



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

**PROJECT NUMBER**

R2015-00119-(5)

**HEARING DATE**

11/15/2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500003

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Wang's Golden Enterprises, Inc. / Debra Grey

**MAP/EXHIBIT DATE**

12/26/2014

**PROJECT OVERVIEW**

A request for a Conditional Use Permit to authorize the continued operation and maintenance of an existing 185-unit motel located within two neighboring structures. The motel was previously established through Plot Plan No. 13941.

**LOCATION**

6343 and 6359 Rosemead Boulevard, East Pasadena – East San Gabriel

**ACCESS**

Via (enter only) driveway along Rosemead Boulevard

**ASSESSORS PARCEL NUMBER(S)**

5381-035-005 and 021

**SITE AREA**

1.9 Acre

**GENERAL PLAN / LOCAL PLAN**

General Plan 2035

**ZONED DISTRICT**

South Santa Anita – Temple City

**LAND USE DESIGNATION**

CG – General Commercial

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

185

**MAX DENSITY/UNITS**

95

**COMMUNITY STANDARDS DISTRICT**

East Pasadena – San Gabriel

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**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:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.135 (East Pasadena-San Gabriel CSD requirements)
  - 22.28.170 (C-2 Zone Development Standards)

**CASE PLANNER:**

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