



PROJECT SUMMARY

PROJECT NUMBER
PRJ2023-002993-(5)

HEARING DATE
July 16, 2024

REQUESTED ENTITLEMENT(S)
Yard Modification No. RPPL2023006061

OWNER / APPLICANT
Sheryl and Manuel Valdez, Owners/Applicants

MAP/EXHIBIT DATE
February 15, 2023

PROJECT OVERVIEW

This Project is an application for a Yard Modification to allow a 7.33-foot corner side yard setback in lieu of the required 10-foot setback in the R-1 (Single Family Residence) zone related to additions to a single-family residence. The site consists of a two-story 3,094 square foot single-family residence (“SFR”) with a detached 2-car garage. The requested front yard modification will allow the construction of a 163-square-foot addition.

The associated ministerial Site Plan Review (“SPR”) number RPPL2023004390 involves the above addition, as well as another 126-square-foot addition located outside the setback, a 39-square-foot covered porch, and a new pool and spa. The associated administrative Oak Tree Permit number RPPL2023006060 involves the encroachment into the protected zone of one non-heritage oak tree by the proposed addition. The residence was originally built in 1935, and most recently expanded to its current extent by SPR RPPL2022002995, approved on November 1, 2022.

LOCATION
2133 San Pasqual Street, San Pasqual

ACCESS
San Pasqual Street

ASSESSORS PARCEL NUMBER(S)
5330-013-030

SITE AREA
8,350 square feet

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan

ZONED DISTRICT
San Pasqual

PLANNING AREA
West San Gabriel Valley
Planning Area

LAND USE DESIGNATION
H9 (Residential 9: 0 to 9 dwelling units per net acre)

ZONE
R-1 (Single-Family Residence)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities
Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.196.030 (Yard Modification Findings and Decision Requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

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