



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

April 21, 2016

Richard J. Bruckner  
Director

TO: Stephanie Pincetl, Chair  
Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Lynda Hikichi *LH*  
Land Divisions Section

SUBJECT: **Project No. TR066952-(5)**  
**Tentative Tract Map No. 066952**  
**Conditional Use Permit No. 200700038**  
**RPC Meeting: May 4, 2016**  
**Agenda Item: 6**

**PROJECT BACKGROUND**

This project is a request to create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area on 292 gross acres within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) Zone.

The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on June 29, 2011, at which time the Commission denied the project. The applicant filed an appeal of the Commission's decision to the Board of Supervisors ("Board") on July 11, 2011, and on October 23, 2012, the Board referred the matter back to the Commission. On October 23, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.

Since no such work with staff had ensued, Hearing Officer meetings were held on April 15, 2014, July 15, 2014, and November 4, 2014 for denial due to inactivity. At the November 4, 2014 Hearing Officer meeting, due to the submittal of the map revisions on October 28, 2014, the item was taken off calendar.

The Subdivision Committee met on December 4, 2014 to discuss the project's latest submittal and provided the applicant a list of holds. On August 4, 2015, the Hearing Officer denied the project due to inactivity. On August 13, 2015, the applicant filed an appeal of the Hearing Officer's decision from the August 4, 2015 Hearing Officer public hearing.

**DECEMBER 2, 2015 PUBLIC HEARING**

After opening the public hearing on December 2, 2015 and taking public testimony from Stephen Boren (owner's attorney) and Richard Doss (engineer) in opposition to the denial, and Peggy Fuller (representative from the Leona Valley Town Council) in support of the denial, the Commission continued the public hearing to May 4, 2016 to allow the applicant to work with staff and the Subdivision Committee to address the project holds.

**SUPPLEMENTAL MATERIALS**

The owner has hired a new engineer (Stantec), and staff met with Stantec on January 26, 2016. Stantec has provided staff with an ongoing progress report via emails and phone. The applicant scheduled a submittal appointment to submit map revisions on April 27, 2016. Staff will provide your Commission with the recommendation on April 28, 2016, one week in advance of the May 4, 2016 public hearing.

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

KKS:LKH

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