



3908 PARK PL. MONTROSE, CA 91020

Quick property facts

- Property type: single-family home (1 bed / 2 bath; built 1951), 1,008 sf
- Lot size (approx): ~0.252 acre = 10,970 sq ft. (parcel map shows 10,730 sf | assessors website shows 11,200 sf | DRP website shows 10,995.51 sf). I highly recommend a survey of the property if you decide to develop the lot.

Jurisdiction & Zoning (R-3: Limited Multiple Residence)

- La Crescenta–Montrose area (unincorporated Los Angeles County) / R-3

Development

1. SB9 - Not allowed in the R-3 Zone.
2. Accessory Dwelling Unit (ADU) rules
 - LA County does allow Multiple ADUs in R-3 Zones. See below.
 - The maximum number of ADUs allowed on a multi-family residential lot (including lots with duplexes and multiple SFRs) are:
 1. • Attached ADUs - Maximum 25% of principal multi-family residential units, within the building(s) and/or new construction AND
 2. • Detached ADUs - Maximum 8 per lot, provided that the number of detached ADUs does not exceed the number of principal units on the lot.
3. Setbacks, height, lot coverage, FAR and parking
 - FY: 15ft | SY: 10% of lot width | RY: 15ft or 20% average of lot depth, not less than 10ft. ADU+ 4ft min. * A 6ft minimum setback is required between buildings.
 - Height: < 35ft max. Structures over 25ft in height will require an additional 2ft setback.
 - At least 50% of the front yard setback will need to be landscaping, w/ 1- 15 gallon tree.
 - If the new development exceeds 4 or more units, 150 sf of dedicated open space shall be required for each unit.
4. Infrastructure & utilities / sewer
 - Online records indicate a septic tank (This will need to be verified with Public works. Additional bathroom fixtures will most likely trigger a septic upgrade if parcel is not connected to the county sewer system)
 - New buildings that are assigned an address number will be required to have separate utilities: Electrical panel, sewage, gas, water, and others.

Summary

3908 Park Pl. is located in an R-3 “Limited Multiple Residence” zone. This zoning designation does not allow SB9 units, however, multiple ADU’s can be proposed on the lot in addition to a multi-family residence (MFR). MFR do not have a minimum size. Each MFR can propose an additional detached ADU at a 1:1 ratio. ADU’s will still be considered “detached” but may be attached to one another. They cannot be stacked on top of one another. I think you could safely assume somewhere between 4-6+ units of new development.

17216 SATICOY ST. #189
LAKE BALBOA, CA 91406
C: 818.648.8793
E: JJBWEBBER@GMAIL.COM