



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



August 21, 2012

Richard J. Bruckner  
Director

SAMSON INVESTMENT COMPANY  
4505 LAS VIRGENES ROAD SUITE 210  
CALABASAS CA 91302

**SUBJECT: PROJECT NUMBER 99077-(3)  
TENTATIVE TRACT MAP NO. 52909  
OAK TREE PERMIT NO. 200400029  
ENVIRONMENTAL ASSESSMENT NO. 99077**

Dear Applicant:

Tentative Tract Map No. 52909 ("TR 52909") and Oak Tree Permit No. 200400029 ("OTP 200400029") were considered by Mr. Alex Garcia, a Hearing Officer of Los Angeles County, on August 21, 2012.

After considering the evidence presented, the Hearing Officer in his action on August 21, 2012, **denied** TR 52909 and OTP 200400029 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 September 4, 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

c.: William Schack, First California Bank, 3027 Townsgate Road, #300, Westlake Village, CA 91361

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 99077-(3)  
TENTATIVE TRACT MAP NO. 52909**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Tract Map ("TR") No. 52909 on August 21, 2012. TR 52909 was considered along with Oak Tree Permit ("OTP") No. 200400029.
2. TR 52909 is a request to create 129 single-family, one school, one park, 11 recreation, and two open space lots on 166.6 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area), and R-1-14,000 (Single-Family Residence – 14,000 Square Feet Minimum Required Lot Area) Zones. The project site is located one mile west of Lost Hills Road in The Malibu Zoned District.
3. OTP 200400029 is a request to authorize the encroachment into the protected zones of four oak trees (one Heritage Oak).
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on May 11, 1999. The Los Angeles County Subdivision Committee last met on February 2, 2005 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 November 19, 2010.
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 29, 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 April 3, 2012.
7. The February 29, 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 29, 2012 letter.

8. The applicant submitted a time extension request on March 26, 2012 and was granted a time extension until May 31, 2012 to submit the required materials. The applicant has failed to submit the required materials within the required timeframe, which was by May 31, 2012.
9. Staff sent a letter to the applicant dated July 19, 2012 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity on August 21, 2012.
10. During the August 21, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
11. During the August 21, 2012 Hearing Officer public meeting, Mr. William Schack (project owner) and Mr. Don Dusablon were present. Mr. Schack and Mr. Dusablon requested an additional time extension.
12. During the August 21, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 52909 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 52909 is DENIED.**

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 99077-(3)  
OAK TREE PERMIT NO. 200400029**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Oak Tree Permit ("OTP") No. 200400029 on August 21, 2012. OTP 200400029 was considered concurrently with Tentative Tract Map ("TR") No. 52909.
2. OTP 200400029 is a request to authorize the encroachment into the protected zones of four oak trees (one Heritage Oak). The project site is located one mile west of Lost Hills Road in The Malibu Zoned District.
3. TR 52909 is a request to create 129 single-family, one school, one park, 11 recreation, and two open space lots on 166.6 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area), and R-1-14,000 (Single-Family Residence – 14,000 Square Feet Minimum Required Lot Area) Zones.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on May 11, 1999. The Los Angeles County Subdivision Committee last met on February 2, 2005 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 November 19, 2010.
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 February 29, 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 April 3, 2012.
7. The February 29, 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 29, 2012 letter.

8. The applicant submitted a time extension request on March 26, 2012 and was granted a time extension until May 31, 2012 to submit the required materials. The applicant has failed to submit the required materials within the required timeframe, which was by May 31, 2012.
9. Staff sent a letter to the applicant dated July 19, 2012 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity on August 21, 2012.
10. During the August 21, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
11. During the August 21, 2012 Hearing Officer public meeting, Mr. William Schack (project owner) and Mr. Don Dusablon were present. Mr. Schack and Mr. Dusablon requested an additional time extension.
12. During the August 21, 2012 Hearing Officer public meeting, the Hearing Officer denied Oak Tree Permit No. 200400029 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Oak Tree Permit No. 200400029 is DENIED.**