Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT No. 88-504-(3)
MODIFICATION TO RECORDED MAP TR 46882

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 6.	
PUBLIC HEARING DATE April 17, 2007	

APPLICANT	OWNER	REPRESENTATIVE
County of Los Angeles	Charles Picerni & Nancy Young Picerni et al.	Mureau Estates, LLC c/o Bill Rheinschild

REQUEST

Modification to Recorded Map: To delete a road condition requiring improvements to Mureau Road, a major highway, which is recommended to be downgraded to a limited secondary highway as part of the Los Angeles Countywide General Plan update. Original project approved for 11 single-family lots on approximately 21.44 acres as well as a conditional use permit and an oak tree permit. No change in density or lot design is proposed.

LOCATION/ADDRESS
Off of Mureau Road, adjacent to the City of Hidden Hills, in The Malibu Zoned District

ACCESS
Mureau Road, Garrett Court

ZONED DISTRICT
The Malibu

COMMUNITY
Santa Monica Mountains North Area

EXISTING ZONING
RPD-5-0.2U (Residential Planned Development -5 Acres Minimum Lot Area – 0.2 Unit Per Net Acre)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
Approx. 21.44 acres	Single-Family Residences	Irregular	Level to steeply sloping

SURROUNDING LAND USES & ZONING

North: Single-family residences and vacant property/City of Hidden Hills

East: Elementary School and single-family residences/City of Hidden Hills, R-1-5 (Single-Family Residential)

South: Vacant building and vacant property/A-2-5 (Heavy Agricultural)

West: Vacant property/A-1-5 (Light Agricultural), A-2-5

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Monica Mountains North Area Plan	N5 (Mountain Lands 5)	11 DU existing	Yes

ENVIRONMENTAL STATUS

Categorical Exemption - Class 5 (Previous determination was a Mitigated Negative Declaration)

DESCRIPTION

The modification is to delete a road condition requiring improvements to Mureau Road, a major highway, which is recommended to be downgraded to a limited secondary highway as part of the Los Angeles Countywide General Plan update. The Los Angeles County Department of Public Works ("Public Works") recommends that the portion of Mureau Road east of the Crummer Ranch Road, including the portion of Mureau Road within the subject tract map, remains rural in nature and not be realigned or widened; Public Works concludes that the improvements to Mureau Road as required by the map conditions are no longer necessary. No change in the density, lot layout or location of streets is proposed.

KEY ISSUES

- The original project was approved by the Los Angeles County Board of Supervisors on November 6, 1990 for the creation of 11 single-family lots on 21.44 acres. The project was originally required to provide improvements to Mureau Road, a major highway, and a cash deposit in lieu of construction was permitted within its conditions. Payment was received as part of final map clearance, and the subdivision recorded on November 15, 2000.
- The Los Angeles County Department of Public Works ("Public Works") has recently provided additional information for proposed changes to the Master Plan of Highways as part of the Los Angeles Countywide General Plan update. Public Works has recommended that Mureau Road be downgraded from a major highway to a limited secondary highway.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favo

Project No. 88-504-(3)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements ____20 Acre Lots ____10 Acre Lots ____2½ Acre Lots ____Sect 191.2

☐ Street improvements ____ Paving ____ Curbs and Gutters ___ Street Lights

___ Street Trees ____ Inverted Shoulder ____ Sidewalks ____ Off Site Paving ____ft.

☐ Water Mains and Hydrants

☐ Drainage Facilities

☐ Sewer ☐ Septic Tanks ☐ Other _____

☐ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

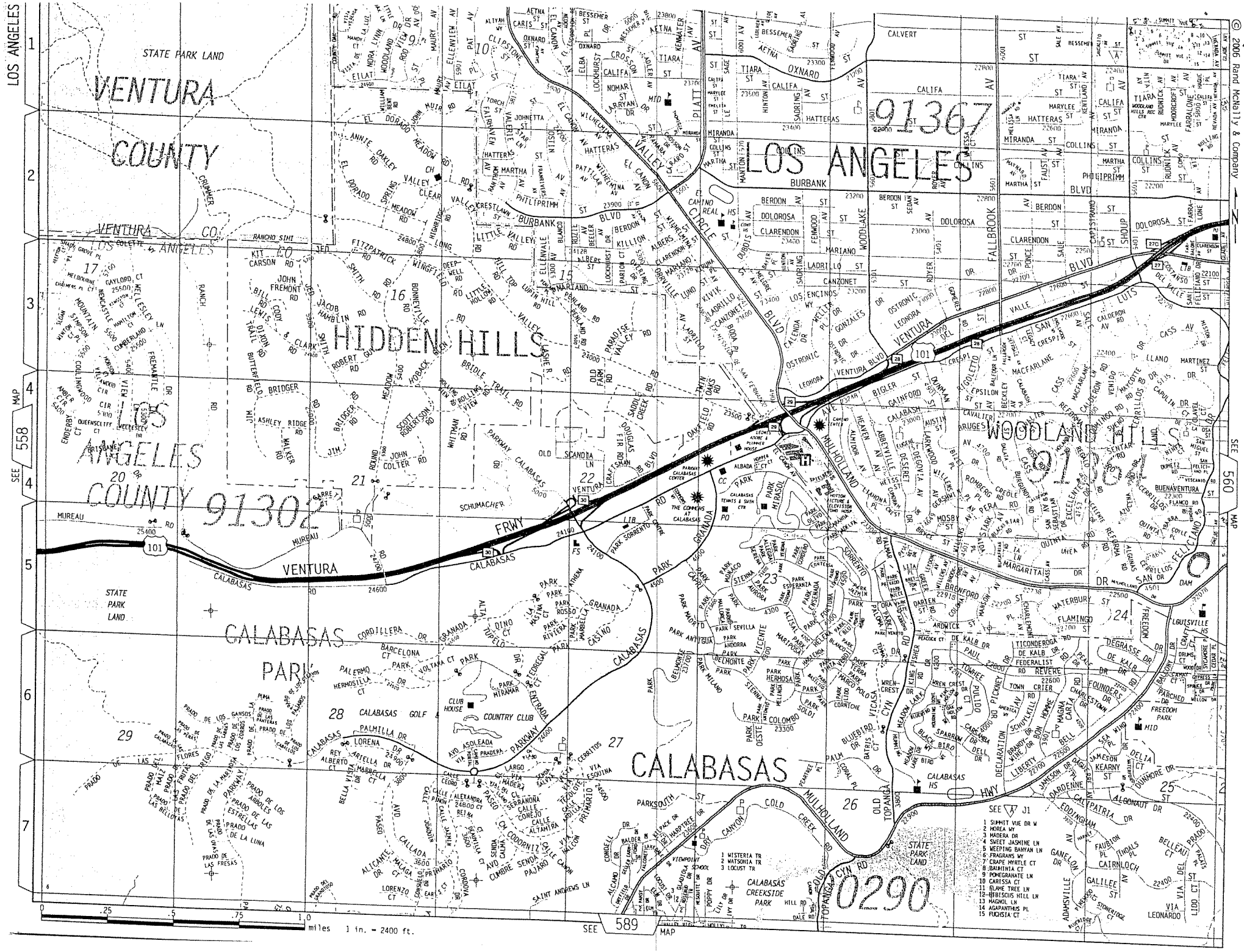
Health

Planning

ISSUES AND ANALYSIS

Application was filed pursuant to Section 21.52.030 of the Los Angeles County Code. The public hearing is limited to only the modifications requested, and the Hearing Officer may act only on the proposed modifications and not the overall project.

