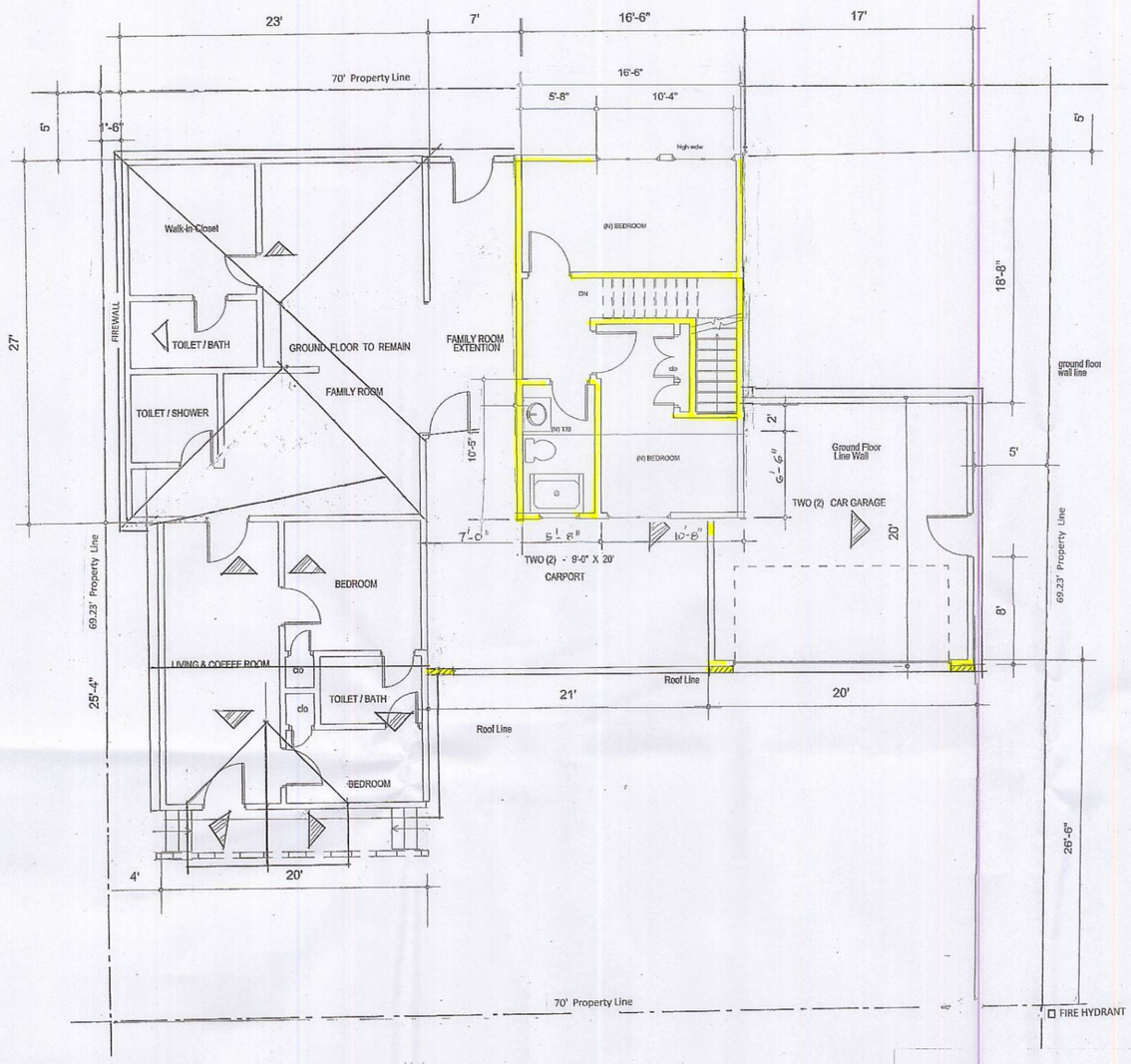
NO. 4
DATE

NO. 5
DATE

FINAL PLAN
DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

Date	1-25-12
Scale	
Drawn	
Job	
Sheet	SHT 3/6



FLOOR AREA CALCULATION

LAND AREA - - - - - 4,846 sft

EXISTING FLR. AREA - - - - 1,535.00sft

ORIGINAL LIVABLE FLR. AREA 1,065.00 sft.
PHASE 1 LIVABLE FLR. AREA 470.00 sft.

(N) PHASE 2 :
LIVABLE FLR. AREA: 16.5' x 26.50' =437.25 sft (437.30 sft 2ND FLOOR)

TOTAL LIVABLE FLR AREA - - - 1,972.30

NON LIVABLE FLOOR AREA:

(E) FRONT PORCH 82.00 sft
(E)REAR LANDING 66.00 sft
(E)CARPORT 378.00 sft
(E)GARAGE 400.00 sft

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = 22%
1,066/4,846 = 22%

BUILDING FOOTPRINT - 2,461.00sft = 51%
1535.00 + 926.00 = 2,461.00

FLOOR AREA RATIO: 2,461/4,846 = 51%

LANDSCAPE AREA = 27%
4,846 - (1,066 + 2461) = 1,319.00sft
1,319/4,846 = 27%

REVISED

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RPP 200600329, REA 201200032 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATUTE.
AFFIDAVIT OF ACCEPTANCE RECEIVED 02-27-12

SUMMARY:

(E) LIVABLE FLOOR AREA - 1,065.00 sft
(E) PHASE 1- LIV. FLR AREA- 470.00 sft
(E) TOTAL - - 1,535.00 sft

(N) LIVABLE FLOOR AREA - 437.30 sft
(2ND FLR AREA)

TOTAL LIVABLE (E) + (N) 1,972.30 sft

TOTAL NON LIV. 926.00 sft

GRAND TOTAL FLOOR AREA - 2,89.30 sft

NOTE:

TOTAL LIVABLE FLOOR AREA - - - 1,065 sft
(E) FRONT PORCH - - - - 82.00 sft
DEMOLISHED UNPERMITTED FLOOR AREA - 303.00 sft

Detailed Parcel Information

Records for this property are kept at the South District Office
(How frequently is the information updated on this site?)

Property Information
Assessor's ID No. 7345-014-040
Site Address 21603 BERENDO AVE
TORRANCE CA 90502
Property Type Single Family Residence

Property Boundary Description
PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ LOT COM S 0[illegible]' 20" E 615 FT FROM SE COR OF LOT 85 TR NO 24891 TH S 89[illegible] W TO E LINE OF ... SEE MAPBOOK FOR MISSING PORTION ... ALLOT

Building Description(s)

	Improvement 1
Square Footage	1,460
Year Built / Effective Year Built	1924 / 1924
Bedrooms / Bathrooms	3 / 3
Units	1

BERENDO AVENUE

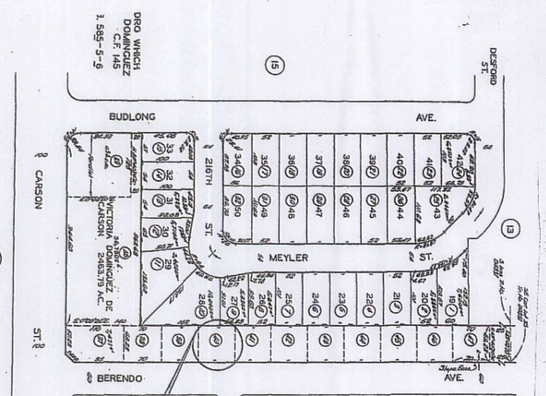
NORTH

LEGEND : NEW WALL

(N) WALL

PLOT PLAN UNIT 1 (PHASE 2)

SCALE 3/16:1'-0"FT
2ND FLOOR RM. ADD. TO (E) ONE STOREY RESIDENCE
(TWO (2) BEDROOMS and TOILET/BATH)



VICINITY PLAN

PROPOSED PROJECT
PHASE 2
2ND FLOOR ADDITION
TO OWNER'S UNIT

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN
( ) PERSPECTIVE
( ) FLOOR PLAN
( ) ELEVATION
( ) SECTION
( ) ELECTRICAL
( ) PLUMBING
( ) SECTION
( ) REFLECTED CEILING PLAN
( ) ROOF PLAN
( ) DETAILS
( ) SCHEDULE OF WINDOWS
( ) SCHEDULE OF DOORS
( ) SCHEDULE OF FINISHING

STRUCTURAL PLAN

( ) FOUNDATION PLAN
( ) GROUND FLOOR FRAMING PLAN
( ) SECOND FLOOR FRAMING PLAN
( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

[redacted]

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#[redacted]
CONSUELO CHANECO
PRINCIPAL

OFFICE:
325 W. 220TH ST.
CARSON, CA 90745

CELL: 310.430.3766
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URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

[redacted]

REVISIONS	BY

REVISION : PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE: 1/8/10

Date
Scale
Drawn
Job
Sheet
SHT 2/6

COUNTY OF LOS ANGELES FIRE DEPARTMENT

FIRE PREVENTION DIVISION
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040

TRANSMITTAL

DATE: August 21, 2008

TO: DRP - Adrienne Ng, FPD - Carson, Applicant's Agent - Consuelo Chaneco

FROM: Scott Jaeggi, Inspector
(323) 890-4243

SUBJECT: CUP R2006-03795 / 21603 Berendo Avenue, Torrance

Attached please find the conditions of approval for the above referenced project. If you have any additional questions, please feel free to contact me.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: August 21, 2008

TO: Department of Regional Planning
Attn: Permits and Variances

PROJECT #: CUP R2006-03795

LOCATION: 21603 Berendo Avenue, Torrance

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ Verify __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING BY THE FIRE DEPARTMENT.

☒ **Location:** Fire Flow performed by California Water Service Company on 07-31-08 is adequate.

☒ **Access:** Access is adequate for this project.

☐ **Special Requirements:** ____

Fire Protection facilities, including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: SCOTT JAEGGI

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

WATER USED FOR DAILY ACTIVITIES

The average single family Southern California home uses 450 gallons of water daily, indoors and out.

The average apartment or condo uses 260 gallons daily.

An individual uses 140 gallons of water each day at home.

BRUSHING TEETH	3 GALLONS A DAY
SHOWER	40 GALLONS EVERY 10 MINUTES
BATH	20 GALLONS
TOILET	28 GALLONS A DAY PER PERSON
CLOTHESWASHER	45 GALLONS PER LOAD
COOKING	5 GALLONS PER DAY
DISHWASHER	15 GALLONS PER LOAD
HOSING DRIVEWAY	150 GALLONS
WASHING CAR	150 GALLONS

California Water Service Company
Fire Flow Test

Test Date: 7/29/2008 Test Time: 11:45 Approved Date:
District: DOMINGUEZ Zone: 2 Plat: 30-29 M-6
General Location:
Address: 21603 BERENDO AVE
Cross Street: BROADWELL AVE
Requested By: CONNIE CHANECO
Purpose Of Test: FIRE FLOW AVAILABILITY FORM
Conducted By: RICK TERRY
Witnessed By C.W.S. Co: ADAM URIBE
Others: DEJUAN WILSON

Outlet No.	Size Outlet	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail.@20
Location 1 Hydrant #: 2119 Address: FIRE HYDRANT ON THE WEST SIDE OF BERENDO AVENUE AT BROADWELL AVENUE.							
1	4	17	1771	72	44	1771	2474
2	0	0	0				
3	0	0	0				
4	0	0	0				
			Total Flow Observed Available @20:			1771	2474

Remarks: FLOWED WITH DIFFUSER, 6" A.C., W.L., STATION 203 TANK LEVEL 23.8'. FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SERVICE AREA.

Static/Residual Location: TAKEN OFF HOSE SPIGOT AT 21527 BERENDO AVENUE.

Note:
Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tariff Schedule: 'The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system.'

NOTE: FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SERVICE AREA.

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 35 feet via vehicular access. The fire flow services will be rendered from a 6 inch diameter water main. The hydrant is located on the west side of Berendo Avenue (Street) ------- (Feet) -------- (Direction) of at Broadwell Avenue (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this 6" x 4" x 2.5" (Size) hydrant is 2474 GPM at 20 PSI residual for 2 hours at 72 PSI Static

PART II (B) SPRINKLERED BUILDINGS ONLY

Detector Location:(check one) ☐ Above Grade ☐ Below Grade ☐ Either
Backflow protection required (fire sprinklers/private hydrant): ☐ Yes ☐ No
Type of Protection Required:(check one)
☐ Double Check Detector Assembly ☐ Reduced Pressure Principal Detector Assembly
☐ Other _____ Domestic Meter Size _____

PART II (C)
California Water Service Company (Dominguez District) — Water Purveyor
Lisa Mann — Signature Lisa Mann
07-31-2008 — Date
General Superintendent — Title

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.

ATTACH. -4

PROJECT INFORMATION

SALUD F. RIVERA

OWNER

Location: 21603 Berendo Ave. Torrance CA 90502

(Phase 3)

TWO STOREY (1) UNIT ADDITION

TO (E) OWNER'S UNIT - DUPLEX

PROJECT INFORMATION:

The property owner Ms. SALUD F. RIVERA conceived the project of building her dream house in 2006. The supposedly standard process of application went thru a lenghty process because of the opposing neighbors petition complaining against building the proposed project in a formerly zoned C-2 property. After reducing the size of the project the Planning Commission granted the approval of the project however, the petitioners filed an appeal against the approval . The case was elevated to the Board of Supervisor. The Board of Supervisor granted the approval of the project and the final Condition of Approval was received by the owner in 2010.

From 2006 to 2010, due to the economic condition the owner of the subject property decided to build the project into Phases .

COUNTY OF LOS ANGELES
DEPARTMENT APPROVAL

PLANNING DEPARTMENT

REVISED

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RCUP 200600329, RPA 2012000052 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.

AFFIDAVIT OF ACCEPTANCE

RECEIVED 02-27-12

BUILDING AND SAFETY

FIRE DEPARTMENT

PUBLIC WORKS

DRP FILE COPY
PHASE 3 OF 4

TABLE OF CONTENTS		SHEET NO
PROJECT INFORMATION	-	1/5
PLOT / VICINITY PLAN	-	2/5
LANDSCAPE PLAN	-	3/5
FLOOR PLANS	-	4/5
4 - ELEVATION	-	5/5
ATTACHMENT	-	6 to10

PROPOSED PROJECT

Ph. 3

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
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( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S: SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

[redacted]

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#[redacted]
CONSUELO CHANECO
PRINCIPAL

OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.430.3766
TEL/FAX: 310.618.8684

02/27/12

SERVICES:

INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST

NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

Date
Scale
Drawn
Job
Sheet

SHT 1/6

RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1390, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name: Salud F. Rivera

Mailing Address: 21603 Berendo Ave.

City, State Zip Code: Torrance, CA 90502

COPY of Document Recorded
02/25/08
Ha [redacted]
Or [redacted]
pa 20080324049
LOS ANGELES COUNTY REGISTRAR-RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

Certificate of Compliance

RCOC 2007 00406

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1390, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: Salud F. Rivera
Street: 21603 Berendo Ave.
City: Torrance, Ca. 90502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions)

Signature	Signature	Signature
Salud F. Rivera, Trustee		
Name & Title (Typed or Printed)	Name & Title (Typed or Printed)	Name & Title (Typed or Printed)
9/26/07		
Date	Date	Date

LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "A"

OWNER(S): **Salud F. Rivera, Trustee of the Salud F. Rivera Trust**

CERTIFICATE OF COMPLIANCE
CONTINUATION

CERTIFICATE OF COMPLIANCE NO. RCOC 2007 00406

APN: 7345-014-040

NOTES:

THIS CERTIFICATE DOES NOT CONSTITUTE A BUILDING PERMIT. Prior to authorization to build on this property, the applicant will be required to conform to County and State regulations. Such regulations may include, but are not limited to, programs for road and/or drainage right-of-way dedication and improvements, appropriate sanitary sewage disposal, water supply for domestic use and fire suppression, and adequate fire apparatus access.

GEOLOGIC, soils and/or Drainage Conditions may exist on the subject property, which could limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

DETERMINATION OF COMPLIANCE

This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

The subject property may be sold, leased, financed or otherwise conveyed without restriction.

CERTIFICATE OF COMPLIANCE

Pursuant to the provisions of the Subdivisions Map Act (Sec. 66410 et. Seq., Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code). I hereby certify that I have reviewed the above-described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance.

