

REPORT TO THE HEARING OFFICER

DATE ISSUED:	August 6, 2026	
HEARING DATE:	August 18, 2026	AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2024-004225-(1)	
PERMIT NUMBER:	Community Standards District Modification No. RPPL2024006082	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	5548 North Willard Avenue, San Gabriel	
OWNER:	Joseph T. Tang Trust	
APPLICANT:	Robert Mahlebashian	
CASE PLANNER:	Evan Sahagun, Planner ESahagun@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-004225-(1), Community Standards District Modification Number RPPL2024006082, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE COMMUNITY STANDARDS DISTRICT MODIFICATION NUMBER RPPL2024006082 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A Community Standards District (“CSD”) Modification within the East Pasadena-East San Gabriel CSD Modification to authorize (1) a reduction to the rear yard setback as required by the East Pasadena-East San Gabriel CSD, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot single-family residence (“SFR”) and (2) a reduction to the side yard setback as required by the East Pasadena-East San Gabriel CSD, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning (“HVAC”) unit in the A-1 (Light Agricultural) Zone within the East Pasadena-East San Gabriel CSD (“Project”) pursuant to Los Angeles County Code (“County Code”) then Section 22.318.090 (Modification of Development Standards). The proposed addition is subject to review under Ministerial Site Plan Review (“SPR”) No. RPPL2024006083 for compliance with applicable development standards.

B. Project

The applicant, Robert Mahlebashian (“Applicant”), requests the CSD Modification to authorize (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot SFR and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning HVAC unit, on a property located at 5548 North Willard Avenue (“Project Site”) in the unincorporated community of East Pasadena – East San Gabriel.

Pursuant to County Code then Section 22.318.070 (Zone Specific Development Standards), the CSD requires that rear yards on lots in the A-1 Zone with a lot size less than 13,000 square feet have a minimum depth of 25 feet. The Project Site has a net lot area of approximately 4,620 square feet. Therefore, the minimum required rear yard depth is 25 feet. The proposed addition encroaches into the CSD-required rear yard setback. The CSD also requires that interior side yards on lots in the A-1 Zone have a minimum width of 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet. The Project Site is rectangular in shape with a uniform width of 60 feet. Therefore, the minimum required interior side yard width is six feet. An existing ground-mounted HVAC unit encroaches into the CSD-required interior side yard setback.

The Project Site is developed with an existing 774-square-foot SFR with an attached 344-square-foot two-car garage and an enclosed porch. The SFR was developed in 1949, prior to adoption of the CSD, and has less than the 800-square-foot minimum floor area currently required for SFRs pursuant to County Code Section 22.140.580 (SFRs). The existing enclosed porch is 163 square feet and located at the rear of the SFR with a rear

setback of 17 feet and one inch; it is proposed to be demolished and replaced with the proposed 325-square-foot addition. While the request to construct the addition and authorize the ground-mounted HVAC unit are subject to review under related SPR No. RPPL2024006083 for compliance with applicable development standards, this CSD Modification is required because the proposed addition and existing HVAC unit are within the CSD-required rear and side yards, respectively.

C. Applicability of General Plan and Zoning Ordinance

The application was deemed complete on December 16, 2024. At that time, the Project Site was located within the H9 (Residential 9 – 0-9 Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map. Since the time the application was deemed complete, the West San Gabriel Valley Area Plan (“Area Plan”) was adopted. The existing H9 land use category remains unchanged.

At the time the application was deemed complete, the Project Site was also located within the A-1 Zone. The Project Site’s current zoning designation is R-1 (Single-Family Residence). The Project Site remains within the East Pasadena – East San Gabriel CSD, and it is now located within the West San Gabriel Valley Planning Area Standards District.

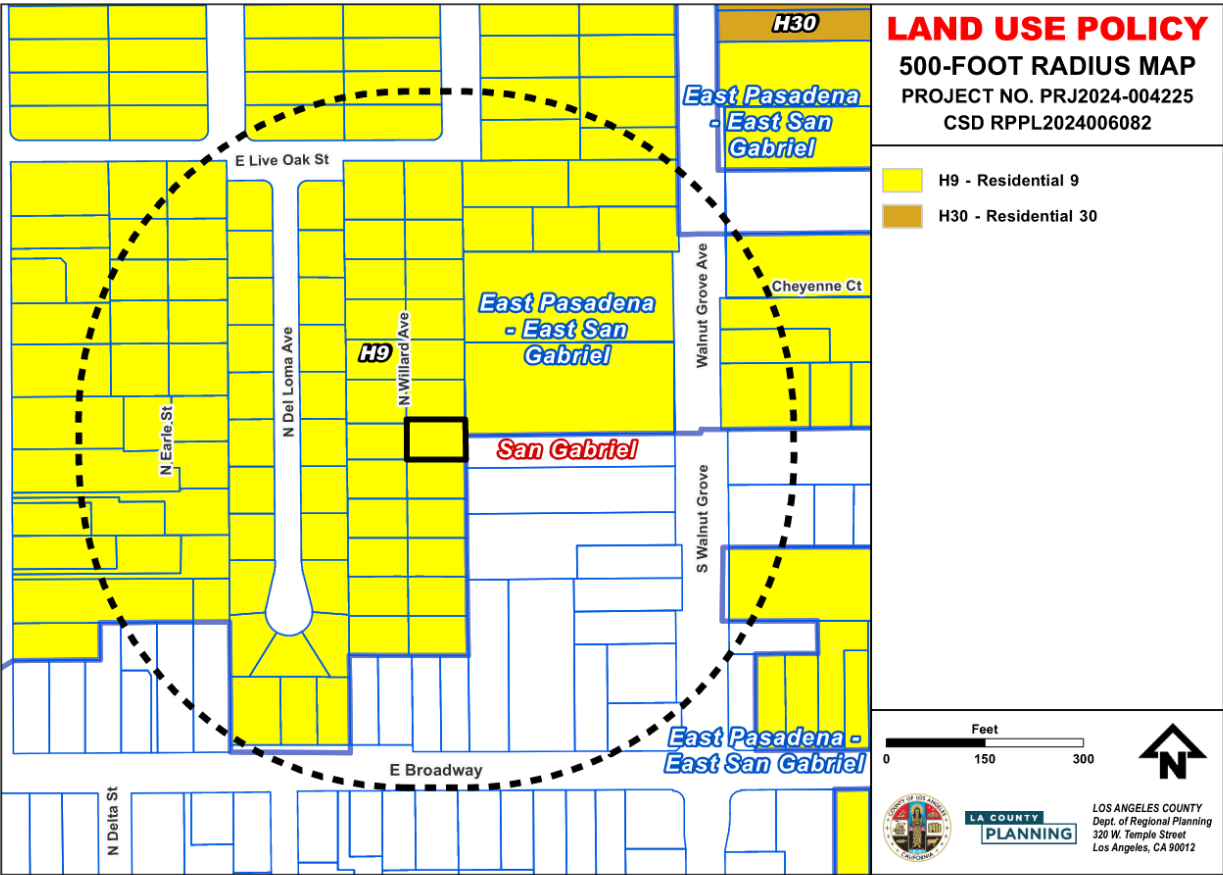
Pursuant to Chapter 2 (Applicability) of the General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Applicant chose to have the complete CSD Modification and SPR applications be subject to the land use policies, zoning and regulations in effect at the time it was submitted on December 16, 2024. As such, all references to the General Plan and County Code within this report are to the version in effect at the time the application was deemed complete.

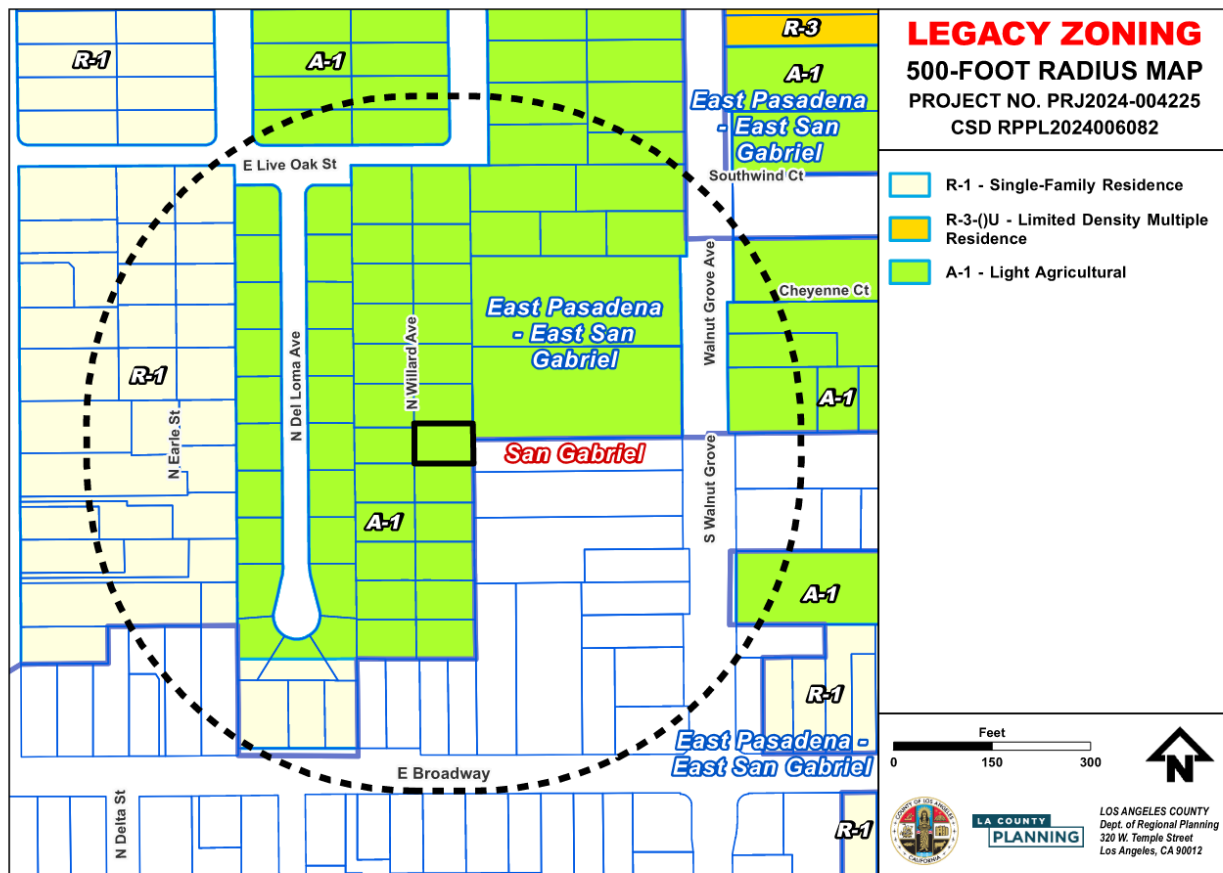
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	LEGACY GENERAL PLAN LAND USE POLICY*	LEGACY ZONING*	EXISTING USES
SUBJECT PROPERTY	H9	A-1	SFR
NORTH	H9	A-1	SFRs
EAST	H9, City of San Gabriel	A-1, City of San Gabriel	SFRs
SOUTH	H9, City of San Gabriel	A-1, City of San Gabriel, R-1	SFRs
WEST	H9	A-1, R-1	SFRs

* Refer to “Applicability of General Plan and Zoning Ordinance,” above.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1891	R-1	December 1, 1930
3725	A-1 (Light Agricultural)	November 19, 1940
220250006z	R-1	March 11, 2025

B. Previous Cases

There are no previous zoning entitlements granted for the Project Site. The existing SFR was constructed in 1949 and did not require review by LA County Planning.

C. Violations

There are no previous or current zoning code violations reported on the Project Site.

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the H9 land use category of the General Plan Land Use Policy Map. This land use category is intended for SFRs, which is consistent with the existing use of the Project Site as an SFR. The SFR was developed in 1949, prior to the adoption of the CSD in 2002. The requested CSD Modification would grant a reduction of the rear and side yard setbacks and would continue the existing residential use of the Project Site, which is consistent with historic and planned development pattern of the area. Surrounding properties within a 500-foot radius of the Project Site are developed with SFRs, many of which reflect a similar design style of the subject SFR.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site is currently developed with an SFR and is surrounded by other single-family residential structures. The request, to authorize a reduction of the CSD-required rear yard setback to accommodate a 325-square-foot addition and a reduction of the required side yard setback to accommodate an existing ground-mounted HVAC unit, will have negligible impact to the surrounding neighborhood, as the single-family character of the Project Site will be preserved. The resulting addition will be located at the rear of the existing SFR and away from public view, along North Willard Avenue. The existing HVAC unit is sufficiently setback 48 feet and two inches from the private street centerline. The new addition will supplant the existing enclosed porch in the rear yard, resulting in a minor reduction of the existing rear yard setback from 17 feet and one inch to 15 feet. The addition will not increase the maximum building height of the SFR. The addition will give the residents of the SFR an expanded living area via a new primary bedroom and bathroom, with minimal impacts to surrounding neighbors. Furthermore, there are at least three properties on the same side of the street on the same block with rear yard setbacks less than 25 feet.

C. Design Compatibility

The existing SFR was developed on the Project Site in 1949. The proposed addition is compatible with the existing SFR as it will generally cover the same footprint of the existing enclosed porch and matches the existing maximum building height of 12 feet and seven inches. The proposed 15-foot rear yard setback complies with development standards for the A-1 Zone outside of the CSD. The setback provided will leave space for air, light, and privacy for the residents of the SFR. The architectural design of the addition will be compatible with the existing structure. The addition is subject to review under related SPR No. RPPL2024006083 for compliance with all other applicable development standards.

GENERAL PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.318.090.C.3 (Findings and Decision). The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for the Class 1 – Existing Facilities and Class 5 - Minor Alterations in Land Use Limitations Categorical Exemptions under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves modification of the rear and side yard setback requirements, associated with a proposed addition to an existing SFR and an existing ground-mounted HVAC unit, respectively, which would not increase the floor area by more than 50 percent nor result in any changes in land use or density on the Project Site. The Project Site is also served by existing public utility services and infrastructure, and the minor addition would not require a significant expansion of these services. No exceptions to these Categorical Exemptions apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Staff has not received any comments as consultation of the Project to other County Departments was not necessary.

