



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

**PROJECT NUMBER**

TR070854

**HEARING DATE**

[ ]

**REQUESTED ENTITLEMENTS**

Vesting Tentative Map No. TR070854  
 Plan Amendment No. PA200800010  
 Zone Change No. ZC200800008  
 Conditional Use Permit No. CUP200800180  
 Environmental Assessment No. ENV200800122

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Patrick and Gertrude Lu / Engles Shen

**MAP/EXHIBIT DATE**

12/07/2011

**PROJECT OVERVIEW**

The applicant is requesting approval of a Vesting Tentative Tract Map, a General Plan Amendment, a Zone Change and a Conditional Use Permit for a Development Program to create one multi-family lot and develop 18 new attached condominium units in five (5) buildings on approximately one (1) acre. The current zoning for the property is A-1-10,000 and the applicant is requesting a zone change to R-3-DP. The current General Plan Land Use category is "1" – Low Density Residential and the applicant is requesting a General Plan Amendment to "3" – Medium Density Residential.

**LOCATION**

5622-5624 Walnut Grove Avenue/East Pasadena-East San Gabriel

**ACCESS**

Walnut Grove Avenue

**ASSESSORS PARCEL NUMBER(S)**

5387-039-035 and 5387-039-036

**SITE AREA**

One (1) gross acre (0.91 net acres)

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

East San Gabriel

**LAND USE DESIGNATION**

"1" – Low Density Residential ("3" - Medium Density Residential is proposed)

**ZONE**

A-1-10,000 (R-3-DP is proposed)

**PROPOSED UNITS**

18 condominium units  
 within five (5) buildings

**MAX DENSITY/UNITS**

18 DU/AC

**COMMUNITY STANDARDS DISTRICT**

East Pasadena-San Gabriel CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- General Plan Amendment Burden of Proof requirements
- 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)
  - 22.16.110 (Zone Change Burden of Proof requirements)
  - 22.44.135 (East Pasadena-San Gabriel CSD requirements)

**STAFF RECOMMENDATION**

**CASE PLANNER:**

Jeff Lemieux

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