



PROJECT NUMBER PRJ2023-001563
IST MEETING DATE June 1, 2023
REQUESTED ENTITLEMENTS
Tentative Parcel Map No. 84111
(RPPL2023002219)

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT Matthew J. Cohick / Randy Gorman	MAP/EXHIBIT DATE: April 26, 2023	REPORT DATE: May 25, 2023
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PROJECT OVERVIEW

Tentative parcel map to subdivide 5.03 gross acres into two parcels. The tentative map depicts Parcel No. 1 as 2.51 gross (2.07 net) acres in size and Parcel No. 2 as 2.52 (2.29 net) acres in size. There is an existing single-family residence (SFR) and Accessory Dwelling Unit (ADU) on Parcel No. 1 that are to remain. The project does not include demolition, development, or grading. The applicant is requesting a waiver for street improvements as noted on the tentative parcel map.

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

27th St. West and Avenue M-4

ACCESS

27 St. West and Avenue M-4

ASSESSORS PARCEL NUMBER(S)

3111-006-009

SITE AREA

5.03 (4.36 net) gross acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

PLANNING AREA

Antelope Valley

SUP DISTRICT

5th

LAND USE DESIGNATION

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

ZONE

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

PROPOSED UNITS OR LOTS

2

MAX DENSITY/UNITS

2 Lots / 3 Units

COMMUNITY STANDARDS DISTRICT (CSD)

N/A - None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption for Minor Land Divisions

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	Erica Aguirre (213) 974-6433 eaguirre@planning.lacounty.gov
Public Works	Hold	Jose Cruz (626) 458-4921 jocruz@dpw.lacounty.gov
Fire	Hold	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

RPPL2022010485 (Pre-application counseling), RPPL2018006211 (Planning approval of existing Accessory Dwelling Unit)

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
☒ Deemed Incomplete, Date: 5/25/2023

Environmental Determination:

Cleared ☒ Hold ☐

1. This case qualifies for a Class 15 Categorical Exemption for Minor Land Divisions

Antelope Valley Area Plan Consistency and Design Committee Recommendations

Cleared ☐ Hold ☒

2. The project will likely not require review by the Design Review Committee as it does not include development. This will be confirmed.

Tentative Map

Cleared ☐ Hold ☒

3. Correct 25th Street to say 27th Street.
4. Add a project description to the tentative map.
5. Add a note stating no grading or development proposed.
6. Add net acreage to project data.
7. Accurately depict all existing and proposed easements on the map.
8. Add a table showing gross vs. net acreage totals. The table should clarify if the existing and proposed easements are included in the private and future street dedications.
9. Add notes to clarify if existing structures (SFR, ADU, garages, walls/fences, poultry coop) will remain or will be removed.

Findings for Tentative Map:

Cleared ☒ Hold ☐

Administrative/Other:

Cleared ☐ Hold ☒

10. Please provide finalized building permits for all existing structures (SFR, ADU, etc.).

Additional Notes:

11. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#), that requires for the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. Compliance with this requirement is reviewed during the Final Map stage. A landscape plan must be submitted depicting the location of the required tree(s) prior to the recordation of the Final Map. This may require bonding.

RESUBMITTAL INSTRUCTIONS

If a revision to the tentative map is required or if additional materials are requested in this report:

- Coordinate with the Planner at eaguirre@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 here: <https://planning.lacounty.gov/applications-and-forms/>
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