



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 23, 2014

TO: Bruce Durbin, Hearing Officer

FROM: Lynda Hikichi   
Land Divisions Section

**SUBJECT: Project No. TR066952-(5)  
Tentative Tract Map No. 066952  
HO Meeting: November 4, 2014  
Agenda Item: 11**

This project is a request to create 117 single-family lots on 292 gross acres within the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) zone. The project was initially scheduled for denial due to inactivity on April 15, 2014, but per the applicant's request it was continued to July 15, 2014 and November 4, 2014 Hearing Officer meetings.

At the July 15, 2014 Hearing Officer meeting, the applicant requested additional time to work on clearing the holds and/or to submit materials. As of writing of this memo, the applicant has not submitted the required revisions and other materials. Staff recommends denial due to inactivity.

**SUGGESTED MOTION:**

**I MOVE THAT THE HEARING OFFICER DENY TR066952 DUE TO INACTIVITY.**

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

NP:LKH

Enclosure: Revised Draft Findings

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR066952-(5)  
VESTING TENTATIVE TRACT MAP NO. 066952**

1. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, considered Vesting Tentative Tract Map ("TR") No. 066952 on April 15, 2014, July 15, 2014, and November 4, 2014.
2. TR 066952 is a request to create 117 single-family lots, two private street lots and one water tank lot on 292 gross acres within the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) zone. The project site is located at the intersection of Bouquet Canyon Road and 87th Street West, Leona Valley Zoned District.
3. CUP No. 200700038 is a related request for non-urban hillside management, density-controlled development, and onsite project grading in excess of 100,000 cubic yards of combined cut/fill material.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. The Los Angeles County Subdivision Committee last met on March 3, 2011 to discuss the subject project. A public hearing was last held by the Los Angeles County Regional Planning Commission ("Commission") on June 29, 2011, at which time the project was denied by the Commission. The applicant filed an appeal of the Commission's decision to the Board of Supervisors on July 11, 2011, and on October 23, 2012 the Board referred the matter back the Commission. On October 23rd, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration. Since that time, no such work with staff has ensued.
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. Staff sent a letter to the applicant dated March 11, 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 April 15, 2014.

7. The March 11, 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 March 11, 2014 letter.
8. The applicant has failed to contact staff within the required timeframe (30 days), which was by April 10, 2014.
9. At the April 15, 2014 and July 15, 2014 Hearing Officer Meetings, applicant requested additional time to work on clearing the holds and/or to submit materials. The applicant has not submitted the required revisions and other materials.
10. SUMMARY OF THE HEARING OFFICER PUBLIC HEARING [RESERVED]

THEREFORE, in view of the findings of fact presented above, **Vesting Tentative Tract Map No. 066952 is DENIED.**

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR066952-(5)  
CONDITIONAL USE PERMIT NO. 200700038**

1. The Hearing Officer of Los Angeles County, Pat Hachiya, considered Conditional Use Permit ("CUP") No. 200700038 on April 15, 2014, July 15, 2014, and November 4, 2014.
2. CUP No. 200700038 is a request for non-urban hillside management, density-controlled development, and onsite project grading in excess of 100,000 cubic yards of combined cut/fill material within the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) zone. The project site is located at the intersection of Bouquet Canyon Road and 87th Street West, Leona Valley Zoned District.
3. Vesting Tentative Tract Map ("TR") No. 066952 is a related request to create 117 single-family lots, two private street lots and one water tank lot on 292 gross acres.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 13, 2007. The Los Angeles County Subdivision Committee last met on March 3, 2011 to discuss the subject project. A public hearing was last held by the Los Angeles County Regional Planning Commission ("Commission") on June 29, 2011, at which time the project was denied by the Commission. The applicant filed an appeal of the Commission's decision to the Board of Supervisors on July 11, 2011, and on October 23, 2012 the Board referred the matter back the Commission. On October 23rd, 2012, the Board instructed the applicant to work with staff on an appropriate redesign of the project prior to the Commission's reconsideration. Since that time, no such work with staff has ensued.
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. Staff sent a letter to the applicant dated March 11, 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 April 15, 2014.

7. The March 11, 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 March 11, 2014 letter.
8. The applicant has failed to contact staff within the required timeframe (30 days), which was by April 10, 2014.
9. At the April 15, 2014 and July 15, 2014 Hearing Officer Meetings, applicant requested additional time to work on clearing the holds and/or to submit materials. The applicant has not submitted the required revisions and other materials.
10. SUMMARY OF THE HEARING OFFICER PUBLIC HEARING [RESERVED]

**THEREFORE, in view of the findings of fact presented above, CUP No. 200700038 is DENIED.**

**DRAFT**