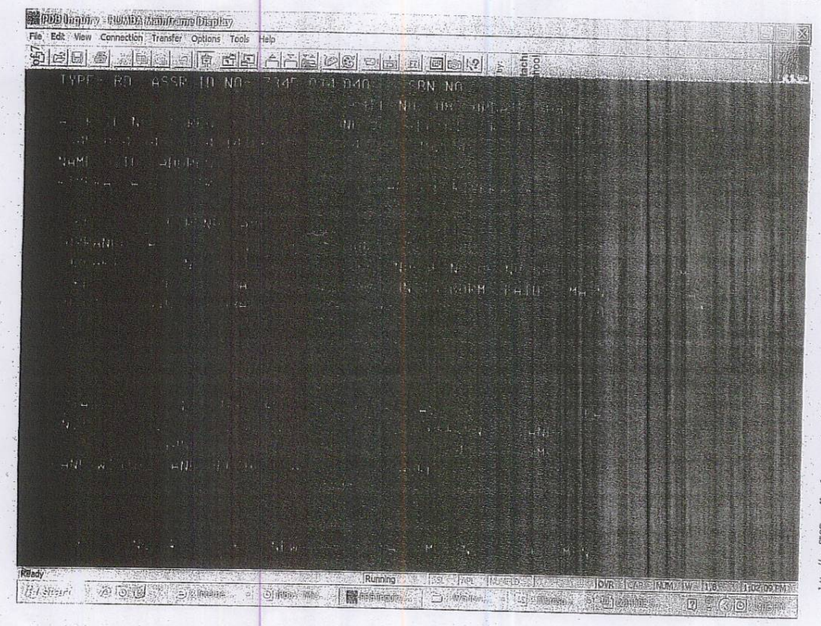
DEPARTMENT OF REGIONAL PLANNING

By: Lisa Ochoa for Frank Meneses

Title: Administrator, Current Planning Division

Date: 2-25-08

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles
Bruce W. McClendon, FAICP
Director of Planning



http://us.502.mail.yahoo.com/ym/ShowLetter?MsgId=3099 4174039 140375 1521 1616... 2/1/2005

EXHIBIT "A"

THAT PORTION OF THE 2463.79 ACRE TRACT ALLOTTED TO VICTORIA DOMINGUEZ DE CARSON, BY THE DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS DISTANT 375 FEET SOUTH 89° 40' 20" WEST (PARALLEL WITH THE NORTH LINE OF CARSON STREET AS NOW ESTABLISHED) FROM A POINT IN THE WEST LINE OF TRACT 3612, AS PER MAP RECORDED IN BOOK 40 PAGE 5 AND 6 OF MAPS, DISTANT THERSON NORTH 0 09' 20" WEST 275 FEET FROM THE SOUTHWEST CORNER OF LOT 25, OF SAID TRACT 3612; THENCE NORTH 0 09' 20" WEST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE SOUTH 89 40' 20" WEST PARALLEL WITH SAID NORTH LINE OF CARSON STREET 69.23 FEET; THENCE SOUTH 0 09' 20" EAST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE NORTH 89° 40' 20" WEST 69.23 FEET TO THE POINT OF BEGINNING.

