



**PROJECT NUMBER** PRJ2022-003300-(5)  
**HEARING DATE** November 19, 2024  
**REQUESTED ENTITLEMENTS**  
 Oak Tree Permit (“OTP”) No. RPPL2022011582

## PROJECT SUMMARY

**OWNER / APPLICANT**

Waltonia LLC/Hamlet Hovespyan

**MAP/EXHIBIT DATE**

September 18, 2023

**PROJECT OVERVIEW**

The Project is a request for an OTP to allow for the removal of one (non-heritage) dual-trunk oak tree to accommodate the construction of a six-unit townhome two-story building (apartment house) with subterranean garage containing 12 automobile parking spaces (two per six interior-partitioned garages) and five bicycle parking spaces [two short-term and three long-term]) to be reviewed under Ministerial Site Plan Review No. RPPL2022010001 and with an affordable set-aside to be reviewed under Administrative Housing Permit No. RPPL2021008028. Also proposed is the demolition of one existing single-family residence and detached garage. Two replacement oak trees will be planted as required by the Los Angeles County (“County”) Forester. Two waivers from development standards as authorized by the Housing Permit are sought: (1) to exceed maximum height by 4 feet 2½ inches and (2) to allow a partial 8-inch side yard setback in lieu of the required 5-foot setback.

**LOCATION**

2242 Del Mar Road, Montrose

**ACCESS**

Del Mar Road

**ASSESSORS PARCEL NUMBER**

5807-003-013

**SITE AREA**

0.21 acres (9,120 square feet)

**GENERAL PLAN / LOCAL PLAN**

County General Plan

**ZONED DISTRICT**

Montrose

**PLANNING AREA**

West San Gabriel Valley

**LAND USE DESIGNATION**

H30 (Residential 30)

**ZONE**

R-3 (Limited Density Multiple Residence)

**PROPOSED UNITS**

Six

**MAX DENSITY/UNITS**

20 TO 30

**COMMUNITY STANDARDS DISTRICT**

La Crescenta-Montrose

**ENVIRONMENTAL DETERMINATION (CEQA)**

This project qualifies for a limited Exemption for Multi-Family Residential or Mixed-Use Housing Projects pursuant to California Public Resources Code Section 21159.25 under CEQA and the County’s environmental guidelines as well as a Class 4 Categorical Exemption – Minor Alterations to Land, under State CEQA Guidelines Section 15304.

**KEY ISSUES**

- Consistency with the County General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
  - Section 22.174.060 (OTP Findings)
  - Chapter 22.328 (La Crescenta – Montrose CSD requirements)
  - Section 22.18.040 (Development Standards for Residential Zones)

**CASE PLANNER:**

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