



Works”), Fire (“Fire”), Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on August 15, 2019, stating that there are pending Items that need to be addressed. LA County Plannings holds, included, but were not limited to, requests for:

- The submittal of a revised TPM,
- Confirmation regarding Oak Tree Permit scope, as well as a request to relocate a garage and pedestrian outside of the protected zone of the oak tree,
- LLC Articles of incorporation, and
- Other documents pursuant to the California Environmental Quality Act ("CEQA").

Other SC holds included, but were not limited, to the following requests:

Public Works

- An approved Hydrology Report

Public Health

- A signed “Water Availability/Will Serve Letter” and a sewer will serve letter from the Consolidated Sewer Maintenance District that is within 12 months current.

Fire

- The provision of a minimum unobstructed width of 20 feet, exclusive of shoulders,
- An unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads,
- Information on the type of construction, square footage,
- Indication of the installation of automatic fire sprinklers,
- A form 196, signed and completed, and
- Indication of the distance dimensions of the nearest public fire hydrant on the site plan.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, Staff has determined the project application to be inactive.

**NOTIFICATION**

On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive. The Applicant did not respond to the email.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the Applicant of its Intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that pursuant to Section 22.222.100 (Denial of Inactive Application), the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the Applicant to contact

staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

**INACTIVE APPLICATION DETERMINATION**

TPM No. 82794 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format) and 21.48.050 (Written statements required) of the County Code, including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Thus, Staff is unable to determine if TPM No. 82794 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County Code) and the advisory agency may disapprove the Tentative Parcel Map pursuant to County Code Section 21.40.160 (Advisory agency determination authority).

Furthermore, Staff does not have the required materials pursuant to County Code Sections 22.174.040 (Application and Review Procedures for OTPs) and 22.174.060 (Findings for OTPs), and the application has remained inactive for over six years. Thus, the advisory agency may disapprove the OTP pursuant to County Code Section 22.222.100 (Denial of Inactive Application).

Therefore, Staff recommends that **TPM No. 82794** and **OTP No. RPPL2017007054** be denied pursuant to the attached findings.

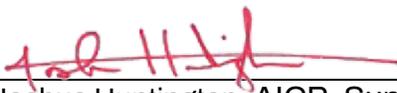
**CEQA**

Projects that are denied or recommended for denial would not impact the physical environment and are therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

---

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

---

**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Draft Denial Findings
EXHIBIT B	SC Report dated August 15, 2019
EXHIBIT C	Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 2019-002381  
TENTATIVE PARCEL MAP PERMIT NO. 82794 (RPPL2019004226)  
ENVIRONMENTAL ASSESSMENT NO. RENV200600080**

1. **ENTITLEMENT REQUESTED.** The applicant, Pixie Land LLC (Vicki Novell/Hank Jong/EGL Engineering) (“Applicant”), is requesting a Tentative Parcel Map (“TPM”) to authorize the creation of one multi-family parcel developed with one existing detached single-family residence and one two-family residence (“Project”) within the R-2 (Two-Family Residence – Minimum 5,000 Square Feet Lot Area) Zone pursuant to Los Angeles County (“County”) Code Chapters 21.40 (Tentative Maps) and 21.48 (Minor Land Divisions).
2. **RELATED ENTITLEMENT.** Oak Tree Permit (“OTP”) No. 2017007054 is a related request to authorize the removal of two existing oak trees on the project site pursuant to County Code Chapter 22.174 (Oak Tree Permits).
3. **MEETING DATE.** March 3, 2026
4. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
5. **LOCATION.** The Project site is located at 1796 North Sierra Bonita Avenue in the unincorporated community of Altadena within the West San Gabriel Valley Planning Area.
6. **APPLICATION DATE.** The application was filed on July 17, 2019.
7. **PROJECT BACKGROUND.** The Project was initially filed on July 17, 2019, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire (“Fire”), Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on August 15, 2019, stating that there are pending Items that need to be addressed. LA County Plannings holds, included, but were not limited to, requests for:
  - The submittal of a revised TPM,
  - An Oak Tree Permit,
  - LLC Articles of incorporation, and
  - Other documents regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act (“CEQA”).

