



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 23, 2012

TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Leonard Erlanger 
Supervising Planner, Land Division Research Section

**SUBJECT: APPEAL OF DIRECTOR'S DENIAL OF REQUEST FOR LOT LINE
ADJUSTMENT (RLLA 201000002)
PROJECT NUMER R2010-00176-(5)
CASE RLLA 201000002
RPC MEETING DATE: March 7, 2012
AGENDA ITEM: 8**

Summary

This appeal of the Director's denial of subject lot line adjustment case RLLA 201000002 was originally heard by your Commission at your meeting of May 19, 2010. At that time you considered the applicant's appeal of the Director's denial of the four-lot lot line adjustment for inactivity and failure to submit the required information to allow for processing of the application. Your Commission then continued the item off calendar to provide the applicant time to work with Department of Regional Planning ("Regional Planning") staff to resolve the outstanding issues related to the lot line adjustment. During the continuance, the applicant worked with staff to revise the lot line adjustment such that the additional materials that were not submitted in connection with the original design were no longer required. At this time, staff believes that the applicant has submitted sufficient information to allow for staff to process the lot line adjustment request as revised. Therefore, staff recommends that your Commission grant the applicant's appeal, overturn the Director's denial, and direct staff to process the revised lot line adjustment in accordance with all applicable requirements and procedures.

Project Location/Planning and Zoning Designations

The proposed subject property is located approximately 650 feet southeast of the intersection of Sierra Highway and Sand Canyon Road, in the Canyon Country community of the Sand Canyon Zoned District. The property is located in the Santa Clarita Valley Areawide Plan ("Areawide Plan") area and is designated as Hillside Management under the Areawide Plan. The subject property is zoned A-2-1 and

adjoins an area with urban land use designations and/or urban levels of development immediately to the northwest. Similar designations and development lie approximately 1/8 miles to the north, west and southwest; however the subject property itself exhibits steep slopes when compared with these properties. (Please refer to attached Assessor's, Areawide Plan, Zoning Designation, and Surrounding Development Maps.) The four parcels that are the subject of the lot line adjustment application are part of a total of eight parcels owned by the applicant that are bounded by Sand Canyon Road on the east and Sierra Highway on the west.

Previous History of Case

On February 10, 2010, the applicant submitted his original application for a Director's Review for a lot line adjustment, case RLLA 201000002. The application proposed the adjustment of lot lines between four lots, all of which were existing legal lots pursuant to previously approved underlying certificates of compliance. The four existing lots front on Sand Canyon Road on the east, and are located immediately east of four other parcels owned by the applicant, which front on Sierra Highway on the west. The related assessor's parcel numbers were 3231-010-016, 017, 018 and 019. (Please refer to attached Assessor's Map Book Page).

While the four parcels subject to the proposed lot line adjustment do front on Sand Canyon Road, they take actual physical access from Sierra Highway to the west via a previously graded driveway/easement alignment from Sierra Highway that extends easterly to the subject lots. The grading has already been undertaken for the entire driveway alignment, and two building pads on the applicant's properties, one of which pad is located on the northerly parcel subject to the applicant's new lot line adjustment proposal described below.

On February 16, 2010, staff notified the applicant in writing that, because his subject lot line adjustment involved the movement of two or more property lines between three or more contiguous parcels, and the property at issue exhibited slopes exceeding 25 percent, the project was therefore subject to the Hillside Management provisions of the Zoning Ordinance. Therefore staff required the submittal of a slope density map and related non-urban hillside management low and high density threshold computations. Soon thereafter, the applicant stated in writing that he refused to submit the required materials and information, upon which staff denied the project for insufficient filing, and mailed the applicant a formal denial of application letter on April 21, 2010. The applicant then submitted an appeal request to your Commission's secretary and the matter was scheduled for a public meeting before your Commission for May 19, 2010.

At your meeting of May 19, 2010, the applicant contended that he should not have to comply with the hillside management provisions of the County Zoning Ordinance (Title 22 of the County Code), because he already had underlying legal lots. The applicant ultimately requested, and the Commission granted him, a continuance off calendar to

discuss the issue further with staff and County Counsel.

On January 30, 2012, the applicant formally withdrew his previous four-lot proposal and submitted a revised lot line adjustment request proposing to reduce the number of property lines to be adjusted to one property line between two contiguous lots. Given that the hillside management provisions of Subsection 22.56.215(A)(1) of the Zoning Ordinance do not apply to lot line adjustments that move only one property line between two parcels, staff determined that the previously required materials would not be necessary for the processing of the applicant's new revised proposal.

Analysis and Staff Recommendation

As cited above, the originally proposed four-lot lot line adjustment triggered staff's request for additional hillside management-related materials, including a slope/density map and rural hillside management low and high density threshold computations, which the applicant refused to provide. Therefore, the Director denied the project for failure to provide the necessary information to process the case.

Thereafter, the applicant appealed the denial to your Commission. At your meeting on the appeal, your Commission was asked to consider whether the applicant should be given more time to submit the required information to allow staff to properly process the application. Based on the proposed revisions to a two-lot lot line adjustment on contiguous parcels 3231-010-016 and -017 only, staff now believes that the applicant has submitted sufficient information to allow for continued processing of the lot line adjustment request. Therefore, staff is recommending that your Commission grant the applicant's appeal, thereby reversing the Director's decision to deny for inactivity and insufficient filing, and direct staff to continue processing the application as revised in accordance with all acceptable requirements and procedures.

(Please refer to the newly submitted revised lot line adjustment map.)

Staff will be present at your meeting of March 7, 2012, and will be available to answer any questions, and to hear your comments and any determination you may make.

SUGGESTED MOTION

"I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC MEETING, GRANT THE APPLICANT'S APPEAL, THEREBY REVERSING THE DIRECTOR'S DECISION TO DENY LOT LINE ADJUSTMENT CASE RLLA 201000002 FOR INACTIVITY AND INSUFFICIENT FILING, AND DIRECT STAFF TO CONTINUE PROCESSING THE APPLICATION AS REVISED, SUBJECT TO THE ATTACHED FINDINGS."

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

PROJECT NUMBER R2010-00176

APPEAL OF DIRECTOR'S DENIAL OF RLLA 201000002 (LOT LINE ADJUSTMENT)

REQUEST AND BACKGROUND

The applicant is appealing the denial by the Director of the Department of Regional Planning ("Regional Planning") of RLLA 201000002, a proposal for a four-lot lot line adjustment. Given that the subject properties exhibited slopes in excess of 25 percent, pursuant to the requirements of Subsection 22.56.215(A)(1) of the County Zoning Ordinance, the Director requested a rural hillside management slope density map and related low and high density hillside management computations in connection with the proposal. The applicant refused to submit the required materials, hence and therefore, the Director's denial of the application. After the Regional Planning Commission heard the applicant's appeal of the Director's denial on May 19, 2010, the Commission continued the matter off calendar. Subsequently, the applicant withdrew his request for a four-lot lot line adjustment and submitted a revised proposal for a two-lot lot line adjustment, which does not trigger the need for the previously requested materials pursuant to the Hillside Management provisions of the Los Angeles County Zoning Ordinance.

REGIONAL PLANNING COMMISSION MEETING DATE: March 7, 2012 (continued from the April 19, 2010 Commission meeting)

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

FINDINGS

1. On February 10, 2010, the applicant submitted his original Director's Review application for a lot line adjustment between four legal lots with parcel numbers 3231-010-016, 017, 018 and 019, on subject property totaling approximately 13.85 acres.
2. The applicant's stated reason for the lot line adjustment application was to adjust lot boundaries between the four lots to accommodate the properties' current access, and their topographic limitations.
3. The Director's Review application is required to adjust lot lines among existing legal lots pursuant to Section 22.56.1760 of the Los Angeles County Zoning Ordinance (Title 22 of the County Code), which also authorizes appeals of the Director's decision to the Regional Planning Commission.
4. The subject property is located on Sand Canyon Road approximately 650 feet southeast of the intersection of Sand Canyon Road and Sierra Highway in the Canyon Country community of the Sand Canyon Zoned District.
5. The Santa Clarita Valley Areawide Plan Land Use Policy Map designates the subject property HM (Hillside Management). The property is not located within a community standards district.

