

**PROJECT NUMBER**

PRJ2024-004225-(1)

HEARING DATE

August 18, 2026

REQUESTED ENTITLEMENTS

Community Standards District (“CSD”) Modification
No. RPPL2024006082
Ministerial Site Plan Review (“SPR”) No.
RPPL2024006083

PROJECT SUMMARY

OWNER / APPLICANT

Joseph T. Tang Trust

EXHIBIT DATE

December 16, 2024

PROJECT OVERVIEW

A request for a CSD Modification to authorize: (1) a reduction to the required rear yard setback, to allow 15 feet in lieu of 25 feet required by the East Pasadena – East San Gabriel CSD, to accommodate a related request to construct a 325-square-foot addition to the rear of an existing 774-square-foot single-family residence; and (2) a reduction to the required side yard setback, to allow three feet and 11 inches in lieu of six feet required by the East Pasadena – East San Gabriel CSD, to accommodate an existing ground-mounted heating, ventilation, and air conditioning unit.

LOCATION

5548 North Willard Avenue, San Gabriel

ACCESS

East Live Oak St via North Willard Ave (private street)

ASSESSORS PARCEL NUMBER

5373-008-007

SITE AREA

5,400 square feet (0.12 acres) gross lot area / 4,620
square feet (0.11 acres) net lot area

GENERAL PLAN / LOCAL PLAN*

Los Angeles County 2035 General Plan

ZONED DISTRICT

East San Gabriel

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H9 (Residential 9 – 0-9 Dwelling Units Per Net Acre)

ZONE*

A-1 (Light Agricultural)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

Two (2) units

APPLICABLE STANDARDS DISTRICT*

East Pasadena – East San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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 County Code:
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Chapter 22.318 (East Pasadena – East San Gabriel CSD requirements)
 - Section 22.140.580 (Single-Family Residences)

CASE PLANNER:

Evan Sahagun

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* Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Applicant chose to have the complete CSD Modification and SPR applications be subject to the land use policies and zoning regulations in effect at the time they were submitted on December 16, 2024. The zoning designation for the Project Site and surrounding properties changed from A-1 to R-1 (Single-Family Residence) in conjunction with the West San Gabriel Valley Area Plan (“WSGVAP”), adopted on March 11, 2025. The Project Site remained in the H9 (Residential 9 – 0-9 Dwelling Units Per Net Acre) land use category in the WSGVAP Land Use Policy Map, a component of the General Plan.