

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 02-028  
TENTATIVE TRACT MAP NO. 49916-(2)**

1. The Hearing Officer of Los Angeles County, Mr. Bruce Durbin, considered Tentative Tract Map ("TR") No. 49916-(2) on May 06, 2014.
2. TR 49916-(2) is a request to create 38 single-family lots, 1 public facility lot on 40 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area). The project site is located at 115<sup>th</sup> Street East and Avenue R in the Antelope Valley East Zoned District.
3. The project was filed on February 14, 2002. The Los Angeles County Subdivision Committee last met on March 25, 2002 to discuss the subject project and Reports Only on June 23, 2003. 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 May 19, 2011.
4. 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. Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.
5. Staff sent a letter to the applicant dated April 1, 2014 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 06, 2014.
6. The April 1, 2014 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 April 1, 2014 letter.
7. The applicant has failed to contact Regional Planning staff or submit the required materials within the required timeframe (30 days), which was by May 1, 2014.
8. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THREFORE, in view of the findings of fact presented above, Tentative Map No. 49916-2 is DENIED.



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 01, 2014

CHARLES E. DAMART  
487 LA MARINA DRIVE  
CAMARILLO, CA 93010

RE: **PROJECT NUMBER 02-028**  
**TENTATIVE TRACT MAP NO. 49916-2**  
**ENVIRONMENTAL ASSESSMENT NO. 02-028**

Dear Applicant:

A review of our records shows that a request for 38 single-family lots and 1 public facility lot was filed with the Los Angeles County Department of Regional Planning on February 14, 2002. The Los Angeles County Subdivision Committee last met on March 25, 2002 to discuss the subject project. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on May 19, 2011.

Pursuant to Los Angeles County Code ("County Code") Sections 21.16.060, 21.40.110, and 22.56.060, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on **May 6, 2014**.

If you wish to keep this project active, please send a written request to Regional Planning Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA 90012, Attention: Marie Pavlovic. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. After responding to this letter within 30 days, you must submit a revision to the tentative map and/or other requested information within 90 days of the date of this letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.

If you have any questions, you may contact Marie Pavlovic at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Marie Pavlovic  
Regional Planning Assistant  
Land Divisions Section

cc: Hanbali & Associates, 514 W. Commerce Ave., Suite C, Palmdale, Ca 93551  
Hanbali & Associates, 1334 E. Palmdale Boulevard, Palmdale, CA 93550 ✕