Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 1, 2012

JUNIPER HILLS 419 GEN PARTNERSHIP
P O BOX 18768
ENCINO CA 91416

SUBJECT: PROJECT NUMBER 91200-(5)
TENTATIVE TRACT MAP NO. 49667
CONDITIONAL USE PERMIT NO. 91200
ENVIRONMENTAL ASSESSMENT NO. 91200

Dear Applicant:

A review of our records shows that a request for 405 single-family lots, and a conditional use permit for hillside management and density controlled development was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 2, 1991. The Los Angeles County Subdivision Committee last met on July 29, 1991 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, 21.40.110, and 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 **March 6, 2012**.

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

DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 91200-(5)
TENTATIVE TRACT MAP NO. 49667

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Tract Map ("TR") No. 49667 on March 6, 2012. TR 49667 was considered along with Conditional Use Permit ("CUP") No. 91200.

2. TR 49667 is a request to create 405 single-family lots, 12 open space lots, 11 recreation lots, and six public facilities on 843 acres within the A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) Zone. The project site is located at the southwest corner of 96th Street East and Avenue W-8 between 96th Street East and Cima Mesa Road in the Littlerock Zoned District.

3. CUP 91200 is a request to ensure compliance with the requirements of nonurban hillside management design criteria and density controlled development.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 2, 1991. The Los Angeles County Subdivision Committee last met on July 29, 1991 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 February 1, 2012 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 March 6, 2012.

7. The February 1, 2012 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 February 1, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by March 2, 2012.

9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

   THEREFORE, in view of the findings of fact presented above, **Tentative Tract Map No. 49667 is DENIED.**

DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 91200-(5)
CONDITIONAL USE PERMIT NO. 91200

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Conditional Use Permit ("CUP") No. 91200 on March 6, 2012. CUP 91200 was considered concurrently with Tentative Tract Map ("TR") No. 49667.

2. CUP 91200 is a request to ensure compliance with the requirements of nonurban hillside management design criteria and density controlled development. The project site is located at the southwest corner of 96th Street East and Avenue W-8 between 96th Street East and Cima Mesa Road in the Littlerock Zoned District.

3. TR 49667 is a request to create 405 single-family lots, 12 open space lots, 11 recreation lots, and six public facilities on 843 acres within the A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) Zone.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on July 2, 1991. The Los Angeles County Subdivision Committee last met on July 29, 1991 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 February 1, 2012, 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 March 6, 2012.

7. The February 1, 2012 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 February 1, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by March 2, 2012.

9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit No. 91200 is DENIED.**