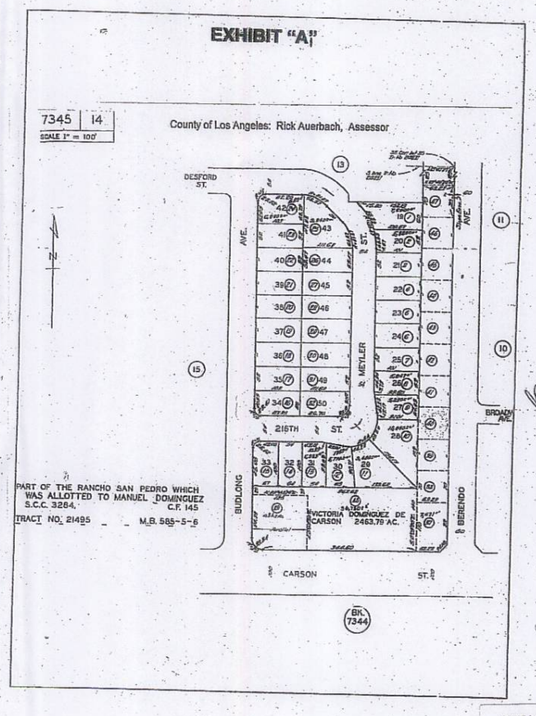
```
TYPE= RD   ASSR ID NO= 7345 014 040     SBN NO =
                                  FILE NO= 18  UPDATE= 09/14/08     DATE= 09/16/08
ASSR ID NO    REG  CC   USE  ZONE VC  REC DT  TRF PRICE # OC1 OC2 DT  INT  DRC
7345 014 040 2 14 14176 0100 LCC4 1 010102-50              1  3   7  B 008-0  U
NAME-SITUS ADDRESS
RIVERA, SALUD F TR                  SALUD F RIVERA TRUST

21603       BERENDO AVE
TORRANCE CA              90502-1840
SUBPART  DESIGN              YR   EFF  NO OF NO OF NO OF  SQ FT      COMPOSITE
 KEY     TYPE    CLASS  BLT   YR  UNITS BDRMS BATHS  MAIN       SQUARE FT
 0101    0100    D3A    1924  1924   1    3    3     1450 -
 -

TOTAL     TOTAL    TRF PRICE  TRF PRICE  AVG SQ FT          BASE VALUE PC RC  BY
UNITS     SQ FT    PER UNIT   PER SQ FT   PER UNIT   LAND      53204    P   82
  1        1450                           1450      IMP       18181    P   82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES      TOTAL       71385
                          4844

PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543



ATTACH. -3

CONDITIONS OF APPROVAL
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT NO. 2006-00329-(2)

1. This grant authorizes the use of the subject property for the construction and maintenance of a two-family residence located at 21603 Berendo Avenue in the unincorporated community of West Carson, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose unless and 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 4, and until all monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 5, 6, and 7 shall be effective immediately.

4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

5. 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 section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to,

depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

a. If during the litigation process acturl costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 22.170.010 of the Los Angeles County Code ("County Code").

7. This grant shall expire unless used within two years from the date of approval. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year time extension to use this grant, provided such request is made in writing and accompanied with the applicable fee at least six months prior to the expiration date described herein.

8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

9. 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. Prior to the use of this grant, the permittee shall deposit with the County the sum of $300 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval and with the permittee's adherence to the site plan on file at Regional Planning. The fund provides for two biennial inspections, which inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant or to ensure adherence with the approved site plan, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150 per inspection.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

11. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

12. All structures related to the permittee's use shall comply with the requirements of the County Department of Public Works, Division of Building and Safety.

13. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

14. The permittee shall provide a minimum of four on-site covered parking spaces subject to the specifications set forth in section 22.52.1060 of the County Code.

15. The permittee shall keep and maintain the premises in a neat and orderly fashion and shall keep the areas over which the permittee has control free of litter at all times.

16. Outdoor storage and display are prohibited at the site unless approved by the Director through a revised Exhibit "A."

17. As volunteered by the permittee, the permittee shall ensure that the structure contains no more than a total of seven bathrooms.

18. Within 60 days following the approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans similar to the Exhibit "A" presented at the Board's public hearing that depict all project changes required by this grant of approval. In the event the permittee seeks to revise these plans in the future, the permittee shall submit three copies of such revised plans to the Director for approval, with written authorization from the property owner for such revised plans.

19. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a revised landscape plan, which may be incorporated into the revised Exhibit "A" described above, showing the size, type, and location of all plants, trees, and watering facilities to be installed at the site. The landscape plan shall comply with the drought-tolerant landscaping requirements of section 22.52.2230 of the County Code, including the requirement that a minimum of 75 percent of the site's total landscaped area shall contain plants from Regional Planning's drought-tolerant plant list. In addition, the permittee shall plant and maintain a minimum of three trees in the site's rear-yard setback, which trees shall also be identified on said list. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.

20. The structure shall be limited to two stories and shall have a maximum height of 25 feet.

21. The structure shall have a minimum rear-yard setback of five feet along the entire length of the subject property.

22. The permittee shall design the structure's second-story windows to maximize the privacy of the neighbors in the rear.

23. The permittee shall provide rear landscaping to the site to maximize its aesthetic appeal to the neighbors in the rear.

24. Within 90 days of the approval date of this grant, the permittee shall demolish any and all unpermitted structures on the site.

25. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A" or a revised Exhibit "A" approved by the Director. If Regional Planning ever obtains information or has any indication whatsoever that the subject property is being used for an unauthorized use, the permittee shall be subject to immediate enforcement proceedings to terminate such unauthorized use and/or to revoke this grant.

4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of RIVERSIDE
On 26th MAY, 2010 before me, PRITI. B. PATEL, NOTARY PUBLIC (Here Insert Name and Title of the Officer)
personally appeared SALUD F. RIVERA (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

Signature: [signature] (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: AFFIDAVIT OF ACCEPTANCE
Document Date: 05/26/2010 Number of Pages: 1
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: SALUD F. RIVERA		Signer's Name:	
☐ Corporate Officer — Title(s):	Top of thumb here	☐ Corporate Officer — Title(s):	Top of thumb here
☒ Individual		☐ Individual	
☐ Partner — ☐ Limited ☐ General		☐ Partner — ☐ Limited ☐ General	
☐ Attorney in Fact		☐ Attorney in Fact	
☐ Trustee		☐ Trustee	
☐ Guardian or Conservator		☐ Guardian or Conservator	
☐ Other:		☐ Other:	
Signer Is Representing:		Signer Is Representing:	

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3

Please complete this form and return to:

The Los Angeles County Recorder
12400 Imperial Highway
Norwalk, CA 90650

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }SS

REGARDING: PROJECT NUMBER R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 200600329-(2)
21603 BERENDO AVENUE, TORRANCE (WEST CARSON)

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case: I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of $300.00 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 26th day of May 20 10

I/We declare under the penalty of perjury that the foregoing is true and correct.

(Where the owner and permittee are not the same, both must sign.)

Type or Print Applicant:
Name Salud F. Rivera
Applicant Salud F. Rivera
City, State Torrance, Calif.
Signature [signature]

This signature must be Acknowledged By a notary public. Attach Appropriate Acknowledgements.

Owner:
Name Salud F. Rivera
Address 21603 Berendo Ave.
City, State Torrance, Calif. 90502
Signature [signature]

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

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TYPE= BD  ASSR ID NO= 7345 014 040    SBN NO =
                           FILE NO= 18  UPDATE= 09/14/08    DATE= 09/16/08
ASSR ID NO     REG  CC    USE  ZONE VC  REC DT  TRF PRICE # OC1 OC2 DT  INT  DRC
7345 014 040 2 14 14176 0100 LCC4 1 010102-50            1   3   7   B 00?-0  U
NAME-SITUS ADDRESS
RIVERA, SALUD F TR                              SALUD F RIVERA TRUST

21603       BERENDO AVE
TORRANCE CA                  90502-1840
SUBPART  DESIGN              YR    EFF  NO OF NO OF NO OF  SQ FT      COMPOSITE
  KEY     TYPE    CLASS     BLT    YR  UNITS BDRMS BATHS  MAIN      SQUARE FT.
 0101     0100    D3A       1924  1924    1     3     3    1450

TOTAL     TOTAL   TRF PRICE  TRF PRICE  AVG SQ FT           BASE VALUE PC RC  BY
UNITS     SQ FT   PER UNIT   PER SQ FT   PER UNIT   LAND     53204      P  82
  1        1450                             1450    IMP      18181      P  82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES         TOTAL    71385
                            4844

  PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543

NO PERMIT RECORD IS AVAILABLE.

PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

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( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58825
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.430.3766 TEL/FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION: PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE: [signature]
OWNER'S NAME:
DATE 1/26/12

Date
Scale
Drawn
Job
Sheet
ATTACH. -2

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE (213) 974-1946
FACSIMILE (213) 613-4751
TDD (213) 633-0901

ANDREA SHERIDAN ORDIN
County Counsel

April 6, 2010

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#14 APRIL 6, 2010
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 3
11/24/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: PROJECT NUMBER R2006-03795-(2)
CONDITIONAL USE PERMIT NUMBER 2006-00329-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted an appeal hearing regarding the above-referenced permit, which proposes the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson. At the completion of the hearing, your Board indicated an intent to approve the permit with several additional conditions, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel
By
Lawrence L. Hafetz
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.685262.1

CONDITIONAL OF APPROVAL

FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00329-(2)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2006-00329-(2) ("CUP") on November 24, 2009. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP on April 1, 2009 and on May 20, 2009.

2. The permittee, Ms. Salud F. Rivera, requests the CUP to authorize the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson, in the Carson Zoned District.

3. The site is zoned C-3 (Unlimited Commercial). Two-family residences are allowed in the C-3 zone with a conditional use permit.

4. The subject property is approximately 4,800 square feet and is relatively level. The area is relatively urbanized and surrounded by commercial or residential uses in all directions.

5. Surrounding properties are zoned as follows:

   North: R-1 (Single-Family Residence);
   South: C-3;
   East: R-1; C-3; and
   West: R-1.

6. The surrounding land uses consist of the following:

   North: Single-family residences;
   South: Apartment buildings, commercial service uses;
   East: Single-family residences, multi-family residences; and
   West: Single-family residences.

7. The site contains an existing single-family residence, carport, garage, and an unpermitted second unit. As part of the project, a portion of the existing residence will be demolished and the remaining portion will be incorporated into the new two-family residence. Also as part of the project, the existing carport, garage, and second unit will be demolished.

8. Access to the site is from the east via Berendo Avenue.

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9. The permittee originally proposed a large, three-story project for the site described in Finding No. 10 below, which was substantially revised through the public hearing process, as described in these Findings.

10. The permittee originally proposed the development of a two-family residence, with one unit having a floor area of 1,250 square feet, consisting mainly of the existing single-family residence, and the second unit having a floor area of 3,500 square feet. The project also included a 2,600-square-foot uninhabited loft area constructed above and beside the first unit, creating a three-story unit with a staircase and elevator for access. The loft was proposed to be used exclusively for storage and the height of the structure was proposed to be 35 feet. The proposed rear-yard setback was to be five feet along most portions of the rear property line, with certain portions having a one-foot, six-inch rear-yard setback. The project contained a total of 10 bathrooms and four on-site covered parking spaces.

