



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 19, 2012

TO: Alex Garcia, Hearing Officer

FROM: Samuel Dea
Section Head
Special Projects Section

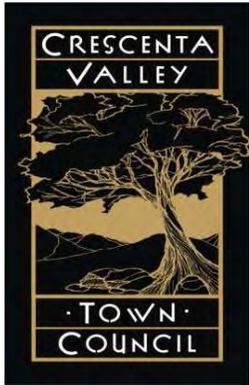
SUBJECT: AGENDA ITEM NO. 3
PROJECT NO. PM070536-(5)
TENTATIVE PARCEL MAP NO. 070536
OAK TREE PERMIT NO. 201100046

A letter from the Crescenta Valley Town Council (attached) was received on March 19, 2012, expressing opposition to the item referenced above. The Town Council recommends denial of the tentative parcel map and oak tree permit proposed by the applicant.

If you need further information, please contact Carolina Blengini of my staff at (213) 974-1522 or cblengini@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SD:CB:cb

Attachment



CRESCENTA VALLEY TOWN COUNCIL

"THE COMMUNITY THAT CARES"

March 18, 2012

Alex Garcia- Hearing Officer
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: 2446 Cross Street, La Crescenta-Montrose
Project No. PM070536-5
Permit: Tentative Parcel Map No. 070536, Oak Tree Permit No. 201100046
Applicant: Robert Bonner

Cheryl Davis
President

Frank Beyt
Vice President

Todd Thornbury
Recording Secretary

Danette Erickson
Treasurer

Robbyn Battles
Corresponding
Secretary

COUNCIL MEMBERS

Dennis van Bremen

Dr. Young Suh

Harry Leon

Charles Beatty

Odalis Suarez, alternate

Robert Thomas, alternate

Michael Claessens, alternate

Dear Mr. Garcia,

This is an application proposing one parcel with three detached condominium units on 0.6 gross acres in the R-1-7,500 zone. And a request for an Oak Tree Permit No. 201100046 to remove one oak tree associated with the project.

This matter was set for hearing on March 6, 2012. In light of the community interest in the project, the Crescenta Valley Town Council requested the hearing be continued in order for a local public hearing before the Crescenta Valley Town Council Land Use Committee Meeting March 8, 2012. The project hearing was continued to March 20, 2012.

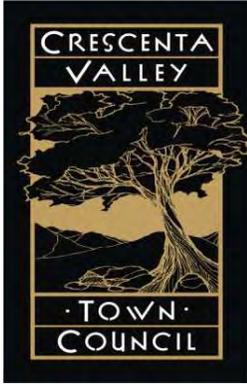
The Land Use committee requested the Planning Department explain the project and answer questions of the community. Carolina Blengini and Sam Dea appeared at the Land Use Committee hearing to provide information regarding the project. Based on the representations made by Planning the proposed condominium subdivision would allow three single family dwellings on one lot.

The Crescenta Valley Town Council Land Use Committee recommended denial for both of the applicant's requests to the Crescenta Valley Town Council. The Crescenta Valley Town Council unanimously agreed for the following reasons.

Regarding the Tentative Parcel Map 070536:

Ms. Blengini and Mr. Dea were under the impression La Crescenta/Montrose already has such developments as the applicant is proposing. Ms. Blengini has since clarified, as shown in the attached email, there are no such projects in our area. Additionally, the properties she noted as similar are in no way similar. The use code for the majority of projects sent by Ms. Blengini have a use code for either a duplex, triplex and in one instance a quadraplex. (Please see attached property profiles) Two of the referenced properties with a single family use code do not have multiple single family homes, they have a guest house.

The applicant is not proposing a guest house, duplex or tri-plex, he is proposing 2 additional single family detached condos with CC & R's which will then allow him to create three saleable properties on one lot. None of Ms. Blengini's referenced properties can be sold separately, have CC&R's or are developed on R 1 lots with a use code single family home.



CRESCENTA VALLEY TOWN COUNCIL

“THE COMMUNITY THAT CARES”

The applicant’s project is not a sub-division permitted under the appropriate use code R1-7500 located in a residential single family neighborhood. The applicant’s project is not consistent with any development in the unincorporated area of La Crescenta/Montrose.

Ms. Blengini’s attached email goes on to say, “There are other communities, like East Pasadena, East San Gabriel, that do have detached condominium developments”. Attached is the Z-Net planning map Ms. Blengini provided as an example. Please note, the area she references does show detached condos, however they are located within an R3 and R1 zone consistent with this East Pasadena neighborhood. The current applicant wants to place a detached condominium project in a R1 zone which is not consistent with any of our existing neighborhoods. Our community has clearly expressed to our Land Use Committee and Crescenta Valley Town Council that they do not want our community to mirror our neighboring communities.

There are two flag lots located on Cross Avenue in the R1 zone; however these homes are all situated on individual lots that have been subdivided as R1 properties NOT single family condominiums. The applicant should only be allowed to construct three single family residences by way of a proper lot split creating three individual lots. This should only be allowed as long as there is compliance with the subdivision map act and all pertinent regulations.

