



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

January 17, 2012

Richard J. Bruckner  
Director

STEPHENS RANCH DEVELOPMENT CORP  
376 S LEMON CRK DR SUITE B  
WALNUT CA 91789

SUBJECT: PROJECT NUMBER 91118-(5)  
TENTATIVE TRACT MAP NO. 45499  
CONDITIONAL USE PERMIT NO. 91118  
OAK TREE PERMIT NO. 91118  
ENVIRONMENTAL ASSESSMENT NO. 91118

*— removal of 68 trees*

Dear Applicant:

A review of our records shows that a request for 48 single-family lots, a conditional use permit for hillside management, and an oak tree permit was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 30, 1991. The Los Angeles County Subdivision Committee last met on May 23, 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 11, 1994.

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 **February 21, 2012**.

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. 91118-(5)  
TENTATIVE TRACT MAP NO. 45499**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Tentative Tract Map ("TR") No. 45499 on February 21, 2012. TR 45499 was considered along with Conditional Use Permit ("CUP") No. 91118 and Oak Tree Permit ("OTP") No. 91118.
2. TR 45499 is a request to create 48 single-family lots on 180.6 acres within the A-1-2 (Light Agricultural – 2 Acres Minimum Required Lot Area) Zone. The project site is located at 6300 Stephens Ranch Road in the North Claremont Zoned District.
3. CUP 91118 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. OTP 91118 is a request to remove 68 oak trees.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 30, 1991. The Los Angeles County Subdivision Committee last met on May 23, 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 11, 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 January 17, 2012 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 February 21, 2012.
7. The January 17, 2012 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 January 17, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by February 16, 2012.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 45499 is DENIED.**

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 91118-(5)  
CONDITIONAL USE PERMIT NO. 91118  
OAK TREE PERMIT NO. 91118**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Conditional Use Permit ("CUP") No. 91118 and Oak Tree Permit ("OTP") No. 91118 on February 21, 2012. CUP 91118 and OTP 91118 were considered concurrently with Tentative Tract Map ("TR") No. 45499.
2. CUP 91118 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. OTP 91118 is a request to remove 68 oak trees. The project site is located at 6300 Stephens Ranch Road in the North Claremont Zoned District.
3. TR 45499 is a request to create 48 single-family lots on 180.6 acres within the A-1-2 (Light Agricultural – 2 Acres Minimum Required Lot Area) Zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 30, 1991. The Los Angeles County Subdivision Committee last met on May 23, 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 11, 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 January 17, 2012, 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 February 21, 2012.
7. The January 17, 2012 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 January 17, 2012 letter.

**PROJECT NO. 91118-(5)  
CONDITIONAL USE PERMIT NO. 91118  
OAK TREE PERMIT NO. 91118  
DENIAL FINDINGS**

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by February 16, 2012.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

**THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 91118 and Oak Tree Permit No. 91118 are DENIED.**