



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6461  
**PROJECT NUMBER R2010-01008-(5)**  
**CONDITIONAL USE PERMIT NO. 201000096**

**PUBLIC HEARING DATE**  
06/07/2011

**AGENDA ITEM**  
TBD

**RPC CONSENT DATE**  
N/A

**CONTINUE TO**  
N/A

**APPLICANT**

Bill and Carrie Strait

**OWNER**

Bill and Carrie Strait

**REPRESENTATIVE**

Jessie Hooker

**PROJECT DESCRIPTION**

The applicant is requesting authorization to construct a residential second unit and detached garage in an area lacking public sewer connection. The proposed second unit will be a 1,026-square-foot (44'-0" x 23'-4"), single-story prefabricated house facing East Avenue Q-4. The height of the residential second unit will be 11 feet 7 inches. A 36-foot-wide by 24-foot-deep three-car detached garage will be located immediately west of the second unit and will access Avenue Q-4. The driveway will be located at least 36 feet from the western property line. A walkway will lead from the driveway to the second unit. Both the 1,000-gallon septic tank and the leach field area will be located behind (south of) the second unit and garage.

**REQUIRED ENTITLEMENTS**

**A Conditional Use Permit (CUP) to authorize the construction of a second unit in the A-1-1 (Light Agricultural zone) in an area lacking public sewer, pursuant to section 22.24.100 of the Los Angeles County Code.**

**LOCATION/ADDRESS**

9240 East Avenue Q-4, Palmdale, CA 93591

**SITE DESCRIPTION**

The site plan depicts a flat, square-shaped lot at the southwest intersection of East Avenue Q-4 and 93<sup>rd</sup> Street East. Existing structures on the property include a one-story single-family residence, a concrete driveway, four storage sheds, three horse stalls, and a horse corral. The proposed residential second unit and detached garage will be located at the northwest corner of the property. The site plan also depicts the floor plan of the proposed second unit. It depicts a utility area, kitchen, dining area, living area, two bathrooms, and three bedrooms. The elevations of the second unit are also depicted. The east elevation depicts the side of the house visible from 93<sup>rd</sup> Street East and the existing house and it features a blank facade. The west elevation depicts the side of the house adjacent to the detached garage and it features two windows. The north elevation depicts the structure as seen from Avenue Q-4 and it shows two windows and a door. The south elevation depicts the structure as seen from the backyard or rear property line and it features two windows and a door.

**ACCESS**

Via 93<sup>rd</sup> Street East and East Avenue Q-4

**ZONED DISTRICT**

Littlerock

**ASSESSORS PARCEL NUMBER**

3027-028-012

**COMMUNITY**

Littlerock

**SIZE**

2.09 acres

**COMMUNITY STANDARDS DISTRICT**

Southeast Antelope Valley

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Existing single-family residence.	A-1-1 (Light Agricultural – 1-acre minimum lot size)
North	Single-family residence and vacant land.	A-1-1
East	Single-family residence and vacant land.	A-1-1
South	Single-family residence and vacant land.	A-1-1
West	Single-family residence and vacant land.	A-1-1

**GENERAL PLAN/COMMUNITY PLAN**

Antelope Valley Areawide General Plan

**LAND USE DESIGNATION**

N2 (Non-Urban 2)

**MAXIMUM DENSITY**

1.0 dwelling units per acre

**ENVIRONMENTAL DETERMINATION**

N/A

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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