



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 13, 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:

A review of our records shows that a request for three single-family lots and an oak tree permit 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. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on January 28, 2010.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, 22.56.060, and 22.56.2120 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 **October 16, 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. Louisa Jones, 735 W. Duarte Rd., Suite 400, Arcadia, CA 91007

**DRAFT 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. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

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

**DRAFT 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. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

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