

January 28, 2025

Kebing Yu and Lan Xu  
1484 Rutherford Drive  
Glendale, CA 91209-0030

PROJECT NO. PM073642-(5)  
TENTATIVE PARCEL MAP NO. 073642  
ENVIRONMENTAL ASSESSMENT NO. 201500167  
PROJECT SITE: APN 5376-003-013

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](mailto: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](mailto: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. R2015-02385  
TENTATIVE PARCEL MAP NO. 073642

**RECITALS**

1. **ENTITLEMENT(S) REQUESTED.** The subdivider, Keping Yu and Lan Xu ("subdivider"), requests the Tentative Parcel Map to create three single-family residential parcels ("Project") on 0.82 gross acres within the unincorporated community of East Pasadena – East San Gabriel ("Project Site") pursuant to County Code Chapter 21.48 (Minor Land Divisions).
2. **MEETING DATE.** Tuesday, January 28, 2025
3. **MEETING PROCEEDINGS.** *Reserved*
4. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the permittee, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LOCATION.** The Project is located at 8536 Huntington Drive within the East San Gabriel Zoned District within the West San Gabriel Valley Planning Area ("Project Site").
6. **PROJECT BACKGROUND.** The Project was filed on August 5, 2015. The County Subdivision Committee ("SC") provided its reports with holds on September 1, 2015.
7. **PROJECT HOLDS.** LA County Planning holds included:
  - Revisions to the tentative map including title descriptions, displaying correct dimensions of all setbacks, and labelling of adjacent properties and heights of walls, gates and fences; and
  - Street frontages less that those required by East Pasadena-San Gabriel Community Standards District ("CSD"). A CSD Modification application is required.

Other SC Department holds include:

- Public Works - An approved hydrology report, an approved geotechnical report and outlet approval for a public sewer;
- Fire - Department Turnaround, fire apparatus access; and
- Public Health - A "Will Serve" from water purveyor.

No subsequent map revisions were submitted to LA County Planning and the Project has been inactive since the last SC meeting on September 1, 2015.

PROJECT NO. R2015-02385  
TENTATIVE PARCEL MAP NO. 073642

### **CORRESPONDENCE REGARDING DENIAL DUE TO INACTIVITY**

8. On October 13, 2022, 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 September 25, 2024, Staff contacted the project engineer via phone and discussed 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. Staff also called the subdivider but was not able to reach them. No responsive materials or revised maps were received on or after the deadline date.
10. 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. The letter dated November 21, 2024, directed the subdivider to contact Staff within 30 days for the Project to remain active.
11. The subdivider has not contacted Staff and has failed to submit the required materials within the required timeframe.
12. The Project has been inactive for nine years since the last SC meeting September 1, 2015.
13. 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**

14. The Hearing Officer finds that the Project remains incomplete pursuant to County Code Sections 21.48.040 (Information Required—Format) and 21.48.050 (Written statements required) for Tentative Parcel Maps.
15. 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 goals and policies of the General Plan remains undetermined.
16. 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**

17. **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

PROJECT NO. R2015-02385  
TENTATIVE PARCEL MAP NO. 073642

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**

18. **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.

19. **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, 13<sup>th</sup> 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. 073642** due to inactivity, subject to the findings of fact and conclusions presented above.

JH:EGA:PS

January 16, 2025