



Los Angeles County
Department of Regional Planning

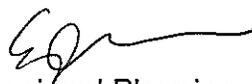
Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 30, 2015

TO: Librarian
2809 Foothill Boulevard
La Crescenta, CA 91214

FROM: Steven Jones 
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: PROJECT NO. R2015-01454 / TENTATIVE PARCEL MAP NO. PM073398

The above mentioned permit is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on Tuesday, January 5, 2016.

Please have the materials listed below available to the public through Wednesday, January 20, 2016.

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

Thank you.

Attachments:

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



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 30, 2015

TO: Librarian
4545 N Oakwood Avenue
La Cañada Flintridge, CA 91011

FROM: Steven Jones 
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

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LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer 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.

Hearing Date and Time: Tuesday January 5, 2016 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Tentative Parcel Map: Project No. R2015-01454, PM073398

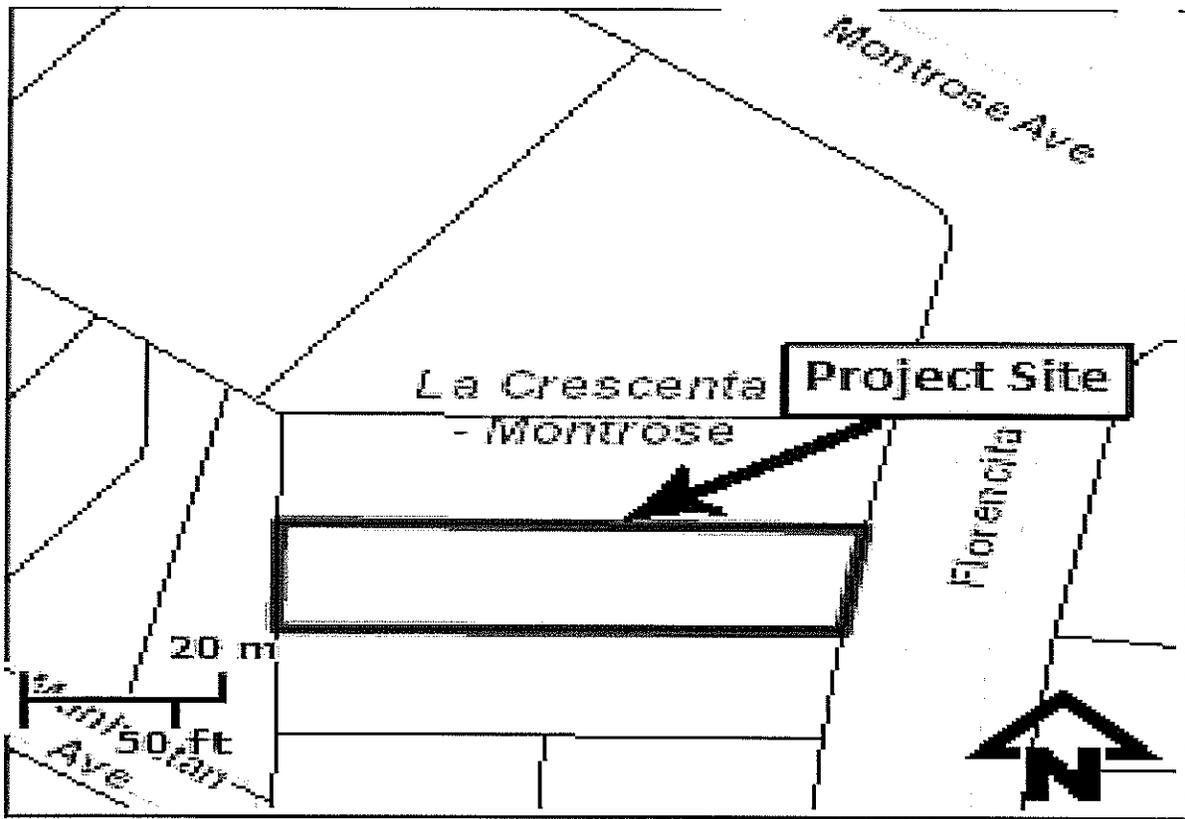
Project Location: 2474 and 2476 Florencita Avenue, La Crescenta-Montrose within the Montrose Zoned District

CEQA Categorical Exemption: Class 1 – Existing Facilities

Project Description: A request to create one multi-family residence lot developed with two existing single-family residences to be converted into two single-family residence detached condominium units on a 0.22 net acre parcel within the La Crescenta-Montrose Community Standards District (CSD) on property zoned R-2 (Two-Family Residence) pursuant to sections 21.48.010 and 22.20.170 of the Los Angeles County Code.

For more information regarding this application, contact **Steven Jones**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: sdjones@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at La Cañada Flintridge Library, 4545 N. Oakwood Avenue, La Canada Flintridge, CA or La Crescenta Library, 2809 Foothill Boulevard, La Crescenta, CA. All correspondence received by DRP shall be considered a public record.

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) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**





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

PROJECT NUMBER

R2015-01454

HEARING DATE

01/05/16

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM073398

PROJECT SUMMARY

OWNER / APPLICANT

Prakash Chandran and Archana Moham

MAP/EXHIBIT DATE

08/04/15

PROJECT OVERVIEW

A request for a tentative parcel map to create one (1) multi-family residence lot developed with two (2) existing single-family residences to be converted into single-family detached condominium units on a 0.22 net acre parcel within the La Crescenta-Montrose Community Standards District (CSD) on property zoned R-2 (Two-Family Residence) pursuant to County Code Sections 21.48.010 and 22.20.170

LOCATION

2474 and 2476 Florencita Avenue, La Crescenta-Montrose

ACCESS

Florencita Avenue

ASSESSORS PARCEL NUMBER(S)

5807-016-017

SITE AREA

9,471 square feet (0.22 net acre)

GENERAL PLAN / LOCAL PLAN

1980 Countywide General Plan

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

3 – (Medium Density: 12-22 du/ac)

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

2 dwelling units

MAX DENSITY/UNITS

2 dwelling units (Zoning)

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 (Existing Facilities) Categorical Exemption

KEY ISSUES

- Consistency with the 1980 Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.105 (Development Standards for single-family residences)

CASE PLANNER:

Steven Jones

PHONE NUMBER:

(213) 974-6433

E-MAIL ADDRESS:

sdjones@planning.lacounty.gov



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 19, 2015

Prakash Chandran
2606 Foothill Boulevard, Suite E
La Crescenta, CA 91214

**REGARDING: ENVIRONMENTAL DETERMINATION
PROJECT NO. R2015-01454-(5)
TENTATIVE PARCEL MAP NO. PM073398
2476 FLORENCITA AVENUE, MONTROSE, CA (5807016017)**

On November 19, 2015, Los Angeles County ("County") completed an initial review of the environmental data that was provided in your application and has determined that your project qualifies as a Class 1 Categorical Exemption – Existing Facilities – and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Steven Jones, AICP, Principal Regional Planning Assistant
Land Divisions Section

c: File

KKS:SDJ