

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. PM071404-(5)  
TENTATIVE PARCEL MAP NO. 071404**

1. The Los Angeles County Hearing Officer, Ms. Patricia Hachiya, conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 071404 (“PM 071404”) on November 1, 2011.
2. PM 070971 is a proposal to create three single-family lots on 0.59 gross acres.
3. The subject site is located at 4351 Briggs Avenue, within the La Crescenta-Montrose Community Standards District (“CSD”) in the Montrose Zoned District.
4. The parallelogram-shaped property is 0.59 gross acres (0.38 net acres) in size with terrain sloping slightly to the south.
5. The subject property consists of one lot currently improved with one single-family residence, one garage, one covered porch, one covered patio, one pond, wire fences and gates, and a storage building, all to be removed. Surrounding uses include single-family residences to the north, east, south, and west.
6. Access to the subject property will be provided from Prospect Avenue, a 60-foot wide dedicated public street.
7. The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan (“General Plan”). This land use designation would allow a maximum of three dwelling units on the site. The applicant has proposed three single-family lots, which is consistent with this land use category.
8. The subject property is within the La Crescenta-Montrose CSD; however, this CSD has no development standards for development in the R-1 zone.
9. The project site is currently zoned R-1 (Single Family Residential – 5,000 Square Feet Minimum Required Lot Area). Surrounding zoning to the north, south, east, and west is R-1.
10. The proposed project is required to comply with the development standards of the R-1 zone, pursuant to Section 22.20.070 of the Los Angeles County Code (“County Code”). Single-family units are permitted in the R-1 zone. The minimum required lot area for this zone is 5,000 square feet. Parcel No. 1 will have 5,942 net square feet; Parcel No. 2 will have 5,249 net square feet; and Parcel No. 3

will have 5,045 net square feet. Therefore, the proposed parcels are consistent with the minimum required lot area.

11. The Los Angeles County Department of Public Works ("Public Works") is not requiring improvements to Briggs Avenue and Prospect Avenue based on the community concerns expressed by La Crescenta residents and the Crescenta Valley Town Council ("Town Council"). A copy of the letter from the Town Council regarding this matter is attached.
12. Future development on the proposed lots must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping ordinances prior to building permit issuance.
13. Four items of correspondence were received from neighbors and the Town Council regarding the project. One item emphasized the desire to preserve native vegetation and also wondered how drainage of the project site would be affected by heavy rains that have historically occurred in the area. The second item opposed Public Works' decision to not require street improvements along Prospect Avenue and Briggs Avenue, noting that such improvements would make these streets more attractive and that existing trees that would be lost as a result of these improvements could be successfully replaced. The third item opposed the project based on concerns about additional traffic and parking problems the project may create, the removal of existing trees on the project site, and the additional demand the project may impose on electrical and water utilities. The fourth item, from the Town Council, indicated that the Town Council did not have a position on this project.
14. *SUMMARY OF ACTIVITIES AT HEARING*
15. The Hearing Officer finds the proposed project and the provisions for its design and improvement to be consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
16. The proposed development is compatible with surrounding land use patterns.
17. The site is physically suitable for the type of development and density being proposed. The property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

18. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
19. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
20. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
21. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
22. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
23. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
24. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
25. This project has received a Class 15 Categorical Exemptions pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Class 15 consists of the division of property in an urbanized area zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger

parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

26. The Hearing Officer finds that the project is subject to California Department of Fish and Game fees for the project's effect on fish and wildlife, pursuant to Section 711.4 of the California Fish and Game Code.
27. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 071404 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.