6. The property is zoned A-2-1 (Heavy Agriculture, one acre minimum lot size). Pursuant to Section 22.56.1760 of the Zoning Ordinance, the lot line adjustment is permitted in this zone.
7. The property subject to the four-lot lot line adjustment exhibited significant slopes in excess of 25 percent.
8. Subsection 22.56.215(A)(1) of the County Zoning Ordinance (Title 22 of the County Code) provides that lot line adjustments proposing the movement of more than one lot line between more than two contiguous lots comply with the hillside management provisions of the Ordinance, including the submittal of a slope density map and hillside management low and high density threshold computations.
9. On February 16, 2010, staff notified the applicant that he must submit the cited rural hillside management slope map and computations, and soon thereafter, the applicant stated in writing that he refused to submit the required materials, upon which staff sent him a formal letter denying his application on April 21, 2010, for inactivity and non-submittal of required materials.
10. The applicant then submitted an appeal of the Director's denial and the matter was heard by the Regional Planning Commission on May 19, 2010.
11. At the Commission's meeting, the applicant initially contended that the Zoning Ordinance's hillside management requirements were not applicable to his lot line adjustment application; however ultimately, he requested more time to respond to staff's request for additional materials, and the Commission granted the applicant's request, continuing the case off calendar.
12. On January 30, 2012, the applicant formally withdrew his proposal for a four-lot lot line adjustment and submitted a revised proposal adjusting only one lot line between two contiguous lots with parcel numbers 3231-010-016 and 017, on property totaling approximately 5.35 acres.
13. The applicant's new two-lot lot line adjustment proposal is exempt from the hillside management provisions of County Zoning Ordinance; therefore staff no longer needs the previously requested materials to process the case. Accordingly, the applicant has now submitted sufficient materials in connection with the revised lot line adjustment application to allow continued processing of his application. Thus, staff recommends that the Commission grant the

applicant's appeal of the Director's denial of his application for inactivity and non-submittal of required materials, reverse said Director's denial and direct staff to move forward on the processing of the applicant's new two-lot lot line adjustment proposal.

BASED ON THE FOREGOING, PURSUANT TO SECTIONS 22.56.1690 AND 22.56.1760 OF THE LOS ANGELES COUNTY ZONING ORDINANCE (TITLE 22 OF THE COUNTY CODE), THE COMMISSION CONCLUDES AS FOLLOWS:

The new information submitted by the applicant substantiates the required findings for granting the applicant's appeal and reversing the Director's decision to deny the original Director's Review for a lot line adjustment.

REGIONAL PLANNING COMMISSION'S ACTION:

1. In view of the findings of fact presented above, the Commission hereby grants the applicant's appeal of the Director of Regional Planning's Denial of Lot Line Adjustment Case No. RLLA 201000002 (Project R2010-00176), hereby reverses said Director's denial, and directs staff to continue with the processing of the applicant's newly revised two-lot lot line adjustment proposal in accordance with all applicable County regulations and requirements. Said appeal is hereby **APPROVED**.

C: Curt Pedersen, David W. Louie, Esther L. Valadez, Harold V. Helsley, Pat Modugno, Building and Safety

VOTE

Concurring:

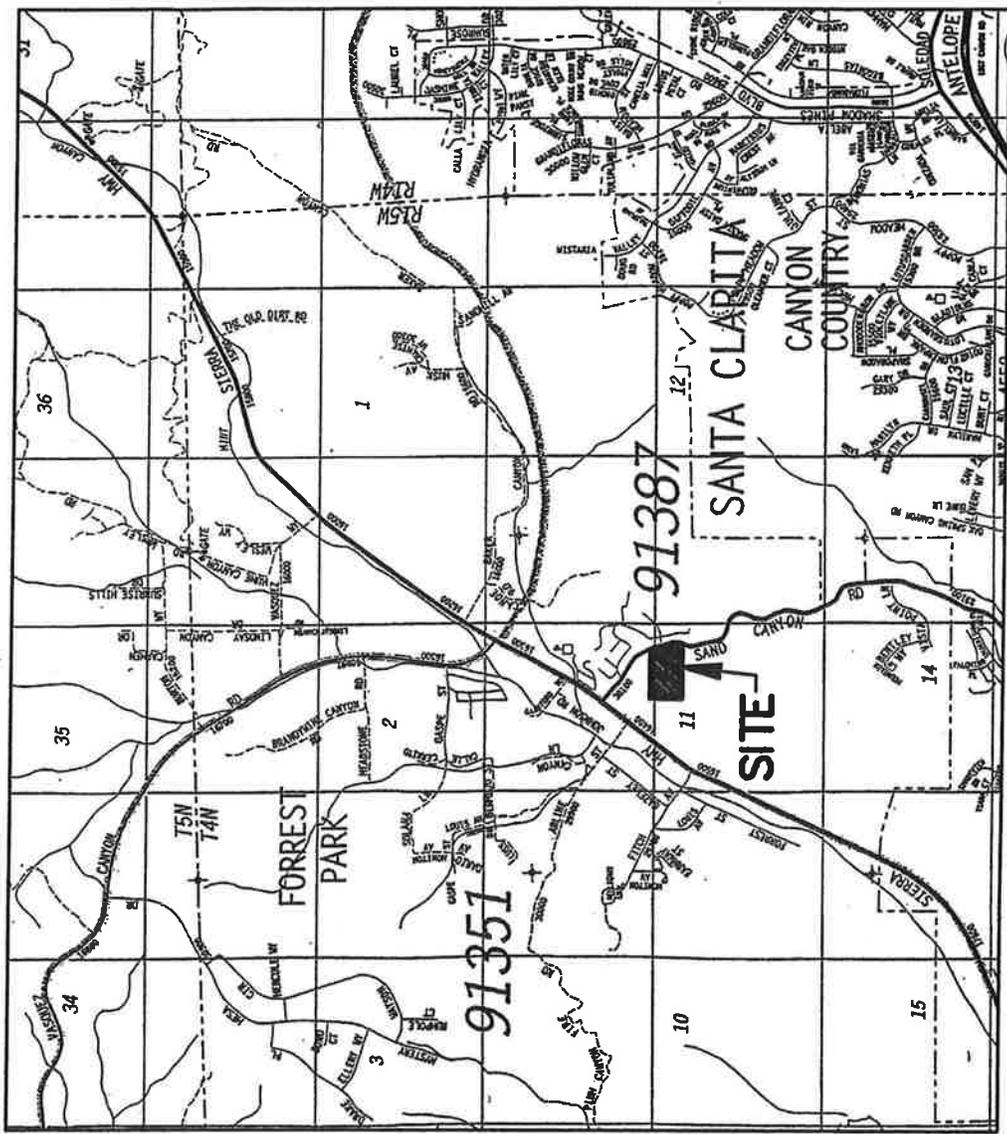
Dissenting:

Abstaining:

Absent:

Action Date:

