



PROJECT NUMBER **HEARING DATE**
PRJ2023-001563-(5) January 31, 2024
REQUESTED ENTITLEMENT(S)
Tentative Parcel Map No. 84111
(RPPL2023002219)

PROJECT SUMMARY

OWNER / APPLICANT

Matthew J. Cohick / Randy Gorman

MAP/EXHIBIT DATE

September 20, 2023

PROJECT OVERVIEW

Tentative Parcel Map No. 84111 ("PM84111") to create two single-family parcels on 5.03 gross acres. There is an existing single-family residence (SFR), a detached two-car garage, and an Accessory Dwelling Unit on Parcel No. 1 that are to remain. Other structures are required to be brought into compliance and/or relocated to Parcel No. 1 as a condition of approval. No development is proposed for Parcel No. 2 at this time. There is also a request to waive street improvements along 27th Street West and Avenue M-4. The project does not include demolition, development, or grading.

LOCATION

2640 W. Avenue M-4

ACCESS

27 Street West and Avenue M-4

ASSESSORS PARCEL NUMBER

3111-006-009

SITE AREA

5.03 gross (4.36 net) acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Quartz Hill

LAND USE DESIGNATION

RL2 (Rural Land 2 - Up to One Dwelling Per Two Gross Acres)

ZONE

A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Area)

PROPOSED LOTS

2

MAX DENSITY/UNITS

3

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemptions: Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions)

KEY ISSUES

- Consistency with the Antelope Valley Area Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.32 (Improvements)
 - Chapter 21.48 (Tentative Parcel Map)
 - Section 22.16.050 (Development Standards for the Zones A-1 and A-2)

CASE PLANNER:

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