Prepared by: Tina Fung



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TR 46882-(3) Mureau Estates

Printed On: Apr 12, 2007

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

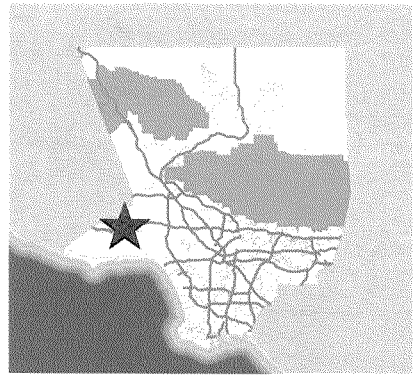
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone O-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



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PROJECT NO. 88-504-(3)
MODIFICATION TO RECORDED TRACT MAP NO. 46882-(3)

STAFF ANALYSIS
April 17, 2007 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, County of Los Angeles, requests a modification to recorded Tract Map No. 46882-(3) to delete a road condition requiring improvements to Mureau Road, a major highway, which is recommended to be downgraded to a limited secondary highway as part of the Los Angeles Countywide General Plan ("General Plan") update. A modification to a recorded map is permitted under Section 21.52.030 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and provisions of the State Subdivision Map Act ("Map Act") (Government Code Section 66410-66499.58). A public hearing is required for any proposed change or modification, but must be limited to the proposed modification.

Tract Map No. 46882, also known as Mureau Estates, is a residential development of 11 single-family residences on approximately 21.44 acres, located off of Mureau Road, adjacent to the City of Hidden Hills in The Malibu Zoned District of Los Angeles County. The original project, with the proposal of 16 single-family lots, was denied by the Los Angeles County Regional Planning Commission ("Commission") on March 7, 1990, and an appeal was filed to the Board of Supervisors ("Board"). The Board approved the redesigned vesting map with 11 single-family lots on November 6, 1990, with a road condition requiring improvements to Mureau Road, a major highway. A cash deposit in lieu of construction was permitted within the map conditions, and payment was received as part of final map clearance. The map was amended once for minor changes in 1999. The final map, legally creating the 11 lots, recorded on November 15, 2000.

The Los Angeles County Department of Public Works ("Public Works") has recently provided additional information for proposed changes to the Master Plan of Highways ("Highway Plan") as part of the General Plan update. Public Works has recommended that the portion of Mureau Road east of Crummer Ranch Road, including the portion of Mureau Road within the subject tract map to be downgraded from a major highway to a limited secondary highway. Public Works has concluded that the improvements to Mureau Road as required by the map conditions are no longer necessary. The proposed modification is therefore consistent with the County's effort in updating the General Plan.

The original project was determined to have less than significant impacts with project conditions or mitigation, and a Mitigated Negative Declaration was prepared and adopted for the project. The project's proposed changes qualify for a Categorical Exemption under Class 5 in accordance with State and County California Environmental Quality Act ("CEQA") guidelines.

The subject property is located within the boundaries of the Santa Monica Mountains North Area Community Standards District ("CSD"), but was approved and recorded prior to the establishment of the Santa Monica Mountains North Area CSD in 2002.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located on the northerly side of Mureau Road approximately 350 feet west of Round Meadow Road, adjacent to the City of Hidden Hills, in The Malibu Zoned District within

the Third Supervisorial District. The property is located approximately 800 feet north of the Ventura (US-101) Freeway.

Physical Features: The subject property is approximately 21.44 acres in size. The property is irregular in shape with level to sloping terrain. The project site is developed with 11 single-family residences with portions of the site preserved as natural open space.

Access: Mureau Road serves as primary access to the site. Garrett Court, a private and future street, serves as an internal street within the subdivision. Additional regional access is provided by the Ventura (US-101) Freeway, located approximately 800 feet south of the project site.

Services: Domestic water and sewer is provided by the Las Virgenes Municipal Water District.

ENTITLEMENT REQUESTED

Modification to Recorded Map: The applicant requests approval of the modification to recorded Tract Map No. 46882 to delete a road condition requiring improvements to Mureau Road, a major highway, which is recommended to be downgraded to a limited secondary highway as part of the General Plan update.

EXISTING ZONING

Subject Property: The subject property is zoned RPD-5-0.2U (Residential Planned Development – Five Acres Minimum Required Lot Area – 0.2 Units per Net Acre).

Surrounding Properties: Surrounding zoning is as follows:
North: City of Hidden Hills;
East: City of Hidden Hills and R-1-5 (Single-Family Residence – Five Acres Minimum Required Lot Area);
South: A-2-5 (Heavy Agricultural – Five Acres Minimum Required Lot Area); and
West: A-1-5 (Light Agricultural – Five Acres Minimum Required Lot Area) and A-2-5.

EXISTING LAND USES

Subject Property: The subject property consists of 11 single-family residences.

Surrounding Properties: Surrounding uses are as follows:
North: Single-family residences and vacant property;
East: Elementary school and single-family residences;
South: Vacant building and vacant property; and
West: Vacant property.

PREVIOUS CASE/ZONING HISTORY

The existing zoning RPD-5-0.2U on the subject property became effective on September 19, 2002, following the adoption of Ordinance Number 2002-0062Z which established Zone Change Case No. 01-088-(3). When the vesting tentative map was approved in 1990, the subject property was zoned RPD-20,000-2.25U (Residential Planned Development – 20,000 Square Feet Minimum Required Lot Area – 2.25 Units per Net Acre) and RPD-15,000-2.25U (Residential Planned Development – 15,000 Square Feet Minimum Required Lot Area – 2.25 Units per Net Acre).

Tentative Tract Map No. 46882 was filed on October 28, 1988 to create 16 single-family lots on approximately 21.44 acres. A conditional use permit for hillside management and development in the RPD zone, an oak tree permit for removals and encroachments of oak trees on the property, and a local plan amendment were also filed along with the tentative tract map. On March 7, 1990, the Commission denied the project, and an appeal was filed to the Board. On April 26, 1990, the Board denied the local plan amendment which was required in order to accommodate the proposed 16 lots. The Board allowed the applicant to submit a revised downscaled proposal consisting of 11 single-family lots, which would be consistent with the Malibu-Santa Monica Mountains Interim Area Plan land use designations that were in effect at the time. The Board approved the redesigned map with 11 single-family lots, along with its Mitigated Negative Declaration, the conditional use permit and the oak tree permit on November 6, 1990. Subsequent minor changes to the tentative map, including a gated entrance to the subdivision and the relocation of a debris basin, were approved as an amendment on August 3, 1999 with updated conditions provided by the Los Angeles County Subdivision Committee ("Subdivision Committee"). The final map for Tract Map No. 46882, which legally established the 11 single-family lots, recorded on November 15, 2000.

PROJECT DESCRIPTION

A modification to recorded Tract Map No. 46882 has been filed under Section 21.52.030 of the County Code and provisions of the Map Act. A public hearing is required for the proposed modification, but the hearing and action of the decision-making body must be limited to only the modification and may not address other aspects of the project.

The applicant requests a recorded map modification to delete a road condition requiring improvements to Mureau Road, a major highway depicted on the Highway Plan. Specifically, the road condition, recommended by Public Works on June 21, 1990, required the project to provide adequate pavement for a 100-foot left turn lane and 60 MPH transitions on Mureau Road at "A" Street (which is currently known as Garrett Court). The condition further allowed a cash deposit to be paid in lieu of constructing the ultimate improvements on Mureau Road. As part of final map clearance, payment was submitted to the satisfaction of Public Works.

The project does not propose a change in density or lot layout.

The proposed modification does not alter the project design shown on the recorded map. No modified map was submitted, and no additional conditions are recommended by Subdivision Committee.

GENERAL PLAN AND SANTA MONICA MOUNTAINS NORTH AREA PLAN CONSISTENCY

The subject property is depicted within the Mountain Lands 5 (up to one unit per five acres) land use category of the Santa Monica Mountains North Area Plan ("North Area Plan"), a component of the General Plan. The project of 11 single-family homes was approved by the Board on November 6, 1990, and recorded on November 15, 2000.

The North Area Plan contains policies that support its goals for orderly development of the Santa Monica Mountains, including balancing highway capacity and the area's rural and scenic quality, and managing a safe and efficient highway network. The modification requested is consistent with the North Area Plan's intent, by keeping the portion of Mureau Road east of Crummer Ranch Road, including the portion within the subject property rural in nature and not be realigned or widened. The North Area Plan further recommends evaluation of an emergency east-west alternative route consisting of Mureau Road west of Crummer Ranch Road, a bridge connection over the Ventura (US-101) Freeway, and a widened Calabasas Road as a major highway. Accordingly, Public Works has

recommended the portion of Mureau Road east of Crummer Ranch Road to be downgraded from a major highway to a limited secondary highway as part of the General Plan update. Improvements to Mureau Road as conditioned by Tract Map No. 46882 are therefore no longer necessary due to the establishment of this potential emergency route.

