



PROJECT NUMBER **HEARING DATE**
 PRJ2024-001737-(1) March 18, 2025
REQUESTED ENTITLEMENT(S)
 Animal Permit No. RPPL2024002585

PROJECT SUMMARY

OWNER / APPLICANT Manuel Estrada / Julio Santamaria	MAP/EXHIBIT DATE 4/4/2024
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PROJECT OVERVIEW

The applicant, Julio Santamaria, is requesting an Animal Permit to authorize the keeping of up to 11 horses at a single-family residence on a 10,840 square-foot (0.25 acre) lot in the R-1-7500 (Single-Family Residence – 7,500 Square Feet Minimum Required Area) Zone in the Pellissier Village Equestrian District pursuant to Los Angeles County Code Sections 22.18.030.C (Land Use Regulations for Residential Zones), 22.70.050.C.3 (Pellissier Village Equestrian District standards), and 22.140.070 (Animal Keeping, Noncommercial or Personal Use). A maximum of only four horses are allowed according to the size of the lot. A maximum of only four horses are allowed without an animal permit as determined by the lot’s square footage. The applicant previously received approval to keep up to 11 horses under Animal Permit No. RPPL2019006605 in conjunction with the approval to construct 11 new horse stalls under Site Plan Review No. RPPL2019006945. These previous approvals expired on April 28, 2023, because construction did not commence within the approval timeframe.

LOCATION 2237 Kella Avenue, Whittier (Pellissier Village)	ACCESS via Kella Avenue
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ASSESSORS PARCEL NUMBER(S) 8125-009-035	SITE AREA 0.25 Acres
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GENERAL PLAN / LOCAL PLAN East San Gabriel Valley Area Plan	ZONED DISTRICT Workman Mill	PLANNING AREA East San Gabriel Valley
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LAND USE DESIGNATION H5 (Residential 5)	ZONE R-1-7500 (Single-Family Residence – 7,500 Square Feet Minimum Required Area)
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT N/A
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ENVIRONMENTAL DETERMINATION (CEQA)
 Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.152.030 (Animal Permit Findings Requirements)
 - 22.70.050 C 3 (Pellissier Village Equestrian District Development Standards)
 - 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER: Steve Mar	PHONE NUMBER: (213) 893-7009	E-MAIL ADDRESS: smar@planning.lacounty.gov
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