

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
CONDITIONAL USE PERMIT CASE NO. 04-207**

1. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, considered Conditional Use Permit Case No. 04-207 on consent on October 6, 2009. Conditional Use Permit Case No. 04-207 was heard concurrently with Tentative Tract Map No. 060543.
2. Conditional Use Permit 04-207 is a request for hillside management density-controlled development and grading. The subject site is located south of Quail Valley Road in the Castaic Canyon Zoned District.
3. Tentative Tract Map No. 060543 is an associated proposal for the creation of 28 single family lots, one (1) public facility lot and one (1) open space lot on a 40 acre parcel.
4. The project was filed on July 8, 2004. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on August 16, 2004 to discuss the project. Several holds were placed on the project, including the request for a revision of the Slope Analysis, additional information on community benefits, and a revised hillside management burden of proof. 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 Planning on May 7, 2007.
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 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.
6. Staff sent a letter to the applicant on August 20, 2009, informing the applicant that pursuant to 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 October 6, 2009.
7. The letter also directed the applicant to contact Regional Planning staff if he/she wanted to keep the project active. The applicant was also required to provide 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.
8. The applicant did not contact staff within the required time frame.
9. No one testified during the public hearing and staff received no correspondence regarding the project.

THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 04-207-(5) is DENIED.