

LA COUNTY

PLANNING

EAST PASADENA - EAST SAN GABRIEL
COMMUNITY STANDARDS DISTRICT
MODIFICATION STATEMENT OF FINDINGS

Pursuant to County Code Section 22.318.090.B.3 (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.3.b.i. That the use, development of land, and application of development standards comply with all applicable provisions of Title 22.

The proposed project is a 325 sf addition to an existing 774 sf single family dwelling. The proposed use is not intended for anything other than single family residential occupancy.

B.3.b.ii. That the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.

The proposed project will not alter the existing traffic or safety features of the area. Please note Willard Ave is a Private Street without sidewalks.

B.3.b.iii. That the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

The proposed use is consistent with the surrounding residential use. The project scale and size is below current minimum requirements for a single family residence.