



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

July 1, 2009

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

FROM: Ramon Cordova, Senior Regional Planning Assistant *REC*
Land Divisions Section

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 51153-(4)
CONDITIONAL USE PERMIT CASE NO. 92-027-(4)
OAK TREE PERMIT CASE NO. 92-027-(4)
ENVIRONMENTAL ASSESSMENT CASE NO. 92-027-(4)
AGENDA ITEM NO. 6a, 6b, 6c, 6d; JULY 15, 2009

PROJECT BACKGROUND

On April 8, 2009, your Commission continued the public hearing to July 15, 2009 and instructed staff to work with the applicant and the Fourth Supervisorial District Office on a design all parties could support.

On June 10, 2009 and June 25, 2009, staff met with the applicant and their consultants to resolve the project's remaining issues. Staff concurs with the applicant's request for a continuance to August 19, 2009.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing for Vesting Tentative Tract Map No. 51153, Conditional Use Permit Case No. 92-027-(4) and Oak Tree Permit Case No. 92-027-(4) to August 19, 2009 to allow time for staff and the applicant to continue to work together to resolve remaining project issues."

SMT:REC
7/1/09

Attachments: applicant's June 29, 2009 continuation letter

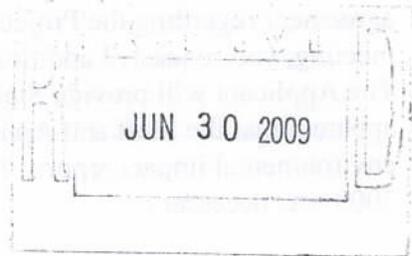
Writer's Direct Line: 213-617-4284
jpugh@sheppardmullin.com

June 29, 2009

Our File Number: 0JYV-070914

VIA EMAIL AND FEDERAL EXPRESS

Mr. Sorin Alexanian
Acting Deputy Director
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012



Re: Request for a Continuance of Project No. 92-027-(4)

Dear Mr. Alexanian:

On June 25, 2009, Pacific Communities Builder, Inc. (the "Applicant") met with you and the Department of Regional Planning staff (the "Staff") to discuss the Hacienda Heights development project (the "Project"). At that meeting, the parties discussed the Project's design, environmental impacts, and status of the environmental impact report. The Staff and Applicant are working diligently together to enable the Staff to prepare a complete staff report for the Regional Planning Commission's (the "Planning Commission") consideration. Based on the status of environmental review and the need to clarify a limited number of Project characteristics, the Applicant requested a continuance of the forthcoming Planning Commission hearing. Staff agreed with the Applicant's request. This letter confirms the parties agreement and provides further justification for the requested continuance.

As you know, this firm represents the Applicant with respect to the Project. The Project is scheduled to be heard by the Planning Commission on July 15, 2009. For the reasons discussed below, we respectfully request, on behalf of the Applicant, that the Planning Commission continue this matter without discussion until August 19, 2009.

As you may recall, this matter was before the Planning Commission on April 8, 2009. The Staff provided the Planning Commission and the Applicant with a staff report (the "Staff Report") in advance of that hearing. The Applicant reviewed the Staff Report and found that it contained inaccuracies and was inconsistent with the Project's environmental impact report. Accordingly, we submitted a letter to Commissioner Rew expressing our concerns with the Staff Report. We reiterated those concerns at the April 8, 2009 hearing and requested a

Mr. Alexanian
June 29, 2009
Page 2

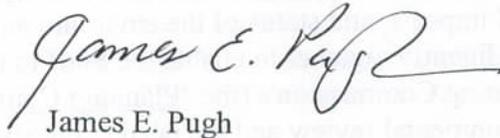
continuance. The Planning Commission granted a 90-day continuance and directed Staff and the Applicant to resolve any remaining concerns before bringing the Project back to the Planning Commission.

For the last three months, Staff and the Applicant have worked diligently to reach agreement regarding the Project's design and its environmental impacts. At the June 25, 2009 meeting, you requested additional information regarding a few remaining (and resolvable) issues. The Applicant will provide Staff with that information as soon as possible. In addition, it was apparent that the Staff and Applicant needed more time to complete the Project's final environmental impact report. Therefore, the parties agreed that a continuance until August 19, 2009 was necessary.

Furthermore, you indicated that Staff would support the Applicant's request for a continuance and not prepare a staff report for the Project at this time. Please use this letter as the Applicant's formal request for a continuance until a date certain.

We appreciate your attention to this matter and continued effort on the Project. If you have any questions whatsoever, please do not hesitate to contact me.

Respectfully,



James E. Pugh

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

W02-WEST:1JEP2401617476.1

cc: Commissioner Rew
Julie Moore, AICP
Nelson Chung
Elsa Trujillo
Robert Philibosian, Esq.