



PROJECT NUMBER PRJ2021-001317-(5)
HEARING DATE April 16, 2024
REQUESTED ENTITLEMENT
Oak Tree Permit ("OTP") No. RPPL2021003429

PROJECT SUMMARY

OWNER / APPLICANT

Kien Buong Duong and Ay Huon

MAP/EXHIBIT DATE

August 10, 2021

PROJECT OVERVIEW

A request for an OTP to allow for the removal of one (dead) non-heritage oak tree (tree number 565) and the encroachment into the protected zone of 12 non-heritage oak trees (tree numbers 562, 563, 564, 566, 567, 568, 573, 574, 575, 577, 578, and 582) associated with the construction of a new two-story, 8,478-square-foot single-family residence with detached six-car garage, tennis court, and basketball court (under associated Site Plan Review RPPL2021003434) on a property in unincorporated Pasadena. All oak trees are identified as coast live oaks in an arborist report prepared by Ted and Jeannine Lubeshkoff dated May 10, 2022. The County Forester has reviewed the Project's arborist report and has issued a clearance letter with recommended conditions on November 23, 2021.

LOCATION

815 Madre Street, Pasadena

ACCESS

Madre Street

ASSESSORS PARCEL NUMBER

5377-019-015

SITE AREA

1.38 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County ("County") 2035 General Plan

ZONED DISTRICT

East Pasadena

LAND USE DESIGNATION

H2 (Residential 2 (0-2 du/net ac))

ZONE

R-1-40,000 (Single Family Residence – 40,000 Square Feet Minimum Required Lot Area)

PROPOSED UNITS

1

MAX DENSITY/UNITS

2

COMMUNITY STANDARDS DISTRICT

East Pasadena - East San Gabriel

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures
Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the County General Plan
 - Satisfaction of the following portions of Title 22 of the County Code:
 - Chapter 22.174 (Oak Tree Permits)
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Chapter 22.318 (East Pasadena - East San Gabriel Community Standards District)
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CASE PLANNER:

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