

**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



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 3, 2014

FRANK DISTEFANO
33407 LONGVIEW ROAD
PEARBLOSSOM, CA 93553

RE: PROJECT NUMBER 90150
TENTATIVE TRACT MAP NO. TR48471
ENVIRONMENTAL ASSESSMENT NO. T200500201

Dear Applicant:

A review of our records shows that a request for 23 single-family parcels and one retention basin lot was filed with the Los Angeles County Department of Regional Planning on March 21, 1990. The Los Angeles County Subdivision Committee last met on April 5, 2012 to discuss the subject project. No activity has occurred on the project since that time. The FINAL time extension expires on December 25, 2014.

Pursuant to Los Angeles County Code Sections 21.16.060 and 21.40.110, 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 **January 6, 2015** unless a revision to the tentative map is received by that date.

If you have any questions, you may contact Marie Pavlovic 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

Marie Pavlovic
Regional Planning Assistant
Land Divisions Section

cc: William Challman, Ghallman Engineering, Inc., 41747 11th Street W., Suite D, Palmdale, CA 93551

23 September 2014

Richard J. Bruckner
Director
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

RE: PROJECT NUMBER 90150
TENTATIVE TRACT MAP NO. TR48471
ENVIRONMENTAL ASSESSMENT NO. T200500201

Dear Mr. Bruckner,

We are responding to the letter dated August 26, 2014 and formally requesting that our project not be denied and that we are granted at least the additional 90 days stated in the letter to receive clearances from the various departments that currently have holds. We will be submitting the commented items identified in the holds.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Frank DiStefano". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Frank DiStefano



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 26, 2014

FRANK DISTEFANO
33407 LONGVIEW
PEARBLOSSOM, CA 93553

RE: PROJECT NUMBER 90150
TENTATIVE TRACT MAP NO. TR48471
ENVIRONMENTAL ASSESSMENT NO. T200500201

Dear Applicant:

A review of our records show that a request for 23 single-family parcels and one retention basin lot was filed with the Los Angeles County Department of Regional Planning on March 21, 1990. The Los Angeles County Subdivision Committee last met on April 5, 2012 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 May 11, 2013.

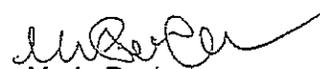
Pursuant to Los Angeles County Code Sections 21.16.060 and 21.40.110, related to inactivity, failure to submit required application materials, and lack of information, the project identified above will be scheduled for denial before a Los Angeles County Hearing Officer on October 7, 2014.

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: Marie Pavlovic. 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 Marie Pavlovic 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


Marie Pavlovic
Regional Planning Assistant
Land Divisions Section

cc: William Challman, Challman Engineering Inc., 43434 Sahuay Street, Lancaster, CA 93535