



PROJECT NUMBER **HEARING DATE**
 PRJ2024-000133-(5) August 21, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2021006454

PROJECT SUMMARY

OWNER / APPLICANT **MAP/EXHIBIT DATE**
 Pi O Jan Trust and Vincent Tong, Owners/Applicants April 30, 2021

PROJECT OVERVIEW

CUP for the continued operation and maintenance of an existing 17-unit motel. The Project is located on two parcels. Three motel units and one manager’s apartment unit are located in a building on the northern parcel, and the remaining 14 motel units are located in two buildings on the southern parcel. The managers unit includes an office area for the motel. There are three parking spaces located on the northern parcel, two of which are inside a garage, and 17 parking spaces located on the southern parcel.

The Project was previously approved by CUP 00-60 on February 14, 2002, which expired on June 13, 2021.

LOCATION **ACCESS**
 3853 E Colorado Boulevard, East Pasadena East Colorado Boulevard, East Walnut Street

ASSESSORS PARCEL NUMBER(S) **SITE AREA**
 5755-033-010, -031 0.52 Acres

GENERAL PLAN / LOCAL PLAN **ZONED DISTRICT** **PLANNING AREA**
 Los Angeles County General Plan East Pasadena West San Gabriel Valley

LAND USE DESIGNATION **ZONE**
 MU (Mixed Use) C-2 (Neighborhood Business), MXD (Mixed Use Development)

PROPOSED UNITS **MAX DENSITY/UNITS** **COMMUNITY STANDARDS DISTRICT**
 1 (existing) 80 East Pasadena-East San Gabriel

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.030 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.318 (East Pasadena-East San Gabriel CSD requirements)
 - Section 22.26.050 (Mixed Use Development Zone)

CASE PLANNER: **PHONE NUMBER:** **E-MAIL ADDRESS:**
 Sean Donnelly, AICP (213) 893-7024 sdonnelly@planning.lacounty.gov