

**PROJECT NUMBER**

PRJ2022-002703

HEARING DATE**March 12, 2025,**
(Continued from February 12, 2025)

PROJECT SUMMARY

REQUESTED ENTITLEMENT

Tentative Parcel Map No. 83190 (RPPL2020005167) ("PM83190")
Community Standards District ("CSD") Modification No. RPPL2021010898
Environmental Assessment No. RPPL2020005388

OWNER / APPLICANT

KD Treasure LLC / David Dai

MAP / EXHIBIT DATE

April 10, 2024

PROJECT OVERVIEW

PM83190 will create one multi-family residential lot with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres). Each dwelling unit is proposed to be two stories in height with an attached two-car garage. All units will be accessible from a 20-foot-wide private driveway and fire lane off Duarte Road. The project includes a five-foot-wide internal walkway for pedestrian connectivity, landscaping, and a shared trash enclosure. The project includes a CSD Modification to reduce the average lot width from 100 to 80 feet, reduce the front yard setback from approximately 45 to 25 feet, and allow air conditioning units within the required 20-foot building separation. The existing single-family residence and detached garage will be demolished as a condition of approval. All existing trees on the project site will be removed, including one oak tree with a four-inch diameter. This will not require an Oak Tree Permit because it is smaller than eight inches in diameter. The project is not required to provide affordable set-aside units and does not include any. The project includes a 20-foot-wide public right-of-way street dedication along Duarte Road, sidewalk, and curb and gutter improvements. The project includes 1,797 cubic yards ("cy") total of earthwork, including 20 cy of cut, 80 cy of import, 100 cy of fill, and 1,597 cy of over-excavation.

LOCATION

8744 Duarte Road, San Gabriel

ACCESS

Duarte Road

ASSESSORS PARCEL NUMBER

5381-004-005

SITE AREA

22,556.9 Net Square Feet (0.5 Net Acres)
24,156.9 Gross Square Feet (0.6 Gross Acres)

GENERAL PLAN

Yes, Countywide General Plan

ZONED DISTRICTSouth Santa Anita-
Temple City**PLANNING AREA**

West San Gabriel Valley

LAND USE DESIGNATION

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

ZONE

R-A (Residential Agricultural – 5,000 Square Feet
Minimum Required Lot Area)

PROPOSED UNITS

4

MAX DENSITY/UNITS

5

COMMUNITY STANDARDS DISTRICT ("CSD")East Pasadena - East San Gabriel ([Ch. 22.318](#))**ENVIRONMENTAL DETERMINATION (CEQA)**

Categorical Exemptions: Class 5 Minor Alterations in Land Use Limitations and Class 15 Minor Land Divisions

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - [Section 21.24.380](#) (Condominiums and Community Apartment Projects)
 - [Chapter 21.48](#) (Minor Land Divisions)
 - [Section 22.18.030](#) (Development Standards for R-A Zone)
 - [Chapter 22.119](#) (Affordable Housing Replacement)
 - [Chapter 22.318](#) (East Pasadena – East San Gabriel CSD Requirements)

CASE PLANNER:

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