



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2013-02483

HEARING DATE

02/18/15

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM072311
Community Standards District Modification No. 201300004
Environmental Assessment No. 201300205

PROJECT SUMMARY

OWNER / APPLICANT

Kuei Yueh

MAP/EXHIBIT DATE

04/30/14

PROJECT OVERVIEW

A subdivision request to create two single-family parcels with less than the required street frontage and average lot width of 60' in the East Pasadena-San Gabriel Community Standards District (CSD).

LOCATION

8828 Ardendale Avenue, San Gabriel

ACCESS

Ardendale Avenue

ASSESSORS PARCEL NUMBER(S)

5381-027-048

SITE AREA

0.37 net/0.45 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

South Santa Anita-Temple City

LAND USE DESIGNATION

1 – Low Density Residential (1-6 du/ac)

ZONE

R-A (Residential-Agricultural)

PROPOSED UNITS

2

MAX DENSITY/UNITS

2

COMMUNITY STANDARDS DISTRICT

East Pasadena – San Gabriel

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.1700 (Hearing Officer or Commission Review of Modifications)
 - 22.44.135 (East Pasadena-San Gabriel CSD Requirements)
 - 22.20.450 (R-A Zone Development Standards)

CASE PLANNER:

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