



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

January 11, 2007

Bruce W. McClendon FAICP
Director of Planning

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

FROM: Susan Tae, AICP, Section Head *SMT*
Land Divisions Section

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53653-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
OAK TREE PERMIT CASE NO. 2005-00039-(5)
HOUSING PERMIT CASE NO. 2006-00001-(5)**

ADDITIONAL CORRESPONDENCE AFTER CLOSE OF PUBLIC HEARING

As you may recall, Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5) were before you on November 15, 2006. The applicant, DR Horton, proposed a residential development of 93 single-family lots, one multi-family lot with 93 attached senior condominium units in two buildings, five open space lots, one recreation lot, six public facility lots and one fire station lot on approximately 234.8 gross acres, located approximately 273 feet southwest of Sagrecrest Circle west of Interstate 5 (I-5) Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in the unincorporated Santa Clarita Valley. An Environmental Impact Report ("EIR") was also prepared for the project, which identified Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste that could not be mitigated to less than significant.

On November 15, 2006, your Commission opened the public hearing and heard testimony from staff and the applicant as well as members of the public. After considering all of the testimony and evidence before you, your Commission closed the public hearing, and indicated your intent to approve the project. Your Commission indicated that access to adjacent property owners, an issue that was raised during the public hearing, may be resolved with indication of cooperation from the applicant, after the close of public hearing and before the project's final action.

The attached letter has been received from one of the neighboring property owners, who also testified during the November 15 public hearing. Although the public hearing is now closed, this letter is being forwarded to you as public comment.

On January 25, 2007, staff will be meeting with the Board of Supervisors office and this constituent as well as the owners of the other affected property, to discuss their concerns related to access.

A consent calendar date for this project has not yet been scheduled.

SMT:st
01/11/07

Attachment



FedEx Kinko's.
Office and Print Center

Fax Cover Sheet

FedEx Kinko's of Stevenson Ranch

Telephone: 661-255-3224 Fax: 661-255-9677

Date 1/8/06

Number of pages 9 (including cover page)

To:

Name ROSIE RUIZ
Company SECRETARY PLANNING COMMISSION
Telephone 213 9746409
Fax 213 626 0434

From:

Name BILL SPEER
Company _____
Telephone 661 2879583

Comments

PLEASE PROVIDE A COPY OF ATTACHED LETTERS TO EACH COMMISSIONER, I STILL HAVE NOT HAD A RESPONSE FROM SUSAN TAE
Bill Speer

Bill and Sonja Speer

26555 Yucca Valley Road Valencia, CA 91355

661-287-9583, Cell 818-368-7420

speerwmr@aol.com, speersonja@aol.com

November 19, 2006

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

TR 53653

Attn: Susan Tae

Reference is made to Regional Planning Commission Meeting of 11-15-2006, approval of the tract TR53653 without access for future development to our property Speer/Ewing and Kantor property. Accordingly I herewith advise that we intend to appeal the tract as currently approved because of the commission's failure to provide access to our property and the adjacent property effectively condemning our property to open space without our opportunity and the right to use and develop our property to the allowed designated zoning in this area of the county. We and Kantor provided letters and requests for access which were ignored and the three minutes allowed for our verbal request were also ignored. Copies of the staff report and packages of letters were provided to me after the hearing.

As stated in our letter of January 5, 2006, we began requesting access to our property in 1981 that resulted in an inadequate access being provided from the Sunset Point Tract in CUP 1639-5, June 10, 1981. As the commission is aware, initially, all property is land locked and historically as development and use of property progresses, access is provided to perimeter and adjacent properties. We have a deeded ¼ interest access 25' wide to our property in conjunction with the Kantor's. Before the development of the Larwin's Sunset Point Tract, we were able to drive into our property, mostly on our access. But, because of the terrain, there were switch backs both north onto Larwin's property and south onto the Warner Property. Upon development of the Larwin Property, the fills covered the switch backs. A review of the original Topo maps of this area will show the roads (Dept. of County Engineer Survey Division, Pico-Potrero Area South Topographic Map dated 12-2-70. reference 2459-3441 or 108-166). Upon development by Larwin and provision of the new access per the CUP, we were able to access our property on a limited basis. Kantor apparently accessed their property through the Warner property. It should be noted the current traveled access to the Warner Property is currently using ours and Kantor's 25' wide property at the old road.

