



PROJECT NUMBER PRJ2023-004310-(2)
HEARING DATE November 6, 2024
REQUESTED ENTITLEMENT(S)
 Tentative Parcel Map No. 84356 (RPPL2023006265)

PROJECT SUMMARY

OWNER / APPLICANT
 Turnbridge Equities, LLC / Kenny Hostetler

MAP/EXHIBIT DATE
 May 21, 2024

PROJECT OVERVIEW

A Tentative Parcel Map for a reversion to acreage of an existing industrial lot currently developed with 23 attached commercial/industrial condominium units within two existing buildings on 3.6 gross acres. The two existing buildings will be demolished. The internal private driveway and fire lane, existing parking and loading areas will be removed. The existing eight-foot-high wrought-iron fencing and gates, chain-link fencing, and vegetation around the project site will remain. The previously subdivided air space will be merged, resulting in one vacant industrial lot with no development or grading proposed as part of this project scope.

LOCATION
 19500 S. Rancho Way, Rancho Dominguez

ACCESS
 S. Rancho Way and S. Laurel Park Road

ASSESSORS PARCEL NUMBERS
 7318-023-052 thru -074

SITE AREA
 156,664 gross square feet / 3.6 gross acres

GENERAL PLAN
 General Plan

ZONED DISTRICT
 Del Amo

PLANNING AREA
 Gateway

LAND USE DESIGNATION
 IH (Heavy Industrial – Non-Residential: Maximum FAR 1.0)

ZONE
 M-2-IP (Heavy Industrial – Industrial Preservation) Zone

PROPOSED UNITS N/A
MAX DENSITY/UNITS N/A

COMMUNITY STANDARDS DISTRICT
 None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemptions: Class 5 – Minor Alterations in Land Use Limitations and Class 15 – Minor Land Divisions

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER:
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