Applicable North Area Plan Provisions
The following are selected applicable North Area Plan goals and policies:

CIRCULATION

"Maintain appropriate rural and mountain road standards for the non-urban portions of the North Area Plan, which recognize and require roadways to respect natural topography. On mountain roads and two lane rural area highways, construct only those roadway improvements required for public safety, and avoid encouraging traffic volumes and speeds that would impact the serenity of the natural environment and established rural communities" (Policy VII-3, Page VII-64).

"Cooperate with adjacent jurisdictions and Caltrans in establishing an alternate emergency through route parallel to the Ventura Freeway which can be used for local tavel and emergency access, and which do not impede wildlife corridors in adjacent canyons. From west to east, this route would consist of Agoura Road, Las Virgenes Road, Mureau Road, and Calabasas Road. To complete this route, the following improvements shall be required: the opening of Agoura Road between Liberty Canyon and Malibu Hills roads, constructing a new, four lane bridge carrying Mureau Road over the Ventura Freeway west of the present bridge, and widening of Calabasas Road to four lanes west of Parkway Calabasas" (Policy VII-18, Page VII-67).

MODIFICATION TO A RECORDED MAP

Section 66472.1 of the Map Act and Section 21.52.030 of the County Code allow for modifications to a recorded map. Pursuant to Section 21.52.030.F of the County Code, a public hearing is required for any proposed modifications, but the hearing and action of the decision-making body must be limited to only those modifications and may not address other aspects of the project.

The applicant must substantiate the following facts:

A. That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary; and

B. That the proposed modifications do not impose any additional burdens on the present fee owner of the property; and

C. That such modifications would not alter any right, title or interest in real property; and

D. That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions; and

E. That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map; and

F. That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans; and

G. That the site is physically suitable for the type and proposed density of the development; and

H. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public assessments.

The applicant's responses are attached.

SANTA MONICA MOUNTAINS NORTH AREA CSD

The subject property is located within the boundaries of the Santa Monica Mountains North Area CSD, which was adopted by the Board in 2002. However, as the project was approved in 1990 and recorded in 2000 before creation of the CSD, provisions in the CSD are not applicable to this request.

ENVIRONMENTAL DOCUMENTATION

The original project was determined to have a less than significant effect on the environment with project mitigation, and a Mitigated Negative Declaration was prepared and adopted for the project. These mitigation measures or conditions included suspension of any development on the property if cultural resources are discovered, dedication of a trail easement, minimizing brush clearance and no ancillary structures outside approved pad areas. The proposed modification qualifies for a Categorical Exemption under Class 5 in accordance with State and County California Environmental Quality Act ("CEQA") guidelines.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Since the proposed modification does not alter the project design, no modified map was submitted. The Subdivision Committee has reviewed the written application, and no additional conditions are recommended.

In addition, Public Works has recently submitted additional proposed changes to the south half of the Highway Plan as part of the General Plan update (see attached). These have included clarification for a portion of Mureau Road, which was included in the North Area Plan with language that recommends evaluation of a bridge connection between Mureau Road west of Crummer Ranch Road and Calabasas Road on the south side of the Ventura (US-101) Freeway as an emergency east-west alternative route. Public Works has determined that based on these changes from the North Area Plan, which was adopted in 2000 by the Board, that this makes the requirements for improvements to Mureau Road as conditioned by Tract Map No. 46882, no longer necessary. Public Works has recommended that Mureau Road east of Crummer Ranch Road be considered downgraded from a major highway to a limited secondary highway, with no improvements required at this time.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On March 15, 2007 approximately 33 notices of public hearing were mailed to property owners within a 500-foot radius of the subject property. The public hearing notice was published in The Daily News Los Angeles and La Opinion on March 17, 2007. Project materials, including draft factual and a memo from Public Works regarding proposed changes to the Highway Plan, were received at the Agoura Hills Library on March 16, 2007. Two public hearing notices were posted on the subject property fronting Mureau Road and Garrett Court on March 16, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Telephone calls from several constituents were received regarding the request. General questions raised about the project included the scope of the proposed modification. Several constituents, including a representative from the City of Calabasas, expressed their support of the change via telephone calls. One letter from the City of Hidden Hills dated April 10, 2007 was received via fax in support of the request.

STAFF EVALUATION

The Map Act and County Subdivision Ordinance allow for modifications to recorded maps where physical problems associated with the development of the site or where technical problems occur after recordation. The findings required by Section 21.52.030 of the County Code include finding that the changes in circumstances make any of the project design no longer appropriate or necessary, the modifications requested do not increase the number of dwelling units than the recorded map, that the proposed design is consistent with applicable plans, and that the design of the subdivision or proposed improvements will not cause substantial environmental damage or serious public health problems.

The proposed modification does not alter the project design shown on the recorded map.

Upon the adoption of the North Area Plan in 2000, it became no longer appropriate or necessary to improve the portion of Mureau Road within the subject property. The North Area Plan recommends evaluation of an emergency east-west alternative route consisting of Mureau Road west of Crummer Ranch Road, a bridge connection over the Ventura (US-101) Freeway, and a widened Calabasas Road as a major highway. Accordingly, Public Works has recommended the portion of Mureau Road east of Crummer Ranch Road be downgraded from a major highway to a limited secondary highway as part of the General Plan Update. Public Works has concluded that this portion of Mureau Road should remain rural in nature and not be realigned or widened. Improvements to Mureau Road as conditioned by Tract Map No. 46882 are therefore no longer appropriate or necessary. Mureau Road would continue to exist as currently improved.

The provisions of the Map Act and Subdivision Ordinance are clear that only those modifications proposed for the project are subject to a public hearing and subsequent action by a decision-making body. The project was approved in 1990 and recorded in 2000, thereby legally establishing all 11 single-family lots. The applicant does not propose nor is required to change the density, lot layout or street design.

The recorded map modification request is consistent with the North Area Plan and General Plan. By keeping the portion of Mureau Road east of Crummer Ranch Road, including the portion within the subject property rural in nature and not be realigned or widened, the modifications reflect Plan policies for balancing highway capacity and the area's rural and scenic quality. Public Works' recommendation of an emergency alternative route consisting of a bridge connection between Mureau Road west of Crummer Ranch Road and Calabasas Road also reflect Plan policies for managing a safe and efficient highway network while justify that it is no longer appropriate or necessary to improve the portion of Mureau Road within the subject property to a major highway.

The original project was approved with a Mitigated Negative Declaration as it was found that there will be no significant effect on the environment resulting from the project with the incorporation of mitigation measures or conditions. The proposed modification would not result in any substantial

change to use or occupancy of the land. Therefore, staff determined that the project's proposed changes qualifiy for a Categorical Exemption under Class 5 in accordance with State and County CEQA guidelines.

STAFF RECOMMENDATION

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

Staff recommends that the Hearing Officer close the public hearing, and approve Modification to Recorded Tract Map No. 46882.

Attachments:

- Land Use Map
- Correspondence
- Photographs
- Memo from Public Works regarding proposed changes to Highway Plan
- Applicant's Supplemental Information & Burden of Proof
- Excerpt from Road conditions for TR 46882

SMT:TF
04/12/07

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 15, 2007

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Bruce McClendon
Director of Regional Planning

Attention Mark Herwick

FROM: Donald L. Wolfe DLW
Director of Public Works

ADDITIONAL PROPOSED CHANGES TO THE SOUTH HALF OF THE HIGHWAY PLAN

Revision of the Highway Plan has been an ongoing coordination effort between our Departments. In addition to our initial comprehensive review and inventory of both halves of the Highway Plan, we have sent subsequent updates based on information we have reviewed from a variety of sources, such as homeowners, developers, and cities.

The following are additional changes and clarifications to the South Half of the Highway Plan. We included the previous June 17, 2004, recommendations on the South Half of the Highway Plan for your convenience (see Attachment A). Additional recommendations for the North Half of the Highway Plan will be sent at a later date.