Other SC holds included, but were not limited, to the following requests:

Public Works

- An approved Hydrology Report

Public Health

- A signed “Water Availability/Will Serve Letter” and a sewer will serve letter from the Consolidated Sewer Maintenance District that is within 12 months current.

Fire

- The provision of a minimum unobstructed width of 20 feet, exclusive of shoulders,

- An unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads,
- Information on the type of construction, square footage,
- Indication of the installation of automatic fire sprinklers,
- A form 196, signed and completed, and
- Indication of the distance dimensions of the nearest public fire hydrant on the site plan.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, Staff has determined the project application to be inactive.

8. **NOTIFICATION.** On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive. The Applicant did not respond to the email.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the applicant of Its Intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframe. No response or the required materials were received within the specified timeframes.

9. **INCOMPLETE APPLICATION.** Staff does not have the required materials pursuant to County Code Sections 21.48.040 (Information Required—Format for Minor Land Divisions/Parcel Maps) and 21.48.050 (Written statements required), including holds pursuant to County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Therefore, the advisory agency may disapprove the Tentative Parcel Map pursuant to County Code Section 21.40.160 (Advisory agency determination authority).
10. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, 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.

**THEREFORE**, in view of the findings of fact and conclusions presented above, **TPM No. 82794** is **DENIED**.

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 2019-002381  
OAK TREE PERMIT NO. RPPL2017007054  
ENVIRONMENTAL ASSESSMENT NO. RENV200600080**

1. **ENTITLEMENT REQUESTED.** The applicant, Pixie Land LLC (Vicki Novell/Hank Jong/EGL Engineering) (“Applicant”), is requesting an Oak Tree Permit (“OTP”) to authorize the removal of two existing oak trees on the project site pursuant to Los Angeles County (“County”) Code Chapter 22.174 (Oak Tree Permits).
2. **RELATED REQUEST.** Tentative Parcel Map (“TPM”) No. 82794 is a related request to create one multi-family parcel developed with one existing detached single-family residence and one two-family residence on 0.38 net acres within the R-2 (Two-Family Residence – Minimum 5,000 Square Feet Lot Area) Zone pursuant to County Code Chapter 21.48 (Minor Land Divisions). Together these entitlements are referred to as the “Project”.
3. **MEETING DATE.** March 3, 2026
4. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
5. **LOCATION.** The Project site is located at 1796 North Sierra Bonita Avenue in the unincorporated community of Altadena within the West San Gabriel Valley Planning Area.
6. **APPLICATION DATE.** The application was filed on July 17, 2019.
7. **PROJECT BACKGROUND.** The Project was initially filed on July 17, 2019, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire (“Fire”), Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on August 15, 2019, stating that there are pending Items that need to be addressed. LA County Plannings holds, included, but were not limited to, requests for:
  - The submittal of a revised TPM,
  - Confirmation re. Oak Tree Permit scope, as well as a request to relocate a garage and pedestrian outside of the protected zone of the oak tree,
  - LLC Articles of incorporation, and
  - Other documents pursuant to the California Environmental Quality Act (“CEQA”).

Other SC holds included, but were not limited, to the following requests:

Public Works

- An approved Hydrology Report

Public Health

- A signed “Water Availability/Will Serve Letter” and a sewer will serve letter from the Consolidated Sewer Maintenance District that is within 12 months current.

Fire

- The provision of a minimum unobstructed width of 20 feet, exclusive of shoulders,

PROJECT NO. 2019-002381  
OAK TREE PERMIT NO. RPPL2017007054  
ENVIRONMENTAL ASSESSMENT NO. RENV200600080

- An unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads,
- Information on the type of construction, square footage,
- Indication of the installation of automatic fire sprinklers,
- A form 196 signed and completed, and
- Indication of the distance dimensions of the nearest public fire hydrant on the site plan.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, Staff has determined the project application to be inactive.

8. **NOTIFICATION.** On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive. The Applicant did not respond to the email.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the applicant of Its Intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframe. No response or the required materials were received within the specified timeframes.

