



PROJECT NUMBER

PRJ2021-002637

HEARING DATE

April 23, 2025

REQUESTED ENTITLEMENT(S)

Tentative Tract Map No. 83311 (RPPL2021007098)

Administrative Housing Permit No. RPPL2023003370

PROJECT SUMMARY

OWNER / APPLICANT

Richar Liu, KTL Fortune Homes LLC /Calland Engineering, Inc.

MAP/EXHIBIT DATE

July 31, 2024

PROJECT OVERVIEW

Tentative Tract Map No. 83311 is a request to create one multi-family residential lot with eight attached residential condominium units within two separate buildings (four units within each building) on a lot with 0.4 gross acres (19,539 gross square feet) (“Project”). Unit No. 5 is an affordable set-aside unit, provided at a maximum affordability of 80% Area Median Income or less. The two townhome buildings will be two stories and 25.3 feet in height. Each unit will have an attached two-car garage for a total of 16 covered vehicular parking spaces onsite. Guest parking spaces are not required nor provided. The Project includes a total of five bicycle parking spaces including one short-term space and four long-term spaces. A five-foot-wide landscaped walkway provides connectivity between open and landscaped areas on the site and direct access to all units. A trash enclosure for use by all units is provided on the northwest corner of the Project site at the end of the private driveway and fire lane. The Project is accessible from Arcadia Avenue, a 60-foot-wide Interior Collector Street, which leads into a 28-foot-wide ungated private driveway and fire lane. The private driveway and fire lane provides internal circulation and access to the attached garages and includes a hammerhead fire turnaround in the middle of the Project site between the two residential buildings. The Project also requests a waiver to reduce the minimum lot width requirement from 85 feet to 72.4 feet. The Project does not modify the existing width of the lot. The total grading proposed is 1,650 cubic yards (“cy”), which includes 50 cy of cut, 50 cy of import, 100 cy of fill, and 1,450 cy of over-excavation. There are two detached single-family residences that will be demolished as a condition of approval prior to final map recordation. The affordable set-aside unit fulfills both affordable housing replacement and inclusionary housing requirements.

LOCATION

9065 East Arcadia Avenue, San Gabriel

ACCESS

Arcadia Avenue

ASSESSORS PARCEL NUMBER

5379-026-024

SITE AREA

19,539.21 Gross (19,052.05 Net) Square Feet

0.4 Gross/Net Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

South Santa Anita – Temple City

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H18 (Residential 18: 0 to 18 Dwelling Units Per Net Acre)

ZONE

R-2 (Two-Family Residence - 5,000 Square Feet Minimum Required Lot Area)

PROPOSED UNITS

8

MAX DENSITY/UNITS

8

COMMUNITY STANDARDS DISTRICT (“CSD”)

East Pasadena – East San Gabriel

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Los Angeles County General Plan.
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
 - Chapter 21.40 (Tentative Maps)
 - Section 21.24.380 (Condominiums and Community Apartment)
 - Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5)
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Chapter 22.119 (Affordable Housing Replacement)
 - Chapter 22.121 (Inclusionary Housing)
 - Chapter 22.318 (East Pasadena – East San Gabriel CSD Requirements)

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