SOUTH HALF CHANGES

1. Delete the portion of **Paramount Boulevard**, a major highway in the unincorporated County, which would traverse the Whittier Narrows Dam (Thomas Guide pages 676-G1 and 636-F6, G6, and G7). The entire segment from Beverly Boulevard to Montebello Boulevard, which includes the aforementioned portion in the County unincorporated area, should be removed from the Highway Plan to be consistent with the City of Pico Rivera's and the City of Montebello's circulation elements (see Attachment B).

2. Delete **Hacienda Boulevard,** a major highway, from the southerly La Habra Heights City line to the Los Angeles County/Orange County boundary (Thomas Guide page 708-C3). This supersedes the previous recommendation included in our June 17, 2004, recommendations. The City of La Habra Heights has deleted Hacienda Road (shown as Hacienda Boulevard on the Highway Plan) from their General Plan Circulation Element (see Attachment C).

3. Delete **54th Street**, a secondary highway between Angeles Vista Boulevard and Hillcrest Drive (Los Angeles City line, Thomas Guide page 673-D5). The westerly portion of this route planned between Valley Ridge Avenue and Angeles Vista Boulevard would traverse an established residential neighborhood and cannot be constructed. Traffic volumes are consistent with a two-lane road although there are portions constructed with greater width east of Valley Ridge Avenue. The road operates as a two-lane road throughout. The segment of 54th Street between Hillcrest Drive and Crenshaw Boulevard is in the City of Los Angeles and should be depicted consistent with the City's Circulation Plan secondary highway classification (see Attachment D).

4. Downgrade **Cornell Road** from Kanan Road to Mulholland Highway to a limited secondary highway (Thomas Guide pages 558 and 588). This road is a winding highway in a rural setting that is developed with large lot single-family residences. Although the year 2030 projected traffic demand is not expected to exceed the need for one lane in each direction, a limited secondary classification will allow widening for a second lane if necessary but will not require urban type improvements (see Attachment E).

5. Downgrade **Agoura Road** from the Agoura Hills City Line to the Calabasas City line (Thomas Guide page 558) to a secondary highway. From Los Angeles County line to Las Virgenes Road, the City of Calabasas General Plan policy for Agoura Road is consistent with a secondary highway designation. The County segment varies from 74 to 94 feet in width and is planned for a maximum of two lanes per direction (see Attachment E).

SOUTH HALF CLARIFICATIONS

1. **Rosemead Boulevard** (Thomas Guide pages 566 and 596) from Foothill Boulevard to Callita Street (the northerly City limit of Temple City) became a County road when that portion of State Highway 19 was relinquished to the County on October 18, 2006. The current Highway Plan and proposed update depicts Rosemead Boulevard as a major highway so no change is needed for this segment. The remainder of Rosemead Boulevard to the south should be labeled State Route 19 where this is still applicable.

2. **Mureau Road** (Thomas Guide pages 558 and 559)

We reviewed the current status of Mureau Road east of Crummer Ranch Road, (Thomas Guide page 559-B5) with respect to the text in the October 24, 2000, Santa Monica Mountains North Area Plan (SMMNAP). The line drawing of the Highway Plan Policy Map and the text regarding proposed future highway improvements and emergency routes support the conclusion that the portion of Mureau Road east of the Crummer Ranch Road should remain rural in nature and not be realigned or widened. The SMMNAP also recommends that the route consisting of Mureau Road (west of Crummer Ranch Road), a new bridge connection to Calabasas Road on the south side of the 101 Freeway, and a widened Calabasas Road be evaluated for feasibility as a potential emergency east-west alternative route. Similar discussion of future planning of this route is included in the City of Calabasas General Plan (see Attachment F).

It is our conclusion that the alignment for Mureau Road east of Crummer Ranch Road lies on the driven road and that realignment or widening is precluded in accordance with the SMMNAP. Therefore, the proposed improvement of Mureau Road along alignment CSB-5566 as part of Tract No. 46882, is no longer necessary. We recommend that the proposed Highway Plan update include the following clarifications with respect to Mureau Road:

1. Downgrade the portion from Crummer Ranch Road to Calabasas Road to a limited secondary highway.

2. Depict the route consisting of Mureau Road (west of Crummer Ranch Road), a bridge over the 101 Freeway, and Calabasas Road as a major highway.

BSW:la
P:\ldpub\TRANSPLAN\CUPs\SOUTH HALF-PROPOSED CHANGES TO THE HIGHWAY PLAN.doc

Attach.

GENERAL PLAN UPDATE PROGRAM
LOS ANGELES COUNTY HIGHWAY PLAN – SOUTH PORTION
STAFF PROPOSED CHANGES AS OF JUNE 17, 2004

West County

Roadway	From	To	Recommended Action
Thousand Oaks Blvd	Kanan Rd	Cheseboro Rd	Delete Major Hwy
Thousand Oaks Blvd	LA County Line	Calabasas City Line	Delete Major Hwy
Driver Ave	Calabasas City Line	Calabasas City Line	Delete Secondary Hwy
Driver Ave	Agoura Hills City Line	Agoura Hills City Line	Delete Secondary Hwy
Chesebro Rd	Agoura Hills City Line	Lost Hills Rd	Delete Secondary Hwy
Chesebro Rd	Agoura Hills City Line	Agoura Hills City Line	Delete Secondary Hwy
Liberty Canyon Rd	Thousand Oaks Blvd	Agoura Rd/US 101	Delete Secondary Hwy
Lost Hills Rd	Driver Ave	Canwood/US 101 on-ramp	Delete Major Hwy
Parkway Calabasas Rd	US 101 on-ramp	terminus	Delete Major and Secondary Hwy
Parkway Calabasas Rd	Las Virgenes Rd	Park Granada	Delete Parkway
Temescal Canyon Rd	Park Granada	Calabasas Rd	Reclass Existing Parkway to Major Hwy
Sullivan Canyon Rd	Mulholland Dr	Sunset Blvd	Delete Proposed Major Hwy
Oxnard Street	Mulholland Dr	Sunset Blvd	Delete Proposed Major Hwy
Foreman Ave	Louise Ave	San Diego Fwy	Delete Proposed Secondary Hwy
Forest Lawn extension (proposed)	Burbank City Line	Valley Spring Ln	Delete Secondary Hwy
San Fernando Rd	Lankershim Blvd/ Cahuenga Blvd	Los Angeles City Line	Delete Major Hwy
	Burbank Rd	Magnolia Blvd	Delete Major Hwy

GENERAL PLAN UPDATE PROGRAM
LOS ANGELES COUNTY HIGHWAY PLAN – SOUTH PORTION
STAFF PROPOSED CHANGES AS OF JUNE 17, 2004

Marina Del Rey

Roadway	From	To	Recommended Action
Admiralty Way	Via Marina	Fiji Way	Reclass Secondary Hwy to Major Hwy
Admiralty Way	Fiji Way	Culver Blvd extension (proposed)	Reclass Proposed Secondary Hwy to Proposed Major Hwy
Admiralty Way	Culver Blvd extension (proposed)	Jefferson Blvd	Add Proposed Major Hwy
Marina Expressway SR 90 extension (proposed)	Marina Expressway terminus	Admiralty Way	Add Proposed Expressway
Lincoln Blvd	Washington Blvd	Los Angeles City Line	Reclass Parkway to Major Hwy
Culver Blvd	Jefferson Blvd	Playa Vista	Add Proposed Major Hwy
Fiji Way	Lincoln Blvd	South terminus	Add Proposed Parkway
Via Marina	Washington Blvd	Old Harbor Ln	Reclass Secondary Hwy to Parkway
Via Marina	Washington Blvd	Old Harbor Ln	Realign Via Marina/Admiralty Way intersection

