



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

PROJECT NUMBER

R2014-03440-(5)

HEARING DATE

April 5, 2016

REQUESTED ENTITLEMENTS

Oak Tree Permit No. 201500009
Site Plan Review No. 201401199

PROJECT SUMMARY

OWNER / APPLICANT

Ani Aghazaryan/ Haik Patian

MAP/EXHIBIT DATE

08/15/2015

PROJECT OVERVIEW

The applicant requests an oak tree permit to authorize encroachment into the protected zone of two oak trees on a single-family residential lot. The two oak trees are identified as Coast Live Oak in an oak tree report dated November 4, 2015, prepared by McKinley & Associates. The two encroachments are associated with the demolition of an existing single-story residence, construction of a new two-story residence, and other associated improvements such as a new driveway. Site Plan Review No. 2014001199 is being processed concurrently for the proposed single-family residence that triggered this oak tree permit request.

LOCATION

2521 Janet Lee Drive
La Crescenta Community

ACCESS

Janet Lee Drive

ASSESSORS PARCEL NUMBER(S)

5868-002-025

SITE AREA

0.17 acre (7,555 square feet)

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

La Crescenta

LAND USE DESIGNATION

H9-Residential 9 (0-9 dwellings units/acre)

ZONE

R-1-10,000 (Single-Family Residence — 10,000 square feet required minimum lot area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Los Angeles County General Plan 2035
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)

CASE PLANNER:

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