

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-106 - (5)
TENTATIVE PARCEL MAP NO. 071401**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Parcel Map ("PM") No. 071401 on November 5, 2013.
2. PM071401 is a request to create four single-family lots on 79 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) Zone. The project site is located on Cedarcroft Road, south of Y-8 in the Soledad Zoned District.
3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 9, 2003. The Los Angeles County Subdivision Committee last met on October 14, 2010 to discuss the subject project. Holds were placed on the project. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning expired on October 20, 2011.
4. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to determine the feasibility of the project design, general plan consistency or whether approval of the map would be in the public interest, pursuant to Section 21.40.160 (Advisory Agency Determination Authority) of the Los Angeles County Code ("County Code"). Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.
5. Staff sent a letter to the applicant dated July 30, 2012 informing the applicant that pursuant to Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on September 4, 2012.
6. The July 30, 2012 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. After contacting Regional Planning staff, the applicant was required to provide a revision to the tentative map and/or submit other requested information within 90 days of the date of the July 30, 2012 letter.
7. The applicant submitted a time extension request and was granted a time extension until January 31, 2013 to submit the required materials. The applicant has failed to submit the required materials within the required timeframe, which was by January 31, 2013

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DENIAL FINDINGS

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8. Staff sent a letter to the applicant dated October 2, 2013 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity on November 5, 2013.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

THEREFORE, in view of the findings of fact presented above, Tentative Parcel Map No. 071401 is DENIED.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 2, 2013

JOSE AND MARIETTA DE ALDAY
P O BOX 3013
QUARTZ HILL CA 93586

**RE: PROJECT NUMBER 03-106 – (5)
TENTATIVE PARCEL MAP NO. 071401
ENVIRONMENTAL ASSESSMENT NO. 03-106**

Dear Applicant:

Your time extension to submit a revision to the tentative map and/or other requested information expired on January 31, 2013. Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, and 22.56.060, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on **November 5, 2013**.

If you wish to keep this project active, you will need to appear before the Hearing Officer to request for the time extension. The Hearing Officer Meeting will be held at 9 a.m. in Room 150, 320 West Temple Street, Los Angeles, CA 90012. If you have any questions, you may contact Lynda Hikichi at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Lynda Hikichi, AICP
Senior Regional Planning Assistant
Land Divisions Section

c. Antelope Valley Design Group, Attn.: Abe Nejim, 1122 West Avenue L-12, Ste. 101, Lancaster, CA 93534

Gloria Taylor

From: Abe Nejim [avdesign2010@gmail.com]
Sent: Friday, July 20, 2012 1:50 PM
To: Gloria Taylor
Subject: Request for Extension of PM# 71401

Dear Gloria Taylor,

We are hereby requesting additional time in order to provide the required information and plans for evaluation by the County staff. The issue of delay is the result of not having the precise scope of required work for the soil report.

As you know, the property is almost 80 acres, and in order to provide a soil report, an exact location for the houses must be known; otherwise, it is a waste of funds to conduct such a study since it will not be site specific. Therefore, we are trying to work with the owner as well as with the technical department to resolve this issue.

Thank you very much for your consideration of this matter.

Sincerely,

Betty Teremzawi
Antelope Valley Design Group
1122 West Avenue L-12 Suite 101
Lancaster, CA 93534
(661) 945-2480



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 30, 2012

JOSE AND MARIETTA DE ALDAY
P O BOX 3013
QUARTZ HILL CA 93586

RE: **PROJECT NUMBER 03-106 – (5)**
TENTATIVE PARCEL MAP NO. 071401
ENVIRONMENTAL ASSESSMENT NO. 03-106

Dear Applicant:

A review of our records shows that a request for four single-family lots was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 9, 2003. The Los Angeles County Subdivision Committee last met on October 14, 2010 to discuss the subject project. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on October 20, 2011.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, and 22.56.060, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on **September 4, 2012**.

If you wish to keep this project active, please send a written request to Regional Planning Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA 90012, Attention: Lynda Hikichi. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. After responding to this letter within 30 days, you must submit a revision to the tentative map and/or other requested information within 90 days of the date of this letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.

If you have any questions, you may contact Lynda Hikichi at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Lynda Hikichi, AICP
Senior Regional Planning Assistant
Land Divisions Section

e: AV Design group

#4

- off agenda
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1-2013