



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SENT VIA EMAIL & CERTIFIED US MAIL

October 16, 2024

Salvador Carbajal
717 West Olympic Boulevard
Unit #1002
Los Angeles, CA 90015

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. PRJ2021-000035-(1)
YARD MODIFICATION NO. RPPL2021000100
SITE PLAN REVIEW NO. RPPL2021000207
APN 5277-019-022 (VACANT LOT)

Dear Applicant:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Yard Modification to authorize setback reductions associated with construction of a new single-family residence at the above-referenced location. The most recent correspondence dated June 13, 2024, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by telephone on October 15, 2024. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a Yard Modification if such application does not contain the required information per Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a Hearing Officer.

If you wish to keep this project active, please send a written request to LA County Planning, Metro Development Services Section, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, Attention: Evan Sahagun. You may also submit a completed Withdrawal Request Form, which is enclosed. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the Hearing Officer meeting specified above. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP • planning.lacounty.gov

Public Meeting Notice: Denial Due to Inactivity
October 16, 2024
Page 2

For questions or for additional information, please contact Evan Sahagun of the Metro Development Services Section at (213) 204-9939, or ESahagun@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

Carmen Sainz

Carmen Sainz
Supervising Planner
Metro Development Services Section

CS:ES

Enclosures: Request for Additional Information Letter dated June 13, 2024
Notice of Intent to Deny Letter dated February 13, 2024
Application Withdrawal Form

CC: Andrew A. Izquierdo Trust, Property Owner, via Certified US Mail (1254 North Delta Avenue, Rosemead, CA 91770-4250); Robert Huddy, Architect, via email (robert@huddyarchitect.com)



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SENT VIA EMAIL & CERTIFIED US MAIL

June 13, 2024

SALVADOR CARBAJAL
717 W OLYMPIC BOULEVARD
APT #1002
LOS ANGELES, CA 90015

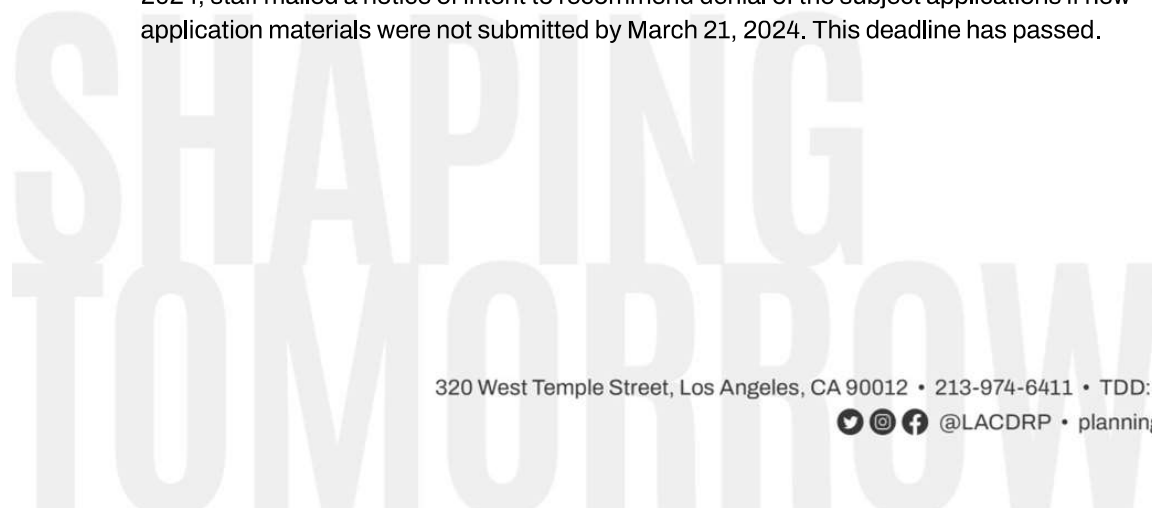
**SUBJECT: INCOMPLETE APPLICATION: REQUEST FOR ADDITIONAL INFORMATION
(YARD MODIFICATION NO. RPPL2021000100, SITE PLAN REVIEW NO.
RPPL2021000207 / PROJECT NO. PRJ2021-000035-(1))**
PROPERTY: ADDRESS NOT ASSIGNED (APN: 5277-019-022)

Dear applicant,

The Department of Regional Planning ("LA County Planning") is currently reviewing the project identified above and has determined that the project file is incomplete and additional information is required before we can proceed with your application.

Your request to develop a single-family residence at the subject location cannot be approved with a Yard Modification. On March 2, 2021, Certificate of Compliance ("COC") No. RPPL2021000748 was recorded on the subject property. The COC contained a condition that requires the parcel comply with County Zoning requirements for undersized parcels in the R-1 (Single-Family Residence) Zone. To move forward with your request, you must file for a Lot Line Adjustment, Zone Change, or Variance, as described in the COC referenced above.

