



PROJECT NUMBER **IST MEETING DATE**

PRJ2023-004310-(2) 6/27/2024

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 84356 (RPPL2023006265)

SUBDIVISION COMMITTEE REPORT

APPLICANT Kenny Hostetler	MAP/EXHIBIT DATE: 5/21/2024	REPORT DATE: 6/20/2024
OWNER Turnbridge Equities, LLC		

PROJECT OVERVIEW

A Tentative Parcel Map 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 and net square feet / 3.6 gross and 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	MAX DENSITY/UNITS Not Applicable	Community Standards District (CSD) None
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ENVIRONMENTAL DETERMINATION (CEQA)

Project qualifies for a Categorical Exemption Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations)

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	Hold	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Cleared	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 this tentative map as the report from the Fire Department is pending.

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

Burden of Proof /Findings for All Entitlements:

Cleared Hold

Administrative/Other:

Cleared Hold

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.
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- **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 August 17, 2024, or your application may be denied due to inactivity.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84356

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TENTATIVE MAP DATED 5/21/2024

The following report consisting of 8 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84356

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TENTATIVE MAP DATED 5/21/2024

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
10. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz

PM 84356_ Rev2_RPPL2023006265
N/A

A handwritten signature in black ink, appearing to read 'JSC' or similar, located below the printed name 'Jose Cruz'.

Phone (626) 458-4921

Date 6/12/2024



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL NO.: 084356

TENTATIVE MAP DATE: 05/21/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by: 
Alex Mikhailpoor

Date: 05/23/2024 Phone: (626) 458-4921

PCA LX001129 / A863
EPIC LA ESTU202400005
RPPL2023006265

Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Telephone: (626) 458-4925

Email: GMEDSubmittals@dpw.lacounty.gov

Parcel Map	84356	Tentative Map Dated	05/21/2024	Parent Tract	---
Grading By Subdivider? [N] (Y or N)	0 yd ³	Location	Rancho Dominguez		
Geologist	---	Subdivider	Turnbridge Equities, LLC		
Soils Engineer	NorCal Engineering	Engineer/Arch.	DRC Engineering		

Review No.3 of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: 04/03/2024, 01/17/2024

Geotechnical Report(s) Dated: _____

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended (No grading proposed).



Name David Esfandi Date 06/05/2024 Phone (626) 458-7130

P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 84356\Submittal 2024-05-22\Division Comment\GP\Tentative Map Conditions PM 84356 Rev 2.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Reserve the Airspace Easement on South Rancho Way and the corner cut-off on the corner of South Rancho Way and South Laurel Park Road as recorded on Tract Map 69219.
2. Reconstruct the existing driveways on South Rancho Way and South Laurel Park Road to comply with current American with Disability Act guidelines and based on standard plan, modified type C.
3. Any above ground obstructions, including utility poles, must be a minimum of 4 feet from the top of "X" of the driveways.
4. Any proposed perimeter fence (CMU or wood) or planting adjacent to the driveways shall be depressed to 42 inches or less within 10 feet of the right of way to provide pedestrian line of sight.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains (if any) to the satisfaction of Public Works.
7. Plant street trees (minimum 24" box) along the property frontage on South Rancho Way and South Laurel Park Road and provide irrigation.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 084356

TENTATIVE MAP DATED 05-21-2024

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There is an existing public sewer facility for future use.


Prepared by Nikko Pajarillaga
PM84356s-rev2.doc

Phone (626) 458-3137

Date 06-05-2024

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved with no conditions.

Prepared by Pemaneh N Abaghi^{PA}
pm84356-w

Phone (626) 979-5417

Date 05-29-2024



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023006265 PROJECT NUMBER: PM84356
CITY/COMMUNITY: Rancho Dominguez STATUS: Not Cleared
PROJECT ADDRESS: 19500 S Rancho Way DATE: 06/20/2024
Compton, CA 90220

CORRECTIONS

1. Fire Apparatus Access Roads are required to be within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1
2. Plans not approved for the removal of the on-site fire road. Applicant must justify the accessibility of the existing structure to receive adequate protection, within 150' from an approved fire road.

Demonstrate the on-site path of travel to be utilized by fire fighters. Provide the distance dimensions from an approved road, on the site plan.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by:



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map # **84356**
Park Planning Area # **32**

DRP Map Date: **05/21/2024** SCM Date:
CSD:

Report Date: **06/17/2024**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Trails:

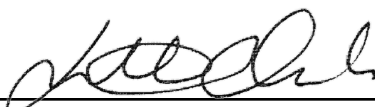
No Trails

Comments:

Reversion to Acreage

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: 
Loretta Quach, Departmental Facilities Planner I



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET**



Tentative Map # **84356**
Park Planning Area # **32**

DRP Map Date: **05/21/2024** SCM Date:
CSD:

Report Date: **06/17/2024**
Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030)\text{ Ratio} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **32**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.40	0.0030	0	0.00
M.F. < 5 Units	4.70	0.0030	0	0.00
M.F. >= 5 Units	3.14	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$306,402	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	\$306,402	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
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www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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Fifth District

June 18, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION - TENTATIVE MAP - PARCEL
CASE: RPPL2023006265
PROJECT: PM84356
19500 S. RANCHO WAY COMPTON CA 90220**

Thank you for the opportunity to review the application and Tentative Map-Parcel request for the subject property. The project proposed a reversion to acreage.

Public Health recommends the clearance of the aforementioned project. The applicant provided a water "Will Serve Letter" from California Water Service dated October 31, 2023. In addition, the applicant provided an e-mail from Los Angeles County Sanitation Districts dated October 31, 2023, indicating that the site is currently serviced by the Districts. Any change of methods for the provision of potable water and wastewater shall invalidate this approval.

Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

Joshua Huntington

April 16, 2024

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- Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the project.

- 1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_19500 S. RANCHO WAY COMPTON CA 90220_RPPL2023006265_06.18.2024