



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

July 27, 2012

**TO:** Paul McCarthy, Hearing Officer

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

**SUBJECT: REQUEST FOR DENIAL DUE TO INACTIVITY  
PROJECT NUMBER R2008-00775-(5)  
CONDITIONAL USE PERMIT NUMBER 200800083  
PUBLIC MEETING DATE: AUGUST 7, 2012  
AGENDA ITEM 11**

On April 28, 2008, the applicant, David and Joyce Travers requested the above referenced entitlement to authorize the establishment of a film studio located at 22120 East Palmdale Avenue, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Size) zone and Antelope Valley East Zoned District.

Relevant communication regarding this project follows:

- On December 30, 2008, Staff sent a letter to the applicant requesting copies of building permits, Certificate of Compliance, revised site plans and a project narrative.
- On April 12, 2012, Staff sent a letter to the applicant requesting the previously requested items by June 11, 2012. The applicant failed to respond by providing the requested information and/or materials
- On July 7, 2012, Staff sent a letter to the applicant informing them of the public meeting date to deny the application due to inactivity.

There is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, therefore staff recommends that the above referenced entitlements be denied due to inactivity.

SMT:DE:de

Attachments:

- Draft Findings
- Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NUMBER R2008-00775-(5)  
CONDITIONAL USE PERMIT NUMBER 200800083**

**1. ENTITLEMENT REQUESTED**

On April 28, 2008, the applicant, David and Joyce Travers requested a conditional use permit to authorize the establishment of a film studio located at 22120 East Palmdale Avenue, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Lot Size) zone and Antelope Valley East Zoned District.

**2. MEETING DATE:** August 7, 2012

**3. PROCEEDINGS BEFORE THE HEARING OFFICER**

**4. COMMUNICATIONS**

- a. On December 30, 2008, Staff sent a letter to the applicant requesting copies of building permits, Certificate of Compliance, revised site plans and a project narrative.
- b. On April 12, 2012, Staff sent a letter to the applicant requesting the previously requested items by June 11, 2012 or the case will be scheduled to be denied due to inactivity. The applicant failed to respond by providing the requested information and/or materials.
- c. On July 7, 2012 Staff sent a letter to the applicant informing them of public meeting date to deny the application due to inactivity.

**CONCLUSION**

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").

**HEARING OFFICER ACTION**

In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 200800083 is **denied**.

c: Hearing Officer, Zoning Enforcement



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 7, 2012

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

DAVID TRAVERS  
11226 WHITE OAK AVE  
GRANADA HILLS CA 91344

**SUBJECT: DENIAL DUE TO INACTIVITY NOTICE  
PROJECT NUMBER R2008-00775-(5)  
CONDITIONAL USE PERMIT NUMBER 200800083**

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 **August 7, 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 Letters

SMT:de



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 12, 2012

DAVID TRAVERS  
11226 WHITE OAK AVE  
GRANADA HILLS CA 91344

**SUBJECT: FINAL REQUEST  
PROJECT R2008-00775  
CONDITIONAL USE PERMIT 200800083**

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

A handwritten signature in cursive script that reads "Edwards".

Zoning Permits North Section

Enclosure: Request Correspondence



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

December 30, 2008

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

Mr. David S. Travers  
11226 White Oak Ave.  
Granada Hills, Calif. 91344

**PROJECT R2008-00775: CONDITIONAL USE PERMIT 200800083**  
**ZONING VIOLATION CASE: RFS 07-0025834**  
**PROJECT ADDRESS: 22120 E. PALMDALE BLVD., ANTELOPE VALLEY EAST ZONED DISTR.**

Dear Mr. Travers:

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

1. Submit copies of building permit records for existing structures. You may obtain records from Building and Safety, Antelope Valley Office, 335A E. Avenue K-6, Lancaster, 93535, Phone: (661) 723-4440.
2. The Assessor's Parcel Map indicates a dashed-line (deed-cut) parcel. Provide a copy of your Certificate of Compliance (COC) or submit an application for a COC. See enclosed.
3. The plans are not drawn to scale. Revise plans accordingly. See enclosed checklist.
4. Provide a project narrative describing the request. Describe the nature of the business, all proposed uses, hours of operations, frequency of events, storage, dwelling units, etc.

Please note that the applicant must provide sufficient information for evaluation and consideration by the Regional Planning Commission. It is the applicant's responsibility to fully substantiate the request.

**Provide 13 sets of any revised plans, folded into 8.5 in. x 14 in.**

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](mailto:pestes@planning.lacounty.gov). Regional Planning offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP  
Director of Planning

A handwritten signature in black ink that reads "Phillip Estes". The signature is written in a cursive, flowing style.

Phillip Estes, AICP  
Principal Regional Planner  
Zoning Permits II

CC: Zoning Enforcement (M. Nave) RFS 07-0025834