



PROJECT NUMBER PRJ2023-002817-(5)
HEARING DATE 4/15/2025
REQUESTED ENTITLEMENT(S)
Yard Modification No. RPPL2023006469
Oak Tree Permit (“OTP”) No. RPPL2023004186

PROJECT SUMMARY

OWNER / APPLICANT

Aykush Avakayan, Owner

MAP/EXHIBIT DATE

July 18, 2024

PROJECT OVERVIEW

An application for a Yard Modification to allow for the development of a new single-family residence attached to an existing single-family dwelling within the three-foot-six inch west side yard setback in lieu of the required five-foot setback and zero rear yard setback in lieu of the required 20-foot setback in the R-2 (Two-Family Residence) Zone, pursuant to County Code Section 22.18.040 (Development Standards for Residential Zones), and an OTP to authorize the removal of one oak tree, and encroachment into the protected zone and crown reduction pruning of another, identified as tree numbers 1 and 2 respectively, both trees are non-heritage, associated with the construction of a new two-family residence with an attached accessory dwelling unit (to be approved under ministerial Site Plan Review No. RPPL2023003860). Both oak trees are identified as coast live oak in an oak tree report prepared by Arsen Margossian, Consulting Arborist, dated May 2, 2023.

LOCATION

2653 Montrose Avenue, La Crescenta- Montrose

ACCESS

Montrose Avenue

ASSESSORS PARCEL NUMBER(S)

5610-029-050

SITE AREA

0.23 Acre

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Montrose

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H-9 (Residential, 0-9 dwelling units per acre)

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

La Crescenta- Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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

Class 4 Categorical Exemption – Minor Alterations to Land

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County General Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.174.060 (Oak Tree Permit Findings)
 - Section 22.196.030 (Yard Modification Findings and Decision Requirements)
 - Chapter 22.328 (La Crescenta- Montrose CSD requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units)
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CASE PLANNER:

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