



PROJECT NUMBER **HEARING DATE**

PRJ2021-004689

March 18, 2025

REQUESTED ENTITLEMENT(S)

Oak Tree Permit No. RPPL2021011244

Environmental Assessment No. RPPL2024003297

PROJECT SUMMARY

OWNER / APPLICANT

Sushil and Kamatchi Anand / Larry Lachner

EXHIBIT DATE

September 15, 2024

PROJECT OVERVIEW

A request to remove five oak trees, including two heritage oak trees, as well as a limb from Tree No. 11, and encroach into the protected zone of 18 oak trees to facilitate the construction of a single-family residence, attached accessory dwelling unit, pool, tennis court, and appurtenant features. The other three non-heritage oak trees are dead and recommended for approval by the arborist.

LOCATION

849 Madre Street, Pasadena

ACCESS

Madre Street

ASSESSORS PARCEL NUMBER(S)

5377-019-019, -020

SITE AREA

1.63 gross acres/1.35 net acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

East San Gabriel

PLANNING AREA

East San Gabriel

LAND USE DESIGNATION

H2 (Urban – 2 Dwelling Units Per Net Acre)

ZONE

R-1-40,000 (Single-Family Residence – 40,000 square feet Minimum Lot Size)

PROPOSED UNITS

1

MAX DENSITY/UNITS

2

COMMUNITY STANDARDS DISTRICT

Chapman Woods

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

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)
 - Chapter 22.362 (Chapman Woods CSD requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Section 22.140.580 (Single-Family Residences)
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CASE PLANNER:

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