LE

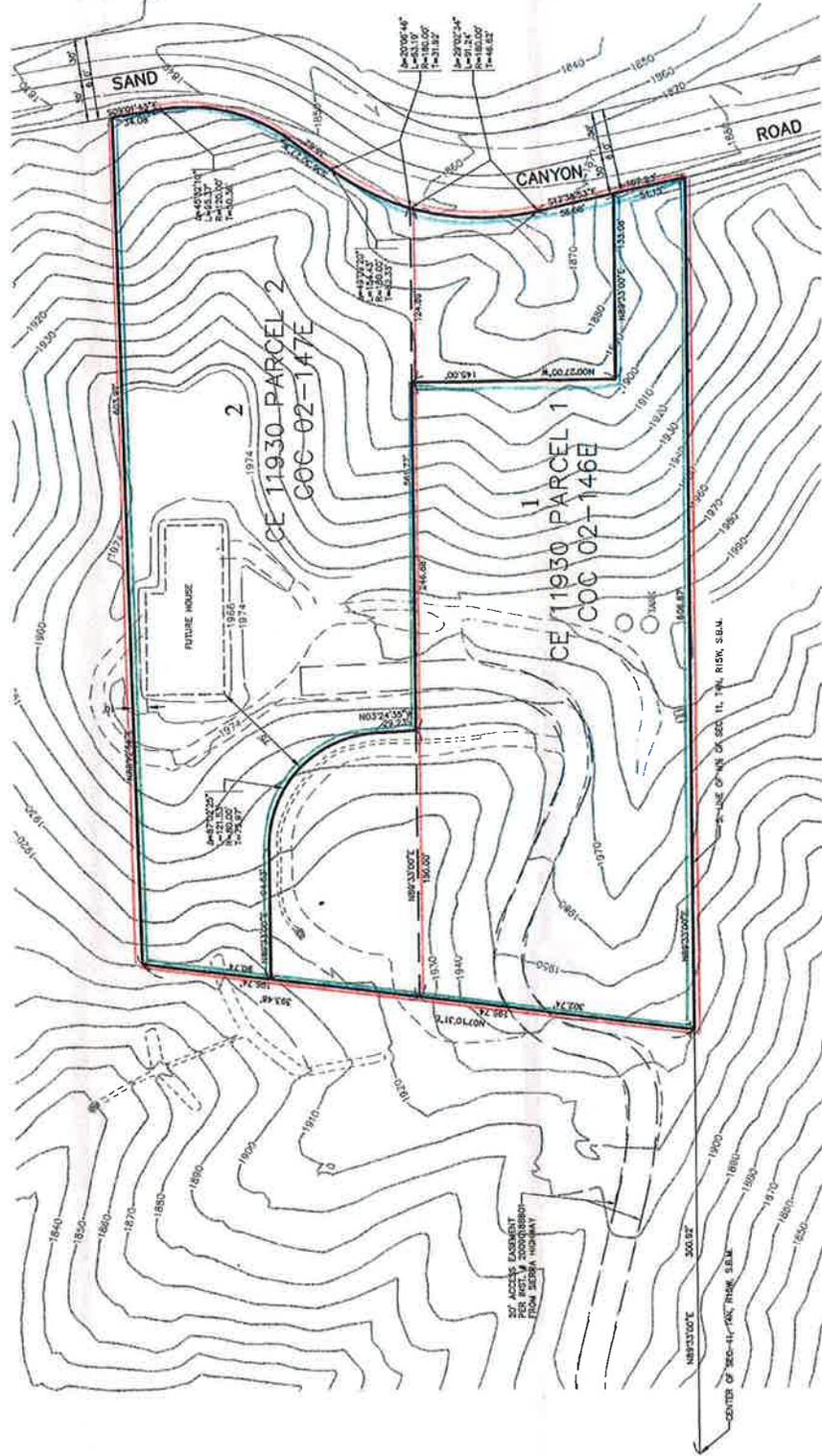


VICINITY MAP

NO SCALE

RLLA 201000002

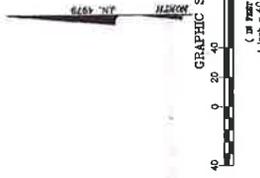
NEW PROPOSAL



VICINITY MAP
NO SCALE

LOT	ORIGINAL AREA	PROPOSED AREA
LOT 1	112,381.67 SF 2,579.8 AC	112,381.67 SF 2,579.8 AC
LOT 2	120,657.03 SF 2,789.9 AC	120,657.03 SF 2,789.9 AC

- NOTES:
1. THERE ARE NO OAK TREES ON ANY OF THE PROPERTIES.
 2. PRESENT AND PROPOSED ZONING = A-2-1.
 3. THERE ARE NO STRUCTURES ON ANY OF THE PROPERTIES.
 4. THERE ARE NO FIRE HYDRANTS WITHIN 500 FEET OF ANY OF THE PROPERTIES.



ANDEL ENGINEERING COMPANY
2305 SAN FRANCISCO AVE., SUITE 100
SAN FRANCISCO, CA 94133
TEL: (415) 774-1100
FAX: (415) 774-1101

**TENTATIVE LOT LINE ADJUSTMENT
MAP NUMBER**

CLIENT: CHRIS BALL
18612 SIERRA HIGHWAY
CANYON COUNTRY, CA 91351 (661) 254-3327

DRAWN BY: M.F.E.
CHECKED BY: M.F.E.
SCALE: 1" = 40'
DATE: JAN. 1979

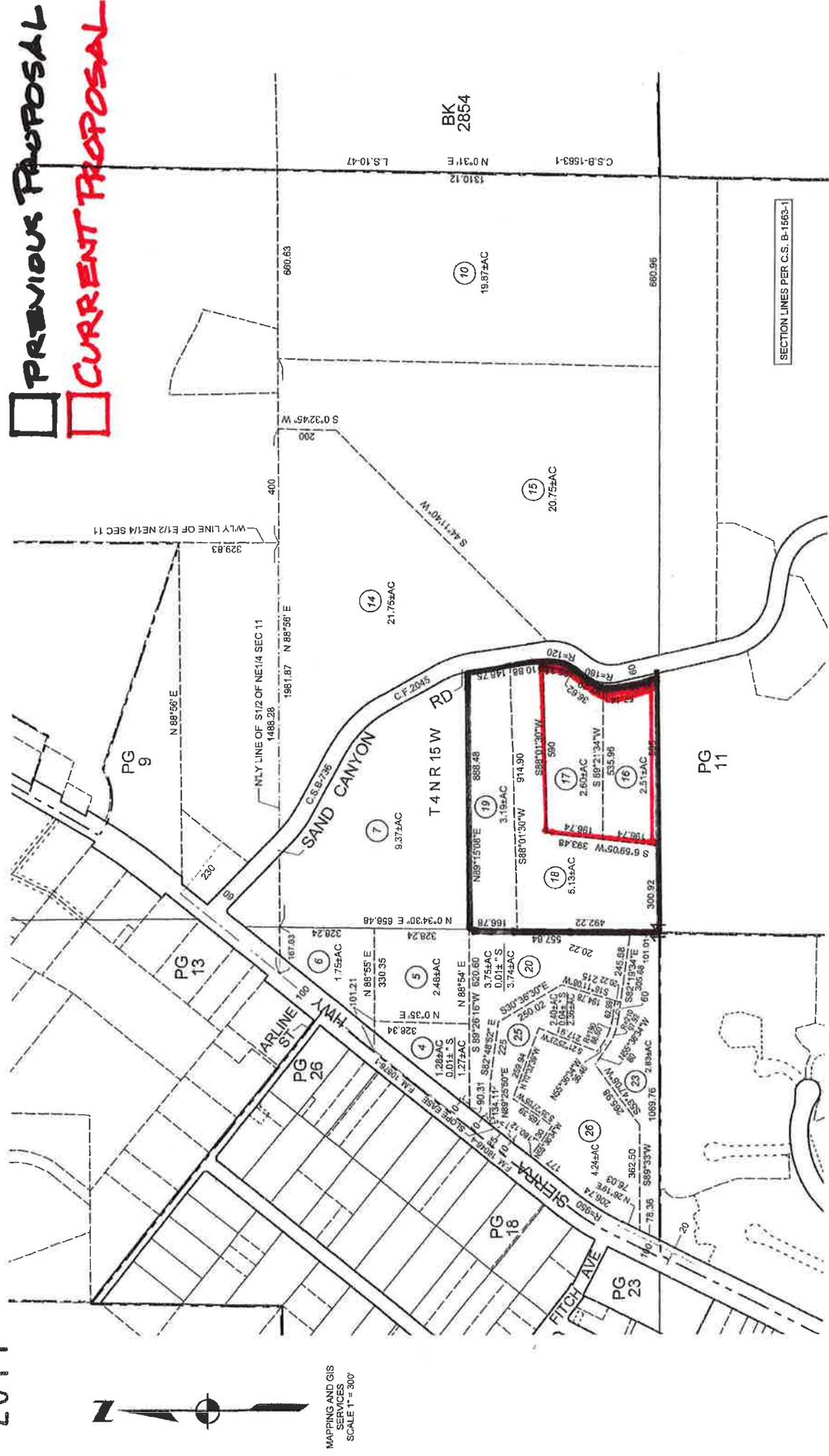
DON READ
CORPORATION
10000 DONALD DRIVE
SAN FRANCISCO, CA 94134
TEL: (415) 774-1100
FAX: (415) 774-1101

