



# Crescenta Valley Town Council

June 23, 2015

Mr. Steve Mar  
County of Los Angeles Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, CA 90012  
[smar@planning.lacounty.gov](mailto:smar@planning.lacounty.gov)

**Re: Project R2014-01923-(5) – Requested Entitlement Variance No. 201400008**

Dear Mr. Mar,

On June 18, 2015, the Crescenta Valley Town Council voted 5-to-2 to reject the Land Use Committee's ("LUC") recommendation and **approve the variance regarding the above-mentioned Entitlement.**

The Land Use Committee's Recommendation is attached along with draft Minutes from the LUC's June 11, 2015 meeting. During that Land Use meeting, four speakers were opposed to the variance and the attached petition in opposition was submitted with 14 signatures from neighbors. The original Planning notice to neighbors was incorrect and resulted in confusion because the hearing continued to July 7 was not re-noticed with the correct information regarding the requested entitlements.

Emails received regarding this variance are also attached for your reference.

At the June 18, 2015, CV Town Council meeting, three speakers were opposed to the variance.

The basis for the Town Council's decision was that the lot was legally subdivided when zoning laws allowed that size lot (4,670 sq. ft. on property zoned R-1 (5000)), current zoning is R-1 (7500), the lot is still legal and buildable, the applicant is not asking for yard modifications, there are several other lots in the community that are slightly less than 4,000 sq. ft. and the area is zoned R-1 (7500), and the only way to "mitigate the negative effect of the undersized lot" is to either not build or build a smaller home and there are no codes requiring the applicant to do so. The design of the home is to code and within the required setbacks so the discussion of the variance should avoid comments regarding the actual size and design of the house.

Respectfully,

Robbyn Battles  
President

cc: Nicole Englund, CVTC LUC Chair  
Peter Gonzalez, SC Planners

"The Community that Cares"

Robbyn Battles  
President

Harry Leon  
Vice President

Leslie Dickson  
Recording Secretary

Kyle Studebaker  
Treasurer

Cheryl Davis  
Corresponding  
Secretary

## COUNCIL MEMBERS

Mike Claessens

Marian Barnes

Desiree P. Rabinov

Dr. Young Seok Suh

Lisa Griffin, alternate

Kevin Kang, alternate

Charles Beatty, alternate