

**PROJECT NO. PM071404 - (5)
TENTATIVE PARCEL MAP NO. 071404
STAFF ANALYSIS
FOR NOVEMBER 1, 2011 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Mark Anderson, proposes a residential subdivision to create three single-family lots on approximately 0.59 gross acres.

REQUIRED APPROVALS

Tentative Parcel Map: The applicant requests approval of Tentative Parcel Map 071404 ("PM 071404") to create three single-family lots on approximately 0.59 gross acres.

ENVIRONMENTAL DETERMINATION:

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.

EXISTING CONDITIONS OF SUBJECT PROPERTY

Physical Features: The subject property is located at 4351 Briggs Avenue, La Crescenta, in the Montrose Zoned District, within the La Crescenta-Montrose Community Standards District ("CSD"). The subject property consists of one lot which is approximately 0.59 gross acres (0.38 net acres) in size. The property is parallelogram-shaped with terrain sloping to the south. The project site is 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

Access: Access for all parcels will be from Prospect Avenue, a 60 foot-wide dedicated public street.

Services: Domestic water service will be provided by Crescenta Valley Water Company. Domestic sewer service will be provided by the Crescenta Valley Water Company. The project is within the boundaries of the Glendale Unified School District.

Land Use: The subject property consists of one lot which is improved with one single-family residence and accessory structures.

Zoning: The subject property is included within the La Crescenta-Montrose CSD, which became effective March 1, 2007.

The subject property is zoned R-1 (Single Family Residential - 5,000 Square Foot Minimum Required Lot Area). The zone was adopted by Ordinance No. 5290 on March 15, 1948, and effective April 14, 1948.

Previous Land Use and Zoning Approvals:

There are no previous cases on this property (Assessor's Parcel No. 5810 006 003).

DESCRIPTION OF THE SURROUNDING AREA

Zoning: Properties to the north, south, east, and west of the project site are zoned R-1.

Land Uses: The land use of properties to the north, south, east, and west, of the project site is single-family residential.

PROJECT DESCRIPTION

Tentative Parcel Map No. 071404 dated May 3, 2011, depicts a residential development of three single-family parcels on approximately 0.59 gross acres (0.38 net acres). The proposed parcels will take access from Prospect Avenue, a 60-foot wide dedicated public street. 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. No grading is proposed.

The Los Angeles County Department of Public Works ("Public Works") is not requiring Improvements along Briggs Avenue and Prospect Avenue, based on the community concerns expressed by La Crescenta residents and the Crescenta Valley Town Council ("Town Council").

GENERAL PLAN CONSISTENCY

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"). The applicant's proposal to create three dwelling units is consistent with the maximum of three dwelling units permitted for the subject property.

The subject property and immediate area are in the Low Density Residential Land Use Category.

Applicable General Plan policies include:

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land (Policy 17, Land Use and Urban Development Pattern).
- Promote the provision of an adequate supply of housing by location, type and price (Policy 47, Housing and Community Development).

LA CRESCENTA—MONTROSE CSD

The subject property is in the La Crescenta-Montrose CSD (Los Angeles County Code Section 22.44.13). However, this CSD has no development standards for development in the R-1 zone.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Four items of correspondence were received from neighbors and the Town Council regarding the project. The first item emphasized the desire to preserve native vegetation and also expressed concern about 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.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map dated May 3, 2011 and recommends the attached conditions.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On September 28, 2011 approximately 305 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was published in the San Gabriel Valley Tribune on September 30, 2011 and La Opinion on September 29, 2011. Project materials, including tentative parcel map, land use map and recommended draft conditions were received at Los Angeles County La Crescenta Library, 2809 Foothill Blvd.

La Crescenta, CA 91214 on September 29, 2011. Public hearing notices were posted on the subject property fronting Briggs Avenue and Prospect Avenue on September 30, 2011. Public hearing materials were also posted on the Department of Regional Planning's website.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The three dwelling units proposed are consistent with the maximum of three dwelling units permitted on the subject property. The proposed lot sizes of the project are also consistent with the existing lot sizes in the neighborhood, and meet the 5,000 square feet minimum net lot area requirement of the R-1 zone and character of the surrounding area.

The project must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and Low-Impact Development Ordinances at the building permit stage.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and approve Tentative Parcel Map No. 071404 subject to the attached conditions of the Subdivision Committee.

Attachments:

- Draft Findings
- Draft Conditions
- GIS NET Map
- Aerial Photographs
- Site Photographs
- Tentative Parcel Map No. 071404 dated May 3, 2011
- Land Use Map