

**PROJECT NUMBER**

PRJ2020-000463

HEARING DATE

December 11, 2024

REQUESTED ENTITLEMENT

Tentative Parcel Map No. 82931 (RPPL2020000803)
("PM82931")

Administrative Housing Permit No. RPPL2024003749

Environmental Assessment No. RPPL2020000804

PROJECT SUMMARY

OWNER / APPLICANT

Quan Guang Wu & Marlene Beckles Zheng / EGL
Associates, Inc.

MAP / EXHIBIT DATE

September 10, 2024

PROJECT OVERVIEW

Tentative Parcel Map No. 82931 is a request to merge two existing parcels and create one multi-family residential L-shaped lot on 24,812 net square feet (0.57 net acres) with four detached two-story condominium units with attached two-car garages. The project site will have two street frontages, one on Muscatel Avenue and one on East Broadway. Unit No. 1 will be accessible from a 16-foot-wide driveway off Muscatel Avenue. Unit Nos. 2-4 will be accessible from a 20-foot-wide private driveway and fire lane off East Broadway. The project includes a five-foot-wide internal walkway for pedestrian connectivity, landscaping, and a shared trash enclosure. There are three existing residences on the project site and several accessory structures, including a detached garage and an uninhabited barn that will be demolished. Unit Nos 2 and 3 are designated as affordable for-sale units for households with up to 80% Area Median Income. The project includes 100 cubic yards ("cy") total of earthwork, including 50 cy of cut and 50 cy of fill, and no import/export.

LOCATION

8740 East Broadway and 5424 Muscatel Avenue

ACCESS

East Broadway and Muscatel Avenue

ASSESSORS PARCEL NUMBERS

5388-029-042, -043

SITE AREA

24,812 Net Square Feet (0.57 Acres) / 30,114 Gross
Square Feet (0.69 Acres)

GENERAL 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 – 5,000-Square-Foot Minimum
Required Lot Area)

PROPOSED UNITS

4

MAX DENSITY/UNITS

5

COMMUNITY STANDARDS DISTRICT ("CSD")

[Ch. 22.318](#) (East Pasadena - East San Gabriel CSD)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Los Angeles County 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 22.16.050](#) (Development Standards for A-1 and A-2)
 - [Chapter 22.119](#) (Affordable Housing Replacement)
 - [Chapter 22.166](#) (Administrative Housing Permit)
 - [Chapter 22.318](#) (East Pasadena – East San Gabriel CSD Requirements)

CASE PLANNER:

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