



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

PROJECT NUMBER

R2015-01556-(5)

HEARING DATE

June 21, 2016

REQUESTED ENTITLEMENTS

Oak Tree Permit No. 201500014

PROJECT SUMMARY

OWNER / APPLICANT

Zhiming Yang / PDS Studio Inc.

MAP/EXHIBIT DATE

4/5/16

PROJECT OVERVIEW

The applicant, PDS Studio Inc., is requesting an oak tree permit to authorize the removal of one (1) oak tree and the encroachment upon two (2) oak trees in association with the construction of a new single-family residence (Plot Plan No. 201500483) located in the R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area) zone pursuant to section 22.56.2060 of the Los Angeles County Code.

LOCATION

526 Vallombrosa Drive, East Pasadena

ACCESS

via Vallombrosa Drive

ASSESSORS PARCEL NUMBER(S)

5378-003-003

SITE AREA

0.51 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

East Pasadena ZD

LAND USE DESIGNATION

H2 – Residential 2

ZONE

R-1-20000 (Single-family Residence – 20,000 Sq. Ft. Min. Req. Area)

PROPOSED UNITS

1

MAX DENSITY/UNITS

2 du/ac

COMMUNITY STANDARDS DISTRICT

East Pasadena – San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

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)
 - 22.44.135 (East Pasadena – San Gabriel CSD requirements)
 - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:

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