Why is it that after 24 years or more the County, having been given a second opportunity to provide "planning of the community" (part of the planning commissions mission), the County failed to provide access to all properties adjacent to the proposed tract TR53653? What is the county's "plan" for ours and the adjacent properties? As noted in our letter of Jan, 5, 2006, upon receiving what turned out to inadequate access to our property, we started tract TR 50542 with 7 lots on 20 acres. This was 1 less lot than we had requested and which was the basis for the access in CUP 1639-5 which was negotiated by the County through Mr. Antonovich's office after we appealed the Larwin Tract. Please note that the statement in the CUP says, "Until such time as the public Road serves said adjacent parcel". However, the county staff has since continued to deny our tract TR 50242 due to the narrow road access and steepness for the fire Department.

Accordingly, we effectively did not receive adequate access. A review of the county file for this tract will verify this situation.

Further, in discussion with county staff, we were told to wait and we would get our access from the property between our property, and the old road...this is the property now known as the subject tract 53653. During the time we have had to wait, we have seen a SEA created and imposed on our property, trails designated that didn't exist and other rule changes. Needless to say, if the original county CUP 1639-5 deeded access from the Larwin Tract (Sunset Point) had been acceptable to Public Works and the Fire Department, we would have completed our tract #50242. Now that 24 years of waiting has happened it is time for the county to provide "planning" for the area and provide for a road system to accommodate our property along with other adjacent properties...providing a "planned community" controlled by the county not by developers who have their own addenda.

Enclosed is a marked up excerpt of the tract map to TR 53653 extending street "F" to ours and Kantor's property. This extension misses any oak trees and would eliminate one building pad (apparently one was going to be deleted in the approvals). By resolving this matter now with the developer, it would not delay the approval process and therefore avoid needless costs to the county and all parties. Upon approval of this or similar access road, we will be glad to revise our tract 50242 to accommodate the Kantor property and the Aidlin Property west of our property. This would provide planning for the properties west of TR53653 resolving some of the concerns expressed in commission discussions on 11-15-2006. Access on "F" street would now also resolve the written concerns on record with the county of the residences on Sagecrest Circle on both sides of our access even though the provision and purpose of the access predates their ownership of their property. It should also be noted that our tract avoids all the oak trees on our property and the SEA #63 now on our property. I would be glad to meet with you on this matter and I presume the other adjacent property owners would also be interested. Your action and notification of the next hearing date is requested on this matter.

Thank you for your attention.

William (Bill) R. Speer, owner

Encl: Letter of 1-5-06 plus attachments,
Map (11X17) showing extended street "F"

CC: Michael D Antonovich, Supervisor, 5th District (with encl.),
Kristin (Kantor) Ulibarri, (with encl.),
Reina V. Slutske, Signal (with encl.),
D. R. Horton (with encl.),
J. Ewing (with encl.)

11F" Street

TRACT NO. 43794

TRACT

Camden
Developers

Camden
Swartz
RESIDENTIAL
APN 2826-041-038

APN 2826-041-039

TRACT NO. 43792

VACANT

APN 2826-041-039

APN 2826-038-040

APN 2826-038-037

2926-038-045

TRACT NO.

