



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NUMBER R2007-02453 - (5)
OAK TREE PERMIT CASE 200800032 - (5)

PUBLIC HEARING DATE November 18, 2008	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Teresa Sierra	OWNER Ray Sierra	REPRESENTATIVE Yolanda McCausland
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ENTITLEMENT REQUEST
 The applicant is requesting encroachment upon one oak tree in the protected area to construct a two story second dwelling in the R-2 (Two Family Residence) zone.

PROJECT DESCRIPTION
 To construct a two-bedroom, two story second unit residential of 2,309 square feet with four additional attached carport parking spaces, two parking assigned for each dwelling. Also, to legalize an addition to the existing single family dwelling.

LOCATION/ADDRESS
 2525 Manhattan Ave in the La Crescenta – Montrose Community Standards District, Montrose Zoned District.

SITE DESCRIPTION
 The site plan depicts a 7,686.50 square feet lot with an existing single family dwelling of 1,353 square feet. The applicant proposes to construct a second unit dwelling on the north-west side of the property to include 641 square feet on the first floor and 1,668 square feet on the second floor and two carport garages each 379 and 399 square feet.

ACCESS Manhattan Avenue	ZONED DISTRICT Montrose
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ASSESSORS PARCEL NUMBER 5807-016-026	COMMUNITY La Crescenta-Montrose
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SIZE 0.18 Acres	COMMUNITY STANDARDS DISTRICT La Crescenta Montrose CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Single Family Residential	R-2
North	Multi-Family Residential	R-3
East	Multi-Family Residential	R-2
South	Single Family Residence	R-2
West	Multi-Family Residential	R-2

GENERAL PLAN COUNTYWIDE	DESIGNATION (3) -Medium Density Residential	MAXIMUM DENSITY 12 to 22 units per acre
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ENVIRONMENTAL DETERMINATION
[Class 3 Categorical Exemption – New Construction or Conversion of Small Structures](#)

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) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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