South County

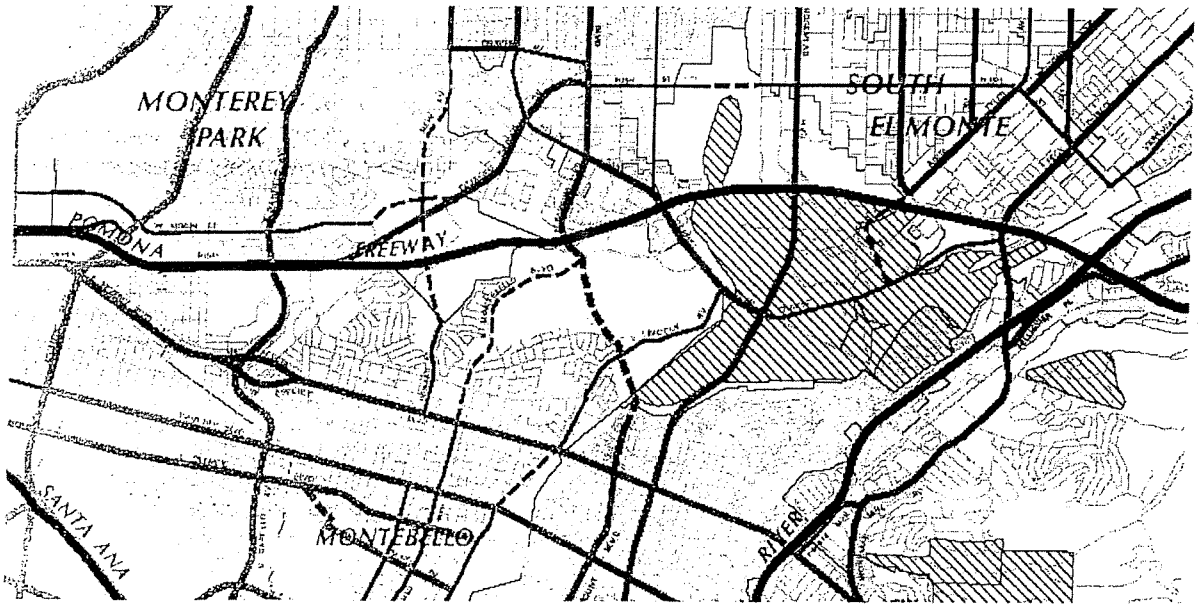
Roadway	From	To	Recommended Action
Del Amo Blvd	Maple Street	Crenshaw Blvd	Add Proposed Major Hwy
Del Amo Blvd	Denker Ave	Vermont Ave	Add Proposed Major Hwy
Del Amo Blvd	SR 405	Avalon Blvd	Show Existing Secondary Hwy
Alameda Street	Compton City Line	Artesia Blvd	Add Proposed Major Hwy
Alameda Street	Compton City Line	Santa Fe Ave	Reclass Secondary Hwy to Proposed Major Hwy
Alameda Street	Santa Fe Ave	Del Amo Blvd	Delete Secondary Hwy
Alameda Street	Del Amo Blvd	Dominguez Street	Delete Secondary Hwy

GENERAL PLAN UPDATE PROGRAM
LOS ANGELES COUNTY HIGHWAY PLAN – SOUTH PORTION
STAFF PROPOSED CHANGES AS OF JUNE 17, 2004

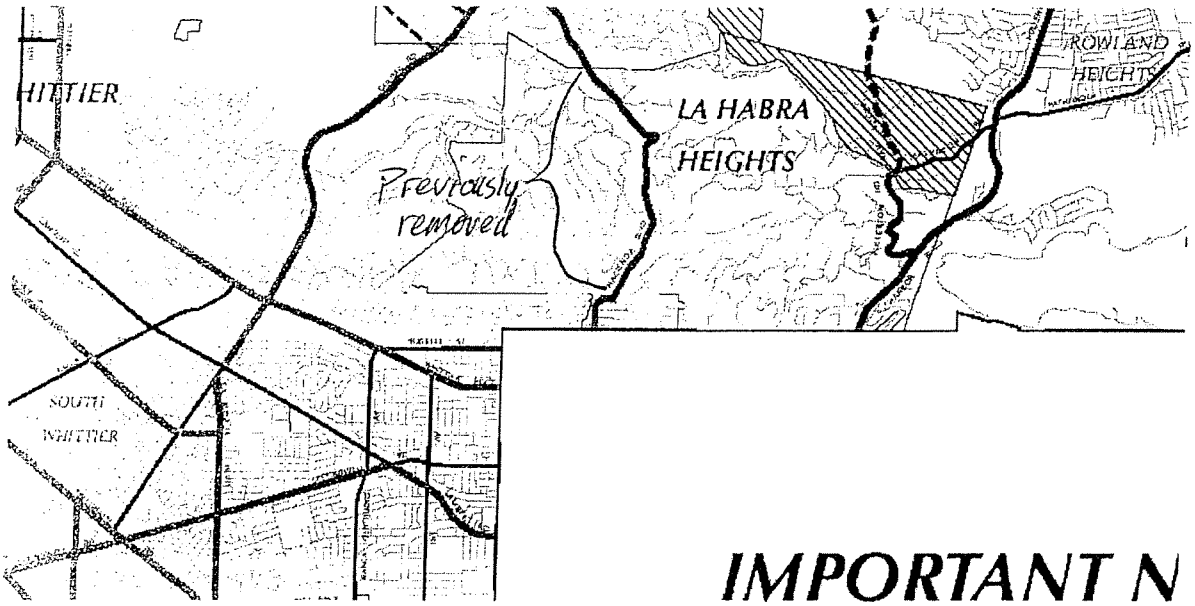
East County

Roadway	From	To	Recommended Action
Mountaineer Rd	Grand Ave	Via Verde	Delete Proposed Major and Secondary Hwys
Bonita Ave	Temple Ave	terminus	Delete Proposed Major Hwy
7th Ave	Los Robles Ave	Turnbull Cyn Rd/ Vallecito Dr	Delete Proposed Major Hwy
Turnbull Cyn Rd and Vallecito Dr	Whittier City Line	Vallecito Dr/Camino Del Sur	Delete Proposed Major and Secondary Hwys
Turnbull Cyn Rd	Painter Ave	Whitter City Line	Delete Proposed Major Hwy
Hadley Street	Painter Ave	Colima Rd	Delete Existing Secondary Hwy
Hacienda Blvd	La Habra Hts City Line	LA County Line	Reclass Existing Major Hwy to Limited Secondary Hwy
Azusa Ave/Fullerton Rd	Colima Rd	Harbor Blvd	Delete Existing and Proposed Major Hwys
Fullerton Rd	Harbor Blvd	La Habra Hts City Line	Delete Secondary Hwy
Fullerton Rd	Azusa Ave	La Habra Hts City Line	Delete Secondary Hwy
Foster Rd	La Mirada Blvd	LA County Line	Delete Proposed Major Hwy

Attachment B



Attachment C



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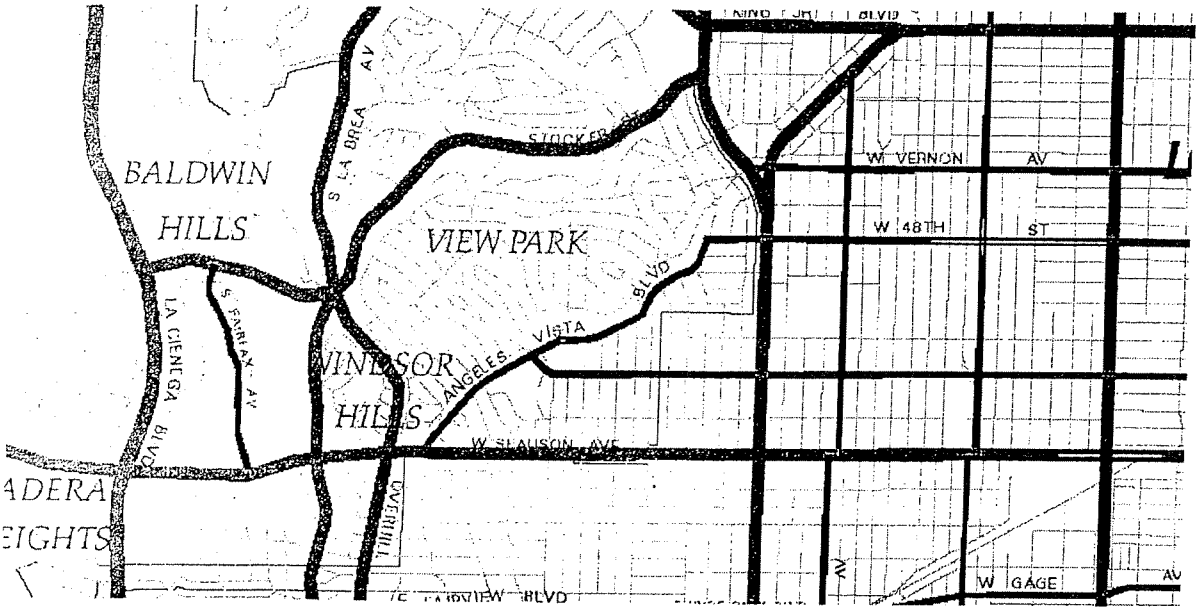