Finally, the proposed project is not consistent with existing developments in the R1 La Crescenta/Montrose area. In addition, the project does not conform to the existing surrounding neighborhoods, ignores applicable codes and would increase density. It would change the overall landscape of our neighborhoods and establish a precedent of building multiple saleable units on one lot in the R1 zone. This concept is strongly disfavored by the community.

Regarding: Oak Tree Permit 201100046

The Crescenta Valley Town Council has accepted the recommendation of the Land Use Committee to deny the proposed oak tree permit for the following reasons.

The permit for the removal of the oak tree was to accommodate the necessary construction of the project for which the Crescenta Valley Town Council is recommending denial. The Arborists report recommends removal of the tree because it is crowded by non-protected trees, not because it is diseased and dying.

Additionally, the applicant’s insurer does not require the removal of the Oak tree. The insurer requested the property be trimmed and an arborist report regarding the Oak trees condition be supplied. The applicants insurance was cancelled due to his failure to provide the arborists report in a timely manner.

The applicant has not met the required burden for the granting of a permit for the removal of the oak tree.

Cheryl Davis
President

Frank Beyt
Vice President

Todd Thornbury
Recording Secretary

Danette Erickson
Treasurer

Robbyn Battles
Corresponding
Secretary

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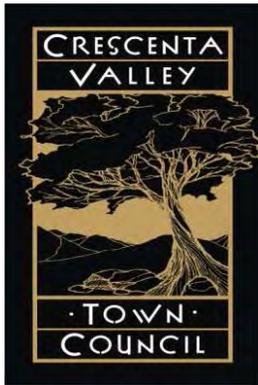
Harry Leon

Charles Beatty

Odalís Suarez, alternate

Robert Thomas, alternate

Michael Claessens, alternate



CRESCENTA VALLEY TOWN COUNCIL

"THE COMMUNITY THAT CARES"

We hope you will review all of the emails and correspondences you have received with regard to this project and find in favor of our recommendation which also represents the sentiments of the community and deny both applications in their entirety.

Respectfully

Cheryl Davis
President

Cheryl Davis
President

Frank Beyt
Vice President

Todd Thornbury
Recording Secretary

Danette Erickson
Treasurer

Robbyn Battles
Corresponding
Secretary

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Odalís Suarez, alternate

Robert Thomas, alternate

Michael Claessens, alternate

Enc: E-mail from Carolina Blengini (Planner) dated 3/15/2012
Z-Net Map East Pasadena Zone
9 Profile pages from Fidelity Title showing use code

Robbyn Battles

From: Blengini, Carolina [cblengini@planning.lacounty.gov]
Sent: Thursday, March 15, 2012 1:11 PM
To: robbyn@thecvcouncil.com
Cc: Dea, Samuel
Subject: RE: Info requested re: PM070536 - 2446 Cross St.

Attachments: East Pasadena_East San Gabriel.pdf



East
dena_East San Gat

Hi Robbyn,

We looked more closely and there are no detached condominium projects in La Crescenta. Since some of the properties on Altura Avenue and Briggs Avenue do have more than one detached single-family residence on one parcel of land, we thought that it would be the case. Some of the properties that have more than one dwelling unit in the same parcel are:

2637 Altura Ave
2707 Sanborn Ave
2706 fairmont Ave
4413 Briggs Ave
4338 Briggs Ave
4330 Briggs Ave
4323 Briggs Ave
2475 Altura Ave
2753 Altura Ave

Although not condominiums, these properties have similar type of development.

There are other communities, like East Pasadena East San Gabriel, that do have detached condominium developments. See an example attached, the property highlighted was developed as detached condominiums and there are flag lots on that street as well.

Thanks,
Carolina.

Carolina Blengini
Planner
Special Projects Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov/>
213-974-1522

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-----Original Message-----

From: Robbyn Battles CV Town Council [mailto:robbyn@thecvcouncil.com]
Sent: Thursday, March 15, 2012 9:25 AM
To: Blengini, Carolina
Subject: RE: Info requested re: PM070536 - 2446 Cross St.

Carolina,

Can you do me one favor. Sam mentioned there were several other projects just like this in La Crescenta already. He mentioned Community Ave. and Altura. Is there any chance you would be able to locate those project addresses for me. We have Council tonight and this would be very helpful.

Thank you once again for all of your time and energy you have put into this file to educate Land Use.

Robbyn Battles
Corresponding Secretary
E: robyn@thecvcouncil.com

Crescenta Valley Town Council
PO Box 8676 ç La Crescenta, CA 91214 ç USA
P: 818 248 9387 ç www.thecvcouncil.com

-----Original Message-----

From: Blengini, Carolina [mailto:cblengini@planning.lacounty.gov]
Sent: Tuesday, March 13, 2012 10:43 AM
To: mike@thecvcouncil.com; robyn
Cc: Odalis Suarez; Cheryl Davis; Harry Leon; Young Suh; Dennis van Bremen; Todd Thornbury; Robert Thomas; Danette Erickson; Frank Beyt; Charles Beatty; Dea, Samuel
Subject: RE: Info requested re: PM070536 - 2446 Cross St.

