

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

DATE ISSUED: February 19, 2026

HEARING DATE: March 3, 2026 AGENDA ITEM: 3

PROJECT NUMBER: 2018-000526

PERMIT NUMBER: Vesting Tentative Parcel Map No. 81330
(RPPL2018000837)
Environmental Assessment No. RPPL2018000838

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 503 Wyman Avenue, East Los Angeles

OWNER/APPLICANT: Juan Jose Lopez / Amy Hoong (Tritech Engineering Associates) (“Applicant”)

CASE PLANNER: Phillip Smith, Senior Planner
psmith@planning.lacounty.gov

Item No. 3 is an application for a Vesting Tentative Parcel Map (“VTPM”) to create four single-family lots on 0.58 gross acres (“Project”) within the East Los Angeles Third Street Specific Plan, a component of the General Plan, pursuant to Los Angeles County (“County”) Code Chapters 21.38 (Vesting Maps) and 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”) recommends DENIAL of proposed VTPM No. 81330 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 VESTING TENTATIVE PARCEL MAP NO. 81330 DUE TO INACTIVITY SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

The Project was initially filed on March 7, 2018, 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, last issued its report with holds on June 20, 2019, stating that there are pending items that need to be addressed.

LA County Planning's holds include, but were not limited to, requests for:

- The submittal of a revised VTPM, and
- Other documents pursuant to the California Environmental Quality Act ("CEQA").

Other SC holds include but are not limited to the following from Public Works:

- Obtain necessary approval from Los Angeles County Sanitation District for connection of sewer house laterals,
- A sewer discharge "Will Serve Letter,"
- Proof of necessary off-site easement to construct the off-site sewer lateral, and
- Submit a revised VTPM.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of the June 20, 2019 SC report. Therefore, LA County Planning staff ("Staff") has determined the project application to be inactive.

NOTIFICATION

On October 14, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive since 2019. The Applicant did not respond to the email.

On November 10, 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 request for 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

VTPM No. 81330 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 (SC Report of recommendations to advisory agency). Thus, Staff is unable to determine if VTPM No. 81330 complies with the General Plan and Title 21 of the County Code (Subdivisions Ordinance). The advisory agency may disapprove the Tentative Parcel Map pursuant to County Code Section 21.40.160 (Advisory agency determination authority).

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).

Therefore, Staff recommends that **VTPM No. 81330** be denied pursuant to the attached findings.

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	SC Report dated June 20, 2019
EXHIBIT C	Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 2018-000526
VESTING TENTATIVE PARCEL MAP NO. 81330 (RPPL2018000837)
ENVIRONMENTAL ASSESSMENT NO. RPPL2018000838**

1. **ENTITLEMENT REQUESTED.** The applicant, Juan Jose Lopez/Amy Hoong (Tritech Engineering Associates) (“Applicant”) is requesting a Vesting Tentative Parcel Map (“VTPM”) to authorize the creation of four single-family residential parcels on 0.58 acres (“Project”) within the East Los Angeles Third Street Specific Plan, a component of the General Plan, pursuant to Los Angeles County (“County”) Code Chapters 22.38 (Vesting Maps) and 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 503 Wyman Avenue, Los Angeles CA 90022, within the Metro Planning Area.
5. **APPLICATION DATE.** The application was filed on March 7, 2018.
6. **PROJECT BACKGROUND.** The Project was initially filed on March 7, 2018, 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, last issued its report with holds on June 20, 2019, stating that there are pending Items that need to be addressed. LA County Plannings holds, included, but were not limited to, requests for:
 - The submittal of a revised VTPM,
 - Other documents pursuant to the California Environmental Quality Act ("CEQA").

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

- Obtain necessary approval from Los Angeles County Sanitation District for connection of sewer house laterals,
- A sewer discharge "Will Serve Letter,"
- Proof of necessary off-site easement to construct the off-site sewer lateral, and
- Submit a revised VTPM.

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 14, 2025, Staff attempted to reach the Applicant by email as a courtesy to remind them the Project has been inactive since 2019. The Applicant did not respond to the email.

On November 10, 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 Sections 21.48.040 (Information Required—Format for Minor Land Divisions/Parcel Maps) and 21.48.050 (Written statements required), including holds pursuant to County Code Section 21.12.040 (SC 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, **VTPM No. 81330** is **DENIED**.

