



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 17, 2012

VICKI CHANG  
1100 S SAN GABRIEL BLVD  
SAN GABRIEL CA 91776

**RE: PROJECT NUMBER 98082 - (5)  
TENTATIVE TRACT MAP NO. 52815  
ENVIRONMENTAL ASSESSMENT NO. 98082**

Dear Applicant:

Tentative Tract Map No. 52815 ("TR 52815") was considered by Ms. Gina Natoli, a Hearing Officer of Los Angeles County, on July 17, 2012.

After considering the evidence presented, the Hearing Officer in her action on July 17, 2012, **denied** TR 52815 in accordance with Los Angeles County Code ("County Code") Section 21.16.060 (Public Hearings), Section 21.40.110 (Matters Required to Complete Submittal and Filing), and Section 22.56.060 (Denial for Lack of Information). A copy of the denial findings is attached.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on July 30, 2012.** Any appeal must be delivered in person to the Commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

If you have any questions regarding this matter, please contact Ms. Lynda Hikichi of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Nooshin Paidar, AICP  
Supervising Regional Planner  
Land Divisions Section

NP:ikh

Enclosures: Findings

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 98082-(5)  
TENTATIVE TRACT MAP NO. 52815**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, considered Tentative Tract Map ("TR") No. 52815 on July 17, 2012.
2. TR 52815 is a request to create one multi-family lot with 75 attached new condominiums (senior citizen) on 3.16 acres within the R-A-5000 (Residential Agricultural – 5000 Square Feet Minimum Required Lot Area) Zone. The project site is located 6212 – 6224 North San Gabriel Boulevard in the Rosemead Zoned District.
3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on February 17, 1999. The Los Angeles County Subdivision Committee last met on July 12, 1999 to discuss the subject project. The requested materials were never submitted and no activity has occurred on the project since that time.
4. 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.
5. Staff sent a letter to the applicant dated June 14, 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 July 17, 2012.
6. The June 14, 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 June 14, 2012 letter.
7. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by July 14, 2012.
8. During the July 17, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

**PROJECT NO. 98082-(5)  
TENTATIVE TRACT MAP NO. 52815  
DENIAL FINDINGS**

9. During the July 17, 2012 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.
10. During the July 17, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 52815 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 52815 is DENIED.**