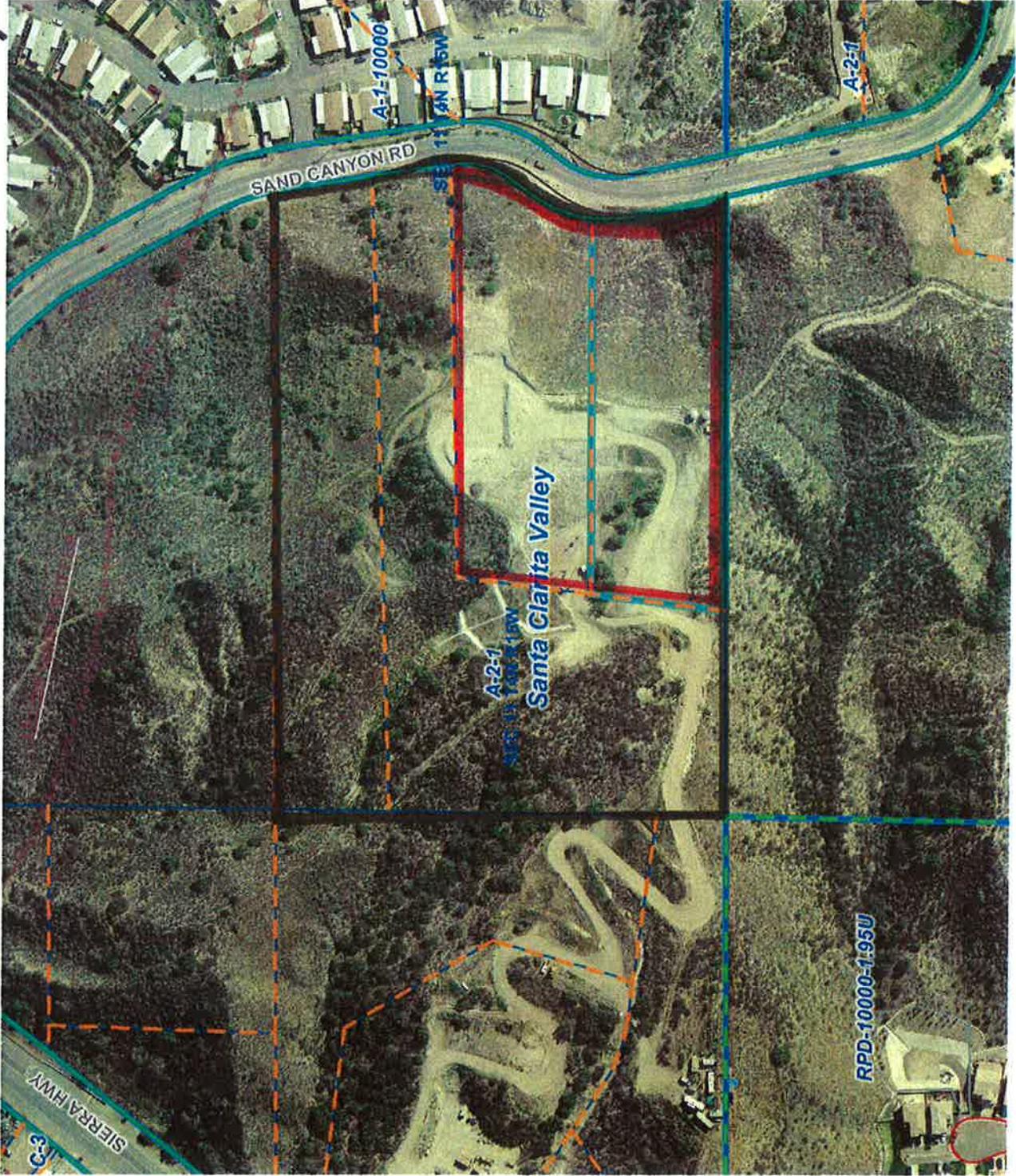
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ASSESSOR'S PARCELS

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2011





- Legend**
- Parcel Boundary
 - Right-of-Way
 - Lot Line
 - Cut/Over Line
 - Easement
 - Ownership Hook
 - Freeway
 - Barback District Subdivisions
 - Proposed Line
 - Vacated Street Right-of-Way
 - Master Plan of Highways
 - Expressway - (O)
 - Interchange
 - Ltd. Secondary Highway - (O)
 - Parway - (O)
 - Major Highway - (O)
 - Secondary Highway - (O)
 - Highway - (O)
 - Old Map Boundary
 - Township/Range Grid
 - Wall Sheet Grid
 - Zoning Under App Grid
 - The Thomas Guide Grid
 - CSD Area Specific Boundary
 - National Forest
- Zoning (Boundary)**
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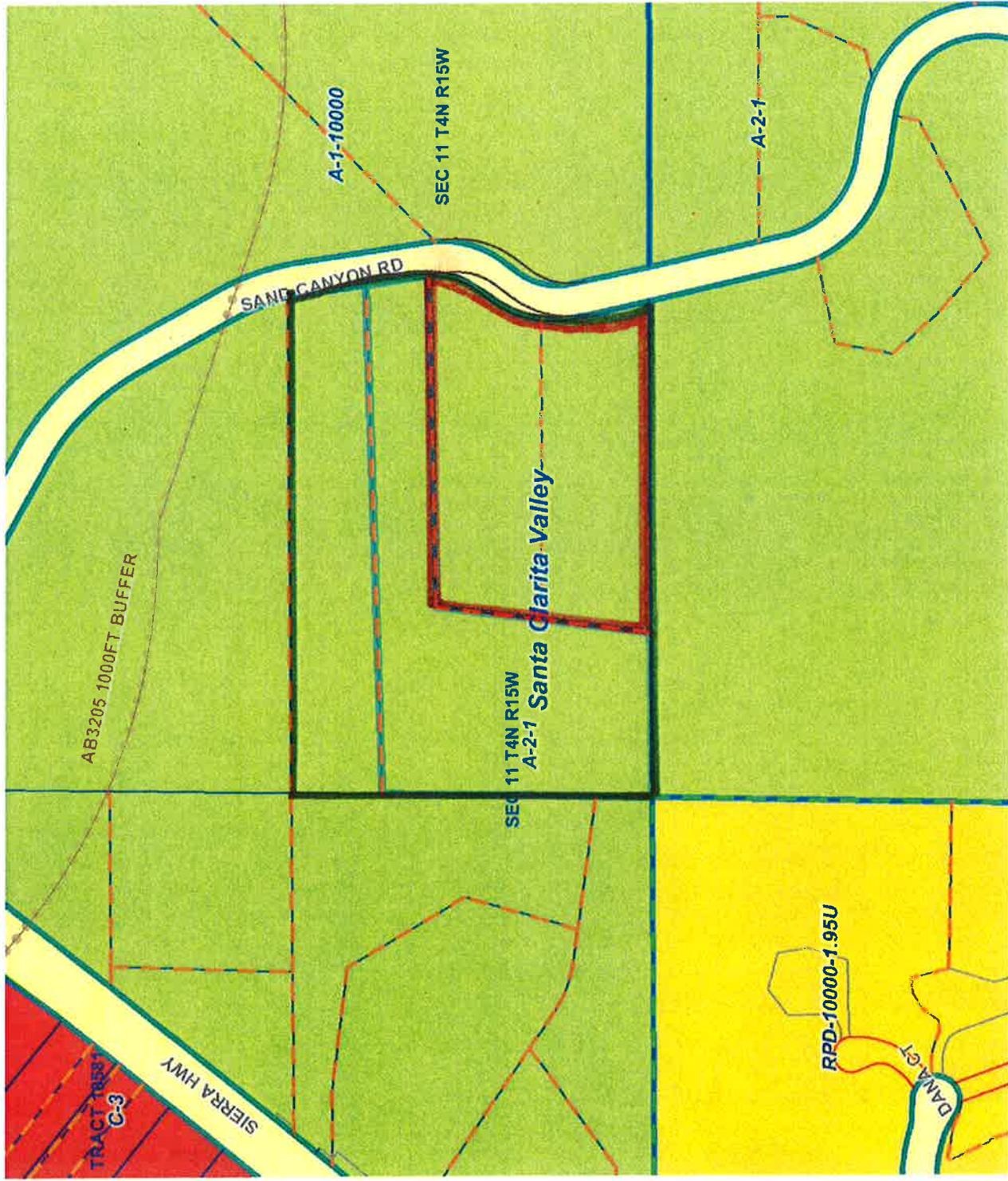
PREVIOUS PROPOSAL

CURRENT PROPOSAL

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.



Output from Z-NET ZONING



- Legend**
- Parcel Boundary
 - Subdivided
 - Lot Line
 - Cut/Dead Line
 - Reservement
 - Ownership Hook
 - Freeway
 - Setback District Setbacks
 - Utility Line
 - Private Street Sideline
 - Vacate Street Sideline
 - Master Plan of Highways
 - Expressway - (E)
 - Highway - (H)
 - Ltd. Secondary Highway - (L)
 - Perfway - (P)
 - Major Highway - (M)
 - Minor Highway - (m)
 - Secondary Highway - (S)
 - Secondary Highway - (D)
 - Old Map Boundary
 - Township/Range Grid
 - Wall Sheet Grid
 - Zoning Map Sheet Grid
 - The Thomas Guide Grid
 - CSD Area Specific Boundary
 - National Forest
- Zoning (Boundary)**
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PREVIOUS PROPOSAL