JH:EGA:PS
2/19/26



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

PROJECT NUMBER

2018-000526-(1)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 81330
(RPPL2018000837)
Environmental Assessment No. RPPL2018000838

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Juan Jose Lopez/ Amy Hoong (Tritech Engineering Assoc.)

**MAP/EXHIBIT
DATE:**

05/21/2019

**SCM REPORT
DATE:**

06/20/2019

SCM DATE:

06/27/2019

PROJECT OVERVIEW

Subdivision: To create four single residential parcels on 25,620 square feet (0.58 acres). Three existing single family residences are to be retained.

MAP STAGE

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

MAP STATUS

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

LOCATION

503 Wyman Avenue, Los Angeles CA 90022

ACCESS

Wyman Avenue

ASSESSORS PARCEL NUMBER(S)

5247-019-030

SITE AREA

25,620 gross square feet / 0.58 gross acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles 3rd Street Specific Plan

ZONED DISTRICT

East Side Unit No. 4

SUP DISTRICT

1st

LAND USE DESIGNATION

LMD (Low –Medium Density Zone -17 du/ net acre)

ZONE

Specific Plan (SP)

CSD

East Los Angeles

PROPOSED UNITS

(DU)
4 (DU/AC)

MAX DENSITY/UNITS

(DU)
4 (DU/AC)

GRADING

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

ENVIRONMENTAL DETERMINATION (CEQA)

Pending Class 15 Cat Ex.

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	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quatch (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Cleared	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

PM26157; RPPT200502059; PP13947

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning **does not recommend** approval of the tentative 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 Environmental Planning and Sustainability Section at (213) 974-6461.

Tentative Map:

Cleared Hold

3. As previously stated, Parcel 4 does not meet the 5,000 SF lot area requirement. Staff calculates Parcel 4 to be less than 5,000 SF.

Administrative/Other:

Cleared Hold

4. Any existing zoning enforcement violations must be abated prior to hearing.
5. Final Map Condition: Provide total square footage of street frontage for the project. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Staff calculates street frontage of 211 feet which will require 8 trees to be planted.

-
- A completed and signed Land Division application,
 - A signed and dated cover letter describing all changes made to the map,
 - Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A," (if filed in-person),
 - A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),
 - Other materials requested by the case planner.
 - Upload one digital copy of applicable materials to eReviews via [CSS online portal](#).
 - Revision fee payment (for the 3rd revision and thereafter).

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. 81330 (Rev.)

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TENTATIVE MAP DATED 05-21-2019

It is recommended that this Tentative Parcel 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. As previously requested, provide proof that the applicant has obtained the necessary approval from the Los Angeles County Sanitation District (LACSD) for connection of sewer house laterals to the sewer trunk line. Please see attached Sewer review sheet (comment No. 1) for requirements.
2. As previously requested, a sewer discharge “Will Serve Letter” is required from LACSD. Please see attached Sewer review sheet (comment No. 2) for requirements.
3. As previously requested, provide proof that the applicant has acquired the necessary off-site easement to construct the off-site sewer lateral. Please see attached Sewer review sheet (comment No. 3) for requirements.
4. A revised tentative map is required to address the following additional items:
 - a. Please see attached Sewer review sheet (comment No. 4) for requirements.
 - b. Please see attached Road review sheet (comment No. 1) and checked print for requirements.

PK
Prepared by Kevin Godoy *KG*

Phone (626) 458-5932

Date 06-17-2019

pm81330L-rev2-RPPL2018000837.docx
<http://planning.lacounty.gov/case/view/pm81330/>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 81330

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TENTATIVE MAP DATE SUBMITTED 05-21-2019

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. Obtain approval from the Los Angeles County Sanitation District (LACSD) for connection of sewer house laterals to the sewer trunk line.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
3. Provide proof that the subdivider has acquired any necessary off-site easements to construct the existing off-site sewer lateral from Parcel 1 to the existing trunk sewer prior to tentative map approval to the satisfaction of Public Works.
4. An updated tentative map is required to show the following items:
 - a. Call out the proposed sewer point of connection.
 - b. Show and call out location of existing sewer trunk to serve the proposed development with LACSD's trunk ID number.

