



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

November 6, 2012

Richard J. Bruckner  
Director

POLLY CHENG  
P O BOX 1168  
SAN MARINO CA 91118

**RE: PROJECT NUMBER TR065808 – (5)  
TENTATIVE TRACT MAP NO. 065808  
PLAN AMENDMENT NO. 200600004  
ENVIRONMENTAL ASSESSMENT NO. 200600103**

Dear Applicant:

Tentative Tract Map No. 065808 ("TR 065808") and Plan Amendment No. 200600004 ("PA 200600004") were considered by Ms. Pat Hachiya, a Hearing Officer of Los Angeles County, on November 6, 2012.

After considering the evidence presented, the Hearing Officer in her action on November 6, 2012, **denied** TR 065808 and PA 200600004 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 November 19, 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, AICP  
Supervising Regional Planner  
Land Divisions Section

NP:ikh

Enclosures: Findings

c. Hank Jong, 11819 Goldring Unit A, Arcadia, CA 91006

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR065808 - (5)  
TENTATIVE TRACT MAP NO. 065808  
PLAN AMENDMENT NO. 200600004**

1. The Hearing Officer of Los Angeles County, Ms. Pat Hachiya, considered Tentative Tract Map ("TR") No. 065808 on November 6, 2012. TR 065808 was considered along with Plan Amendment ("PA") No. 200600004.
2. TR 065808 is a request to create one multi-family lot with 19 new attached condominiums on 0.94 acre within the R-3 (Limited Multiple Residence – 5000 Square Feet Minimum Required Lot Area) Zone. The project site is located at 9128 Huntington Drive in the East San Gabriel Zoned District.
3. PA 200600004 is a request to amend the Land Use Policy Map of the General Plan from 1 (Low Density Residential: 1-6 du/ac) to 4 (High Density Residential: 22 or more du/ac).
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on May 9, 2006. The Los Angeles County Subdivision Committee last met on July 17, 2006 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 November 5, 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. Since the Plan Amendment request is dependent upon the processing of the tentative tract map, the Subdivision Committee is unable to recommend a final action to the Advisory Agency for PA 200600004 due to insufficient information and/or materials.
7. Staff sent a letter to the applicant dated October 4, 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 November 6, 2012.

8. The October 4, 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 October 4, 2012 letter.
9. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by November 3, 2012.
10. During the November 6, 2012 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
11. During the November 6, 2012 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 November 6, 2012 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 065808 and Plan Amendment No. 200600004 due to inactivity.

**THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 065808 and Plan Amendment No. 200600004 are DENIED.**