B. Other Agency Comments and Recommendations

Staff has not received any comments as consultation of the Project to other agencies was not necessary.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Michele R. Bush, Supervising Planner

Report

Approved By:



Susan M. Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos



NORTH SIDE YARD



STREET VIEW LOOKING WEST



REAR YARD VIEW LOOKING NORTH

ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net

ADDITION TO SINGLE FAMILY RESIDENCE

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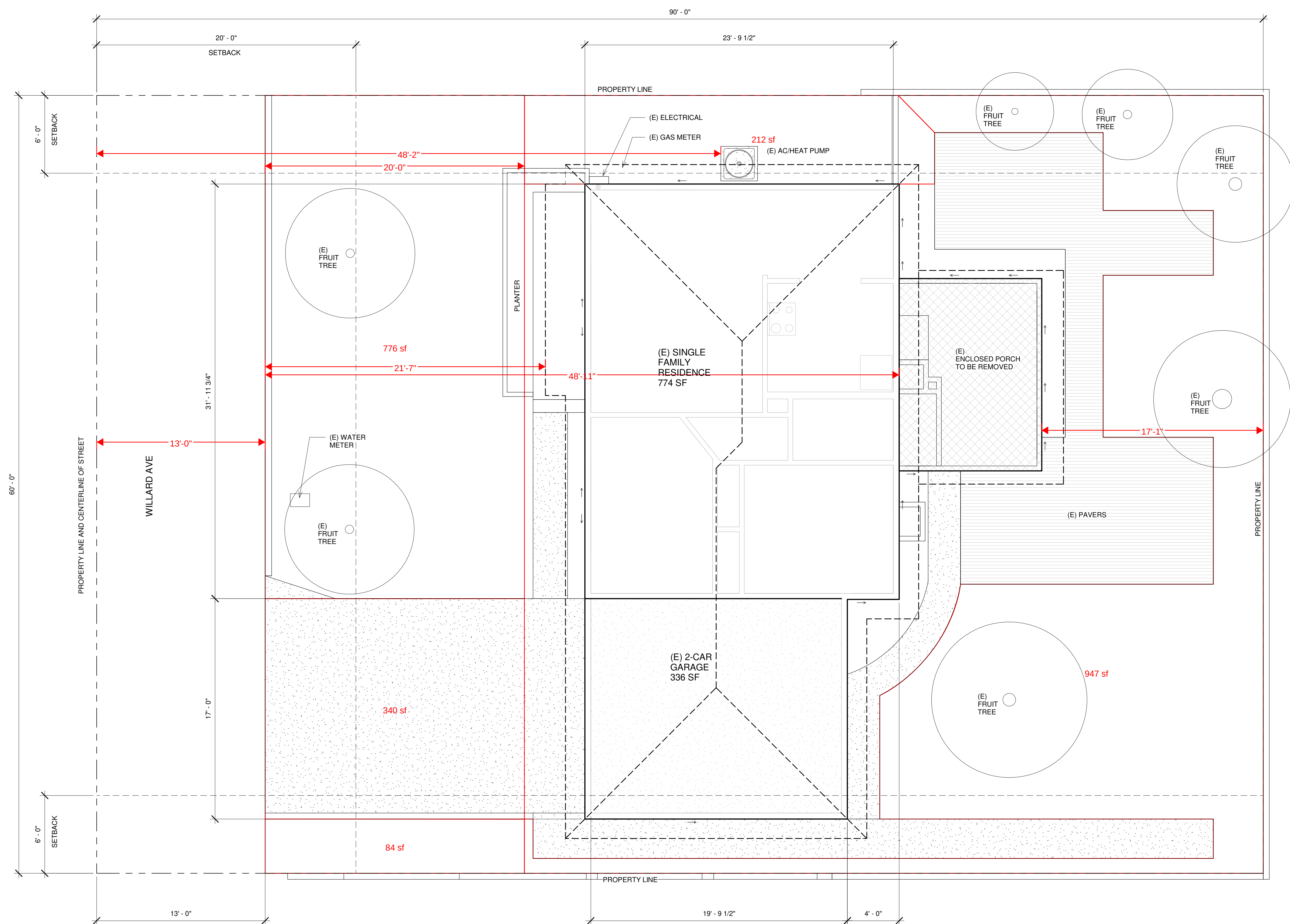
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5548 N. WILLARD
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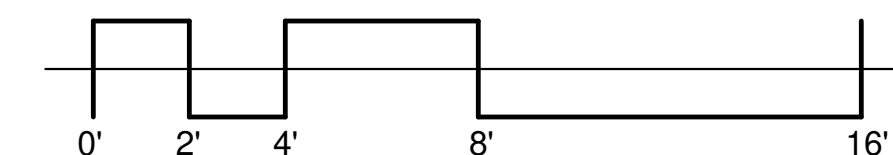
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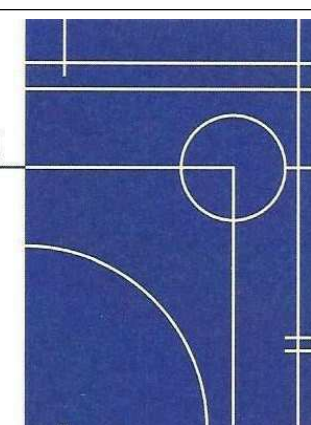


① EXISTING SITE PLAN
1/4" = 1'-0"



ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net



ADDITION TO
EXISTING SINGLE
FAMILY RESIDENCE

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TANG RESIDENCE

5548 N. WILLARD
AVE

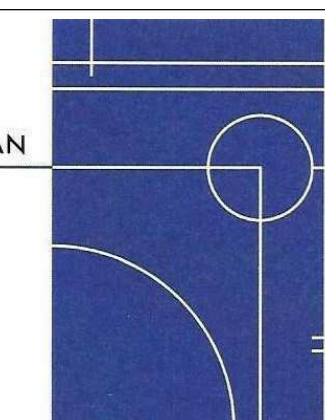
EXISTING SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	RM
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C1

ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net



ADDITION TO
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RESIDENCE

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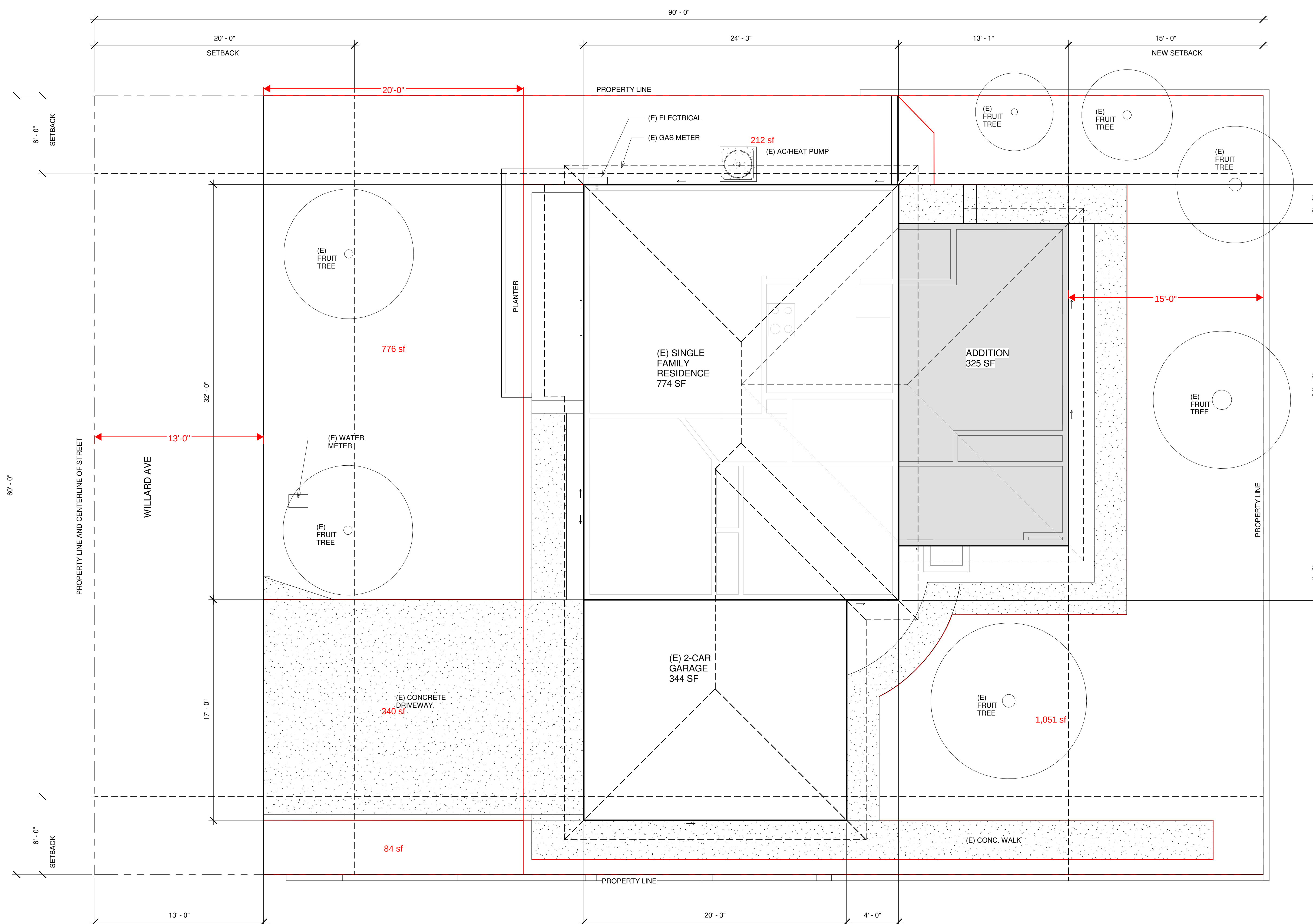
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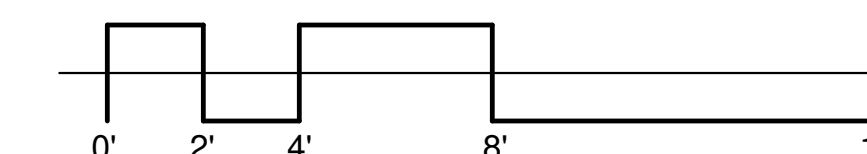
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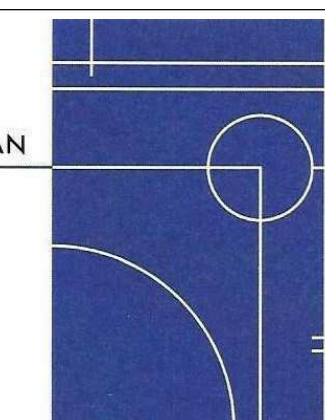


1 PROPOSED SITE PLAN
1/4" = 1'-0"



ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net



ADDITION TO
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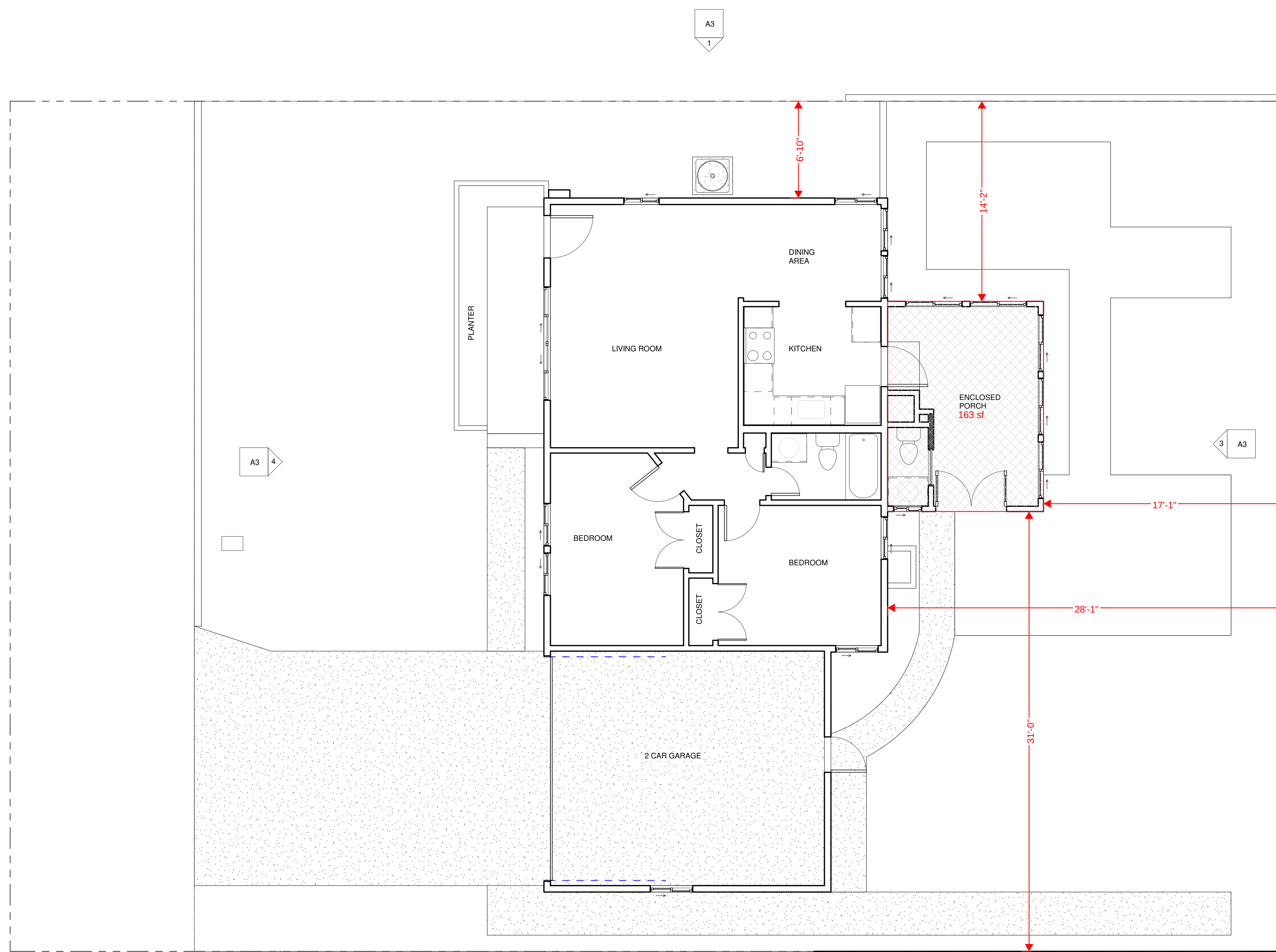
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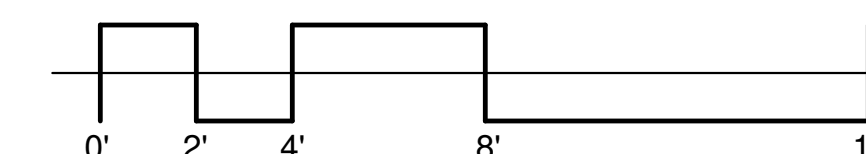
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PLAN