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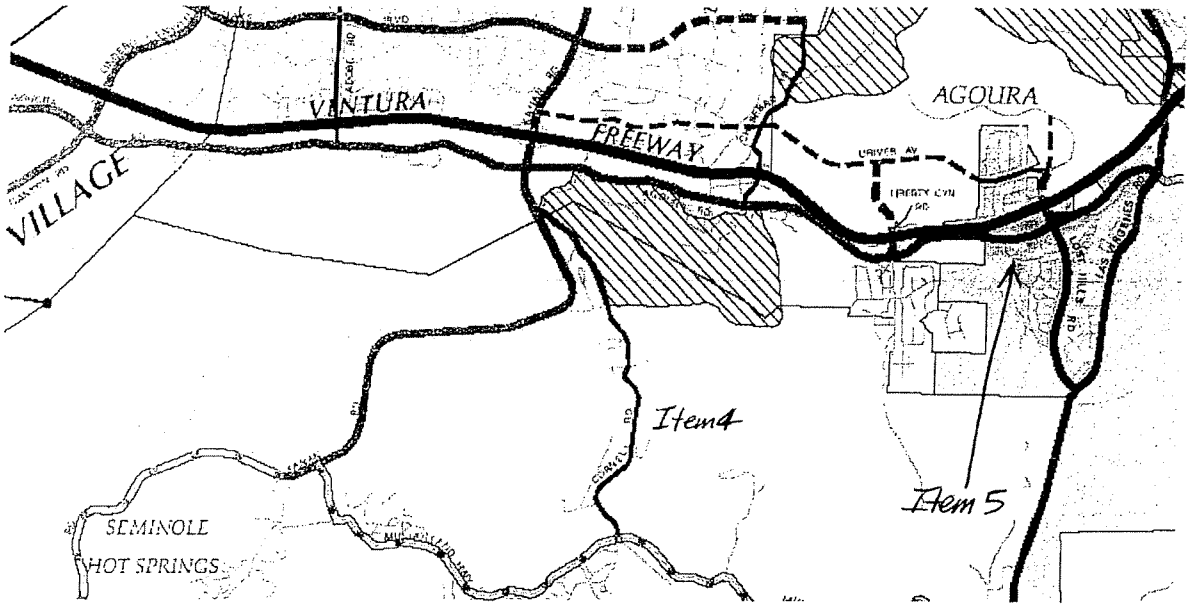
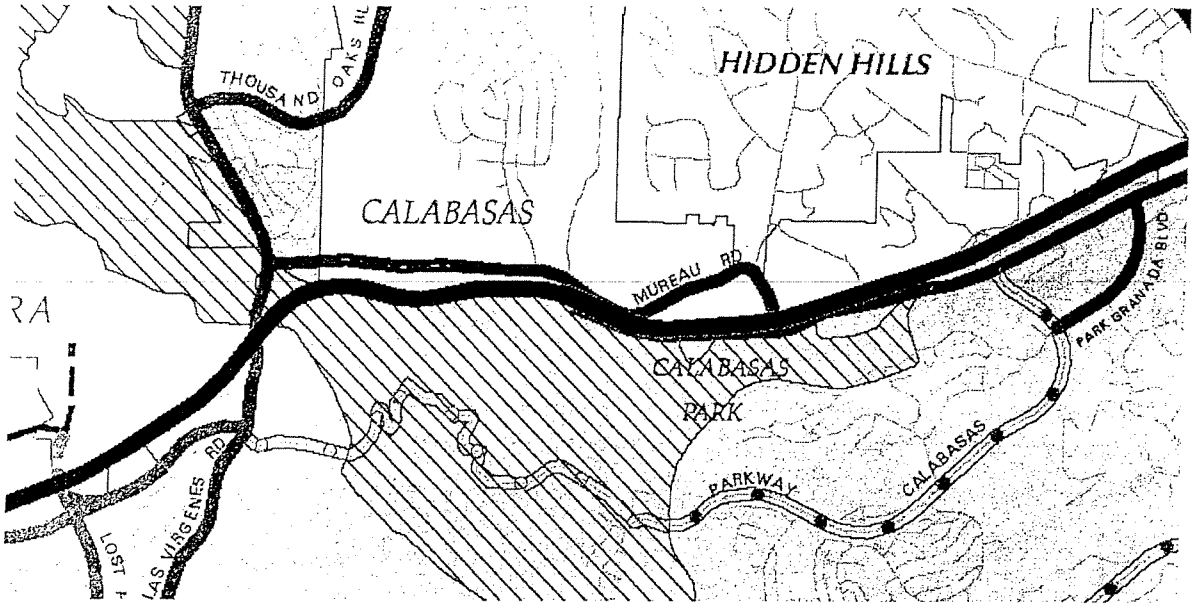


Attachment F



DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION-ROAD UNIT

(LDDRS)

TRACT/[redacted] NO. 46882 (REV) TENTATIVE MAP DATED 5-11-90 6-20-90

☒ Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) WITH CONCRETE FLOWLINE ON "A" ST. TO THE DEPT'S SATISFACTION.

Construct inverted shoulder pavement ____ feet (lane width) and ____ feet (shoulder width) ____.

☒ Plant street trees on MUREAU RD.

☒ Construct curb, gutter, base, pavement, sidewalks and street lights on MUREAU RD.

Permission granted for street grades up to ____ % as shown on map.

Permission granted to vacate ____. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.

Prior to final approval, pay the fees established by the Board of Supervisors for the PARKWAY CALABASAS Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $ 2,000.00 per FACTORED UNIT and is subject to change.

A traffic study is required to the satisfaction of the Department. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by this Department. If a Bridge and Thoroughfare District is formed and if signals identified in the study are included as facilities specifically identified for inclusion in that approved District, then the amount and eligibility for a credit against your District obligation may be given if approved by the Department of Public Works.

Comments/Additional Requirements: (1) PROVIDE ADEQUATE PAVEMENT FOR 100' LEFT TURN LANE AND 60 MPH TRANSITIONS ON MUREAU RD. AT "A" ST.

(2) IN LIEU OF CONSTRUCTING THE ULTIMATE IMPROVEMENTS ON MUREAU RD (INCL. THE INTERSECTION WITH "A" ST. & A PORTION OF "A" ST N/O MUREAU RD) THE DEVELOPER MAY PAY A CASH DEPOSIT TO THE DEPT'S. SATISFACTION.

(3) IF THE ULTIMATE IMPROVEMENTS ARE NOT CONSTRUCTED, THE TEMPORARY CONSTRUCTION OF THE INTERSECTION OF "A" ST. & EXISTING MUREAU RD. INCL. LEFT-TURN LANE AND TRANSITIONS SHALL BE TO THE DEPT'S. SATISFACTION.

Tom Hoagland TWH Phone 818) 458-4910 Date 06-08-90 6-21-90

Modification to Recorded Tract Map No. 46882-(3)

Burden of Proof

1. There are changes in circumstances which make some of the conditions and/or the design of the original tract map no longer appropriate or necessary;

At the time of approval of the subject tentative tract map ("Tract 46882"), November 6, 1990, the portion of Mureau Road adjacent to Tract 46882, was designated as a major highway and it was anticipated that this portion of Mureau Road would be widened and realigned.

