

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 16, 2026
PROJECT NUMBER: PRJ2024-004225-(1)
PERMIT NUMBER: Community Standards District (“CSD”) Modification No. RPPL2024006082
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 5548 North Willard Avenue, San Gabriel
OWNER: Joseph T. Tang Trust
APPLICANT: Robert Mahlebashian
CASE PLANNER: Evan Sahagun, Planner
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Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that a categorical exemption is the appropriate level of environmental documentation under the California Environmental Quality Act (“CEQA”). The Project qualifies for the Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations, Categorical Exemptions under State CEQA Guidelines sections 15301 and 15305, respectively.

The applicant requests a CSD Modification 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 No. RPPL2024006083 for compliance with applicable development standards. The requested addition would not result in an increase of more than 50 percent of the floor area of the existing structure, nor would the setback reduction result in any changes in land use or density on the subject property.

None of the exceptions to the categorical exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Project is categorically exempt from CEQA.