



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

PROJECT NUMBER
 R2014-03661-(1)

HEARING DATE
 01/05/16

REQUESTED ENTITLEMENTS
 Variance No. 201400007

PROJECT SUMMARY

OWNER / APPLICANT

S.K. Madan / Danny Sabbagh

MAP/EXHIBIT DATE

09/11/13

PROJECT OVERVIEW

The applicant is requesting a Variance to allow a ten-foot encroachment into the front yard setback, reducing the front yard setback from 20 feet to ten feet to accommodate the road right-of-way and construction of a 1,700 sq. ft., two-story, single-family residence with two-car garage on a 2,700 sq. ft. legal undersized lot (RCOC 201300153). The existing road right-of-way is located 50 feet from the centerline of Mills Avenue along the property frontage. The requested front yard setback reduction would allow a structure to be built 60 feet from the centerline of Mills Avenue.

LOCATION

(No address) Vacant lot on Mills Avenue, 1,500 feet northeast of Telegraph Road, South Whittier-Sunshine Acres

ACCESS

Mills Avenue

ASSESSORS PARCEL NUMBER(S)

8156-028-030

SITE AREA

0.06 Acre

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Southeast Whittier

LAND USE DESIGNATION

P – Public and Semi-Public Facilities

ZONE

R-A-6,000 (Residential Agricultural-6,000sf minimum lot)

PROPOSED UNITS

1

MAX DENSITY/UNITS

1

COMMUNITY STANDARDS DISTRICT

N/A

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)
 - 22.20.450 (R-A Zone Development Standards)
 - 22.20.105 (R-1 Zone Development Standards)
 - 22.20.110 (R-1 Zone Height Limits)
 - 22.20.120 (R-1 Zone Yard Requirements)

CASE PLANNER:

Michele Bush

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

mbush@planning.lacounty.gov