Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

August 16, 2011

JOSEPH A AND VERONICA RETHI
702 WEST AVENUE S
PALMDALE, CA 93551

**SUBJECT: PROJECT NUMBER 89088-(5)
TENTATIVE PARCEL MAP NO. 21140
ENVIRONMENTAL ASSESSMENT NO. 89088
MAP DATE: March 21, 1990**

Dear Joseph A and Veronica Rethi,

Tentative Parcel Map No. 21140 ("PM 21140") was considered by Ms. Pat Hachiya, a Hearing Officer of Los Angeles County, on August 16, 2011.

After considering the evidence presented, the Hearing Officer in her action on August 16, 2011, **denied** PM 21140 in accordance with Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing) of the Los Angeles County Code ("County Code"). A copy of the denial findings is attached.

The decision of the Hearing Officer regarding the tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission within the following time period:

- In accordance with the requirements of the State Map Act and County Code, the tentative parcel map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on <u>August 29, 2011.</u>**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the project to the Regional Planning Commission. **If you wish to appeal the decision of the Hearing Officer to the Regional Planning Commission, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website (http://planning.lacounty.gov). The fee for appeal process is $5,626.00 for the applicant and $698.00 for non-applicant(s).

To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350, 320 West Temple Street. Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

If you have any questions regarding this matter, please contact Mr. Donald Kress of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Nooshin Paidar

Nooshin Paidar, AICP, Supervising Regional Planner
Land Divisions Section

NP:dck

Enclosures: Findings

c: Subdivision Committee
Preece & Associates, Inc

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. 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 11, 2011 letter.

7. The applicant has failed to submit the required materials within the required timeframe (30 days), 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 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.**