Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 30, 2011

KAREEM AND MERCEDES NIKOUI
8536 HUNTINGTON DRIVE
SAN GABRIEL CA 91775

SUBJECT: PROJECT NUMBER 89514-(5)
TENTATIVE PARCEL MAP NO. 21723
ENVIRONMENTAL ASSESSMENT NO. 89514

Dear Kareem and Mercedes Nikoui:

A review of our records shows that a request for three single-family lots on 0.811 acre was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on October 20, 1989. The Los Angeles County Subdivision Committee last met on November 17, 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 March 21, 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. 89514-(5)
TENTATIVE PARCEL MAP NO. 21723

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Parcel Map ("PM") No. 21723 on October 4, 2011.

2. PM 21723 is a request to create three single-family lots on 0.811 acre within the R-1 (Single-Family Residence - 5,000 square feet minimum required lot area) zone. The project site is located at 8536 Huntington Drive between La Presa Drive and Muscatel, East San Gabriel Zoned District.

3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on October 20, 1989. The Los Angeles County Subdivision Committee last met on November 17, 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 March 21, 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. 21723 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 21723 is DENIED.**