

**PROJECT NUMBER**

04-035-(1)

HEARING DATE

August 7, 2024

REQUESTED ENTITLEMENT(S)

Tentative Tract Map No.060973

Conditional Use Permit (“CUP”) No. RCUP-200800169

Oak Tree Permit No. RPPL2021002541

Environmental Assessment No. RPPL2021002622

PROJECT SUMMARY**OWNER / APPLICANT**

Juanita & Arturo Barrera

MAP/EXHIBIT DATE

August 31, 2021

PROJECT OVERVIEW

Tentative Tract Map No. 060973 is a request to create 10 residential lots on 12.35 gross (10.5 net) acres. The project includes a CUP for the development of eight new building pads within a non-urban hillside management area and to allow over-height retaining walls within required yards, and an Oak Tree Permit to allow the encroachment into the protected zone of nine non-heritage oak trees (“Project”). The two existing single-family residences and detached garages will remain on Lot Nos. 6 and 10. The 10 proposed residential lots range in size from 43,889 to 92,959 square feet. The project site is accessible from Vallecito Drive, a 60-foot-wide limited secondary highway, which leads into a 40-foot-wide internal private driveway and fire lane. This private driveway and fire lane will be un gated and provide internal circulation and access to each lot (except Lot No. 6). An emergency use only private driveway and fire lane will connect the internal 40-foot-wide driveway and fire lane to Via Cielo. The emergency private driveway and fire lane will be gated on Via Cielo and only used for emergencies. The Project includes eight acres of protected open space and a request to waive street frontage for the interior lots. The Project includes a total of approximately 22,200 cubic yards (“cy”) of earthwork, including 11,100 cy of cut and 11,100 cy of fill, to be balanced on site. The Project was deemed complete on January 11, 2011, and the applicant has chosen to continue to be subject to the 1978 Hacienda Heights Community Plan and Hillside Management Ordinance in effect at that time.

LOCATION

2027 Vallecito Drive and 2342 Via Cielo, Hacienda Heights

ACCESS

Vallecito Drive

ASSESSORS PARCEL NUMBERS

8221-015-004, -052, and -053

SITE AREA

12.35 gross acres / 10.5 net acres

GENERAL PLAN / LOCAL PLAN

1978 Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION (1978 PLAN)

N2 (Non-Urban 2 - 0.3 to 1 Dwelling Unit Per Acre)

ZONE

A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)

PROPOSED UNITS

10

MAX DENSITY/UNITS

≥10 (see Key Issues below)

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

The Initial Study concluded that there are potentially significant environmental impacts associated with the Project that can be reduced to less than significant with the implementation of the proposed mitigation measures in the areas of Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources. No other significant impacts were identified. Therefore, the project qualifies for a Mitigated Negative Declaration.

KEY ISSUES

- Prior RPC Public Hearing dates: October 17, 2012, December 12, 2012, and March 13, 2013. Concerns at that time included open space depiction, grading, building pad delineation, the height and length of retaining walls, and oak trees.
- The Project was deemed complete on January 11, 2011, and therefore analyzed pursuant to the regulations in effect at that time, including the then Section 22.56.215 (Hillside Management and Significant Ecological Areas-Additional Regulations). The 2011 references to sections of Title 22 (Planning and Zoning) of the County Code, were revised under the 2019 Technical Update. When the language in effect in 2011 and today are the same, references to current County Code sections are used to minimize confusion. If the language from 2011 and today is different, the applicable County Code section reference is used.
- The project is subject to the 1978 Hacienda Heights Community Plan because the Project was deemed complete prior to the 2011 Hacienda Heights Community Plan update and subsequent East San Gabriel Valley Area Plan. The maximum density of 10 noted above is from the 1978 Hacienda Heights Community Plan (maximum of 12) and the slope density analysis calculation required by the applicable Hillside Management Ordinance (reduced it to 10).
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.56.215 (Hillside Management and Significant Ecological Areas-Additional Regulations) of the County Code in effect in the year 2011
 - Section 22.16.050 (Development Standards for A-1 and A-2)
 - Chapter 22.174 (Oak Tree Permits)

CASE PLANNER:

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