Upon the passage of the Santa Monica Mountains North Area Plan, October 24, 2000, it became no longer appropriate or necessary to realign Mureau for environmental and circulation reasons. The realignment has become inappropriate as it would require the removal of a number of oak trees. The realignment has become unnecessary as a proposed fly over would accommodate any increased traffic.

Accordingly, Public Works has recommended that this portion of Mureau Road be downgraded to a Limited Secondary Highway and that the alignment be kept along the existing driven road.

2. The proposed modifications do not impose any additional burdens on the present fee owner of the property;

There is no additional burden as the Mureau Road alignment will remain along the existing driven road.

3. The proposed modifications will not alter any right, title, or interest in the real property;

All lots created by Tract 46882, including lot design and configuration, their physical/topographic features and their permitted land uses remain unchanged. The proposed modification will have no physical or material effect on the development or residents therein.

4. The proposed modifications are necessitated by physical problems and technical difficulties associated with the development, which are not under the control of the developer and this makes it impossible to comply with the conditions to be modified;

Not applicable. The developer has complied with the condition to pay a development fee for the Mureau Road realignment. However, the purpose for which the fee was collected no longer exists under the Santa Monica Mountains North Area Plan.

5. The requested modification will not result in an increased number of dwelling units or a greater density than the recorded map allowed;

The requested modification to a condition pertaining to a road improvement will not alter the number of dwelling units/lots that have already been approved and recorded.

6. The proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans.

Based on the intent of the Santa Monica Mountains North Area Plan, the Department of Public Works has recommended that Mureau Road be downgraded from a Major Highway to a Limited Secondary Highway in the General Plan.

7. The site is physically suitable for the type and proposed density of the development.

The type and density of the development remain unchanged. In fact, the development is fully completed and occupied. The proposed modification will have no physical or material effect on the development or residents therein.

8. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.

The proposed modification avoids environmental damage that would have resulted as a consequence of the Mureau Road realignment, such as the removal of oak trees.

City of Hidden Hills

6165 Spring Valley Road • Hidden Hills, California 91302
(818) 888-9281 • Fax (818) 719-0083

April 10, 2007

Ms. Tina Fung
Department of Regional Planning
Land Divisions Section, Room 1382
Hall Of Records
320 West Temple Street
Los Angeles, California 90012

Subject: Proposed Modification to Recorded Tract Map 46882-(3)

Dear Ms. Fung:

Thank you for providing the City of Hidden Hills the opportunity to comment on the Notice of Public Hearing for the subject application. Our City Council considered the proposed modification at its meeting of April 9, 2007 and has no objection to relieving Mureau Estates of their condition to widen and realign Mureau Road, as required per the County's Master Plan of Highways (Highway Plan).

The City Council is further supportive of the County's proposed changes to its Highway Plan of downgrading Mureau Road, from Crummer Ranch Road to Calabasas Road, to a limited secondary highway. It is our understanding that, as of yet, there are no conceptual plans or details to improve Mureau Road, including the proposed bridge over the 101 Freeway, per the proposed changes to the Highway Plan. Because Mureau Road is one of only three (3) entrances into Hidden Hills, we request that any improvements allow its residents continued direct access, from Mureau Road, to and from both Calabasas Road and Las Virgenes Road. Again, thank you for the opportunity to comment on this item and we would welcome the opportunity to review and comment on any plans or details of proposed improvements to Mureau Road.

Please feel free to call our City Engineer, Dirk Lovett, at (818) 888-9281 if you have any questions or would like to further discuss these concerns.