9. **INCOMPLETE AND INACTIVE APPLICATION.** Staff does not have the required materials pursuant to County Code Sections 22.174.040 (Application and Review Procedures for OTPs) and 22.174.060 (Findings for OTPs), and the application has remained inactive for over six years. Therefore, the advisory agency may disapprove the OTP pursuant to County Code Section 22.222.100 (Denial of Inactive Application).
10. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, 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.

**THEREFORE,** in view of the findings of fact and conclusions presented above, **OTP No. RPPL2017007054 is DENIED.**



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

July 17, 2019

EGL Associates, Inc.  
11819 Goldring Road, Unit A  
Arcadia, CA 91006

**SUBJECT: INITIAL FILING TENTATIVE PARCEL MAP NO. 82794 (RPPL2019004226)  
NOTICE OF INCOMPLETE FILING**

Dear Applicant:

**A review of the materials submitted for this project indicates that your application is incomplete.**

**Your project has been scheduled for a meeting with the Subdivision Committee on August 25, 2019 at the Hall of Records, 320 West Temple Street, Los Angeles, 13th Floor, Room 1362.** You will be notified by email the time of your appointment approximately one week before the scheduled meeting date. The Subdivision Committee, composed of representatives from the Department of Regional Planning, Department of Public Works, Fire Department, Department of Parks and Recreation and the Department of Health Services, will advise you on what additional information is required to continue the processing of your case.

Please note that any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the County Code in Sections 22.02.070 and 22.250.010.

Please do not hesitate to call me at (213) 974-6433 if you have any questions or if I can be of further assistance. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. (closed on Fridays). We are located in Room 1362 in the Hall of Records.

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

Steven Jones  
Land Divisions Section

c. Subdivision Committee

**“PM82794”**



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

2019-002381

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 82794 RPPL2019004226  
Oak Tree Permit No. RPPL2017007054  
Environmental Assessment RENV200600080

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Pixie Land LLC (Vicki Novell/Hank Jong/EGL Engineering)

**MAP/EXHIBIT  
DATE:**

7/17/2019

**SCM REPORT  
DATE:**

8/15/2019

**SCM DATE:**

8/22/2019

**PROJECT OVERVIEW**

Parcel map minor land division of 0.38 net acre within Zone R-2 in the Altadena Zoned District of the Altadena Community Standards District.

Subdivision: To create one multi-family parcel developed with one existing detached single-family residence and one two-family residence (detached duplex) for residential condominium purposes.

Oak Tree Permit: For the authorization to remove two oak trees.

**MAP STAGE**

Tentative:       Revised:       Amendment:       Amended :       Modification to :       Other:   
Exhibit "A"      Recorded Map

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       # Revision (requires a fee):

**LOCATION**

1796 N. Sierra Bonita Avenue

**ACCESS**

Sierra Bonita Avenue

**ASSESSORS PARCEL NUMBER(S)**

5851002018

**SITE AREA**

0.50 gross (0.38 net) acre

**GENERAL PLAN / LOCAL PLAN**

Altadena Community Plan

**ZONED DISTRICT**

Altadena

**SUP DISTRICT**

5<sup>th</sup>

**LAND USE DESIGNATION**

LD – Low Density (1 to 6 du/gross acre)

**ZONE**

R-2

**CSD**

Altadena

**PROPOSED UNITS**

(DU)

LD – 3

**MAX DENSITY/UNITS**

(DU)

LD - 3

**GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

450 cubic yards ("cy")

50 cy cut 400 cy fill 350 cy import

**ENVIRONMENTAL DETERMINATION (CEQA)**

Addendum to the negative declaration.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a>
Public Works	Pending	Phoenix Khoury (626) 458-3133 <a href="mailto:pkhoury@dpw.lacounty.gov">pkhoury@dpw.lacounty.gov</a>
Fire	Hold	Joseph Youman (323) 890-4243 <a href="mailto:joseph.youman@fire.lacounty.gov">joseph.youman@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 <a href="mailto:lquach@parks.lacounty.gov">lquach@parks.lacounty.gov</a>

Public Health

Pending

Vincent Gallegos (626) 430-5381 [vgallegos@ph.lacounty.gov](mailto:vgallegos@ph.lacounty.gov)

---

### SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

---

### PREVIOUS CASES

PM066769

---

### REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Updates to the tentative map and exhibit map are required, including gross/net area. Please read below for further details.*

#### Environmental Determination:

Cleared  Hold

1. Addendum pending.

#### Tentative Map:

Cleared  Hold

2. Ensure gross and net acreage is updated and consistent with the Assessor's dimensions in order for staff to support the density.

