



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 4, 2010

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

FROM: *JJ* Mr. Jodie Sackett, Senior Regional Planning Assistant
Land Divisions Section

**SUBJECT: PROJECT NO. 94165-(3)
VESTING TENTATIVE TRACT MAP NO. 34289
CONDITIONAL USE PERMIT CASE NO. 94165
OAK TREE PERMIT CASE NO. 200700011
AGENDA ITEM NO. 7: FEBRUARY 17, 2010**

PROJECT PROPOSAL

Vesting Tentative Tract Map No. 34289 is a proposed subdivision of land to create six single-family lots, one open space lot and one private street lot on 34.43 gross acres in the Santa Monica Mountains within the Malibu Coastal Zone and the Third Supervisorial District of Los Angeles County. Conditional Use Permit ("CUP") Case No. 94165 is a request to ensure compliance with non-urban hillside management performance review criteria. Oak Tree Permit ("OTP") Case No. 200700011 is a request for the removal of five Oak trees (none heritage) located on the subject property.

MAY 20, 2009 COMMISSION PUBLIC HEARING

On May 20, 2009, your Commission held a public hearing, and, after hearing all presentations and testimony, continued the case until August 5, 2009, directing staff to work with the applicant to produce design alternatives that would address the access concerns of the property owner to the south.

AUGUST 5, 2009 CONTINUED COMMISSION PUBLIC HEARING

During the August 5, 2009 continued public hearing, your Commission selected the best design alternative presented by the applicant and continued the hearing to November

18, 2009, directing the applicant to work further with staff to incorporate changes into the project. Specifically, your Commission directed the applicant to shift the southerly access road 10 feet further north, add a "decorative element to" the retaining wall visible from Latigo Canyon Road, and restrict the height of the proposed structure to be placed on the existing ridgeline on Lot No. 6.

NOVEMBER 18, 2009 CONTINUED COMMISSION PUBLIC HEARING

The applicant had been making progress in working with staff to incorporate these changes. However, on September 29, 2009, the applicant's agent informed staff that the project owner, Dr. Chilumula Reddy, "suffered a significant stroke" and is "gradually recovering". Due to this change in circumstances, the applicant's agent requested a continuance of 60 days to complete the tasks requested by your Commission at the August 5, 2009 public hearing, to February 10, 2010. Your Commission granted a continuance to February 17, 2010.

CURRENT PROJECT STATUS AND CORRESPONDENCE FROM APPLICANT

Since the last Commission public hearing on November 18, 2009, the status of the project has not changed. The applicant has made the changes requested by your Commission, but the project has not been resubmitted to staff for review through the Subdivision Committee. The latest correspondence from the applicant indicates that the project is on hold. Given the current situation, staff recommends that the matter be taken off calendar until such time that the applicant resumes work on the project.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission take the matter off calendar.

Suggested Motion: "I move that the Regional Planning Commission take the matter off calendar."

SMT:jds
2/3/10

Attachment: E-mail correspondence from the applicant dated February 2, 2010

Sackett, Jodie

From: Don Schmitz [DonS@schmitzandassociates.net]
Sent: Tuesday, February 02, 2010 11:19 AM
To: Sackett, Jodie; Donna Shen
Cc: Don Schmitz; Julie Crooks; Managers
Subject: RE: TR34289 Reddy project on Latigo

Jodie;

Thank you for the notification. Although our client's condition continues to improve, he is still not able to focus on this project. That said it is still obviously very important, and as soon as he is vigorous enough to focus on this matter we will contact you to reinvigorate the application.

Thank you for all your assistance in this matter.

Donald Schmitz / President / Schmitz & Associates, Inc.
29350 West Pacific Coast Highway, Suite 12
Malibu, CA 90265
310-589-0773 - office / 310-589-0353 - fax
DonS@schmitzandassociates.net

Donald Schmitz / President / Schmitz & Associates, Inc.
5234 Chesebro Road, Suite 200
Agoura Hills, CA 91301
818-338-3636 - office / 818-338-3423 - fax
DonS@schmitzandassociates.net

From: Sackett, Jodie [mailto:jsackett@planning.lacounty.gov]
Sent: Tuesday, February 02, 2010 8:53 AM
To: Donna Shen; Don Schmitz
Subject: TR34289 Reddy project on Latigo

Hi Donna/Don,

I have not received a status on this project from you in a while. TR34289 is still on the RPC's calendar for February 17, 2010 (continued from May 20, August 5 and November 18, 2009). Since the project has already been continued three times and must still return to the Subdivision Committee before RPC approval, staff is going to recommend that the item be taken off calendar. After Subdivision Committee clearance, we can place it back on the RPC calendar. Please let me know if you have any questions.

Regards,

Mr. Jodie Sackett
Senior Regional Planning Assistant
Land Divisions Section
Los Angeles County
Department of Regional Planning
320 W. Temple Street, Rm. 1382
Los Angeles, CA 90012
(213) 974-6433
jsackett@planning.lacounty.gov