43791

2826-038-043

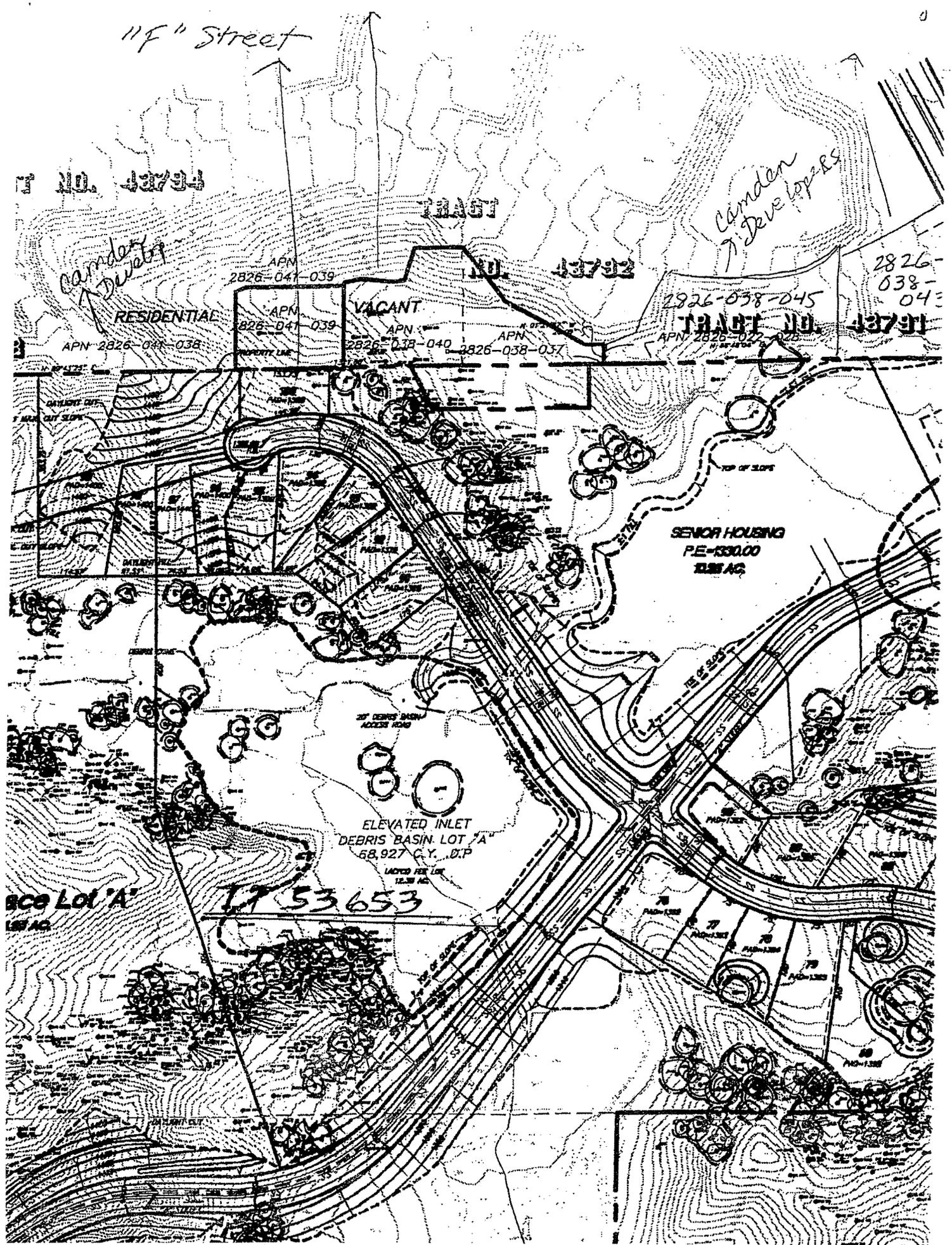
SENIOR HOUSING
P.E.=\$30.00
1288 AC

27' DEBRIS BASIN
ACCESS ROAD

ELEVATED INLET
DEBRIS BASIN LOT 'A'
68,927 C.Y. D.P.
LACED FOR LOT
12.38 AC