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Date	Issue Date
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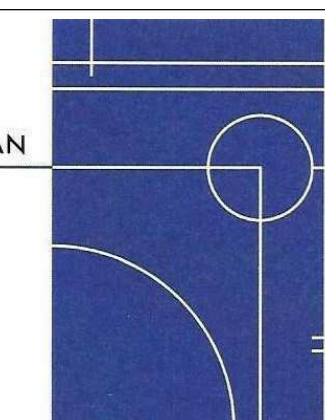


○ First Floor
1/4" = 1'-0"



ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net



ADDITION TO
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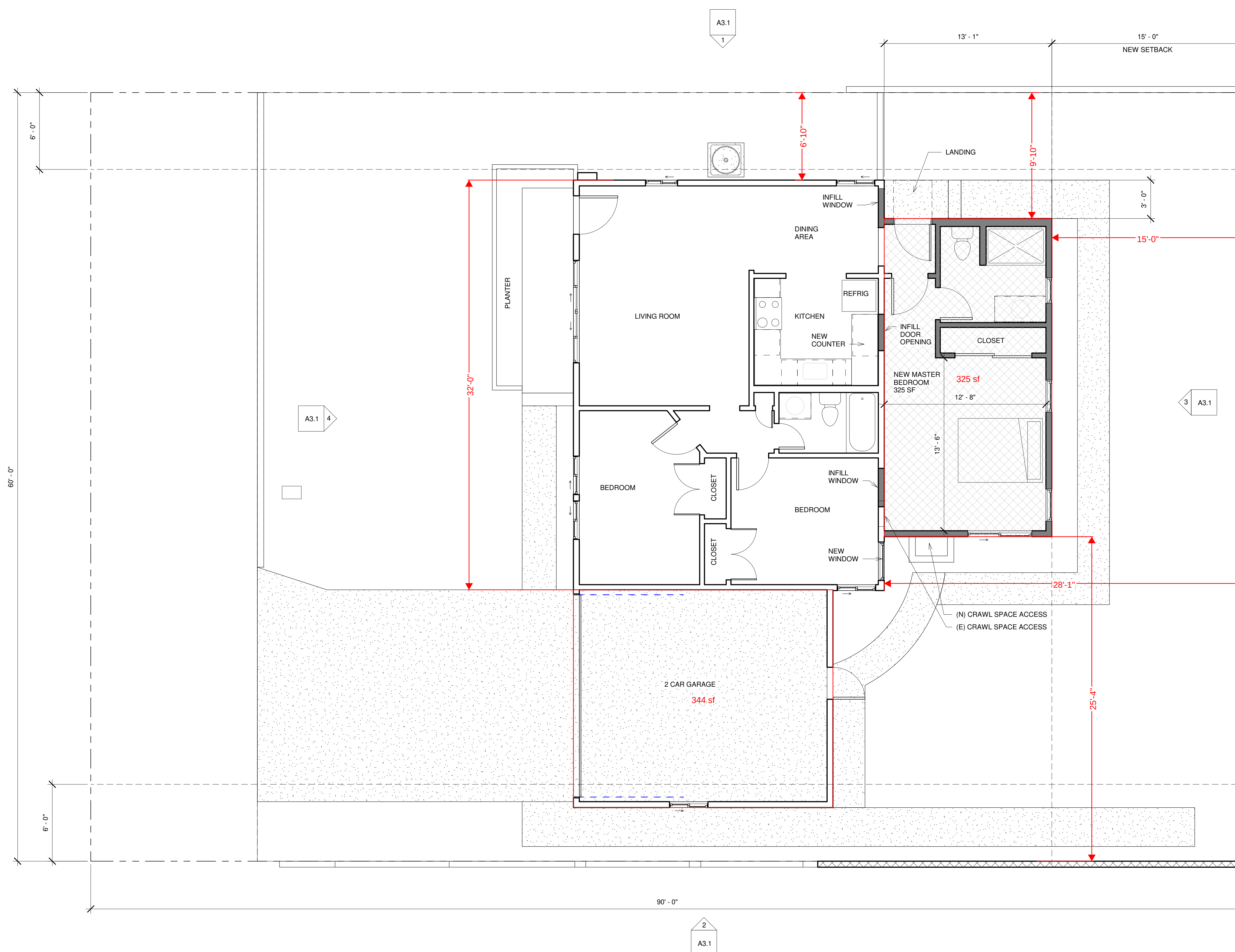
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PROPOSED FLOOR PLAN

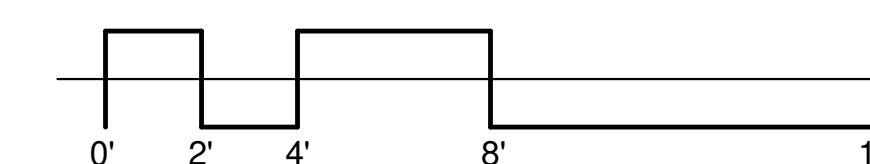
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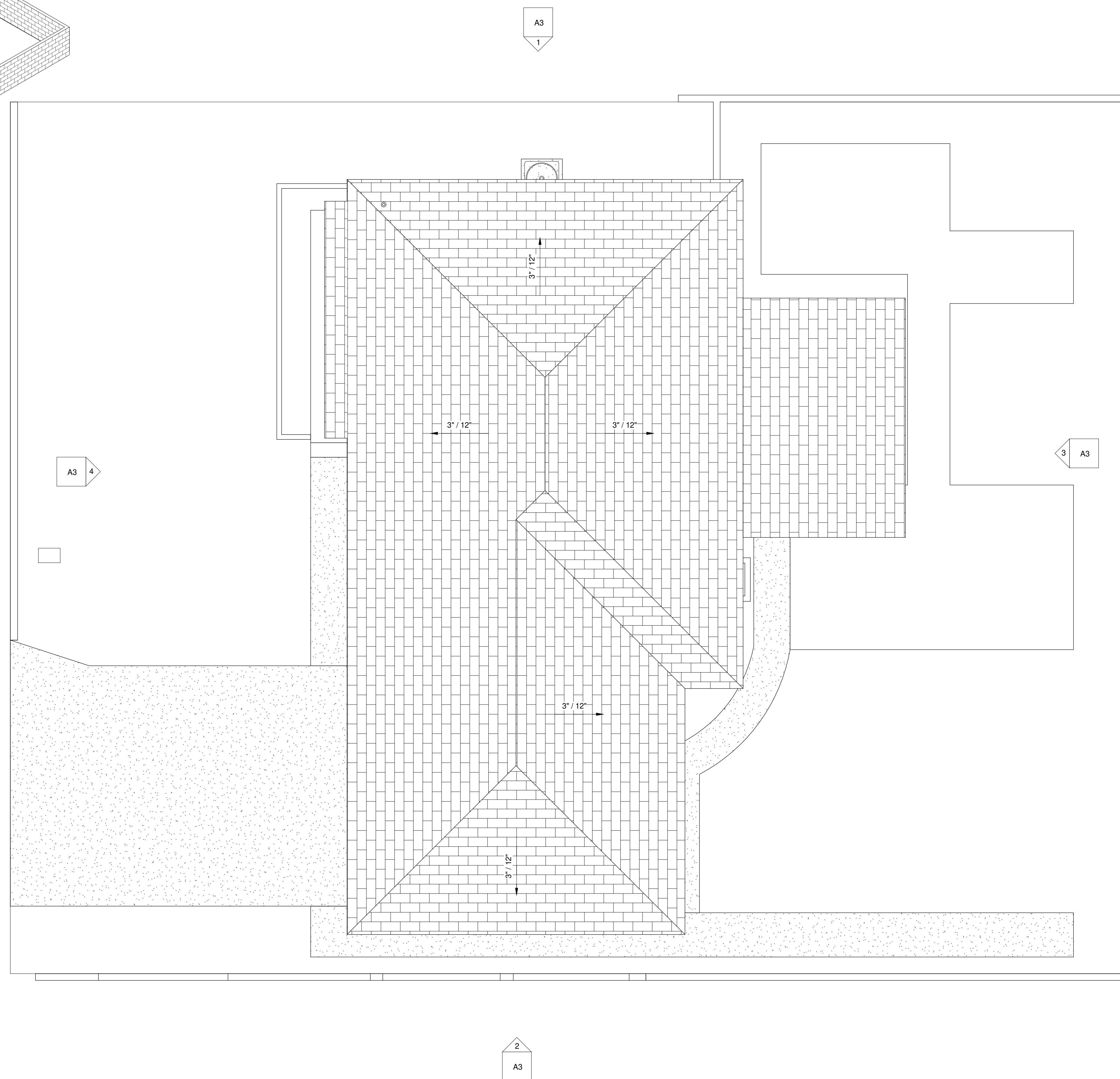
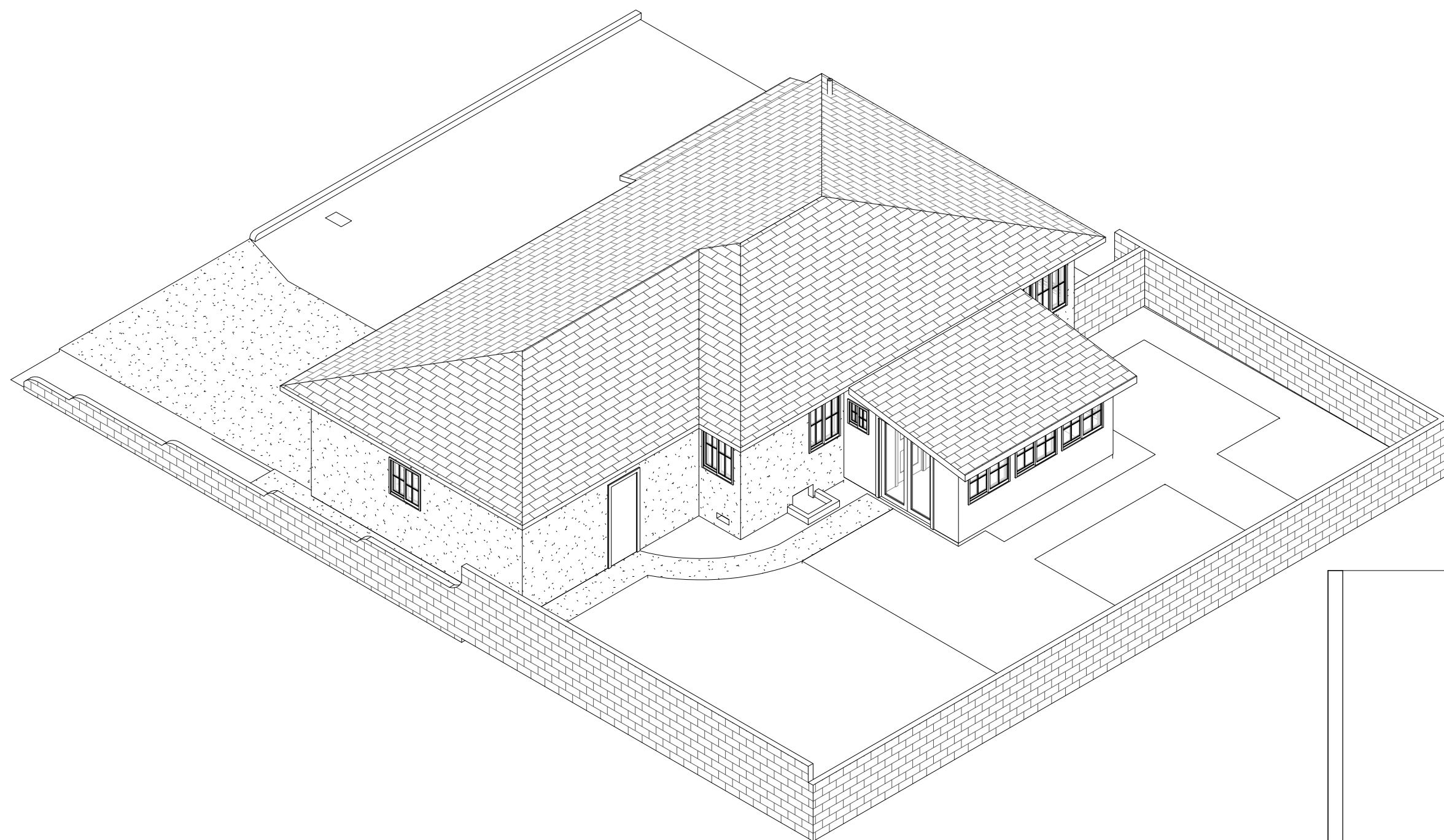
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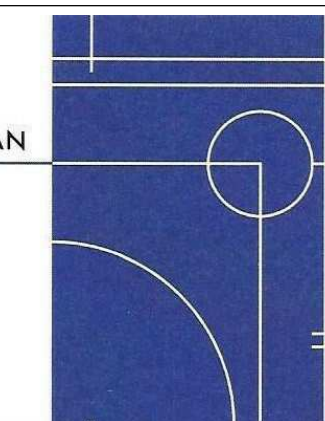




○ EXISTING ROOF PLAN
1/4" = 1'-0"

ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net



ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

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TANG RESIDENCE

5548 N. WILLARD
AVE

EXISTING ROOF
PLAN

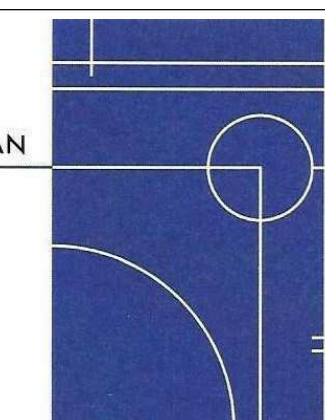
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A2

Scale	1/4" = 1'-0"
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ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net



