



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Joanne Sturges, Acting Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Director of Planning

At its meeting held February 28, 2006, the Board took the following action:

23-C

Supervisor Antonovich made the following statement:

“Montrose is an unincorporated community that has many single-family homes on properties with R-3 zoning. Some of these parcels are being redeveloped with apartments and condominiums that are out of scale with this predominantly single-family neighborhood. The community of Montrose, including residents along Florencita Avenue, recently expressed concerns about adverse impacts upon the semi-rural and single-story character of their neighborhood, which is what initially attracted them to this community.

“The primary concern of residents is the compatibility and impacts of newer multi-story apartment and condominium buildings adjacent to older single-story and single-family dwellings. Additional issues include the lack of off-street parking, building mass, community character, school over-crowding, lack of open space, and increased traffic congestion.

“The Department of Regional Planning should initiate a zoning study to address concerns about multiple-family dwellings in Montrose. The report should address the compatibility and impacts of multiple-story buildings with the existing, predominant single-family and single-story development in this neighborhood. The report should include recommendations concerning whether any change to the zoning is required or if additional development standards are warranted. Lastly, this study should consider whether instituting some form of design review within this community is appropriate.

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“In order to prevent incompatible development, it is necessary to institute an urgency measure temporarily restricting multi-family development until the zoning study is completed and additional regulations are considered by this Board. This urgency measure shall require that development of any multi-family projects on properties with R-3 zoning secure approval of a Conditional Use Permit (CUP), including a noticed public hearing.”

“I therefore, recommend that the Board:

1. Direct the Director of Planning to initiate a zoning study for properties in the La Crescenta/ Montrose area with R-3 zoning;
2. Adopt the attached interim urgency ordinance temporarily requiring a CUP for multi-family construction in the R-3 zoned properties as defined in the ordinance, declaring the urgency thereof and that this ordinance shall take immediate effect; and
3. Direct the Acting Executive Officer/Clerk of the Board of Supervisors to set a public hearing to consider an extension of this urgency ordinance on April 4, 2006 at 9:30 a.m.”

Janelle Williams and Steve Lechemina addressed the Board. Andy Malakates, representing the Department of Regional Planning responded to questions posed by the Board.

After discussion, on motion of Supervisor Antonovich, seconded by Supervisor Burke, unanimously carried, the Board took the following actions:

1. Continued Supervisor Antonovich’s aforementioned recommendation one week to March 7, 2006; and
2. Directed Regional Planning staff to report back with recommendations on the pending R-3 zoning applications and issues raised by the public speakers.

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Attachment

Copies distributed:
Each Supervisor
County Counsel