



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

**PROJECT NUMBER**

R2014-01923-(5)

**HEARING DATE**

September 30, 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 on a legal undersized 4,670 sq. ft. lot in the R-1-7500 (Single-family Residence – 7,500 sq. ft. Min Req Area) zone. The Variance is required as a condition of Certificate of Compliance No. 201400060, approved July 2014, which states that all necessary zoning permits, such as a variance, shall be acquired prior to any construction or grading on the property. The 2-story, 2,785 sq. ft. single-family residence (1,789.5 sq. ft. living space) includes an 800 sq. ft. roof deck, a 480 sq. ft. detached 2-car garage, a new driveway, and landscaping. This case was approved by the Hearing Officer on July 21, 2015.

**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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