



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**CERTIFIED-RECEIPT  
REQUESTED**

November 2, 2010

JOSEPH TOKESHI  
2205 FORBES AVENUE  
CLAREMONT, CA 91711

Dear Joseph Tokeshi:

**SUBJECT: PROJECT NUMBER 99200-(5)  
TENTATIVE PARCEL MAP CASE NO. 24811  
CONDITIONAL USE PERMIT CASE NO. 99200  
ENVIRONMENTAL ASSESSMENT CASE NO. 99200  
MAP DATE: October 6, 1999**

Tentative Parcel Map No. 24811 ("PM 24811") and Conditional Use Permit ("CUP") Case No. 99200 were considered by Mr. Mitch Glaser, a Hearing Officer of Los Angeles County, on November 2, 2010.

After considering the evidence presented, the Hearing Officer in his action on November 2, 2010, **denied** PM 24811 and CUP Case No. 99200 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, and the CUP shall become final and effective on the day following the end of the appeal period, 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 tract 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 November 15, 2010.**
- In accordance with the requirements of the County Code, the CUP 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 November 15, 2010.**

PROJECT NO. 99200-(5)  
TENTATIVE PARCEL MAP NO. 24811  
CONDITIONAL USE PERMIT CASE NO. 99200  
Denial Letter

PAGE 2

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 \$5,552.00 for the applicant and \$689.00 for non-applicant(s). Only one fee is required to appeal any portion of the project. If only one of these is appealed, the entire project is considered appealed and will be heard concurrently at the appeal public hearing. 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 if 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  
Marshall Consulting Services

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 99200-(5)  
TENTATIVE PARCEL MAP NO. 24811**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Parcel Map No. 24811 ("PM 24811") on November 2, 2010. PM 24811 was considered concurrently with Conditional Use ("CUP") Permit Case No. 99200.
2. PM 22859 is a proposal to create three single-family parcels on 6.1 acres. The subject site is located at 2,000 feet southeast of Williams Avenue and Briney Point Road, West Claremont, within the North Claremont Zoned District.
3. CUP Case No. 99200 is a related request to ensure compliance with hillside management design criteria.
4. The project was filed on October 6, 1999. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on November 15, 1999 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting proposed grading and cul-de-sac. 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 the Los Angeles County Department of Regional Planning ("Regional Planning") on November 27, 2006.
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 August 2, 2010 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 November 2, 2010.
7. The August 2, 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 the date of the August 2, 2010 letter.

8. The engineer contacted staff on August 12, 2010 and agreed with the proposed denial and stated that the applicant no longer had the desire to proceed with the proposed subdivision.
9. During the November 2, 2010 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
10. During the November 2, 2010 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 November 2, 2010 Hearing Officer public meeting, the Hearing Officer denied Tentative Parcel Map No. 24811 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Tentative Parcel Map No. 24811 is DENIED.**

**DRAFT**

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 99200-(5)  
CONDITIONAL USE PERMIT CASE NO. 99200**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Conditional Use Permit ("CUP") Case No. 99200 on November 2, 2010. CUP Case No. 99200 was considered concurrently with Tentative Parcel Map No. 24811 ("PM 24811").
2. CUP Case No. 99200 is a request to ensure compliance with hillside management design criteria. The subject site is located 2,000 feet southeast of Williams Avenue and Briney Point Road, West Claremont within North Claremont Zoned District.
3. PM 24811 is a related request to create three single-family parcels on 6.1 acres.
4. The project was filed on October 6, 1999. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on November 15, 1999 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting proposed grading and cul-de-sac. 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 the Los Angeles County Department of Regional Planning ("Regional Planning") on November 27, 2006.
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 22.56.060 (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 August 2, 2010, informing the applicant that pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on November 2, 2010.
7. The August 2, 2010 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. If the project is 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 the date of the August 2, 2010 letter.

**PROJECT NO. 99200-(5)**  
**CONDITIONAL USE PERMIT CASE NO. 99200**  
**DENIAL FINDINGS**

8. The engineer contacted staff on August 12, 2010 and agreed with the proposed denial and stated that the applicant no longer had the desire to proceed with the proposed subdivision.
9. During the November 2, 2010 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
10. During the November 2, 2010 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 November 2, 2010 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit Case No. 99200 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit Case No. 99200 is DENIED.**

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