

## LOS ANGELES COUNTY LETTERGRAM

<b>TO</b>	Alejandro Garcia Hearing Officer	<b>FROM</b>	Mark Child  Current Planning Division
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**SUBJECT:** Time Extension for 98-062 (3)**DATE:** July 26, 2012**CASE NUMBER:** 98062

The above referenced project is conditional use permit 98062 which was approved on July 22, 2009 to establish a religious day school located easterly of Palo Camado Canyon Road and Cheesbro Road in the Agoura Hills area, in The Malibu Zoned District, in the A-1-5 zone. The grant authorized by this approval will terminate if not used by July 22, 2013. The applicant, Benjamin Efraim, filed a time extension application on April 25, 2012, requesting a time extension from July 22, 2013 to July 22, 2014. Construction of the project has been delayed due to legal challenges by disputing parties affected by the project. This is the first time extension request. Mr. Efraim has provided documentation that he represents the legal owner of the property, but because of the complex circumstances associated with this case, it has not been possible for Regional Planning staff to fully verify his legal authority to act as the owner's representative. If future evidence demonstrates that he does not have such legal authority, the legal owner shall have the right to accept or reject this time extension approval.

**HEARING OFFICER ACTION:**

I concur with the requested action.

The time extension for **CONDITIONAL USE PERMIT NUMBER 98-062 (3)** is hereby **APPROVED**.

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Alejandro Garcia, Hearing Officer      **DATE:** \_\_\_\_\_

Attachment  
MC

## Benjamin Efraim

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**From:** Brent Cheney [bcheney@pmcos.com]  
**Sent:** Monday, April 23, 2012 9:42 AM  
**To:** acbaldwin@planning.lacounty.gov  
**Cc:** Benjamin Efraim; Larry G. Ivanjack  
**Subject:** LA County CUP No. 98-602 (Heschel School West Project)

Dear Ms. Baldwin

We represent the holder of the first deed of trust, Trot, Canter and Gallop, LLC (i.e., the current lienholder or equitable owner) of the property subject to Los County Conditional Use Permit No. 98-602 (the "CUP"). This permit expires later this year. Presently, there is a dispute between the title holder (the City of Agoura) and my client concerning the property. To ensure that the CUP for the property does not expire do to a lack of inauguration of the project, my client will file a request for the extension of the CUP later this month.

Based on my earlier conversations with your department, to request this extension, I understand that my client must submit a CUP Application, Checklist, Ownership and Consent Affidavit, and a filing fee of \$1,118. If anything else is required to request this extension, please let me know as soon as possible. Otherwise, we look forward to working with you on this requested extension and the future inauguration of this project.

If you have any questions, comments or concerns regarding this request for extension that will be submitted later this month, please contact me as soon as possible.

Best regards,

Brent G. Cheney, Esq.  
PARKER, MILLIKEN, CLARK,  
O'HARA, SAMUELIAN  
A Professional Corporation  
555 South Flower Street, 30th Floor  
Los Angeles, California 90071  
Direct Dial: (213) 683-6575  
Facsimile: (213) 683-6669  
Email: [BCheney@pmcos.com](mailto:BCheney@pmcos.com)