



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 14, 2012

TO: Mitch Glaser, Hearing Officer

FROM: Dean Edwards, Senior Regional Planning Assistant
Zoning Permits North

**SUBJECT: REQUEST FOR DENIAL DUE TO INACTIVITY
PROJECT NUMBER R2008-00769-(5)
CONDITIONAL USE PERMIT NUMBER 200800082
HEARING DATE: JULY 3, 2012
AGENDA ITEM II**

On April 28, 2008, the applicant, American Tower requested the above referenced entitlement to authorize the continued operation and maintenance of a wireless telecommunications facility located 21490 & 21500 Oat Mountain Road, within the A-2-2 (Heavy Agricultural –Two Acre Lot Minimum) zone and Newhall Zoned District.

There is no Environmental Assessment for this project.

Relevant communication (attached) regarding this project follows:

- On December 29, 2008, Staff sent a letter to the applicant requesting a Certificate of Compliance, Ownership Consent Affidavit, Grant Deed, correct APNs and revised site plan.
- On April 12, 2012, Staff sent a letter to applicant requesting the above items by June 12, 2012.
- On June 14, 2012, Staff sent a letter to the applicant informing them of the consent hearing to deny the application due to inactivity.

Since the applicant failed to provide the requested information and/or materials, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code.

Staff recommends that the above referenced entitlement be denied due to inactivity.

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Attachments:

- Draft Findings
- Correspondence

FINDINGS AND ORDER OF THE HEARING OFFICER
PROJECT NUMBER R2008-00769-(5)
CONDITIONAL USE PERMIT NUMBER 200800082

MEETING DATE: JULY 3, 2012

PROCEEDINGS

FINDINGS

1. Conditional Use Permit 2273 to authorize the continued operation and maintenance of an existing radio and television tower and to establish and maintain a telecommunications facility was approved by the Regional Planning Commission on May 11, 1983. There is no termination date for the grant.
2. On April 28, 2008, the applicant, American Tower requested a conditional use permit to authorize the continued operation and maintenance of a wireless telecommunications facility located 21490 and 21500 Oat Mountain Road, within the A-2-2 (Heavy Agricultural –Two Acre Required) zone and Newhall Zoned District. No alterations were proposed. There is no environmental assessment associated with this request.
3. On December 29, 2008, Staff sent a letter to the applicant requesting a Certificate of Compliance, Ownership Consent Affidavit, Grant Deed, correct APNs and revised site plan.
4. On April 12, 2012, Staff sent a letter to applicant requesting the above items by June 12, 2012.
5. On June 14, 2012, Staff notified the applicant of the meeting before the Hearing Officer to deny the application due to inactivity.
6. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the Los Angeles County Code ("County Code").

ACTION

In view of the findings of fact and conclusions presented above, Conditional Use Permit 200800082 is **denied**.

December 29, 2008

**REQUEST FOR ADDITIONAL MATERIALS / INFORMATION
Notice of Incomplete Application**

Paragon Consulting Group
27 Belmont Ave.
Long Beach, Calif. 90803

**PROJECT R2008-00769: CONDITIONAL USE PERMIT 200800082
PROJECT ADDRESS: 21490 & 21500 OAT MOUNTAIN RD., NEWHALL ZONED DISTRICT**

Dear Applicant/Agent:

We have completed an initial review of your application. Additional information is required to complete your application:

1. The Assessor's Parcel Map indicates a dashed-line (deed-cut) parcel. Provide a copy of your Certificate of Compliance (COC) or apply for a COC. See enclosed.
2. Complete the Ownership & Consent Affidavit. State the names and addresses of persons having a legal or equitable ownership interest in the organization or the right to direct the affairs for the organization.
3. Provide a copy of the Grant Deed.
4. The APNs indicated on the application do not appear to be associated with this project. Please clarify. See enclosed.
5. The site plans are not adequate. Please see attached checklist.

Please note that your case will not be assigned to a planner or scheduled for a public hearing until all requested materials are submitted and reviewed. We request that you submit the requested materials within 60 days or your case may be scheduled before a Hearing Officer for denial pursuant to Sec. 22.56.060.

If you have any questions, please contact Phillip Estes or the "Planner of the Day" at (213) 974-6435 or e-mail at pestes@planning.lacounty.gov. Regional Planning offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP
Director of Planning

DEC 29 2008

Phillip Estes, AICP
Principal Regional Planner
Zoning Permits II



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 12, 2012

PARAGON CONSULTING GROUP
27 BELMONT AVE
LONG BEACH CA 90803

**SUBJECT: FINAL REQUEST
PROJECT R2008-00769
CONDITIONAL USE PERMIT 200800082
21490 & 21500 OAT MOUNTAIN RD.**

Dear Applicant:

The enclosed correspondence requested additional information or materials for the above referenced project. To date, the requested items have not been received. We are unable to proceed further without the necessary items and the above referenced case(s) cannot remain open indefinitely. Please be informed that unless all of the requested items are submitted to this office **within 60 days of the date of this letter**, the above referenced case(s) will be scheduled before the Hearing Officer to be denied due to inactivity.

If you have any questions regarding this matter, please contact **Dean Edwards** at (213) 974-6443, from 9:00 a.m. to 5:30 p.m., Monday through Thursday. The offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Zoning Permits North Section

Enclosure: Request Correspondence

Copy: AMERICAN TOWER
2361 CAMPUS DR 240
IRVINE CA 92612



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 14, 2012

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

PARAGON CONSULTING GROUP
27 BELMONT AVE
LONG BEACH CA 90803

**SUBJECT: DENIAL DUE TO INACTIVITY NOTICE
PROJECT NUMBER R2008-00769-(5)
CONDITIONAL USE PERMIT NUMBER 200800082**

Dear Applicant:

The Department of Regional Planning has made repeated attempts to obtain information or materials that are necessary to continue processing your application for the above referenced project. Enclosed are the letters of request. To date, the requested items have not been received. Therefore, the above referenced case(s) has been scheduled before the Hearing Officer to be denied due to inactivity on **July 3, 2012**.

If you have any questions regarding this matter, please contact **Dean Edwards** at (213) 974-6443, from 9:00 a.m. to 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Susan Tae, AICP, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Request Letter(s)

Copy: AMERICAN TOWER
2361 CAMPUS DR 240
IRVINE CA 92612

AMERICAN TOWER
400 REGENCY FOREST DRIVE
CARY NC 27511

SMT:de