



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

**PROJECT NUMBER**      **HEARING DATE**

R2014-03021-(5)      9/1/2015

**REQUESTED ENTITLEMENTS**

ROAK 201400037

## PROJECT SUMMARY

**OWNER / APPLICANT**

Chris Loh / Nancy Chang

**MAP/EXHIBIT DATE**

2/6/2015

**PROJECT OVERVIEW**

The applicant is requesting an Oak Tree Permit to approve the removal of two oak trees and the encroachment into the protected zone of three oak trees by the demolition of an existing one-story single family residence and the building of a new two-story residence, with a larger footprint, as well as a pool and cabana. The entire landscape at the project site will also be redesigned, incorporating the healthy and structurally sounds oaks. All trees are identified as Coast Live Oak (*Quercus agrifolia*) in an oak tree report dated April 2014 and revised on March 2015, prepared by Michael Crane of Arbor Care, Inc.

**LOCATION**

849 Michigan Blvd., unincorporated East Pasadena

**ACCESS**

Michigan Boulevard

**ASSESSORS PARCEL NUMBER(S)**

5378-011-010

**SITE AREA**

0.6 ac

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

EAST PASADENA

**LAND USE DESIGNATION**

1 (Low Density Residential)

**ZONE**

R-1-20000 (SINGLE-FAMILY RESIDENCES WITH MINIMUM 20,000 SQUARE FOOT LOT)

**PROPOSED UNITS**

1

**MAX DENSITY/UNITS**

1-6 DU / GROSS AC

**COMMUNITY STANDARDS DISTRICT**

EAST PASADENA-EAST SAN GABRIEL

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 2 (Replacement or Reconstruction) and Class 4 (Minor Alterations to Land) Categorical Exemptions

**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:
  - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)
  - 22.20.105 (R-1 Development Standards)
  - 22.44.135 (East Pasadena-East San Gabriel Community Standards District)

**STAFF RECOMMENDATION**

Approval

**CASE PLANNER:**

Carl Nadela

**PHONE NUMBER:**

(213) 974-6435

**E-MAIL ADDRESS:**

cnadela@planning.lacounty.gov