#### Exhibit Map/Exhibit "A":

Cleared  Hold

3. Add notes regarding future development requiring oak tree encroachment permits for the proposed dwelling units.
4. Relocate the proposed pedestrian access and garage outside of the oak tree protected zones.
5. Add front yard calculation notes to the exhibit map.
6. Add GSA and lot coverage notes to the exhibit map.

#### Oak Tree Permit:

Cleared  Hold

7. Pending: confirm scope of oak tree permit – removals only (?).

#### Healthy Design Ordinance ("HDO"):

Cleared  Hold

8. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 90 linear feet of street frontage, a total of four tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

#### Administrative/Other:

Cleared  Hold

9. Provide new ownership information and latest recorded grant deed.
10. Provide LLC articles of incorporation.

---

### RESUBMITTAL INSTRUCTIONS

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),
- Other materials requested by the case planner.
- If necessary, upload one digital copy of applicable materials to eReviews via [CSS online portal](#).
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter).

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019004226  
PROJECT NUMBER: PM82794

MAP DATE: July 17, 2019  
PLANNER: Steven, Jones

**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1 (Access width dimensions may be required to increase to 26'-0", pending the building information returned for review)

### WATER

2. Provide the type of construction, square footage and indicate installation of automatic fire sprinklers. Automatic fire sprinkler systems installed in accordance with 903.3.1.1 or 903.3.1.2. will receive a maximum reduction of 50% for the required fire flow.
3. Provide a Form 196 signed and completed by the local water purveyor.
4. Indicate the distance dimensions of the nearest public fire hydrant on the site plan.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

**For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map # <b>82794</b>	DRP Map Date: <b>07/17/2019</b>	SCM Date: <b>08/22/2019</b>	Report Date: <b>08/06/2019</b>
Park Planning Area # <b>40</b>	CSD: <b>ALTADENA CSD</b>	Map Type: <b>Tentative Map - Parcel</b>	

Total Units  = Proposed Units  + Exempt Units

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.02</b>
IN-LIEU FEES:	<b>\$7,289</b>

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

**The park obligation for this development will be met by:**

The payment of \$7,289 in lieu fees.

**Trails:**

No Trails

**Comments:**

The map proposes three (3) units. One (1) existing single-family home to remain; net increase of two (2) units.

**For further information or to schedule an appointment to make an in-lieu fee payment:**

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305  
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By:   
Clement Lau, DFP II



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # **82794**      DRP Map Date: **07/17/2019**      SCM Date: **08/22/2019**      Report Date: **08/06/2019**  
 Park Planning Area # **40**      CSD: **ALTADENA CSD**      Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

**(P)people x (0.0030) Ratio x (U)nits = (X) acres obligation**  
**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census  
 Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.  
 U = Total approved number of Dwelling Units.  
 X = Local park space obligation expressed in terms of acres.  
 RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

Park Planning Area = **40**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>2.91</b>	<b>0.0030</b>	<b>2</b>	<b>0.02</b>
M.F. < 5 Units	<b>2.71</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.51</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>2.30</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>1</b>	<b>0.00</b>
<b>TOTAL</b>			<b>3</b>	<b>0.02</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.02	\$417,443	<b>\$7,289</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	\$417,443	<b>\$7,289</b>

LOS ANGELES COUNTY PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 82794

Page 1/1

TENTATIVE MAP DATED 07-17-2019  
EXHIBIT MAP DATED 07-17-2019

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved hydrology report is required. Please see attached hydrology review sheet (comment Nos. 1 and 2) for requirements. The hydrology report submitted on 07/22/2019 was not approved.

