



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 6, 2011

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

FROM: ^{MSH} Mark Herwick, AICP, Supervising Regional Planner
General Plan Development Section

**SUBJECT: AGENDA ITEM #9 – MARCH 23, 2011
PROJECT NO. R2011-00173-(5)
STONYVALE COMMUNITY STANDARDS DISTRICT**

Commissioner Helsley was not in attendance for the Regional Planning Commission meeting on March 23, 2011 where the matter of the Stonyvale Community Standards District (CSD) was discussed. At the subsequent March 30, 2011 meeting Commissioner Helsley asked staff after the meeting why the proposed CSD did not include the adjacent community of Vogel Flats. The following is staff's response to Commissioner Helsley's question.

The Board motion of November 30, 2010 directed the Department of Regional Planning to prepare a CSD specifically for the community of Stonyvale. While Stonyvale and Vogel Flats are adjacent to each other there are differences with regard to land use regulation that were fundamental in determining what would be the boundaries of the CSD.

Common to the communities of Stonyvale and Vogel Flats is Stonyvale Road. However, the 30 parcels that comprise the community of Stonyvale are private—the community is a private inholding in the National Forest, while the residences (existing and destroyed) of Vogel Flats are lease holdings in the National Forest. The County can regulate land use of private inholdings in the National Forest, while the National Forest regulates its lease holdings. Therefore, Regional Planning is preparing a CSD for the parcels along Stonyvale Road where the County regulates land use, i.e. the community of Stonyvale

Staff has been in contact with the National Forest regarding its thoughts on the construction of single-family residences following the Station Fire and it concurs that the

April 6, 2011
Page 2

proposed CSD boundary is appropriate. The National Forest is allowing rebuilding at its discretion (construction must meet Building and Safety requirements) in Vogel Flats on a case by case basis, but is prohibiting any building within 50 feet of Big Tujunga Wash.

Following completion and distribution of the Initial Study for the CSD, staff will return to your Commission to set a date for a public hearing and request to set a date for a field trip to the community of Stonyvale.

Please contact me with any questions that you may have regarding the preparation of the Stonyvale CSD at (213) 974-6423 or mherwick@planning.lacounty.gov.

JS:MSH:msh