11. Prior to the Commission's initial public hearing session, staff of the County Department of Regional Planning ("Regional Planning") reviewed the project under the California Environmental Quality Act ("CEQA") and determined that the project qualified for a Class 3 Categorical Exemption (Small Structures) under CEQA ("Categorical Exemption"). Staff later determined that the Categorical Exemption continued to apply to the project after it was revised through the public hearing process.

12. Throughout the public hearing process, Regional Planning staff received numerous telephone calls, extensive correspondence, and a petition with approximately 260 signatures, all in opposition to the project originally proposed by the permittee. Regional Planning staff also received a petition with approximately 75 signatures in favor of the project.

13. Opponents of the project raised concerns regarding the structure's 35-foot height, claiming that such a height was out-of-character with the surrounding area. Several adjacent neighbors asserted that the structure's proposed windows faced their respective yards and would invade their privacy. Opponents also raised concerns regarding the structure's multi-family use, claiming that such a use would attract a more transient population to the neighborhood.

14. On January 20, 2009, a Regional Planning hearing officer ("Hearing Officer") held a public hearing on the project. At the public hearing, the permittee and her representative testified in favor of the project. Two area residents testified in opposition to the project claiming, among other things, that it was out-of-character with the surrounding neighborhood. At the conclusion of the public testimony, the Hearing Officer closed the public hearing and denied the project on a number of grounds, including that: (a) the proposed multi-family residence was not of like character to the surrounding residential uses; (b) the structure's proposed height, density, and use would likely adversely affect the health, peace,

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comfort, and/or welfare of persons residing or working in the surrounding area; and (c) by blocking light, eliminating views, and inhibiting privacy, the project would likely be detrimental to the use, enjoyment, and valuation of residential properties in the immediate vicinity.

15. Pursuant to section 22.60.200(A) of the Los Angeles County Code ("County Code"), the permittee appealed the Hearing Officer's denial to the Commission.

16. On April 1, 2009, the Commission held its initial public hearing session on the project. At the public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from persons in favor of, and in opposition to the project.

17. At that public hearing session, opponents raised a number of claims regarding the project, similar to those raised in written correspondence and before the Hearing Officer, including claims that the structure was out-of-character with the surrounding area. Opponents also claimed that, with numerous bedrooms and bathrooms, the structure could easily be converted to an unpermitted residential and/or commercial use. According to these opponents, such an unpermitted use could increase crime, traffic, and transients to the area.

18. After discussion by the Commission, the Commission continued the public hearing to May 20, 2009, directing the permittee to revise the project by: (a) redesigning the structure to have a minimum five-foot rear-yard setback along its entire rear property line; (b) revising the project plans to show the third story as habitable; (c) reducing the height of the third story by at least three feet; and (d) redesigning the third-story windows to maximize the privacy of the neighbors to the rear.

19. On May 20, 2009, the Commission held its continued public hearing on the project. At the continued public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent regarding the project.

20. At the continued public hearing, staff informed the Commission that the permittee had redesigned the project to substantially conform to the Commission's directive at the prior public hearing session by, among other things, reducing the third-story height by four feet and thereby reducing the structure's overall height to 31 feet. Moreover, the permittee had volunteered to reduce the number of bathrooms from 10 to seven, and had agreed to provide additional rear landscaping to mitigate the rear neighbors' concerns regarding aesthetics.

21. At the continued public hearing, the opponent testified that, among other things, notwithstanding the changes to the project, it was still out-of-character with the area and that the permittee could use the structure for unpermitted uses.

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22. On May 20, 2009, after hearing all testimony, the Commission closed the public hearing and approved the CUP for the project, subject to the conditions recommended by Regional Planning staff.

23. Pursuant to section 22.60.200(A) of the County Code, one project opponent appealed the Commission's decision to the Board.

24. The Board conducted its public hearing on the appeal on November 24, 2009. At the public hearing, the Board heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent.

25. At the Board's public hearing, Regional Planning staff informed the Board that since the filing of the Board appeal, the permittee had agreed to make several additional changes to the project to further mitigate the concerns of the neighbors. These additional changes included limiting the structure's height to two stories, with a maximum of 25 feet, and removing the unpermitted structures and storage on the site within 90 days of the CUP's final approval date.

26. At the Board's public hearing, the opponent/appellant testified that, because the structure would be reduced to two stories, he had no further objection to the project.

27. At the conclusion of the Board's public hearing, the Board adopted the Categorical Exemption for the project, and indicated its intent to deny the appeal and approve the CUP, subject to the Commission-approved conditions, and the following additional conditions: (a) that the structure be limited to two stories with a maximum height of 25 feet; (b) that the second story windows be designed to maximize the privacy of the rear neighbors; and (c) that within 90 days of approval of the CUP, the permittee be required to demolish all unpermitted structures on the site. The Board also directed Regional Planning to immediately begin enforcement proceedings if staff ever obtained information or had any indication that the approved structure was being used for an unauthorized use.

28. In requiring a reduction in the height of the structure, the Board finds that the height, density, size, and character of the structure approved by the Commission would still be incompatible with the character of the surrounding community and would still have negative impacts on the neighbors.

29. The Board finds that while the property is zoned C-3, it is nonetheless adjacent to single-family residences and an apartment building. With few exceptions, the greater residential area is characterized by one- and two-story buildings ranging from 11 to 25 feet in height. The Board further finds that the 31-foot-high structure approved by the Commission would create a significant adverse impact to the residential properties in the immediate vicinity by blocking their light, eliminating their views, compromising their privacy, and potentially reducing their property values.

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30. The Board finds that when the project originally was reviewed by Regional Planning staff, staff identified an unpermitted structure on the site that, as of the date of the Board's public hearing, still had not been demolished.

31. The Board finds that the changes to the project and the requirement regarding immediate enforcement proceedings, both described in Finding No. 27, will address the project's compatibility issues described in Finding Nos. 28-30.

32. The Board finds that the project will meet all applicable development standards for the zone and the standards for the "C" (Commercial) land use designation in the Countywide General Plan.

33. The Board finds that the privacy concerns of area neighbors will be mitigated by the requirement that the second story windows be designed to maximize the privacy of these neighbors and by the permittee's agreement to plant additional landscaping in the rear of the structure.

34. The Board finds that the project will contain four covered parking spaces, thereby complying with the County Code parking requirement for the site.

35. The Board finds that the subject property will be more appropriately used for a residential rather than a commercial use since it is essentially surrounded by residential uses, including two apartment buildings.

36. The Board finds that the basis for the Hearing Officer's denial no longer exists because, through the public hearing process, the project has been sufficiently revised to address the Hearing Officer's concerns.

37. The Board finds that the project as conditioned will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.

38. The Board finds that the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.

39. The Board finds that the project as conditioned will not disrupt or adversely impact local traffic conditions and the site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

40. The Board finds that with the conditions of approval, the project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the subject property will not adversely affect the health, peace, comfort, or

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welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

41. The Board finds that the project was reviewed under CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on that review, the Board found that the Categorical Exemption was appropriate for the project and thus adopted the Categorical Exemption at the conclusion of the public hearing on the project.

42. The Board finds that the permittee has demonstrated the suitability of the subject property for the proposed use. The Board further finds that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the conditions of approval will ensure the project's compatibility with all applicable General Plan policies.

43. Approval of the project is conditioned on the permittee's compliance with the attached conditions of approval.

44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional 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 Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required.

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THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that it adopted the Categorical Exemption at the conclusion of its public hearing on the project; and

2. Approves Conditional Use Permit No. 2006-00329-(2) subject to the attached conditions.

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PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES

B. PROPERTY PROFILE

C. COPY OF PERMITS

D. STATISTICS

E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN

( ) PERSPECTIVE
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STRUCTURAL PLAN

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( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#66625
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220th St. Carson, CA 90745
CELL: 310.490.3766
TEL/FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

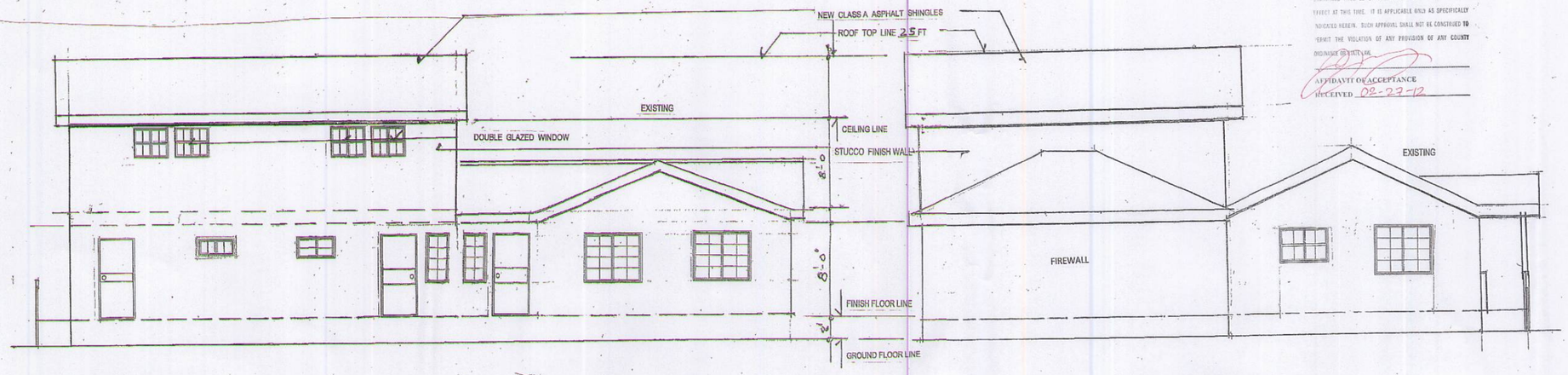
Date
Scale
Drawn
Job
Sheet

ATTACH. -1

PHASE 3 : TWO STOREY UNIT ADDITION TO OWNERS UNIT TO BUILD A DUP

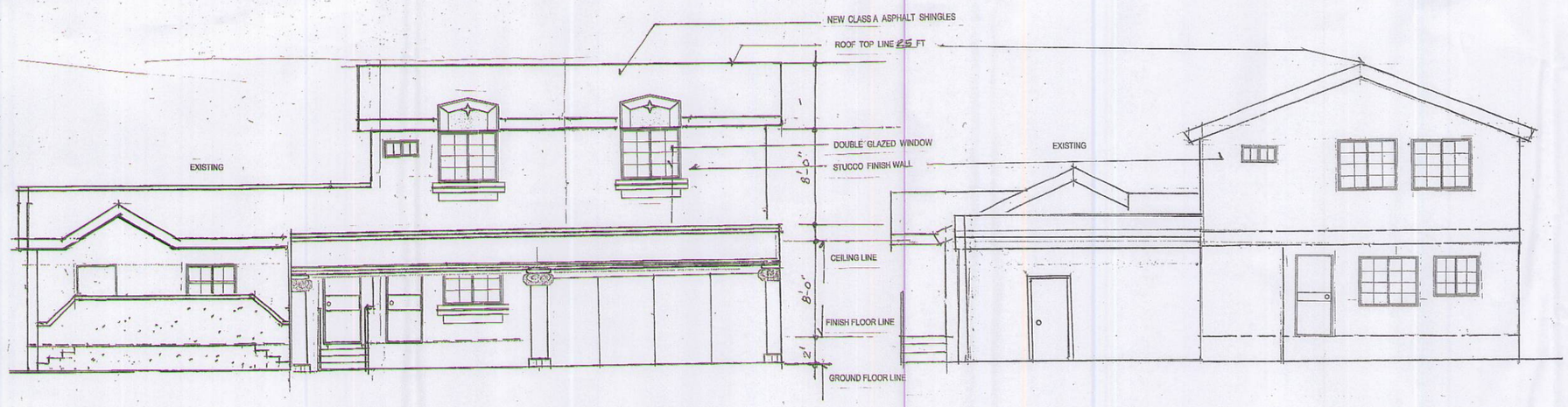
REVISED

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF BCUR 2006-00329, REA 2012-00032 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATUTE.
AFFIDAVIT OF ACCEPTANCE RECEIVED 02-27-12



REAR ELEVATION (Phase 3)
SCALE 3/16:1'-0"ft

LEFT SIDE ELEVATION (Phase 3)
SCALE 3/16:1'-0"ft



FRONT ELEVATION (Phase 3)
SCALE 3/16:1'-0"ft

RIGHT ELEVATION (Phase 3)
SCALE 3/16:1'-0"ft

PROPOSED PROJECT

PHASE 3

FIRST & 2ND STOREY UNIT ADDITION TO BUILD A DUPLEX

CONTENTS:

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B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

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ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625
CONSUELO CHANECO
PRINCIPAL
OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.490.3766
TEL./FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
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BUILDING PERMIT
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REVISIONS	BY

REVISION : PER OWNER'S REQUEST

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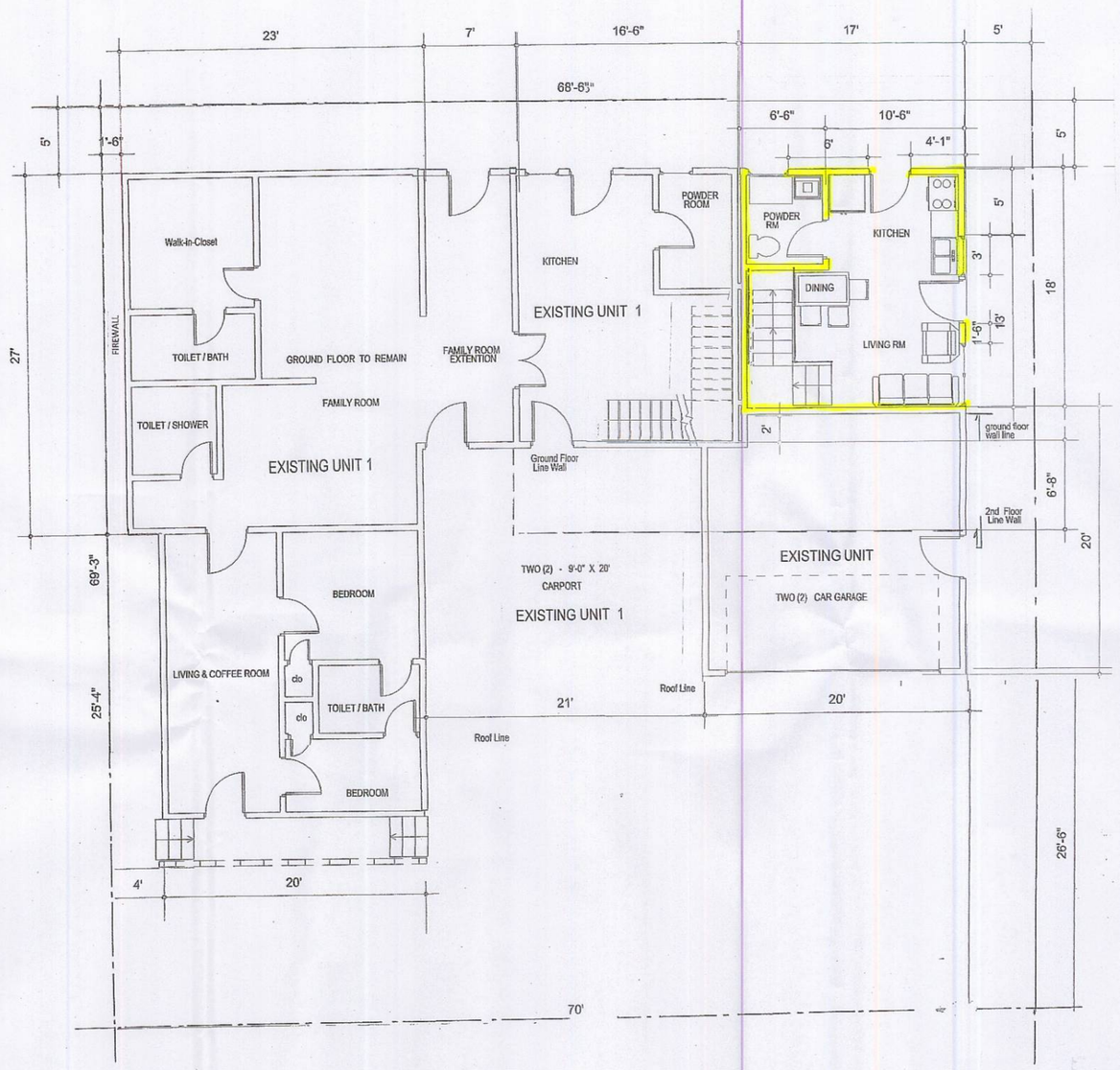

FIRST FLOOR PLAN UNIT 2 (PHASE 3)

SCALE 3/16:1'-0"FT

TWO (2) STOREY ADDITION - DUPLEX