It's our responsibility to provide as much information as we can on the project and the applicable regulations.

I would like to emphasize that the information we are providing is based on an analysis of the project considering applicable State and County land use regulations. The County has not taken action on this matter. Again, this is a discretionary process and it is the Hearing Officer responsibility to consider all the information and recommendation presented by staff and the input from the public in his decision making process. The Town Council recommendation letter, if received, will be presented to the hearing officer as well a copy of all the correspondence and a memo summarizing the last week's Land Use Committee/Town Council meeting. You are also welcome to attend the hearing on March 20 and testify.

Thank you,

Carolina Blengini
Planner
Special Projects Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov/>
213-974-1522

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-----Original Message-----

From: Mike Claessens [mailto:Mike@thecvcouncil.com]

Sent: Tuesday, March 13, 2012 9:41 AM

To: robbyn

Cc: Blengini, Carolina; 'Mike Claessens'; 'Odalis Suarez'; 'Cheryl Davis'; 'Harry Leon'; 'Young Suh'; 'Dennis van Bremen'; 'Todd Thornbury'; 'Robert Thomas'; 'Danette Erickson'; 'Frank Beyt'; 'Charles Beatty'; Dea, Samuel

Subject: RE: Info requested re: PM070536 - 2446 Cross St.

Yes, I agree with Robbyn. Carolina, you have been very helpful, patient and more than gracious. Thank you.

That being said, it seems to me that it is the height of cynicism for the County to ask the Town Council for a recommendation concerning the approval of this 3-unit condo project in a neighborhood where there is no other development that is even remotely similar when, in fact, it is a forgone conclusion that the County will approve the project because it is consist with the County's General Plan.

Asking us to essentially "rubber-stamp" what the County has already decided to do only puts us at odds with our community and I, for one, really resent it.

> Carolina,

>
> I'd like to thank you for taking so much time to help clarify this
> project. I feel this has been a very educational process with regard
> to how you look at zoning, density and a sub-division. This will
> certainly help me the next time a project similar to this is proposed
> within the community.

>
>
> Robbyn Battles
> Corresponding Secretary
> E: robbyn@thecvcouncil.com

>
> Crescenta Valley Town Council
> PO Box 8676 Å\$ La Crescenta, CA 91214 Å\$ USA
> P: 818 248 9387 Å\$ www.thecvcouncil.com

> -----Original Message-----

> From: Blengini, Carolina [mailto:cblengini@planning.lacounty.gov]
> Sent: Tuesday, March 13, 2012 8:28 AM
> To: mike@thecvcouncil.com
> Cc: Odalis Suarez; Cheryl Davis; Harry Leon; Young Suh; Robbyn
> Battles; Dennis van Bremen; Todd Thornbury; Robert Thomas; Danette
> Erickson; Frank Beyt; Charles Beatty; Dea, Samuel
> Subject: RE: Info requested re: PM070536 - 2446 Cross St.

>
> All the material provided to the hearing officer is available online
> including the staff report. Please find a link below to the case material:
> <http://planning.lacounty.gov/case/view/pm070536/>

> Do you mean subsections (c) and (d) below?

>
> Regarding subsection (c), 'that the site is not physically suitable
> for the type of development', the site has enough area to accommodate
> three single-family residences contingent upon the approval of a
> subdivision, and the project meets all the applicable setbacks and
> standard requirements of the R-1-7,500 zone.

>
> Regarding subsection (d), 'that the site is not physically suitable
> for the proposed density of development', the project is consistent
> with the maximum density allowed by the Los Angeles Countywide General
> Plan (General Plan) and it has enough area (22,500 square feet) to

> meet the minimum area required by the R-1-7,500 zone.
> The property is designated as Category 1 (Low Density Residential "One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the General Plan. According to the General Plan, the maximum number of residential units permitted for the 0.6-acre (gross) subject property is 3.6 or three. Therefore, the applicant's proposal to develop three dwelling units is consistent with the General Plan. The property is consistent with the minimum area required by the R-1-7,500 Zone. The net area of the property is 23,348 square feet and the minimum required area for three dwelling units is 22,500 square feet.

> Thanks,

> Carolina Blengini
> Planner
> Special Projects Section
> Department of Regional Planning
> 320 W. Temple Street
> Los Angeles, CA 90012
> <http://planning.lacounty.gov/>
> 213-974-1522

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> -----Original Message-----

> From: Mike Claessens [mailto:Mike@thecvcouncil.com]
> Sent: Monday, March 12, 2012 5:41 PM
> To: Blengini, Carolina
> Cc: Mike; Odalis Suarez; Cheryl Davis; Harry Leon; Young Suh; Robbyn Battles; Dennis van Bremen; Todd Thornbury; Robert Thomas; Danette Erickson; Frank Beyt; Charles Beatty; Dea, Samuel
> Subject: RE: Info requested re: PM070536 - 2446 Cross St.

> Okay. Has the County (your section say or some other) investigated and made staff recommendations for use by the hearing officer re each provision below? If yes, if you haven't already, can you send those to us?

