



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

September 23, 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
Land Divisions Section

SUBJECT: **PROJECT NO. 92-047-(4)**
VESTING TENTATIVE TRACT MAP NO. 51153
CONDITIONAL USE PERMIT CASE NO. 92027
OAK TREE PERMIT CASE NO. 92027
ENVIRONMENTAL ASSESSMENT CASE NO. 92027
AGENDA ITEM NO. 7 a,b,c,d; SEPTEMBER 30, 2009

PROJECT BACKGROUND

On September 16, 2009, your Commission continued the public hearing to September 30, 2009 and instructed staff to work with the applicant on completing revised findings and conditions of approval.

To address the ongoing concerns of the applicant and their representatives regarding certain draft conditions of approval, staff provided an advance copy and met with them on September 23, 2009 to further discuss. These remaining issues include condition language regarding any fuel modification/brush clearance within Schabarum Park, calculation and credit of the Quimby fee, language regarding "donation" or "dedication" of the open space, and interpretation of the Oak Woodland Conservation Act regarding the mitigation period.

Staff concurs with the applicant's request for a continuance to October 21, 2009 for further discussions with all appropriate County staff on these issues.

Suggested Motion: "I move that the Regional Planning Commission continue the matter to October 21, 2009 for further discussion with County staff and the applicant regarding these remaining issues."

SMT:REC
9/23/09

Attachments: applicant's September 24, 2009 continuation letter



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Our File Number: 0JYV-070914

VIA EMAIL

Los Angeles County Regional Planning Commission
320 West Temple Street – Room 1350
Los Angeles, California 90012

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

Dear Honorable Planning Commissioners:

This firm represents Pacific Communities Builders, Inc. regarding its Pacific Heights project referenced above. As you know, this matter is on the Regional Planning Commission's agenda for September 30, 2009. The Department of Regional Planning Staff provided Pacific Communities with a revised set of conditions of approval on the evening of September 22, 2009. We promptly reviewed those conditions and met with the Staff to discuss the same on September 23, 2009. Despite our collective best efforts, the parties require additional time to resolve a few remaining issues. Therefore, we are requesting a continuance until the next available Planning Commission hearing date.

We appreciate your consideration of this request. If you have any questions, please do not hesitate to contact us.

Respectfully,

A handwritten signature in cursive script that reads "James E. Pugh".

James E. Pugh

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

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cc: Nelson Chung; Elsa Trujillo; Ramon Cordova.