



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

April 28, 2016

Richard J. Bruckner
Director

TO: Doug Smith, Vice Chair
David W. Louie, Commissioner
Laura Shell, 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

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") denied the project on June 29, 2011. 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 and instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration.

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.

On December 2, 2015, 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. On April 27, 2016, Stantec submitted the map revisions including an updated tentative map, Exhibit "A", open space calculations, slope map, and flag lot supplemental information. The project scope has been revised from 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 to 84 single-family lots, eight open space lots, one water tank lot, two basins, and two private driveway lots. The revised project scope does not include any multi-family lots.

Staff is recommending that the owner/applicant be given the opportunity to continue the project.

RECOMMENDED MOTION

I move that the Regional Planning Commission reverse the Hearing Officer's decision of denial due to inactivity of Tentative Tract Map No. 066952 and reinstate the case to allow for continued processing.

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