



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria, AICP
Acting Director of Planning

November 5, 2009

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

FROM:  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: NOVEMBER 18, 2009

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 (33.6 net 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.

AUGUST 5, 2009 CONTINUED COMMISSION PUBLIC HEARING

During the August 5, 2009 public hearing, your Commission continued the hearing until November 18, 2009, directing the applicant to work with staff to incorporate changes into the project that would address concerns raised by the neighboring landowner to the south. 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.

APPLICANT'S REQUEST FOR CONTINUANCE

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 is requesting a continuance of 60 days to complete the tasks requested by your Commission at the August 5, 2009 public hearing.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission continue the public hearing for a minimum period of 60 days to a date certain.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing to February 10, 2010 so that the applicant can have additional time to incorporate the requested project changes."

SMT:jds
11/5/09

Attachments: Applicant's request for continuance (via e-mail)

Sackett, Jodie

From: Donna Shen [dshen@schmitzandassociates.net]
Sent: Tuesday, September 29, 2009 2:05 PM
To: Sackett, Jodie
Cc: Donna Shen
Subject: RE: VTTM 34289 (Reddy)

Jodie: Thank you for taking the time to briefly meet with me regarding VTTM 34289 last Tuesday while I was in your building. As you know, the applicant Dr. Reddy recently suffered a significant stroke and although he is gradually recovering, he advised us recently that he needs to focus on his recovery in the next few months. As such, it does not appear that he will be able to have everything in order for this project to be able to return to the Subdivision Committee in time for the Nov. 18th continued Regional Planning Commission hearing. As we discussed last Tuesday, at the Nov. 18th Regional Planning Commission hearing, you will be requesting a 60 day continuance of this matter. This additional time for Dr. Reddy is most appreciated during his recovery.

We thank you again for all of your assistance and understanding. I will provide you with updates as I receive them from the applicant over the next several months. Please let me know if you have any questions in the interim.

Best Regards,
Donna

Donna Shen Tripp | Regional Manager | **Schmitz & Associates, Inc.**
5234 Chesebro Road, Suite 200, Agoura Hills, CA 91301
V: (818)338-3636 | F: (818)338-3423 | E: dshen@schmitzandassociates.net