PZ

Prepared by Pedro Romero
pm81330s-rev2.doc

Phone (626) 458-4957

Date 06-13-2019

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
PARCEL MAP NO. 81330(Rev)

1/1

TENTATIVE MAP DATED 05-21-2019

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. Address road comments shown in the checkprint available in eReview:



Prepared by Sam Richards
pm081330r-rev1

Phone (626)458-4921

Date 06-13-19

MINOR LAND SUBDIVISION TENTATIVE PARCEL MAP NO. 81330

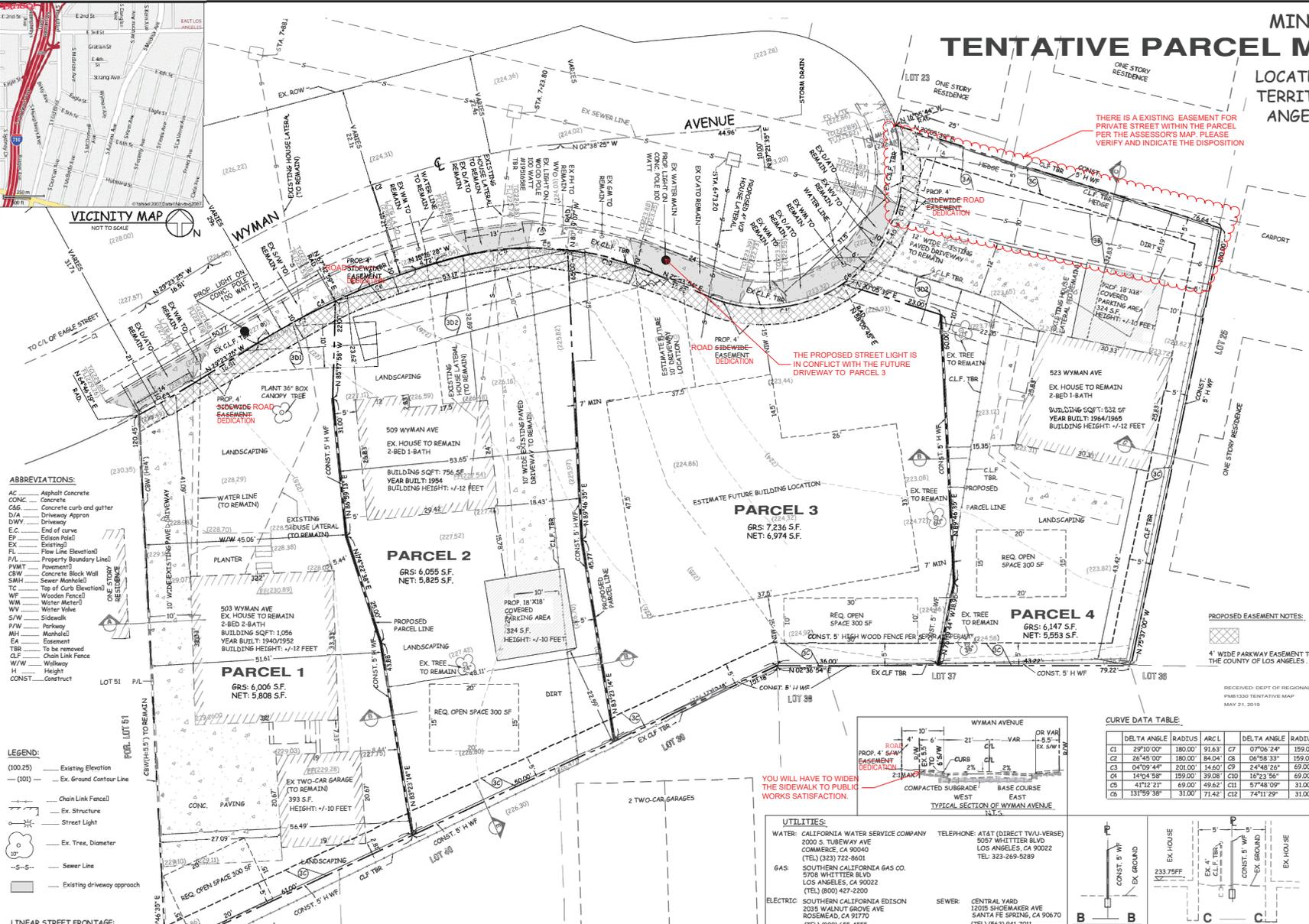
LOCATED IN THE UNINCORPORATED
TERRITORY OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 51 OF
BLK 21 OF TRACT NO. 4190, STATE OF
CALIFORNIA, AS PER MAP RECORDED
IN BOOK 47, PAGES 39 AND 40 OF
MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

