



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NO. R2007-00766-(5)
VARIANCE 200900008

PUBLIC HEARING DATE 12/7/10	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT David Arellanes	OWNER Orelia Mildred Flores	REPRESENTATIVE N/A
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PROJECT DESCRIPTION
 To authorize a variance for a second dwelling unit located on a lot with less than 50 ft. of right-of-way, located in the A-1 zone, East Pasadena – East San Gabriel Community Standards District. Sec. 22.52.1750 requires that the lot or parcel of land on which the second unit is located shall take vehicular access from a street or highway with a right-of-way of at least 50 ft. in width, unless modified by an authorized variance.

REQUIRED ENTITLEMENTS
 Variance to authorize a second dwelling unit located on a lot or parcel with less than 50 ft. of right-of-way, located in the A-1 (Light Agricultural) zone.

LOCATION/ADDRESS
 5219 N. Muscatel Ave., San Gabriel, CA

SITE DESCRIPTION
 The site plan shows an existing 1,373 sq. ft. one-story, single family residence and attached two-car garage, a 796 sq. ft. guest house and attached two-car garage. The existing 153 sq. ft. guest house porch would be converted to a kitchen to create the second dwelling unit.

ACCESS South of E. Broadway on Muscatel Ave.	ZONED DISTRICT East San Gabriel Zoned District
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ASSESSORS PARCEL NUMBER 5388-031-012	COMMUNITY East Pasadena – East San Gabriel
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SIZE 0.23 acres / 10,000 sq. ft.	COMMUNITY STANDARDS DISTRICT E. Pasadena – E. San Gabriel Community Standards Dist.
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Single-family residence	A-1 (Light Agricultural)
North	Residential	A-1 (Light Agricultural)
East	Residential	A-1 (Light Agricultural)
South	Residential	A-1 (Light Agricultural)
West	Residential	A-1 (Light Agricultural)

GENERAL PLAN/COMMUNITY PLAN Rowland Heights Community Plan	LAND USE DESIGNATION C - Commercial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

RPC LAST MEETING ACTION SUMMARY		
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Phillip Estes (pestes@planning.lacounty.gov)		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor