



PROJECT NUMBER **IST MEETING DATE**

PRJ2023-004310 4/25/2024

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 84356 (RPPL2023006265)

SUBDIVISION COMMITTEE REPORT

APPLICANT Kenny Hostetler	MAP/EXHIBIT DATE: 3/19/2024	REPORT DATE: 4/18/2024
OWNER Turnbridge Equities, LLC		

PROJECT OVERVIEW

A request for a “Reversion to Acreage”, which requires a minor land division or parcel map. The existing industrial lot is currently developed with an office building (commercial uses) that was previously subdivided into condominium office units. The existing office building will be demolished, and the subdivided air space will be merged, resulting in one industrial lot with no development. No grading is proposed.

MAP STAGE

- Tentative
 Revised Approved Tentative
 Amendment to Approved Tentative/Exhibit
 Modification to Recorded Map
 Other:

MAP STATUS

- Initial Submittal
 1st Revision
 2nd Revision
 3rd Revision (fee required)
 Other:

LOCATION 19500 S. Rancho Way	ACCESS S. Rancho Way and S. Laurel Park Road
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ASSESSORS PARCEL NUMBER(S) 7318-023-052 thru 074	SITE AREA 156,664 gross square feet / 156,664 gross acres 3.6 net square feet / 3.6 net acres
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GENERAL PLAN / LOCAL PLAN Countywide General Plan	PLANNING AREA Gateway	SUP DISTRICT 2nd
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LAND USE DESIGNATION IH (Heavy Industrial – Non-Residential: Maximum FAR 1.0)	ZONE M-2-IP (Heavy Industrial – Industrial Preservation) Zone
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PROPOSED UNITS OR LOTS One (1)	MAX DENSITY/UNITS N/A	CSD None
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ENVIRONMENTAL DETERMINATION (CEQA)

Project qualifies for a Categorical Exemption Class 1 (Existing Facilities).

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	Alejandrina Baldwin (213) 974-6433 abaldwin@planning.lacounty.gov
Public Works	Hold	Jose Cruz (626) 458-4921 jocruz@dpw.lacounty.gov
Fire	Cleared	Wally Collins (323) 890-4243 wally.collins@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacountty.gov
Public Health	Hold	Veronica Aranda (626) 430-5201 varanda@ph.lacounty.gov

PREVIOUS CASES

RPPL2023004956 Pre-Application Counseling, RPPL2023004908 Pending Site Plan

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **does not** recommend approval of the tentative map. Please read below for further details.

Deemed Complete, Date: 11/28/2024

Deemed Incomplete, Date:

Environmental Determination:

Cleared Hold

General Plan Consistency and Design Committee Recommendations

Cleared Hold

Tentative Map

Cleared Hold

1. The eight-foot-tall wrought iron fence and chain link fence must be noted as “to be removed” or “to remain”. If these fences are intended to be removed prior to final map recordation, then the map should note “to be removed”. If the fences will remain after final map recordation they must be noted as “to remain”.
2. If the walls are “to remain”, then they will have to be brought into compliance with Section [22.112.080.F.2](#) (Parking Design), that would allow the fences only up to six feet in height, prior to final map recordation. Alternatively, approval of a different use may allow fences and walls at a taller height. Either the fences and walls will have to be brought into compliance or approved through a separate use that allows a higher height, prior to final map recordation.

Housing Permit:

Cleared Hold

3. This project is not subject to the Inclusionary Housing Ordinance ([Chapter 22.121](#)).

Burden of Proof /Findings for All Entitlements:

Cleared Hold

Administrative/Other:

Cleared Hold

4. Copy of recorded Covenant and Agreement to Hold Property as One Parcel has been received.
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RESUBMITTAL INSTRUCTIONS

The following must be followed if a revision to the tentative or exhibit map is required or if additional permit materials are requested in this report:

- Coordinate with the Planner at abaldwin@planning.lacounty.gov regarding the resubmittal of materials. The planner will let you know if an appointment is necessary and assist with the scheduling of one. You may also call (213) 974-6433 and inquire about a re-submittal appointment.
- Create a cover sheet that lists all the changes made to all maps being resubmitted, responses to the holds listed in this report, the additional application materials being submitted, and the filling of any new permits. Also include any new permit or base application permit numbers (ex. "RPAP202...").
Map revisions and additional materials will not be taken in without a cover sheet.
- Upload a digital copy of the cover sheet and revised materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.
- **Note:** Additional permit applications may require additional filling fees and consultation fees. Also, the third and subsequent revisions to the tentative map require additional fees. Please reference the latest Fee Schedule found on our website under "Applications and Forms" ([LINK](#)).

All corrections and comments from the Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that address the Subdivision Committee's comments by June 18, 2024 (60 Days), or your application may be denied due to inactivity.
