



PROJECT NUMBER	HEARING DATE
PRJ2025-006636-(1)	July 28, 2026
REQUESTED ENTITLEMENT	
Yard Modification No. RPPL2025005371	

PROJECT SUMMARY

OWNER / APPLICANT

Charles Ramos, Owner/Applicant

Abraham H. and Rosa M. Gomez, Owner

MAP/EXHIBIT DATE

November 25, 2025

PROJECT OVERVIEW

A Yard Modification to authorize construction of a new retaining wall with varying heights from six-feet, three-inches tall to eleven feet tall, exceeding the maximum allowed six-feet, within the required side and rear yard setback areas, along the western property line of 3326 Malabar Street, as well as a small portion onto the side yard of 3323 Folsom Street. The retaining wall is to prevent further slope failure and stabilize the hillside to the rear of the property at 3326 Malabar Street. The retaining wall will be topped with a six-foot tall non-view obscuring fence.

LOCATION

3326 Malabar Street and 3323 Folsom Street, East Los Angeles

ACCESS

Malabar Street

ASSESSORS PARCEL NUMBER(S)

5231-025-008 and 5231-025-010

SITE AREA

0.12 Acres

GENERAL PLAN / LOCAL PLAN

Metro Area Plan

ZONED DISTRICT

East Los Angeles

PLANNING AREA

Metro

LAND USE DESIGNATION

H18 (Residential 18)

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

Metro Planning Area Standards District (PASD)

East Los Angeles Community Standards District (CSD)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

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 22.196.030 (Yard Modification Findings and Decision Requirements)
 - Chapter 22.110.190 (Modifications Authorized)
 - Section 22.18.030 (Development Standards for Residential Zones)
 - Section 22.110.070 (Fences and Walls)

CASE PLANNER:

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