



PROJECT NUMBER

PRJ2021-002634

HEARING DATE

June 3, 2026

REQUESTED ENTITLEMENT(S)

Tentative Tract Map No. 83480 (RPPL2021007371)
Administrative Housing Permit No. RPPL2023004361

PROJECT SUMMARY

OWNER / APPLICANT

Jianfei Ji / Peterzon Sy

MAP/EXHIBIT DATE

May 20, 2025

PROJECT OVERVIEW

Tentative Tract Map No. 83480 is a request to authorize the creation of one multi-family lot with five detached condominium units on 0.6 gross/net acres. The project site fronts Arcadia Avenue, and all five units will be directly accessible via a shared 20-foot-wide private driveway and fire lane that connects to Arcadia Avenue. The project also includes a five-foot-wide walkway, providing direct pedestrian access to all units. All units will have four bedrooms, be two stories and 25 feet high, and range in size from 1,900 to 2,600 square feet. The project also includes an Administrative Housing Permit for the set aside of one affordable unit at the moderate-income level (150% the Area Median Income), and a waiver of the required 85-foot-wide minimum lot width to 72.7 feet wide.

LOCATION

9072 Arcadia Avenue, San Gabriel

ACCESS

Arcadia Avenue

VERY HIGH FIRE HAZARD

No

ASSESSORS PARCEL NUMBER

5379-024-021

SITE AREA

26,579 gross square feet / 0.6 gross acre

26,216.76 net square feet / 0.6 net acres

GENERAL PLAN / LOCAL PLAN

General Plan*

PLANNING AREA

West San Gabriel Valley

SUP DISTRICT

5th

LAND USE DESIGNATION

H9 (Residential 9: 0 to 9 Dwelling Units Per Net Acre)

ZONE

R-1 (Single-Family Residence - Minimum 5,000 Square Feet Net Lot Area)

ZONED DISTRICT

South Santa Anita-Temple City

PROPOSED UNITS

5

MAX DENSITY

6 Units

APPLICABLE STANDARDS DISTRICT

[Chapter 22.366 East Pasadena-East San Gabriel](#) (2023)*

ENVIRONMENTAL DETERMINATION (“CEQA”)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the General Plan and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.40 (Tentative Maps)
 - Chapter 22.121 (Inclusionary Housing)
 - Section 22.166.040 (Administrative Housing Permit)
 - Chapter 22.318 (East Pasadena-East San Gabriel Community Standards District)

*Note: The Project was “Deemed Complete” September 7, 2023, before the adoption of the East San Gabriel Valley Area Plan and is not subject to the current ordinances.

CASE PLANNER:

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