



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

**CERTIFIED-RECEIPT
REQUESTED**

October 22, 2009

Maureen Gilmartin
23292 Cuestport Drive
Valencia, CA 91354

Dear Ms. Gilmartin:

**SUBJECT: PROJECT NO. 03-300-(5)
VESTING TENTATIVE PARCEL MAP NO. 060475
ENVIRONMENTAL ASSESSMENT CASE NO. 03-300
MAP DATE: March 18, 2004**

Vesting Tentative Parcel Map No. 060475 ("PM 060475") was considered by Mr. John Gutwein, a Hearing Officer of Los Angeles County, on October 20, 2009.

After considering the evidence presented, the Hearing Officer in his action on October 20, 2009, **denied** the vesting tentative parcel map in accordance with Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing) of the Los Angeles County Code ("County Code"). A copy of the denial findings is attached.

The decision of the Hearing Officer regarding the vesting tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission within the following time period:

- In accordance with the requirements of the State Map Act and the County Code, the vesting tentative parcel map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on November 2, 2009.**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the vesting tentative parcel map to the Regional Planning Commission. **If you wish to appeal the decision of the Hearing Officer to the Regional Planning Commission, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website (<http://planning.lacounty.gov>). The fee for appeal process is \$1,352.00 for the applicant and \$677.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350,

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320 West Temple Street. Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

If you have any questions regarding this matter, please contact Mr. Donald Kress 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 Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning



Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

SMT:dck

Enclosures: Findings

c: Subdivision Committee

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-300-(5)
VESTING TENTATIVE PARCEL MAP NO. 060475**

1. The Hearing Officer of Los Angeles County, Mr. John Gutwein, considered Vesting Tentative Parcel Map No. 060475 ("PM 060475") on October 20, 2009.
2. PM 060475 is a proposal to create two single-family lots on 10 acres. The subject site is located at 29808 San Francisquito Canyon, Saugus, in the Castaic Canyon Zoned District.
3. The project was filed on September 25, 2003. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on April 26, 2004 to discuss the project. Several holds were placed on the project including the request for tentative map revisions and revised slope map and revised calculations. 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 21, 2007.
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 ("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 on August 26, 2009 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 October 20, 2009.
6. The letter also directed the applicant to contact Regional Planning staff within 30 days of the date of the August 26, 2009 letter if he/she wanted to keep the project active. If the project is to remain 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 the August 26, 2009 letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.
7. The applicant did not contact staff within the required time frame.
8. During the October 20, 2009 Hearing Officer public meeting, staff made a presentation summarizing the process for denial of a project due to inactivity.
9. During the October 20, 2009 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
10. During the October 20, 2009 Hearing Officer public meeting, the Hearing Officer denied Vesting Tentative Parcel Map No. 060475 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, Vesting Tentative Parcel Map No. 060475 is DENIED.