



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-01923-(5)

HEARING DATE

June 16, 2015

REQUESTED ENTITLEMENTS

Variance No. 201400008

PROJECT SUMMARY

OWNER / APPLICANT

Scott Anderson / SC Planners Inc.

MAP/EXHIBIT DATE

6-17-14

PROJECT OVERVIEW

The applicant is requesting a Variance for the construction of a new single-family residence with encroachments into the required yards on an undersized 4,670 sq. ft. lot in the R-1-7500 (Single-family Residence – 7,500 sq. ft. Min Req Area) zone. The 2-story, 2,785 sq. ft. single-family residence (1,789.5 sq. ft. living space, 480 sq. ft. garage) includes a roof deck, a detached 2-car garage, driveway, and landscaping.

LOCATION

(No address) Vacant lot on Canyonside Rd., 225 ft. north of Canyonside Rd. & Manzanita St., La Crescenta

ACCESS

via Canyonside Rd and Maurice Ave.

ASSESSORS PARCEL NUMBER(S)

5868-020-012

SITE AREA

0.1 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

La Crescenta ZD

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)

PROPOSED UNITS

1

MAX DENSITY/UNITS

6 du/ac

COMMUNITY STANDARDS DISTRICT

La Crescenta – Montrose CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.290 (Variance Burden of Proof Requirements)
 - 22.44.139 (La Crescenta – Montrose CSD requirements)
 - 22.20.105 (R-1 Zone Single-family Residences Development Standards)
 - 22.20.110 (R-1 Zone Height Limits)
 - 22.20.120 (R-1 Zone Yard Requirements)

CASE PLANNER:

Steve Mar

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