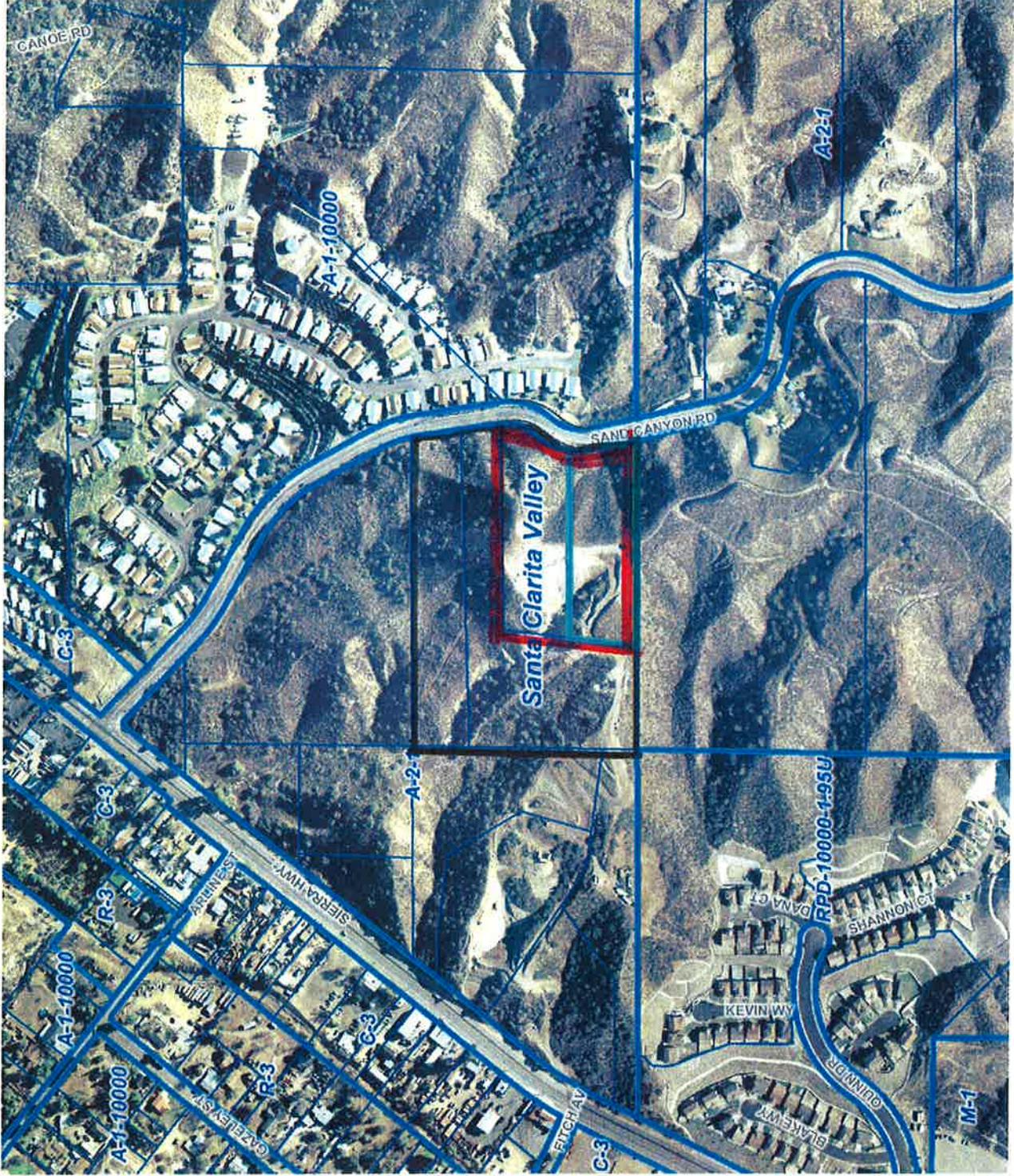
CURRENT PROPOSAL

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Output from Z-NET SURROUNDING LAND USE

ZNET
department of regional planning



- Legend**
- Parcel Boundary
 - Right-of-Way
 - Li/Li/UB
 - Cut/Dead Line
 - Easement
 - Ownership Hook
 - Freeway
 - Setback District Setbacks
 - Corridor Lines Saddle
 - Vacant Street
 - Vacant Street Sliding
 - Master Plan of Highways
 - Expressway - (C)
 - Expressway - (P)
 - LL4 Secondary Highway - (C)
 - LL4 Secondary Highway - (P)
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 - Paradey - (P)
 - Major Highway - (C)
 - Major Highway - (P)
 - Secondary Highway - (C)
 - Secondary Highway - (P)
 - Other (to be proposed)
 - Wall Sheet Grid
 - Zoning Index Map Grid
 - The Thomas Guide Grid
 - CSD Area Specific Boundary
 - National Forest

- Zoning**
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PREVIOUS PROPOSAL

CURRENT PROPOSAL

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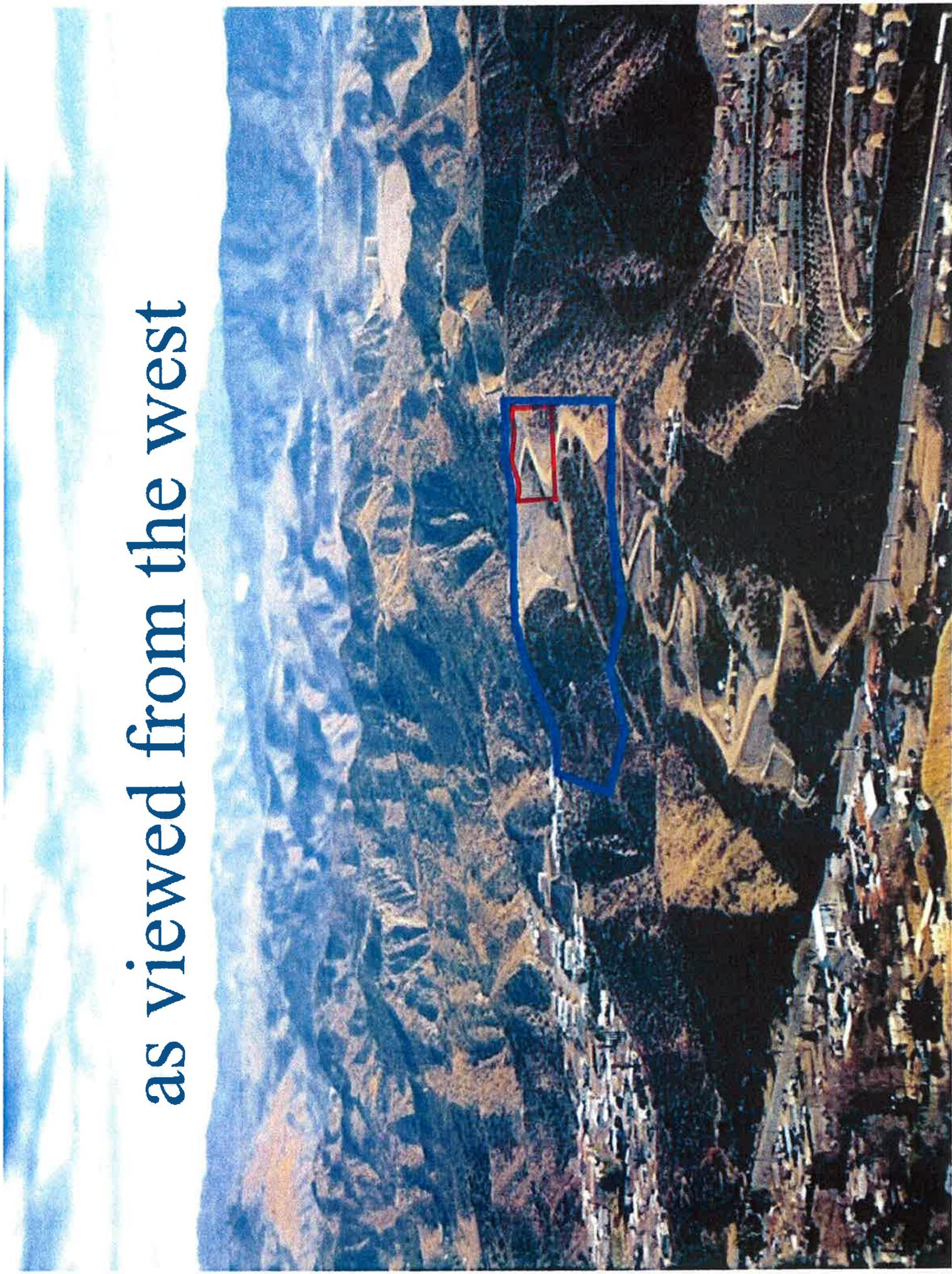


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as viewed from the west





Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213)
PROJECT NUMBER

PUBLIC MEETING DATE 5/19/10	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT James C. and Kristine K. Ball	OWNER James C. and Kristine K. Ball	REPRESENTATIVE Andel Engineering Company
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PROJECT DESCRIPTION Lot Line Adjustment between four lots on a total of approx. 13.85 acres. Proposed lots of 2.6, 4.5, 3.3 and 3.5 acres.

