Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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Director of Planning

October 11, 2006

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner

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

SUBJECT: ZONE CHANGE CASE NO. 04-124-(5)
VESTING TENTATIVE TRACT MAP NO. 060999-(5)
CONDITIONAL USE PERMIT CASE NO. 04-124-(5)
AGENDA ITEM NO. 8 a, b,c; OCTOBER 18, 2006

PROJECT BACKGROUND

As you may recall, Vesting Tentative Tract Map No. 060999 ("TR 060999") is a subdivision proposal for development of 44 single-family lots on 12.2 gross acres, located at the southerly terminus of Houston Court in the Sand Canyon Zoned District. The property is bounded by Tract No. 46018-05 to the north, east and west, and Whites Canyon Road to the far south.

The proposal requires approval of TR 060999 to create 44 single-family lots, one public facility lot, one open space lot and one private park lot; Zone Change Case No. 04-124-(5) to change zoning from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to RPD-5000-5.0 U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre); and Conditional Use Permit Case No. 04-124-(5) to ensure compliance with the requirements of hillside management and density-controlled development, as well as onsite project grading that exceeds 100,000 cubic yards.

SEPTEMBER 6, 2006 PUBLIC HEARING

After opening the public hearing on September 6, 2006 and taking public testimony from the applicant and four individuals in opposition, the public hearing was continued to October 18, 2006 to allow the applicant time to provide revised exhibits, and meet with concerned neighbors who expressed opposition to specific aspects of the project.

The following includes a summary of issues raised during the public hearing:

- Private park lot – The proposed private park was shown to have an area of 3,960 square feet on the tentative tract map dated June 8, 2005. The park was intended to serve the homeowners of the proposed subdivision. Concerns raised during the public hearing consisted mainly of lack of open space and recreational areas for children within the community. Adjoining homeowners requested a larger private park lot that could

accommodate the new homeowners as well as the existing nearby residents.

- Narrow interior streets – Testimony was taken that curbside parking on Houston Court and other interior streets outside the proposed subdivision, but that serve as access, make passage of two cars side by side difficult. Also certain events such as weekend parties create additional demand for off-site parking for guests.

- Other issues discussed included the amount of grading proposed for Tentative Tract Map No. 52763 adjoining on the south.

During the public hearing, the applicant was directed by your Commission to provide revised exhibits depicting the proposed enlargement of the private park lot, and to meet with the surrounding homeowners and those in opposition to discuss their concerns.

The applicant has submitted a conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size. This also reduces the project from 44 single-family lots to 42 single-family lots. These were provided in your Commission's package as Miscellaneous Items, dated October 12, 2006.

On September 22, 2006, the applicant also met with the adjoining homeowner's association who had testified in opposition. Discussion at this meeting centered on the project's private park and its use by the adjoining association. The applicant also stressed to the homeowner's association that their ability to use the private park hinged on the homeowners agreeing to annex the subject property.

STAFF EVALUATION AND RECOMMENDATION

Staff feels that the applicant has offered additional lots in the subdivision to create a larger private park.

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If your Regional Planning Commission feels that the private park has been adequately enlarged, staff recommends that the Commission close the public hearing and indicate their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) with minor design modifications, and recommend to the Los Angeles County Board of Supervisors approval of Zone Change Case No. 04-124-(5).

OR

<u>Suggested Motion</u>: "I move that the Regional Planning Commission close the public hearing, and indicate their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) with final review of the redesign by Los Angeles County Subdivision Committee, and recommend to the Los Angeles County Board of Supervisors approval of Zone Change Case No. 04-124-(5)."

OR

If the Regional Planning Commission feels that the private park has not been adequately enlarged or that additional discussion is required to resolve the structure of homeowners association, then staff recommends that the Commission to continue the matter to allow the applicant time to redesign the project and address the issues raised as discussed in the public hearing.

<u>Suggested Motion</u>: "I move that the Regional Planning Commission close the public hearing, and indicate their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) with final review of the redesign by Los Angeles County Subdivision Committee, and recommend to the Los Angeles County Board of Supervisors approval of Zone Change Case No. 04-124-(5)."

SMT:REC
10/12/06