ADDITION TO SINGLE FAMILY RESIDENCE

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TANG RESIDENCE

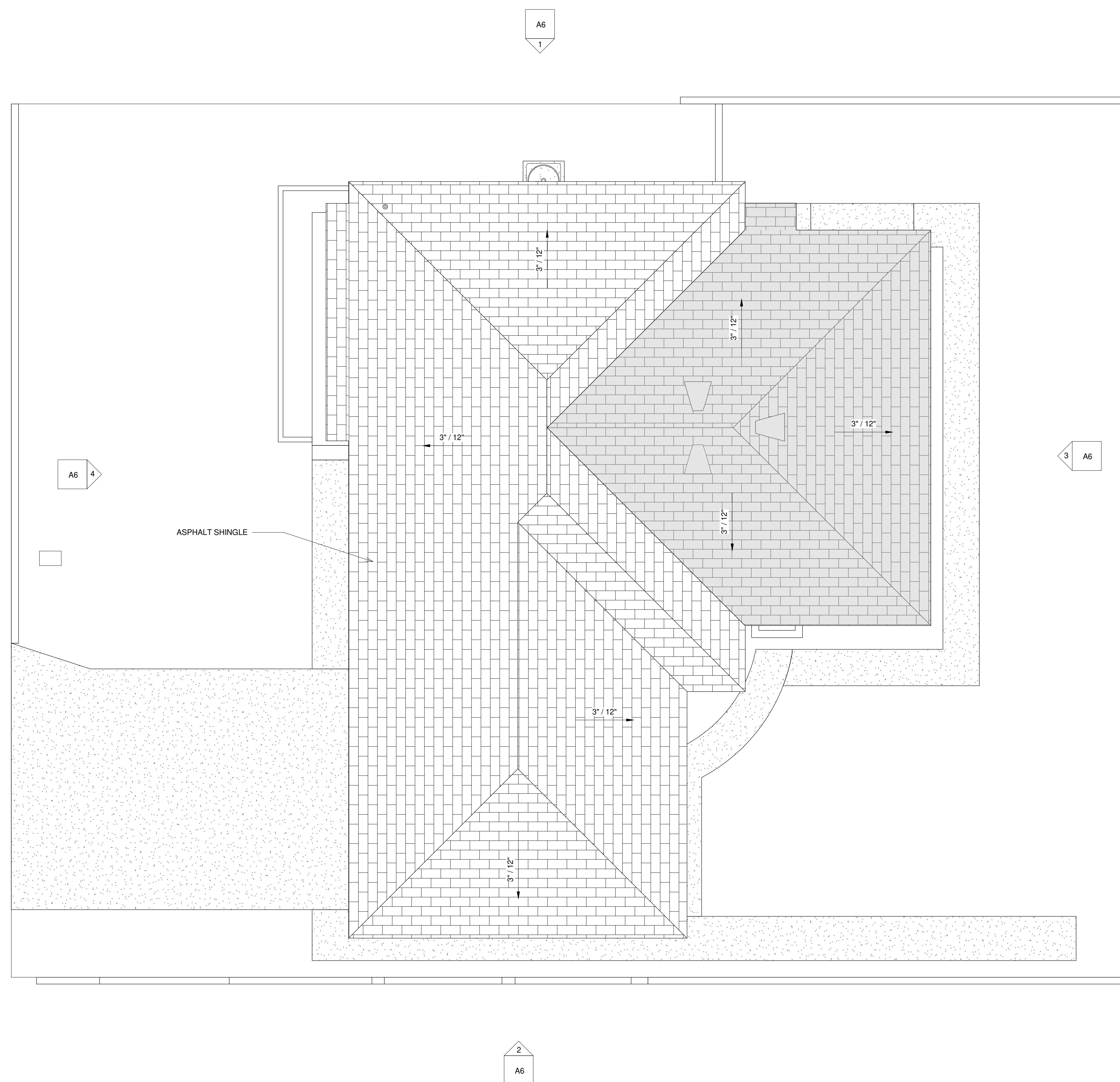
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PROPOSED ROOF PLAN

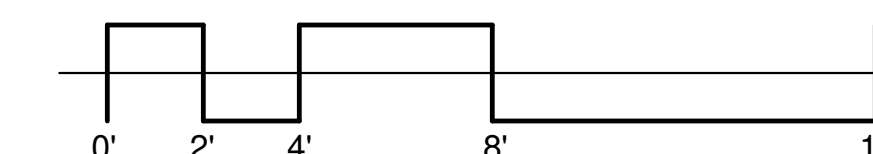
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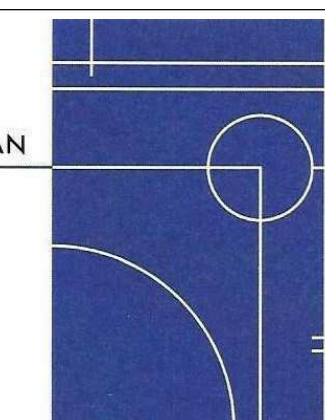


