



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

April 29, 2009

TO: Gina Natoli, AICP
Hearing Officer

FROM: Donald Kress, Regional Planning Assistant II 
Land Divisions Section

SUBJECT: **ZONE CHANGE CASE NO. 03-367-(5)**
VESTING TENTATIVE TRACT MAP NO. 54233
CONDITIONAL USE PERMIT CASE NO. 03-367-(5)
AGENDA ITEMS NO. 3a, 3b, and 3c. May 5, 2009

PROJECT BACKGROUND

At the Hearing Officer public meeting of March 17, 2009, the Hearing Officer continued the matter of Zone Change Case No. 03-367-(5), Vesting Tentative Tract Map No. 54233, and Conditional Use Permit Case No. 03-367-(5) to the May 5, 2009, Hearing Officer public meeting, in order for the applicant to pay outstanding fees to the Los Angeles County Department of Regional Planning ("Regional Planning").

Zone Change Case No. 03-367-(5) is a request to change the zoning on the entire property from RPD-1-3U (Residential Planned Development-One Acre Minimum Required Lot Area-Three Dwelling Units Per Acre Maximum Density) to RPD-5,000-4U (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area-Four Dwelling Units Per Acre Maximum Density).

Vesting Tentative Tract Map No.54233 proposes to create 12 single-family lots, on 4.9 gross acres in the Newhall Zoned District.

Conditional Use Permit Case ("CUP") No. 03-367-(5) is a request to ensure compliance with the requirements of urban hillside management, and for development in the RPD zone.

Regional Planning received the applicant's payment of outstanding fees on April 14, 2009, and the account is now up to date.

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VESTING TENTATIVE TRACT MAP NO. 54233

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Hearing Officer Memo

April 29, 2009

STAFF RECOMMENDATION

Staff recommends denial, pursuant to Sections 21.16.160, 21.40.110, and 22.56.060 of the Los Angeles County Code relating to inactivity and failure to submit required application materials.

Therefore, staff recommends that the Hearing Officer deny Zone Change Case No. 03-367-(5), Vesting Tentative Tract Map No. 54233, and Conditional Use Permit No. 03-367-(5).