

**DENIAL DUE TO INACTIVITY
REPORT TO THE HEARING OFFICER**

DATE ISSUED: February 19, 2026
HEARING DATE: March 3, 2026 AGENDA ITEM: 5
PROJECT NUMBER: 2019-003524
PERMIT NUMBER: Tentative Parcel Map No. 82920 (RPPL2019006224)
Environmental Assessment No. RPPL2019006225
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 543 South 3rd Avenue, La Puente CA 91746
OWNER/APPLICANT: 543 La Puente LLC c/o Karen Petrosyan
CASE PLANNER: Phillip Smith, Senior Planner
psmith@planning.lacounty.gov

Item No. 5 is an application for a Tentative Parcel Map (“TPM”) to create 2 single-family lots on 1.24 acres (“Project”) in the A-1-20,000 (Light Agricultural - 20,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Chapter 21.48 (Minor Land Divisions).

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommend DENIAL of proposed TPM No. 82920 based on the attached Findings (Exhibit A) contained within this report. Staff recommends the following motion:

SUGGESTED MOTION:

I, THE HEARING OFFICER, FIND THE DECISION STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND DENY TENTATIVE PARCEL MAP NO. 82920 DUE TO INACTIVITY, SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

The Project was initially filed on October 23, 2019, and the County Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire, Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on November 28, 2019, stating that there are pending Items that need to be addressed.

LA County Planning holds, included, but were not limited to, requests for:

- The submittal of a revision to TPM,
- A Hillside Management Area Conditional Use Permit application, and
- Other documents pursuant to the California Environmental Quality Act ("CEQA").

Other SC Included, but were not limited, to the following requests:

Public Works

- An approved sewer study,
- Will-serve letters from County Sanitation and the water purveyor, and
- Revisions to the TPM.

Public Health

- Submittal of a signed "Water Availability/Will Serve" letter from the water purveyor that is within 12 months current.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff ("Staff") has determined the project application to be inactive.

NOTIFICATION

On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive. The Applicant did not respond to the email.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the applicant of Its Intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

INACTIVE APPLICATION DETERMINATION

TPM No. 82920 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format) and 21.48.050 (Written statements required) of the County Code including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Thus, Staff is unable to determine if TPM No. 82920 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County Code) and the advisory agency may disapprove the Tentative Parcel Map pursuant to County Code Section 21.40.160 (Advisory agency determination authority).

Therefore, Staff recommends that **TPM No. 82920** be denied pursuant to the attached findings.

CEQA

Projects that are denied or recommended for denial would not impact the physical environment and are therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

Report
Reviewed By:  _____
Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By:  _____
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Denial Findings
EXHIBIT B	Subdivision Committee Report (dated November 28, 2019)
EXHIBIT C	Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 2019-003524
TENTATIVE PARCEL MAP PERMIT NO. 82920
ENVIRONMENTAL ASSESSMENT NO. RPPL2019006225**

1. **ENTITLEMENT REQUESTED.** The applicant, 543 La Puente LLC c/o Karen Petrosyan, (“Applicant”) is requesting a Tentative Parcel Map to authorize the creation of two single-family parcels on 1.24 acres (“Project”) in the A-1-20,000 (Light Agricultural - 20,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Chapter 21.48 (Minor Land Divisions).
2. **MEETING DATE.** March 3, 2026
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved*
4. **LOCATION.** The Project site is located at 543 South 3rd Avenue, La Puente CA 91746 within the unincorporated community of Avocado Heights in the East San Gabriel Valley Planning Area.
5. **APPLICATION DATE.** The application was filed on October 23, 2019.
6. **PROJECT BACKGROUND.** The Project was initially filed on October 23, 2019, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire, Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on November 28, 2019, stating that there are pending Items that need to be addressed. LA County Planning holds, included, but were not limited to, requests for:
 - The submittal of a Revised TPM,
 - A Hillside Management Area Conditional Use Permit application, and
 - Other documents regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act (“CEQA”).

Other SC holds included, but were not limited, to the following requests:

Public Works

- An approved sewer study,
- Will serve letters from County Sanitation and the water purveyor, and
- Revisions to the TPM.

Public Health

- Submittal of a signed “Water Availability/Will Serve” letter from the water purveyor that is within 12 months current.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff (“Staff”) has determined the project application to be inactive.