TWO STOREY UNIT ADDITION TO OWNERS UNIT TO BUILD A DUPLEX.

PHASE 3

DOORS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	D1	36" x 6'-8"	METAL DOOR	
	D2	36" x 6'-8"	WOODEN FLASH DOOR	
	D3	32" x 6'-8"	WOODEN FLASH DOOR	
	D4	36" x 6'-8"	WOOD FLUSH DOOR	

WINDOWS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	W1	48" x 48"	DBL GLAZED SL.WDW	
	W2	60" x 48"	DBL GLAZED SL.WDW	
	W3	24" x 48"	DBL GLAZED SL.WDW	
	W4	36" x 12"	DBL GLAZED SL.WDW	

LAND AREA - - - - - - 4,846 sft

ORIGINAL LIVABLE FLR AREA - 1,065.00 sft. UNIT 1

(E) PHASE 1 FIRST FLOOR ADDITION:
16.50 x 20.00 = 330.00
7.00 x 20.00 = 140.00 470.00sft. UNIT 1
17.50 x 26.50 = 2nd flr

(E) TOTAL LIVABLE FLOOR AREA - 1,535.00sft UNIT 1

(N) UNIT 2 ADDITION - DUPLEX
17.00 x 18.70 - 317.90sft UNIT 2
17,00 x 26.65 2nd flr.

TOTAL LIVABLE FLOOR AREA - 1,852 sft

NON LIVABLE FLOOR AREA:

(N)PORCH 25 sft 2nd flr

(E) FRONT PORCH 82.00 sft
(E)REAR LANDING 66.00 sft
(E)CARPORT 378.00 sft
(E)GARAGE 400.00 sft

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = 22%
1,066/4,846 = 22%

BUILDING FOOTPRINT - 2,778.00sft = 57%
1,852 + 926 = 2,778

FLOOR AREA RATIO: 2,778/4,846 = 57%

LANDSCAPE AREA 21%
4,846 - (1,066 + 2778) = 1,002.00sft
1,002/4,846 = 21%

REVISED

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DESCRIPTION OF FINISHING:

DOORS: EXTERIOR DOORS:
FRONT DOOR - 36" STEEL DOOR
REAR DOOR - 3" STEEL DOOR
INTERIOR DOORS:
BEDROOM DOORS - - 36" WOODEN FLUSH DOORS
TOILET/BATH DOORS - 32" WOODEN FLUSH DOORS
POWDER ROOM DOOR - 32" WOODEN FLUSH DOOR

WINDOWS: DOUBLE GLAZE GLASS WINDOWS

FLOORING: LIVING - DINING-KITCHEN - CERAMIC TILE FLOOR
BEDROOMS (2ND FLOOR) - PRESSED WOOD
TOILET/BATH - - CERAMIC TILE FLOOR
POWDER ROOM - - CERAMIC TILE FLOOR

LEGEND:

EXISTING WALL
NEW WALL

PROPOSED PROJECT

PHASE 3

FIRST & 2ND STOREY UNIT ADDITION TO BUILD ADUPLEX

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Drawn
Job
Sht

SHT 5/6

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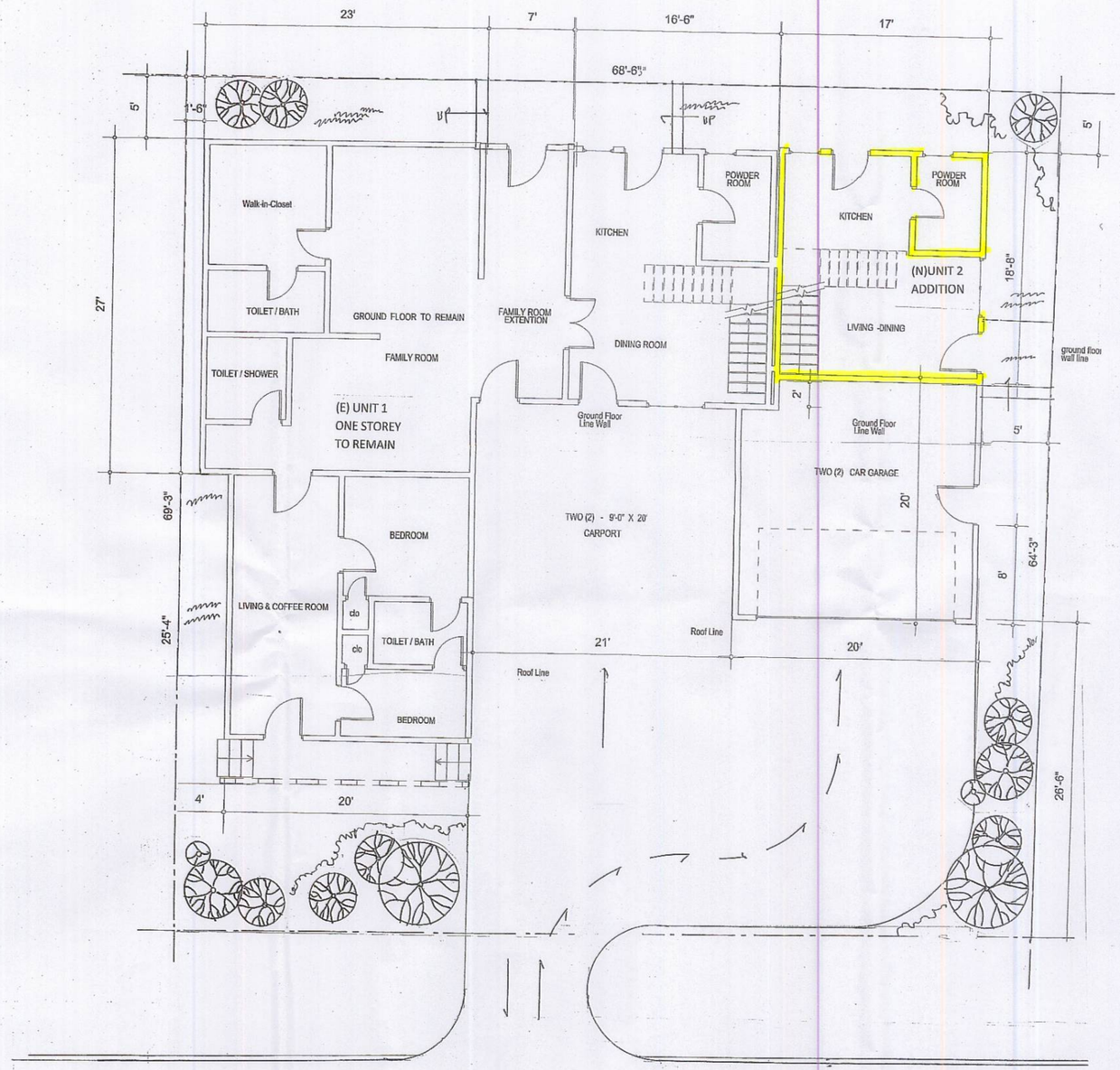

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LAND AREA - - - - - -			4,846 sft
ORIGINAL LIVABLE FLR AREA -	1,065.00 sft.	UNIT 1	
(E) PHASE 1 FIRST FLOOR ADDITION:			
16.50 x 20.00 = 330.00			
7.00 x 20.00 = 140.00	470.00sft.	UNIT 1	
17.50 x 26.50 = 2nd flr			
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(N) UNIT 2 ADDITION - DUPLEX			
17.00 x 18.70 -	317.90sft	UNIT 2	
17,00 x 26.65 2nd flr.			
TOTAL LIVABLE FLOOR AREA -	1,852 sft		
NON LIVABLE FLOOR AREA:			
(N)PORCH	25 sft 2nd flr		
(E) FRONT PORCH	82.00 sft		
(E)REAR LANDING	66.00 sft		
(E)CARPORT	378.00 sft		
(E)GARAGE	400.00 sft		
TOTAL NON LIVABLE FLOOR AREA -	926.00sft		
DRIVEWAY CONCRETE AREA -	1,066.00sft = 22%		
1,066/4,846 = 22%			
BUILDING FOOTPRINT -	2,778.00sft = 57%		
1,852 + 926 = 2,778			
FLOOR AREA RATIO: 2,778/4,846 = 57%			
LANDSCAPE AREA			21%
4,846 - (1,066 + 2778) = 1,002.00sft			
1,002/4,846 = 21%			

PLANT SCHEDULE

1. GROUND COVER - IVY, ICE PLANT, GAZANIA, JERANIUM, AGAVY
2. FLOWERING PLANTS - MOREA LILY, ROSES,BOUGAINVILLA
3. TREES - - - ~~LEMON TREE, AVOCADO TREE, GUAVA TREE, ETC~~ (ONE OR TWO TREES SHALL BR 6 TO 10 GALLONS) Peppermint tree, Mtn. dogwood, Lognet, ~~Italian Juniper~~, ~~Stonepine~~ ponderosa pine

BERENDO AVENUE

NORTH

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

LANDSCAPE PLAN (PHASE 3)

SCALE 3/16: 1'-0"FT

PROPOSED PROJECT
TWO STOREY DUPLEX

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OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

[redacted]

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58626

CONSUELO CHANECO
PRINCIPAL

OFFICE:
325 W. 220TH ST.
CARSON, CA 90745

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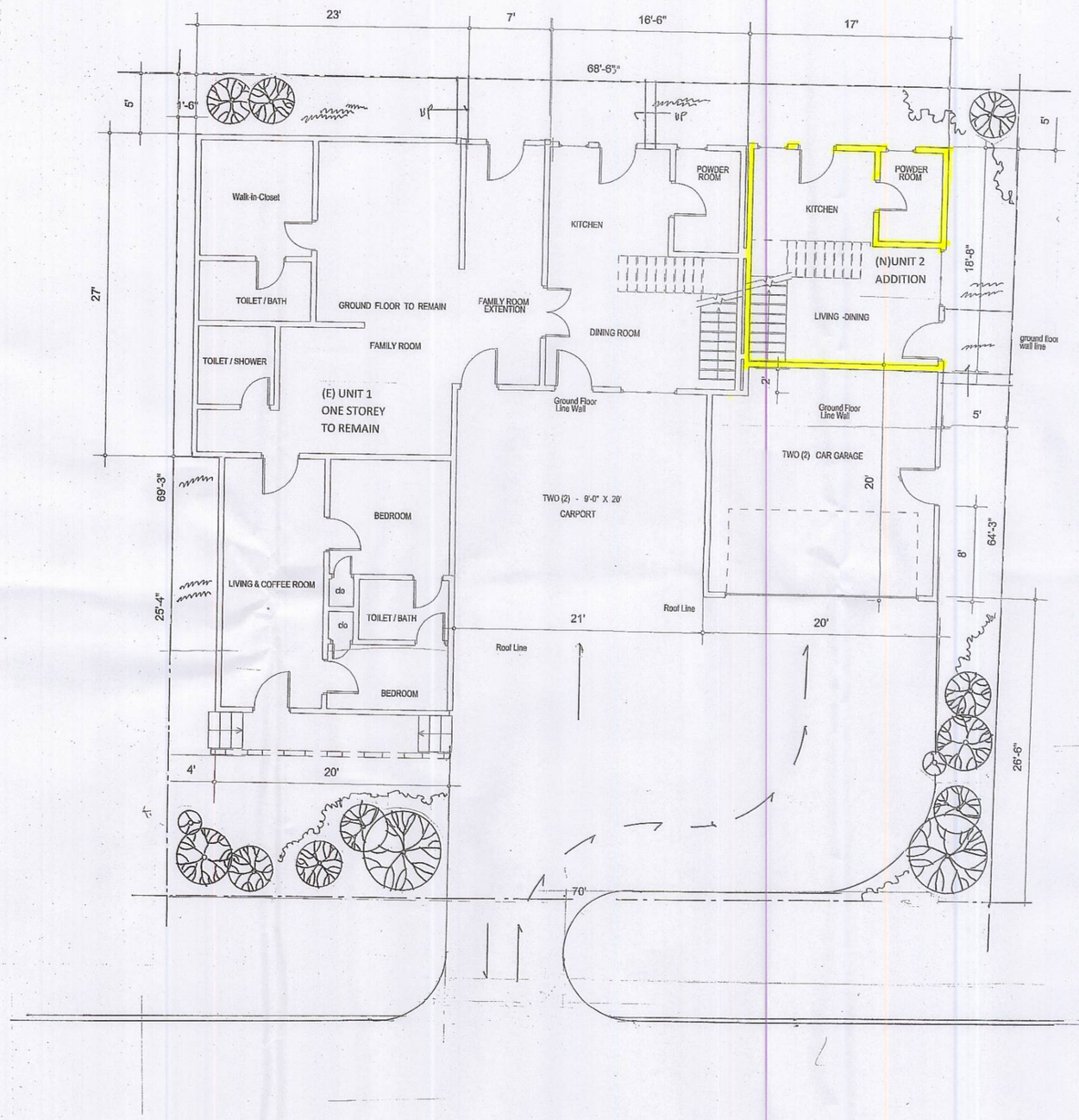

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

PARKING PLAN - PHASE 3

SCALE 3/16:1'-0"FT.

PARKING REQUIRED : 4 CARS
PARKING PROVIDED: 4 CARS
2 - CAR CARPORT
2- CAR GARAGE

REVISED

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TWO STOREY DUPLEX

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OWNER/S:

SALUD F. RIVERA

PROPERTY LOCATION

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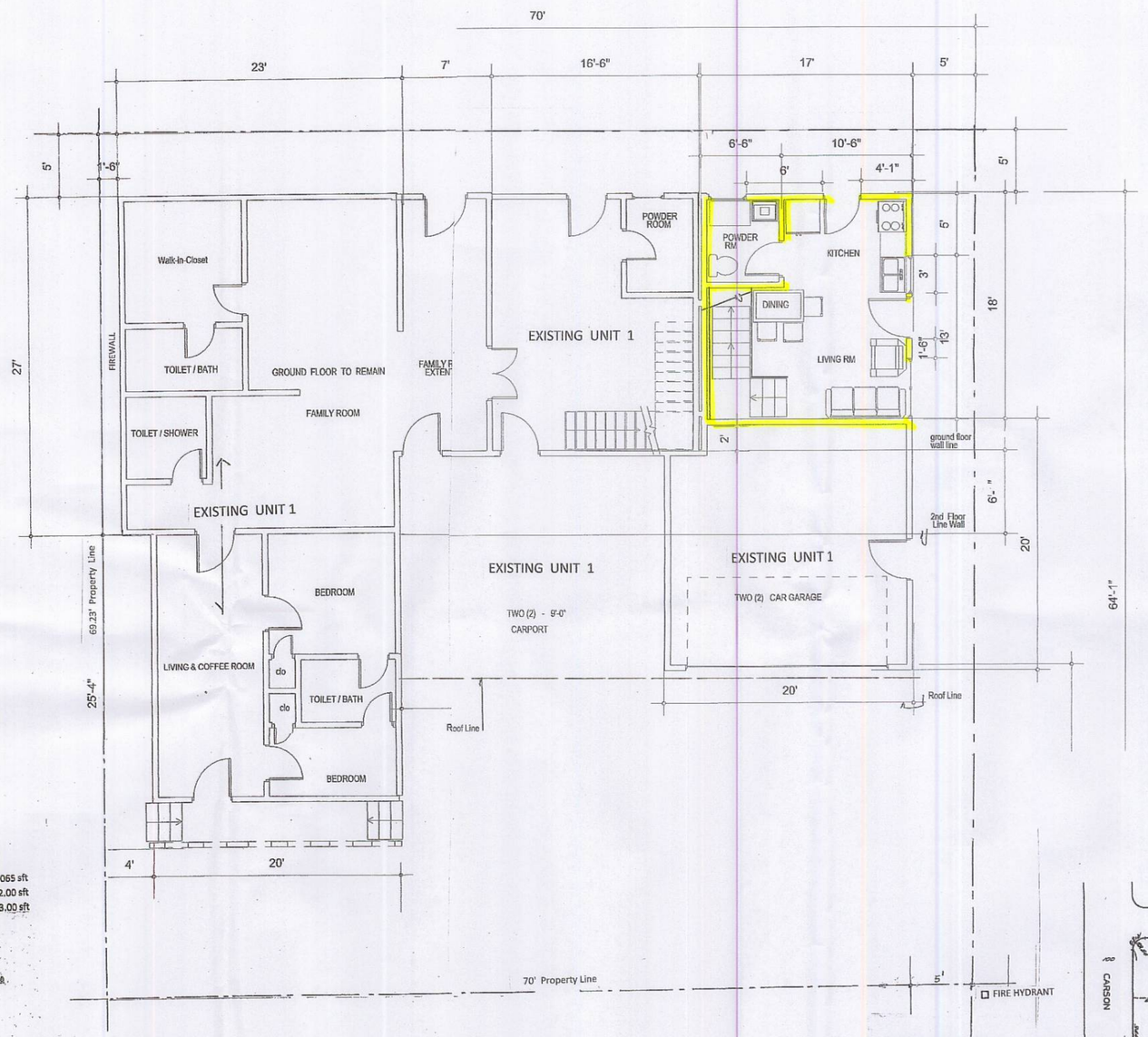

NOTE:

TOTAL LIVABLE FLOOR AREA - - - -	1,065 sft
(E) FRONT PORCH - - - - -	82.00 sft
DEMOLISHED UNPERMITTED FLOOR AREA -	303.00 sft

Detailed Parcel Information

Records for this property are kept at the South District Office (How frequently is the information updated on this site?)

Property Information

Assessor's ID No.	7845-014-040
Site Address	21603 BERENDO AVE TORRANCE CA 90502
Property Type	Single Family Residence

Property Boundary Description

PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ LOT COM S 0°05' 20" E 616 FT FROM SE COR OF LOT 35 TR NO 24631 TH S 89°40'20" W TO E LINE OF ... SEE MAPBOOK FOR MISSING PORTION ... ALLOT

Building Description(s)

	Improvement 1
Square Footage	1,450
Year Built / Effective Year Built	1924 / 1924
Bedrooms / Bathrooms	3 / 3
Units	1

LEGEND:

EXISTING WALL

NEW WALL

PLOT PLAN UNIT 2 (PHASE 3)

SCALE 3/16:1'-0"FT

TWO (2) STOREY ADDITION - DUPLEX

REVISED

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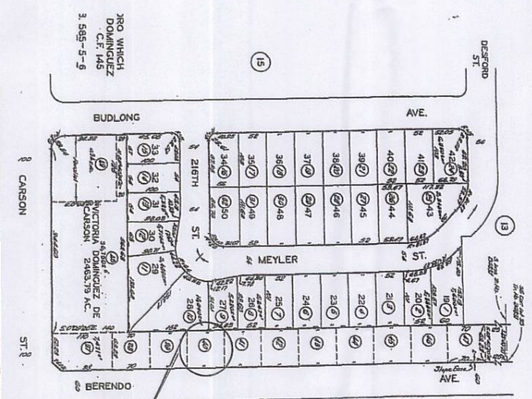

VICINITY PLAN

PROPOSED PROJECT

PHASE 4 ~~(DUPLEX)~~ Ph 3

2ND FLOOR ROOM ADDITION TO OWNERS UNIT

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

FIRE PREVENTION DIVISION
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040

TRANSMITTAL

DATE: August 21, 2008

TO: DRP - Adrienne Ng, FPD - Carson, Applicant's Agent - Consuelo Chaneco

FROM: Scott Jaeggi, Inspector
(323) 890-4243

SUBJECT: CUP R2006-03795 / 21603 Berendo Avenue, Torrance

Attached please find the conditions of approval for the above referenced project. If you have any additional questions, please feel free to contact me.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: August 21, 2008

TO: Department of Regional Planning
Attn: Permits and Variances

PROJECT #: CUP R2006-03795

LOCATION: 21603 Berendo Avenue, Torrance

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ Verify __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING BY THE FIRE DEPARTMENT.

☒ **Location:** Fire Flow performed by California Water Service Company on 07-31-08 is adequate.

☒ **Access:** Access is adequate for this project.

☐ **Special Requirements:** ____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: SCOTT JAEGGI

WATER USED FOR DAILY ACTIVITIES

The average single family Southern California home uses 450 gallons of water daily, indoors and out.

The average apartment or condo uses 260 gallons daily.

An individual uses 140 gallons of water each day at home.

BRUSHING TEETH	3 GALLONS A DAY
SHOWER	40 GALLONS EVERY 10 MINUTES
BATH	20 GALLONS
TOILET	28 GALLONS A DAY PER PERSON
CLOTHESWASHER	45 GALLONS PER LOAD
COOKING	5 GALLONS PER DAY
DISHWASHER	15 GALLONS PER LOAD
HOSING DRIVEWAY	150 GALLONS
WASHING CAR	150 GALLONS

California Water Service Company
Fire Flow Test

Test Date: 7/29/2008 Test Time: 11:45 Approved Date:
District: DOMINGUEZ Zone: 2 Plat: 30-29 M-6
General Location:
Address: 21603 BERENDO AVE
Cross Street: BROADWELL AVE
Requested By: CONNIE CHANECO
Purpose Of Test: FIRE FLOW AVAILABILITY FORM
Conducted By: RICK TERRY
Witnessed By C.W.S. Co: ADAM URIBE
Others: DEJUAN WILSON

Outlet No.	Size Outlet	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail.@20
Location 1 Hydrant #: 2119 Address: FIRE HYDRANT ON THE WEST SIDE OF BERENDO AVENUE AT BROADWELL AVENUE.							
1	4	17	1771	72	44	1771	2474
2	0	0	0				
3	0	0	0				
4	0	0	0				
			Total Flow Observed Available @20:			1771	2474

Remarks: FLOWED WITH DIFFUSER, 6" A.C., W.L., STATION 203 TANK LEVEL 23.8'. FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SER\/ICE AREA.

Static/Residual Location: TAKEN OFF HOSE SPIGOT AT 21527 BERENDO AVENUE.

Note:
Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tariff Schedule: 'The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system.'

NOTE: FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SERVICE AREA.

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 35 feet via vehicular access. The fire flow services will be rendered from a 6 inch diameter water main. The hydrant is located on the west side of Berendo Avenue (Street) ------- (Feet) -------- (Direction) of at Broadwell Avenue (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this 6" x 4" x 2.5" (Size) hydrant is 2474 GPM at 20 PSI residual for 2 hours at 72 PSI Static

PART II (B) SPRINKLERED BUILDINGS ONLY

Detector Location:(check one) ☐ Above Grade ☐ Below Grade ☐ Either
Backflow protection required (fire sprinklers/private hydrant): ☐ Yes ☐ No
Type of Protection Required:(check one)
☐ Double Check Detector Assembly ☐ Reduced Pressure Principal Detector Assembly
☐ Other _____ Domestic Meter Size _____

PART II (C)
California Water Service Company (Dominguez District)
Water Purveyor

Lisa Mann
Signature Lisa Mann

07-31-2008
Date

General Superintendent
Title

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.

1/25/10

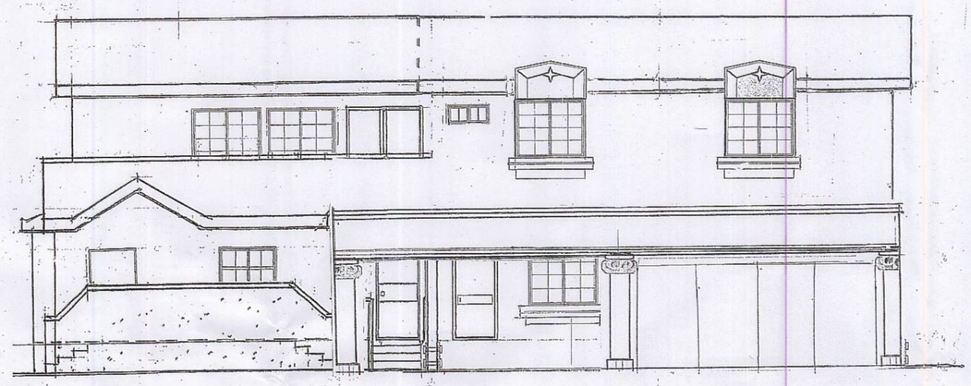
ATTACH. -4

PROJECT INFORMATION

SALUD F. RIVERA

OWNER

Location: 21603 Berendo Ave. Torrance CA 90502



(Phase 4)

SECOND STOREY ROOM ADDITION

TO (E) TWO STOREY OWNER'S UNIT- DUPLEX

PROJECT INFORMATION:

The property owner Ms. SALUD F. RIVERA conceived the project of building her dream house in 2006. The supposedly standard process of application went thru a lenghty process because of the opposing neighbors petition complaining against building the proposed project in a formerly zoned C-2 property. After reducing the size of the project the Planning Commission granted the approval of the project however, the petitioners filed an appeal against the approval. The case was elevated to the Board of Supervisor. The Board of Supervisor granted the approval of the project and the final Condition of Approval was received by the owner in 2010.

From 2006 to 2010, due to the economic condition the owner of the subject property decided to build the project into Phases.

COUNTY OF LOS ANGELES
DEPARTMENT APPROVAL

PLANNING DEPARTMENT

REVISED

EXHIBIT "A"

DEPARTMENT OF REGIONAL PLANNING

APPROVED

THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RCUP 200600329, REA 201200032 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.

TYLER MONTGOMERY

AFFIDAVIT OF ACCEPTANCE

RECEIVED 02-27-12

BUILDING AND SAFETY

FIRE DEPARTMENT

PUBLIC WORKS

DRP FILE COPY

PHASE 4 OF 4

TABLE OF CONTENTS	SHEET NO
PROJECT INFORMATION -	1/5
PLOT / VICINITY PLAN -	2/5
LANDSCAPE PLAN -	3/5
FLOOR PLANS -	4/5
4 - ELEVATION -	5/5
ATTACHMENT -	6 to10

PROPOSED PROJECT

Ph 4

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN
( ) PERSPECTIVE
( ) FLOOR PLAN
( ) ELEVATION
( ) SECTION
( ) ELECTRICAL
( ) PLUMBING
( ) SECTION
( ) REFLECTED CEILING PLAN
( ) ROOF PLAN
( ) DETAILS
( ) SCHEDULE OF WINDOWS
( ) SCHEDULE OF DOORS
( ) SCHEDULE OF FINISHING

STRUCTURAL PLAN

( ) FOUNDATION PLAN
( ) GROUND FLOOR FRAMING PLAN
( ) SECOND FLOOR FRAMING PLAN
( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S: SALUD F. RIVERA

PROPERTY LOCATION

21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:

[redacted]

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625
CONSUELO CHANECO
PRINCIPAL

OFFICE: 325 W. 220TH ST. CARSON, CA 90745
CELL: 310.430.3766
TEL/FAX: 310.618.8684

SERVICES:

INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

[redacted]

REVISIONS	BY

REVISION : PER OWNER'S REQUEST

NO. 1 DATE
NO. 2 DATE
NO. 3 DATE
NO. 4 DATE
NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

Date
Scale
Drawn
Job
Sheet

SHT 1/6

RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name: Salud F. Rivera

Mailing Address: 21603 Berendo Ave.

City, State Zip Code: Torrance, CA 90502

COPY of Document Recorded
02/25/08
20080324049
LOS ANGELES COUNTY REGISTRAR-RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

Certificate of Compliance

RCOC 2007 00406

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: Salud F. Rivera
Street: 21603 Berendo Ave
City: Torrance, Ca. 90502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions)

Signature	Signature	Signature
Salud F. Rivera, Trustee		
Name & Title (Typed or Printed)	Name & Title (Typed or Printed)	Name & Title (Typed or Printed)
9/26/07		
Date	Date	Date

LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

THAT PORTION OF THE 2463.79 ACRE TRACT ALLOTTED TO VICTORIA DOMINGUEZ DE CARSON, BY THE DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS DISTANT 373 FEET SOUTH 89 40' 20" WEST (PARALLEL WITH THE NORTH LINE OF CARSON STREET AS NOW ESTABLISHED) FROM A POINT IN THE WEST LINE OF TRACT 3612, AS PER MAP RECORDED IN BOOK 40 PAGE 5 AND 6 OF MAPS, DISTANT THEREON NORTH 0 09' 20" WEST 275 FEET FROM THE SOUTHWEST CORNER OF LOT 25, OF SAID TRACT 3612; THENCE NORTH 0 09' 20" WEST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE SOUTH 89 40' 20" WEST PARALLEL WITH SAID NORTH LINE OF CARSON STREET 69.23 FEET; THENCE SOUTH 0 09' 20" EAST PARALLEL WITH SAID WEST LINE OF TRACT 3612, 70 FEET; THENCE NORTH 89° 40' 20" WEST 69.23 FEET TO THE POINT OF BEGINNING.

