

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 90150-5
TENTATIVE TRACT MAP NO. TR48471**

1. **ENTITLEMENT REQUESTED.** The applicant, Frank Distefano, is requesting a Tentative Tract Map to create 23 single-family lots and 1 detention basin lot in the A-1-10000 (Light Agricultural-10,000 square foot minimum sized lot) Zone pursuant to Los Angeles County ("County") Code Section 21.40.020.
2. **MEETING DATE.** January 6, 2015
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public meeting was held on October 7, 2014 before the Hearing Officer. The applicant was not present. Staff informed the hearing officer that a time extension had been granted, expiring December 25, 2014, after receiving a request for a time extension on September 24, 2014. Staff requested the matter be continued to January 6, 2015. Hearing Officer, Patricia Hachiya, granted the request.

The applicant's representative, Bill Challman, contacted staff on December 18, 2014 about filing a map revision. Mr. Challman indicated not all of the issues could be addressed within the time-frame given; however, his client wished to keep the project active. An appointment to file was scheduled for the first available date which was January 6, 2015, but later cancelled by staff after considering the case history.

4. **LOCATION.** 33407 Longview Road, Pearblossom
5. **BACKGROUND.** The project was filed on March 21, 1990. Subdivision Committee Meetings were held on June 24, 1991, January 23, 2006, and July 9, 2007. A time extension to work on the required corrections expired on July 14, 2008. No activity had taken place since that time; therefore, a letter, similar to the August 26, 2014 letter, was issued on October 27, 2011 requesting information and informing the applicant that a hearing would be scheduled before a hearing officer to deny the project if said materials were not received. The applicant contacted staff requesting a time extension to submit a map revision. A fourth map revision was filed on February 29, 2012 and the Subdivision Committee convened on April 5, 2012 to discuss the project. A time extension was given to address the issues raised by the Subdivision Committee and file a 5th map revision.
6. There was no project activity between April 5, 2012 and August 26, 2014. Since the application was filed in 1990, staff of the County Department of Regional Planning ("staff") has asked the applicant for additional materials needed to proceed with the project. Staff sent a letter to the applicant requesting additional materials on August 26, 2014. It also informed the applicant that pursuant to Sections §21.16.060 (Public Hearings) and §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 October 7, 2014. The applicant requested a time extension upon receiving the letter. A time extension was granted moving the deadline to file outstanding materials to December 25, 2014. On December 3, 2014, staff issued a letter informing

the applicant the matter will be considered for denial due to inactivity at a hearing scheduled on January 6, 2015 unless the requested materials were filed before that date. The applicant's representative, Bill Challman, contacted staff on December 18, 2014 about filing a map revision. Staff scheduled a filing appointment, but later cancelled it based on considerable periods of inactivity since starting the project nearly 25 years ago.

7. **ENVIRONMENTAL.** An environmental determination has not been made.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map TR48471 is **DENIED**.

NP:mp
12/23/14