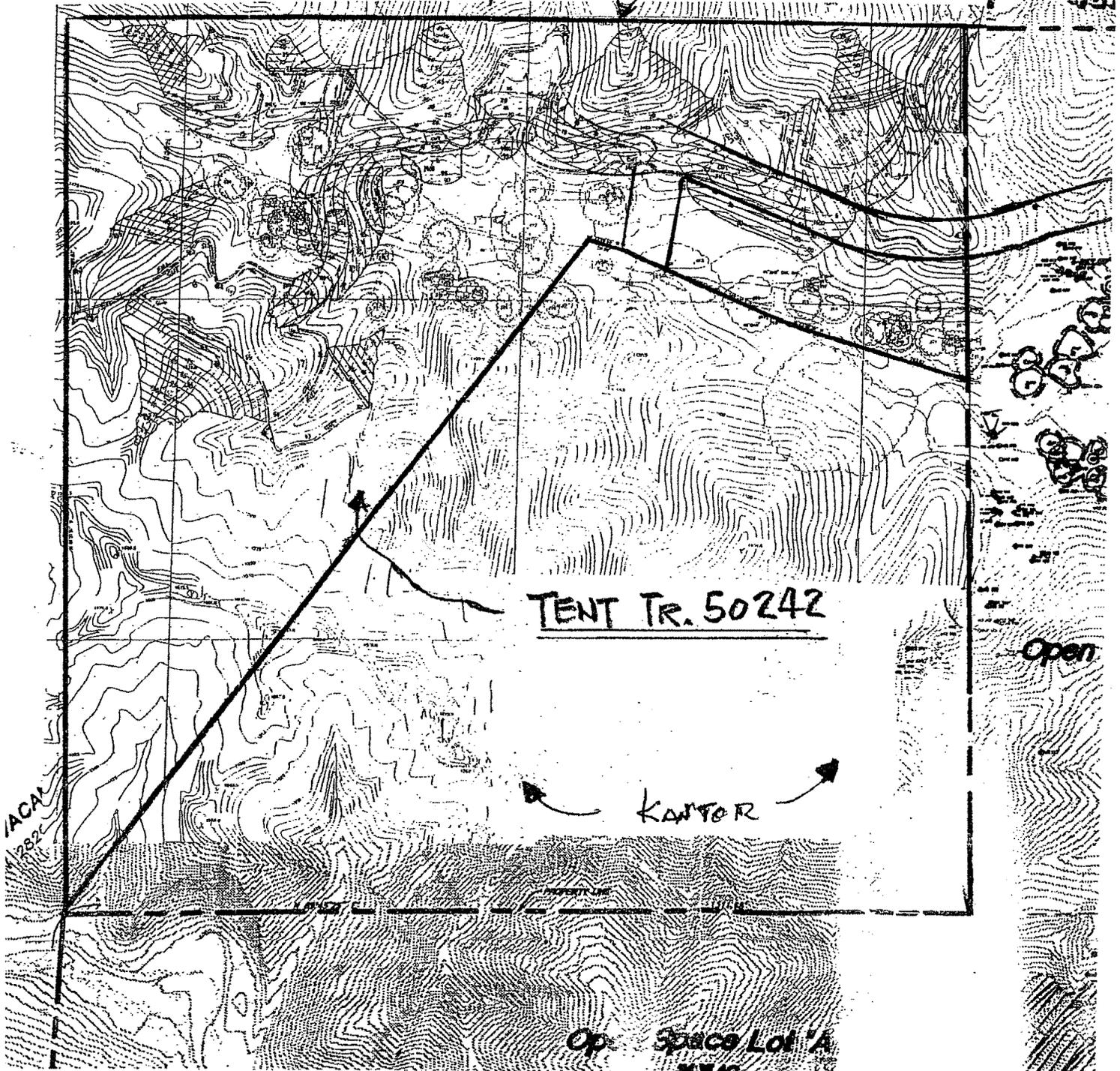
53653

SCO Lot 'A'
1287 AC



"F" STREET EXTENSION
11/17/06

SPEED / EWING



TENT TR. 50242

KANTOR

Open

Op Space Lot A

ACAL
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