



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 11, 2015

TO: Librarian
2809 Foothill Boulevard
La Crescenta, CA 91214

FROM: Edward Rojas
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: PROJECT NO. R2014-03027-(5)/TENTATIVE PARCEL MAP NO. 073114

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on June 24, 2015.

Please have the materials listed below available to the public through July 10, 2015.

If you have any questions regarding this matter, please contact **Edward Rojas** of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Tentative Map

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Date and Time: Wednesday, June 24, 2015 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): Project No. R2014-03027-(5), Tentative Parcel Map No. 073114

Project Location: 2640 Prospect Avenue, La Crescenta within the Montrose Zoned District

Description: A tentative parcel map to create four single-family lots, including three flag lots, in the R-1 (Single-Family Residence) zone, pursuant to the Los Angeles County (LAC) Code section 21.40.010.

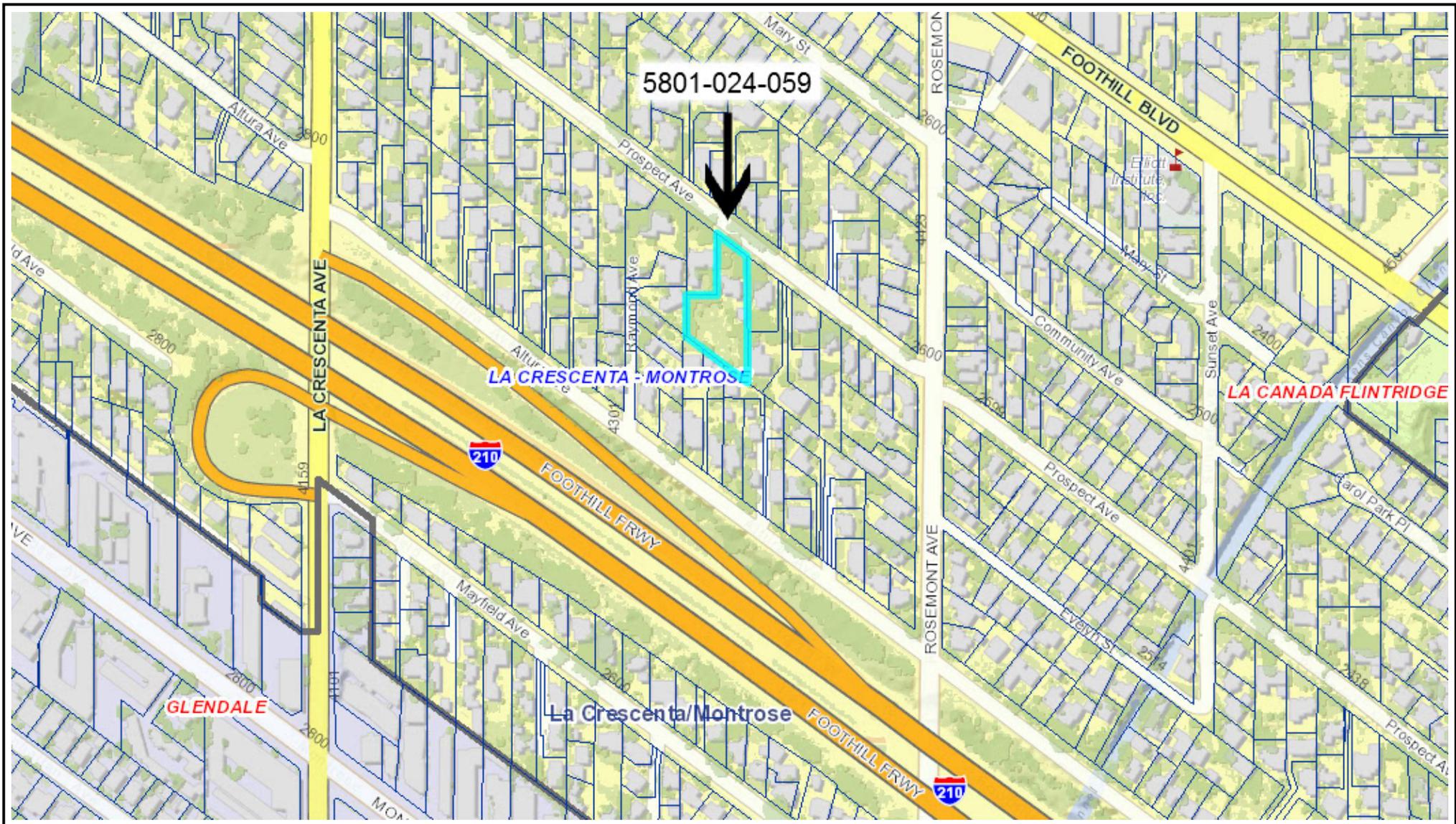
CEQA Categorical Exemption: Class 15 – Minor Land Divisions

