



Los Angeles County  
Department of Regional Planning

Director Richard J. Bruckner

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**SUBDIVISION COMMITTEE REPORT**  
**MAY 2, 2013**

Planner:	<b>Jodie Sackett</b>	E-mail:	<a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Reports Due Date:	<b>April 25, 2013</b>	Map Date:	<b>March 27, 2013</b>
Tract/Parcel Map No:	<b>TR070647</b>	Project No:	<b>TR070647</b>
Zoned District:	<b>Montrose</b>	Community:	<b>La Crescenta-Montrose</b>
Supervisory District:	<b>5th</b>	APN No.:	<b>5807-006-049, -050, -051</b>

Map Stage:  Tentative     Amendment     Amended Exhibit "A"     Revised  
 Modification to Recorded Map     Other:  
Map Status:  Initial Map     1<sup>st</sup> Revision     2<sup>nd</sup> Revision     \_\_\_\_ Revision

Proposal: **To subdivide three existing single-family parcels into one multi-family lot with 16 attached condominium units in one building on 0.79 gross (0.57 net) acres. Existing structures on all three parcels are to be demolished.**

Location: **2340-2346 and 2348 Montrose Avenue, La Crescenta**

**SUBDIVISION COMMITTEE STATUS**

<input checked="" type="checkbox"/> Tentative Map Revision Required	<input type="checkbox"/> Reschedule for Committee Meeting
<input checked="" type="checkbox"/> Exhibit Map/Exhibit "A" Revision Required	<input checked="" type="checkbox"/> Reschedule for Committee Reports Only
<input type="checkbox"/> Revised Application Required	<input checked="" type="checkbox"/> Other Holds (see below)

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

Hold	Cleared	Contact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Regional Planning: Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works: Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire: Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks & Recreation: Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Health: Michelle Tsiebos (626) 430-5581 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**REGIONAL PLANNING COMMENTS**

Regional Planning **does not** recommend approval of the tentative map at this time. Please note the following holds:

**Tentative Map:**

1. Label the subject property "Lot 1" in bold lettering.

**Exhibit Map:**

2. Provide a scaled street cross section across Montrose Avenue that depicts the proposed building façade and existing building façade across the street, and depicts existing and future street lights and yard/street tree plantings.
3. Rear stairwell seems to project into the required rear yard area by a distance of two feet. Clarify the design, revise the stairwell design, or file for a Yard Modification.
4. Indoor bicycle parking currently depicted does not meet Code standards. Please redesign the space to accommodate a minimum of 8 long-term bike parking spaces.
5. A minimum of two short-term bike parking spaces are required per Code. Depict a minimum of two spaces in or adjacent to the entrance/lobby area of the proposed building.
6. Minimum two ADA-accessible parking spaces required. Add an additional accessible parking stall and place both adjacent to the elevator.

7. Exhibit map seems to depict a south side yard setback of 9 feet. The CSD requires a minimum of 10 feet. Clarify if the design meets this standard, revise the building design, or file a CSD Modification.
8. Provide a N-S and E-W building cross section.
9. Label and depict all retaining walls, and indicate construction material and height. Provide a cross section of each.
10. Indicate grading amounts on the exhibit map, and clarify where grading will occur on the plan.
11. CSD requires 15-gallon tree plantings in the front and rear yards. Call-out and depict these trees.

**Other Comments/Recommendations:**

12. Project environmental review pending submittal of map revision and any additional information required.
13. Provide a copy of a grant deed showing ownership of all three parcels.
14. Montrose Ave. is a designated Master Bikeways Plan route. Recommend using the new 5% by-right parking reduction to eliminate one or two guest vehicle parking stalls and add more bike parking.
15. Provide one complete folded set of the same apartment plans submitted to Regional Planning in 2012.
16. Provide building color and texture examples on the elevations.
17. Recommend additional trim for front façade window design.
18. Recommend adding three round decorative windows to the front façade, and adjusting a few of the windows to have a greater proportion of height-to-width (see staff notes on plans).
19. Onsite Tree Obligation: 150 linear feet of applicable street frontage yields six new tree plantings in the front yard/right-of-way area. Depict six (or more) tree plantings on a tree planting plan submitted prior to final map approval.
20. Verify if buildings will be demolished after tentative map approval but prior to final map approval.
21. Verify there are no oak trees onsite.

***NOTE: Staff recommends that the site plan review filed in 2012 for the apartment project be revised prior to approval in order to incorporate the applicable changes listed above.***

**(END)**