On March 9, 2021, a copy of the COC referenced above was emailed to you, informing you of its conditions. In an email dated September 7, 2023, staff requested an update regarding your intent to either move forward with a Variance application or withdraw the project. On December 8, 2023, staff provided a deadline of January 8, 2024, to provide this update, which has passed. On February 13, 2024, staff mailed a notice of intent to recommend denial of the subject applications if new application materials were not submitted by March 21, 2024. This deadline has passed.



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Project No. PRJ2021-000035-(1)
Yard Modification No. RPPL2021000100
Site Plan Review No. RPPL2021000207
Incomplete Application: Request for Additional Information
Page 2

To proceed with review of the Project, you must submit a new application with the following items:

1. **Statement of Findings.** Complete and submit the required Variance Statement of Findings.
2. **Ownership Acknowledgement Form.** Complete and submit the Ownership Acknowledgement Form.
3. **Ownership Consent Form.** Complete and submit the Ownership Consent and Affidavit Form.
4. **Zoning Permit Checklist.** Review other required application materials in the checklist.

Please submit the above-requested items in a new application via EPIC-LA by **August 15, 2024**, approximately 60 days from the date of this letter. If no activity occurs within 60 days of this letter, your project may be scheduled before a Hearing Officer. Pursuant to Sections 22.222.100 and 22.222.200 of the County Code, the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.222.070, 22.158.030 and 22.158.050 of the County Code.

Additional comments and requirements may be forthcoming after new materials have been submitted. If you have any questions concerning the information in this letter or any other questions about your project, please call Evan Sahagun at (213) 204-9939 or by email at ESahagun@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

 Evan Sahagun
2024.06.11
20:44:12-07'00'

Evan Sahagun,
Planner
Metro Development Services Section

CC: Robert Huddy, Architect, via email (robert@huddyarchitect.com)



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SENT VIA EMAIL & CERTIFIED US MAIL

February 13, 2024

SALVADOR CARBAJAL
717 W OLYMPIC BOULEVARD
APT #1002
LOS ANGELES, CA 90015

SUBJECT: NOTICE OF INTENT TO DENY (YARD MODIFICATION NO. RPPL2021000100 &
SITE PLAN REVIEW NO. RPPL2021000207 / PRJ2021-000035)
LOCATION: ADDRESS NOT ASSIGNED (APN: 5277-019-022)

Dear Applicant:

Your request to develop a single-family residence at the subject location cannot be approved with a Yard Modification. On March 2, 2021, Certificate of Compliance (“COC”) No. RPPL2021000748 was recorded on the subject property. The COC contained a condition that requires the parcel comply with County Zoning requirements for undersized parcels in the R-1 (Single-Family Residence) Zone. To move forward with your request, you must file for a Lot Line Adjustment, Zone Change, or Variance, as described in the COC referenced above.

On March 9, 2021, a copy of the COC referenced above was emailed to you, informing you of its conditions. In an email dated September 7, 2023, staff requested an update regarding your intent to either move forward with a Variance application or withdraw the project. On December 8, 2023, staff provided a deadline of January 8, 2024, to provide this update, which has passed.

Although our office endeavors to complete the review of your project in a timely manner, we are unable to proceed without the required material(s). We are also unable to leave your case open indefinitely pursuant to Section 22.222.100.C of the Zoning Code. Therefore, we are sending you this notice of intent to **deny** your application. You may request to withdraw your application, instead.

Please be informed that unless **all** of the additional material(s) are submitted to our office by **March 21, 2024**, your application **will be recommended for denial** by the LA County Hearing Officer pursuant to Section 22.222.100.C of the Zoning Code. No extensions or exceptions will be made for failure to submit the required material(s) by this date. Please note that if your application is denied and you resubmit for review, our regulations may have changed. Your project will have to meet current requirements.

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Project No. PRJ2021-000035
Yard Modification No. RPPL2021000100
Site Plan Review No. RPPL2021000207
Notice of Intent to Deny
Page 2

Should you have any questions related to the information in this letter, please contact Evan Sahagun by phone (213) 204-9939 or by email at ESahagun@planning.lacounty.gov from the Metro Development Services Section. Our business hours are, 7:30 a.m. to 5:30 p.m., Mondays through Thursdays. Our offices are closed on Fridays.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

 Evan Sahagun
2024.02.13
10:24:32-08'00'

Evan Sahagun,
Planner
Metro Development Services Section

CC: Robert Huddy, Architect, via email