Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 16, 2012

HANK JONG
11819 GOLDRING UNIT A
ARCADIA CA 91006

RE: PROJECT NUMBER PM062857 – (5)
TENTATIVE PARCEL MAP NO. 062857
OAK TREE PERMIT NO. 200500024
ENVIRONMENTAL ASSESSMENT NO. 200500080

Dear Applicant:

Tentative Parcel Map No. 062857 ("PM 062857") and Oak Tree Permit No. 200500024 ("OTP 200500024") were considered by Mr. Alex Garcia, a Hearing Officer of Los Angeles County, on October 16, 2012.

After considering the evidence presented, the Hearing Officer in his action on October 16, 2012, **denied** PM 062857 and OTP 200500024 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 Sections 22.56.060 and 22.56.2120 (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 29, 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. Louisa Jones, 735 W. Duarte Rd., Suite 400, Arcadia, CA 91007

FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM062857 - (5)
TENTATIVE PARCEL MAP NO. 062857

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Parcel Map ("PM") No. 062857 on October 16, 2012. PM 062857 was considered along with Oak Tree Permit ("OTP") No. 200500024.

2. PM 062857 is a request to create three single-family lots on 0.77 acre within the R-1-7500 (Single Family Residence – 7500 Square Feet Minimum Required Lot Area) Zone. The project site is located at 85 East Las Flores Drive in the Altadena Zoned District.

3. OTP 200500024 is to authorize the encroachment into the protected zones of two oak trees.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 12, 2005. The Los Angeles County Subdivision Committee last met on February 25, 2008 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 January 28, 2010.

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 September 13, 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 October 16, 2012.

7. The September 13, 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 September 13, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by October 13, 2012.

9. During the October 16, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

10. During the October 16, 2012 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.

11. During the October 16, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 062857 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 062857 is DENIED.**

FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM062857 - (5)
OAK TREE PERMIT NO. 200500024

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Oak Tree Permit ("OTP") No. 200500024. OTP 200500024 was considered concurrently with Tentative Parcel Map ("PM") No. 062857.

2. OTP 200500024 is to authorize the encroachment into the protected zones of two oak trees. The project site is located at 85 East Las Flores Drive in the Altadena Zoned District.

3. PM 062857 is a request to create three single-family lots on 0.77 acre within the R-1-7500 (Single Family Residence – 7500 Square Feet Minimum Required Lot Area) Zone.

4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on April 12, 2005. The Los Angeles County Subdivision Committee last met on February 25, 2008 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 January 28, 2010.

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 September 13, 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 October 16, 2012.

7. The September 13, 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 September 13, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by October 13, 2012.

9. During the October 16, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.

10. During the October 16, 2012 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.

11. During the October 16, 2012 Hearing Officer public meeting, the Hearing Officer denied Oak Tree Permit No. 200500024 due to inactivity.

    THEREFORE, in view of the findings of fact presented above, **Oak Tree Permit No. 200500024 is DENIED.**