



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

November 16, 2011

Richard J. Bruckner  
Director

B I D PROPERTIES  
523 E PUDDINGSTONE DRIVE  
SAN DIMAS CA 91773

**SUBJECT: PROJECT NUMBER 90069-(5)  
TENTATIVE TRACT MAP NO. 49244  
OAK TREE PERMIT NO. 90069  
ENVIRONMENTAL ASSESSMENT NO. 90069**

Dear Applicant:

A review of our records shows that a request for five single family lots and an oak tree permit was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 2, 1990. The Los Angeles County Subdivision Committee last met on November 7, 1991 to discuss the subject project. No activity has occurred on the project since 1992.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, 22.56.060, and 22.56.2120 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 **December 20, 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. 90069-(5)  
TENTATIVE TRACT MAP NO. 49244**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Tract Map ("TR") No. 49244 on December 20, 2011. TR 49244 was considered along with Oak Tree Permit ("OTP") No. 90069.
2. TR 49244 is a request to create five single-family lots on 1.6 acres within the R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) Zone. The project site is located at 331 Wapello Street between Raymond Avenue and Marengo Avenue, in the Altadena Zoned District.
3. OTP 90069 is a related request to remove and replace six oak trees.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 2, 1990. The Los Angeles County Subdivision Committee last met on November 7, 1991 to discuss the subject project. The requested materials were never submitted and no activity has occurred on the project since 1992.
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 November 16, 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 December 20, 2011.
7. The November 16, 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 November 16, 2011 letter.
8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by December 16, 2011.

9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 49244 is DENIED.**

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 90069-(5)  
OAK TREE PERMIT NO. 90069**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Oak Tree Permit (“OTP”) No. 90069 on December 20, 2011. OTP 90069 was considered concurrently with Tentative Tract Map (“TR”) No. 49244 on December 20, 2011.
2. OTP 90069 is a request to remove and replace six oak trees. The project site is located at 331 Wapello Street between Raymond Avenue and Marengo Avenue, in the Altadena Zoned District.
3. TR 49244 is a request to create five single-family lots on 1.6 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 February 2, 1990. The Los Angeles County Subdivision Committee last met on November 7, 1991 to discuss the subject project. The requested materials were never submitted and no activity has occurred on the project since 1992.
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 November 16, 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 December 20, 2011.
7. The November 16, 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 November 16, 2011 letter.
8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by December 16, 2011.

**9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING**

**THEREFORE, in view of the findings of fact presented above, Oak Tree Permit No. 90069 is DENIED.**