

**PROJECT NUMBER**

PRJ2025-004883

HEARING DATE

August 12, 2026

REQUESTED ENTITLEMENT

Tentative Parcel Map No. 85084 (RPPL2025004178)

PROJECT SUMMARY

OWNER/APPLICANT

Lachlan Sands

MAP/EXHIBIT DATE

January 21, 2026

PROJECT OVERVIEW

A request to legalize a previously deed-created parcel into a single 0.3- acres (12,916 net square foot) parcel. The parcel size will not change, and an existing swimming pool, block, and stone walls will remain. The previously existing dwelling unit was demolished due to damage from the Eaton Fire. There is no proposed development or grading at this time.

LOCATION

2875 Windfall Avenue, Altadena

ACCESS

Windfall Avenue

VERY HIGH FIRE HAZARD

Yes

ASSESSORS PARCEL NUMBER

5843-023-067

SITE AREA

12,196 net sf (0.3 net acres)

AREA PLAN

West San Gabriel Valley ("WSGV")

PLANNING AREA

WSGV

SUP DISTRICT

5th

LAND USE DESIGNATION

H9 (0 - 9 Dwelling Units Per Net Acre)

ZONE

R-1-7,500 (Single-Family Residence- 7,500 Square Feet Minimum Required Lot Area)

ZONED DISTRICT

Altadena

PROPOSED LOT

1

MAX UNITS

3

APPLICABLE STANDARDS DISTRICTS

22.320.060 WSGV Planning Area Standards District ("PASD"), 22.320.070 WSGV PASD, and 22.320.090 Altadena Community Standards District ("CSD")

ENVIRONMENTAL DETERMINATION ("CEQA")

This project falls under the common sense exemption under Section 15061(b)(3) pursuant to CEQA reporting requirements.

KEY ISSUES

- Consistency with the WSGV Area Plan, a component of the General Plan, and the Subdivision Map Act
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - [Chapter 21.48 \(Minor Land Divisions\)](#)
 - [Chapter 22.258 \(Eaton Fire Disaster Recovery\)](#)
 - [Section 22.320.070 \(WSGV PASD\)](#)
 - [Section 22.320.090 \(Altadena CSD\)](#)

CASE PLANNER:

Michelle Lynch, Principal Planner

PHONE NUMBER:

(213) 893-7005

E-MAIL ADDRESS:mlynch@planning.lacounty.gov