7. **NOTIFICATION.** On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive. The Applicant did not respond to the email.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the applicant of Its Intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

8. **INCOMPLETE APPLICATION.** Staff does not have the required materials pursuant to County Code Section 21.48.040 (Information Required—Format for Minor Land Divisions/Parcel Maps) including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Therefore, the advisory agency may disapprove the Tentative Parcel Map pursuant to County Code Section 21.40.160 (Advisory agency determination authority).
9. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, **TPM No. 82920** is **DENIED**.

JH:EGA:PS
2/19/26



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

PROJECT NUMBER

2019-003524 – (1)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 82920/RPPL2019006224
 Environmental Assessment No. RPPL2019006225

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Chowdary Garimella

**MAP/EXHIBIT
DATE:**

10/23/2019

**SCM REPORT
DATE:**

11/28/2019

SCM DATE:

12/05/19

PROJECT OVERVIEW

To create two single-family residential parcels on 1.24 (gross) acres.

MAP STAGE

Tentative: Revised: Amendment: Amended :
 Exhibit "A" Modification to : Recorded Map Other:

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

543 S. 3rd Avenue, La Puente

ACCESS

3rd Avenue

ASSESSORS PARCEL NUMBER(S)

8112019022

SITE AREA

1.24 (gross) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Puente

SUP DISTRICT

1st

LAND USE DESIGNATION

H5 (Residential 5)

ZONE

A-1-20000(Light Agricultural
 – 20000 minimum lot area)

CSD

Avocado Heights CSD
 Avocado Heights EQD

**PROPOSED UNITS
(DU)**

2

**MAX DENSITY/UNITS
(DU)**

3

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Cut, Fill, Over Ex., Import , Export, Total

ENVIRONMENTAL DETERMINATION (CEQA)

(Pending)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Peter Chou (213) 974-6433 pchou@planning.lacounty.gov
Public Works	Hold	Phoenix Khoury (626) 458-4921 pkhoury@dpw.lacounty.gov
Fire	Cleared	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588- 5305 lquach@parks.lacounty.gov
Public Health	Hold	Vincent Gallegos (626) 430-5381 vgallegos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only: **PREVIOUS CASES****RPPL2019000324 ONE-STOP****REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative parcel map. Please read below for further details.

Environmental Determination:Cleared Hold

1. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment.
2. For any questions related to site biology, you may contact the departmental biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Tentative MapCleared Hold

3. Include map number.
4. Ensure plans are to scale.
5. Ensure legibility of map elements. See map comments.
6. Provide a lot table with the gross and net area information for the project area. Ensure to net out highway dedication/right-of-way, flag pole, and easements for the net lot area. Ensure to calculate to the centerline of the right-of-way for the gross lot area.
7. Depict any existing or proposed easements. For existing easement, indicate if they will remain or be abandoned.
8. If any grading will be proposed, indicate on the application and plans, as well as depict grading pads on tentative map.
9. Depict all existing conditions including all existing buildings, fences/walls (location, height & material), trees (location, type & size), etc. Also, indicate whether these features are to remain or will be removed.
10. Ensure consistency with the Avocado Heights CSD § 22.308.010.
11. Depict front yard landscaping and provide dimensions and square footage. A minimum of 50% of the front yard should contain softscape landscaping.
12. Include Land Use Designation of H5 in notes.
13. Include CSD Avocado Heights in notes.
14. Identify and label the species of all onsite trees and impacted off-site trees. If there are any oak trees, provide a detailed oak tree exhibit map on a separate sheet. The oak tree exhibit map should depict the protected zone of each oak tree. The protected zone is measured 5 feet outside of the dripline of an oak or 15 feet from the trunk, whichever distance is greater. Show both protected zone measurements for each tree.
15. Clearly delineate contour lines.
16. Clearly delineate vicinity map

Hillside Management Area Conditional Use Permit (HMA CUP)Cleared Hold

1. Due to the slope greater than 25%, project may be subject to HMA CUP and HMA guidelines.

Avocado Heights Equestrian DistrictCleared Hold

17. Animals shall be kept in a stable or fenced corral. No part of any stable or corral shall be located within 35 feet from any existing habitable structure. No part of any stable or corral shall be located within 100 feet of an existing school building or hospital building.
18. Allowed 2 animals up to 15,000 SF and 1 animal per additional 5,000 SF.

