

MEMO TO THE HEARING OFFICER

DATE ISSUED: April 3, 2025

HEARING DATE: April 15, 2025 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2023-002817-(5)

PERMIT NUMBER(S): Yard Modification RPPL2023006469
Oak Tree Permit ("OTP") RPPL2023004186

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2653 Montrose Avenue, La Crescenta- Montrose

OWNER: Aykush Avakayan

APPLICANT: Aykush Avakayan

CASE PLANNER: Joshua Pereira, Regional Planner
jpereira@planning.lacounty.gov

Item 5 is a request for a Yard Modification to authorize a three-foot-six inch west side yard setback in lieu of the required five-foot side yard setback, and zero rear yard setback in lieu of the required 20-foot setback in the R-2 (Two-Family Residence) Zone and an OTP to authorize the removal of one oak tree, and encroachment into the protected zone both non-heritage, associated with the construction of a new single-family residence with an attached accessory dwelling unit (to be approved under separate Site Plan Review No. RPPL2023003860) ("Project") on a property located at 2653 Montrose Avenue, in the unincorporated community of La-Crescenta Montrose.

CONTINUANCE:

I, THE HEARING OFFICER, CONTINUE THE ITEM WITHOUT OPENING THE PUBLIC HEARING TO MAY 20, 2025, DUE TO REVISIONS TO THE PROJECT SCOPE.

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YARD MODIFICATION NO. RPPL2023006469
OAK TREE PERMIT NO. RPPL2023004186

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Report
Reviewed By: *Michele R. Bush*
Michele R. Bush, Supervising Planner

Report
Approved By: *Susan Tae*
Susan Tae, AICP, Assistant Deputy Director
