Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 16, 2013

RESUR BONGOLAN / TOM CLARK
2139 PINECREST DR
ALTADENA CA 91001

RE: PROJECT NUMBER PM069339 – (5)
TENTATIVE PARCEL MAP NO. 069339
ENVIRONMENTAL ASSESSMENT NO. 200700171

Dear Applicant:

Tentative Parcel Map No. 069339 ("PM 069339") was considered by Ms. Pat Hachiya, a Hearing Officer of Los Angeles County, on April 16, 2013.

After considering the evidence presented, the Hearing Officer in her action on April 16, 2013, **denied** PM 069339 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 Section 22.56.060 (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 April 29, 2013**. 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

Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

NP:lkh

Enclosures: Findings

c. Cesar and Yolanda Gomez, 5645 E Avenue T, Palmdale, CA 93552

FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM069339 - (5)
TENTATIVE PARCEL MAP NO. 069339

1. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, considered Tentative Parcel Map ("PM") No. 069339 on April 16, 2013.

2. PM 069339 is a request to create two single-family lots on 2.55 acres within the R-A-1 (Residential-Agriculture – One Acre Minimum Required Lot Area) Zone. The project site is located northeast corner of 3rd Street and Barrel Springs Road in the Palmdale Zoned District.

3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on November 28, 2007. The Los Angeles County Subdivision Committee last met on February 4, 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 29, 2010.

4. 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.

5. Staff sent a letter to the applicant dated March 14, 2013 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 16, 2013.

6. The March 14, 2013 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 March 14, 2013 letter.

7. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by April 15, 2013.

8. During the April 16, 2013 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

9. During the April 16, 2013 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.

10. During the April 16, 2013 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 069339 due to inactivity.

    THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 069339 is DENIED.**