Healthy Design Ordinance

Cleared Hold

19. The onsite tree planting requirement is one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 164 linear feet of street frontage, a total of seven tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation

Administrative/Other:Cleared Hold

20. Any other existing zoning violations will need to be abated prior to public hearing.
21. A Certificate of Compliance is needed to confirm the legalization of the current lot lines. Contact the Department's Land Division Research and Enforcement Section 213-974-6458.
22. 500' radius land use map must show existing uses.
23. Item 9 of the Land Division Application, indicate if any earthwork (grading) is proposed.
24. Complete Item 11.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Four (4) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Indicate on the Land Divisions Application on Section 9, that no earthwork is proposed.
2. An approved sewer area study is required. Please see attached Sewer review sheet (comment No. 1) for requirements.
3. Obtain a will serve letter from the Los Angeles County Sanitation Districts. Please see attached Sewer review sheet (comment No. 1) for requirements.
4. The existing main-line sewer needs to be extended. Please see attached Sewer review sheet (comment No. 3) for requirements.
5. Provide a will serve letter from the water purveyor. Please see attached Water review sheet (comment No. 1) for requirements.
6. Revisions to the tentative map are required to show the following items:
 - a. Provide the following title description

“MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 82920
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”

- b. Provide the annotation “no on-site improvements proposed.”
- c. Provide the proposed zoning.
- d. Show and call out all existing on-site public and private easements with names of the holders, document numbers, and recorded dates. Label all easements as "to remain," "to be relocated," or "to be abandoned." If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing public and private easements" on the tentative map.
- e. Provide legible vicinity map.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

- f. Rename the Community Standard District to Avocado Heights. It is currently labeled as East District Office.
- g. Please see attached Road review sheet (comment No. 1) along with checked print for requirements.
- h. Please see attached Sewer review sheet (comment No. 2) for requirements.
- i. Please see attached Water review sheet (comment No. 2) for requirements.

AK

Prepared by Kevin Godoy *KG*

Phone (626) 458-4921

Date 11-19-2019

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n/a

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A revised tentative map is required to show the following additional items:
 - See additional road comments as shown in eReview.

Prepared by Aissa Carrillo 
pm82920r-new.doc

Phone (626) 458-4921

Date 11-12-2019

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 82920 TENTATIVE MAP DATE SUBMITTED 10-23-2019

Page 1/2

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. An updated tentative map and an updated exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
 - c. Show proposed laterals for residential and public sewer.
 - d. Label all existing structures/buildings as "to remain" or "to be removed".
 - e. If existing structures are to remain, show locations of existing sewer lateral lines to the existing buildings.
 - f. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
3. Per Los Angeles County Code the existing main-line sewer needs to be extended

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 82920 TENTATIVE MAP DATE SUBMITTED 10-23-2019

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to not more than 40 feet downgrade from the upgrade lot line of the last lot being served.

PR

Prepared by Pedro Romero
EIMP2019006224 Denial Comments New.doc

Phone (626) 458-4957

Date 11-18-2019

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. An updated tentative map is required to show the following additional items:
 - a. Show how the on-site proposed development is to be served by existing public water and call out the proposed points of connection.



Prepared by Tony Khalkhali
pm82920w-new.doc

Phone (626)458-4921

Date 11-07-2019

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Kevin Godoy *KG*
pm82920L-NEW-RPPL2019006224.docx
n/a

Phone (626) 458-4921

Date 11-18-2019

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

The following report consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Kevin Godoy *KG*

Phone (626) 458-4921

Date 11-18-2019

pm82920L-NEW-RPPL2019006224.docx
n/a



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL NO.: 82920

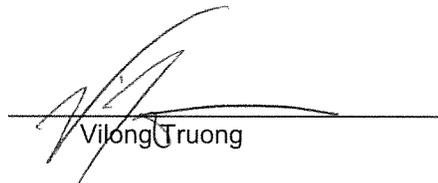
TENTATIVE MAP DATE: 10/23/2019

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

AK

Review by:


Vilong Truong

Date: 11/12/2019 Phone: (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

1. Approval of this map pertaining to grading is recommended without condition since no onsite improvements are required.

