Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 29, 2011

JOSEPHINE WELCH WOOD TRUST
810 S FLOWER ST
LOS ANGELES CA 90051

SUBJECT: PROJECT NUMBER 90049-(5)
TENTATIVE PARCEL MAP NO. 20686
OAK TREE PERMIT NO. 90049
ENVIRONMENTAL ASSESSMENT NO. 90049

Dear Applicant:

A review of our records shows that a request for three single-family lots and an oak tree permit was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on January 31, 1990. The Los Angeles County Subdivision Committee last met on February 23, 1990 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 August 1, 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. 90049-(5)
TENTATIVE PARCEL MAP NO. 20686

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Tentative Parcel Map ("PM") No. 20686 on November 1, 2011. PM 20686 was considered along with Oak Tree Permit ("OTP") No. 90049.

2. PM 20686 is a request to create three single-family lots on 4.99 acres within the R-1-40,000 (Single-Family Residence - 40,000 Square Feet Minimum Required Lot Area) zone. The project site is located at 829 Madre Street, East Pasadena Zoned District.

3. OTP 90049 is a related request to encroach into the oak tree protected zone.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on January 31, 1990. The Los Angeles County Subdivision Committee last met on February 23, 1990 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 August 1, 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 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 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.

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, **Tentative Parcel Map No. 20686 is DENIED.**

DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 90049-(5)
OAK TREE PERMIT NO. 90049

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Oak Tree Permit ("OTP") No. 90049 on November 1, 2011. OTP 90049 was considered concurrently with Tentative Parcel Map ("PM") No. 20686 on November 1, 2011.

2. OTP 90049 is a request to encroach into the oak tree protected zone. The project site is located at 829 Madre Street, East Pasadena Zoned District.

3. PM 20686 is a request to create three single-family lots on 4.99 acres within the R-1-40,000 (Single-Family Residence - 40,000 Square Feet Minimum Required Lot Area) zone.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on January 31, 1990. The Los Angeles County Subdivision Committee last met on February 23, 1990 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 August 1, 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, **Oak Tree Permit No. 90049 is DENIED.**