



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

**PROJECT NUMBER**

R2013-01771-(5)

**HEARING DATE**

November 16, 2016

**REQUESTED ENTITLEMENTS**

Variance No. RPPL2016001834

# PROJECT SUMMARY

**OWNER / APPLICANT**

Montrose Church of the Nazarene

**MAP/EXHIBIT DATE**

April 15, 2015

**PROJECT OVERVIEW**

The applicant requests a variance to authorize the 75% reduction in required vehicle parking spaces from 104 to 26 in conjunction with a proposal to demolish a single family residence at 3909 Orangedale Avenue to allow the expansion of an existing church at 2409 Florencita Avenue to include a new 1,600 square foot stage area as part of the main assembly area and 1,000 square feet of support space.

**LOCATION**

2409 Florencita Avenue, Montrose

**ACCESS**

Florencita Avenue

**ASSESSORS PARCEL NUMBER(S)**

5807-021-019, 5807-021-020, 5807-021-021, 5807-021-022, 5807-021-023

**SITE AREA**

0.73 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Montrose

**LAND USE DESIGNATION**

H30 (Residential 30)

**ZONE**

R-3 (Limited Density Multiple Residential)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

La Crescenta-Montrose

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves.

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.290 (Variance Burden of Proof Requirements)
  - 22.44.139 (La Crescenta – Montrose CSD requirements)
  - 22.20.300, et seq. (R-3 Zone Development Standards)

**CASE PLANNER:**

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