```
TYPE= BD   ASSR ID NO= 7345 014 040     SBN NO =
                                  FILE NO= 18  UPDATE= 09/14/08    DATE= 09/16/08
ASSR ID NO     REG  CC   USE  ZONE VC  REC DT  TRF PRICE # OC1 OC2 DT  INT  DRC
7345 014 040 2 14 14176 0100 LCC4 1 010102-50              1  3   7   B 00%-0  U
NAME-SITUS ADDRESS
RIVERA,SALUD F TR                  SALUD F RIVERA TRUST

21603       BERENDO AVE
TORRANCE CA                 90502-1840
SUBPART  DESIGN              YR   EFF  NO OF NO OF NO OF  SQ FT      COMPOSITE
  KEY     TYPE     CLASS    BLT   YR  UNITS BDRMS BATHS  MAIN        SQUARE FT
 0101     0100     D3A     1924  1924    1    3     3     1450


TOTAL     TOTAL   TRF PRICE  TRF PRICE  AVG SQ FT          BASE VALUE PC RC  BY
UNITS     SQ FT    PER UNIT  PER SQ FT   PER UNIT  LAND      53204     P   82
  1        1450                                   1450  IMP   18181     P   82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES        TOTAL     71385
                            4844


  PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543

OWNER(S): Salud F. Rivera, Trustee of the Salud F. Rivera Trust

CERTIFICATE OF COMPLIANCE
CONTINUATION

CERTIFICATE OF COMPLIANCE NO. RCOC 2007 00406

APN: 7345-014-040

NOTES:

THIS CERTIFICATE DOES NOT CONSTITUTE A BUILDING PERMIT. Prior to authorization to build on this property, the applicant will be required to conform to County and State regulations. Such regulations may include, but are not limited to, programs for road and/or drainage right-of-way dedication and improvements, appropriate sanitary sewage disposal, water supply for domestic use and fire suppression, and adequate fire apparatus access.

GEOLOGIC, soils and/or Drainage Conditions may exist on the subject property, which could limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

DETERMINATION OF COMPLIANCE

This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

The subject property may be sold, leased, financed or otherwise conveyed without restriction.

CERTIFICATE OF COMPLIANCE

Pursuant to the provisions of the Subdivisions Map Act (Sec. 66410 et. Seq., Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code). I hereby certify that I have reviewed the above-described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance.

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles
Bruce W. McClendon, FAICP
Director of Planning

DEPARTMENT OF REGIONAL PLANNING

By: Lorna Dolan for Frank Meza

Title: Administrator, Current Planning Division

Date: 1-25-08

PDB Inquiry - ICOMBA Mainframe Display

File Edit View Connection Transfer Options Tools Help

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TYPE= BD   ASSR ID NO= 7345 014 040     SBN NO =
                                  FILE NO= 08  UPDATE= 08/10/08    DATE= 08/14/08
ASSR ID NO     REG  CC   USE  ZONE VC  REC DT  TRF PRICE # OC1 OC2 DT  INT  DRC
7345 014 040 2 14 14176 0100 LCC4 1 010102-50              1  3   7   B 00%-0  U
NAME-SITUS ADDRESS
RIVERA,SALUD F TR                  SALUD F RIVERA TRUST

21603       BERENDO AVE
TORRANCE CA                 90502-1840
SUBPART  DESIGN              YR   EFF  NO OF NO OF NO OF  SQ FT      COMPOSITE
  KEY     TYPE     CLASS    BLT   YR  UNITS BDRMS BATHS  MAIN        SQUARE FT
 0101     0100     D3A     1924  1924    1    3     3     1450


TOTAL     TOTAL   TRF PRICE  TRF PRICE  AVG SQ FT          BASE VALUE PC RC  BY
UNITS     SQ FT    PER UNIT  PER SQ FT   PER UNIT  LAND      53204     P   82
  1        1450                                   1450  IMP   18181     P   82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES        TOTAL     71385
                            4844


  PF1 = INQ SEL;    6 = NEWS;    9 = ACCUM TXN;    10 = MENU;    11 = EXIT
```

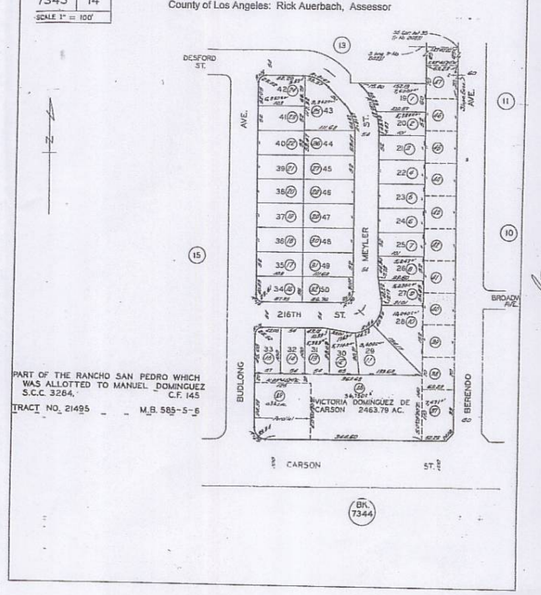
Ready Running OVR NUM W 1,8 1:02:09 PM

http://os.f502.mail.yahoo.com/ym/ShowLetter?MsgId=3099_4174039_140375_1521_1616... 2/1/2005

EXHIBIT "A"

7345 | 14
SCALE 1" = 100'

County of Los Angeles: Rick Auerbach, Assessor



ATTACH. -3

CONDITIONS OF APPROVAL
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT NO. 2006-00329-(2)

1. This grant authorizes the use of the subject property for the construction and maintenance of a two-family residence located at 21603 Berendo Avenue in the unincorporated community of West Carson, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose unless and 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 4, and until all monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 5, 6, and 7 shall be effective immediately.

4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

5. 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 section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to,

depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

a. If during the litigation process actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 22.170.010 of the Los Angeles County Code ("County Code").

7. This grant shall expire unless used within two years from the date of approval. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year time extension to use this grant, provided such request is made in writing and accompanied with the applicable fee at least six months prior to the expiration date described herein.

8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

9. 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. Prior to the use of this grant, the permittee shall deposit with the County the sum of $300 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval and with the permittee's adherence to the site plan on file at Regional Planning. The fund provides for two biennial inspections, which inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant or to ensure adherence with the approved site plan, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150 per inspection.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

11. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

12. All structures related to the permittee's use shall comply with the requirements of the County Department of Public Works, Division of Building and Safety.

13. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

14. The permittee shall provide a minimum of four on-site covered parking spaces subject to the specifications set forth in section 22.52.1060 of the County Code.

15. The permittee shall keep and maintain the premises in a neat and orderly fashion and shall keep the areas over which the permittee has control free of litter at all times.

16. Outdoor storage and display are prohibited at the site unless approved by the Director through a revised Exhibit "A."

17. As volunteered by the permittee, the permittee shall ensure that the structure contains no more than a total of seven bathrooms.

18. Within 60 days following the approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans similar to the Exhibit "A" presented at the Board's public hearing that depict all project changes required by this grant of approval. In the event the permittee seeks to revise these plans in the future, the permittee shall submit three copies of such revised plans to the Director for approval, with written authorization from the property owner for such revised plans.

19. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a revised landscape plan, which may be incorporated into the revised Exhibit "A" described above, showing the size, type, and location of all plants, trees, and watering facilities to be installed at the site. The landscape plan shall comply with the drought-tolerant landscaping requirements of section 22.52.2230 of the County Code, including the requirement that a minimum of 75 percent of the site's total landscaped area shall contain plants from Regional Planning's drought-tolerant plant list. In addition, the permittee shall plant and maintain a minimum of three trees in the site's rear-yard setback, which trees shall also be identified on said list. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.

20. The structure shall be limited to two stories and shall have a maximum height of 25 feet.

21. The structure shall have a minimum rear-yard setback of five feet along the entire length of the subject property.

22. The permittee shall design the structure's second-story windows to maximize the privacy of the neighbors in the rear.

23. The permittee shall provide rear landscaping to the site to maximize its aesthetic appeal to the neighbors in the rear.

24. Within 90 days of the approval date of this grant, the permittee shall demolish any and all unpermitted structures on the site.

25. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A" or a revised Exhibit "A" approved by the Director. If Regional Planning ever obtains information or has any indication whatsoever that the subject property is being used for an unauthorized use, the permittee shall be subject to immediate enforcement proceedings to terminate such unauthorized use and/or to revoke this grant.

4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of RIVERSIDE

On 26th MAY, 2010 before me, PRITI. B. PATEL, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared SALUD F. RIVERA (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

Place Notary Seal Above

Signature: Priti B. Patel (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: AFFIDAVIT OF ACCEPTANCE

Document Date: 05/26/2010 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: SALUD F. RIVERA	RIGHT THUMBPRINT OF SIGNER	Signer's Name:	RIGHT THUMBPRINT OF SIGNER
☐ Corporate Officer — Title(s):	Top of thumb here	☐ Corporate Officer — Title(s):	Top of thumb here
☒ Individual		☐ Individual	
☐ Partner — ☐ Limited ☐ General		☐ Partner — ☐ Limited ☐ General	
☐ Attorney in Fact		☐ Attorney in Fact	
☐ Trustee		☐ Trustee	
☐ Guardian or Conservator		☐ Guardian or Conservator	
☐ Other:		☐ Other:	
Signer Is Representing:		Signer Is Representing:	

© 2009 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

3

Please complete this form and return to:

The Los Angeles County Recorder
12400 Imperial Highway
Norwalk, CA 90650

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }SS

REGARDING: PROJECT NUMBER R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 200600329-(2)
21603 BERENDO AVENUE, TORRANCE (WEST CARSON)

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case: I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of $300.00 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this 26th day of May, 20 10

I/We declare under the penalty of perjury that the foregoing is true and correct.

Where the owner and permittee are not the same, both must sign.)

Type or Print Applicant:

Name Salud F. Rivera
Applicant Salud F. Rivera
City, State Torrance, Calif.
Signature [signature]

This signature must be Acknowledged By a notary public. Attach Appropriate Acknowledgements.

Owner:

Name Salud F. Rivera
Address 21603 Berendo Ave.
City, State Torrance, Calif. 90502
Signature [signature]

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013

