



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

August 30, 2011

Richard J. Bruckner  
Director

WEBSTER AND VIRGINIA WILEY  
5649 PINE CONE ROAD  
LA CRESCENTA CA 91214

**SUBJECT: PROJECT NUMBER 89468-(5)  
TENTATIVE PARCEL MAP NO. 21434  
ENVIRONMENTAL ASSESSMENT NO. 89468**

Dear Webster and Virginia Wiley:

A review of our records shows that a request for three single-family lots on 120 acres was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on September 27, 1989. The Los Angeles County Subdivision Committee last met on October 20, 1989 to discuss the subject project. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on April 18, 1994.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060 and 21.40.110, and Section 22.56.060, related to inactivity, failure to submit required application materials, and lack of information, the project identified above **will be scheduled for denial** before a Los Angeles County Hearing Officer on **October 4, 2011**.

If you wish to keep this project active, please send a written request to Regional Planning Land Divisions Section, Room 1382, 320 West Temple Street, Los Angeles, CA 90012, Attention: Lynda Hikichi. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. After responding to this letter within 30 days, you must submit 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.

If you have any questions, you may contact Lynda Hikichi at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Lynda Hikichi, AICP  
Senior Regional Planning Assistant  
Land Divisions Section

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 89468-(5)  
TENTATIVE PARCEL MAP NO. 21434**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Parcel Map ("PM") No. 21434 on October 4, 2011.
2. PM 21434 is a request to create three single-family lots on 120 acres within the R-1-10,000 (Single-Family Residence - 10,000 square feet minimum required lot area) zone. The project site is located northerly terminus on Pine Cone Road, La Crescenta Zoned District.
3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on September 27, 1989. The Los Angeles County Subdivision Committee last met on October 20, 1989 to discuss the subject project. Holds were placed on the project. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning expired on April 18, 1994.
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 dated August 30, 2011 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 4, 2011.
6. The August 30, 2011 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 August 30, 2011 letter.
7. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by September 29, 2011.

8. During the October 4, 2011 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
9. During the October 4, 2011 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 4, 2011 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 21434 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Tentative Parcel Map No. 21434 is DENIED.**