PROJECT: 503 WYMAN AVENUE, EAST LOS ANGELES, CA 90022
OWNER: JUAN JOSE LOPEZ, 830 N. WILCOX AVENUE, MONTEBELLO, CA 90640
NOTES: ZONE: SP (SPECIFIC PLAN), LOCAL PLAN LAND USE CATEGORY: LMD (LOW-MEDIUM DENSITY ZONE-17 DU/NET ACRE), APN: 82-47-019-030, TOTAL GROSS AREA: 29,444 S.F. (0.6841 AC), TOTAL NET AREA: 21,968 S.F. (0.5043 AC)

PROPOSED PARCEL 1: GROSS AREA: 6,006 S.F., P/W EA: -198 S.F., NET AREA: 5,808 S.F.
PROPOSED PARCEL 2: GROSS AREA: 6,095 S.F., P/W EA: -189 S.F., NET AREA: 5,906 S.F.
PROPOSED PARCEL 3: GROSS AREA: 7,236 S.F., P/W EA: -262 S.F., NET AREA: 6,974 S.F.
PROPOSED PARCEL 4: GROSS AREA: 6,147 S.F., P/W EA: -189 S.F., NET AREA: 5,958 S.F.

- 1 NO OAK TREE ON SITE.
 - 2 EVERYTHING ON SITE TO REMAIN, EXCEPT AS LABELED.
 - 3 ALL LOTS IN TRACT NO. 4190, M.B. 47-39-40.
 - 4 NO ON SITE IMPROVEMENTS ARE PROPOSED.
- EXISTING EASEMENT NOTES:**
- (A) 12' EASEMENT OF THE COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES BY DOCUMENT RECORDED JULY 26, 1928 IN BOOK 7124, PAGE 366, O.R. AREA = 463 S.F. TO REMAIN.
 - (B) 10' WIDE EASEMENT OF THE COUNTY SANITARY DISTRICT NO. 2 FOR INGRESS/ EGRESS AND SANITARY SEWER PURPOSES BY DOCUMENT RECORDED DECEMBER 31, 1929 IN BOOK 9646, PAGE 138, O.R. AREA = 886 S.F. TO REMAIN.
 - (C) 5' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION, FOR POLE LINES AND CONDUIT PURPOSES BY DOCUMENT RECORDED DECEMBER 18, 1940 IN BOOK 22493, PAGE 269, O.R. AREA = 1,968 S.F. TO REMAIN.
 - (D) 2' WIDE EASEMENT OF I.D.A. WACKENHUTH FOR SEWER PURPOSES BY DOCUMENT RECORDED MAY 14, 1944 IN BOOK 20828, PAGE 48, O.R. AREA = 124 S.F. TO REMAIN.
 - (E) 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR PIPE LINES PURPOSES BY DOCUMENT RECORDED NOVEMBER 19, 1947 IN BOOK 25619, PAGE 207, O.R. AREA = 283 S.F. TO REMAIN.
 - (F) 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, FOR PIPE LINES PURPOSES BY DOCUMENT RECORDED MAY 23, 1949 AS INSTRUMENT NO. 1188, O.R. AREA = 930 S.F. TO REMAIN.



ABBREVIATIONS:
AC - Asphalt Concrete
CONC - Concrete
C&G - Concrete curb and gutter
DIA - Driveway Apron
DWS - Driveway
E.C. - End of curve
E.P. - Edison Field
F.L. - Flow Line Elevation
P.L. - Property Boundary Line
P/MT - Pavement
CBW - Concrete Block Wall
SMH - Sewer Manhole
T.C. - Top of Curb Elevation
WF - Wooden Fence
WM - Water Meter
WV - Water Valve
S/W - Sidewalk
P/W - Pathway
MH - Manhole
EA - Easement
CLF - Chain Link Fence
W/W - Willyway
CONST - Construct

LEGEND:
(100.25) - Existing Elevation
(101) - Ex. Ground Contour Line
--- Chain Link Fence
--- Ex. Structure
--- Street Light
--- Ex. Tree, Diameter
--- Sewer Line
--- Existing driveway approach

LINEAR STREET FRONTAGE:

PARCEL FRONTAGE (FEET)	PROVIDE TREE * NO
1 50.83'	2
2 53.95'	2
3 64.84'	2
4 40.14'	1

* 36-INCH DIAMETER TREE TO BE LOCATED IN THE FRONT YARD OR REQUIRED OPEN SPACE.

