



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 24, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Alejandrina C. Baldwin
Land Divisions Section

**SUBJECT: Project No. TR 062732-(5)
Tentative Tract Map No. 062732
RPC Meeting: November 6, 2013
Agenda Item: 5**

The subject project is a vesting tentative map to create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres. All existing structures are to be demolished, including six detached residential units and three detached garage structures. All trees are to be removed (no oak trees on-site). Existing fencing will be removed and a five foot high block wall constructed. Condominium conceptual plans propose two-story detached units. The project is not within a community standards district.

At the September 18, 2013 public hearing, staff presented recent concerns received regarding overgrown vegetation within the front yard setback and possible zoning code violations. As the Commission directed, staff visited the site with the project applicant and identified overgrown vegetation to be trimmed and the parked vehicles within the required setbacks which were to be removed.

As requested, vegetation within the front yard setback has been removed and trees have been cleared of dead debris and excess branches, which allow visibility into the project site within the front yard setback (first 20 feet). Yucca plants within the front yard were instructed to remain by recommendation of the staff biologist as they may contain bats or bat roosts.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE ASSOCIATED ENVIRONMENTAL DOCUMENT.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE TRACT MAP NO. 062732 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

NP:ACB