



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 18, 2010

TO: Community Library Manager
Los Angeles County La Crescenta Library
2809 Foothill Blvd.
La Crescenta, CA 91214

FROM: Donald Kress
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: PROJECT NO: PM070971-(5)
OAK TREE PERMIT CASE NO. 200900003
2748 Frances Avenue, La Crescenta**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on April 20, 2010.

Please have the materials listed below available to the public through May 4, 2010.

If you have any questions regarding this matter, please call Mr. Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Draft factual
2. Notice of public hearing



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6433
PROJECT NUMBER PM070971 – (5)
OAK TREE PERMIT CASE NO. 200900003

PUBLIC HEARING DATE
 April 20, 2010

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT
 Mark Anderson

OWNER
 Hales-Anderson Investment
 Properties

REPRESENTATIVE
 Mark Anderson

PROJECT DESCRIPTION

The applicant is requesting an oak tree permit to authorize encroachment into the protected zone of two oak trees (no heritage oak trees), associated with Plot Plan Case No.200900478, a proposal to build a single-family residence on the subject property.

REQUIRED ENTITLEMENTS

Oak tree permit to authorize the encroachment into the protected zone of two oak trees (no heritage oak trees).

LOCATION/ADDRESS

2748 Frances Avenue, La Crescenta

SITE DESCRIPTION

The subject property is vacant, with terrain sloping slightly to the south. Tentative Parcel Map No. 070971, a subdivision to create two single-family residential parcels, was approved by a Los Angeles County Hearing Officer for the subject property on February 2, 2010.

ACCESS

Frances Avenue

ZONED DISTRICT

La Crescenta

ASSESSORS PARCEL NUMBER

5866-025-032

COMMUNITY

La Crescenta-Montrose

SIZE

0.38 gross acres

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

EXISTING LAND USE

EXISTING ZONING

Project Site

Vacant

R-1-7,500 (Single-Family Residence—7,500
 Square Feet Minimum Required Lot Area)

North

Single-family residential; Shield Canyon Flood
 Control Channel

R-1-7,500

East

Single-family residential; Eagle Canyon Debris Basin

R-1-7,500 and R-1-10,000 (Single-Family Residence—
 10,000 Square Feet Minimum Required Lot Area)

South

Single-family residential

R-1-7,500

West

Single-family residential

R-1-7,500

GENERAL PLAN/COMMUNITY PLAN

Los Angeles Countywide General Plan

LAND USE DESIGNATION

Low Density (1 to 6 du/ac)

MAXIMUM DENSITY

2 du/ac

ENVIRONMENTAL DETERMINATION

Considered within the Negative Declaration of Parcel Map 070971, Environmental Assessment Case No. 200900002

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

NOTICE OF PUBLIC HEARING FOR OAK TREE PERMIT

Richard J. Bruckner
Director

**PROJECT NO. PM070971 – (5)
OAK TREE PERMIT CASE NO. 200900003**

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed oak tree permit on April 20, 2010, at 9:00 a.m., in the Los Angeles County Hall of Records, 320 West Temple Street, Room 150. This room will open to the public at 8:50 am. Interested persons will be given an opportunity to testify.

This project was considered within the approved Negative Declaration for Tentative Parcel Map No. 070971, Environmental Assessment Case No. 200900002, pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The oak tree permit is a request to authorize encroachment into the protected zone of two oak trees (no heritage oak trees), associated with Plot Plan Case No.200900478, a proposal to build a single-family residence on the subject property.

General location of property: 2748 Frances Avenue, La Crescenta.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

If you challenge a County action in Court, you may be limited to raising only those issues your or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review, beginning March 20, 2010 at the Los Angeles County Library, La Crescenta Library, 2809 Foothill Blvd. La Crescenta, CA 91214. Selected materials will also be available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

Richard J. Bruckner
Director

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un permiso de roble. La audiencia publica se llevara acabo el 20 de abril de 2010. Si necesita mas informacion, o si quiere este aviso en Espanol, por favor llame al Departamento de Planificacion al (213) 974-6466."

VICINITY MAP
No Scale

