



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

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

RPPL 2016000816-(5)    4/19/2016

**REQUESTED ENTITLEMENTS**

CSD Modification with Public Hearing

## PROJECT SUMMARY

**OWNER / APPLICANT**

Craig Stoddard

**MAP/EXHIBIT DATE**

2/8/2016

**PROJECT OVERVIEW**

The applicant is requesting a modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard. The resulting front yard from the Project will be 21.5 feet.

**LOCATION**

3861 E. California Blvd, East Pasadena

**ACCESS**

East California Boulevard

**ASSESSORS PARCEL NUMBER(S)**

5378-020-003

**SITE AREA**

0.48 ac

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

EAST PASADENA

**LAND USE DESIGNATION**

H9 (Residential 9)

**ZONE**

R-1-20000 (SINGLE FAMILY RESIDENCE WITH A MINIMUM LOT SIZE OF 20,000 SQ FT)

**PROPOSED UNITS**

1

**MAX DENSITY/UNITS**

9 DU / NET AC

**COMMUNITY STANDARDS DISTRICT**

EAST PASADENA-SAN GABRIEL

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code
  - 22.20.105 (R-1 Development Standards)
  - 22.44.135 (East Pasadena-East San Gabriel Community Standards District)
  - 22.44.135.C.4 (East Pasadena-San Gabriel CSD Burden of Proof)

**STAFF RECOMMENDATION**

Approval

**CASE PLANNER:**

Carl Nadela

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