



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

May 5, 2010

TO:

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

FROM:

Richard Claghorn *RC*  
Principal Regional Planner, Land Development Coordinating Center

**SUBJECT: APPEAL OF DIRECTOR'S DENIAL OF YARD MODIFICATION**

**ADDRESS: 520 WENHAM ROAD, PASADENA**

**Project Number: R2008-01777-(5)**

**Case: RPP 200801286-(5)**

**RPC Meeting: 05/19/10**

**Agenda Item: 6**

The appeal request was presented at the Regional Planning Commission hearing on February 17, 2010. All commissioners were present. The applicants requested a continuance in order to have more time to gather information supportive of their case. The applicants' representative stated that the additional time was needed to thoroughly review the staff report, research Tax Assessor's records and have a new survey done. The continuance was granted to May 19, 2010.

The applicants, Mr. Steven Mason and Ms. Nadine Chim, applied for retroactive approval to modify the required building setbacks for an addition to an existing single-family residence pursuant to Los Angeles County Code Section 22.48.180 (RPP 200801286-(5)). The applicant requested a reduction of the side yard setback from the required five feet to 1.68 feet at the closest point, a reduction in the rear yard setback from the required 15 feet to approximately 12+ feet, and an increase in allowable fence height along the rear property line to seven feet instead of the maximum allowable six feet. The applicants appealed the denial of their request.

The Regional Planning Department staff gave the applicants a deadline of May 4, 2010 to submit any supplemental information for the May 19<sup>th</sup> hearing. As of May 5, the applicant has not submitted any new information. Supplemental information was received on May 4 and 5 from the representative for the opposition, and a copy of these materials are included as an attachment. The DRP staff recommendation remains the same, which is to uphold the denial. See the reverse side for the suggested motion.

Please find attached supplemental materials for this project.

**SUGGESTED MOTION**

**"I MOVE THAT THE REGIONAL PLANNING COMMISSION UPHOLD THE DENIAL OF YARD MODIFICATION REQUEST RPP 200801286-(5) SUBJECT TO THE ATTACHED FINDINGS."**

RC