



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 22, 2012

**TO:** Pat Hachiya  
Hearing Officer

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

**SUBJECT:** **PROJECT NO. R2008-00315-(3)**  
**VARIANCE NO. 200900010**  
**APRIL 3, 2012 DISCUSSION ITEM**  
**AGENDA ITEM NO. 2**

The applicants, Philip and Dawn Fine, were previously granted a variance to expand an existing deck within the required 20-foot front yard setback of a single-family residence in the R-1-10,000 (Single Family Residence—10,000-square-foot Minimum Required Lot Area) zone and within the Topanga Canyon Community Standards District (CSD). The CSD requires that any deviation from setback standards must obtain a variance. This permit is Categorically Exempt Class 3 – Small Structures pursuant to CEQA reporting requirements. The permit was approved by a Hearing Officer at a duly noticed public hearing on March 17, 2010.

The requested time extension would lengthen the deadline in which to make use of the above permits from March 17, 2012 to March 17, 2013. The applicant's representative, Mr. John Jennings, states that this time extension is necessary in order for the project's building permits to be finalized, as the Coastal Commission approval process took longer than anticipated. Staff recommends that this time extension be granted.

03/22/12  
MK:TM