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
La Crescenta Library
2809 Foothill Boulevard
La Crescenta, CA 91214

Contact: Edward Rojas
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6433 Fax: 213-626-0434
E-mail: erojas@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days notice.

Si necesita más información por favor llame al 213-974-6466.

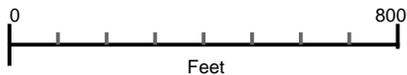


Created in GIS-NET3

PM073114 - Property Location Map

Printed: Mar 18, 2015

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

PROJECT NUMBER

R2014-03027-(5)

HEARING DATE

June 24, 2015

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 073114

Environmental Assessment No. 201400242

PROJECT SUMMARY

OWNER / APPLICANT

Mark Adamsky/Mark Anderson

MAP/EXHIBIT DATE

February 3, 2015

PROJECT OVERVIEW

To create four single-family lots, including three flag lots. The subject property is currently developed with a single-family home and detached garage that will be removed. There is one oak tree on the property, which will remain. No oak tree encroachment is required as part of the project. The project site is within the La Crescenta-Montrose CSD, however no specific development standards in the CSD apply to the R-1 (Single-Family Residence) zone or the project site.

LOCATION

2640 Prospect Avenue, La Crescenta

ACCESS

Prospect Avenue

ASSESSORS PARCEL NUMBER(S)

5801-024-059

SITE AREA

0.75 gross acres/0.58 net acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

1 (Low Density Residential 1 to 6 du/ac)

ZONE

R-1 (Single-Family Residence)

PROPOSED UNITS

4

MAX DENSITY/UNITS

4

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

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:
 - 22.20.105 (R-1 Zone Development Standards)
- Satisfaction of the following Section of Title 21 of the Los Angeles County Code:
 - 21.20.329 (Flag lots)

CASE PLANNER:

Edward A. Rojas

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

erojas@planning.lacounty.gov

MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 073114 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FOR SUBDIVISION PURPOSES

LEGAL DESCRIPTION

THE LAND DESCRIBED BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED BELOW:

PARCEL 1:

THE EAST HALF OF THAT PORTION OF FARM LOT 4 IN BLOCK B OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 4 DISTANT 180 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE 180 FEET; THENCE NORTH 292.68 FEET; THENCE NORTH 53° 30' WEST 180 FEET; THENCE SOUTH 392.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF FARM LOT 4 IN BLOCK B OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4, DISTANT SOUTHEASTERLY THEREON 180.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 92.47 FEET; THENCE EAST 72.95 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN DEED TO JAMES GRANT DAVIDSON AND WIFE, RECORDED IN BOOK 15952, PAGE 40, OFFICIAL RECORDS; THENCE SOUTH ALONG SAID WEST LINE 149 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY ALONG SAID LINE SOUTHWESTERLY 90 FEET TO THE POINT OF BEGINNING.

LISTING OF UTILITIES

SOUTHERN CALIFORNIA EDISON	800-227-2600
A.T.T.	888-729-5323
CHARTER CABLE	818-626-0009
SOUTHERN CALIFORNIA GAS	213-244-1234
CV WATER	818-248-3925

PROJECT DESCRIPTION

MINOR LAND DIVISION FOR SUBDIVISION PURPOSES TO CREATE FOUR (4) SINGLE FAMILY PARCELS ON 0.688 ACRES.