1 Roof Plan
1/4" = 1'-0"





626-227-4463
mahlebashian@att.net



ADDITION TO
EXISTING SINGLE
FAMILY RESIDENCE

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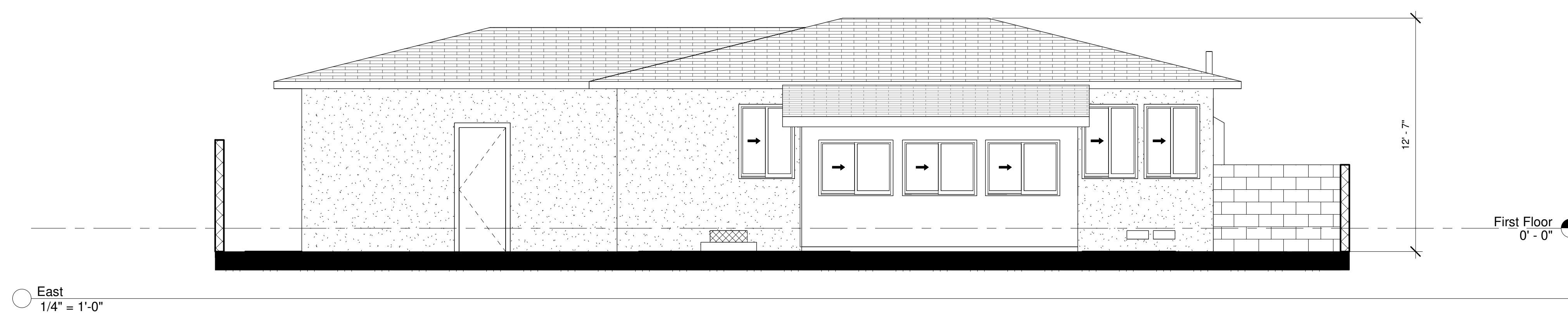
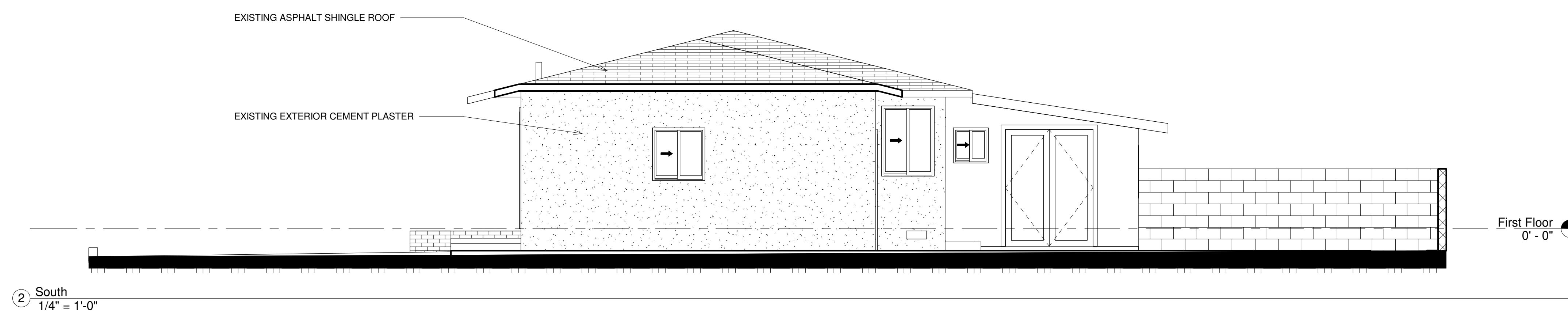
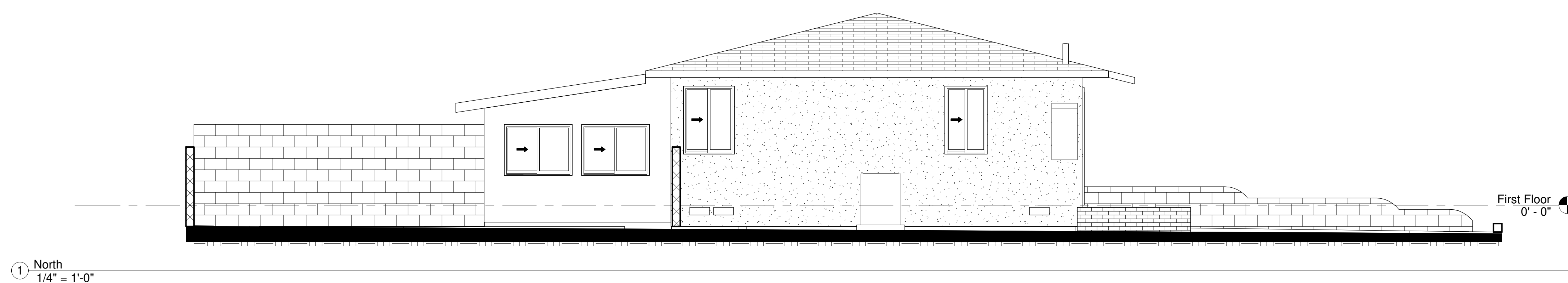
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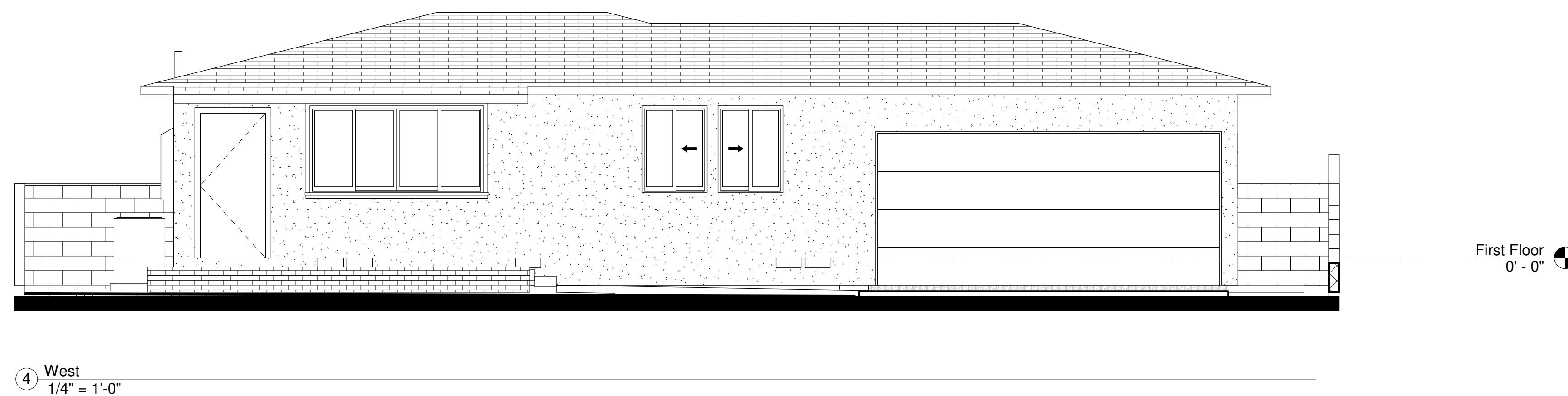
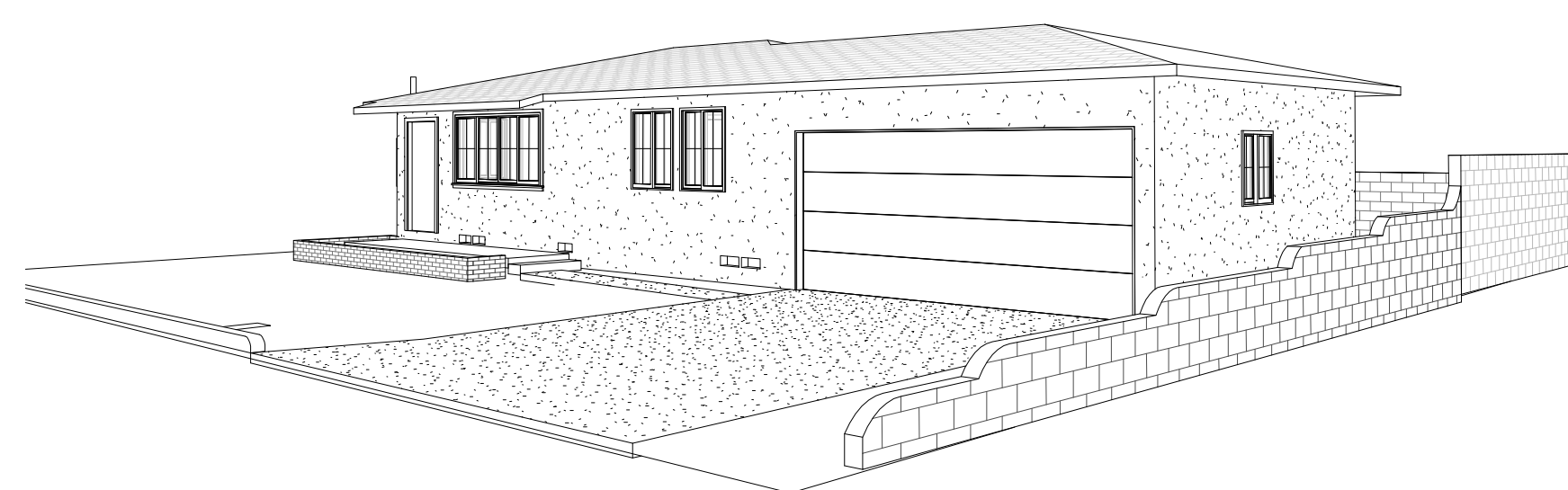
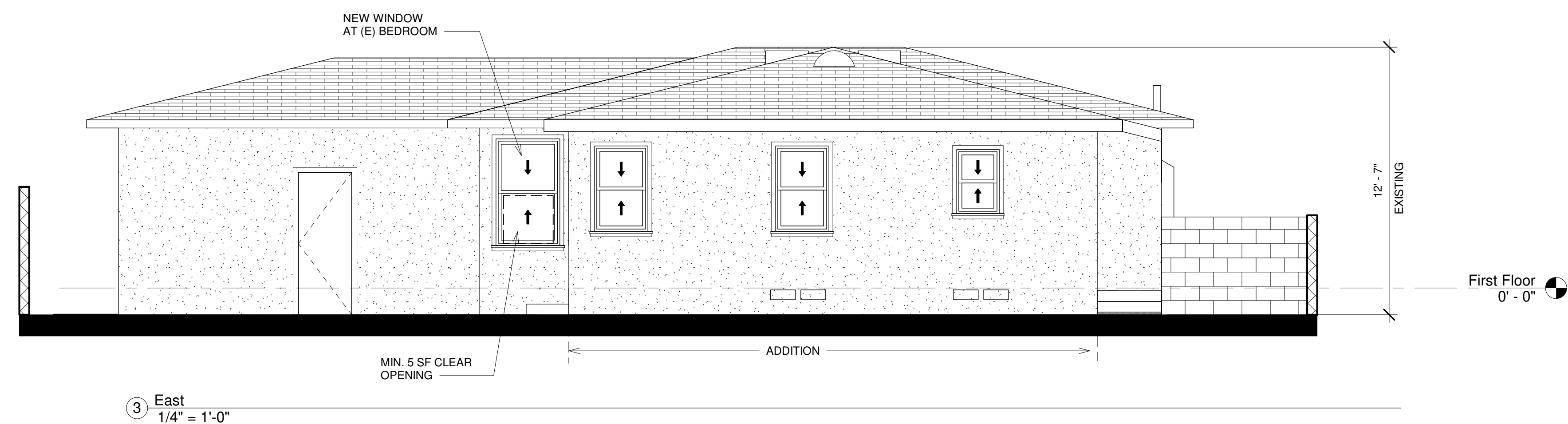
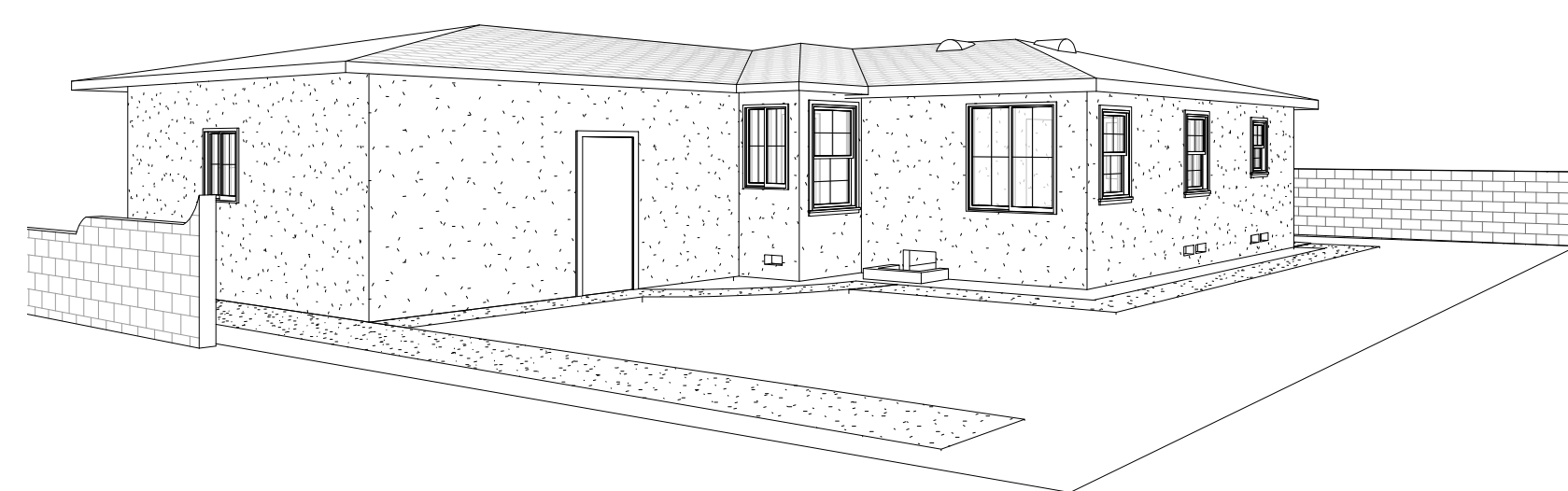
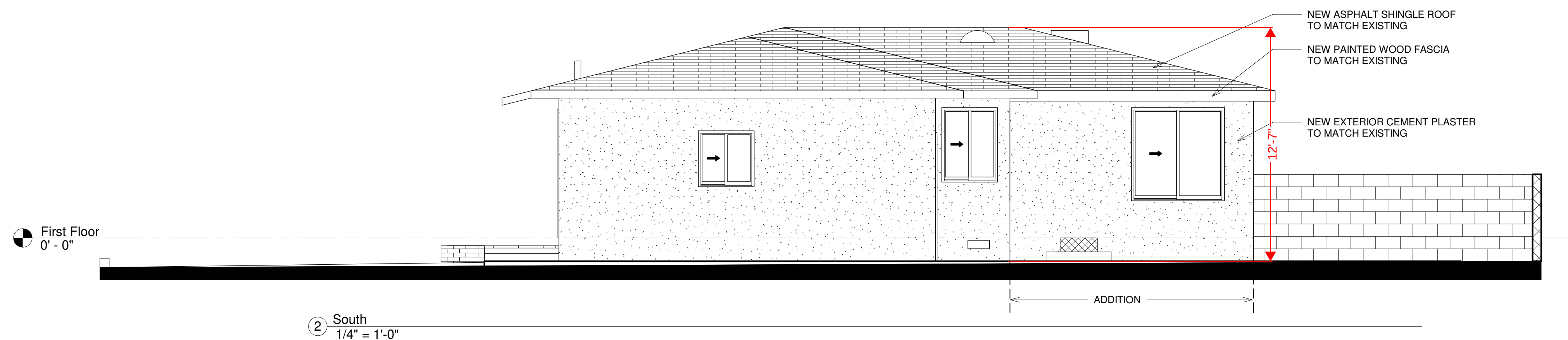
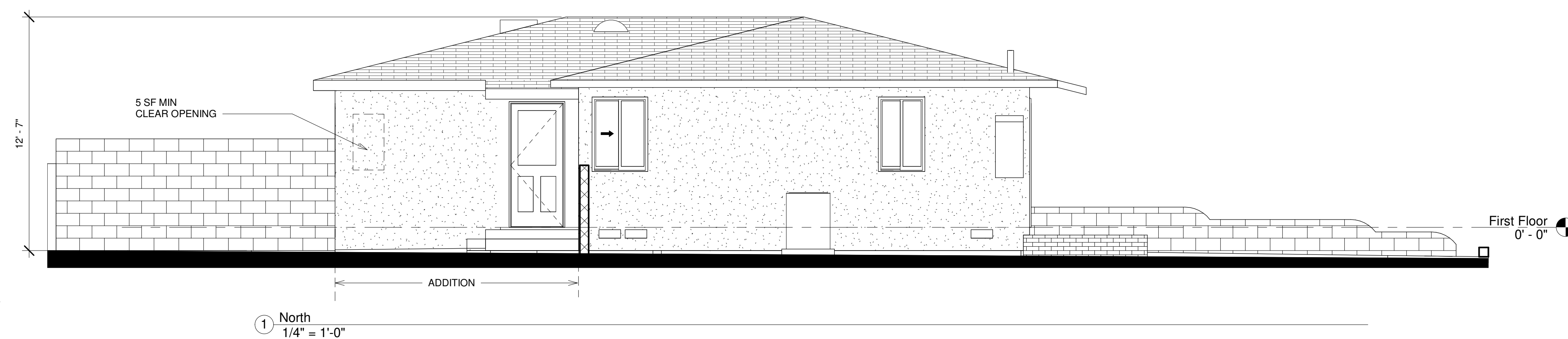
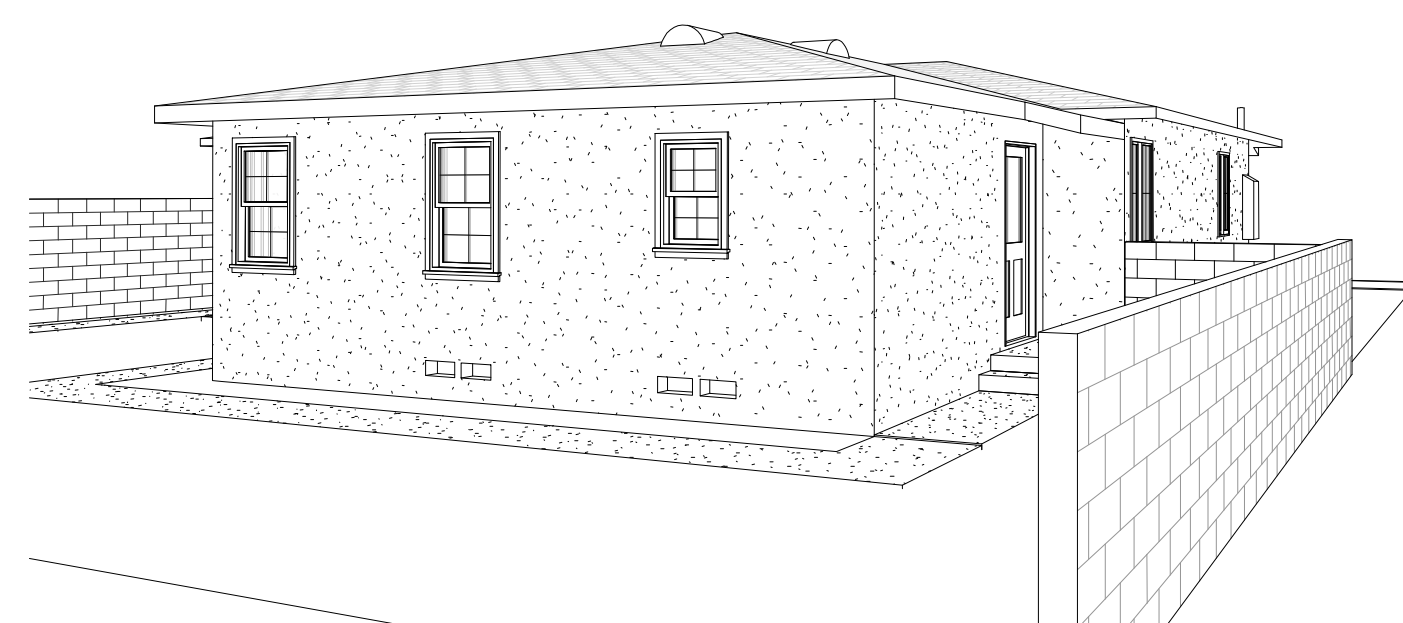
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EXISTING ELEVATIONS

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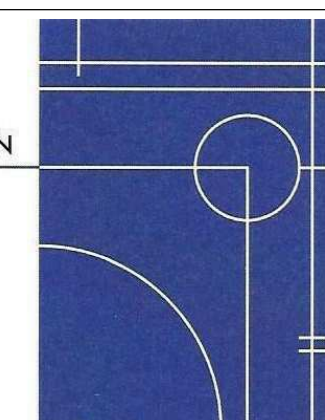
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ROBERT MAHLEBASHIAN
ARCHITECT

626-227-4463
mahlebashian@att.net

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TANG RESIDENCE

5548 N. WILLARD
AVE

PROPOSED ELEVATIONS

Project number	Project Number
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Checked by	RM

A3.1

**PROJECT NUMBER**

PRJ2024-004225-(1)

HEARING DATE

August 18, 2026

REQUESTED ENTITLEMENTS

Community Standards District ("CSD") Modification
No. RPPL2024006082

PROJECT SUMMARY

OWNER / APPLICANT

Joseph T. Tang Trust / Robert Mahlebashian

EXHIBIT DATE

December 16, 2024

PROJECT OVERVIEW

A request for a CSD Modification within the East Pasadena-East San Gabriel CSD to authorize: (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot single-family residence; and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning unit. The proposed addition is subject to review under related Site Plan Review ("SPR") No. RPPL2024006083 for compliance with applicable development standards.

LOCATION

5548 North Willard Avenue, San Gabriel

ACCESS

North Willard Avenue (private street)

ASSESSORS PARCEL NUMBER

5373-008-007

SITE AREA

5,400 square feet (0.12 acre) gross lot area / 4,620
square feet (0.11 acre) net lot area

GENERAL PLAN / LOCAL PLAN*

General Plan

ZONED DISTRICT

East San Gabriel

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre)

ZONE*

A-1 (Light Agricultural)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

Two (2) units

APPLICABLE STANDARDS DISTRICT*

East Pasadena – East San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.16.050 (Development Standards for Zones A-1 and A-2)
 - Section 22.140.580 (Single-Family Residences)
 - Chapter 22.318 (East Pasadena – East San Gabriel CSD)

CASE PLANNER:

Evan Sahagun

PHONE NUMBER:

(213) 204 - 9939

E-MAIL ADDRESS:

esahagun@planning.lacounty.gov

* Pursuant to Chapter 2 (Applicability) of the General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Applicant chose to have the complete CSD Modification and SPR applications be subject to the land use policies, zoning and regulations in effect at the time they were deemed complete on December 16, 2024.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-004225-(1)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024006082

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Community Standards District ("CSD") Modification No. **RPPL2024006082** on August 18, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Robert Mahlebashian ("Applicant"), requests the CSD Modification within the East Pasadena-East San Gabriel CSD to authorize (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot single-family residence ("SFR") and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning ("HVAC") unit ("Project") on a property located at 5548 North Willard Avenue ("Project Site") in the unincorporated community of East Pasadena – East San Gabriel in the A-1 (Light Agricultural) Zone pursuant to Los Angeles County Code ("County Code") then Section 22.318.090 (Modification of Development Standards).
4. **APPLICABILITY.** The application was deemed complete on December 16, 2024. At that time, the Project Site was located within the H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map. Since the time the application was deemed complete, the West San Gabriel Valley Area Plan ("Area Plan") was adopted. The existing H9 land use category remains unchanged.