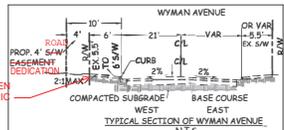
PARCEL 3
GRS: 7,236 S.F.
NET: 6,974 S.F.

PARCEL 2
GRS: 6,095 S.F.
NET: 5,825 S.F.

PARCEL 1
GRS: 6,006 S.F.
NET: 5,808 S.F.

PARCEL 4
GRS: 6,147 S.F.
NET: 5,958 S.F.

YOU WILL HAVE TO PUBLISH THE SIDEWALK TO PUBLIC WORKS SATISFACTION.



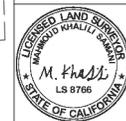
CURVE DATA TABLE

DELTA ANGLE	RADIUS	ARC L	DELTA ANGLE	RADIUS	ARC L
C1 29°10'00"	180.00'	91.63'	C7 0°7'06"24"	159.00'	19.72'
C2 28°33'00"	180.00'	94.04'	C8 00°58'33"	159.00'	19.26'
C3 04°09'44"	201.00'	116.60'	C9 24°48'26"	69.00'	29.87'
C4 14°04'58"	159.00'	39.08'	C10 16°23'56"	69.00'	19.75'
C5 4°12'21"	69.00'	49.62'	C11 57°48'09"	31.00'	31.27'
C6 13°19'38"	31.00'	17.42'	C12 74°11'29"	31.00'	40.14'

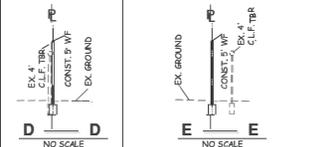
UTILITIES:
WATER: CALIFORNIA WATER SERVICE COMPANY, 2000 S. TURBWAY AVE, COMMERCIAL, CA 90040, (TEL) (313) 722-8601
GAS: SOUTHERN CALIFORNIA GAS CO., 9708 WHITTIER BLVD, LOS ANGELES, CA 90022, (TEL) (800) 427-2000
ELECTRIC: SOUTHERN CALIFORNIA EDISON, 2035 WALNUT GROVE AVE, ROSEMEAD, CA 91770, (TEL) (600) 455-4555
SEWER: CENTRAL YARD, 12025 SHOEMAKER AVE, SANTA FE SPRING, CA 90670, (TEL) (562) 941-7011

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89°46'35" E OF THE SOUTHERLY SIDELINE OF EAGLE STREET (FORMERLY KNOWN AS LOUISIANA AVENUE) AS SHOWN ON MAP OF TRACT NO. 4190 RECORDED IN BOOK 47, PAGES 39 AND 40 OF MAPS, RECORDS OF SAID COUNTY.

COUNTY OF LOS ANGELES BENCH MARK:
B.M. NUMBER: LY10591 (2005)
ELEVATION: 215.597
DESCRIPTION: DPW BM TA6 TN E CB 3.3' N/O BGR @ NE COR. 6TH ST. & LA VERNE AVE.



RECEIVED: DEPT OF REGIONAL PLANNING
PARCEL 300 TENTATIVE MAP
MAY 21, 2019



TENTATIVE PARCEL MAP NO. 81330
SCALE: 1"=10'
DATE: 5/2/19
APN: 82-47-019-030
503 WYMAN AVENUE, LOS ANGELES, CA 90022
SHEET 1 OF 1
JOB NO. 070628

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 81330 (Rev.)

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TENTATIVE MAP DATED 05-21-2019

- 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*
pm81330L-rev2-RPPL2018000837.docx
<http://planning.lacounty.gov/case/view/pm81330/>

Phone (626) 458-5932

Date 06-17-2019

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 81330 (Rev.)

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TENTATIVE MAP DATED 05-21-2019

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, Underground 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.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 81330 (Rev.)

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TENTATIVE MAP DATED 05-21-2019

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. The 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 at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. 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.