REQUIRED ENTITLEMENTS
 Director's Review and Approval of Lot Line Adjustment

LOCATION/ADDRESS
 Sand Canyon Road, approx. 650 feet south of intersection of Sand Canyon Road and Sierra Highway

SITE DESCRIPTION The site is hillside with significant proportion of acreage with slopes of 25 to 50 percent and 50 percent and over. Slopes rising from the easterly end of the property to the middle, and then falling on the westerly end of the property to Sand Canyon Road. The length of the proposed lots runs east to west, and the widths from north to south. Access is taken from the west from Sierra Highway and across other properties the applicant owns to the west. One housing pad is shown for Lot 2. The site has been graded for access and the cited pad, significant grading occurring in areas over 25 percent in slope.

ACCESS Via paved driveway from Sierra Hwy to the west.	ZONED DISTRICT Sand Canyon
ASSESSORS PARCEL NUMBER 3231-010-016, 017, 018, and 019	COMMUNITY Canyon Country
SIZE Acres Approx. 13.85	COMMUNITY STANDARDS DISTRICT N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant (Graded housing pad and related access.	A-2-1
North	Vacant	A-2-1
East	Vacant	A-1-10,000
South	Vacant	A-2-1
West	Vacant	A-2-1

GENERAL PLAN/COMMUNITY PLAN Santa Clarita Valley Areawide Plan	LAND USE DESIGNATION HM (Hillside Management)	MAXIMUM DENSITY Depends upon slope and slope analysis
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ENVIRONMENTAL DETERMINATION Categorically Exempt per Class 5 (Minor Alternations in Land Use Limitations)

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

STAFF ANALYSIS
PROJECT NUMBER R2010-00176
APPEAL OF DIRECTOR'S DENIAL OF RLLA 201000002

PROJECT DESCRIPTION

The applicant has applied for a lot line adjustment, proposing to adjust lot lines between four existing legal lots with assessor's parcel numbers of 3231-010-016, 017, 018 and 019 (see attached assessors map book page). The existing Lots 1 through 4 are of approximately 2.5, 2.8, 5.2 and 3.3 acres in size. The applicant is proposing new lot acreages of 2.6, 4.5, 3.2 and 3.5 acres in size, respectively. The total acreage subject to the proposed lot line adjustment is approximately 13.85 acres. The reason stated for the proposed lot line adjustment request is to accommodate the creation of usable housing pads on each of the four proposed lots.

DESCRIPTION OF THE MATTER CURRENTLY PENDING BEFORE THE COMMISSION

Pursuant to subsection 22.56.1680.G (Application for Review—Information and Documents required), and subsections 22.56.215.A.1, A.2, D.1.b.ii, and E (Hillside Management and Significant Ecological Areas—Additional Regulations—Permit Required, A Conditional Use Permit is Required in Hillside Management Areas When, Additional Contents of Application, and Calculation of Thresholds in Nonurban Hillside Management Areas) of the Zoning Ordinance, the Department requires a slope density map and related low and high density threshold hillside management computations, where slopes in excess of 25 percent are exhibited on property that is subject of an application to adjust lot lines between three or more parcels. The slope density map and calculations are used by staff to determine whether or not the proposed project should be subject to a hillside management conditional use permit, and whether or not any type of exemption from a potential conditional use permit requirement might apply.

At the time of the applicant's filing of the subject lot line adjustment application on February 10, 2010, Department staff informed the applicant that he must submit additional materials, specifically, the cited slope density map. The Department mailed a second request for the slope density map to the applicant on February 16, 2010. On February 18, 2010, the Department received a letter from the applicant which stated that he would not be submitting the required slope density map and calculations, and that he requests denial of his lot line adjustment application so that he could appeal the denial to the Regional Planning Commission (see attached Letter from Applicant dated February 15, 2010).

The Department subsequently mailed the applicant a final 30-day notice for submission of the materials on March 15, 2010. At the end of the cited 30-day final notice period, the applicant had not submitted the requested materials, causing this Department to deny the lot line adjustment case because the Department lacked the necessary information to process the application and therefore was unable to make findings for approval of a director's review application required by Section 22.56.1690 (Determination—Principles and Standards for Consideration). Additionally, in the

absence of the requested materials, staff could not make findings for approval of a lot line adjustment application required in Section 22.56.1756 (Lot Line Adjustments). For these reasons, a related denial letter and findings were mailed to the applicant on April 20, 2010.

At issue before your Commission is whether the Director's denial for non-submittal of required materials should be upheld, or in the alternative, whether the applicant should be given more time to submit the required materials to staff. Related alternative suggested motions are included for your convenience at the end of this report. Given that the subject application is for a Director's review, the Commission's action to deny the application would be a final action, not appealable to the Board of Supervisors.

LOCATION

The subject property is located approximately 850 feet south of the intersection of Sand Canyon Road and Sierra Highway in the Sand Canyon Zoned District in the Santa Clarita Valley. The property is not located within any Community Standards District. The property is actually bounded by Sand Canyon Road to the east. Adjoining the subject property immediately to the west is additional cited property, four additional legal lots, owned by the applicant, which is in turn bounded on the west by Sierra Highway.

SITE PLAN DESCRIPTION

The submitted lot line adjustment site plan depicts both the current configuration of the cited four lots and the proposed configurations (see attached Lot Line Adjustment Site Plan). In their current configurations the width of the four adjoining lots run south to north (labeled from Lot 1 to Lot 4 from south to north), with their length running east to west, bounded by Sand Canyon Road on the east. Three of the existing lots are in a rectangular configuration and Lot 3 is in a T configuration.

Each of the proposed lot configurations would transfer significant amounts of land to adjoining lots with the aim of providing an appropriate housing pad area on each lot; however, the site plan depicts only one proposed residence and related grading on a significantly expanded Lot 2. The new lot configurations would be irregular in shape, and the Sand Canyon frontage for Lot 3 would be changed from its current frontage in the middle of the subject property, to frontage on the southern end of the subject property.

Although the four proposed lots all front on Sand Canyon Road to the east, the existing physical access to three of the subject lots is achieved via an already graded driveway generally corresponding with access easements that extend from the cited parcels to west with assessor's parcel numbers 3231-010-020, 021, 022 and 023 (see attached assessor's map and orthographic overhead view for adjoining property to the west), and which front on Sierra Highway. Once the driveway reaches the subject property, it progresses easterly to provide access to potential housing pads on proposed Lots 3 and 1, and then progresses northerly to an already graded housing pad that would be entirely located on proposed Lot 2. Neither grading nor access easement are depicted

on the lot line adjustment site plan for Lot 4. The applicant has undertaken the cited access and housing pad grading pursuant to grading plans approved by the Department of Public Works in 2004 and early 2010.

Based on a review of the applicant's lot line adjustment site plan, topographic maps of the subject property, and an "as-built" grading plan approved by the Department of Public Works in early 2010, staff has determined that significant areas of the subject property exhibit slopes between 25 and 49.99 percent, and over 50 percent. The portions of the proposed lots adjoining Sand Canyon Road are particularly steep to the degree that they preclude access to appropriate building sites from Sand Canyon Road. Accordingly, the applicant has undertaken significant grading in areas of over 25 percent and in areas over 50 percent slope in order to provide the cited access, both on- and off-site, and has undertaken significant grading in areas of over 25 percent slope to provide the existing housing pad on proposed Lot 2. Additionally, the applicant has not depicted all existing on-site grading on the lot line adjustment map, as required.

ENVIRONMENTAL DETERMINATION

This project was determined to be categorically exempt (Class 5, Minor Alterations in Land Use Limitations) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to Sections 22.56.1690 (Determination—Principles and standards for consideration) and 22.56.1756 (Lot Line Adjustments) of the Los Angeles County Zoning Ordinance (Title 22 of the Los Angeles County Code), a lot line adjustment application does not require notification to the public or a public hearing. The Director's decision on a lot line adjustment may be appealed to the Regional Planning Commission pursuant to section 22.56.1750. Required notice was provided to the applicant. While the Department does provide courtesy notice to any interested parties, staff did not receive any other indications of interest in this application or this proceeding before the Regional Planning Commission, and no such notices were sent.

PREVIOUS CASES/ZONING HISTORY

Grading plans have been approved for the combined grading of the four lots subject to this lot line adjustment request, and the four lots under the applicant's ownership located immediately west of those lots. The original approved grading plan for all eight lots was approved on April 21, 2004.

