



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

February 29, 2012

Richard J. Bruckner  
Director

PACIFIC DYNASTY GROUP  
9228 LAS TUNAS DRIVE  
TEMPLE CITY CA 91780

**SUBJECT: PROJECT NUMBER 93143-(4)  
TENTATIVE TRACT MAP NO. 51671  
CONDITIONAL USE PERMIT NO. 93143  
ZONE CHANGE NO. 93143  
ENVIRONMENTAL ASSESSMENT NO. 93143**

Dear Applicant:

A review of our records shows that a request for <sup>original request</sup> (15 single-family lots and one open space lot) a conditional use permit for hillside management, and a zone change was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on August 31, 1993. The Los Angeles County Subdivision Committee last met on July 1, 1999 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 February 13, 2006. <sub>- revised request for 12 SF lots</sub>

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, and 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 **April 3, 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. 93143-(4)  
TENTATIVE TRACT MAP NO. 51671**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Tentative Tract Map ("TR") No. 51671 on April 3, 2012. TR 51671 was considered along with Conditional Use Permit ("CUP") No. 93143 and Zone Change ("ZC") No. 93143.
2. TR 51671 is a request to create 12 single-family lots on 9.2 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) Zone. The project site is located at terminus Holmes Circle in the Hacienda Heights Zoned District.
3. CUP 93143 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. ZC 93143 is a request to change the zoning from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area) Zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on August 31, 1993. The Los Angeles County Subdivision Committee last met on July 1, 1999 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 February 13, 2006.
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 February 29, 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 April 3, 2012.
7. The February 29, 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 February 29, 2012 letter.

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

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 51671 is DENIED.**

**DRAFT FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 93143-(4)  
CONDITIONAL USE PERMIT NO. 93143  
ZONE CHANGE NO. 93143**

1. The Hearing Officer of Los Angeles County, Ms. Patricia Hachiya, considered Conditional Use Permit (“CUP”) No. 93143 and Zone Change (“ZC”) No. 93143 on April 3, 2012. CUP 93143 and ZC 93143 were considered concurrently with Tentative Tract Map (“TR”) No. 51671.
2. CUP 93143 is a request to ensure compliance with the requirements of nonurban hillside management design criteria. ZC 93143 is a request to change the zoning from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area) Zone. The project site is located at terminus Holmes Circle in the Hacienda Heights Zoned District.
3. TR 51671 is a request to create 12 single-family lots on 9.2 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) Zone.
4. The project was filed with the Los Angeles County Department of Regional Planning (“Regional Planning”) on August 31, 1993. The Los Angeles County Subdivision Committee last met on July 1, 1999 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 February 13, 2006.
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 22.56.060 (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 February 29, 2012, informing the applicant that pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on April 3, 2012.
7. The February 29, 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 February 29, 2012 letter.

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

THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit No. 93143 and Zone Change No. 93143 are DENIED.**