



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

July 17, 2012

Richard J. Bruckner  
Director

CHILUMULA R REDDY  
5234 CHESEBRO ROAD SUITE 200  
AGOURA HILLS CA 91301

**RE: PROJECT NUMBER 94165 – (3)  
TENTATIVE TRACT MAP NO. 34289  
CONDITIONAL USE PERMIT NO. 94165  
OAK TREE PERMIT NO. 200700011  
ENVIRONMENTAL ASSESSMENT NO. 94165**

Dear Applicant:

Tentative Tract Map No. 34289 ("TR 34289"), Conditional Use Permit No. 94165 ("CUP 94165"), and Oak Tree Permit No. 200700011 ("OTP 200700011") were considered by Ms. Gina Natoli, a Hearing Officer of Los Angeles County, on July 17, 2012.

After considering the evidence presented, the Hearing Officer in her action on July 17, 2012, **denied** TR 34289, CUP 94165, and OTP 200700011 in accordance with Los Angeles County Code ("County Code") Section 21.16.060 (Public Hearings), Section 21.40.110 (Matters Required to Complete Submittal and Filing), and Sections 22.56.060 and 22.56.2120 (Denial for Lack of Information). A copy of the denial findings is attached.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on July 30, 2012.** Any appeal must be delivered in person to the Commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

If you have any questions regarding this matter, please contact Ms. Lynda Hikichi of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Nooshin Paidar, AICP  
Supervising Regional Planner  
Land Divisions Section

NP:ikh

Enclosures: Findings

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 94165-(3)  
TENTATIVE TRACT MAP NO. 34289**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Tentative Tract Map ("TR") No. 34289 on July 17, 2012. TR 34289 was considered along with Conditional Use Permit ("CUP") No. 94165 and Oak Tree Permit ("OTP") No. 200700011.
2. TR 34289 is a request to create nine single-family lots on 36.3 acres within the A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) Zone. The project site is located near Latigo Canyon Road and Ocean View in The Malibu Zoned District.
3. CUP 94165 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. OTP 200700011 is a request to remove five oak trees.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on November 29, 1994. The Los Angeles County Subdivision Committee last met on September 8, 2008 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 27, 2009.
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 June 14, 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 July 17, 2012.
7. The June 14, 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 June 14, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by July 14, 2012.
9. During the July 17, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
10. During the July 17, 2012 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
11. During the July 17, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 34289 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 34289 is DENIED.**

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 94165-(3)  
CONDITIONAL USE PERMIT NO. 94165  
OAK TREE PERMIT NO. 200700011**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Conditional Use Permit (“CUP”) No. 94165 and Oak Tree Permit (“OTP”) No. 200700011. CUP 94165 and OTP 200700011 were considered concurrently with Tentative Tract Map (“TR”) No. 34289.
2. CUP 94165 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. OTP 200700011 is a request to remove five oak trees. The project site is located near Latigo Canyon Road and Ocean View in The Malibu Zoned District.
3. TR 34289 is a request to create nine single-family lots on 36.3 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 November 29, 1994. The Los Angeles County Subdivision Committee last met on September 8, 2008 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 27, 2009.
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 Sections 22.56.060 and 22.56.2120 (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 June 14, 2012, informing the applicant that pursuant to Sections 22.56.060 and 22.56.2120 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on July 17, 2012.
7. The June 14, 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 June 14, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by July 14, 2012.
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10. During the July 17, 2012 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
11. During the July 17, 2012 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit No. 94165 and Oak Tree Permit No. 200700011 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 94165 and Oak Tree Permit No. 200700011 are DENIED.**