> Also, In subsection (b) and (c) below, what does the term "physically suitable" mean? Can issues such as non-conformity to the neighborhood (no other detached condominium subdivisions) and increased density (no other 3-unit developments) make a project "physically unsuitable?" Please advise.

> Thanks again,
> Mike

>> According to the Subdivision Map Act, Section 66474 (Grounds for denial of tentative or parcel map), there are certain findings that need to be made for denial of a parcel map. Below is an excerpt from the Subdivision Map Act:

>> 66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

>>
>> (a) That the proposed map is not consistent with applicable general
>> and specific plans as specified in Section 65451.
>> (b) That the design or improvement of the proposed subdivision is not
>> consistent with applicable general and specific plans.
>> (c) That the site is not physically suitable for the type of
>> development.
>> (d) That the site is not physically suitable for the proposed density
>> of development.
>> (e) That the design of the subdivision or the proposed improvements
>> are likely to cause substantial environmental damage or substantially
>> and avoidably injure fish or wildlife or their habitat.
>> (f) That the design of the subdivision or type of improvements is
>> likely to cause serious public health problems.
>> (g) That the design of the subdivision or the type of improvements
>> will conflict with easements, acquired by the public at large, for
>> access through or use of, property within the proposed subdivision.
>> In this connection, the governing body may approve a map if it finds
>> that alternate easements, for access or for use, will be provided,
>> and that these will be substantially equivalent to ones previously
>> acquired by the public. This subsection shall apply only to easements
>> of record or to easements established by judgment of a court of
>> competent jurisdiction and no authority is hereby granted to a
>> legislative body to determine that the public at large has acquired
>> easements for access through or use of property within the proposed subdivision.
>> (Amended by Stats. 1982, Ch. 518.)

>>
>>
>> Carolina Blengini
>> Planner
>> Special Projects Section
>> Department of Regional Planning
>> 320 W. Temple Street
>> Los Angeles, CA, 90012
>> <http://planning.lacounty.gov/>,
>> 213-974-1522

>> ,
>> ,
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>> ,
>> -----Original Message-----
>> From: Mike [mailto:mike@thecvcouncil.com]
>> Sent: Monday, March 12, 2012 4:34 PM
>> To: Blengini, Carolina
>> Cc: Mike; Odalis Suarez; Cheryl Davis; harry@thecvcouncil.com; Young
>> Suh; Robbyn Battles; Dennis van Bremen; Todd Thornbury; Robert
>> Thomas; Danette Erickson; Frank Beyt; Charles Beatty; Dea, Samuel
>> Subject: RE: Info requested re: PM070536 - 2446 Cross St.

>>
>> Okay, if that is the case, can issues such as non-conformity to the
>> neighborhood (no other detached condominium subdivisions) and
>> increased density (no other 3-unit developments), be valid factors
>> upon which to base a denial of the subdivision map? Please advise.

>>> Hi Mike,

>>> A subdivision is a discretionary process. Therefore, this project is

>>> subject to a public hearing and input from the public, as well as
>>> other factors, is taken into consideration by the hearing officer
>>> before taking action.
>>>
>>> Mr. Bonner's project complies with all the requirements from the
>>> R-1-7,500 and the Subdivision Map Act for a subdivision, by that I
>>> mean that he is not requesting any change or relief from the
>>> standards. Nevertheless, it needs to go through the discretionary
>>> subdivision process.
>>>
>>> Thank you.
>>>
>>>
>>> Carolina Blengini
>>> Planner
>>> Special Projects Section
>>> Department of Regional Planning
>>> 320 W. Temple Street
>>> Los Angeles, CA 90012
>>> <http://planning.lacounty.gov/>
>>> 213-974-1522
>>>
>>>
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>>>
>>> -----Original Message-----
>>> From: Mike [mailto:mike@thecvcouncil.com]
>>> Sent: Monday, March 12, 2012 3:52 PM
>>> To: Blengini, Carolina
>>> Cc: Odalis Suarez; Cheryl Davis; Mike Claessens;
>>> harry@thecvcouncil.com; Young Suh; Robbyn Battles; Dennis van
>>> Bremen; Todd Thornbury; Robert Thomas; Danette Erickson; Frank Beyt;
>>> Charles Beatty; Dea, Samuel
>>> Subject: RE: Info requested re: PM070536 - 2446 Cross St.
>>>
>>> Hi Carolina:
>>> Thanks so much for your help and the information you have been sending.
>>>
>>> If Mr. Bonner can build three detached condominium units on his
>>> property BY RIGHT, what is he seeking from the Planning Dept's
>>> Zoning Administrator? Does the Zoning Administrator (and by
>>> extension does the Town Council) have any discretion to recommend
>>> denial of the requested sub-division? If the Zoning Administrator
>>> has no discretion, why are we going through this process? Why
>>> doesn't the County simply approve the map without our input? Please advise.
>>> Thanks,
>>> Mike Claessens
>>>
>>>
>>>> Hi Odalis,
>>>>
>>>>
>>>>
>>>> I agree with you that Mr. Bonner could not construct three
>>>> single-family residences if the parcel is not subdivided pursuant
>>>> to the Subdivision Map Act. However, Mr. Bonner is proposing a

>>>> subdivision of a parcel of land that has enough area to accommodate
>>>> three single-family residences per the requirements of the
>>>> R-1-7,500 zone.

