Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

May 18, 2010

Huong Duong
8809 Fairview Avenue
San Gabriel, CA 91775

Dear Mr. Duong:

**SUBJECT: PROJECT NO. PM067164-(5)
TENTATIVE PARCEL MAP NO. 067164
ENVIRONMENTAL ASSESSMENT CASE NO. 200600191
MAP DATE: September 27, 2006**

Tentative Parcel Map No. 067164 ("PM 067164") was considered by Mr. Mitch Glaser, a Hearing Officer of Los Angeles County, on May 18, 2010.

After considering the evidence presented, the Hearing Officer in his action on May 18, 2010, **denied** PM 067164 in accordance with 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) of the Los Angeles County Code ("County Code"). A copy of the denial findings is attached.

The decision of the Hearing Officer regarding the tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission within the following time period:

- In accordance with the requirements of the State Map Act and County Code, the tentative parcel map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on <u>June 1, 2010.</u>**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the project to the Regional Planning Commission. **If you wish to appeal the decision of the Hearing Officer to the Regional Planning Commission, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website (http://planning.lacounty.gov). The fee for appeal process is $1,378.00 for the applicant and $689.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350, 320 West Temple Street. Los Angeles, California, 90012. Please be advised that your appeal will be rejected of the check is not submitted with the letter.

If you have any questions regarding this matter, please contact Mr. Ramon Cordova 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 Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

SMT:rec

Enclosures: Findings

c: Subdivision Committee
Cal Land Engineering, Inc.

DRAFT

DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM067164-(5)
TENTATIVE PARCEL MAP NO. 067164

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map No. 067164 ("PM 067164") on May 18, 2010.

2. PM 067164 is a proposal to create three single-family parcels on 0.51 acres.

3. The subject site is located at 8809 Fairview Avenue, San Gabriel in the South Santa Anita-Temple City Zoned District.

4. The project was filed on October 4, 2006. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on November 20, 2006 to discuss the project. Several holds were placed on the project, including a request for a revised tentative and exhibit map depicting the East Pasadena-San Gabriel Community Standards District requirements. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project was granted by the Director of Los Angeles County Department of Regional Planning ("Regional Planning") on November 26, 2007.

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 engineer dated February 16, 2010 informing the engineer 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 May 18, 2010.

7. The February 16, 2010 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. The applicant was also required to provide a revision to the tentative map and/or other requested information within 90 days of February 16, 2010.

8. The applicant did not contact staff or submit the requested materials within the given time frame.

9. Staff contacted the engineer on April 14, 2010 concerning the proposed denial due to inactivity. The engineer stated that the applicant no longer had the financial support to proceed with the project and agreed with the proposed denial due to inactivity.

10. During the May 18, 2010 Hearing Officer public meeting, staff made a presentation summarizing the process for denial of a project due to inactivity.

11. During the May 18, 2010 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.

12. During the May 18, 2010 Hearing Officer public meeting, the Hearing Officer denied PM 067164 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Parcel Map No. 067164 is DENIED.**

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