```
TYPE= BD  ASSR ID NO= 7345 014 040    SBN NO =
                       FILE NO= 18  UPDATE= 09/14/08     DATE= 09/16/08
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RIVERA,SALUD F TR                        SALUD F RIVERA TRUST

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UNITS    SQ FT    PER UNIT  PER SQ FT   PER UNIT  LAND     53204     P   82
  1       1450                            1450    IMP      18181     P   82
LAND WIDTH  LAND DEPTH  USABLE SQ FT  ACRES       TOTAL    71385
                            4844

PF1 = INQ SEL;   6 = NEWS;   9 = ACCUM TXN;   10 = MENU;   11 = EXIT
```

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 EAST WILLOW STREET
SIGNAL HILL, CA 90755-3543

NO PERMIT RECORD IS AVAILABLE.

PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES
B. PROPERTY PROFILE
C. COPY OF PERMITS
D. STATISTICS
E. ZONING

ARCHITECTURAL PLAN

( ) PLOT PLAN
( ) VICINITY PLAN
( ) PERSPECTIVE
( ) FLOOR PLAN
( ) ELEVATION
( ) SECTION
( ) ELECTRICAL
( ) PLUMBING
( ) SECTION
( ) REFLECTED CEILING PLAN
( ) ROOF PLAN
( ) DETAILS
( ) SCHEDULE OF WINDOWS
( ) SCHEDULE OF DOORS
( ) SCHEDULE OF FINISHING

STRUCTURAL PLAN

( ) FOUNDATION PLAN
( ) GROUND FLOOR FRAMING PLAN
( ) SECOND FLOOR FRAMING PLAN
( ) ROOF FRAMING PLAN
( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625

CONSUELO CHANECO
PRINCIPAL

OFFICE:
325 W. 220TH ST.
CARSON, CA 90745

CELL: 310.430.3766
TEL/FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST

NO. 1 DATE

NO. 2 DATE

NO. 3 DATE

NO. 4 DATE

NO. 5 DATE

FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE: [signature]
OWNER'S NAME:
DATE 1/26/12

Date	
Scale	
Drawn	
Job	
Sheet	

ATTACH. -2

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE (213) 974-7546
FACSIMILE (213) 613-4751
TDD (213) 633-0901

ANDREA SHERIDAN ORDIN
County Counsel

April 6, 2010

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#14 APRIL 6, 2010
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 3
11/24/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: **PROJECT NUMBER R2006-03795-(2)**
CONDITIONAL USE PERMIT NUMBER 2006-00329-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted an appeal hearing regarding the above-referenced permit, which proposes the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson. At the completion of the hearing, your Board indicated an intent to approve the permit with several additional conditions, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel
By
Lawrence L. Hafetz
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.685262.1

CONDITIONAL OF APPROVAL

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2006-03795-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00329-(2)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2006-00329-(2) ("CUP") on November 24, 2009. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP on April 1, 2009 and on May 20, 2009.

2. The permittee, Ms. Salud F. Rivera, requests the CUP to authorize the construction and maintenance of a two-family residence, located at 21603 Berendo Avenue in the unincorporated community of West Carson, in the Carson Zoned District.

3. The site is zoned C-3 (Unlimited Commercial). Two-family residences are allowed in the C-3 zone with a conditional use permit.

4. The subject property is approximately 4,800 square feet and is relatively level. The area is relatively urbanized and surrounded by commercial or residential uses in all directions.

5. Surrounding properties are zoned as follows:

   North: R-1 (Single-Family Residence);
   South: C-3;
   East: R-1; C-3; and
   West: R-1.

6. The surrounding land uses consist of the following:

   North: Single-family residences;
   South: Apartment buildings, commercial service uses;
   East: Single-family residences, multi-family residences; and
   West: Single-family residences.

7. The site contains an existing single-family residence, carport, garage, and an unpermitted second unit. As part of the project, a portion of the existing residence will be demolished and the remaining portion will be incorporated into the new two-family residence. Also as part of the project, the existing carport, garage, and second unit will be demolished.

8. Access to the site is from the east via Berendo Avenue.

9. The permittee originally proposed a large, three-story project for the site described in Finding No. 10 below, which was substantially revised through the public hearing process, as described in these Findings.

10. The permittee originally proposed the development of a two-family residence, with one unit having a floor area of 1,250 square feet, consisting mainly of the existing single-family residence, and the second unit having a floor area of 3,500 square feet. The project also included a 2,600-square-foot uninhabited loft area constructed above and beside the first unit, creating a three-story unit with a staircase and elevator for access. The loft was proposed to be used exclusively for storage and the height of the structure was proposed to be 35 feet. The proposed rear-yard setback was to be five feet along most portions of the rear property line, with certain portions having a one-foot, six-inch rear-yard setback. The project contained a total of 10 bathrooms and four on-site covered parking spaces.

11. Prior to the Commission's initial public hearing session, staff of the County Department of Regional Planning ("Regional Planning") reviewed the project under the California Environmental Quality Act ("CEQA") and determined that the project qualified for a Class 3 Categorical Exemption (Small Structures) under CEQA ("Categorical Exemption"). Staff later determined that the Categorical Exemption continued to apply to the project after it was revised through the public hearing process.

12. Throughout the public hearing process, Regional Planning staff received numerous telephone calls, extensive correspondence, and a petition with approximately 260 signatures, all in opposition to the project originally proposed by the permittee. Regional Planning staff also received a petition with approximately 75 signatures in favor of the project.

13. Opponents of the project raised concerns regarding the structure's 35-foot height, claiming that such a height was out-of-character with the surrounding area. Several adjacent neighbors asserted that the structure's proposed windows faced their respective yards and would invade their privacy. Opponents also raised concerns regarding the structure's multi-family use, claiming that such a use would attract a more transient population to the neighborhood.

14. On January 20, 2009, a Regional Planning hearing officer ("Hearing Officer") held a public hearing on the project. At the public hearing, the permittee and her representative testified in favor of the project. Two area residents testified in opposition to the project claiming, among other things, that it was out-of-character with the surrounding neighborhood. At the conclusion of the public testimony, the Hearing Officer closed the public hearing and denied the project on a number of grounds, including that: (a) the proposed multi-family residence was not of like character to the surrounding residential uses; (b) the structure's proposed height, density, and use would likely adversely affect the health, peace,

comfort, and/or welfare of persons residing or working in the surrounding area; and (c) by blocking light, eliminating views, and inhibiting privacy, the project would likely be detrimental to the use, enjoyment, and valuation of residential properties in the immediate vicinity.

15. Pursuant to section 22.60.200(A) of the Los Angeles County Code ("County Code"), the permittee appealed the Hearing Officer's denial to the Commission.

16. On April 1, 2009, the Commission held its initial public hearing session on the project. At the public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from persons in favor of, and in opposition to the project.

17. At that public hearing session, opponents raised a number of claims regarding the project, similar to those raised in written correspondence and before the Hearing Officer, including claims that the structure was out-of-character with the surrounding area. Opponents also claimed that, with numerous bedrooms and bathrooms, the structure could easily be converted to an unpermitted residential and/or commercial use. According to these opponents, such an unpermitted use could increase crime, traffic, and transients to the area.

18. After discussion by the Commission, the Commission continued the public hearing to May 20, 2009, directing the permittee to revise the project by: (a) redesigning the structure to have a minimum five-foot rear-yard setback along its entire rear property line; (b) revising the project plans to show the third story as habitable; (c) reducing the height of the third story by at least three feet; and (d) redesigning the third-story windows to maximize the privacy of the neighbors to the rear.

19. On May 20, 2009, the Commission held its continued public hearing on the project. At the continued public hearing, the Commission heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent regarding the project.

20. At the continued public hearing, staff informed the Commission that the permittee had redesigned the project to substantially conform to the Commission's directive at the prior public hearing session by, among other things, reducing the third-story height by four feet and thereby reducing the structure's overall height to 31 feet. Moreover, the permittee had volunteered to reduce the number of bathrooms from 10 to seven, and had agreed to provide additional rear landscaping to mitigate the rear neighbors' concerns regarding aesthetics.

21. At the continued public hearing, the opponent testified that, among other things, notwithstanding the changes to the project, it was still out-of-character with the area and that the permittee could use the structure for unpermitted uses.

22. On May 20, 2009, after hearing all testimony, the Commission closed the public hearing and approved the CUP for the project, subject to the conditions recommended by Regional Planning staff.

23. Pursuant to section 22.60.200(A) of the County Code, one project opponent appealed the Commission's decision to the Board.

24. The Board conducted its public hearing on the appeal on November 24, 2009. At the public hearing, the Board heard a presentation from Regional Planning staff, testimony from the permittee and her representative, and testimony from one opponent.

25. At the Board's public hearing, Regional Planning staff informed the Board that since the filing of the Board appeal, the permittee had agreed to make several additional changes to the project to further mitigate the concerns of the neighbors. These additional changes included limiting the structure's height to two stories, with a maximum of 25 feet, and removing the unpermitted structures and storage on the site within 90 days of the CUP's final approval date.

26. At the Board's public hearing, the opponent/appellant testified that, because the structure would be reduced to two stories, he had no further objection to the project.

27. At the conclusion of the Board's public hearing, the Board adopted the Categorical Exemption for the project, and indicated its intent to deny the appeal and approve the CUP, subject to the Commission-approved conditions, and the following additional conditions: (a) that the structure be limited to two stories with a maximum height of 25 feet; (b) that the second story windows be designed to maximize the privacy of the rear neighbors; and (c) that within 90 days of approval of the CUP, the permittee be required to demolish all unpermitted structures on the site. The Board also directed Regional Planning to immediately begin enforcement proceedings if staff ever obtained information or had any indication that the approved structure was being used for an unauthorized use.

28. In requiring a reduction in the height of the structure, the Board finds that the height, density, size, and character of the structure approved by the Commission would still be incompatible with the character of the surrounding community and would still have negative impacts on the neighbors.

29. The Board finds that while the property is zoned C-3, it is nonetheless adjacent to single-family residences and an apartment building. With few exceptions, the greater residential area is characterized by one- and two-story buildings ranging from 11 to 25 feet in height. The Board further finds that the 31-foot-high structure approved by the Commission would create a significant adverse impact to the residential properties in the immediate vicinity by blocking their light, eliminating their views, compromising their privacy, and potentially reducing their property values.

30. The Board finds that when the project originally was reviewed by Regional Planning staff, staff identified an unpermitted structure on the site that, as of the date of the Board's public hearing, still had not been demolished.

31. The Board finds that the changes to the project and the requirement regarding immediate enforcement proceedings, both described in Finding No. 27, will address the project's compatibility issues described in Finding Nos. 28-30.

32. The Board finds that the project will meet all applicable development standards for the zone and the standards for the "C" (Commercial) land use designation in the Countywide General Plan.

33. The Board finds that the privacy concerns of area neighbors will be mitigated by the requirement that the second story windows be designed to maximize the privacy of these neighbors and by the permittee's agreement to plant additional landscaping in the rear of the structure.

