



PROJECT NUMBER

PRJ2023-003407-(3)

IST MEETING DATE

8/29/2024

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 073305 (RPPL2023004981)

SUBDIVISION COMMITTEE REPORT

APPLICANT

Don Waite, Westland Civil, Inc

MAP/EXHIBIT DATE:

07/24/2024

REPORT DATE:

8/22/2024

OWNER

Tony Principe for Calabasas Auto Park LLC

PROJECT OVERVIEW

Vesting Tentative Tract map to convert the existing two-story industrial building with 19 storage units, utility room, and storage area, into 19 industrial condominium units, on 7.15 gross acres (7.12 net acres). The existing industrial building, land use (car storage), retaining walls, parking (46 spaces), and grading were previously approved under Conditional Use Permit No. 2015000096 and no changes to this are being proposed. No additional 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

23823 Ventura Blvd.

ACCESS

Ventura Blvd.

ASSESSORS PARCEL NUMBERS

2049-019-061, 2049-019-033, and 2049-019-034

SITE AREA

7.15 gross acres (311,302 gross square feet) / 7.12 net acres (309,830 net square feet)

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

PLANNING AREA

Santa Monica Mountains

SUP DISTRICT

3rd

LAND USE DESIGNATION

CR Rural Commercial (Residential: 0-5 du/net ac, Non-Residential: Maximum FAR 0.5)

ZONE

M-1 (Light Manufacturing)

PROPOSED UNITS OR LOTS

1 lot

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

[Santa Monica Mountains North Area](#)

ENVIRONMENTAL DETERMINATION (CEQA)

Amended Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Cleared	Alejandrina Baldwin (213) 974-6433 abaldwin@planning.lacounty.gov
Public Works	Cleared	Jose Cruz (626) 458-4921 jocruz@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.lacountty.gov
Public Health	Cleared	Veronica Aranda (626) 430-5201 varanda@ph.lacounty.gov

PREVIOUS CASES

RLLA2010-00021 (Project No. R2010-01632) recorded 12/28/2010, CUP201500096 (Project R2015-02355) for grading in excess of 5,000 cy, Environmental Assessment No. 201500162, PAC RPPL2022010878 (12/01/2022 meeting), PAC RPPL2023000702 (3/16/2023 meeting)

LA COUNTY PLANNING COMMENTS AND HOLDS

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

Deemed Complete, Date: 07/03/2024

Deemed Incomplete, Date:

Environmental Determination:

Cleared Hold

1. The Mitigated Negative Declaration (MND) Addendum was received and found to be acceptable.
2. The open space easement is still pending acceptance. However, this will not affect the scheduling of the project for a public hearing, as noted on the Tentative and Exhibit Maps, as this is required prior to final map recordation.

Area Plan Consistency and Design Committee Recommendations

Cleared Hold

Tentative Map, Exhibit Map / Exhibit "A"

Cleared Hold

Burden of Proof /Findings for All Entitlements:

Cleared Hold