BENCH MARK:

ELEV. 1568.118 CUT SPIKE IN W. CB @ BCR @ NORTHWEST CORNER OF FOOTHILL BLVD. AND LA CRESCENTA AVE. (IN C.B.) Y-4479 LOS ANGELES COUNTY BENCH MARK (LA CANADA GRID) 2005 ADJUSTMENT

SITE INFORMATION

- ① SITE ADDRESS: 2640 PROSPECT AVENUE, LA CRESCENTA, CALIFORNIA
- ② EXISTING AND PROPOSED ZONE R1
- ③ TOTAL GROSS AREA = 32,708.0 S.F.
- ④ TOTAL NET AREA = 25,674.0 S.F.
- ⑤ EXISTING AND PROPOSED LAND USE: 1-LOW DENSITY RESIDENTIAL / DETACHED SINGLE FAMILY RESIDENCES
- ⑥ SITE AVERAGE SLOPE 10.0%
- ⑦ THOMAS GUIDE 534-62
- ⑧ A.P.N. 5801-024-059
- ⑨ ALL STEPPING STONES AND PLANTERS WITHIN FIRE LANE FLAG ACCESS STRIP TO BE REMOVED
- ⑩ EXISTING 10' WIDE SEWER EASEMENT CVWD
- ⑪ EXISTING STRUCTURES TO BE REMOVED
- ⑫ NO GRADING
- ⑬ EX. CHAIN LINK FENCE ALONG FRONT PROPERTY LINE IS 6 FEET HIGH AND WILL BE REMOVED
- ⑭ EXISTING FIRE HYDRANT 85.00 FEET FROM NW'LY CORNER OF PROPERTY
- ⑮ ONE OAK TREE

