

Lake LA

APN:3069-019-005

Project Goals: Subdivision feasibility, number of lots and design criteria.

Site Data: APN: 3075-005-001 Use Type: Irrigated Farm Lot Size: 110.82 Acres (4,827,217.79)

Location: North West Corner of East Ave N and 150th Street East.

zoning: The site is zoned as A-1-2 Light Agricultural Agricultural Zones. The Agricultural Zones (Zones A-1 and A-2) are established to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural activities and other such uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, outdoor recreational uses, and public and institutional facilities.

Development Allowed W/ Existing Zoning:

This link takes you to the county code section outlining the allowable uses for the A-1 zoning. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22_PLZO_DIV3ZO_CH22.16AGOPSPREREWAZO_22.16.030LAUSREZOW

Minimum Yard Depth Residential: 30' front, side, and rear.

Minimum Yard Depths: Front 20', Coner Side 5', Cornerside-Reversed Corner Lot 10', Interior Side 5', Rear 15'

Maximum Height SFR: 35' above grade.

Flood Zone: X

Community / Area Plan: RL2 Rual Land 2 Adopted 06-16-15

<https://planning.lacounty.gov/wp-content/uploads/2022/09/subdivisions-checklist.pdf>

RL2 Maximum Density: One residential unit per 2 gross acres.

Timeline: The process for a tentative map to be completed once it is submitted is approximately 12-16 months. The process to complete a final map depending on the conditions of approval is 12-16 months excluding construction.

Pre-application: All sub-divisions require an pre-application submittal with LA County this process is takes about two months to prepare and about two months to get a meeting with a response from the county. https://planning.lacounty.gov/wp-content/uploads/2023/02/subdivisions_pre-app_application.pdf

Subdivsion Application Checklist - It can take about two months to prepare the entire submittal package for a subdivision map. <https://planning.lacounty.gov/wp-content/uploads/2022/09/subdivisions-checklist.pdf>

This project does have some feasibiliy for a zone change and general plan amendment to change to RL1 from RL2 (H2 residential 2) this would allow for one SFR per acre doubling the number of lot. This process can be done at the same time as the tentative map.

Cost - The initial cost to process the application through the county for entitlements for a tentative map is ~\$28,000. the cost for a generla plan amendment and zone change is ~\$25,000.

The tentative map with the current zoning would likely get you ~34 lots less the roads basin etc. If you do a zone change to 1 SFR per acre you would get ~67 lots less the roads basins etc.