



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



September 29, 2011

Richard J. Bruckner
Director

BILL WEST
634 BREA CYN ROAD
WALNUT CA 91789

**SUBJECT: PROJECT NUMBER 90044-(5)
TENTATIVE TRACT MAP NO. 47149
CONDITIONAL USE PERMIT NO. 90044
LOCAL PLAN AMENDMENT NO. 90044
OAK TREE PERMIT NO. 90044
ENVIRONMENTAL ASSESSMENT NO. 90044**

Dear Applicant:

A review of our records shows that a request for 15 single-family lots, a conditional use permit for hillside management, and a local plan amendment was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 9, 1991. The Los Angeles County Subdivision Committee last met on December 2, 1991 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 25, 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 **November 1, 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. 90044-(5)
TENTATIVE TRACT MAP NO. 47149**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Tentative Tract Map ("TR") No. 47149 on November 1, 2011. TR 47149 was considered along with Conditional Use Permit ("CUP") No. 90044, Local Plan Amendment ("LPA") No. 90044, and Oak Tree Permit ("OTP") No. 90044.
2. TR 47149 is a request to create fifteen single-family lots on 15 acres within the R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) zone. The project site is located East and West of Cheney Trail/Alzada Drive and North of Jaxine Drive, Altadena Zoned District.
3. CUP 90044 is a related request to ensure compliance with the requirements of nonurban hillside management design criteria.
4. LPA 90044 is a related request to amend the Land Use Policy Map of the Altadena Community Plan from category 1 (Estate/Equestrian, 1 dwelling unit per 2.5 gross acres) to category 2 (Low Density, 1 to 6 dwelling units per 1 gross acre).
5. OTP 90044 is a related request to encroach into the oak tree protected zone.
6. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 9, 1991. The Los Angeles County Subdivision Committee last met on December 2, 1991 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 25, 1994.
7. 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.
8. Staff sent a letter to the applicant dated September 29, 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 November 1, 2011.

9. The September 29, 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 September 29, 2011 letter.
10. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by October 29, 2011.
11. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 47149 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 90044-(5)
CONDITIONAL USE PERMIT NO. 90044
LOCAL PLAN AMENDMENT NO. 90044
OAK TREE PERMIT NO. 90044**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Conditional Use Permit ("CUP") No. 90044, Local Plan Amendment ("LPA") No. 90044, and Oak Tree Permit ("OTP") No. 90044 on November 1, 2011. CUP 90044, LPA 90044, and OTP 90044 were considered concurrently with Tentative Tract Map ("TR") No. 47149 on November 1, 2011.
2. CUP 90044 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. LPA 90044 is a request to amend the Land Use Policy Map of the Altadena Community Plan from category 1 (Estate/Equestrian, 1 dwelling unit per 2.5 gross acres) to category 2 (Low Density, 1 to 6 dwelling units per 1 gross acre). OTP 90044 is a request to encroach into the oak tree protected zone. The project site is located East and West of Cheney Trail/Alzada Drive and North of Jaxine Drive, Altadena Zoned District.
3. TR 47149 is a request to create fifteen single-family lots on 15 acres within the R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 9, 1991. The Los Angeles County Subdivision Committee last met on December 2, 1991 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 25, 1994.
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 Sections 22.56.060 and 22.56.2120 (Denial For Lack Of Information) 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 September 29, 2011, informing the applicant that pursuant to Sections 22.56.060 and 22.56.2120 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on November 1, 2011.

7. The September 29, 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 September 29, 2011 letter.
8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by October 29, 2011.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 90044, Local Plan Amendment No. 90044, and Oak Tree Permit No. 90044 are DENIED.