Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Richard J. Bruckner
Director

September 18, 2012

PACIFIC INDUSTRIAL PARTNERS LLC
ATTN ROBERT NEAL
16027 VENTURA BLVD SUITE 550
ENCINO CA 91436

**RE: PROJECT NUMBER PM062535 – (2)**
**TENTATIVE PARCEL MAP NO. 062535**

Dear Applicant:

Tentative Parcel Map No. 062535 ("PM 062535") was considered by Mr. Mitch Glaser, a Hearing Officer of Los Angeles County, on September 18, 2012.

After considering the evidence presented, the Hearing Officer in his action on September 18, 2012, **denied** PM 062535 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 October 1, 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

Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

NP:lkh

Enclosures: Findings

c. George Bernharth, 1100 S. Beverly Dr., Suite 201, Los Angeles, CA 90035

**FINDINGS OF THE HEARING OFFICER**
**COUNTY OF LOS ANGELES**
**PROJECT NO. PM062535 - (2)**
**TENTATIVE PARCEL MAP NO. 062535**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map ("PM") No. 062535 on September 18, 2012.

2. PM 062535 is a request to create three industrial lots on 7.24 acres within the M-1.5 (Restricted Heavy Manufacturing) Zone. The project site is located at 18020 South Santa Fe Avenue in the Del Amo Zoned District.

3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on March 16, 2005. The Los Angeles County Subdivision Committee last met on June 6, 2005 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 September 24, 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 August 15, 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 September 18, 2012.

6. The August 15, 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 August 15, 2012 letter.

7. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by September 14, 2012.

8. During the September 18, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

9. During the September 18, 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 September 18, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 062535 due to inactivity.

    THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 062535 is DENIED.**