



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



January 17, 2012

Richard J. Bruckner
Director

C CHING
1115 E WOODBURY RD
ALTADENA CA 91104

*per OT Report 12-7-94
14 removals
3 encroach*

**SUBJECT: PROJECT NUMBER 91182-(5)
TENTATIVE TRACT MAP NO. 49587
CONDITIONAL USE PERMIT NO. 91182
OAK TREE PERMIT NO. 91182
ENVIRONMENTAL ASSESSMENT NO. 91182**

Dear Applicant:

A review of our records shows that a request for 12 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 June 19, 1991. The Los Angeles County Subdivision Committee last met on January 30, 1995 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 October 29, 2001.

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. 91182-(5)
TENTATIVE TRACT MAP NO. 49587**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Tentative Tract Map ("TR") No. 49587 on February 21, 2012. TR 49587 was considered along with Conditional Use Permit ("CUP") No. 91182 and Oak Tree Permit ("OTP") No. 91182.
2. TR 49587 is a request to create 12 single-family lots on 47.2 acres within the R-1-20,000 (Single-Family Residence – 20,000 Square Feet Minimum Required Lot Area) Zone and A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) Zone. The project site is located at 3800 Canon Boulevard north of Loma Alta Drive in the Altadena Zoned District.
3. CUP 91182 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. OTP 91182 is a request to remove 14 oak trees and encroach into three oak tree protected zones.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on June 19, 1991. The Los Angeles County Subdivision Committee last met on January 30, 1995 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 October 29, 2001.
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. 49587 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 91182-(5)
CONDITIONAL USE PERMIT NO. 91182
OAK TREE PERMIT NO. 91182**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Conditional Use Permit ("CUP") No. 91182 and Oak Tree Permit ("OTP") No. 91182 on February 21, 2012. CUP 91182 and OTP 91182 were considered concurrently with Tentative Tract Map ("TR") No. 49587.
2. CUP 91182 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. OTP 91182 is a request to remove 14 oak trees and encroach into three oak tree protected zones. The project site is located at 3800 Canon Boulevard north of Loma Alta Drive in the Altadena Zoned District.
3. TR 49587 is a request to create 12 single-family lots on 47.2 acres within the R-1-20,000 (Single-Family Residence – 20,000 Square Feet Minimum Required Lot Area) Zone and A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) Zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on June 19, 1991. The Los Angeles County Subdivision Committee last met on January 30, 1995 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 October 29, 2001.
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.

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. 91182 and Oak Tree Permit No. 91182 are DENIED.**