



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

August 13, 2009

TO: John Gutwein, Hearing Officer

FROM: Ramon Cordova, Senior Regional Planning Assistant *REC*
Land Divisions Section

**SUBJECT: PROJECT NO. PM061971-(5)
VESTING TENTATIVE PARCEL MAP NO. 061971
ENVIRONMENTAL ASSESSMENT CASE NO. 92027
AGENDA ITEM NO. 3 a, b; AUGUST 18, 2009**

PROJECT BACKGROUND

On July 7, 2009, the Hearing Officer continued the public hearing to August 18, 2009 and instructed staff to work with the applicant and the Acton Town Council ("ATC") on resolving issues raised at the public hearing including consistency with the Acton Community Standards District ("CSD"); and road, slopes, drainage and equestrian and hiking trail easements.

On July 14, 2009, staff discussed Parcel Map No. 061971 ("PM 0161971") with Los Angeles County Department of Public Works ("DPW"), Fire Department ("Fire"), Parks & Recreation ("Parks & Rec"), and Public Health. Issues discussed included those raised at the July 7, 2009 public hearing which dealt with CSD consistency such as hillside protection, development standards and proposed easements requested by the ATC.

On July 23, 2009, staff met with members of the ATC to discuss the project's consistency with the Acton CSD and issues raised at the July 7, 2009 public hearing. Staff explained to the ATC that the hillside protection and development standards would be addressed during the grading and building permit issuance stage and did not necessarily apply at tentative map stage. The ATC was looking for assurance that these will be enforced by the County. At the meeting's conclusion, all parties were satisfied that the proposed easements could be depicted on the final map.

Staff and the applicant's engineer discussed the proposed changes to PM 061971 that are being requested by ATC and the applicant's engineer stated that he would be requesting a continuance to revise the tentative map. Staff concurs with the applicant's request for a continuance to October 20, 2009 to allow time for the applicant's engineer to revise the tentative map to depict the requested road, slopes, drainage and equestrian and hiking trail easements, and to submit the revised tentative map for

VESTING TENTATIVE TRACT MAP NO. 067377-(2)
LOCAL PLAN AMENDMENT CASE NO. 2006-00006-(2)
ZONE CHANGE CASE NO. 2006-00007-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00158-(2)
August 18, 2009 RPC Cover Letter

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distribution and review, and approval by the Los Angeles County Subdivision Committee. Updated conditions will be available for the continued public hearing.

Suggested Motion: "I move that the Hearing Officer continue the public hearing for Vesting Tentative Parcel Map No. 061971, to October 20, 2009 to allow time for the applicant to revise the tentative map and submit to Subdivision Committee for review and approval."

SMT:REC
8/13/09

Attachments:

Applicant's continuance letter dated August 13, 2009
DPW e-mail to applicant's engineer dated August 3, 2009
DRP e-mail to applicant's engineer dated August 6, 2009

Land Tech Engineering

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

August 13, 2009

County of Los Angeles Regional Planning
320 W. Temple St.
Los Angeles, CA. 90012

RE: Tentative Parcel Map 61971
Request for Continuance

W.O. 529-P05

Dear Regional Planning Commission,

We do hereby request a continuance until *Oct 20*, 2009 regarding the above referenced case to work out with staff the details on the division of the property within this project.

Please feel free to contact us with any questions.

Sincerely,

LAND TECH ENGINEERING



LAURENCE TUMA III, P.E.

Cordova, Ramon

From: Ibrahim, Amir [AIBRAHIM@dpw.lacounty.gov]
Sent: Monday, August 03, 2009 2:14 PM
To: Cordova, Ramon; Larry Tuma
Cc: Burger, Steve; Narag, Andy; Wong, Henry; Tae, Susan
Subject: RE: PM 061971

Larry,

That gives you until tomorrow to bring me the exhibit, otherwise a continuance is the only other alternative.

From: Cordova, Ramon [mailto:rcordova@planning.lacounty.gov]
Sent: Monday, August 03, 2009 2:13 PM
To: Ibrahim, Amir; Larry Tuma
Cc: Burger, Steve; Narag, Andy; Wong, Henry; Tae, Susan
Subject: RE: PM 061971

Gentlemen,

This project is scheduled to return before the Hearing Officer on August 18th. In order to meet our distribution deadline of the update Hearing officer staff report and request approval for PM 061971 from the Hearing Officer, I would need all holds released and any updated conditions sent to me by August 5th. If we cannot meet this deadline I will request a continuance to the next available Hearing Officer date which is September 1, 2009. Thank you for your cooperation.

Ramon E. Cordova
Senior Regional Planning Assistant
Land Divisions Section
Los Angeles County
Department of Regional Planning
Phone: (213) 974-6433
Fax: (213) 626-0434
E-mail: rcordova@planning.lacounty.gov

From: Ibrahim, Amir [mailto:AIBRAHIM@dpw.lacounty.gov]
Sent: Monday, August 03, 2009 1:55 PM
To: Ibrahim, Amir; Larry Tuma; Cordova, Ramon
Cc: Burger, Steve; Narag, Andy; Wong, Henry
Subject: RE: PM 061971

Hi Larry,

I still have not received any exhibits showing the how much road, equestrian, drainage, and slope easements you will need, so we can condition the map adequately. As discussed, since there is a flood hazard area that was not depicted on your tentative map, this exhibit is required for us to remove the drainage hold.

From: Ibrahim, Amir
Sent: Thursday, July 23, 2009 4:18 PM
To: 'Larry Tuma'
Cc: Burger, Steve; Narag, Andy
Subject: PM 061971

Hi Larry,

As discussed, I need an exhibit showing the following limits:

Private and Future R/W for Jones, an additional 12' trail easement (outside the road r/w), and adequate slope and drainage easements. Once we are fine with the widths, we will condition your map accordingly.

*Amir S. Ibrahim, P.E.
Senior Civil Engineer
Land Development Division
(626) 458-4921*

Please take a moment to let us know how we are doing by going to the link below:

<http://dpw.lacounty.gov/go/lddsurvey>

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Cordova, Ramon

From: Cordova, Ramon
Sent: Thursday, August 06, 2009 9:12 AM
To: Larry Tuma
Subject: PM 061971

Larry,

When you get a chance send me a request for continuation of public hearing letter. I will include this letter in the Hearing Officer continuation package for August 6, 2009. As agreed, I will continue the public hearing to October 20, 2009.

Ramon E. Cordova
Senior Regional Planning Assistant
Land Divisions Section
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Department of Regional Planning
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