Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

October 1, 2007

TO: Paul McCarthy, Hearing Officer

FROM: Donald Kress, Regional Planning Assistant II
Land Divisions Section

SUBJECT: TENTATIVE PARCEL MAP NO. 067564
AGENDA ITEM NO. 3; October 2, 2007

PROJECT BACKGROUND

As you recall, Tentative Parcel Map No. 067564 is a subdivision proposal to create three single family lots, including two flag lots, on 0.50 gross acres, located at 2752 Prospect Avenue, La Crescenta, in the Montrose Zoned District. A modification is required to the average lot width of Parcel No. 1 from 50 feet to 46.03 feet.

At the initial public hearing on September 11, 2007, the applicant and three neighbors appeared and testified. The Hearing Officer directed the applicant to consider reconfiguring the house on proposed Parcel No. 2 as a split level so it would not block the mountain views of the neighbors to the east, and to meet with these neighbors prior to October 2, 2007 and show them this proposed reconfiguration. The Hearing Officer also directed the applicant to provide a estimate how much he would lose financially by this reconfiguration. These directions were in response to testimony by neighbors concerning the size of the proposed houses in relation to existing neighboring houses.

The Hearing Officer continued the public hearing to October 2, 2007.

STAFF EVALUATION

Staff received a phone call from applicant Mark Anderson, in which he stated his business partner, Kendall Hale, met with the neighbors on September 15, 2007, and showed them a split-level house design and also discussed construction costs and profits. Anderson also told staff that Hale would have a presentation for the Hearing Officer at the October 2, 2007 hearing regarding the neighbors' views with the different house configurations.

Staff also spoke to a constituent who asked whether subdividing the existing lot into two parcels instead of the proposed three parcels would continue to require any modification of the lot width of Parcel 1. Staff clarified that subdividing the

existing lot into two parcels, with one in a flag lot configuration, would not require modification of the lot width of Parcel 1.

SMT:dck