



PROJECT NUMBER
PRJ2024-000806-(5)

HEARING DATE
August 18, 2026

REQUESTED ENTITLEMENT(S)
Oak Tree Permit No. RPPL2024001187

PROJECT SUMMARY

OWNER / APPLICANT

Ndubisi and Marisa Ezeolu, Owners

MAP/EXHIBIT DATE

June 13, 2025

PROJECT OVERVIEW

Application to encroach on two oak trees related to the request to construct a new detached 784-square-foot garage with second floor accessory dwelling unit (“ADU”). The total number of encroachments include one non-heritage oak tree and one heritage-sized oak tree.

The primary residence on the subject property was destroyed in the Eaton Fire on January 7, 2025. A separate application, CREB2025000147, was submitted for the reconstruction of the primary residence. This Oak Tree Permit only relates to the proposed construction of the new garage and ADU.

LOCATION

1117 East Altadena Drive, Altadena

ACCESS

East Altadena Drive

ASSESSORS PARCEL NUMBER(S)

5844-015-017

SITE AREA

0.45 Acres

GENERAL PLAN / LOCAL PLAN

West San Gabriel Valley Area Plan

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H2 (Residential- Two Dwelling Units Per Net Acre)

ZONE

R-1 (Single-Family Residential)

PROPOSED UNITS

One (1) ADU

MAX DENSITY/UNITS

1

APPLICABLE STANDARDS DISTRICT(S)

West San Gabriel Valley Planning Area Standards District

Altadena Community Standards District (“CSD”)

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

KEY ISSUES

- Consistency with the West San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.174.060 (Oak Tree Permit Findings and Decision Requirements)
 - Chapter 22.328 (Altadena CSD requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

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