



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 4, 2013

1100 EDGEWATER INC  
1281 WESTWOOD BLVD SUITE 210  
LOS ANGELES CA 90024

**RE: PROJECT NUMBER TR069290 – (5)  
ZONE CHANGE NO. 200700008  
TENTATIVE TRACT MAP NO. 069290  
CONDITIONAL USE PERMIT NO. 200700166  
ENVIRONMENTAL ASSESSMENT NO. 200700082**

Dear Applicant:

Tentative Tract Map No. 069290 ("TR 069290"), Zone Change No. 200700008 ("ZC 200700008"), and Conditional Use Permit No. 200700166 ("CUP 200700166") were considered by Mr. Alex Garcia, a Hearing Officer of Los Angeles County, on June 4, 2013.

After considering the evidence presented, the Hearing Officer in his action on June 4, 2013, **denied** TR 069290, ZC 200700008, and CUP 200700166 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 June 17, 2013.** 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. Simha Eng. Inc., Attn.: Victor Vera or Andy Simha, 1329 Santee Street, Los Angeles, CA 90015

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR069290 - (5)  
TENTATIVE TRACT MAP NO. 069290**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Tentative Tract Map ("TR") No. 069290 on June 4, 2013. TR 069290 was considered along with Zone Change ("ZC") No. 200700008 and Conditional Use Permit ("CUP") No. 200700166.
2. TR 069290 is a request to create 21 single-family lots, one multi-family lot, and one commercial lot on 15.21 acres within the R-1-7500 (Single Family Residence-7,500 Square Feet Minimum Lot Area), R-3 (Limited Multiple Residence), and C-2 (Neighborhood Business) Zones. The project site is located on the northwest corner of Avenue L-8 and 50<sup>th</sup> Street West in the Quartz Hill Zoned District.
3. ZC 200700008 is a request to change the zoning from R-3 (Limited Multiple Residence) to C-2 (Neighborhood Business) and C-2 (Neighborhood Business) to R-3 (Limited Multiple Residence) zones. CUP 200700166 is to implement a development program on the subject property.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on August 7, 2007. The Los Angeles County Subdivision Committee last met on November 5, 2007 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 September 3, 2009.
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 April 29, 2013 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 June 4, 2013.
7. The April 29, 2013 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 April 29, 2013 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by May 29, 2013.
9. During the June 4, 2013 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
10. During the June 4, 2013 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 June 4, 2013 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 069290 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Tract Map No. 069290 is DENIED.**

**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. TR069290 - (5)  
ZONE CHANGE NO. 200700008  
CONDITIONAL USE PERMIT NO. 200700166**

1. The Hearing Officer of Los Angeles County, Mr. Alex Garcia, considered Zone Change ("ZC") No. 200700008 and Conditional Use Permit ("CUP") No. 200700166. ZC 200700008 and CUP 200700166 were considered concurrently with Tentative Tract Map ("TR") No. 069290.
2. ZC 200700008 is a request to change the zoning from R-3 (Limited Multiple Residence) to C-2 (Neighborhood Business) and C-2 (Neighborhood Business) to R-3 (Limited Multiple Residence) zones. CUP 200700166 is to implement a development program on the subject property. The project site is located on the northwest corner of Avenue L-8 and 50<sup>th</sup> Street West in the Quartz Hill Zoned District.
3. TR 069290 is a request to create 21 single-family lots, one multi-family lot, and one commercial lot on 15.21 acres within the R-1-7500 (Single Family Residence-7,500 Square Feet Minimum Lot Area), R-3 (Limited Multiple Residence), and C-2 (Neighborhood Business) Zones.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on August 7, 2007. The Los Angeles County Subdivision Committee last met on November 5, 2007 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 September 3, 2009.
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 April 29, 2013, 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 June 4, 2013.
7. The April 29, 2013 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 April 29, 2013 letter.

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10. During the June 4, 2013 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 June 4, 2013 Hearing Officer public meeting, the Hearing Officer denied Zone Change No. 200700008 and Conditional Use Permit No. 200700166 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Zone Change No. 200700008 and Conditional Use Permit No. 200700166 are DENIED.**