

January 28, 2025

Ng, King Wah and Fuk H Ng
9517 E Camino Real Ave
Arcadia, CA

PROJECT NO. PM071028-(5)
TENTATIVE PARCEL MAP NO. 071028
PROJECT SITE ADDRESS: APN 3252-010-007

Dear Applicant,

The Hearing Officer, by its action of **January 28, 2025**, has denied the above-referenced project. Enclosed are the Hearing Officers Findings.

Appeals:

The applicant or any other interested persons may appeal the Hearing Officers decision. The appeal period for this project will end at 5:00 p.m. on **February 10, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

For questions or for additional information, please contact Phillip Smith of the Subdivisions Section at (213) 974- 6433, or psmith@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:PS

Enclosures: Findings

c: DPW (Building and Safety)
CP_DATE_FILENAME

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PM071028
TENTATIVE PARCEL MAP NO. 071028

RECITALS

1. **ENTITLEMENT REQUESTED.** The subdivider, King W and Fuk H Ng ("subdivider"), requests the Tentative Parcel map to authorize the creation of one multi-family lot with two detached condominium units on 0.34 gross acres ("Project") within the unincorporated community of East Pasadena – East Gabriel pursuant to County Code Chapter 21.48 (Minor Land Divisions).
2. **MEETING DATE.** January 28, 2025
3. **MEETING PROCEEDINGS.** *Reserved.*
4. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the subdivider, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LOCATION.** The Project is located at 5135 Bartlett Avenue within the East San Gabriel Zoned District within the West San Gabriel Vally Planning Area ("Project Site").
6. **PROJECT BACKGROUND.** The Project was filed on March 10, 2009. The County Subdivision Committee ("SC") provided its report with holds on April 13, 2009. The most recent SCM report was provided on September 24, 2009.
7. **PROJECT HOLDS.** LA County Planning Holds included:
 - Showing the driveway systems and paving widths;
 - Labeling the private driveway and public right of way;
 - Showing that there is a minimum 50-foot width for the lot

No subsequent map revisions were submitted to LA County Planning and the Project has been inactive since September 24, 2009, for over 14 years.

CORRESPONDENCE REGARDING DENIAL DUE TO INACTIVITY

8. On January 19, 2023, Staff sent a Notice of Inactive Submittal courtesy email to the subdivider requesting additional materials. Staff has not received the requested information or materials to enable further project evaluation.
9. On March 16, 2023, Staff contacted the subdivider via phone and informed them that required materials had not been received and that the Project would be scheduled for hearing should they not be submitted by March 20, 2023. The subdivider asked for a

time extension to submit the documents, which staff denied. No responsive materials or revised maps were received on or after the deadline date.

10. On September 25, 2024, Staff contacted the subdivider via phone and informed them that required materials had not been received and that the Project would be scheduled for hearing should they not be submitted by September 30, 2024. The subdivider again asked for a time extension, which the staff denied. No responsive materials or revised maps were received on or after the deadline date.
11. On November 21, 2024, Staff sent a **Public Meeting Notice: Subdivision - Denial Due to Inactivity** Letter informing the subdivider that the case would be scheduled before a Hearing Officer for denial due to inactivity.
12. The letter dated November 21, 2024, directed the subdivider to contact Staff within 30 days for the Project to remain active.
13. The subdivider has not contacted Staff and has failed to submit the required materials within the required timeframe of the Public Meeting Notice.
14. The Project has been inactive for over 14 years since the last SC meeting held on September 24, 2009.
15. If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.

GENERAL PLAN AND ZONING CONSISTENCY

16. The Hearing Officer finds that the Project remains incomplete pursuant to County Code Sections Section 21.48.040 (Information Required—Format) and 21.48.050 (Written statements required) for Tentative Parcel Maps.
17. The Hearing Officer finds that the Project has not been deemed complete given missing application materials and therefore consistency with the applicable goals and policies of the General Plan remains undetermined.
18. The Hearing Officer finds that the Project has not been deemed complete given missing application materials as described herein, and therefore consistency with the applicable zoning requirements remains undetermined.

ENVIRONMENTAL FINDINGS

19. **ENVIRONMENTAL.** The Hearing Officer finds that pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

ADMINISTRATIVE FINDINGS

20. HOUSING ACCOUNTABILITY ACT. The Hearing Officer finds that although the Project is considered a housing development, it is not deemed complete and therefore consistency with the General Plan and Zoning remains undetermined.

21. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

THEREFORE, THE HEARING OFFICER:

1. Finds that CEQA does not apply to projects which a public agency rejects or disapproves pursuant to California Public Resources Code section 15270 and therefore qualifies as a Statutory Exemption (Projects Which Are Disapproved) and not subject to CEQA; and
2. Denies **TENTATIVE PARCEL MAP NO. 071028** due to inactivity, subject to the findings of fact and conclusions presented above.

JH:EGA:PS

January 16, 2025