



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

May 18, 2010

Etienne Stehelin
8551 Canoga Avenue
Canoga Park, CA 91304

Dear Mr. Stehelin:

**SUBJECT: PROJECT NO. 03-370-(5)
TENTATIVE PARCEL MAP NO. 060631
ENVIRONMENTAL ASSESSMENT CASE NO. 03-370
MAP DATE: August 22, 2005**

Tentative Parcel Map No. 060631 ("PM 060631") was considered by Mr. Mitch Glaser, a Hearing Officer of Los Angeles County, on May 18, 2010.

After considering the evidence presented, the Hearing Officer in his action on May 18, 2010, **denied** PM 060631 in accordance with Section 21.16.060 (Public Hearings), Section 21.40.110 (Matters Required to Complete Submittal and Filing) of the Los Angeles County Code ("County Code"). A copy of the denial findings is attached.

The decision of the Hearing Officer regarding the tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission within the following time period:

- In accordance with the requirements of the State Map Act and County Code, the tentative parcel map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on June 1, 2010.**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the project to the Regional Planning Commission. **If you wish to appeal the decision of the Hearing Officer to the Regional Planning Commission, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website (<http://planning.lacounty.gov>). The fee for appeal process is \$1,378.00 for the applicant and \$689.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350, 320 West Temple Street, Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

If you have any questions regarding this matter, please contact Mr. Ramon Cordova 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 Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

SMT:rec

Enclosures: Findings

c: Subdivision Committee
Hovell & Pilarski Engineering

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-370-(5)
TENTATIVE PARCEL MAP NO. 060631**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map No. 060631 ("PM 060631") on May 18, 2010.
2. PM 060631 is a proposal to create four single-family lots and one remainder parcel on 59.2 acres.
3. The subject site is located at westerly terminus of Woolsey Canyon Road at the Ventura County line, Chatsworth, Chatsworth Zoned District.
4. The project was filed on December 4, 2003. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on October 31, 2005 to discuss the project. Several holds were placed on the project, including a request for an open space exhibit map. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project was granted by the Director of Los Angeles County Department of Regional Planning ("Regional Planning") on September 24, 2007.
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 11, 2010 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 May 18, 2010.
7. The February 11, 2010 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. The applicant was also required to provide a revision to the tentative map and/or other requested information within 90 days of February 11, 2010.
8. Staff sent a second letter to the engineer dated March 9, 2010 informing the engineer 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 May 18, 2010.

9. The March 9, 2010 letter also directed the engineer to contact Regional Planning staff within 30 days for the project to remain active. The applicant was also required to provide a revision to the tentative map and/or other requested information within 90 days of March 9, 2010.
10. The applicant or engineer did not contact staff or submit the requested materials within the given time frame.
11. Staff called the engineer on April 14, 2010 to discuss the proposed denial of the project due to inactivity. The engineer stated that they had received the March 9, 2010 letter and had forwarded the letter to the applicant. The engineer also stated that they had telephoned the applicant and received no response. The engineer agreed with staff's decision to request a denial due to inactivity.
12. During the May 18, 2010 Hearing Officer public meeting, staff made a presentation summarizing the process for denial of a project due to inactivity.
13. During the May 18, 2010 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
14. During the May 18, 2010 Hearing Officer public meeting, the Hearing Officer denied PM 060631 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Parcel Map No. 060631 is DENIED.