



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

December 7, 2011

Lang Ranch Properties  
14212 Lang Station Road  
Canyon Country, CA 91351

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NUMBER 03-017-(5)**  
33314 Agua Dulce Canyon Road

Dear Applicant:

Hearing Officer, Gina Natoli, by her action of Tuesday, December 6, 2011, **DENIED** the above described application **(Conditional Use Permit to authorize a water facility company)**. The applicant or and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on Tuesday, December 20, 2011.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

For further information on appeal procedures or any other matter pertaining to this denial, please contact Diane Aranda of the Zoning Permits East Section at (213) 974-6383 or e-mail at [daranda@planning.lacounty.gov](mailto:daranda@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director of Planning

Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: Zoning Enforcement, Applicant's Agent

MM:da

**HEARING OFFICER'S FINDINGS AND ORDER:**

**PROJECT NUMBER 03-017-(5)**

**CONDITIONAL USE PERMIT NUMBER 03-017-(5)**

**HEARING DATE: December 6, 2011**

**SYNOPSIS:**

The applicant is requesting to authorize the operation of a water distribution facility located at 33314 Aqua Dulce Canyon Road in the C-1 (Restricted Business), R-3 (Limited Multiple Residence) and A-1-10,000 (Light Agriculture) Zones within the Soledad Zoned District.

**PROCEEDINGS BEFORE THE HEARING OFFICER**

A meeting was held on December 6, 2011 before the Hearing Officer. The applicant was not present. There being no further testimony, the Hearing Officer denied project 03-017-(5).

Findings

1. The applicant is requesting a Conditional Use Permit (CUP) to authorize the operation of a water distribution facility located at 33314 Aqua Dulce Canyon Road in the C-1 (Restricted Business), R-3 (Limited Multiple Residence) and A-1-10,000 (Light Agriculture) Zones within the Soledad Zoned District.
2. The project is located at 33314 Aqua Dulce Canyon Road in the unincorporated community of Hacienda Heights within the Soledad Zoned District.
3. The surrounding properties are developed with commercial uses to the north and west, and vacant land to the east and south.
4. The project was filed on January 14, 2003 and has been inactive since September 2003. Staff sent various incomplete letters to the applicant in 2003 and sent letters of inactivity on April 9, 2009 and on October 18, 2011. In addition, staff attempted to contact the applicant on the phone with no response. Staff has not received the requested information or materials to enable further project evaluation.
5. Staff sent a letter to the applicant dated October 18, 2011 informing the applicant that pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on December 6, 2011.
6. The October 18, 2011 letter also directed the applicant to submit the requested materials by November 21, 2011 for the project to remain active.
7. The applicant has failed to submit the required materials within the required timeframe which was November 21, 2011.
8. At the December 6, 2011 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.