



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 26, 2011

JK CIVIL ENGINEERING
1334 EAST PALMDALE BOULEVARD #F
PALMDALE, CA 93550

**SUBJECT: PROJECT NUMBER 89-326-(5)
TENTATIVE PARCEL MAP NO. 21097
CONDITIONAL USE PERMIT NO. 89326
ENVIRONMENTAL ASSESSMENT NO. 89326**

Dear JK Civil Engineering,

A review of our records shows that a request for four single-family parcels on 20.0 acres together with a conditional use permit to ensure compliance with requirements of nonurban hillside management design criteria were filed in our office on July 5, 1989. The Los Angeles County Subdivision Committee last met on August 4, 1989, 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 April 11, 1994.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060 and 21.40.110, and Section 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 6, 2011.

If you wish to keep this project active, please send a written request to Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA, 90012, ATTN: Ramon Cordova. This correspondence must be received within 30 days from the date of the letter in order to not be scheduled for denial. Additionally, you must submit a revision to the tentative map and/or 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 Ramon Cordova at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Ramon Cordova,
Senior Regional Planner
Land Divisions Section



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Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 26, 2011

DONALD AND FLORENCE E. BROCK
33428 ELDROW ROAD
AGUA DULCE, CA 91350

**SUBJECT: PROJECT NUMBER 89-326-(5)
TENTATIVE PARCEL MAP NO. 21097
CONDITIONAL USE PERMIT NO. 89326
ENVIRONMENTAL ASSESSMENT NO. 89326**

Dear Donald and Florence E Brock,

A review of our records shows that a request for four single-family parcels on 20.0 acres together with a conditional use permit to ensure compliance with requirements of nonurban hillside management design criteria were filed in our office on July 5, 1989. The Los Angeles County Subdivision Committee last met on August 4, 1989, 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 April 11, 1994.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060 and 21.40.110, and Section 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 6, 2011**.

If you wish to keep this project active, please send a written request to Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA, 90012, ATTN: Ramon Cordova. This correspondence must be received within **30 days from the date of the letter** in order to not be scheduled for denial. Additionally, you must submit a revision to the tentative map and/or 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 Ramon Cordova at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

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DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Ramon Cordova,
Senior Regional Planner
Land Divisions Section



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Richard J. Bruckner
Director

July 26, 2011

MR AND MRS W. JAKEMAN
11807 SPADE SPRING CANYON ROAD
CANYON COUNTRY, CA 91390

**SUBJECT: PROJECT NUMBER 89-326-(5)
TENTATIVE PARCEL MAP NO. 21097
CONDITIONAL USE PERMIT NO. 89326
ENVIRONMENTAL ASSESSMENT NO. 89326**

Dear Mr and Mrs W. Jakeman,

A review of our records shows that a request for four single-family parcels on 20.0 acres together with a conditional use permit to ensure compliance with requirements of nonurban hillside management design criteria were filed in our office on July 5, 1989. The Los Angeles County Subdivision Committee last met on August 4, 1989, 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 April 11, 1994.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060 and 21.40.110, and Section 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 6, 2011**.

If you wish to keep this project active, please send a written request to Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA, 90012, ATTN: Ramon Cordova. This correspondence must be received within **30 days from the date of the letter** in order to not be scheduled for denial. Additionally, you must submit a revision to the tentative map and/or 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 Ramon Cordova at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Ramon Cordova,
Senior Regional Planner
Land Divisions Section

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 89326-(5)
TENTATIVE PARCEL MAP NO. 21097**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map No. 21097 ("PM 21097") on September 6, 2011, 2011. PM 21097 was considered along with Conditional Use Permit ("CUP") No. 89326.
2. PM 21097 is a proposal to create four single-family parcels on 20.0 acres.
3. CUP No. 89326 is a related request to ensure compliance with requirements of nonurban hillside management.
4. The project site is located along Peaceful Valley Road southwest of Palmdale between Rebel Road and Peaceful Valley Road, Palmdale Zoned District.
5. The project was filed on July 5, 1989. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on August 4, 1989, to discuss the project. Holds were placed on the project, including proof of legal access 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 granted by the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") expired on April 11, 1994.
6. 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.
7. Staff sent a letter to the applicant dated July 26, 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 September 6, 2011.
8. The July 26, 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 26, 2011 letter.
9. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by August 25, 2011.
10. No comments from the public have been received regarding this project.
11. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

THEREFORE, in view of the findings of fact presented above, Tentative Parcel Map No. 21097 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 89326-(5)
CONDITIONAL USE PERMIT NO. 89326**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Conditional Use Permit ("CUP") No. 89326 on September 6, 2011. CUP 89326 was considered along with Tentative Parcel Map No. 21097 ("PM 21097").
2. CUP No. 89326 is a request to ensure compliance with requirements of nonurban hillside management.
3. PM 21097 is a related request to create four single-family parcels on 20.0 acres.
4. The project site is located along Peaceful Valley Road southwest of Palmdale between Rebel Road and Peaceful Valley Road, Palmdale Zoned District.
5. The project was filed on July 5, 1989. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on August 4, 1989, to discuss the project. Holds were placed on the project, including proof of legal access 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 granted by the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") expired on April 11, 1994.
6. 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 22.56.060 (Denial For Lack Of Information) 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.
7. Staff sent a letter to the applicant dated July 26, 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 September 6, 2011.
8. The July 26, 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 26, 2011 letter.
9. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by August 25, 2011.
10. No comments from the public have been received regarding this project.
11. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit No. 89326 is DENIED.**