Prepared by Kevin Godoy *KGM*  
pm82794L-NEW-RPPL2019004226.docx  
<http://planning.lacounty.gov/case/view/2019-000130>

Phone (626) 458-4921

Date 08-14-2019



LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

PARCEL MAP NO.: 82794

PARCEL MAP DATED: 07/17/2019  
EXHIBIT MAP DATED: 07/17/2019

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report to EPIC-LA as a "Hydrology Study" plan case, showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Show slopes for existing and proposed streets. Hydrology report submitted on 7/22/2019 was not approved.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>). LID report submitted on 7/8/2019 was not approved.

Reviewed by: MD Esfandi  
**DAVID ESFANDI**

Date: 08/13/2019

Phone: (626) 458-7130

LOS ANGELES COUNTY PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 82794

Page 1/1

TENTATIVE MAP DATED 07-17-2019  
EXHIBIT MAP DATED 07-17-2019

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Kevin Godoy   
pm82794L-NEW-RPPL2019004226.docx  
<http://planning.lacounty.gov/case/view/2019-000130>

Phone (626) 458-4921

Date 08-14-2019

LOS ANGELES COUNTY PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 82794

Page 1/3

TENTATIVE MAP DATED 07-17-2019  
EXHIBIT MAP DATED 07-17-2019

The following report consisting of \_\_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

LOS ANGELES COUNTY PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 82794

Page 2/3

TENTATIVE MAP DATED 07-17-2019  
EXHIBIT MAP DATED 07-17-2019

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium/condominium conversion notes on the final map to the satisfaction of Public Works.
10. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
13. Remove existing garage prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
14. Construct a new garage for Unit 3 prior to final map approval. Building permits and final sign-off from the building inspector are required from the Building and Safety office.
15. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

LOS ANGELES COUNTY PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 82794

Page 3/3

TENTATIVE MAP DATED 07-17-2019  
EXHIBIT MAP DATED 07-17-2019

16. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

*Ke*  
Prepared by Kevin Godoy *Ke*

pm82794L-NEW-RPPL2019004226.docx  
<http://planning.lacounty.gov/case/view/2019-000130>

Phone (626) 458-4921

Date 08-19-2019

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL MAP NO. 82794

Page 1/1

TENTATIVE MAP DATED 07-17-2019  
EXHIBIT MAP DATED 07-17-2019

Comply with all other previously approved conditions to the satisfaction of Public Works.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

1. Submit a grading plan for review and approval.

Name Nazem Said  Date 7/29/2019 Phone (626) 458-4921

P:\dpub\SUBPCHE\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

PCA LX001129 / A870

Telephone: (626) 458-4925

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	82794	Tentative Map Dated	7/17/19	Parent Tract	
Grading By Subdivider? [ Y ] (Y or N)	400_yd <sup>3</sup>	Location	Pasadena	APN	5851-002-016
Geologist	---	Subdivider		Novell	
Soils Engineer	---	Engineer/Arch.		---	

Review of:

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: \_\_\_\_\_

References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

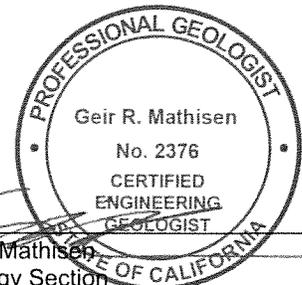
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- Geotechnical report(s) may be required prior to approval of building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 8/1/19

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
PARCEL MAP NO. 082794

Page 1/1

TENTATIVE MAP DATED 07-17-2019  
EXHIBIT MAP DATED 07-17-2019

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make an offer of future right of way 30 feet from centerline on Sierra Bonita Avenue. Five feet of additional future right of way beyond the existing right of way line is required along the property frontage.
2. Close any unused driveways along the property frontage on Sierra Bonita Avenue with standard curb, gutter, and sidewalk.
3. Repair any improvements broken or damaged during construction along the property frontage on Sierra Bonita Avenue to the satisfaction of Public Works.
4. Any landscaping, fencing, or other above-ground obstruction adjacent to the proposed driveway shall be depressed to 42 inches or less within 10 feet of the right of way to provide adequate line of sight.
5. Provide 4 feet of separation between any above-ground obstructions, including utility poles, and the top of the "X" of new driveways along the project frontage.
6. Plant street trees and provide irrigation along the property frontage on Sierra Bonita Avenue to the satisfaction of Public Works.
7. Remove decorative "red block" walkway adjacent to the sidewalk along the property frontage on Sierra Bonita Avenue to the satisfaction of Public Works.
8. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Contact Land Development Division at (626) 458-3129 for location of any above ground utility structure in the parkway.
9. Prior to map recordation, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Name: Joseph Nguyen *jn*  
pm82794r

