

# EXHIBIT A



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

**PROJECT NUMBER**

2018-000331-(5)

**HEARING DATE**

April 24, 2019

**REQUESTED ENTITLEMENTS**

Advance Planning Case No. 2016000546  
Environmental Assessment No. 2016002236

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Los Angeles County Department of Regional Planning

**MAP/EXHIBIT DATE**

N/A

**PROJECT OVERVIEW**

Plan No. ADV RPPL2016000526 will amend the Los Angeles County Zoning Code Title 22, Chapter 22.323 (formerly Section 22.44.139), updating the La Crescenta-Montrose Community Standards District Ordinance (CSD).

The Project consists of changes to the regulations related to all R-3 residential zones in the community and the commercial zones along Foothill Boulevard. The proposed changes include reorganization of the existing CSD as well as the addition of new definitions, clarification of existing regulations and new development standards. On Foothill Boulevard, three subareas are combined into one subarea to streamline the code sections and reduce redundant regulations. New standards are proposed to improve the aesthetics of the commercial corridor, promote a pedestrian friendly environment, mitigate the interface between residential and commercial uses, and enhance the community's characteristics. The new development standards include updates to building design, parking lot design, wall and fence design, landscaping, yard setbacks, and signage.

**LOCATION**

Unincorporated community of La Crescenta-Montrose

**ACCESS**

Near I-210 and SR-2 Freeways

**ASSESSORS PARCEL NUMBER(S)**

Community Wide

**SITE AREA**

La Crescenta – Montrose

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

La Crescenta, La Canada, Montrose

**LAND USE DESIGNATION**

Rural Land 20, Residential 9, Residential 18, Residential 30, Public and Semi-Public, Parks and Recreation, Water, and General Commercial

**ZONE**

R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-30U, R-3-P, C-1, C-2-BE, C2-DP-BE, C-3, C-3-BE, C3-DP-BE, CPD, M-1-DP-U/C-BE

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

La Crescenta-Montrose Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration. The project is an update to an existing CSD in which the reorganization and additional design standards clarify and provide further guidance on the original regulations. Therefore, the project will have less than significant impact.

**KEY ISSUES**

- Update to an existing CSD.
- Reorganization of three Foothill Boulevard subareas into one subarea.
- Addition of design standards to further clarify the original intent of the CSD.
- Consistent with the Los Angeles County General Plan implementation program on creating design guidelines to preserve and enhance the character-defining features of the community.

**CASE PLANNER:**

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