



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**CERTIFIED-RECEIPT
REQUESTED**

Richard J. Bruckner
Director

March 16, 2010

Sameer Etman
1101 East Loma Alta Drive
Altadena, CA 91001

Dear Mr. Etman:

**SUBJECT: PROJECT NO. 02-022-(5)
VESTING TENTATIVE TRACT MAP NO. 53790
CONDITIONAL USE PERMIT CASE NO. 02-022
OAK TREE PERMIT CASE NO. 200400024
ENVIRONMENTAL ASSESSMENT CASE NO. 02-022
MAP DATE: November 3, 2004**

Vesting Tentative Tract Map No. 53790 ("TR 53790"), Conditional Use Permit ("CUP") Case No. 02-022, and Oak Tree Permit ("OTP") Case No. 200400024 were considered by Mr. Dennis Slavin, a Hearing Officer of Los Angeles County, on March 16, 2010.

After considering the evidence presented, the Hearing Officer in his action on March 16, 2010, **denied** TR 53790, CUP Case No. 02-022, and OTP Case No. 200400024 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 vesting tentative tract map shall become final and effective on the date of the decision, and the CUP and OTP 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 vesting 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 March 29, 2010.**

- In accordance with the requirements of the County Code, the CUP and OTP 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 March 29, 2010.**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the project, including the vesting tentative tract map, CUP, and OTP 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 \$1,378.00 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: Draft Findings

c: Subdivision Committee
Ramy Awad, B & E Engineers

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 02-022-(5)
VESTING TENTATIVE TRACT MAP NO. 53790**

1. The Hearing Officer of Los Angeles County, Mr. Dennis Slavin, considered Vesting Tentative Tract Map No. 53790 ("TR 53790") on March 16, 2010. TR 53790 was considered concurrently with Conditional Use Permit ("CUP") Case No. 02-022 and Oak Tree Permit ("OTP") Case No. 200400024.
2. TR 53790 is a proposal to create nine single-family lots on 22.9 acres and one open space lot on 20.0 acres for a total project area of 42.9 acres. The subject site is located at 1101 East Loma Alta Drive, Altadena in the Altadena Zoned District.
3. CUP Case No 02-022 is a related request to ensure compliance with hillside management and density-controlled development requirements.
4. OTP Case No. 200400024 is a related request to authorize the encroachment into the protected zone of two oak trees (no heritage oaks).
5. The project was filed on February 6, 2002. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on January 10, 2005 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting a maximum 30 percent lot coverage for non-urban areas per the Altadena Community Plan and a separate sewer/septic connection for the existing single-family residence located on proposed Lot No. 2. 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 August 17, 2009.
6. 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.
7. Staff sent a letter to the applicant dated August 6, 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 20, 2009.

8. The August 6, 2009 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 6, 2009 letter.
9. The applicant did not contact staff or submit the requested materials within the given time frame.
10. During the March 16, 2010 Hearing Officer public meeting, staff made a presentation summarizing the process for denial of a project due to inactivity.
11. During the March 16, 2010 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 March 16, 2010 Hearing Officer public meeting, the Hearing Officer denied Vesting Tentative Tract Map No. 53790 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, Vesting Tentative Tract Map No. 53790 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 02-022-(5)
CONDITIONAL USE PERMIT CASE NO. 02022**

1. The Hearing Officer of Los Angeles County, Mr. Dennis Slavin, considered Conditional Use Permit ("CUP") Case No. 02-022 on March 16, 2010. CUP Case No. 02022 was considered concurrently with Vesting Tentative Tract Map No. 53790 ("TR 53790") and Oak Tree Permit ("OTP") Case No. 200400024.
2. CUP Case No. 02-022 is a request to ensure compliance with hillside management and density-controlled development requirements. The subject site is located at 1101 East Loma Alta Drive, Altadena in the Altadena Zoned District.
3. TR 53790 is a related request to create nine single-family lots on 22.9 acres and one open space lot on 20.0 acres for a total project area of 42.9 acres.
4. OTP Case No. 200400024 is a request to authorize the encroachment into the protected zone of two oak trees.
5. The project was filed on February 6, 2002. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on January 10, 2005 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting a maximum 30 percent lot coverage for non-urban areas per the Altadena Community Plan and a separate sewer/septic connection for the existing single-family residence located on proposed Lot No.2. 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 August 17, 2009.
6. 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.
7. Staff sent a letter to the applicant dated August 6, 2009, 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 October 20, 2009.
8. The August 6, 2009 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 6, 2009 letter.

9. The applicant did not contact staff within the required time frame.
10. During the March 16, 2010 Hearing Officer public meeting, staff made a presentation summarizing the process for denial of a project due to inactivity.
11. During the March 16, 2010 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 March 16, 2010 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit Case No. 02-022 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, Conditional Use Permit Case No. 02-022 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 02-022-(5)
OAK TREE PERMIT CASE NO. 200400024**

1. The Hearing Officer of Los Angeles County, Mr. Dennis Slavin, considered Oak Tree Permit ("OTP") Case No. 200400024 on March 16, 2010. OTP Case No. 200400024 was considered concurrently with Vesting Tentative Tract Map No. 53790 ("TR 53790") and Conditional Use Permit ("CUP") Case No. 02-022.
2. OTP Case No. 200400024 is a request to authorize the encroachment into the protected zone of two oak trees (no heritage oaks). The subject site is located at 1101 East Loma Alta Drive, Altadena in the Altadena Zoned District.
3. TR 53790 is a related request to create nine single-family lots on 22.9 acres and one open space lot on 20.0 acres for a total project area of 42.9 acres.
4. CUP Case No. 02-022 is a related request to ensure compliance with hillside management and density-controlled development requirements.
5. The project was filed on February 6, 2002. The Los Angeles County Subdivision Committee ("Subdivision Committee") last met on January 10, 2005 to discuss the project. Several holds were placed on the project, including a request for a revised tentative map depicting a maximum 30 percent lot coverage for non-urban areas per the Altadena Community Plan and a separate sewer/septic connection for the existing single-family residence located on proposed Lot No. 2. 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 August 17, 2009.
6. 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.
7. Staff sent a letter to the applicant dated August 6, 2009, 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 October 20, 2009.
8. The August 6, 2009 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 6, 2009 letter.

9. The applicant did not contact staff within the required time frame.
10. During the March 16, 2010 Hearing Officer public meeting, staff made a presentation summarizing the process for denial of a project due to inactivity.
11. During the March 16, 2010 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 March 16, 2010 Hearing Officer public meeting, the Hearing Officer denied Oak Tree Permit Case No. 200400024 on the basis of inactivity.

THEREFORE, in view of the findings of fact presented above, Oak Tree Permit Case No. 200400024 is DENIED.