



PROJECT NUMBER PRJ2023-000755-(5)
HEARING DATE April 22, 2025
REQUESTED ENTITLEMENT(S)
 Yard Modification No. RPPL2023001091

PROJECT SUMMARY

OWNER / APPLICANT SAROYAN, AVETIK / Garo Nazarian, Domus Design
MAP/EXHIBIT DATE August 1, 2022

PROJECT OVERVIEW

The applicant requests a Yard Modification to authorize the continued maintenance of a six-foot-high fence within the front yard setback area and a nine-foot-high fence in the side and rear yard setback areas that exceeds the maximum allowable height of three-and-one-half feet in the front yard setback area and six feet in the side and rear yard setback areas in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.

LOCATION 43639 Tomahawk Place, Quartz Hill
ACCESS Tomahawk Place

ASSESSORS PARCEL NUMBER(S) 3153-040-013
SITE AREA 0.92 Acres

AREA PLAN Antelope Valley
ZONED DISTRICT Lancaster
PLANNING AREA Antelope Valley

LAND USE DESIGNATION RL1 (Rural Land 1 – One Dwelling Unit per Acre)
ZONE A-1-1

PROPOSED UNITS NA
MAX DENSITY/UNITS NA
COMMUNITY STANDARDS DISTRICT NA

ENVIRONMENTAL DETERMINATION (CEQA)

Statutory Exemption (Projects Which Are Disapproved) pursuant to CEQA Guidelines section 15270

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.16.050 (Development Standards for Zones A-1 and A-2)
 - Section 22.196.030 (Yard Modification Findings and Decision Requirements)

CASE PLANNER:
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