The grading plan authorized the grading of two pads, one on what is proposed as Lot 2 of the lot line adjustment request, and one on one of the cited lots to the west of the subject property, which is not immediately adjoining the subject property itself. The remainder of the originally approved grading was for physical access generally coincident with recorded access easements, running from Sierra Highway to the west, easterly across the applicant's westerly properties and then across the properties subject to this lot line adjustment, providing access to Lots 1, 2 and 3 as described

earlier in this report. The approved grading included significant grading of slopes over 25 percent for both the two housing pads and related access, both on the subject property and the cited properties to the west.

After approval of the original grading plans, the applicant undertook some additional grading that was not consistent with the original approval. On February 10, 2010, the Department of Public Works approved an “as-built” grading plan that in effect approved all of the grading undertaken on all eight of the lots.

No zoning cases have been approved for the four lots subject to this lot line adjustment to date. However, the applicant did acquire Regional Planning Commission approval for a lot line adjustment between two lots, and a height variance case related to one lot, both on the cited properties to the west of, but not adjoining, the subject property.

STAFF EVALUATION/DIRECTOR’S DECISION

General Plan and Zoning Ordinance Consistency

The subject property is zoned A-2-1 (Heavy Agriculture, one acre minimum lot size). (See attached Zoning Map—Subject Property and Surrounding.) Each of the proposed lots exceeds one acre in size, and staff has determined that the project is consistent with the basic applicable zoning requirements. However, the subject property is classified as HM (Hillside Management) within the Santa Clarita Valley Areawide Plan (see attached Land Use Policy Map—Subject Property and Surrounding), and staff has also determined that the subject property contains major areas exceeding 25 percent slope. Therefore, Area Wide and Countywide General Plan provisions require the application of the Plans’ Hillside Management provisions, which require analysis of the property’s slopes. These policy provisions are implemented by the Hillside Management Ordinance provisions located in Section 22.56.215 of the County Zoning Ordinance (Title 22 of the County Code).

Accordingly, previously cited sections the Zoning Ordinance require the applicant to submit a slope density map showing areas with slopes of 0 to 24.99 percent, 25 to 49.99 percent, and 50 percent and over, to facilitate the calculation of acreages in each category, and calculation of the low and high density hillside management development “thresholds”. These calculations are utilized by staff to facilitate a determination of whether or not a Hillside Management Conditional Use Permit should be required in conjunction with the lot line adjustment application. The required slope density map is also used to determine whether or not the applicant’s project is eligible for any exemptions from hillside management conditional use permit requirements.

Director’s Decision to Deny the Lot Line Adjustment Application

As previously stated, the applicant has refused to submit the required materials requested by staff, leaving staff no alternative but to deny the lot line adjustment application, as staff was not provided with adequate information upon which to review the project and potentially make the required findings for approval of the application.

PUBLIC COMMENTS

Except for two attached letters and the formal appeal received from the applicant in the course of the Department's denial of his application, the Department has not received any other public comments on this application.

STAFF RECOMMENDATION

The following recommendation is made prior to the Regional Planning Commission meeting and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends that the Regional Planning Commission either uphold the Director's denial of the Lot Line Adjustment request RLLA 201000002 (project number R2010-00176), due to non-submittal of required materials by the applicant; or in the alternative, continue this item to another date, in order to give the applicant more time to submit the required materials, and to allow staff to undertake a thorough review of the lot line adjustment application. The two alternative suggested motions follow below:

SUGGESTED ALTERNATIVE MOTIONS

MOTION #1: "I MOVE THAT THE REGIONAL PLANNING COMMISSION UPHOLD THE DIRECTOR'S DENIAL OF LOT LINE ADJUSTMENT RLLA 201000002 RPP 2010-00176 SUBJECT TO THE ATTACHED FINDINGS."

MOTION #2: "I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS ITEM TO A DATE UNCERTAIN, TO ALLOW THE APPLICANT TO SUBMIT THE PREVIOUSLY REQUESTED REQUIRED MATERIALS TO STAFF, AND TO ALLOW STAFF THE TIME TO UNDERTAKE A THOROUGH REVIEW OF THESE MATERIALS AND THE APPLICANT'S ENTIRE LOT LINE ADJUSTMENT APPLICATION."

Prepared by Leonard Erlanger, Supervising Regional Planner, Land Division Research Section

Attachments:

Draft Findings for the Appeal of the Denial of RLLA 201000002 dated May 6, 2010

Denial Letter and Findings for RPP 200801286 dated April 21, 2010

Vicinity Map

Assessor's Map Book Page

Zoning Map—Subject Property and Surrounding

Land Use Policy Map—Subject Property and Surrounding

Orthographic Overhead View Map

Lot Line Adjustment Site Plan submitted on February 10, 2010

Letters from Applicant to this Department dated February 15, 2010 and April 9, 2010

Appeal letter from Applicant to Commission Secretary dated March 31, 2010

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER: R2010-00176

ENTITLEMENT TYPE AND NUMBER: APPEAL OF DIRECTOR'S DENIAL OF RLLA 201000002 (LOT LINE ADJUSTMENT)

REQUEST

The applicant is appealing the Director's denial of RLLA 201000002, which was a request for approval of a lot line adjustment between four legal lots totaling 13.85 acres in size in the A-2-1 (Heavy Agriculture—one acre minimum lot size) Zone.

REGIONAL PLANNING COMMISSION HEARING DATE: May 19, 2010

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

1. The applicant is requesting a lot line adjustment between four adjoining legal lots bounded on the east by Sand Canyon Road in the Sand Canyon Zoned District. The four lots total approximately 13.85 acres. The current acreage of the existing parcels all exceed 2.5 acres, and the proposed acreages of the new lots are approximately 2.6, 4.5, 3.3 and 3.5 acres, respectively.
2. The subject property's four assessor's parcel numbers are 3231-010-016, 017, 018 and 019. The parcels are located approximately 850 feet south of the intersection of Sand Canyon Road and Sierra Highway. The property is not located within any Community Standards District.
3. The Santa Clarita Valley Areawide Plan Land Use Policy Map designates the subject property as HM (Hillside Management").
4. The subject property is zoned A-2-1 (Heavy Agriculture, 1 acre minimum lot size).
5. The applicant filed the subject lot line adjustment case RLLA 201000002 on 2/10/10. The reason stated for the application was to "adjust the existing four parcels for access and topography reasons.
6. The applicant has acquired original and as-built grading plan approvals from the Department of Public Works on adjoining parcels he owns immediately to the west of the subject parcels. He has also obtained approval of Variance Case No. 200900007 on parcel 3231-010-021 located to the west of the subject parcels. The cited variance was to authorize heights in excess of those allowed by the zoning, for a single family residence on that parcel.

7. Each of the newly proposed lots exhibits significant acreage exceeding 25 percent slope. Pursuant to Subsection 22.56.1680.G (Application for Review--Information and Documents Required), subsections 22.56.215.A.1, A.2, D.1.b.ii and E (Hillside Management and Significant Ecological Areas—Additional Regulations—Permit Required, A Conditional Use Permit is Required in Hillside Areas When, Additional Contents of Application, and Calculation of Thresholds in Nonurban Hillside Management Areas), the Department requires a slope density map where slopes in excess of 25 percent are exhibited on property that is subject of an application to adjust lot lines between three or more parcels.
8. Pursuant to Sections 22.56.1690 (Determination—Principles and Standards for Consideration) and 22.56.1756 (Lot Line Adjustments) of the Zoning Ordinance, the director of planning may grant approval of a Director's Review for Lot Line Adjustment application where the applicant demonstrates that the required general findings for a Director's Review approval, and the specific findings for a Lot Line Adjustment approval have been met.
9. At the time of the applicant's filing of the subject lot line adjustment application, Department staff informed the applicant that they must submit additional materials, specifically, a slope/density map that depicts the portions of the subject property that exhibit 0-25 percent, 25-50 percent, and over 50 percent slope, so as to facilitate application of the Hillside Management provisions of the Zoning Ordinance (Section 22.56.215). Such application of the hillside management provisions require staff to use such map and related hillside management low and high threshold calculations to determine if the lot line adjustment case requires a hillside conditional use permit.
10. The Department mailed a second request for the cited hillside management materials to the applicant on February 16, 2010, and then subsequently mailed the applicant a final 30-day notice for submission of the materials on March 15, 2010. As of April 14, 2010, at the end of the cited 30 day period, the applicant had not submitted the requested materials, causing this Department to deny the lot line adjustment case. A related denial letter was mailed to the applicant on April 20, 2010.
11. In summary the applicant has not supplied the Department with the information and materials necessary to establish the subject project's compliance with the findings required by Sections 22.56.1690 and 22.56.1756 of the Zoning Ordinance. Therefore, in accordance with the cited denial letter sent to the applicant on April 20, 2010, the Director recommends denial of the subject lot line adjustment application, pursuant to the conclusions stated below.
12. This project was determined to be Categorically Exempt (Class 5—Minor Alteration in Land Use Limitations) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

13. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Development Coordinating Center Section, Nooshin Paidar, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the use, development of land and/or application of development standards is not in compliance with all applicable provisions of Title 22 of the Los Angeles County Code.
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for particular use or development intended, does not insure the protection of the public health, safety and general welfare, does not prevent adverse effects on neighboring property and is not in conformity with good zoning practice.
- C. That the use, development of land and/or application of development standards is not suitable from the standpoint of functional developmental design.
- D. That no approval of a lot line adjustment is justified, given the applicant's refusal to provide required hillside management materials needed for the Director to make a determination of whether or not a hillside management conditional use permit should be required in conjunction with the lot line adjustment application.

