



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 16, 2013

CEASAR AND MARIA BARRON
1100 CAPERTON STREET
LANCASTER CA 93535

**RE: PROJECT NUMBER TR068193 – (5)
TENTATIVE TRACT MAP NO. 068193
PLAN AMENDMENT NO. 200700003
ENVIRONMENTAL ASSESSMENT NO. 200700080**

Dear Applicant:

Tentative Tract Map No. 068193 ("TR 068193") and Plan Amendment No. 200700003 ("PA 200700003") were 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** TR 068193 and PA 200700003 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, AICP
Supervising Regional Planner
Land Divisions Section

NP:ikh

Enclosures: Findings

c: Gilberto Millot, 1051 N. Citrus Avenue, Suite A, Covina, CA 91722
Rosalinda Arreola, 8132 Firestone Blvd., #53, Downey, CA 90241

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. TR068193 - (5)
TENTATIVE TRACT MAP NO. 068193
PLAN AMENDMENT NO. 200700003**

1. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, considered Tentative Tract Map ("TR") No. 068193 on April 16, 2013. TR 068193 was considered along with Plan Amendment ("PA") No. 200700003.
2. TR 068193 is a request to create 17 single-family lots on 19.24 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) Zone. The project site is located on 116th Street, Littlerock in the Antelope Valley East Zoned District.
3. PA 200700003 is a request to amend the Antelope Valley Area Plan Category from N1 (Non-Urban 1 – 0.5 du/ac) to N2 (Non-Urban 2 – 1.0 du/ac).
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 25, 2007. The Los Angeles County Subdivision Committee last met on June 11, 2007 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 October 19, 2009.
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. Since the Plan Amendment request is dependent upon the processing of the tentative tract map, the Subdivision Committee is unable to recommend a final action to the Advisory Agency for PA 200700003 due to insufficient information and/or materials.
7. 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.

8. 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.
9. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by April 15, 2013.
10. 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.
11. 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.
12. During the April 16, 2013 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 068193 and Plan Amendment No. 200700003 due to inactivity.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 068193 and Plan Amendment No. 200700003 are DENIED.