



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

October 13, 2011

Richard J. Bruckner
Director

GEORGE OVERTON
13537 BORDEN AVENUE
SYLMAR CA 91342

**SUBJECT: PROJECT NUMBER 90147-(5)
TENTATIVE PARCEL MAP NO. 21815
CONDITIONAL USE PERMIT NO. 90147
ENVIRONMENTAL ASSESSMENT NO. 90147**

Dear Applicant:

A review of our records shows that a request for four single-family lots and a conditional use permit for hillside management was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on March 20, 1990. The Los Angeles County Subdivision Committee last met on April 13, 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 June 20, 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. Lili Cordero, 17724 Sherman Way, Reseda, CA 91335

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 90147-(5)
TENTATIVE PARCEL MAP NO. 21815**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map ("PM") No. 21815 on November 15, 2011. PM 21815 was considered along with Conditional Use Permit ("CUP") No. 90147.
2. PM 21815 is a request to create four single-family lots on 9.8 acres within the A-2-2 (Heavy Agricultural – 2 Acres Minimum Required Lot Area) zone. The project site is located at 8221 Calva Street, Antelope Valley West Zoned District.
3. CUP 90147 is a related request to ensure compliance with the requirements of nonurban hillside management design criteria.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on March 20, 1990. The Los Angeles County Subdivision Committee last met on April 13, 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 June 20, 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 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 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.
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.

**PROJECT NO. 90147-(5)
TENTATIVE PARCEL MAP NO. 21815
DENIAL FINDINGS**

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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, Tentative Parcel Map No. 21815 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 90147-(5)
CONDITIONAL USE PERMIT NO. 90147**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Conditional Use Permit ("CUP") No. 90147 on November 15, 2011. CUP 90147 was considered concurrently with Tentative Parcel Map ("PM") No. 21815 on November 15, 2011.
2. CUP 90147 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. The project site is located at 8221 Calva Street, Antelope Valley West Zoned District.
3. PM 21815 is a request to create four single-family lots on 9.8 acres within the A-2-2 (Heavy Agricultural – 2 Acres Minimum Required Lot Area) zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on March 20, 1990. The Los Angeles County Subdivision Committee last met on April 13, 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 June 20, 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, **Conditional Use Permit No. 90147 is DENIED.**