

**PROJECT NUMBER**

PRJ2024-004225-(1)

HEARING DATE

August 18, 2026

REQUESTED ENTITLEMENTS

Community Standards District ("CSD") Modification
No. RPPL2024006082

PROJECT SUMMARY

OWNER / APPLICANT

Joseph T. Tang Trust / Robert Mahlebashian

EXHIBIT DATE

December 16, 2024

PROJECT OVERVIEW

A request for a CSD Modification within the East Pasadena-East San Gabriel CSD to authorize: (1) a reduction to the CSD-required rear yard setback, to allow 15 feet in lieu of the required 25 feet, to accommodate the construction of a proposed 325-square-foot addition to the rear of an existing 774-square-foot single-family residence; and (2) a reduction to the CSD-required side yard setback, to allow three feet and 11 inches in lieu of the required six feet, to accommodate an existing ground-mounted heating, ventilation, and air conditioning unit. The proposed addition is subject to review under related Site Plan Review ("SPR") No. RPPL2024006083 for compliance with applicable development standards.

LOCATION

5548 North Willard Avenue, San Gabriel

ACCESS

North Willard Avenue (private street)

ASSESSORS PARCEL NUMBER

5373-008-007

SITE AREA

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

GENERAL PLAN / LOCAL PLAN*

General Plan

ZONED DISTRICT

East San Gabriel

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

H9 (Residential 9 – 0 to 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 General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.16.050 (Development Standards for Zones A-1 and A-2)
 - Section 22.140.580 (Single-Family Residences)
 - Chapter 22.318 (East Pasadena – East San Gabriel CSD)

CASE PLANNER:

Evan Sahagun

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* Pursuant to Chapter 2 (Applicability) of the 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, zoning and regulations in effect at the time they were deemed complete on December 16, 2024.