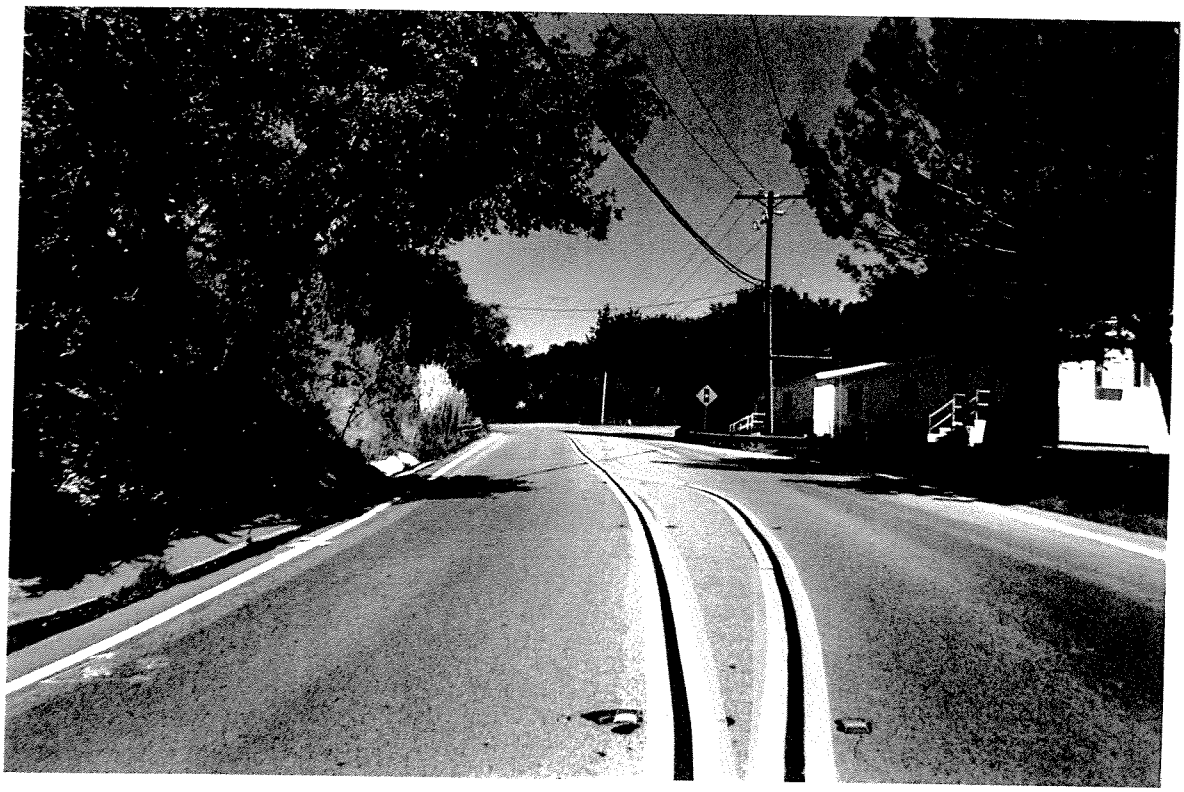
Sincerely,

Stuart Siegel

Stuart Siegel
Mayor

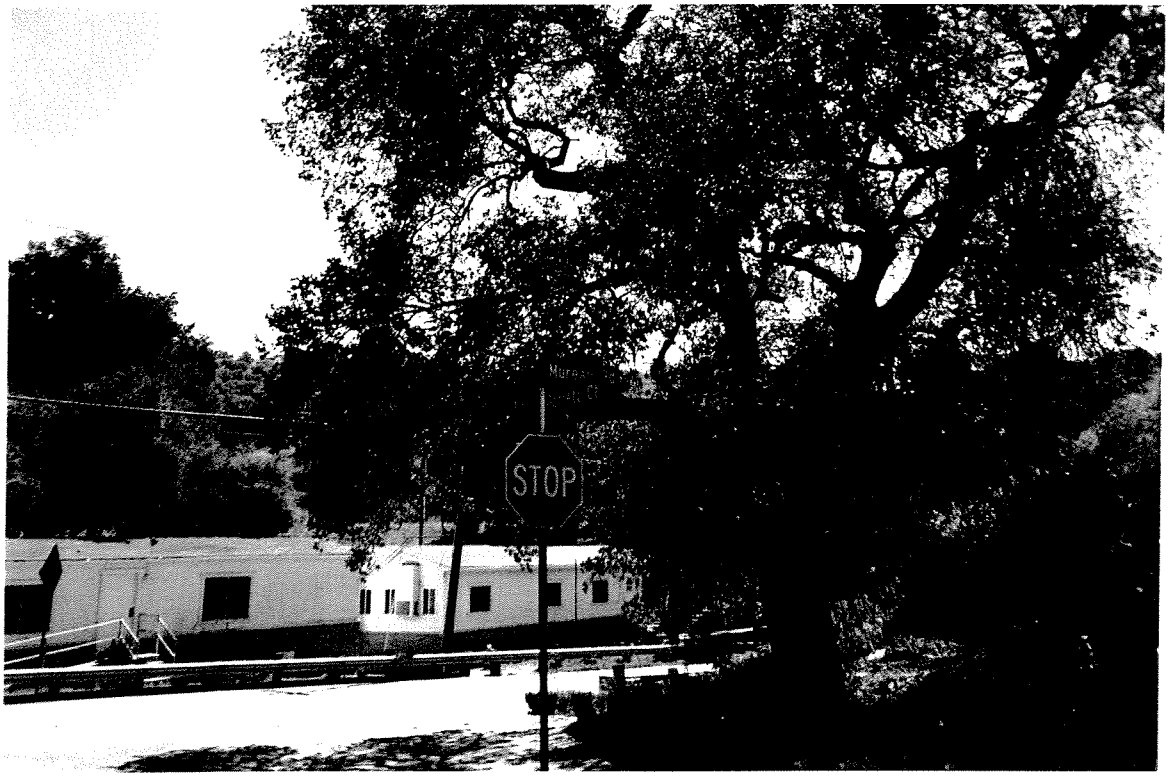
SS/dl

copy: Cherie L. Paglia, City Manager
Dirk Lovett, City Engineer
Hidden Hills City Council



On Mureau Road facing east

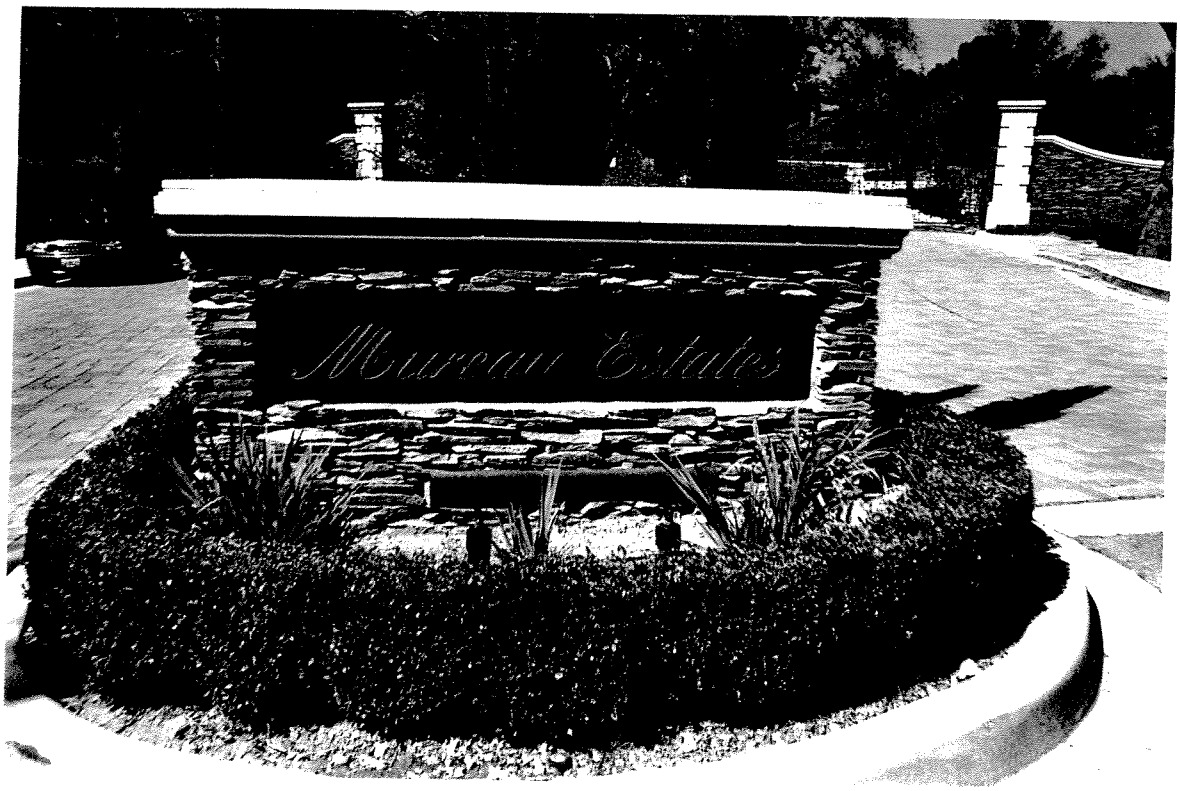
On Mureau Road facing west



At the intersection of Mureau Road and Garrett Court facing south

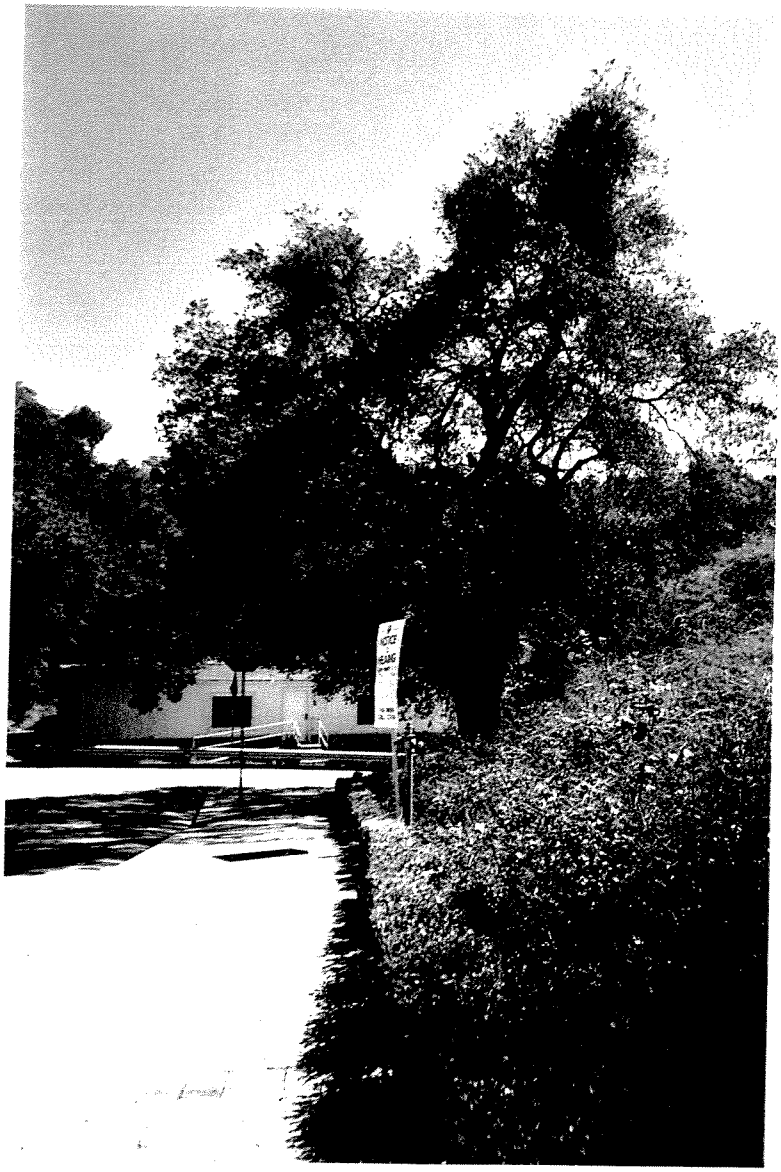
On Garrett Court facing west at the entrance of Mureau Estates

At the intersection of Mureau Road and Garrett Court facing east



Mureau Estates entrance monument sign on Garrett Court

Notice of Public Hearing posted on Garrett Court



Notice of Public Hearing posted on Garrett Court

Notice of Public Hearing posted on Mureau Road