

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 89088-(5)
TENTATIVE PARCEL MAP NO. 21140**

1. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, considered Tentative Parcel Map No. 21140 ("PM 21140") on August 16, 2011.
2. PM 21140 is a proposal to create four single-family parcels on 4.9 acres. The subject site is located at 702 West Avenue S between Tierra Subida Avenue and Camares Drive, Palmdale Zoned District.
3. The project was filed on May 25, 1989. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on May 20, 1990, to discuss the project. Several holds were placed on the project, including a request for a drainage concept plan and environmental assessment. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project was granted by the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") on March 7, 1994.
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 11, 2011 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 16, 2011.
6. The July 11, 2011 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active, the applicant was also required to provide a revision to the tentative map and/or other requested information within 90 days of the date of the July 11, 2011 letter.
7. The applicant has failed to submit the required materials within the required timeframe, which was by August 11, 2011.
8. During the August 16, 2011 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

9. During the August 16, 2011 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
10. During the August 16, 2011 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 21140 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Parcel Map No. 21140 is DENIED.

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