KG
Prepared by Kevin Godoy *KG*

Phone (626) 458-5932

Date 06-17-2019

pm81330L-rev2-RPPL2018000837.docx
<http://planning.lacounty.gov/case/view/pm81330/>



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

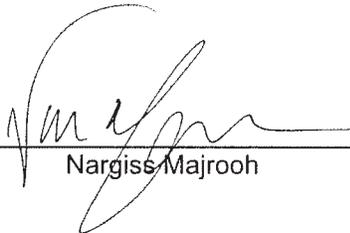
PARCEL MAP NO.: 81330

TENTATIVE MAP DATE: 05/21/2019

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions. (No grading is proposed on the Tentative Map or application).

Review by:



Nargiss Majrooh

Date: 06/10/2019 Phone: (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 81330

Page 1/1

TENTATIVE MAP DATED 05-21-2019

1. Approval of this map pertaining to grading is recommended since no onsite improvements are proposed.

Name Nazem Said  Date 6/6/2019 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

PCA LXX001129 / A870
EPIC LA RPPL2018000837
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 81330 Tentative Map Dated 5/21/19 Parent Tract _____
Grading By Subdivider? [N] (Y or N) _____ xxx_yd³ Location East Los Angeles
Geologist _____ Subdivider Juan Jose Lopez
Soils Engineer _____ Engineer/Arch. Tritech Engineering

Review of:

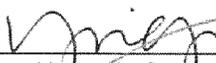
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____

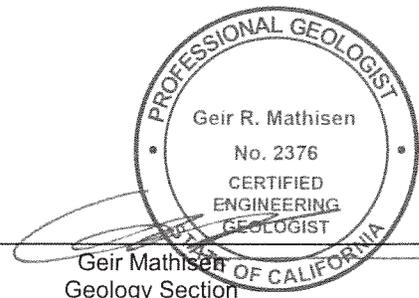
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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


Yescenia Gomez
Soils Section



Geir Mathisen
Geology Section

Date 6/12/19

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 FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

CASE NUMBER: RPPL2018000837 MAP DATE: May 21, 2019
PROJECT NUMBER: PM 81330

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

**PROJECT
CONDITIONS OF APPROVAL**

1. A new fire flow availability form, FORM 195, is required prior to building permit issuance. The form shall be submitted concurrently with the architectural plan to the jurisdictional Building and Safety office for review and acceptance.
2. An approved automatic fire sprinkler system is required for the proposed buildings within this development in compliance with the County of Los Angeles Building and Fire Codes.
3. The driveway required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 81330 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-21-2019

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

1. The onsite water system will be by service lines as they are shown on tentative map. If new fire hydrant or upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The applicant shall comply with the requirements as stipulated by the will serve letter dated October 09, 2018 from the "California Water Service" to the satisfaction of public works. The will serve letter will expire on October 09, 2020 it shall be sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration (if necessary) prior to public hearing.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali
Pm81330w-rev2.doc

Phone (626) 458-4921

Date 06-06-2019



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



PARK OBLIGATION REPORT

Tentative Map # 81330	DRP Map Date: 05/21/2019	SCM Date: 06/27/2019	Report Date: 06/05/2019
Park Planning Area # 24	CSD: EAST LOS ANGELES CSD	Map Type: Tentative Map - Parcel	

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$4,070

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 \$4,070 in lieu fees.

Trails:

No Trails

Comments:

The map proposes four (4) single-family lots. Three (3) existing single-family homes to remain; net increase of one (1) unit.

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, DFP II



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



PARK OBLIGATION WORKSHEET

Tentative Map # 81330	DRP Map Date: 05/21/2019	SCM Date: 06/27/2019	Report Date: 06/05/2019
Park Planning Area # 24	CSD: EAST LOS ANGELES CSD	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 = **24**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.09	0.0030	1	0.01
M.F. < 5 Units	3.64	0.0030	0	0.00
M.F. >= 5 Units	3.06	0.0030	0	0.00
Mobile Units	4.17	0.0030	0	0.00
Exempt Units			3	0.00
TOTAL			4	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$330,838	\$4,070

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
0.01	0.00	0.01	\$330,838
			\$4,070



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

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

June 5, 2019

CASE: RPPL2018000837

Project:TR081330

PLANNER: Peter Chou

LOCATION: 503 Wyman Ave Los Angeles 90022

The Department of Public Health-Environmental Health Division has reviewed the information provided for the proposed 4 lots SFR Subdivision. To create 4 single family residential lots on .584 acres. 3 existing single family residences to be retained. Applicant has submitted a will serve letter from California Water Service dated 10-9-2018.

