

**DRAFT 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, 2002 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. *SUMMARIZE COMMENTS AT THE PUBLIC MEETING*

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