

December 1, 2005

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

FROM: Susan Tae, AICP, Principal Regional Planning Assistant
Land Divisions Section

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 47449-(5)
OAK TREE PERMIT CASE NO. 99-028-(5)
AGENDA ITEM NO. #8 a, b; DECEMBER 7, 2005**

As you may recall, Vesting Tentative Tract Map No. 47449-(5) is a subdivision proposal for 92 single-family lots and one driveway lot in the RPD-10,000-3U, A-1-1 and O-S zones, located southerly of Valley Center Avenue, westerly of San Dimas Avenue and northerly of Calle Bandera in the San Dimas Zoned District. The proposal also requires approval of Oak Tree Permit Case No. 99-028-(5) to authorize the removal of 472 oak trees and encroach into the protected zone of 67 oak trees. Public hearings regarding this case have been held on February 9, 2005, August 24, 2005 and September 12, 2005.

At the September 12 public hearing, a conceptual redesign of the project was presented for your Commission's consideration. The applicant presented a redesigned project that depicts 70 single-family lots, one park lot and one open space lot. The project also now proposes a bridge connection from San Dimas Avenue as well as reduction in the number of oak tree removals. Your Commission then continued the case to December 7, 2005 to allow the applicant time before the Los Angeles County Subdivision Committee for technical review before returning before the Commission.

The Subdivision Committee is scheduled to review the project on December 19, 2005. Therefore, no technical comments are available for your Commission on December 7, 2005 to consider for the project. The environmental document must also be updated to reflect the proposed redesigned project.

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 your Commission continue the public hearing, off calendar, to allow the applicant time to full technical review of the redesigned project. When the project is ready to be considered by your Commission, the redesigned project will be readvertised with full public hearing requirements, including posting of the site, newspaper publishing, and mailing of notices.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing, off calendar, to allow adequate time in review of the redesigned project."

PMC:SMT

VESTING TENTATIVE TRACT MAP NO. 061387-(2)
November 22, 2005 RPC Cover Letter

PAGE 2

12/1/05