THEREFORE, the Regional Planning Commission has determined that the information submitted by the applicant does not substantiate the required findings for a lot line adjustment as set forth in Sections 22.56.1690 and 22.56.1756 of the Zoning Ordinance.

REGIONAL PLANNING COMMISSION ACTION:

1. This project was determined to be categorically exempt (Class 5, Minor Alterations in Land Use Limitations) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).
 2. In view of the findings of fact presented above, the Director's denial of Lot Line Adjustment Case RLLA 201000002 (Project No. R2010-00176) is **UPHELD**.
- c: Regional Planning Commissioners Wayne Rew, Chair; Pat Modugno, Vice Chair; Esther L. Valadez; Leslie G. Bellamy; and Harold V. Helsley
Zoning Enforcement, Building and Safety

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

LE
5/6/10



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 21, 2010

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Chris Ball
Ball CM, Inc.
27811 Avenue Hopkins, #6
Valencia, California 91355

SUBJECT: DIRECTOR'S DENIAL OF LOT LINE ADJUSTMENT CASE NO. RLLA 201000002--PARCEL NO'S. 3231-010-016, 017, 018 and 019

The Director has denied case number RLLA 201000002 for a lot line adjustment request to authorize the adjustment of lot lines between four legal lots located along Sand Canyon Road in the Sand Canyon Zoned District. You originally filed this case on February 10, 2010, and at the time of your application, Department staff informed you that you must submit additional materials. The Department mailed you a second request for the cited materials on February 16, 2010, and mailed you a final 30-day notice for submission of the materials on March 15, 2010. As of April 14, 2010, at the end of the cited 30 day period, you had not submitted the required materials.

As the Department informed you in previous correspondence, the requested materials are required to process your case. As previous correspondence also indicated, failure to submit the required materials would result in a denial of the requested lot line adjustment. Because the materials were not submitted prior to the expiration of the 30-day period cited above, the lot line adjustment request has accordingly been denied.

Pursuant to Section 22.56.1750 and Part 5 of Chapter 22.60 of the Los Angeles County Zoning Ordinance (Title 22 of the Los Angeles County Code), the applicant or other interested person may file an administrative appeal of the Director's decision to the Los Angeles County Regional Planning Commission (Commission) at the office of the Commission's secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409.

The appeal period for this project will end at 5:00 p.m. on May 5, 2010 (end of the 14th calendar day subsequent to the Director's denial). Any appeal must be delivered in person to the Commission secretary by this time. The Director's decision may also be called up for review by the Commission during

Director's Denial of Case RLLA 201000002

Page 2

the appeal period. If the project is not called for review or no appeal is filed during the specified period, the Director's action is final.

For any other questions or information regarding this approval, please contact Leonard Erlanger at (213) 974-6458 Monday through Thursday, 7:30 am to 5:30 pm. Please note that this Department is closed on Fridays.

Attachment: Findings for Denial

RLLA 201000002
FINDINGS FOR DENIAL
Page 1

1. The applicant is requesting a lot line adjustment between four adjoining legal lots bounded on the east by Sand Canyon Road in the Sand Canyon Zoned District. The four lots total approximately 13.85 acres. The current acreage of the existing parcels all exceed 2.5 acres, and the proposed acreages of the new lots are approximately 2.6, 4.5, 3.3 and 3.5 acres, respectively.
2. The subject property's four assessor's parcel numbers are 3231-010-016, 017, 018 and 019. The parcels are located approximately 850 feet south of the intersection of Sand Canyon Road and Sierra Highway. The property is not located within any Community Standards District.
3. The Santa Clarita Valley Areawide Plan Land Use Policy Map designates the subject property as HM (Hillside Management").
4. The subject property is zoned A-2-1 (Heavy Agriculture, 1 acre minimum lot size).
5. The applicant filed the subject lot line adjustment case RLLA 201000002 on 2/10/10. The reason stated for the application was to "adjust the existing four parcels for access and topography reasons.
6. The applicant has acquired original and as-built grading plan approvals from the Department of Public Works on adjoining parcels he owns immediately to the west of the subject parcels. He has also obtained approval of Variance Case No. 200900007 on parcel 3231-010-021 located to the west of the subject parcels. The cited variance was to authorize heights in excess of those allowed by the zoning, for a single family residence on that parcel.
7. Each of the newly proposed lots exhibits significant acreage exceeding 25 percent slope. Pursuant to Subsection 22.56.1680.G (Application for Review--Information and Documents Required), subsections 22.56.215.A.1, A.2, D.1.b.ii and E (Hillside Management and Significant Ecological Areas—Additional Regulations—Permit Required, A Conditional Use Permit is Required in Hillside Areas When, Additional Contents of Application, and Calculation of Thresholds in Nonurban Hillside Management Areas), the Department requires a slope density map where slopes in excess of 25 percent are exhibited on property that is subject of an application to adjust lot lines between three or more parcels.

RLLA 201000002
FINDINGS FOR DENIAL
Page 2

8. Pursuant to Sections 22.56.1690 (Determination—Principles and Standards for Consideration) and 22.56.1756 (Lot Line Adjustments) of the Zoning Ordinance, the director of planning may grant approval of a Director's Review for Lot Line Adjustment application where the applicant demonstrates that the required general findings for a Director's Review approval, and the specific findings for a Lot Line Adjustment approval have been met.
9. At the time of the applicant's filing of the subject lot line adjustment application, Department staff informed the applicant that they must submit additional materials, specifically, a slope/density map that depicts the portions of the subject property that exhibit 0-25 percent, 25-50 percent, and over 50 percent slope, so as to facilitate application of the Hillside Management provisions of the Zoning Ordinance (Section 22.56.215). Such application of the hillside management provisions require staff to use such map and related hillside management low and high threshold calculations to determine if the lot line adjustment case requires a hillside conditional use permit.
10. The Department mailed a second request for the cited hillside management materials to the applicant on February 16, 2010, and then subsequently mailed the applicant a final 30-day notice for submission of the materials on March 15, 2010. As of April 14, 2010, at the end of the cited 30 day period, the applicant had not submitted the requested materials, causing this Department to deny the lot line adjustment case. A related denial letter was mailed to the applicant on April 20, 2010.
11. In summary the applicant has not supplied the Department with the information and materials necessary to establish the subject project's compliance with the findings required by Sections 22.56.1690 and 22.56.1756 of the Zoning Ordinance. Therefore, in accordance with the cited denial letter sent to the applicant on April 20, 2010, the director recommends denial of the subject lot line adjustment application, pursuant to the conclusions stated below.
12. This project was determined to be Categorically Exempt (Class 5—Minor Alteration in Land Use Limitations) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).

RLLA 201000002
FINDINGS FOR DENIAL
Page 3

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES:

- A. That the use, development of land and/or application of development standards is not in compliance with all applicable provisions of Title 22 of the Los Angeles County Code.
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for particular use or development intended, does not insure the protection of the public health, safety and general welfare, does not prevent adverse effects on neighboring property and is not in conformity with good zoning practice.
- C. That the use, development of land and/or application of development standards is not suitable from the standpoint of functional developmental design.

THEREFORE, the Director has determined that the information submitted by the applicant does not substantiate the required findings for a lot line adjustment as set forth in Sections 22.56.1690 and 22.56.1756 of the Zoning Ordinance.

DIRECTOR'S ACTION:

- 1. In view of the findings of fact presented above, Lot Line Adjustment Case RLLA 201000002 is **DENIED**.

BY: Leonard Erlanger DATE: 4-21-10
Leonard Erlanger, Supervising Planner
Land Division Research Section
Department of Regional Planning
County of Los Angeles

- C: Zoning Enforcement, Building and Safety, Los Angeles County Department of Public Works
Juan Padilla, Los Angeles County Fire Department