Name Nazem Said  Date 10/29/2019 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

PCA LX001129/A870
EPIC LA RPPL2019006224
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 82920 Tentative Map Dated _____ Parent Tract _____
Grading By Subdivider? [] (Y or N) _____ yd³ Location La Puente
Geologist _____ Subdivider Garimella
Soils Engineer _____ Engineer/Arch. G & G Engineering, Inc.

Review of:

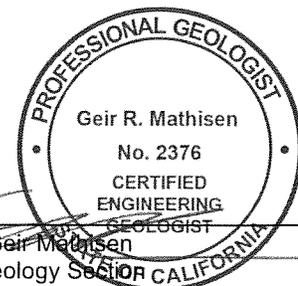
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



Date 11/7/19

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 82920

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TENTATIVE MAP DATED 10-23-2019

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Preliminary (Subject to Change)

1. Construct new driveway to the satisfaction of Public Works.
2. Repair any damaged improvements during construction to the satisfaction of Public Works.
3. Plant street trees (minimum 24" box) and provide irrigation along the property frontage to the satisfaction of Public Works.
4. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
6. Comply with the street lighting conditions per the attached Traffic Safety and Mobility Division memo dated November 4, 2019.

Prepared by Aissa Carrillo 
pm82920r-new.doc

Phone (626) 458-4921

Date 11-18-2019

COUNTY OF LOS ANGELES
PUBLIC WORKS
TRAFFIC SAFETY AND MOBILITY DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

Date: 11/04/2019

TO: Phoenix Khoury
Project Entitlement & CEQA Section
Land Development Division

Attention Kevin Godoy

FROM: Inez Yeung
Street Lighting Section
Traffic Safety and Mobility Division
Prepared by M. Daniel Zahid

STREET LIGHTING REQUIREMENTS
RPPL2019006224 543 South 3rd Avenue PM082920

MD-3

Provide streetlight on concrete poles with underground wiring on all streets and highways within _____ and around to the satisfaction of Public Works or as modified by Public Works. The streetlight shall be designed as a County owned and maintained system. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring along the property frontage on **South 3rd Avenue** to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained system. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on non-gated "private and public future street(s)" along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained system. Please provide centerline of 16' wide easement to the County of Los Angeles Public Works for streetlight and auxiliary. Also, provide an easement for streetlight and auxiliary device ingress and egress (over the entire road). **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on gated "private and future street(s)" along the property frontage on _____ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained system. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed of the development served by gated private and future streets as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways. Please provide centerline of 16' wide easement to the County of Los Angeles Public Works for streetlight and auxiliary. Also, provide an easement for streetlight and auxiliary device ingress and egress (over the entire road). **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the developer or the property owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of
- Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlight. It is the sole responsibility of the developer or the property owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and the installation must be accepted per approved plans prior to the issuance of a
- W.D. - 3*
A Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the developer or the property owner of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the developer or the property owner has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019006224
PROJECT NUMBER: PM82920

MAP DATE: October 22, 2019
PLANNER: Peter Chou

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED.**

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **82920**
Park Planning Area # **7**

DRP Map Date: **10/23/2019**
CSD: **AVOCADO HEIGHTS CSD**

SCM Date: **12/05/2019**

Report Date: **11/07/2019**

Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.03
IN-LIEU FEES:	\$7,691

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$7,691 in lieu fees.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **82920**
Park Planning Area # **7**

DRP Map Date: **10/23/2019** SCM Date: **12/05/2019**
CSD: **AVOCADO HEIGHTS CSD**

Report Date: **11/07/2019**
Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)people x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
 Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 U = Total approved number of Dwelling Units.
 X = Local park space obligation expressed in terms of acres.
 RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **7**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.56	0.0030	2	0.03
M.F. < 5 Units	3.89	0.0030	0	0.00
M.F. >= 5 Units	3.38	0.0030	0	0.00
Mobile Units	3.67	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			2	0.03

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.03	\$281,088	\$7,691

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	\$281,088	\$7,691



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

October 31, 2019

Case: RPPL2019000324
Project: PM82920
Planner: Chou, Peter
Location: 543 3rd Avenue La Puente CA 91746

The Department of Public Health-Environmental Health Division has reviewed the information provided for the land division one stop review with 4 residences on 2 lots.