Public Health recommends Departmental clearance for the project.

Please contact Vincent Gallegos, Land Use Program for any questions regarding this report:
vgallegos@ph.lacounty.gov

*Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV*

From: [Michelle Lynch](#)
To: rmeg@msn.com; amy@tritechengineer.com
Cc: [Jessica Guillen](#); [Perla Inclan](#)
Subject: RE: Follow-Up on Inactive Project – Request for Status Update: RPPL2018000837 (Tentative Map- Parcel), 503 S Wyman Avenue, Los Angeles, CA 90022
Date: Wednesday, November 12, 2025 9:18:31 AM
Attachments: [image001.png](#)
[PM81330_scm_report_May_21_19.pdf](#)

Greetings,

I have attached a copy of the last summary report. To keep the project active, you must schedule the next available case intake appointment within the next 30 days. Perla will be able to provide the next available case intake appointment. At that appointment date, all items per the summary report must be provided, including a cover letter that identifies how each of the required items has been satisfied. If you still wish to discuss further, please respond to this email with your availability. If you have specific questions related to items from each Department, it is best to reach out to those Departments. Their contact information is within the report pages. I can only address items related to Planning.

Best Regards,

MICHELLE LYNCH (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 893-7005

Email: mlynch@planning.lacounty.gov

From: J.J. LOPEZ <rmeg@msn.com>
Sent: Monday, November 10, 2025 3:27 PM
To: Jessica Guillen <JGuillen@planning.lacounty.gov>; amy@tritechengineer.com
Subject: Re: Follow-Up on Inactive Project – Request for Status Update: RPPL2018000837 (Tentative Map- Parcel), 503 S Wyman Avenue, Los Angeles, CA 90022

CAUTION: External Email. Proceed Responsibly.

Hello,

Yes, im still interested in moving forward. Please call me when possible. Cel 323 8554221 Thank you



J.J. Lopez

BRE: 00897398 at CENTURY 21 Realty Masters

A 830 N. Wilcox Ave. Montebello, Ca 90640

P [323-722-7373](tel:323-722-7373) E rmeg@msn.com



Create your own [email signature](#)

From: Jessica Guillen <JGuillen@planning.lacounty.gov>
Sent: Monday, November 10, 2025 2:50 PM
To: amy@tritechengineer.com <amy@tritechengineer.com>
Cc: rmeg@msn.com <rmeg@msn.com>
Subject: RE: Follow-Up on Inactive Project – Request for Status Update: RPPL2018000837
(Tentative Map- Parcel), 503 S Wyman Avenue, Los Angeles, CA 90022

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 14, 2025 8:51 AM
To: amy@tritechengineer.com
Cc: 'rmeg@msn.com' <rmeg@msn.com>
Subject: Follow-Up on Inactive Project – Request for Status Update: RPPL2018000837 (Tentative Map- Parcel), 503 S Wyman Avenue, Los Angeles, CA 90022

Good morning,

I hope this message finds you well.

I'm reaching out regarding your project, **RPPL2018000837 (Tentative Map- Parcel), 503 S Wyman Avenue, Los Angeles, CA 90022** which has been inactive since June 27, 2019. With the last correspondence being from the Department of Public Works, attached.

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](https://planning.lacounty.gov) 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

Amy Hoong
Tritech Engineering Associates Inc.
135 N San Gabriel Blvd.
San Gabriel, CA 91775

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. RPPL2018000837
TENTATIVE PARCEL MAP NO. 81330
503 S WYMAN AVENUE, LOS ANGELES, CA 90022 (5247019030)

Dear Amy Hoong:

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 four (4) single-family parcels to be developed with single-family units at the above-referenced location. The most recent correspondence dated June 20, 2019, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on October 14, 2025, and November 10, 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 Tract 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.

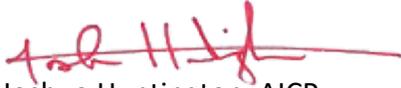
Tritech Engineering Associates Inc.

January 6, 2026

Page 2

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 June 20, 2019
Email(s), dated October 14 and November 10, 2025

c: Amy Hoong, Tritech Engineering Associates Inc.
Juan Lopez