Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

May 18, 2010

STONE HEDGE PROPERTIES, LLC
904 SILVER SPUR ROAD, SUITE 277
ROLLING HILLS ESTATES, CA 90274

Dear Stone Hedge Properties, LLC:

**SUBJECT: PROJECT NO. PM062107-(5)
TENTATIVE PARCEL MAP NO. 062107
CONDITIONAL USE PERMIT CASE NO. 200500001
ENVIRONMENTAL ASSESSMENT CASE NO. 200500001
MAP DATE: January 5, 2005**

Tentative Parcel Map No. 062107 ("PM 062107") and Conditional Use Permit ("CUP") Case No. 200500001 were 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 062107 and CUP Case No. 200500001 in accordance with 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) 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, and the CUP shall become final and effective on the day following the end of the appeal period, 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 <u>June 1, 2010.</u>**

- In accordance with the requirements of the County Code, the CUP 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). Only one fee is required to appeal any portion of the project. If only one of these is appealed, the entire project is considered appealed and will be heard concurrently at the appeal public hearing. 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 of 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
Khatri International, LLC

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FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM062107-(5)
TENTATIVE PARCEL MAP NO. 062107

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map No. 062107 ("PM 062107") on May 18, 2010. PM 062107 was considered concurrently with Conditional Use Permit ("CUP") Case No. 200500001.

2. PM 062107 is a request to create two single-family parcels on 10.0 acres.

3. CUP Case No. 200500001 is a related request to ensure compliance with hillside management design criteria.

4. The subject site is located westerly of intersection between Escondido Canyon Road and Valley Sage Road, Agua Dulce, in the Soledad Zoned District.

5. The project was filed on January 19, 2005. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on March 28, 2005 to discuss the project. Several holds were placed on the project, including a request for a revised tentative and exhibit maps depicting gross and net areas and grading quantities. 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 December 3, 2007.

6. 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.

7. Staff sent a letter to the applicant dated February 11, 2010, informing the applicant that pursuant to Section 22.16.060 (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.

8. The February 11, 2010 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.

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9. The applicant failed to contacted staff within the required time frame.

10. Staff telephoned the engineer on April 14, 2010 and left a message for the engineer to contact staff concerning the proposed denial of the project due to inactivity. Staff also sent an e-mail to the engineer concerning the proposed denial of the project due to inactivity. The engineer failed to contact staff concerning the proposed denial of the project due to inactivity.

11. Staff sent a copy of the denial letter dated February 11, 2010 to the property owner on April 14, 2010. To date, the property owner has failed to respond to staff concerning the proposed denial of the project due to inactivity.

12. During the May 18, 2010 Hearing Officer public meeting, staff made a brief 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 062107 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 062107 is DENIED.**

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FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM062107-(5)
CONDITIONAL USE PERMIT CASE NO. 200500001

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Conditional Use Permit ("CUP") Case No. 200500001 on May 18, 2010. CUP Case No. 200500001 was considered concurrently with Tentative Parcel Map No. 062107 ("PM 062107").

2. CUP Case No. 200500001 is a related request to ensure compliance with hillside management design criteria.

3. The subject site is located westerly of intersection between Escondido Canyon Road and Valley Sage Road, Agua Dulce, in the Soledad Zoned District.

4. PM 062107 is a request to create two single-family parcels on 10.0 acres.

5. The project was filed on January 5, 2005. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on March 28, 2005 to discuss the project. Several holds were placed on the project, including a request for a revised tentative and exhibit maps depicting gross and net areas and grading quantities. 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 December 3, 2007.

6. 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 22.56.060 (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.

7. Staff sent a letter to the applicant dated February 11, 2010, informing the applicant that pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on May 18, 2010.

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14. During the May 18, 2010 Hearing Officer public meeting, the Hearing Officer denied CUP Case No. 200500001 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit Case No. 200500001 is DENIED.**

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