34. The Board finds that the project will contain four covered parking spaces, thereby complying with the County Code parking requirement for the site.

35. The Board finds that the subject property will be more appropriately used for a residential rather than a commercial use since it is essentially surrounded by residential uses, including two apartment buildings.

36. The Board finds that the basis for the Hearing Officer's denial no longer exists because, through the public hearing process, the project has been sufficiently revised to address the Hearing Officer's concerns.

37. The Board finds that the project as conditioned will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.

38. The Board finds that the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.

39. The Board finds that the project as conditioned will not disrupt or adversely impact local traffic conditions and the site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

40. The Board finds that with the conditions of approval, the project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the subject property will not adversely affect the health, peace, comfort, or

welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

41. The Board finds that the project was reviewed under CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on that review, the Board found that the Categorical Exemption was appropriate for the project and thus adopted the Categorical Exemption at the conclusion of the public hearing on the project.

42. The Board finds that the permittee has demonstrated the suitability of the subject property for the proposed use. The Board further finds that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the conditions of approval will ensure the project's compatibility with all applicable General Plan policies.

43. Approval of the project is conditioned on the permittee's compliance with the attached conditions of approval.

44. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional 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 Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that it adopted the Categorical Exemption at the conclusion of its public hearing on the project; and

2. Approves Conditional Use Permit No. 2006-00329-(2) subject to the attached conditions.

PROPOSED PROJECT

CONTENTS:

A. GENERAL NOTES

B. PROPERTY PROFILE

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( ) SECTION
( ) DETAILS

ENERGY CALCULATION

( ) ENERGY CALCULATION

OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
BUS. LIC. 655625

CONSUELO CHANECO
PRINCIPAL

OFFICE:
325 W. 220TH ST.
CARSON, CA 90745

CELL: 310.430.3766
TEL/FAX: 310.618.8684

SERVICES:
INTERIOR DESIGN
SPACE PLANNING
URBAN DESIGN
BUILDING PERMIT
PLANNING HEARING COMMISSION
PROJECT MANAGEMENT

REVISIONS	BY

REVISION : PER OWNER'S REQUEST

NO. 1 DATE

NO. 2 DATE

NO. 3 DATE

NO. 4 DATE

NO. 5 DATE

FINAL PLAN DATE

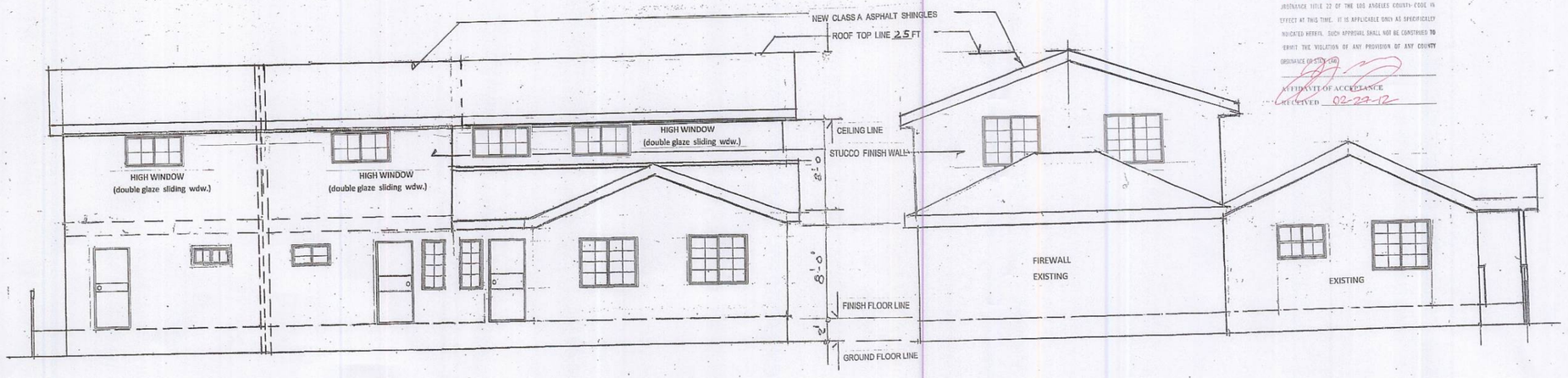
PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE:

Date
Scale
Drawn
Job
Sheet

ATTACH. -1

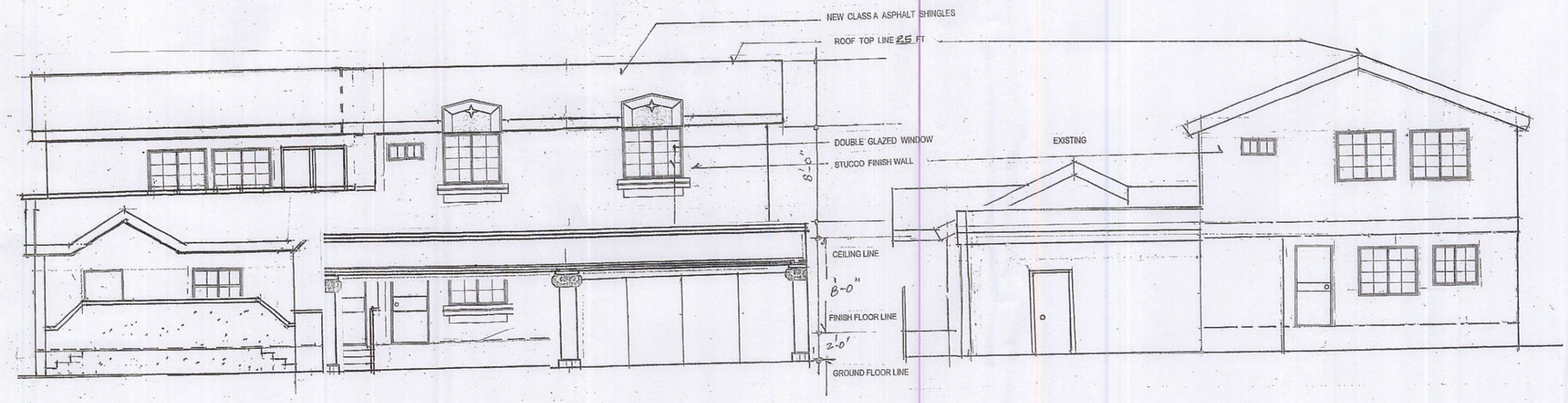
REVISED

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RCUP 200600329, REA 201200032 AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IN EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
AFFIDAVIT OF ACCEPTANCE
RECEIVED 02-27-12



REAR ELEVATION (Phase 4)
SCALE 3/16:1'-0"ft

LEFT SIDE ELEVATION (Phase 4)
SCALE 3/16:1'-0"ft



FRONT ELEVATION (Phase 4)
SCALE 3/16:1'-0"ft

RIGHT ELEVATION (Phase 4)
SCALE 3/16:1'-0"ft

PROPOSED PROJECT
PHASE 4
FIRST & 2ND STOREY UNIT
ADDITION TO BUILD ADUPLEX

CONTENTS:

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OWNER/S:
SALUD F. RIVERA

PROPERTY LOCATION
21603 BERENDO AVE. TORRANCE CA. 90502

PLANNER:
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REVISIONS	BY

REVISION : PER OWNER'S REQUEST
NO. 1 DATE
NO. 2 DATE
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NO. 5 DATE
FINAL PLAN DATE

PLAN APPROVED BY OWNER
SIGNATURE:
OWNER'S NAME:
DATE

Date
Scale
Drawn
Job
Sheet
SHT 6/6

24 X 23 PRINTED ON NO. 1000H CLEARPRINTS

PHASE 4

DOORS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	D1	36" x 6'-8"	METAL DOOR	
	D2	36" x 6'-8"	WOODEN FLASH DOOR	
	D3	32" x 6'-8"	WOODEN FLASH DOOR	
	D4	36" x 6'-8"	WOOD FLUSH DOOR	

WINDOWS SCHEDULE

QUANTITY	SYMBOL	DESCRIPTION	REMARKS	LOCATION
	W1	48" x 48"	DBL GLAZED SL.WDW	
	W2	60" x 48"	DBL GLAZED SL.WDW	
	W3	24" x 48"	DBL GLAZED SL.WDW	
	W4	36" x 12"	DBL GLAZED SL.WDW	

LAND AREA - - - - - - 4,846 sft

ORIGINAL LIVABLE FLR AREA - 1,065.00 sft. UNIT 1

(E) PHASE 1 FIRST FLOOR ADDITION:
16.50 x 20.00 = 330.00
7.00 x 20.00 = 140.00 — 470.00sft. UNIT 1
17.50 x 26.50 = 2nd flr

(E) TOTAL LIVABLE FLOOR AREA - 1,535.00sft UNIT 1

(E) PHASE 2
17.00 x 18.70 - 317.90sft UNIT 2
17.00 x 26.65 2nd flr.

(E) TOTAL LIVABLE FLOOR AREA - 1,852 sft

(N) PHASE 4 185.50 sft (2bd flr)
26.5' x 27= 185.50 sft

NON LIVABLE FLOOR AREA:

(N)PORCH 25 sft 2nd flr

(E) FRONT PORCH 82.00 sft
(E)REAR LANDING 66.00 sft
(E)CARPORT 378.00 sft
(E)GARAGE 400.00 sft
(N) PORCH 36.00 sft 2nd Flr.

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = 22%
1,066/4,846 = 22%

BUILDING FOOTPRINT - 2,778.00sft = 57%
1,852 + 926 = 2,778

FLOOR AREA RATIO: 2,778/4,846 = 57%

LANDSCAPE AREA 21%
4,846 - (1,066 + 2778) = 1,002.00sft
1,002/4,846 = 21%

DESCRIPTION OF FINISHING:

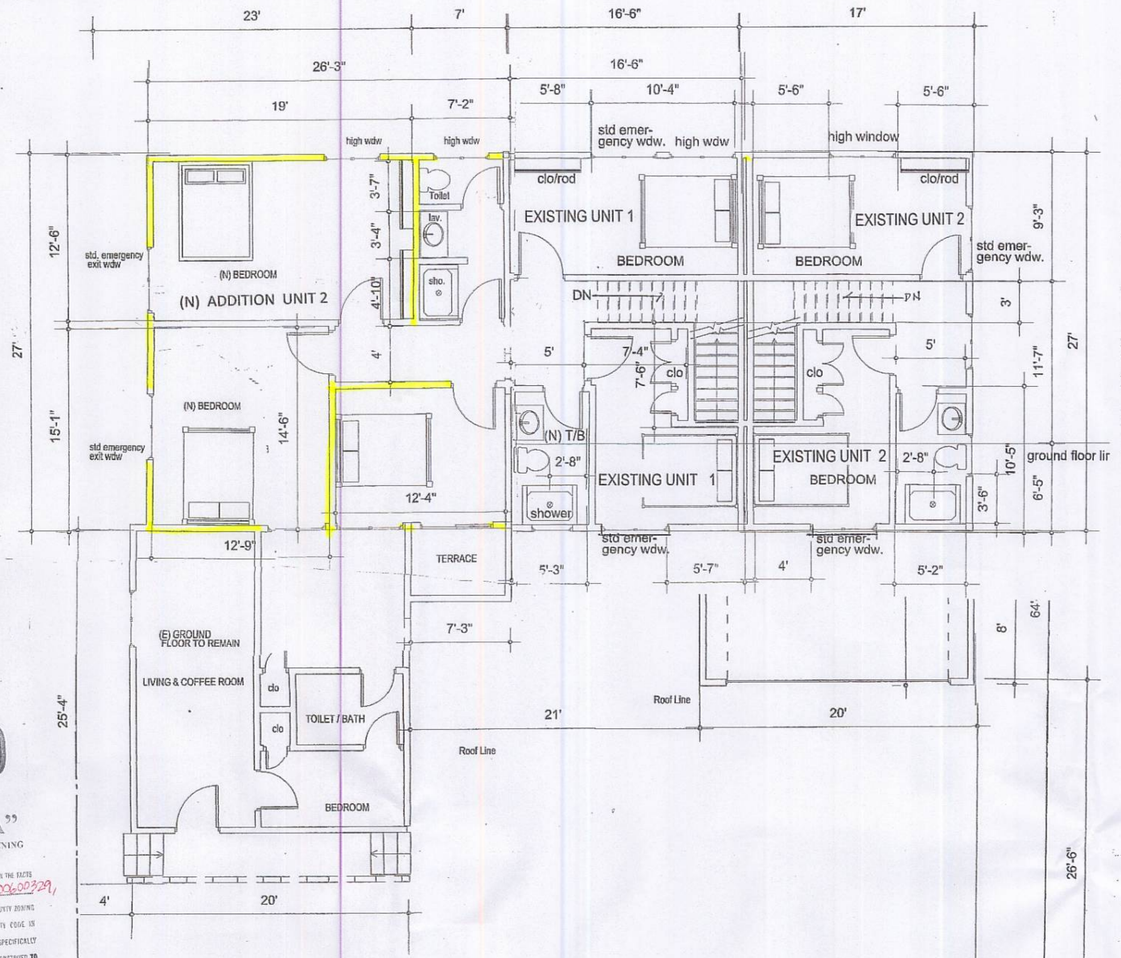
DOORS: EXTERIOR DOORS:
FRONT DOOR - 36" STEEL DOOR
REAR DOOR - 3" STEEL DOOR
INTERIOR DOORS:
BEDROOM DOORS - - 36" WOODEN FLUSH DOORS
TOILET/BATH DOORS - 32" WOODEN FLUSH DOORS
POWDER ROOM DOOR - 32" WOODEN FLUSH DOOR

WINDOWS: DOUBLE GLAZE GLASS WINDOWS

FLOORING: LIVING - DINING-KITCHEN - CERAMIC TILE FLOOR
BEDROOMS (2ND FLOOR) - PRESSED WOOD
TOILET/BATH - - CERAMIC TILE FLOOR
POWDER ROOM - - CERAMIC TILE FLOOR

REVISED

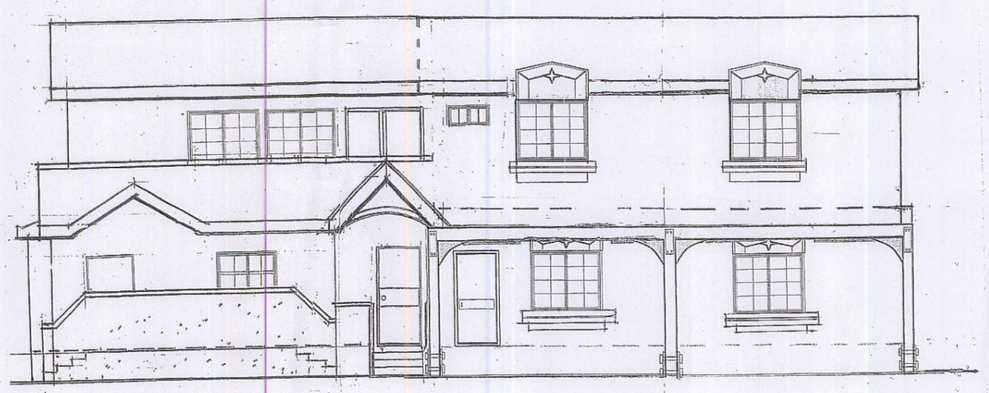
EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUBMITTED AND THE REQUIREMENTS OF RCUP 200600329, BEA 201200032, AND COUNTY ZONING ORDINANCE TITLE 22 OF THE LOS ANGELES COUNTY CODE IS EFFECT AT THIS TIME. IT IS APPLICABLE ONLY AS SPECIFICALLY INDICATED HEREIN. SUCH APPROVAL SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF ANY COUNTY ORDINANCE OR STATE LAW.
AFFIDAVIT OF ACCEPTANCE RECEIVED 02-23-12



SECOND FLOOR PLAN ADDITION : UNIT 1 (PHASE4)

SCALE 3/16: 1'-0"FT

THREE BEDROOM and ONE (1) TOILET & BATH



FRONT ELEVATION(Phase 4)

SCALE 3/16:1'-0"FT

LEGEND:

EXISTING WALL
NEW WALL

PROPOSED PROJECT

PHASE 4 (DUPLEX)
2ND FLOOR ROOM
ADDITION TO OWNERS UNIT

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REVISION : PER OWNER'S REQUEST
NO. 1 DATE
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Scale
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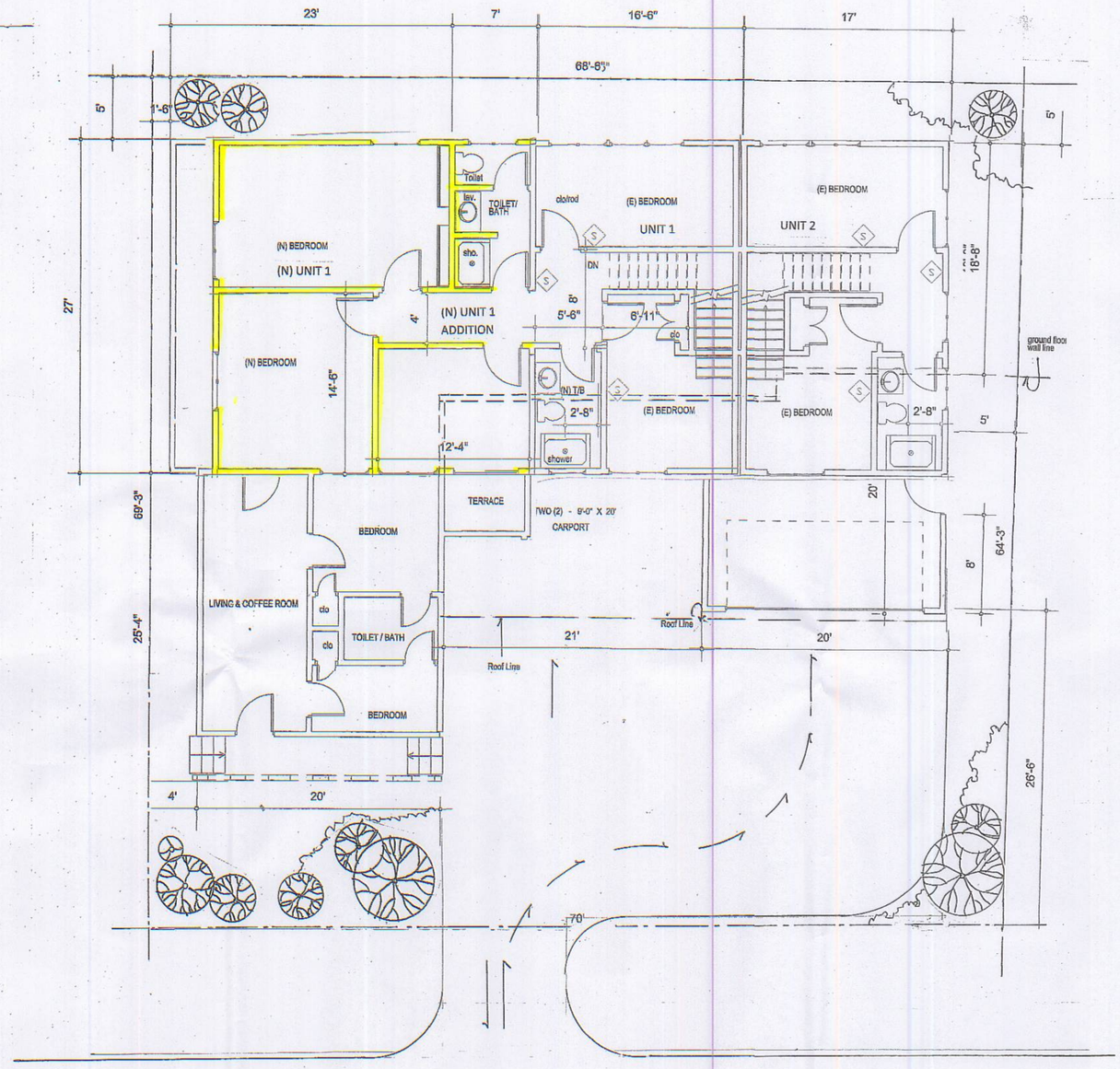
SHT 5/6



BERENDO AVENUE

NORTH

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

LANDSCAPE PLAN (PHASE 4)

SCALE 3/16: 1'-0"FT

REVISED

EXHIBIT "A"
DEPARTMENT OF REGIONAL PLANNING
APPROVED

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AFFIDAVIT OF ACCEPTANCE RECEIVED 02-27-12

LAND AREA - - - - - -			**4,846 sft**
ORIGINAL LIVABLE FLR AREA -	1,065.00 sft.	UNIT 1	
(E) PHASE 1 FIRST FLOOR ADDITION:			
16.50 x 20.00 = 330.00			
7.00 x 20.00 = 140.00	470.00sft.	UNIT 1	
17.50 x 26.50 = 2nd flr			
(E) TOTAL LIVABLE FLOOR AREA -	1,535.00sft	UNIT 1	
(E) PHASE 2			
17.00 x 18.70 -	317.90sft	UNIT 2	
17,00 x 26.65 2nd flr.			
(E) TOTAL LIVABLE FLOOR AREA -	1,852 sft		
(N) PHASE 4 185.50 sft (2bd flr)			
26.5' x 27= 185.50 sft			

NON LIVABLE FLOOR AREA:

(N)PORCH	25 sft 2nd flr
(E) FRONT PORCH	82.00 sft
(E)REAR LANDING	66.00 sft
(E)CARPORT	378.00 sft
(E)GARAGE	400.00 sft
(N) PORCH 36.00 sft	2nd Flr.

TOTAL NON LIVABLE FLOOR AREA - 926.00sft

DRIVEWAY CONCRETE AREA - 1,066.00sft = **22%**

1,066/4,846 = 22%

BUILDING FOOTPRINT - 2,778.00sft = **57%**

1,852 + 926 = 2,778

FLOOR AREA RATIO: 2,778/4,846 = 57%

LANDSCAPE AREA **21%**

4,846 - (1,066 + 2778) = 1,002.00sft

1,002/4,846 = 21%

PLANT SCHEDULE

1. GROUND COVER - IVY, ICE PLANT, GAZANIA, JERANIUM, AGAVY
2. FLOWERING PLANTS - MOREA LILY, ROSES,BOUGAINVILLA
3. TREES - - - ~~LEMON TREE, AVOCADO TREE, GUAVA TREE ,ETC.~~ (ONE OR TWO TREES SHALL BR 6 TO 10 GALLONS) (Peppermint tree, mtn. dogwood, toyon, ponderosa pine

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OWNER/S:

PROPERTY LOCATION

PLANNER:

MAC URBAN DESIGN & DEVELOPMENT
Bus. Lic.#58625

CONSUELO CHANECO
PRINCIPAL

OFFICE:
325 W. 220TH ST.
CARSON, CA 90745

CELL: 310.430.3766
TEL./FAX: 310.618.8684

SERVICES:

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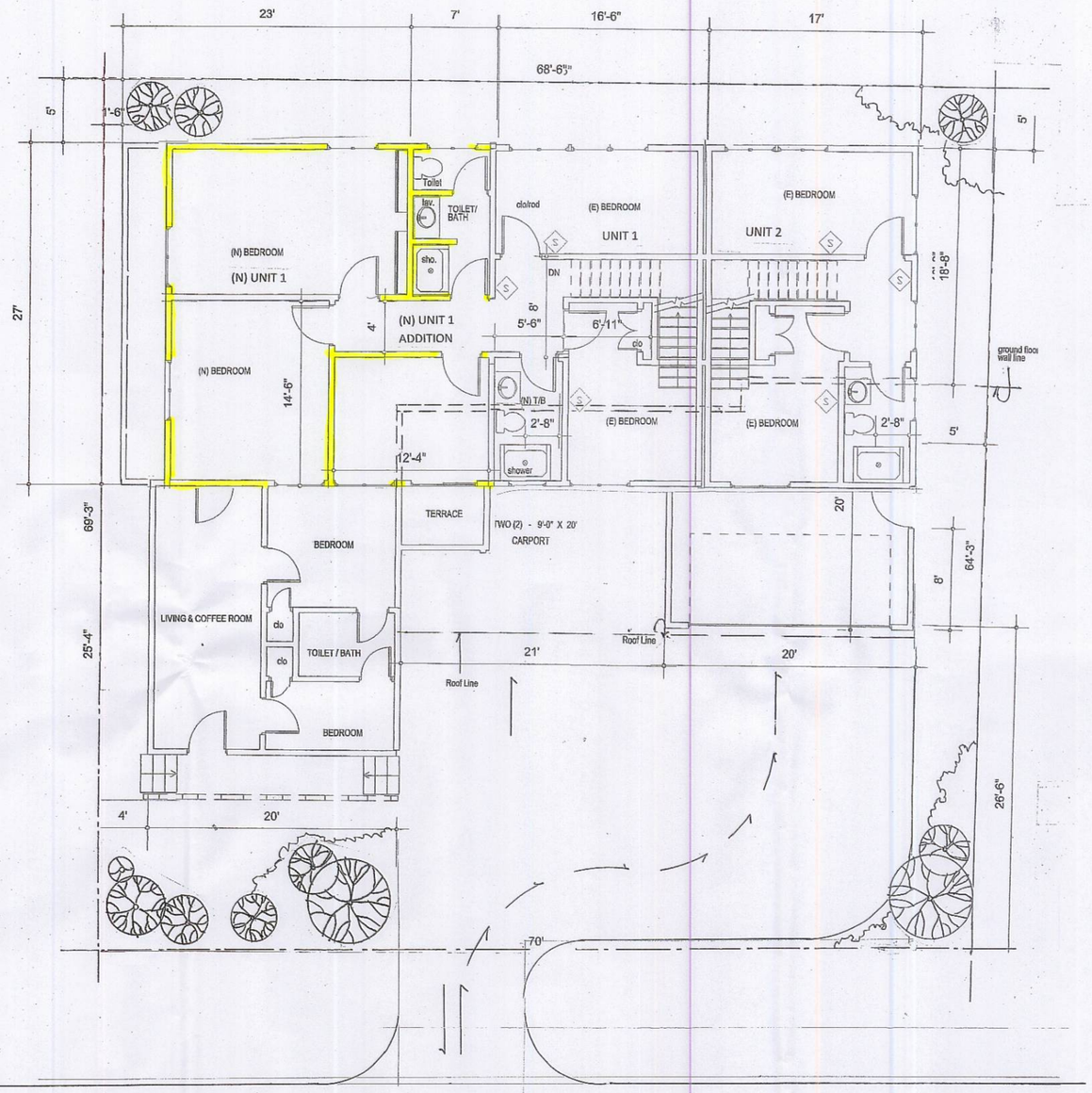

BERENDO AVENUE

NORTH

LEGEND:

(E) EXISTING WALL

(N) NEW WALL

PARKING PLAN - PHASE 4

SCALE 3/16:1'-0"FT.

PARKING REQUIRED : 4 CARS
PARKING PROVIDED: 4 CARS
2 - CAR CARPORT
2- CAR GARAGE

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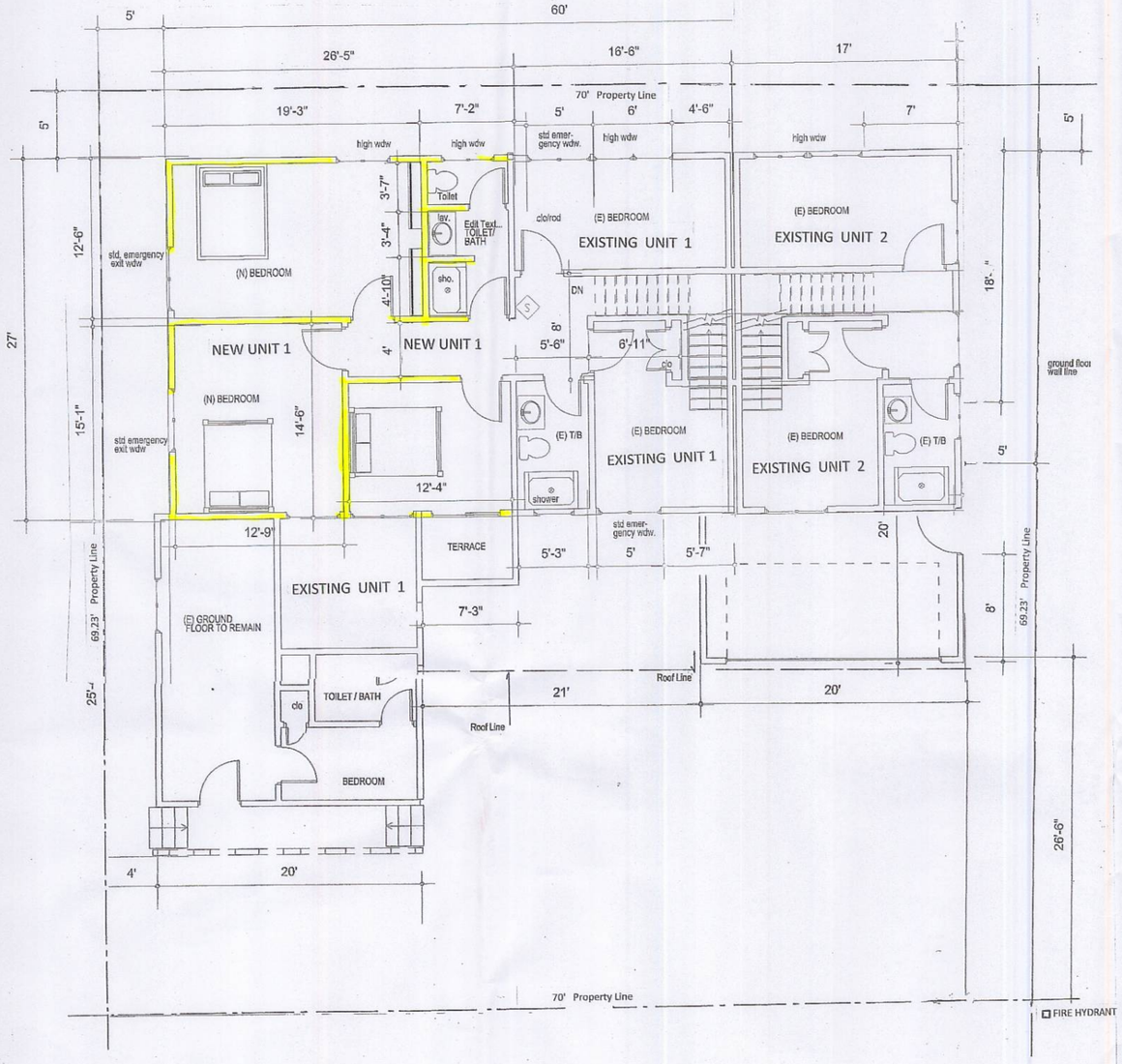

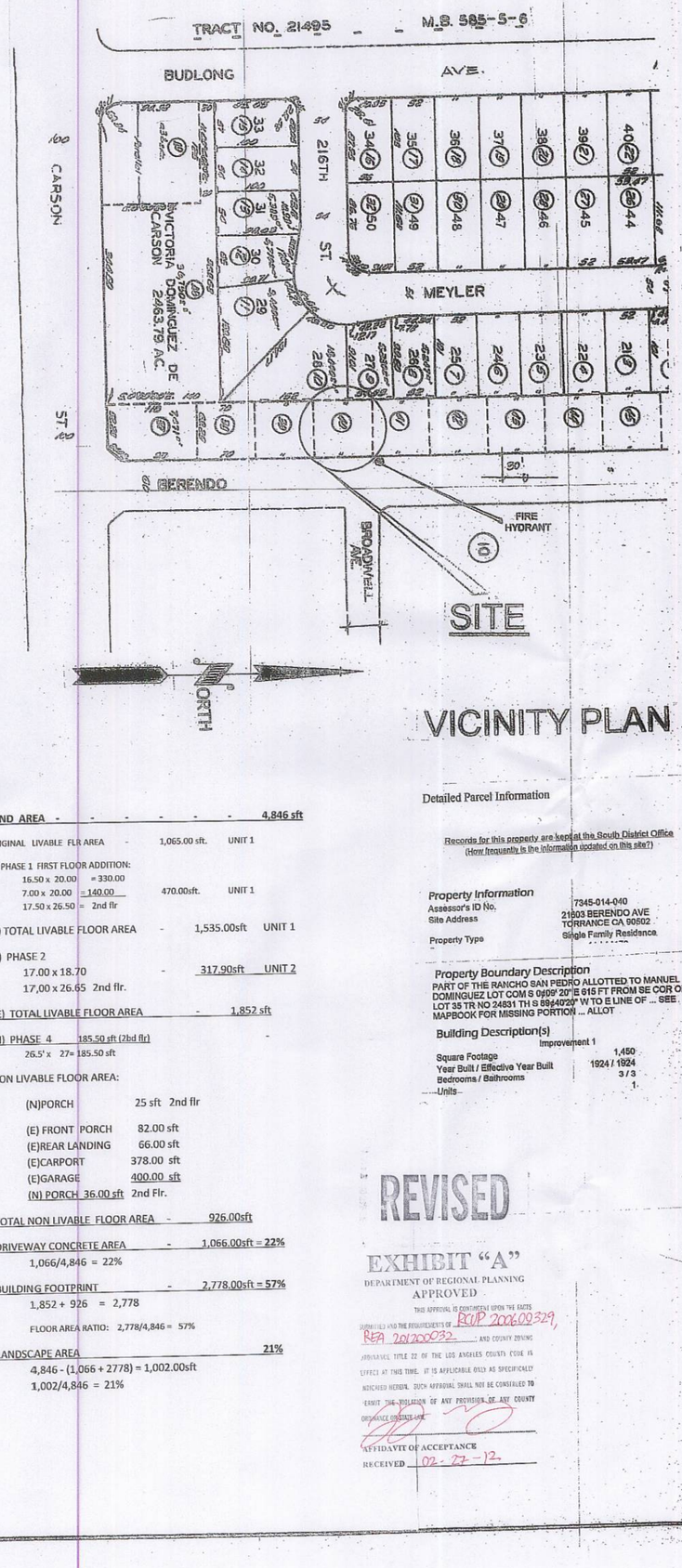

Detailed Parcel Information

Records for this property are kept at the South District Office
(How frequently is the information updated on this site?)

Property Information

Assessor's ID No.	7345-014-040
Site Address	21603 BERENDO AVE TORRANCE CA 90502
Property Type	Single Family Residance

Property Boundary Description

PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ LOT COM S 0d09' 20"E 615 FT FROM SE COR OF LOT 35 TR NO 24831 TH S 89d40'20" W TO E LINE OF ... SEE MAPBOOK FOR MISSING PORTION ... ALLOT

Building Description(s)

	Improvement 1
Square Footage	1,450
Year Built / Effective Year Built	1924 / 1924
Bedrooms / Bathrooms	3 / 3
Units	1

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LEGEND:

EXISTING WALL
NEW WALL

PLOT PLAN UNIT 1 (PHASE 4)

SCALE 3/16:1'-0"FT

2ND FLOOR ADDITION :
THREE (3) BEDROOMS ADDITION AND TOILET/BATH

PROPOSED PROJECT

PHASE 4
2ND STOREY RM ADD. TO
(E) TWO STOREY OWNERS UNIT.

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

FIRE PREVENTION DIVISION
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040

TRANSMITTAL

DATE: August 21, 2008

TO: DRP - Adrienne Ng, FPD - Carson, Applicant's Agent - Consuelo Chaneco

FROM: Scott Jaeggi, Inspector
(323) 890-4243

SUBJECT: CUP R2006-03795 / 21603 Berendo Avenue, Torrance

Attached please find the conditions of approval for the above referenced project. If you have any additional questions, please feel free to contact me.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: August 21, 2008

TO: Department of Regional Planning
Attn: Permits and Variances

PROJECT #: CUP R2006-03795

LOCATION: 21603 Berendo Avenue, Torrance

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ Verify __ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING BY THE FIRE DEPARTMENT.

☒ **Location:** Fire Flow performed by California Water Service Company on 07-31-08 is adequate.

☒ **Access:** Access is adequate for this project.

☐ **Special Requirements:** ____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: SCOTT JAEGGI

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

WATER USED FOR DAILY ACTIVITIES

The average single family Southern California home uses 450 gallons of water daily, indoors and out.

The average apartment or condo uses 260 gallons daily.

An individual uses 140 gallons of water each day at home.

BRUSHING TEETH	3 GALLONS A DAY
SHOWER	40 GALLONS EVERY 10 MINUTES
BATH	20 GALLONS
TOILET	28 GALLONS A DAY PER PERSON
CLOTHESWASHER	45 GALLONS PER LOAD
COOKING	5 GALLONS PER DAY
DISHWASHER	15 GALLONS PER LOAD
HOSING DRIVEWAY	150 GALLONS
WASHING CAR	150 GALLONS

California Water Service Company
Fire Flow Test

Test Date: 7/29/2008 Test Time: 11:45 Approved Date:
District: DOMINGUEZ Zone: 2 Plat: 30-29 M-6
General Location:
Address: 21603 BERENDO AVE
Cross Street: BROADWELL AVE
Requested By: CONNIE CHANECO
Purpose Of Test: FIRE FLOW AVAILABILITY FORM
Conducted By: RICK TERRY
Witnessed By C.W.S. Co: ADAM URIBE
Others: DEJUAN WILSON

Outlet No.	Size Outlet	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail.@20
Location 1 Hydrant #: 2119 Address: FIRE HYDRANT ON THE WEST SIDE OF BERENDO AVENUE AT BROADWELL AVENUE.							
1	4	17	1771	72	44	1771	2474
2	0	0	0				
3	0	0	0				
4	0	0	0				
			Total Flow Observed Available @20:			1771	2474

Remarks: FLOWED WITH DIFFUSER, 6" A.C., W.L., STATION 203 TANK LEVEL 23.8'. FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SERVICE AREA.

Static/Residual Location: TAKEN OFF HOSE SPIGOT AT 21527 BERENDO AVENUE.

Note:
Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tariff Schedule: 'The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system.'

NOTE: FIRE HYDRANT FLOWED FOR THIS TEST IS LOCATED IN A GRAVITY FEED ZONE OF SERVICE AREA.

PART II (A) **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 35 feet via vehicular access. The fire flow services will be rendered from a 6 inch diameter water main. The hydrant is located on the west side of Berendo Avenue (Street) ------- (Feet) -------- (Direction) of at Broadwell Avenue (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this 6" x 4" x 2.5" (Size) hydrant is 2474 GPM at 20 PSI residual for 2 hours at 72 PSI Static

PART II (B) **SPRINKLERED BUILDINGS ONLY**

Detector Location (check one) ☐ Above Grade ☐ Below Grade ☐ Either
Backflow protection required (fire sprinklers/private hydrant): ☐ Yes ☐ No
Type of Protection Required: (check one)
☐ Double Check Detector Assembly ☐ Reduced Pressure Principal Detector Assembly
☐ Other _____ Domestic Meter Size _____

PART II (C)
California Water Service Company (Dominguez District)
Water Purveyor

Lisa Mann
Signature Lisa Mann

07-31-2008
Date

General Superintendent
Title

PART III **Conditions for Approval by the Building Department**
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.

ATTACH. -4