



PROJECT NUMBER **HEARING DATE**
PRJ2025-003766 October 28, 2025
REQUESTED ENTITLEMENT
Community Standards District (“CSD”)
Modification No. RPPL2025003347

PROJECT SUMMARY

OWNER / APPLICANT

La Vina Venture LP/Bill Holman

MAP/EXHIBIT DATE

August 6, 2025

PROJECT OVERVIEW

Request for a CSD Modification for an exemption from the gross structural area and maximum lot coverage requirements of the Altadena CSD. This exemption would apply to 18 lots approved under Recorded Tract Map No. 69504 (“TR69504”). TR69504 was an 18-lot subdivision of a former school site that was originally approved under Tract Map No. 45546.

LOCATION

737 Via Arezzo Place at the intersection of Lincoln Avenue and Millard Canyon Road

ACCESS

Old Toll Road, Millard Canyon Road

ASSESSORS PARCEL NUMBER

See Attached List

SITE AREA

7.18 gross acres (4.83 net acres)

GENERAL PLAN / LOCAL PLAN

West San Gabriel Valley (“WSGV”) and La Vina Specific Plan “SP”

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

SP (Specific Plan)

ZONE

La Vina SP - R-1 Single-Family Residential-5,000 Square Feet Minimum Required Lot Area)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

CSD/PLANNING AREA STANDARDS DISTRICT

Altadena and WSGV

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the Final Environmental Impact Report

KEY ISSUES

- Consistency with the La Vina SP and WSGV Area Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Chapter 22.306 (CSD Requirements)
 - Section 22.306.090.d (Modification of Development Standards)
 - Chapter 22.402 (La Vina Specific Plan)

CASE PLANNER:

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