LEGEND
 BP BRAZILIAN PEPPER
 TBR TO BE REMOVED

APPLICANT

MARK ANDERSON
 2852 FOOTHILL BLVD.
 LA CRESCENTA, CALIFORNIA
 91204
 818-355,6251

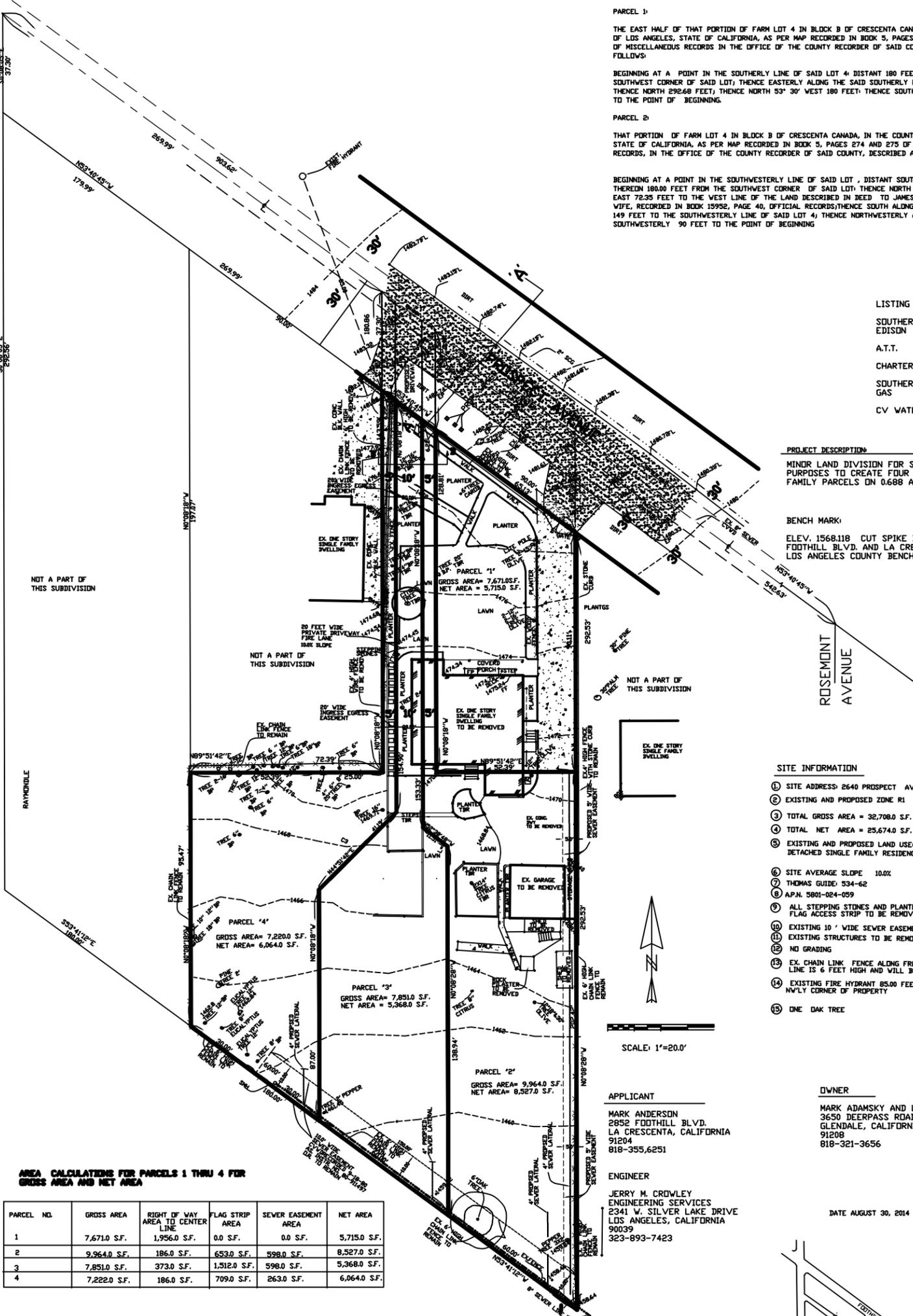
ENGINEER

JERRY M. CROWLEY
 ENGINEERING SERVICES
 2341 W. SILVER LAKE DRIVE
 LOS ANGELES, CALIFORNIA
 90039
 323-893-7423

OWNER

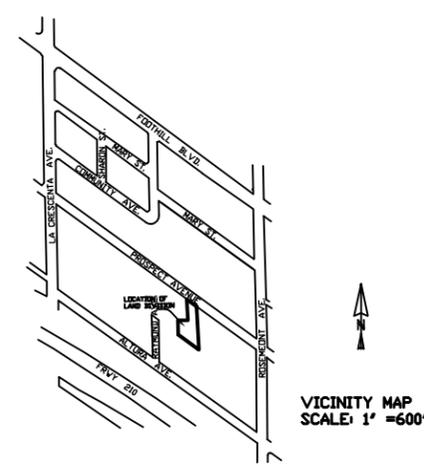
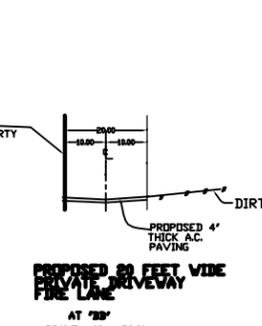
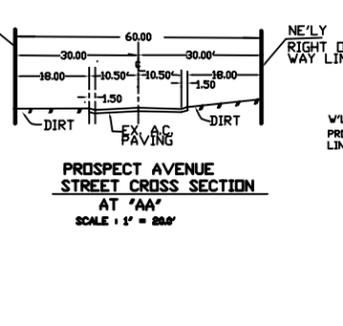
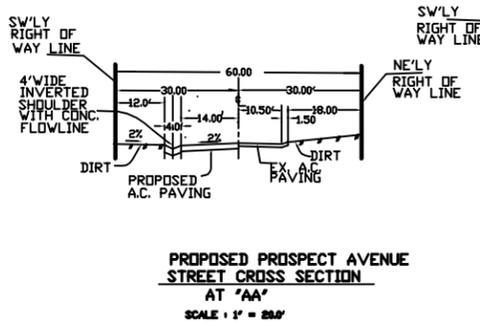
MARK ADAMSKY AND LOUISE A. VEILLEUX
 3650 DEERPASS ROAD
 GLENDALE, CALIFORNIA
 91208
 818-321-3656

DATE AUGUST 30, 2014



AREA CALCULATIONS FOR PARCELS 1 THRU 4 FOR GROSS AREA AND NET AREA

PARCEL NO.	GROSS AREA	RIGHT OF WAY AREA TO CENTER LINE	FLAG STRIP AREA	SEWER EASEMENT AREA	NET AREA
1	7,671.0 S.F.	1,956.0 S.F.	0.0 S.F.	0.0 S.F.	5,715.0 S.F.
2	9,964.0 S.F.	186.0 S.F.	653.0 S.F.	598.0 S.F.	8,527.0 S.F.
3	7,851.0 S.F.	373.0 S.F.	1,512.0 S.F.	598.0 S.F.	5,368.0 S.F.
4	7,222.0 S.F.	186.0 S.F.	709.0 S.F.	263.0 S.F.	6,064.0 S.F.



SCALE: 1"=20.0'

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VICINITY MAP
 SCALE: 1" = 600'