>>>>
>>>>
>>>>
>>>> Thanks,
>>>>
>>>>
>>>>
>>>>
>>>>

>>>> From: ODYATLAW@aol.com [mailto:ODYATLAW@aol.com]
>>>> Sent: Monday, March 12, 2012 3:05 PM
>>>> To: Blengini, Carolina
>>>> Cc: cheryl@thecvcouncil.com; mike@thecvcouncil.com;
>>>> harry@thecvcouncil.com; youngseoksuh@hotmail.com;
>>>> robbyn@thecvcouncil.com; dkvan@sbcglobal.net; spaboy@sbcglobal.net;
>>>> robertthomas4cvtc@sbcglobal.net; danette7@charter.net;
>>>> beyt@att.net; charlesbt@sbcglobal.net
>>>> Subject: Re: Info requested re: PM070536 - 2446 Cross St.

>>>>
>>>> Caroline thank you for the information, however, I still disagree
>>>> that three dwellings can be approved on an R-1 lot.
>>>>
>>>>
>>>>

>>>> WHERE DOES IT SAY YOU CAN HAVE MORE THAN ONE SFR ON ONE LOT IN
>>>> R-1 ZONE.
>>>> THEY STILL HAVE NOT PROVIDED THAT. THEY ARE TRYING TO MAKE
>>>> SOMETHING FIT
>>>> WHERE IT DOES NOT.
>>>>

>>>> I STILL DISAGREE THAT THERE CAN BE MORE THAN ONE DWELLING ON AN R1
>>>> ZONE.
>>>> THIS IS CONSISTENT WITH LOT AREA IN TITLE 22 AS FOLLOWS:

>>>>
>>>>
>>>> > 22.20.240 Lot area.
>>>> > A person shall not erect, construct, occupy, use, alter or
>>>> enlarge more
>>>> > than one building or structure per required area on any lot or
>>>> parcel of
>>>> > land
>>>> > in Zone R-2, except:
>>>> > A. Outbuildings permitted in Zone R-2;
>>>> > B. One single-family residence together with outbuildings
>>>> customary to
>>>> > such use permitted in Zone R-1, if there are no other buildings or
>>>> > structures
>>>> > thereon, may be used:
>>>> > 1. On a lot or parcel of land having the required area;
>>>> > 2. On each area equal to half the required area but in no event
>>>> less than
>>>> > 2,500 square feet;
>>>> > C. A two-family residence together with outbuildings customary
>>>> to such
>>>> > use
>>>> > permitted in Zone R-2, if there are no other buildings or
>>>> structures
>>>> > thereon, may be used on a lot or parcel of land having the
>>>> required area
>>>> > and an
>>>> > area not less than:



Legend

- Parcel Boundary
- Right-of-Way
- Subdivision
- Lot Line
- Out/Deed Line
- Easement
- Other
- Ownership Hook
- Freeway
- Setback District Setbacks
- Condo Lines
- Private Street Sideline
- Vacate Street Sideline
- Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
 - Parway - (e)
 - Parway - (p)
 - Major Highway - (e)
 - Major Highway - (p)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - (e)-Existing (p)-Proposed
- Old Map Boundary
- Township/Range Grid
- Wall Sheet Grid
- Zoning Index Map Grid
- Zoning Map Grid
- The Thomas Guide Grid
- CSD Area Specific Boundary
- National Forest
- Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone CPD
 - Zone C-R
 - Zone D-2
 - Zone D-3
 - Zone D-4
 - Zone D-5
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone MPD
 - Zone MXD
 - Zone O-S
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-3-(U)
 - Zone R-4-(U)
 - Zone R-A
 - Zone R-R
 - Zone R-R
 - Zone S-P
 - Zone SR-D
 - Zone W

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.





Property Overview

4438 BRIGGS AVE, MONTROSE, CA, 91020- 1110

Owner and Geographic Information



Primary Owner:		Secondary Owner:
DERSARKISSIAN, ZAREH AND ANOUSH		
Mail Address:		4438 BRIGGS AVE MONTROSE CA 91020
Site Address:		4438 BRIGGS AVE MONTROSE CA 91020
APN : 5810-009-011	Lot Number :	Page Grid : 534-H2
Housing Tract Number:		
Legal Description : Abbreviated Description: CITY:REGION/CLUSTER: 03/03415 BEACH'S ADD TO CRESCENTA CANADA LOT 26 LOT COM ON E LINE OF BRIGGS AVE N 0 15' E 80 FT FROM S LINE OF LOT 1 TH N ON SD E Comments: IMP1=1 UNIT,1640SF,YB:2003,03BD/03BA;IMP2=DUP,1 UNIT,1008SF,YB:1948,02BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03415		

Property Details



Bedrooms : 5	Year Built : 2003	Square Feet : 2,648 SF
Bathrooms : 5	Garage :	Lot Size : 7,998 SF
Total Rooms :	Fireplace :	Number of Units : 2
Zoning : LFR1*	Pool :	Use Code : Duplex (2 units, any combination)

Sale & Loan



Transfer Date : 10/12/2006	Seller : YESAYAN, GARNIK; YESAYAN, LIDA	
Transfer Value : \$910,000	Document # : 06-2267239	Cost/Sq Feet : \$343

Assessment & Taxes



Assessed Value : \$770,000	Percent Improvement : 22.08%	Homeowner Exemption :
Land Value : \$600,000	Tax Amount : \$8,576.95	Tax Rate Area : 4-102
Improvement Value : \$170,000	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

Offered by Fidelity National Title Company

All information produced is deemed reliable but is not guaranteed.



