



PROJECT NUMBER PRJ2024-000921-(5) **HEARING DATE** August 6, 2024

REQUESTED ENTITLEMENT
Community Standards District Modification (“CSD Modification”) No. RPPL2024002047

PROJECT SUMMARY

OWNER / APPLICANT
Victor & Erin Mercado

MAP/EXHIBIT DATE
August 9, 2023

PROJECT OVERVIEW

The applicant requests a CSD Modification to authorize a reduction in the East Pasadena – East San Gabriel Community Standards District (CSD) rear yard setback from the required 25 feet to 15 feet 10 inches and the side yard setback from the required 7 feet to 5 feet 4 inches to allow for a 499-square-foot addition comprised of a new master bedroom suite, reconfigured bathroom, closet, laundry room, and expanded kitchen to a single-family residence in the R-A (Residential Agricultural) Zone.

LOCATION

8832 Jaylee Drive, San Gabriel

ACCESS

Jaylee Drive

ASSESSORS PARCEL NUMBER

5381-031-068

SITE AREA

0.13 Acres (5,704 Square Feet)

GENERAL PLAN / LOCAL PLAN

Los Angeles County (“County”) 2035 General Plan (“General Plan”)

ZONED DISTRICT

South Santa Anita – Temple City

LAND USE DESIGNATION

H9 (Residential 9 [0 -9 dwelling units per net acre])

ZONE

R-A (Residential Agricultural)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

East Pasadena – East San Gabriel

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the County General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Chapter 22.318 (East Pasadena – East San Gabriel CSD requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

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