

September 12, 2025

Kuei Hsu aka Eva Chen
608 E Valley Boulevard, #351
San Gabriel, CA 91776

**PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. R2016-001940
TENTATIVE PARCEL MAP NO. 74008 (RPPL2016004110)
LOCATION: 8828 ARDENDALE AVENUE, SAN GABRIEL**

Dear Ms. Chen:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a tentative tract map to create two residential condominium units at the above-referenced location. The most recent correspondence dated January 2, 2020 requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by telephone on August 27, 2025, which is no longer service, and by email on May 2, 2022. 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 if such application does not contain the required information contained in 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 County Hearing Officer on November 18, 2025.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 13th floor, 320 West Temple Street, Los Angeles, CA 90012, Attention: Phillip Smith. 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 next available Hearing Officer meeting. 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.

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

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

A handwritten signature in red ink, appearing to read "Josh H. J. H.", is written over the printed name of Joshua Huntington.

Joshua Huntington, Supervising Regional Planner
Subdivisions

JH:MP

Enclosures: Most recent Subdivision Committee Report, January 2, 2020.