Public Health recommends that the conditions or information requested below be satisfied before agency approval or clearance.

Drinking Water:

1. The applicant shall submit a copy of a signed "Water Availability/Will Serve" letter from the City of Industry for the said project to this Department Prior to a recommendation project clearance. At time of document submittal, assure that the letter(s) from the water company are within 12 months current.

For any questions regarding the report, please contact Shayne LaMont of the Land Use Program a slamont@ph.lacounty.gov

Prepared by:
Shayne LaMont, REHS Environmental
Health Specialist IV
slamont@ph.lacounty.gov

From: [Jessica Guillen](#)
To: ["garimella1971@gmail.com"](mailto:garimella1971@gmail.com)
Subject: RE: Follow-Up on Inactive Project – Request for Status Update: RPPL2019006224, 543 3rd Avenue, La Puente, CA 91746 (Tentative Map-Parcel)
Date: Tuesday, November 4, 2025 4:20:00 PM
Attachments: [image001.png](#)

Good afternoon,

Please note that it has been 30 days since our previous correspondence. Pursuant to County Code Sections 22.222.100 (Denial of Inactive Application), 22.222.200 (Findings & Decision), and 21.40.160 (Advisory Agency Determination Authority), an application may be denied if it remains incomplete or inactive.

To keep your application in active status and to avoid any potential denial due to inactivity, please continue to provide any outstanding or supplemental materials as soon as possible.

We understand that preparing the necessary documentation can take time, and we appreciate your ongoing efforts. If you need clarification on what items are still required or wish to discuss next steps, please don't hesitate to contact your assigned planner directly or by replying to this email.

Thank you again for your prompt attention and cooperation. We look forward to working with you toward the successful completion of your application.

JESSICA GUILLEN (she/her/hers)

CONTRACT ASSOCIATE PLANNER, Disaster Recovery Team/Subdivisions

Office: (213) 974-6411 • Direct: (213) 534-7937

Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Jessica Guillen

Sent: Tuesday, October 7, 2025 11:45 AM

To: garimella1971@gmail.com

Subject: Follow-Up on Inactive Project – Request for Status Update: RPPL2019006224, 543 3rd Avenue, La Puente, CA 91746 (Tentative Map-Parcel)

Good morning,

I hope this message finds you well.

I'm reaching out regarding your project, **RPPL2019006224 (Tentative Map- Parcel) 543 3rd Avenue, La Puente, CA 91746**, which has been inactive for more than 60 days.

We wanted to check in to see whether you are planning to continue moving forward toward a public hearing or if you would prefer to withdraw the application at this time.

If there are any challenges or if you're currently stuck at a particular step in the process, please don't hesitate to let us know. We'd be happy to assist in any way we can to help you move forward.

Your response will help us keep our records up to date and ensure that we're providing the appropriate support and the project is still intended to be completed.

Thank you, and we look forward to hearing from you soon.

JESSICA GUILLEN (she/her/hers)

CONTRACT PLANNER, Subdivisions

Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

January 6, 2026
Chowdary Garimella
706 Sierra Madre Boulevard
San Marino, CA 91108

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. RPPL2019006224
TENTATIVE PARCEL MAP NO. 82920
543 3RD AVENUE, LA PUENTE, CA 91746 (8112019022)

Dear Chowdary Garimella:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Tentative Parcel Map to create two (2) single-family parcels at the above-referenced location. The most recent correspondence dated November 28, 2019, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on October 7, 2025, and November 4, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 (Denial of Inactive Application) of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a Tentative Parcel Map if such application does not contain the required information contained in Sections 21.40.110- (Matters Required to Complete Submittal and Filing) 22.222.070 (Application Filing and Withdrawal) and 22.222.090 (Initial Application Review) of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on March 3, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, Attention: Subdivisions. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with Title 21 and Title 22 Planning and Zoning Codes.

Chowdary Garimella
January 6, 2026
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For questions or for additional information, please contact Jessica Guillen of the Subdivisions Section at (213) 534-7937 or jguillen@planning.lacounty.gov.

Sincerely,



Joshua Huntington, AICP
Supervising Planner
Subdivisions Section

JH:JG

Enclosures: Incomplete Letter dated November 28, 2019
Email(s), dated October 7 and November 4, 2025

c: Chowdary Garimella