



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

September 21, 2011

JUDITH K MANN
1355 CENDEAR COURT ROAD
GLENDALE CA 91207

**SUBJECT: PROJECT NUMBER 89348 - (5)
TENTATIVE TRACT MAP NO. 48160
CONDITIONAL USE PERMIT NO. 89348
ENVIRONMENTAL ASSESSMENT NO. 89348**

Dear Ms. Mann,

Tentative Tract Map No. 48160 ("TR 47817") and Conditional Use Permit ("CUP") No. 89348 were considered by Ms. Gina Natoli, a Hearing Officer of Los Angeles County, on September 20, 2011. After considering the evidence presented, the Hearing Officer in his action on September 20, 2011, **denied** TR 48160 and CUP 89348 in accordance with Los Angeles County Code ("County Code") Section 21.16.060 (Public Hearings), Section 21.40.110 (Matters Required to Complete Submittal and Filing), and Section 22.56.060 (Denial for Lack of Information). A copy of the denial findings is attached.

The decision of the Hearing Officer regarding the tentative tract map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed by the applicant or any other interested person with the Los Angeles County Regional Planning Commission. **The appeal period for this project will end at 5:00 p.m. on October 3, 2011.**

To initiate an appeal, submit the appeal form available on the Department of Regional Planning website (<http://planning.lacounty.gov>) and a check made payable to the "County of Los Angeles" for the appeal fee (\$5,626.00 for the applicant and \$698.00 for non-applicant(s)) 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

**PROJECT NO. 89348-(5)
TENTATIVE TRACT MAP NO. 48160
CONDITIONAL USE PERMIT NO. 89348
DENIAL LETTER**

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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

A handwritten signature in cursive script that reads "Nooshin Paidar".

Nooshin Paidar, AICP, Supervising Regional Planner
Land Divisions Section

NP:dck

Enclosures: Findings

c: Subdivision Committee

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 89348 – (5)
TENTATIVE TRACT MAP NO. 48160**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Tentative Tract Map No. 48160 ("TR 48160") on September 20, 2011. TR 48160 was considered along with Conditional Use Permit ("CUP") No. 89348.
2. TR 48160 is a proposal to create 30 single-family lots on 160 acres. The project site is located north of Chatsworth on Browns Canyon Road, three miles north of State Highway 118, in the Chatsworth Zoned District.
3. CUP 89348 is a related request to ensure compliance with the requirements of the Section 22.56.215 (Hillside Management Ordinance) of the Los Angeles County Code ("County Code").
4. The project was filed on July 18, 1989. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on December 2, 1991, to discuss the project. Holds were placed on the project, including holds from the Los Angeles County Department of Parks and Recreation and Department of Public Health, as well as a hold for geology. 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 25, 1994.
5. 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 County Code. Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.
6. Staff sent a letter to the applicant dated August 17, 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 20, 2011.
7. The August 17, 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 August 17, 2011 letter.
8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by September 16, 2011.
9. No comments from the public have been received regarding this project.
10. During the September 20, 2011 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

PROJECT NO. 89348-(5)
TENTATIVE TRACT MAP NO. 48160
DENIAL FINDINGS

11. During the September 20, 2011 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
12. During the September 6, 2011 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 48160 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 48160 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 89348 – (5)
CONDITIONAL USE PERMIT NO. 89348**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Conditional Use Permit ("CUP") No. 89348 on September 20, 2011. CUP 89348 was considered along with Tentative Tract Map No. 48160 ("PM 48160").
2. CUP 89348 is a request to ensure compliance with the requirements of the the Section 22.56.215 (Hillside Management Ordinance) of the Los Angeles County Code ("County Code").
3. TR 48160 is related request to create 30 single-family lots on 160 acres. The project site is located north of Chatsworth on Browns Canyon Road, three miles north of State Highway 118, in the Chatsworth Zoned District.
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7. The August 17, 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 August 17, 2011 letter.
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12. During the September 6, 2011 Hearing Officer public meeting, the Hearing Officer denied CUP 89348 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 89348 is DENIED.