Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 29, 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:

A review of our records shows that a request for 21 single-family lots, one multi-family lot, and one commercial lot 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. No activity has occurred on the project since that time, and the last time extension granted by the Director of Regional Planning expired on September 3, 2009.

Pursuant to Los Angeles County Code ("County Code") Sections 21.16.060, 21.40.110, and 22.56.060, 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 **June 4, 2013.**

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. Simha Eng. Inc., Attn.: Victor Vera or Andy Simha, 1329 Santee Street, Los Angeles, CA 90015

DRAFT 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 50th 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. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

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

DRAFT 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 50th 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.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by May, 29, 2013.

9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING.

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