



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

October 13, 2011

Richard J. Bruckner  
Director

RAY BYERS  
840 MISSION CYN ROAD  
SANTA BARBARA CA 93105

**SUBJECT: PROJECT NUMBER 90086-(5)  
TENTATIVE TRACT MAP NO. 48879  
CONDITIONAL USE PERMIT NO. 90086  
ZONE CHANGE NO. 90086  
ENVIRONMENTAL ASSESSMENT NO. 90086**

Dear Applicant:

A review of our records shows that a request for 27 townhouses, a conditional use permit for development program, and a zone change was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 16, 1990. The Los Angeles County Subdivision Committee last met on March 23, 1990 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 25, 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 **November 15, 2011**.

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

c.: Juvenal & Guadalupe Arroyo, 1514 Sweetbrier Ave., Palmdale, CA 93550

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 90086-(5)  
TENTATIVE TRACT MAP NO. 48879**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Tract Map ("TR") No. 48879 on November 15, 2011. TR 48879 was considered along with Zone Change ("ZC") No. 90086 and Conditional Use Permit ("CUP") No. 90086.
2. TR 48879 is a request for 27 townhouses on 1.86 acres within the R-1-7,000 (Single-Family Residence – 7,000 Square Feet Minimum Required Lot Area) zone. The project site is located approximately 400 feet South of Avenue Q on 17<sup>th</sup> Street East between Avenue Q and Avenue Q-6, Palmdale Zoned District.
3. ZC 90086 is a related request to change the zoning from R-1-7,000 (Single-Family Residence – 7,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two-Family Residence - Development Program – 5,000 Square Feet Minimum Required Lot Area) zone.
4. CUP 90086 is a related request to implement a development program on the subject property.
5. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 16, 1990. The Los Angeles County Subdivision Committee last met on March 23, 1990 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 April 25, 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 October 13, 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 November 15, 2011.

8. The October 13, 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 October 13, 2011 letter.
9. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by November 12, 2011.
10. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 48879 is DENIED.**

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 90086-(5)  
ZONE CHANGE NO. 90086  
CONDITIONAL USE PERMIT NO. 90086**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Zone Change ("ZC") No. 90086 and Conditional Use Permit ("CUP") No. 90086 on November 15, 2011. ZC 90086 and CUP 90086 were considered concurrently with Tentative Tract Map ("TR") No. 48879 on November 15, 2011.
2. ZC 90086 is a request to change the zoning from R-1-7,000 (Single-Family Residence – 7,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two-Family Residence - Development Program – 5,000 Square Feet Minimum Required Lot Area) zone. CUP 90086 is a request to implement a development program on the subject property. The project site is located approximately 400 feet South of Avenue Q on 17<sup>th</sup> Street East between Avenue Q and Avenue Q-6, Palmdale Zoned District.
3. TR 48879 is a request for 27 townhouses on 1.86 acres within the R-1-7,000 (Single-Family Residence – 7,000 Square Feet Minimum Required Lot Area) zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 16, 1990. The Los Angeles County Subdivision Committee last met on March 23, 1990 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 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 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.
6. Staff sent a letter to the applicant dated October 13, 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 November 15, 2011.
7. The October 13, 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 October 13, 2011 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by November 12, 2011.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

THEREFORE, in view of the findings of fact presented above, **Zone Change No. 90086 and Conditional Use Permit No. 90086 are DENIED.**