



PROJECT NUMBER PRJ2023-003518-(5)
HEARING DATE September 24, 2024
REQUESTED ENTITLEMENT(S)
 Oak Tree Permit (“OTP”) No. RPPL2024000676

PROJECT SUMMARY

OWNER / APPLICANT

Jin Yu and Yanhong Zhou, Owner/Applicant

MAP/EXHIBIT DATE

February 7, 2024

PROJECT OVERVIEW

OTP to authorize encroachment into the protected zone of three non-heritage sized oak trees, and the removal of one non-heritage sized oak tree, to construct a new 1,198 square foot accessory dwelling unit.

LOCATION

3425 Huntington Drive, East Pasadena - East San Gabriel

ACCESS

Huntington Drive

ASSESSORS PARCEL NUMBER(S)

5377-019-006

SITE AREA

0.87 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

East Pasadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H2 (Residential, Two Dwelling Units Per Acre)

ZONE

R-1-40000 (Single-Family Residence, 40,000 Square-Foot Minimum Lot Size)

PROPOSED UNITS

Two (One Existing)

MAX DENSITY/UNITS

Two

COMMUNITY STANDARDS DISTRICT

Chapman Woods

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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

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 22.174.060](#) (Oak Tree Permit Findings Requirements)
 - [Chapter 22. 362](#) (Chapman Woods CSD requirements)
 - [Section 22.18.040](#) (Development Standards for Residential Zones)

CASE PLANNER:

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