



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2009-01455-(5)
VARIANCE NO. 200900007

RPC MEETING DATE December 16, 2009	CONTINUED TO
AGENDA ITEM	
PUBLIC HEARING DATE December 16, 2009	

APPLICANT James C. Ball	OWNER James & Kristine Ball	REPRESENTATIVE James C. Ball
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REQUEST
Variance: To authorize the construction of a single-family residence in the A-2-1 (Heavy Agricultural; 1-acre minimum lot size) zone that will project 50 feet above the pre-existing natural grade. The height limit within the A-2-1 zone is 35 feet.

LOCATION/ADDRESS 16612 Sierra Highway, Canyon Country (APN 3231-010-021) ACCESS Sierra Highway, between Fitch Avenue and Sand Canyon Road	ZONED DISTRICT Sand Canyon
	COMMUNITY Santa Clarita Valley
	EXISTING ZONING A-2-1 (Heavy Agricultural; 1-acre minimum lot size)

SIZE 3.8 acres	EXISTING LAND USE Vacant	SHAPE Irregular	TOPOGRAPHY Sloping, with 10,000 s.f. level graded pad
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SURROUNDING LAND USES & ZONING	
North: Vacant land—A-2-1 (Heavy Agricultural; 1-acre minimum lot size)	East: Vacant land—A-2-1 (Heavy Agricultural; 1-acre minimum lot size)
South: Vacant land—A-2-1 (Heavy Agricultural; 1-acre minimum lot size)	West: Commercial and light industrial uses; Single-family residences—C-3 (Unlimited Commercial) & R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	HM (Hillside Management)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 Class 3 Categorical Exemption – Small Structures

DESCRIPTION OF SITE PLAN
 The applicant proposes to construct a two-story single-family residence with 2,700 square feet of floor area and a 750 square-foot detached garage. The residence would be located on a 10,000 square-foot graded pad at the center of a 3.8-acre parcel, which slopes steeply upward from west to east. The pad was created through grading and fill from 2004 to 2006, and was authorized by Public Works through grading permit GR030925001. The actual structure of the residence would have a maximum height of 26 feet. However, because the graded pad was not originally authorized as a building site, it is the policy of the Department of Regional Planning to measure the height of the residence from the original natural grade. Therefore, the residence would project to a maximum height of 50 feet above the pre-existing grade. Because the maximum height limit for the A-2-1 zone is 35 feet, a variance application is required to be filed.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor