



March 14, 2012

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

CHARLES QUARLES
600 CORPORATE POINTE SUITE 1100
CULVER CITY CA 90230

**SUBJECT: PROJECT NUMBER 03-189-(2)
TENTATIVE TRACT MAP NO. 060002
PLAN AMENDMENT NO. 03-189
ZONE CHANGE NO. 03-189
CONDITIONAL USE PERMIT NO. 03-189
ENVIRONMENTAL ASSESSMENT NO. 03-189**

Dear Applicant:

A review of our records shows that a request for one multi-family lot (72 attached new condominiums) and one office, a plan amendment, a zone change, and a conditional use permit, was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on June 24, 2003. The Los Angeles County Subdivision Committee last met on May 9, 2005 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 August 27, 2007.

Pursuant to Los Angeles County Code ("County Code"), Sections 21.16.060, 21.40.110, 22.56.060, and 22.56.2120, 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 **April 17, 2012**.

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.: Jeri Moore, 4130 Monteith Dr., Los Angeles, CA 90043

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-189 (2)
TENTATIVE TRACT MAP NO. 060002**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Tentative Tract Map ("TR") No. 060002 on April 17, 2012. TR 060002 was considered along with Plan Amendment ("PA") No. 03-189, Zone Change ("ZC") No. 03-189, and Conditional Use Permit ("CUP") No. 03-189.
2. TR 060002 is a request to create one multi-family lot with 72 attached new condominiums and one office on 1.84 acre in the CPD (Commercial Planned Development) Zone. The project site is located at 5101 Overhill Drive in the View Park Zoned District.
3. PA 03-189 is a request to amend the Land Use Policy Map of the General Plan from U1 (Urban 1 - Low Density Residential) to C (Commercial). ZC 03-189 is a request to change the zoning from CPD (Commercial Planned Development) to C-3-DP (Unlimited Commercial - Development Program) Zone. CUP 03-189 is a request to allow a residential use in the commercial zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on June 24, 2003. The Los Angeles County Subdivision Committee last met on May 9, 2005 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 August 27, 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 dated March 14, 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 April 17, 2012.
7. The March 14, 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 March 14, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by April 13, 2012.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THEREFORE, in view of the findings of fact presented above, Tentative Tract Map No. 060002 is DENIED.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-189 (2)
PLAN AMENDMENT NO. 03-189
ZONE CHANGE NO. 03-189
CONDITIONAL USE PERMIT NO. 03-189**

1. The Hearing Officer of Los Angeles County, Mr. Mitch Glaser, considered Plan Amendment ("PA") No. 03-189, Zone Change ("ZC") No. 03-189, and Conditional Use Permit ("CUP") No. 03-189 on April 17, 2012. PA 03-189, ZC 03-189, and CUP 03-189 were considered concurrently with Tentative Tract Map ("TR") No. 060002.
2. PA 03-189 is a request to amend the Land Use Policy Map of the General Plan from U1 (Urban 1 - Low Density Residential) to C (Commercial). ZC 03-189 is a request to change the zoning from CPD (Commercial Planned Development) to C-3-DP (Unlimited Commercial - Development Program) Zone. CUP 03-189 is a request to allow a residential use in the commercial zone. The project site is located at 5101 Overhill Drive in the View Park Zoned District.
3. TR 060002 is a request to create one multi-family lot with 72 attached new condominiums and one office on 1.84 acre in the CPD (Commercial Planned Development) Zone.
4. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on June 24, 2003. The Los Angeles County Subdivision Committee last met on May 9, 2005 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 August 27, 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 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 March 14, 2012, 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 April 17, 2012.
7. The March 14, 2012 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. After contacting

**PROJECT NO. 03-189 (2)
PLAN AMENDMENT NO. 03-189
ZONE CHANGE NO. 03-189
CONDITIONAL USE PERMIT NO. 03-189
DENIAL FINDINGS**

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 March 14, 2012 letter.

8. The applicant has failed to submit the required materials within the required timeframe (30 days), which was by April 13, 2012.
9. SUMMARY OF EVENTS AT THE HEARING OFFICER MEETING

THEREFORE, in view of the findings of fact presented above, Plan Amendment No. 03-189, Zone Change No. 03-189, and Conditional Use Permit No. 03-189 are DENIED.