



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 18, 2015

TO: Pat Modugno, Chair  
Stephanie Pincetl, Vice Chair  
Esther L. Valadez, Commissioner  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner

FROM: Edward Rojas  
Land Divisions Section

SUBJECT: **Project No. 2014-03027**  
**Tentative Parcel Map No. 073114**  
**RPC Meeting: June 24, 2015**  
**Agenda Item: 5**

Please find enclosed the following supplemental comment/correspondence for the above referenced project.

- Letter received from Michael Duchemin dated June 17, 2015

**SUGGESTED APPROVAL MOTION:**

I move that the Regional Planning Commission close the public hearing, find that the project is categorically exempt from the reporting requirements of CEQA, and **APPROVE** Tentative Parcel Map No. 073114, subject to the attached findings and conditions of approval.

If you need further information, please contact Edward Rojas at (213) 974-6433 or [erojasi@planning.lacounty.gov](mailto:erojasi@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

NP:ER  
06/18/15

June 17, 2015

Mr. Edward Rojas  
Los Angeles County  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

Dr. Michael Duchemin  
2650 Prospect Avenue  
La Crescenta, CA 91214

**RE: Project No. R2014-03027-(5), Tentative Parcel Map No. 073114**

Dear Mr. Rojas,

I am writing with concerns about the planned developments for the property at 2640 Prospect Avenue, La Crescenta within the Montrose Zoned District. My wife and I have lived at the address above since May 1997. We knew the original owners of the property at 2540 Prospect Avenue and knew that the property was zoned for greater density. It is my understanding from speaking with the previous owners that this property in question was zoned for three houses, not four houses. We are concerned about the increased density in the neighborhood and ask that you consider approving this proposal for three new homes, instead of the four homes requested.

Moreover, we are concerned about the plans for the property that would remove the fence adjoining our property and this one to the west and north of the 2640 Prospect property. We would very much prefer that this fence remain as it is or that the developer of the 2640 Prospect Avenue property build a new fence added to the design. We have dogs on our property and the fence is essential to our needs and it creates a hardship for us if it is removed.

We would be willing to withdraw our concerns about the density, if the developer agreed to either maintain the current fence or build a new fence of equal or greater height and security. Thank you for sharing our concerns with the commission at the hearing on June 24, 2015.

Sincerely,

A handwritten signature in black ink that reads "Michael Duchemin". The signature is written in a cursive, flowing style.

Michael Duchemin