Phone: (626) 458-4921

Date: 8/05/2019

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 082794  
and

Page 1/1

TENTATIVE MAP DATE SUBMITTED 07-17-2019  
EXHIBIT MAP DATE SUBMITTED 07-17-2019

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to the existing sewer main line in Sierra Bonita Ave to serve each building in the land division.
2. A sewer area study for the proposed subdivision (PC11949AS, dated 07-11-2019) was reviewed and approved. A Will Serve letter from the County Sanitation Districts adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

PR

Prepared by Pedro Romero  
RPPL2019004226 Sewer Conditions v1.doc

Phone (626) 458-4957

Date 08-05-2019

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 82794

Page 1/1

TENTATIVE MAP DATED 07-16-2019  
EXHIBIT MAP DATED 07-16-2019

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The onsite water system will be by service lines as they are shown on tentative/exhibit map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The will serve letter issued by Pasadena Water and Power, dated July 01, 2019 will expire on July 01, 2020 it shall be sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration and abide by all requirements of the water purveyor.

**Prior to obtaining the building permit from the Building and Safety Office:**

3. Submit landscape and water efficient plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

 Prepared by Tony Khalkhali  
pm82794w-new.doc

Phone (626 )458-4921

Date 07-22-2019



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019004226  
PROJECT NUMBER: PM82794

MAP DATE: July 17, 2019  
PLANNER: Steven, Jones

**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1 (Access width dimensions may be required to increase to 26'-0", pending the building information returned for review)

### WATER

2. Provide the type of construction, square footage and indicate installation of automatic fire sprinklers. Automatic fire sprinkler systems installed in accordance with 903.3.1.1 or 903.3.1.2. will receive a maximum reduction of 50% for the required fire flow.
3. Provide a Form 196 signed and completed by the local water purveyor.
4. Indicate the distance dimensions of the nearest public fire hydrant on the site plan.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

**For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

**August 19, 2019**

**CASE: RPPL2019004226**

**PROJECT: PM82794**

**PLANNER: Jones, Steven**

**LOCATION: 1796 N Sierra Bonita Avenue Pasadena CA 91104**

The Department of Public Health-Environmental Health Division has reviewed the information provided to create one multi-family residence parcel developed with one existing and two new detached residential condominium units on 0.39 net acre within zone R-2.

As applicable throughout the Planning and Building Department process, assure renewal of the water will serve and sewer will serve letters upon expiration and abide by all requirements of the utility purveyor.

***Public Health recommends that the conditions or information from the numbered item is required if ultimately approved by this advisory agency.***

---

1. The applicant shall submit a copy of a signed "Water Availability/Will Serve" letter from the Pasadena Water & Power for the subdivision to this Department Prior to a recommendation project clearance. At time of document submittal, assure that the letter from the water purveyor is within 12 months current.
2. Submit a copy of the sewer will serve letter from the Consolidated Sewer Maintenance District that is within 12 months current.

For any questions regarding this report, please contact Vincent Gallegos, Land Use Program [vgallegos@ph.lacounty.gov](mailto:vgallegos@ph.lacounty.gov)

*Prepared by:  
Vincent Gallegos, REHS  
Environmental Health Specialist IV*

**From:** [Jessica Guillen](#)  
**To:** ["mail@eql88.com"](mailto:mail@eql88.com)  
**Cc:** ["vickinovell@yahoo.com"](mailto:vickinovell@yahoo.com)  
**Subject:** RE: Follow-Up on Inactive Project – Request for Status Update: RPPL2019004226 , 1796 N Sierra Bonita Avenue, Pasadena, CA 91104 (Tentative Map-Parcel)  
**Date:** Tuesday, November 4, 2025 4:22:00 PM  
**Attachments:** [image001.png](#)

---

Good afternoon,

Please note that it has been 30 days since our previous correspondence. Pursuant to County Code Sections 22.222.100 (Denial of Inactive Application), 22.222.200 (Findings & Decision), and 21.40.160 (Advisory Agency Determination Authority), an application may be denied if it remains incomplete or inactive.

