DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-329 - (5)
TENTATIVE TRACT MAP NO. 060464

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Tentative Tract Map ("TR") No. 060464 on September 17, 2013.

2. TR 060464 is a request to create 56 single-family lots on 83.96 acres within the R-1-6000 (Single-Family Residence - 6000 Square Feet Minimum Required Lot Area) Zone. The project site is located adjacent and northerly of Cedral Road, Acton in the Soledad Zoned District.

3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on October 22, 2003. The Los Angeles County Subdivision Committee last met on February 14, 2008 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 July 6, 2009.

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 5, 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 August 7, 2012.

6. The July 5, 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 5, 2012 letter.

7. The applicant submitted a time extension request on August 2, 2012 and was granted a time extension until October 4, 2012 to submit the required materials. The applicant has failed to submit the required materials within the required timeframe, which was by October 4, 2012.

8. Staff sent a letter to the applicant dated August 15, 2013 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity on September 17, 2013.

9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

THEREFORE, in view of the findings of fact presented above, **Tentative Tract Map No. 060464 is DENIED.**

#10

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 15, 2013

MAGNOLIA LP
1000 DOVE STREET STE 100
NEWPORT BEACH CA 92660

RE: PROJECT NUMBER 03-329 (5)
TENTATIVE TRACT MAP NO. 060464
ENVIRONMENTAL ASSESSMENT NO. 03-329

Dear Applicant:

Your time extension to submit a revision to the tentative map and/or other requested information expired on October 4, 2012. 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 17, 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. Corinna Ocampo, Pacific Communities Builder, Inc., 1000 Dove Street, Suite 300, Newport Beach CA 92660
Pacific Coast Civil, 30141 Agoura Road, Ste 200, Agoura Hills, CA 91301

#13

PACIFIC COMMUNITIES

August 1, 2012

Ms Lynda Hikichi, AICP
Senior Regional Planning Assistant
Land Divisions Section, Room 1382
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Subject: **Request for an Extension**
Project Number 03-329 (5)
Tentative Tract Map No. 060464
Environmental Assessment No. 03-329

Dear Ms. Hikichi:

One of our affiliates, Magnolia, LP, filed a request for 56 single family lots with the Los Angeles County Department of Regional Planning on October 22, 2003.

We would like to keep this project active, therefore through this letter we would like to request for an extension of our application for Tentative Tract Map 060464.

Your favorable consideration of the above request for extension is very much appreciated.

If you have any questions regarding the above project, please email me at Corinna@pcbinc.com or call (949) 660 – 8988 x 172.

Sincerely,

Corinna Ocampo, PE, LEED AP
Project Manager
Pacific Communities Builder, Inc.

- recd via email 8-2-12
- TE until 10-4-12

1000 Dove Street • Suite 300 • Newport Beach • CA 92660 • Tel 949-660-8988 • Fax 949-660-8866

#13

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 5, 2012

MAGNOLIA LP
1000 DOVE STREET STE 100
NEWPORT BEACH CA 92660

RE: PROJECT NUMBER 03-329 (5)
TENTATIVE TRACT MAP NO. 060464
ENVIRONMENTAL ASSESSMENT NO. 03-329

Dear Applicant:

A review of our records shows that a request for 56 single-family lots was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on October 22, 2003. The Los Angeles County Subdivision Committee last met on February 14, 2008 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 July 6, 2009.

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 **August 7, 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

- via email
rec'd TE request
on 8-2-12
- TE until 10-4-12