



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

PROJECT NUMBER
 R2015-03696-(5)

HEARING DATE
 June 21, 2016

REQUESTED ENTITLEMENTS
 Oak Tree Permit No. 201500032

PROJECT SUMMARY

OWNER / APPLICANT

2454 Montrose, LLC / Vic Mardian (Mardian & Associates, Inc.)

MAP/EXHIBIT DATE

February 27, 2015

PROJECT OVERVIEW

A request to encroach into the protected zone of three oak trees, all identified as coast live oak, in connection with the construction of a two-story, 16-unit, multi-family residential building with subterranean parking (to be approved under separate permit (RPP 201501051)).

LOCATION

2554 Montrose Avenue, unincorporated La Crescenta-Montrose

ACCESS

Montrose Avenue and Florencita Drive

ASSESSORS PARCEL NUMBER(S)

5807-016-015

SITE AREA

0.58 Acre

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

H30 – Residential 30 (0-30 du/net ac)

ZONE

R-3 (Limited Multiple Residence)

PROPOSED UNITS

16

MAX DENSITY/UNITS

17

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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:
 - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)
 - 22.44.139 (La Crescenta – Montrose CSD requirements)
 - 22.20 Residential Zones Part 4 (R-3 Zone Standards)

CASE PLANNER:

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