

**PROJECT NUMBER**

PRJ2024-003994-(5)

HEARING DATE

September 2, 2026

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2024005853

Oak Tree Permit No. RPPL2024005855

Yard Modification No. RPPL2025002589

PROJECT SUMMARY

OWNER / APPLICANTGreek Orthodox Comm of Pasadena and San Gabriel Valley
/ Mirna Boghosian**MAP/EXHIBIT DATE**

June 30, 2026

PROJECT OVERVIEW

A request to authorize the establishment of an accessory parking lot containing 138 parking spaces located at 778 S. Rosemead Boulevard ("Project Site"). The project includes a request to authorize the encroachment into the protected zones of three oak trees, including one heritage-sized tree, and an over height fence/wall along the southern end of the project site. The project also includes a 5,319 square foot plaza area, which is being processed under Site Plan Review No. RPPL2025002589, a related entitlement.

LOCATION

778 S. Rosemead Boulevard, East Pasadena

ACCESS

Locksley Drive

ASSESSORS PARCEL NUMBER(S)

5378-012-025

SITE AREA

2.144 Acres

GENERAL PLAN / LOCAL PLAN

West San Gabriel Valley Area Plan

ZONED DISTRICT

East Pasadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H30 (Residential-30) / H5 (Residential 5)

ZONER-3 (Limited Density Multiple Residence) / R-1-20000
(Single Family Residence, 20,000-Square-Foot Minimum
Required Lot Area)**PROPOSED UNITS**

NA

MAX DENSITY/UNITS

NA

APPLICABLE STANDARDS DISTRICT(S)West San Gabriel Valley PASD, East Pasadena – East San
Gabriel CSD**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 11 Categorical Exemption – Accessory Structures

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

Class 4 Categorical Exemption – Minor Alterations to Land

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 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.174.060 (Oak Tree Permit Findings)
 - Chapter 22.320 (West San Gabriel Valley PASD Requirements)
 - Chapter 22.320.110 (East Pasadena – East San Gabriel CSD Requirements)
 - Section 22.18.040 (Development Standards for R-1)
 - Section 22.18.040 (Development Standards for R-3)

CASE PLANNER:

Glenn Kam

PHONE NUMBER:

(213) 893-7095

E-MAIL ADDRESS:

gkam@planning.lacounty.gov