At the time the application was deemed complete, the Project Site was also located within the A-1 Zone. The Project Site's current zoning designation is R-1 (Single-Family Residence). The Project Site remains within the East Pasadena – East San Gabriel CSD, and it is now located within the West San Gabriel Valley Planning Area Standards District ("PASD").

Pursuant to Chapter 2 (Applicability) of the General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Applicant chose to have the complete CSD Modification and SPR applications be subject to the land use policies, zoning and regulations in effect at the time it was deemed complete on December 16, 2024. As such, all references to the General Plan and County Code within these Findings are to the version in effect at the time the application was deemed complete.

5. **ENTITLEMENT(S) REQUIRED.** The CSD Modification is required to authorize modifications to the development standards of the East Pasadena – East San Gabriel CSD, set forth in County Code then Section 22.318.070 (Zone Specific Development Standards), pursuant to County Code then Section 22.318.090 (Modification of Development Standards).
6. **RELATED ENTITLEMENT.** Site Plan Review (“SPR”) No. RPPL2024006083 (“related SPR”) is a related request to authorize the proposed 325-square-foot addition to the existing SFR for compliance with applicable development standards pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). The related SPR can be approved pending approval of the requested CSD Modification.
7. **LOCATION.** The Project is located at 5548 North Willard Avenue within the East San Gabriel Zoned District and West San Gabriel Valley Planning Area.
8. **PREVIOUS ENTITLEMENT(S).** There are no previous zoning entitlements granted for the Project Site. The existing SFR was constructed in 1949 and did not require review by LA County Planning.
9. **LAND USE DESIGNATION.** The Project Site was located within the H9 land use category of the General Plan Land Use Policy Map when the CSD Modification was deemed complete.
10. **ZONING.** The Project Site was located within the East San Gabriel Zoned District and was zoned A-1 when the CSD Modification was deemed complete.

11. SURROUNDING LAND USES AND ZONING.

LOCATION	LEGACY GENERAL PLAN LAND USE POLICY*	LEGACY ZONING*	EXISTING USES
NORTH	H9	A-1	SFRs
EAST	H9, City of San Gabriel	A-1, City of San Gabriel	SFRs
SOUTH	H9, City of San Gabriel	A-1, City of San Gabriel, R-1	SFRs
WEST	H9	A-1, R-1	SFRs

* Refer to Finding No. 4 (Applicability), above.

12. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 5,400 square feet (0.12 acre) gross and 4,620 square feet (0.11 acre) net in size and consists of one (1) legal lot. The Project Site is rectangular in

shape with generally flat topography and is developed with an existing SFR with an attached two-car garage and enclosed porch.

B. Site Access

The Project Site is accessible via North Willard Avenue, a private street, to the west. Access to the Project Site will be via an entrance/exit from North Willard Avenue.

C. Site Plan

The site plan depicts the existing 774-square-foot SFR with a 344-square-foot attached two-car garage. Landscaping with seven (7) ornamental trees, hardscape, and an existing ground-mounted HVAC unit are also depicted. The existing 163-square-foot enclosed porch at the rear is depicted for removal, to be replaced with the proposed 325-square-foot addition to the SFR, consisting of a new primary bedroom and bathroom. The proposed SFR will have a total of three (3) bedrooms.

D. Parking

No changes to parking for the Project Site are required or proposed for the Project. A SFR with three (3) bedrooms requires two (2) covered parking spaces, and the existing attached two-car garage will remain on the Project Site.

13. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff ("Staff") determined that the Project qualified for the Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations, Categorical Exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves a modification of the rear yard setback requirement, and a minor addition to an existing SFR which would not increase the floor area by more than fifty percent (50%). The Project Site is served by existing public utility services and infrastructure, and the minor addition would not require a significant expansion of these services. No exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

14. PUBLIC COMMENTS. Staff did not receive any public comments before the Report to the Hearing Officer was issued on August 6, 2026.

15. AGENCY RECOMMENDATIONS. Staff has not received any comments as consultation of the Project to other County Departments was not necessary.

16. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (Pasadena Star News). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On July 1, 2026, a total of

65 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 300-foot radius from the Project Site, as well as five (5) notices to those on the courtesy mailing list for the East San Gabriel Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 designation is intended for SFRs, a category into which this Project falls. The Hearing Officer further finds that the Project promotes the upkeep and improvement of an existing SFR, which results in the continuation of the single-family residential character of the community.

18. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Land Use Policy No. 5.1:** *Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.*
- **Land Use Goal No. 7:** *Compatible land uses that complement neighborhood character and the natural environment.*

The Project contributes to a mix of residential development styles by allowing an addition to the existing SFR, which will generally occupy the footprint of the existing enclosed porch. While the Project is a CSD Modification request to authorize (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot SFR; and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning HVAC unit, the associated addition will give the residents of the SFR an expanded living area via a new primary bedroom and bathroom. Because the Project Site is accessible via a private street easement, and the location of the addition is at the rear of the SFR, it will be outside of public view and not anticipated to cause adverse impacts to the surrounding area. The setbacks provided are adequate for maintaining sufficient space for light, air, and privacy, and are compatible with the existing rear yard setback of neighboring properties. In consideration of these factors, the Project is consistent with the General Plan.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that, while the Project is a CSD Modification request to authorize reductions to CSD-required setbacks to accommodate a proposed SFR addition and an existing ground-mounted HVAC unit, it is consistent with the A-1 zoning classification as the existing SFR is permitted in

such zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).

20. **TREE PLANTING.** The Hearing Officer finds that, while the Project is a CSD Modification request to authorize reductions to CSD-required setbacks to accommodate a proposed SFR addition and an existing ground-mounted HVAC unit, it is consistent with the standards identified in County Code Section 22.126.030 (Tree Requirements), which require two (2) trees for residential projects with three or fewer units. The Project would retain seven (7) ornamental trees on the Project Site. The existing SFR was developed in 1949, prior to the effective date of these standards in 2016. Furthermore, the Hearing Officer finds that these standards do not apply to the Project because it adds 325 square feet of floor area to the Project Site, which is less than 50 percent of the total existing building floor area of 774 square feet, pursuant to County Code Section 22.126.020 (Applicability).

21. **RESIDENTIAL DESIGN STANDARDS.** The Hearing Officer finds that, while the Project is a CSD Modification request to authorize reductions to CSD-required setbacks to accommodate a proposed SFR addition and an existing ground-mounted HVAC unit, it is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards). Subsection F.8.b.i (Coverage) requires that a minimum of 20 percent of the lot area not used for buildings and structures, such as setbacks and open space, shall be landscaped. The Project Site has a net lot area of 4,620 square feet, with a proposed lot coverage of 1,443 square feet, which requires at least 636 square feet of landscaping. The Project will provide approximately 2,123 square feet of landscaping, exceeding the minimum requirement. Because the proposed addition is located at the rear of the existing SFR, and the existing building façade and attached garage facing the private street easement is not changing, the following standards do not apply:

- a. Direct pedestrian access;
- b. Building orientation;
- c. Canopy trees;
- d. Primary entryway;
- e. Articulations;
- f. Façade details; and
- g. Vehicle parking facilities.

22. **SFRs.** The Hearing Officer finds that, while the Project is a CSD Modification request to authorize reductions to CSD-required setbacks to accommodate a proposed SFR addition and an existing ground-mounted HVAC unit, it is consistent with the standards identified in County Code Section 22.140.580 (SFRs), which require SFRs to have a minimum building width of 20 feet and a minimum floor area of 800 square feet. The existing SFR with the proposed addition will be 32 feet wide and 1,099 square feet in size, in compliance with the minimum required width and floor area, respectively.

23. **WEST SAN GABRIEL VALLEY PASD.** The Hearing Officer finds that, while the Project is a CSD Modification request to authorize reductions to CSD-required

setbacks to accommodate a proposed SFR addition and an existing ground-mounted HVAC unit, it is exempt from the requirements of the West San Gabriel Valley PASD because the application was deemed complete prior to its effective date on April 10, 2025, in accordance with Finding No. 4 (Applicability), above.

24. **EAST PASADENA-EAST SAN GABRIEL CSD.** The Hearing Officer finds that, while the Project is a CSD Modification request to authorize reductions to CSD-required setbacks to accommodate a proposed SFR addition and an existing ground-mounted HVAC unit, it is consistent with the following standards identified in County Code then Section 22.318.070 (Zone Specific Development Standards), applicable to SFRs within the East Pasadena-East San Gabriel CSD and the A-1 Zone:

- a. **REQUIRED YARDS.** The following standards related to minimum required yards and setbacks:
 - i. **MINIMUM FRONT YARD DEPTH.** The front yard shall be at least the average depth of front yards on the same side of the street on the same block. The existing SFR is set back 21 feet and seven inches from the private street easement, and the proposed addition is set back 48 feet and 11 inches from the private street easement.
 - ii. **MINIMUM SIDE YARD WIDTH.** On a lot smaller than 13,000 square feet, the side yard must be at least 10 percent of the average lot width, but no less than five feet. The required side yard setback is six feet on the Project Site because it is rectangular in shape with a uniform width of 60 feet. Although the existing ground-mounted HVAC unit is set back three feet and 11 inches from the side lot line, the existing SFR and proposed addition are not within the required side yard. If approved, the CSD Modification would authorize a side yard depth of three feet and 11 inches in lieu of the required six feet, to accommodate the existing ground-mounted HVAC unit.
 - iii. **MINIMUM REAR YARD DEPTH.** On a lot smaller than 13,000 square feet, the rear yard shall be at least 25 feet. The proposed addition is set back 15 feet from the rear lot line and therefore encroaches into the required rear yard. If approved, the CSD Modification would authorize a rear yard depth of 15 feet in lieu of the required 25 feet, to accommodate the proposed 325-square-foot addition.
 - iv. **STRUCTURE STEPBACK.** For structures that exceed 17 feet in height and are located on a lot adjacent to the R-1 Zone, the maximum height at five feet from the side property line adjacent to the R-1 Zone shall be limited to 10 feet, any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. This requirement does not apply because the existing SFR and proposed addition do not exceed a height of 12 feet and seven inches.

- b. **HEIGHT AND STORIES.** SFRs shall be limited to a maximum height of 30 feet and two (2) stories. The proposed addition will match the existing SFR's building height of 12 feet and seven (7) inches, and the proposed SFR will be a single story, within the maximum allowable height limits.
- c. **FRONT YARD LANDSCAPING.** At least fifty percent (50%) of the front yard shall be landscaped. Approximately 860 square feet of the 1,200-square-foot front yard (71.7%) is landscaped, exceeding the minimum requirement.
- d. **MAXIMUM FLOOR AREA.** The maximum floor area of SFRs shall be limited to $(0.25 \times \text{net lot area}) + 1,000$ square feet, or 2,155 square feet on the Project Site. The existing SFR has 774 square feet of habitable floor area. With the proposed 325-square-foot addition, the SFR will have 1,099 square feet of habitable floor area, which is within the allowable floor area.
- e. **MAXIMUM LOT COVERAGE.** The maximum lot coverage on a lot shall be limited to $(0.25 \times \text{net lot area}) + 1,000$ square feet, or 2,155 square feet on the subject Project Site. The existing SFR and attached garage with the proposed 325-square-foot addition will result in a total building footprint of 1,443 square feet, which is within the allowable lot coverage.
- f. **PARKING.** A minimum of two (2) covered parking spaces for a SFR with three (3) bedrooms. The Project would retain the existing 344-square-foot two-car garage on the Project Site.

EAST PASADENA – EAST SAN GABRIEL CSD MODIFICATION FINDINGS

25. **The Hearing Officer finds that the use, development of land, and application of development standards comply with all applicable provisions of Title 22 (Planning and Zoning) of the County Code.** The Project requests to authorize (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot SFR and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning HVAC unit. Aside from the rear and side yard setbacks, the proposed addition to the existing SFR complies with all other applicable development standards identified in County Code then Section 22.318.070 (Zone Specific Development Standards). Notwithstanding the East Pasadena – East San Gabriel CSD, the proposed addition complies with Countywide standards for SFRs in the A-1 zone, as a 15-foot rear yard setback is provided. The side yard setback modification is limited to accommodating an existing ground-mounted HVAC unit. Furthermore, the proposed addition will expand the existing 774-square-foot SFR to have 1,099 square feet of floor area, in conformance with the minimum 800-square-foot floor area required for SFRs.

26. **The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.** The proposed addition is located at the rear of the existing SFR and away from public view, along North Willard Avenue. The existing HVAC unit is sufficiently setback (include how many feet) from the public right-of-way and would therefore cause no changes to the existing traffic or safety features in the surrounding area. The side yard setback reduction is limited to accommodating an existing ground-mounted HVAC unit and thus will create no new impacts. Therefore, there would be negligible impact to the public rights-of-way surrounding the Project Site.
27. **The Hearing Officer finds that the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.** The proposed addition is consistent with the surrounding residential area because the general architectural character will be maintained. The proposed addition will give the residents of the SFR an expanded living area via a new primary bedroom and bathroom. The side yard setback reduction is limited to accommodating an existing ground-mounted HVAC unit and thus will create no new impacts. The setback provided will leave space for air, light, and privacy for the residents of the SFR. The addition is subject to review under the related SPR for compliance with all other applicable development standards. Furthermore, the proposed addition will bring the SFR into compliance with the minimum required floor area for SFRs.
28. The Hearing Officer finds that a grant term limit is not necessary for the CSD Modification so long as the SFR continues to exist. This grant shall be subject to termination at such time that the SFR ceases to exist.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities Categorical Exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations Categorical Exemption). The Project involves a modification of the side and rear yard setback requirements, to accommodate an existing ground-mounted HVAC unit and a proposed 325-square-foot floor area addition, respectively, at an existing SFR. The proposed addition would not increase the existing 774-square-foot floor area by more than 50 percent, and the proposed yard setback reductions would not result in any changes in land use or density. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that

the Project could have a significant or cumulative effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

30. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Director of LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use will be consistent with the adopted General Plan for the area.
- B. The use, development of land, and application of development standards comply with all applicable provisions of Title 22 (Planning and Zoning) of the County Code.
- C. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.
- D. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities Categorical Exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations Categorical Exemption); and
- 2. Approves **COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024006082**, subject to the attached conditions.

