



PROJECT NUMBER PRJ2023-000193-(5)
HEARING DATE August 14, 2024
REQUESTED ENTITLEMENT(S)
 Tentative Parcel Map No. 84008
 (RPPL2023000275)

PROJECT SUMMARY

OWNER / APPLICANT

Carlos Torres/Randy Gorman

MAP/EXHIBIT DATE

August 9, 2023

PROJECT OVERVIEW

A request for Tentative Parcel Map No. 84008 to create two parcels on 5.03 gross (4.33 net) acres in the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area) Zone. The project site is currently vacant. No development is proposed for Parcel No. 1 at this time. There is a separate approval for a single-family residence and Accessory Dwelling Unit (ADU) within the proposed boundaries of Parcel No. 2, however, that is not part of the project scope of this project, and there is no active construction at this time. Therefore, the project does not include demolition, development, or grading.

LOCATION

Northeast corner of West Avenue M-4 and 25th Street West, Lancaster

ACCESS

West Avenue M-4 and 25th Street West

ASSESSORS PARCEL NUMBER

3111-008-028

SITE AREA

5.03 Gross (4.33 Net) Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

LAND USE DESIGNATION

RL2 (Rural Land 2-One Dwelling Unit per Two Gross Acres

ZONE

A-2-2

PROPOSED LOTS

2

MAX DENSITY LOTS

2

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Antelope Valley Area Plan
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

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