

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 061855 - (4)
TENTATIVE PARCEL MAP NO. 061855**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Parcel Map ("PM") No. 061855 on November 5, 2013.
2. PM061855 is a request to create one multi-family lot with three detached condominiums on 0.53 acre within the A-1-6000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) Zone. The project site is located at 1214 & 1216 Galemont Avenue in the Hacienda Heights Zoned District.
3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on September 20, 2004. The Los Angeles County Subdivision Committee last met on April 24, 2006 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 November 8, 2007.
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 July 19, 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 August 21, 2012.
6. The July 19, 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 July 19, 2012 letter.
7. The applicant submitted a time extension request on August 7, 2012 and was granted a time extension until March 14, 2013 to submit the required materials. The applicant has failed to submit the required materials within the required timeframe, which was by March 14, 2013.
8. Staff sent a letter to the applicant dated October 2, 2013 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity on November 5, 2013.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 061855 is DENIED.**



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 2, 2013

VIVIAN WU
1216 GALEMONT AVE
HACIENDA HEIGHTS CA 91745

**RE: PROJECT NUMBER PM061855 – (4)
TENTATIVE PARCEL MAP NO. 061855**

Dear Applicant:

Your time extension to submit a revision to the tentative map and/or other requested information expired on March 14, 2013. 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 **November 5, 2013**.

If you wish to keep this project active, you will need to appear before the Hearing Officer to request for the time extension. The Hearing Officer Meeting will be held at 9 a.m. in Room 150, 320 West Temple Street, Los Angeles, CA 90012. 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

c. Kevin Wang, 1214 Galemont Ave., Hacienda Heights, CA 91745

To: Los Angeles Department of Regional Planning

Project # PM061855

Tentative Parcel Map # 061855

My name is Kevin Wang, I am requesting for a
time extension for my project.

1216 GALEMONT AVE

Hacienda HES. CA 91745

626 831-9981

Time extension granted to March 14, 2013. No further
extensions will be granted. *Kevin Jay*

Date 08/07/2012



8-7-2012



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 19, 2012

VIVIAN WU
1216 GALEMONT AVE
HACIENDA HEIGHTS CA 91745

**RE: PROJECT NUMBER PM061855 – (4)
TENTATIVE PARCEL MAP NO. 061855**

Dear Applicant:

A review of our records shows that a request for one multi-family lot with three detached condominiums was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on September 20, 2004. The Los Angeles County Subdivision Committee last met on April 24, 2006 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 November 8, 2007.

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 **August 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

c.: Kevin Wang, 1214 Galemont Ave., Hacienda Heights, CA 91745

rec'd TE 8-7-12
TE 3-14-13