ACTION DATE: August 18, 2026

SMT:MRB:ERS

August 6, 2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-004225-(1)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024006082

PROJECT DESCRIPTION

The project is a request for a Community Standards District (“CSD”) Modification within the East Pasadena-East San Gabriel CSD to authorize (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot single-family residence (“SFR”); and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning (“HVAC”) unit, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant.** Unless otherwise apparent from the context, the term “Applicant” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from

which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Applicant or Applicant's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate at such time that the SFR ceases to exist.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Applicant proposes any modifications to the use at that time, the Applicant shall file a new application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be accompanied by the required fee. In the event that the Applicant seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Applicant and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Applicant shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit "A" shall be submitted to LA County Planning by October 18, 2026.**

16. **Subsequent Revisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Applicant shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

17. **Scope of Approval.** This grant shall authorize (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot SFR and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted HVAC unit as depicted on the approved plans marked Exhibit “A.”
18. **Concurrent Site Plan Review Approval.** This grant shall not be in effect until the separate Site Plan Review No. RPPL2024006083 is approved for the proposed addition to the rear of the existing SFR.

LA COUNTY
PLANNING

**EAST PASADENA - EAST SAN GABRIEL
COMMUNITY STANDARDS DISTRICT
MODIFICATION STATEMENT OF FINDINGS**

Pursuant to County Code Section 22.318.090.B.3 (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.3.b.i. That the use, development of land, and application of development standards comply with all applicable provisions of Title 22.

The proposed project is a 325 sf addition to an existing 774 sf single family dwelling. The proposed use is not intended for anything other than single family residential occupancy.

B.3.b.ii. That the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.

The proposed project will not alter the existing traffic or safety features of the area. Please note Willard Ave is a Private Street without sidewalks.

B.3.b.iii. That the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

The proposed use is consistent with the surrounding residential use. The project scale and size is below current minimum requirements for a single family residence.

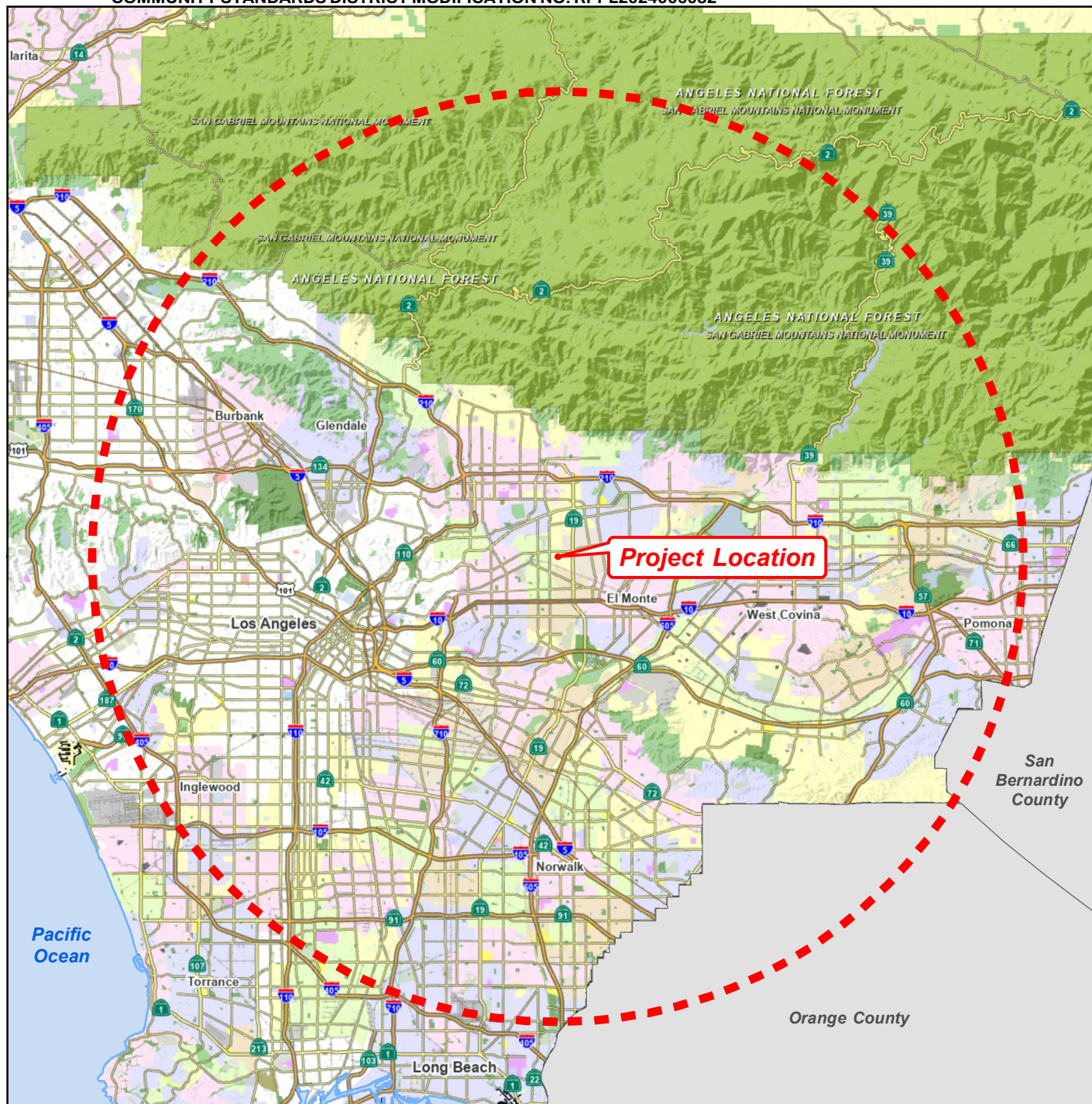
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	July 16, 2026
PROJECT NUMBER:	PRJ2024-004225-(1)
PERMIT NUMBER:	Community Standards District (“CSD”) Modification No. RPPL2024006082
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	5548 North Willard Avenue, San Gabriel
OWNER:	Joseph T. Tang Trust
APPLICANT:	Robert Mahlebashian
CASE PLANNER:	Evan Sahagun, Planner ESahagun@planning.lacounty.gov

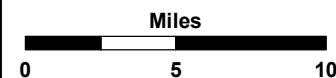
Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that a categorical exemption is the appropriate level of environmental documentation under the California Environmental Quality Act (“CEQA”). The Project qualifies for the Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations, Categorical Exemptions under State CEQA Guidelines sections 15301 and 15305, respectively.

The applicant requests a CSD Modification to authorize: (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot single-family residence; and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning unit. The proposed addition is subject to review under related Site Plan Review No. RPPL2024006083 for compliance with applicable development standards. The requested addition would not result in an increase of more than 50 percent of the floor area of the existing structure, nor would the setback reduction result in any changes in land use or density on the subject property.

None of the exceptions to the categorical exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Project is categorically exempt from CEQA.



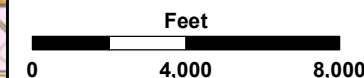
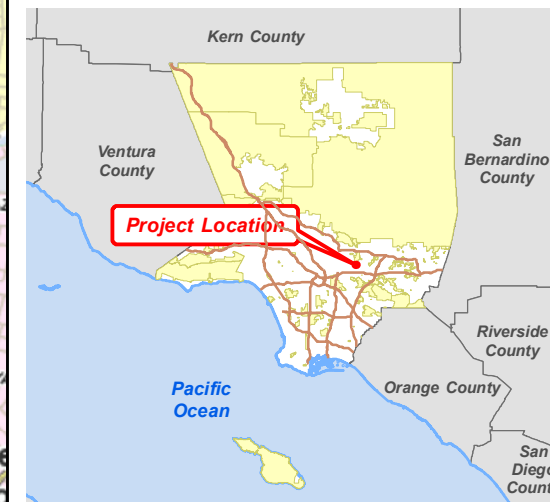
A map of Southern California highlighting the project location. The map shows the outlines of Kern County, Ventura County, San Bernardino County, Riverside County, Orange County, and San Diego County. The Pacific Ocean is labeled in blue. A red rectangle labeled "Project Location" is positioned over the Los Angeles metropolitan area, with a red arrow pointing to a specific location within the city of Los Angeles.

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PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2024-004225
CSD RPPL2024006082

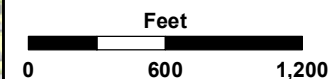
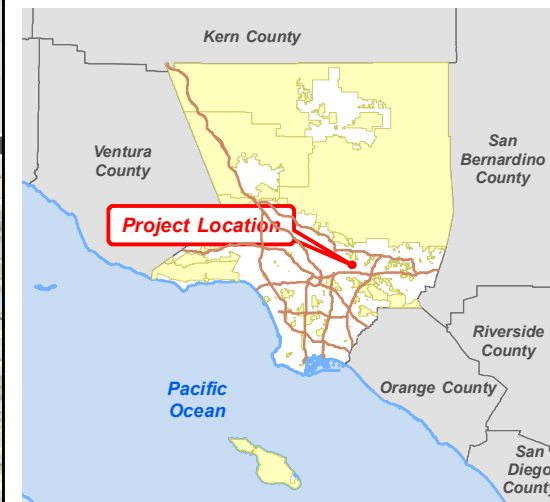
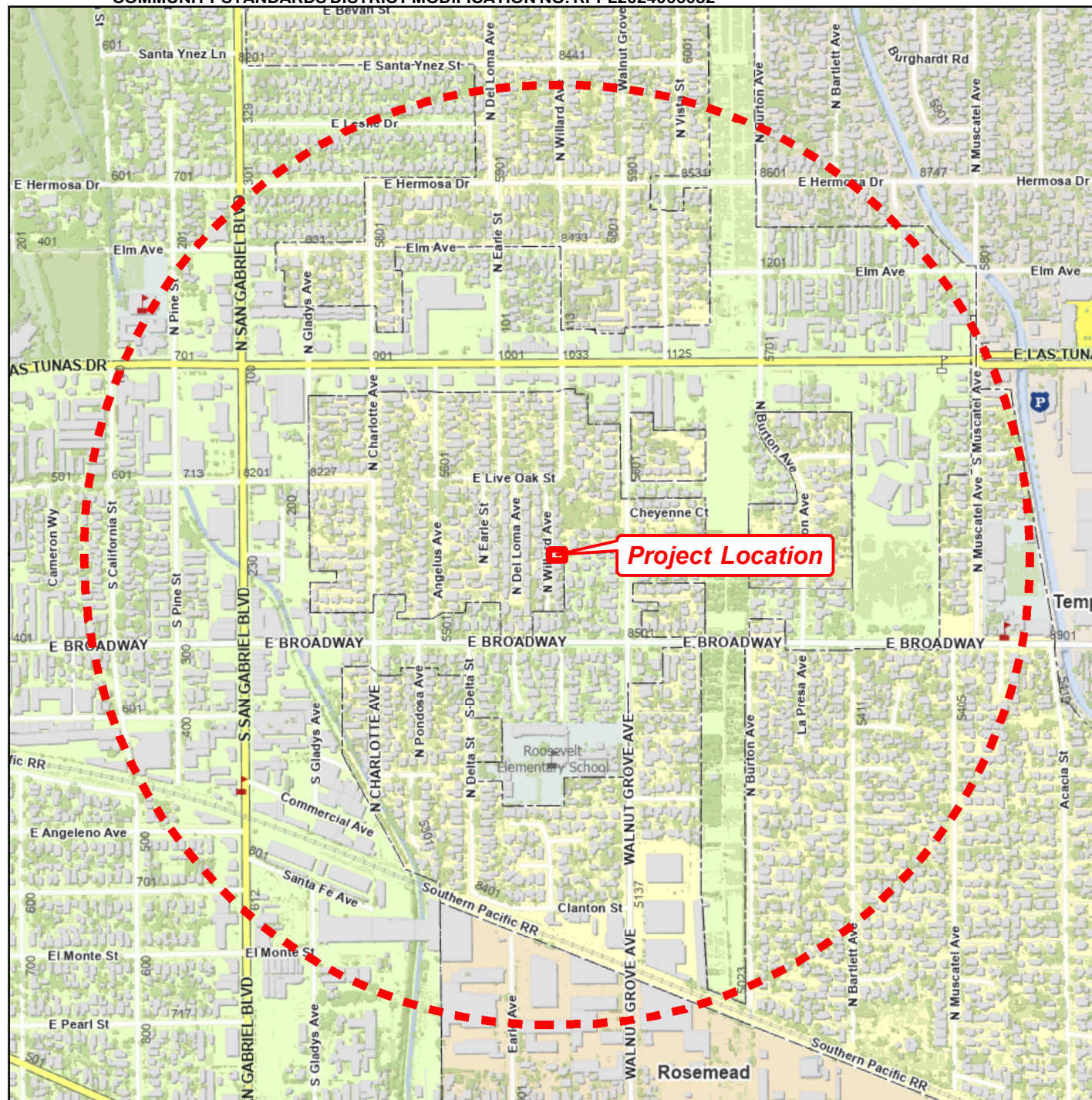


