



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**CERTIFIED-RECEIPT  
REQUESTED**

September 9, 2010

RICHARD F. STOUT  
4020 SUNKIST STREET  
PALMDALE, CA 93551

Dear Richard F. Stout:

**SUBJECT: PROJECT No. 89423-(5)  
TENTATIVE TRACT MAP CASE NO. 48376  
ENVIRONMENTAL ASSESSMENT CASE NO. 89423  
MAP DATE: December 17, 1987**

Tentative Tract Map No. 48376 ("TR 48376") was considered by Mr. Alex Garcia, a Hearing Officer of Los Angeles County, on September 21, 2010.

After considering the evidence presented, the Hearing Officer in his action on September 21, 2010, **denied** TR 48376 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 tentative tract 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 County Code, the tentative tract 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 October 4, 2010.**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the project 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 \$5,552.00 for the applicant and \$689.00 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, 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. Ramon Cordova 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  
Richard J. Bruckner  
Director

Susan Tae, AICP, Supervising Regional Planner  
Land Divisions Section

SMT:rec

Enclosures: Findings

c: Subdivision Committee  
SW Group

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 89423-(5)  
TENTATIVE TRACT MAP NO. 48376**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Tentative Tract Map No. 48376 ("TR 48376") on September 21, 2010.
2. TR 48376 is a proposal to create four single-family lots on 1.4 acres. The subject site is located at the northeast corner of Avenue 2 and 25<sup>th</sup> Street East, Palmdale, Palmdale Zoned District.
3. The project was filed on September 19, 1989. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on March 9, 1990 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting adjusted lot lines. 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 the Los Angeles County Department of Regional Planning ("Regional Planning") on October 15, 2001.
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 21.16.160 (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 dated June 21, 2010 informing the applicant that pursuant to Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required for Complete Submittal and Filing) of the County Code, the case could be scheduled before a Hearing Officer for denial due to inactivity on September 21, 2010.
6. The June 21, 2010 letter also directed the applicant to contact Regional Planning staff within 30 days for the project 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 June 21, 2010 letter.
7. The applicant has failed to submit the required materials within the required timeframe, which was by July 21, 2010.
8. During the September 21, 2010 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

9. During the September 21, 2010 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 September 21, 2010 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 48376 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 48376 is DENIED.**

**DRAFT**