

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
VESTING TENTATIVE TRACT MAP NO. 061438**

1. The Hearing Officer of Los Angeles County, *Mr. Alex Garcia*, considered Vesting Tentative Tract Map NO. 061438 on consent on December 15, 2009. Vesting Tentative Tract Map No. 061438 was heard concurrently with Conditional Use Permit Case No. 04-168-(5).
2. Vesting Tentative Tract Map No. 061438 is a proposal for the creation of 40 new condominiums in 5 buildings on 1.87 gross acres. The subject site is located at 4035 East Live Oak Avenue in the South Arcadia Zoned District.
3. Conditional Use Permit ("CUP") 04-168-(5) is an associated request to allow residential uses on a commercial land use category.
4. The project was filed on May 24, 2004. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on July 19, 2004 to discuss the project. Several holds were placed on the project, including Infill Findings, radius Land Use map revisions, Vicinity Map revisions, and Tentative Map revisions. 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 Planning on March 16, 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 applicant on August 20, 2009, 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 October 6, 2009.
7. The letter also directed the applicant to contact Regional Planning staff if he/she wanted to keep the project 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 this letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.

8. The applicant contacted staff in a written letter dated September 10, 2009 requesting a time extension.
9. The applicant did not submit the required revision to the tentative map and/or other requested information within 90 days of the date of the denial notice.
10. *SUMMARIZE TESTIMONY AT THE PUBLIC MEETING*

THEREFORE, in view of the findings of fact presented above, **Tentative Tract Map No. 061438 is DENIED.**