To keep your application in active status and to avoid any potential denial due to inactivity, please continue to provide any outstanding or supplemental materials as soon as possible.

We understand that preparing the necessary documentation can take time, and we appreciate your ongoing efforts. If you need clarification on what items are still required or wish to discuss next steps, please don't hesitate to contact your assigned planner directly or by replying to this email.

Thank you again for your prompt attention and cooperation. We look forward to working with you toward the successful completion of your application.

**JESSICA GUILLEN** (she/her/hers)

**CONTRACT ASSOCIATE PLANNER, Disaster Recovery Team/Subdivisions**

Office: (213) 974-6411 • Direct: (213) 534-7937

Email: [jguillen@planning.lacounty.gov](mailto:jguillen@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)



*Our [field offices](#) are currently open to the public. Please visit [planning.lacounty.gov](http://planning.lacounty.gov) for information about available services, public meeting schedules, and planning projects.*

---

**From:** Jessica Guillen  
**Sent:** Tuesday, October 7, 2025 12:01 PM  
**To:** mail@egl88.com  
**Cc:** vickinovell@yahoo.com  
**Subject:** Follow-Up on Inactive Project – Request for Status Update: RPPL2019004226 , 1796 N Sierra Bonita Avenue, Pasadena, CA 91104 (Tentative Map-Parcel)

Good morning,

I hope this message finds you well.

I'm reaching out regarding your project, **RPPL2019004226 (Tentative Map- Parcel) 1796 N Sierra Bonita Avenue, Pasadena, CA 91104**, which has been inactive for more than 60 days.

*We wanted to check in to see whether you are planning to continue moving forward toward a public hearing or if you would prefer to withdraw the application at this time.*

If there are any challenges or if you're currently stuck at a particular step in the process, please don't hesitate to let us know. We'd be happy to assist in any way we can to help you move forward.

Your response will help us keep our records up to date and ensure that we're providing the appropriate support and the project is still intended to be completed.

Thank you, and we look forward to hearing from you soon.

**JESSICA GUILLEN** (she/her/hers)  
**CONTRACT PLANNER, Subdivisions**  
Email: [jguillen@planning.lacounty.gov](mailto:jguillen@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)



*Our [field offices](#) are currently open to the public. Please visit [planning.lacounty.gov](http://planning.lacounty.gov) for information about available services, public meeting schedules, and planning projects.*

January 6, 2026

EGL Associates Inc.  
11819 Goldring Road, Unit A  
Arcadia, CA, 91006

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY  
PROJECT NO. RPPL2019004226  
TENTATIVE PARCEL MAP NO. 82794  
1796 N SIERRA BONITA AVENUE (5851002018)

Dear EGL Associates Inc.:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Tentative Parcel Map to create one (1) multi-family parcel to be developed with two (2) new detached residential condominium units at the above-referenced location. The most recent correspondence dated August 15, 2019, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on October 7, 2025, and November 4, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

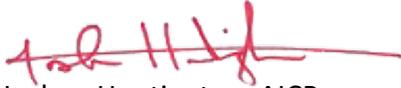
Section 22.222.100 (Denial of Inactive Application) of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a Tentative Parcel Map if such application does not contain the required information contained in Sections 21.40.110- (Matters Required to Complete Submittal and Filing) 22.222.070 (Application Filing and Withdrawal) and 22.222.090 (Initial Application Review) 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 March 3, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, Attention: Subdivisions. 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 Title 21 and Title 22 Planning and Zoning Codes.

EGL Associates Inc.  
January 6, 2026  
Page 2

For questions or for additional information, please contact Jessica Guillen of the Subdivisions Section at (213) 534-7937 or [jguillen@planning.lacounty.gov](mailto:jguillen@planning.lacounty.gov).

Sincerely,



Joshua Huntington, AICP  
Supervising Planner  
Subdivisions Section

JH:JG

Enclosures: Incomplete Letter dated August 15, 2019  
Email(s), dated October 7 and November 4, 2025

c: EGL Associates Inc.  
Vicki Novell