Fidelity National Title
Insurance Company



Property Overview

2475 ALTURA AVE, MONTROSE, CA, 91020- 1101

Owner and Geographic Information



Primary Owner:	Secondary Owner:	
JEFFERS, THOMAS J JR & MARY E		
Mail Address:	PO BOX 535 MONTROSE CA 91021	
Site Address:	2475 ALTURA AVE MONTROSE CA 91020	
APN : 5810-006-024	Lot Number :	Page Grid : 534-H2
Housing Tract Number:	1701	
Legal Description : Tract No: 1701 Abbreviated Description: CITY:REGION/CLUSTER: 03/03415 TR#:1701 TRACT # 1701 LOT COM AT MOST W COR OF LOT 435 TH SE ON SW LINE OF SD LOT 40 FT TH N 45 05'20" E 106 FT TH SE TO SE LINE OF Comments: IMP1=1 UNIT,1271SF,YB:1925,02BD/01BA;IMP2=4PLX,1 UNIT,680SF,YB:1940,02BD/01BA;IMP3=4PLX,1 UNIT,596SF,YB:1946,01BD/01BA;IMP4=4PLX,1 UNIT,660SF,YB:1939,01BD/01BA.City/Muni/Twp: REGION/CLUSTER: 03/03415		

Property Details



Bedrooms : 6	Year Built : 1925	Square Feet : 3,207 SF
Bathrooms : 4	Garage :	Lot Size : 19,397 SF
Total Rooms :	Fireplace :	Number of Units : 4
Zoning : LCR1YY	Pool :	Use Code : Quadruplex (4 units, any combination)

Sale & Loan



Transfer Date : 10/27/1960	Seller : N/A	
Transfer Value : N/A	Document # :	Cost/Sq Feet : N/A

Assessment & Taxes



Assessed Value : \$73,442	Percent Improvement : 52.61%	Homeowner Exemption :
Land Value : \$34,802	Tax Amount : \$1,300.01	Tax Rate Area : 4-104
Improvement Value : \$38,640	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Fidelity National Title
Insurance Company



Property Overview

2637 ALTURA AVE, LA CRESCENTA, CA, 91214- 3802

Owner and Geographic Information



Primary Owner:	Secondary Owner:	
RUSSO, WANDA; RUSSO, JASON		
Mail Address:	5102 FINEHILL AVE LA CRESCENTA CA 91214	
Site Address:	2637 ALTURA AVE LA CRESCENTA CA 91214	
APN : 5801-024-072	Lot Number :	Page Grid : 534-G2
Housing Tract Number:	7444	
Legal Description : Tract No: 7444 Abbreviated Description: CITY:REGION/CLUSTER: 03/03415 TR#:7444 TRACT NO 7444 LOT COM AT MOST S COR OF LOT 16 TH N ON E LINE OF SD LOT 240.44 FT TH S 89 51'20" W 8 FT TH N PARALLEL WITH Comments: IMP1=1 UNIT,1017SF,YB:1949,02BD/01BA;IMP2=DUP,1 UNIT,868SF,YB:1945,01BD/01BA.City/Muni/Twp: REGION/CLUSTER: 03/03415		

Property Details



Bedrooms : 3	Year Built : 1949	Square Feet : 1,885 SF
Bathrooms : 2	Garage :	Lot Size : 12,428 SF
Total Rooms :	Fireplace :	Number of Units : 2
Zoning : LCR1YY	Pool :	Use Code : Duplex (2 units, any combination)

Sale & Loan



Transfer Date : 09/30/2009	Seller : MOHAJER, ESMAT
Transfer Value : \$542,500	Document # : 09-1484016 Cost/Sq Feet : \$287

Assessment & Taxes



Assessed Value : \$546,585	Percent Improvement : 26.27%	Homeowner Exemption :
Land Value : \$403,012	Tax Amount : \$6,164.35	Tax Rate Area : 10-314
Improvement Value : \$143,573	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

Offered by Fidelity National Title Company
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Insurance Company