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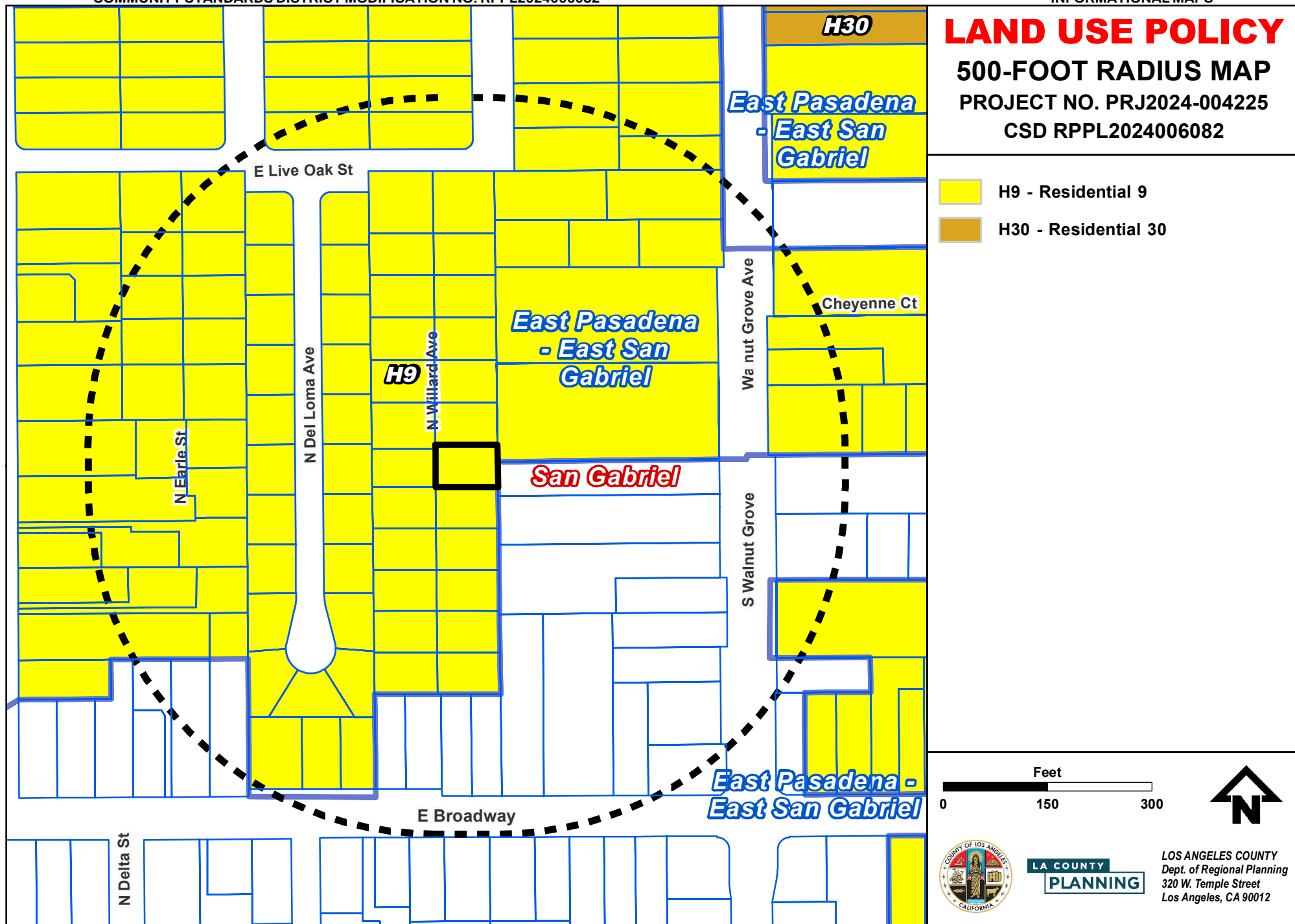
HALF-MILE RADIUS LOCATOR MAP

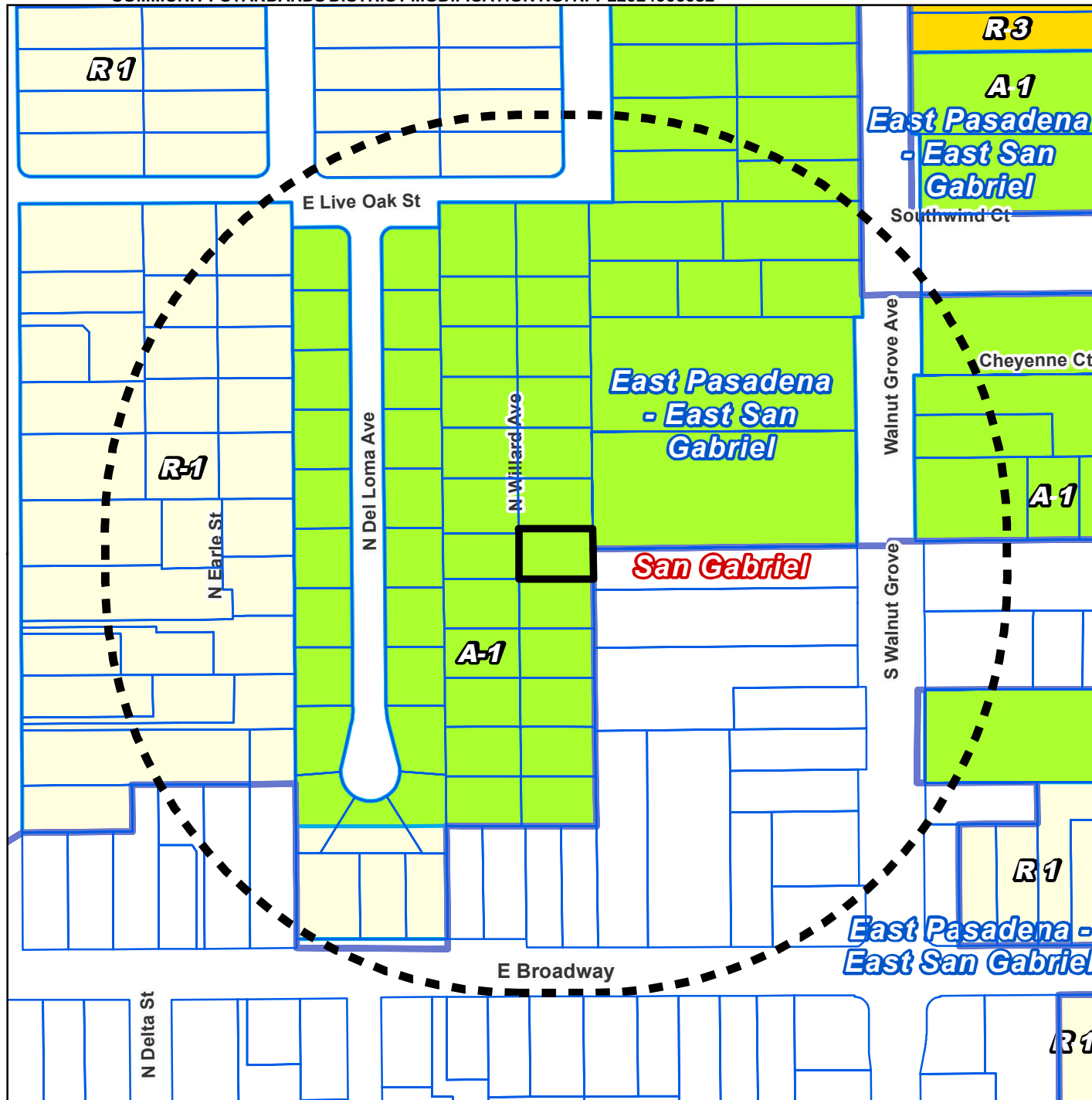
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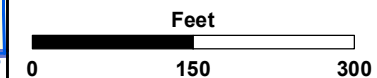


LEGACY ZONING

500-FOOT RADIUS MAP

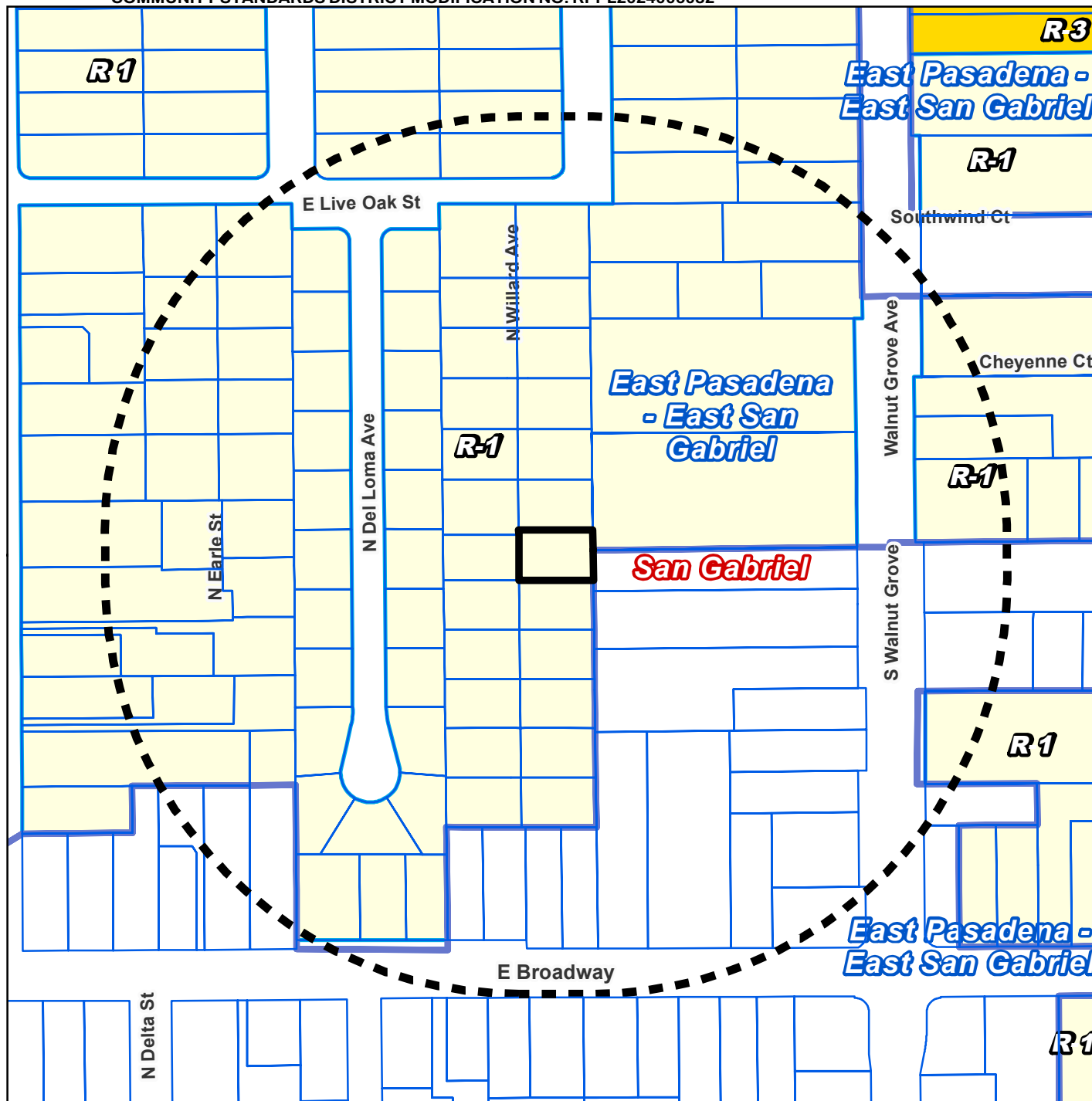
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-  R-1 - Single-Family Residence
-  R-3-()U - Limited Density Multiple Residence
-  A-1 - Light Agricultural



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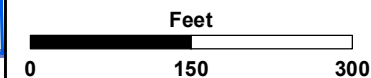
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-004225

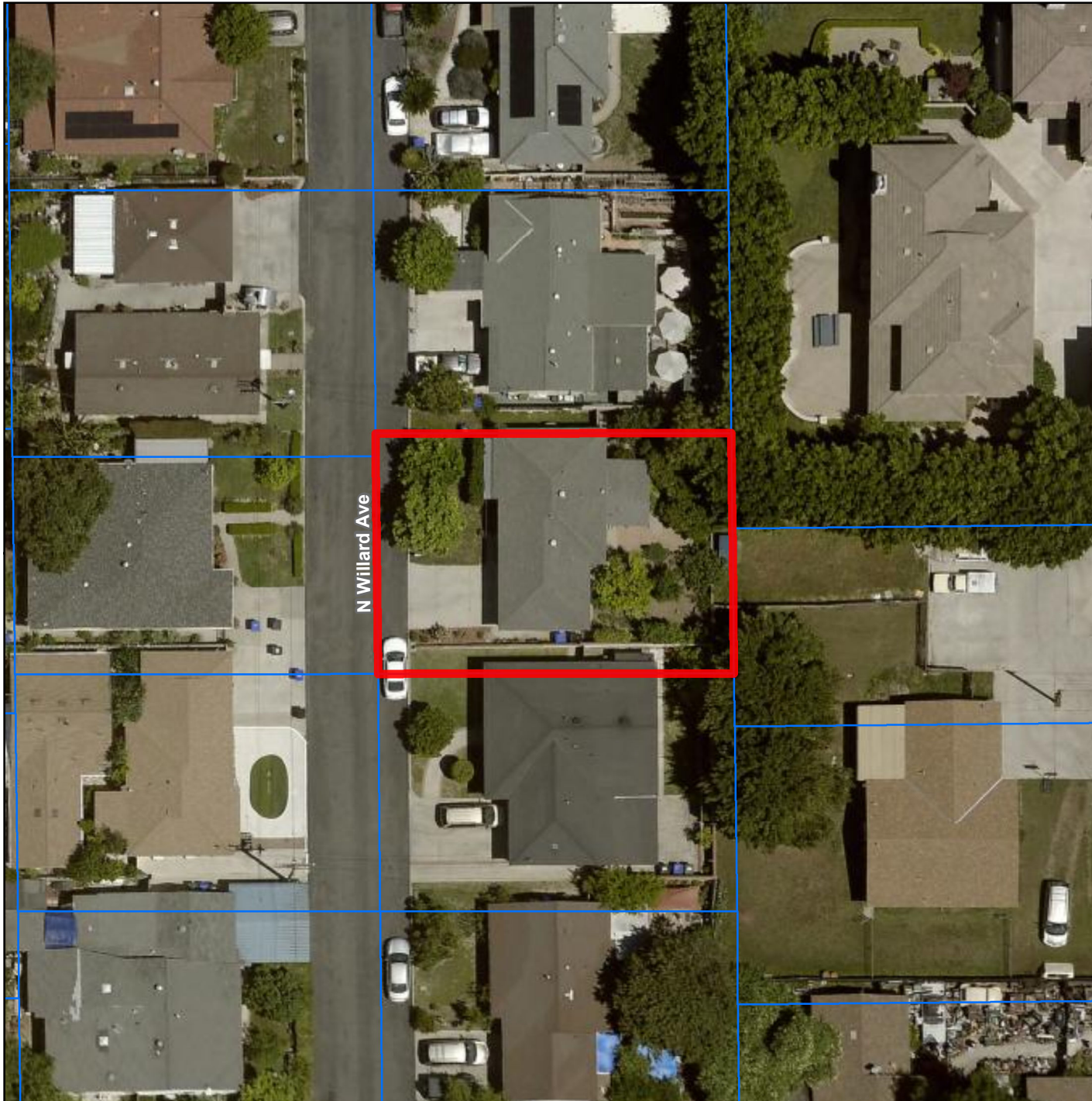
CSD RPPL2024006082

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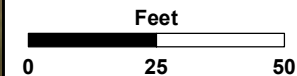
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-004225

CSD RPPL2024006082

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



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