Property Overview

2706 FAIRMOUNT AVE, LA CRESCENTA, CA, 91214- 2903

Owner and Geographic Information



Primary Owner:	Secondary Owner:
BROWN, SAYLE A III TR; SAYLE A BROWN III TRUST AND FRANCIS, W (CO TR) FRANCIS TRUST	
Mail Address:	20101 CHAPEL POINT LN CORNELIUS NC 28031
Site Address:	2706 FAIRMOUNT AVE LA CRESCENTA CA 91214
APN : 5803-013-012	Lot Number : Page Grid :
Housing Tract Number:	
Legal Description : Block: H Abbreviated Description: BLK:H CITY:REGION/CLUSTER: 03/03415 CRESCENTA LOTS 8 AND LOT 9 BLK H Comments: IMP1=1 UNIT,1041SF,YB:1938,01BD/01BA;IMP2=DUP,1 UNIT,960SF,YB:1947,02BD/01BA.City/Muni/Twp: REGION/CLUSTER: 03/03415	

Property Details



Bedrooms : 3	Year Built : 1938	Square Feet : 2,001 SF
Bathrooms : 2	Garage :	Lot Size : 14,828 SF
Total Rooms :	Fireplace :	Number of Units : 2
Zoning : LCR171/2	Pool :	Use Code : Duplex (2 units, any combination)

Sale & Loan



Transfer Date : 08/01/2005	Seller : N/A
Transfer Value : N/A	Document # : Cost/Sq Feet : N/A

Assessment & Taxes



Assessed Value : \$80,714	Percent Improvement : 49.05%	Homeowner Exemption :
Land Value : \$41,122	Tax Amount : \$1,169.95	Tax Rate Area : 4-103
Improvement Value : \$39,592	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

Offered by Fidelity National Title Company
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Fidelity National Title
Insurance Company



Property Overview

2707 SANBORN AVE, LA CRESCENTA, CA, 91214- 2920

Owner and Geographic Information



Primary Owner:	Secondary Owner:
BROWN, SAYLE A III TR; SAYLE A BROWN III TRUST AND FRANCIS, W (CO TR) FRANCIS TRUST	
Mail Address:	20101 CHAPEL POINT LN CORNELIUS NC 28031
Site Address:	2707 SANBORN AVE LA CRESCENTA CA 91214
APN : 5803-013-007	Lot Number : Page Grid : 534-G1
Housing Tract Number:	
Legal Description : Block: H Abbreviated Description: BLK:H CITY:REGION/CLUSTER: 03/03415 CRESCENTA LOTS 2 AND LOT 3 BLK H Comments: IMP1=1 UNIT,818SF,YB:1946,02BD/01BA;IMP2=DUP,1 UNIT,1188SF,YB:1947,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03415	

Property Details



Bedrooms : 5	Year Built : 1946	Square Feet : 2,006 SF
Bathrooms : 3	Garage :	Lot Size : 14,828 SF
Total Rooms :	Fireplace :	Number of Units : 2
Zoning : LCR171/2	Pool :	Use Code : Duplex (2 units, any combination)

Sale & Loan



Transfer Date : 08/01/2005	Seller : N/A
Transfer Value : N/A	Document # : Cost/Sq Feet : N/A

Assessment & Taxes



Assessed Value : \$88,176	Percent Improvement : 54.02%	Homeowner Exemption :
Land Value : \$40,544	Tax Amount : \$1,250.31	Tax Rate Area : 4-103
Improvement Value : \$47,632	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

Offered by Fidelity National Title Company
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Fidelity National Title
Insurance Company



Property Overview

2753 ALTURA AVE, LA CRESCENTA, CA, 91214- 3804

Owner and Geographic Information



Primary Owner:		Secondary Owner:	
HARMS, WILSON A AND ARLENE L TRS; W AND A HARMS TRUST AND LINDSEY, S (CO TR) LINDSEY TRUST			
Mail Address:		10637 KURT ST SYLMAR CA 91342	
Site Address:		2753 ALTURA AVE LA CRESCENTA CA 91214	
APN : 5801-018-074	Lot Number :	Page Grid : 534-G2	
Housing Tract Number:		2535	
Legal Description : Tract No: 2535 Abbreviated Description: CITY:REGION/CLUSTER: 03/03180 TR#:2535 *TR=2535*LOT COM AT MOST S COR OF LOT 113 TH N ON E LINE OF SD LOT 234.48 FT TH N 89 38'50"W 51.03 FT TH S 0 21'10"W 196.86 City/Muni/Twp: REGION/CLUSTER: 03/03180			

Property Details



Bedrooms : 2	Year Built : 1921	Square Feet : 1,817 SF
Bathrooms : 1	Garage :	Lot Size : 10,999 SF
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : LCR1*	Pool :	Use Code : Single Family Residential

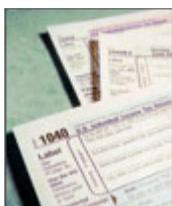
This is a house with a guest house with a legal flag lot behind

Sale & Loan



Transfer Date : 08/24/2007	Seller : N/A	
Transfer Value : N/A	Document # :	Cost/Sq Feet : N/A

Assessment & Taxes



Assessed Value : \$252,052	Percent Improvement : 47.37%	Homeowner Exemption :
Land Value : \$132,660	Tax Amount : \$2,957.46	Tax Rate Area : 4-088
Improvement Value : \$119,392	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Fidelity National Title
Insurance Company



Property Overview

4323 BRIGGS AVE, MONTROSE, CA, 91020- 1107

Owner and Geographic Information



Primary Owner:	Secondary Owner:
KIM, FRANK C AND ANN J	
Mail Address:	4329 BRIGGS AVE MONTROSE CA 91020
Site Address:	4323 BRIGGS AVE MONTROSE CA 91020
APN : 5810-006-017	Lot Number : 416 Page Grid : 534-H2
Housing Tract Number:	1701
Legal Description : Lot: 416 Tract No: 1701 Abbreviated Description: LOT:416 CITY:REGION/CLUSTER: 03/03415 TR#:1701 TRACT # 1701 LOT 416 Comments: IMP1=1 UNIT,1726SF,YB:1947,03BD/03BA;IMP2=3PLX,1 UNIT,1358SF,YB:1922,03BD/02BA;IMP3=3PLX,1 UNIT,1638SF,YB:1946,02BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03415	

Property Details



Bedrooms : 8	Year Built : 1947	Square Feet : 4,722 SF
Bathrooms : 7	Garage :	Lot Size : 23,853 SF
Total Rooms :	Fireplace :	Number of Units : 3
Zoning : LCR1YY	Pool :	Use Code : Triplex (3 units, any combination)

Sale & Loan



Transfer Date : 04/27/2007	Seller : YIM, DONG MOUK; YIM, HYAE KYONG	
Transfer Value : \$1,225,000	Document # : 07-1019325	Cost/Sq Feet : \$259

Assessment & Taxes



Assessed Value : \$945,000	Percent Improvement : 16.72%	Homeowner Exemption :
Land Value : \$787,000	Tax Amount : \$10,718.30	Tax Rate Area : 4-104
Improvement Value : \$158,000	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Fidelity National Title
Insurance Company



Property Overview

4330 BRIGGS AVE, MONTROSE, CA, 91020- 1108

Owner and Geographic Information



Primary Owner:	Secondary Owner:	
KEGEYAN, AVETIS AND GOARIK		
Mail Address:	4330 BRIGGS AVE MONTROSE CA 91020	
Site Address:	4330 BRIGGS AVE MONTROSE CA 91020	
APN : 5810-010-006	Lot Number :	Page Grid : 534-H2
Housing Tract Number:		
Legal Description : Abbreviated Description: CITY:REGION/CLUSTER: 03/03180 BEACH'S ADD TO CRESCENTA CANADA LOT 26 LOT COM AT INTERSECTION OF E LINE OF BRIGGS AVE WITH S LINE OF LOT 6 TH N ON SD E City/Muni/Twp: REGION/CLUSTER: 03/03180		

Property Details



Bedrooms : 4	Year Built : 2005	Square Feet : 3,016 SF
Bathrooms : 3	Garage :	Lot Size : 9,997 SF
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : LCR1YY	Pool : P	Use Code : Single Family Residential

This is a house with a guest house
This also has a legal flag lot behind

Sale & Loan



Transfer Date : 01/11/2001	Seller : , PONCE, JOAN M; , PONCE, ROBERT J	
Transfer Value : \$265,000	Document # : 01-0070703	Cost/Sq Feet : \$87

Assessment & Taxes



Assessed Value : \$695,302	Percent Improvement : 55.17%	Homeowner Exemption :
Land Value : \$311,676	Tax Amount : \$7,759.47	Tax Rate Area : 4-102
Improvement Value : \$383,626	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

Offered by Fidelity National Title Company
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Property Overview

4413 BRIGGS AVE, MONTROSE, CA, 91020- 1109

Owner and Geographic Information



Primary Owner:	Secondary Owner:	
LANDE, EDWARD F; LANDE LIVING TRUST,		
Mail Address:	4413 BRIGGS AVE MONTROSE CA 91020	
Site Address:	4413 BRIGGS AVE MONTROSE CA 91020	
APN : 5810-007-026	Lot Number :	Page Grid : 534-H2
Housing Tract Number:	10768	
Legal Description : Block: 1 Tract No: 10768 Abbreviated Description: BLK:1 CITY:REGION/CLUSTER: 03/03180 TR#:10768 *TR=10768*LOT COM AT MOST S COR OF LOT 2 BLK 1 TH NW ON SW LINE OF SD LOT 195.21 FT TH N 36 49' E 65.56 FT TH S 53 11' E TO City/Muni/Twp: REGION/CLUSTER: 03/03180		

Property Details



Bedrooms : 4	Year Built : 1937	Square Feet : 1,404 SF
Bathrooms : 2	Garage :	Lot Size : 11,217 SF
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : LCR1*	Pool :	Use Code : Single Family Residential

This house has a guest house
There is also a legal flag lot behind

Sale & Loan



Transfer Date : 09/26/2003	Seller : N/A	
Transfer Value : N/A	Document # :	Cost/Sq Feet : N/A

Assessment & Taxes



Assessed Value : \$375,315	Percent Improvement : 8.19%	Homeowner Exemption : H
Land Value : \$344,570	Tax Amount : \$4,190.44	Tax Rate Area : 4-104
Improvement Value : \$30,745	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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