



Los Angeles County
**Department of
 Regional Planning**

AGENDA

Meeting Place: Room 150 Hall of Records
 320 W. Temple Street
 Los Angeles, California 90012

Hearing Officer(s):
 Mr. McCarthy: Items 1-16



Los Angeles County
**Regional Planning
 Commission**

Meeting Date: August 7, 2012 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II – CONSENT ITEMS FOR APPROVAL

Zoning Permits

Time Extensions

2. Project No. 98062-(3) (Mr. Child)
 Conditional Use Permit No. 98062
 Applicant: Benjamin Efraim
 Easterly of Palo Camado Canyon Road and Cheesbro Road
 The Malibu Zoned District

On July 22, 2009, the Regional Planning Commission approved a conditional use permit to establish a religious day school in the A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area) zone. This grant will terminate if not used by July 22, 2013. Construction of the project has been delayed due to legal challenges by disputing parties affected by the project. The applicant is requesting a one-year time extension.

The time extension request is from July 22, 2013 to July 22, 2014.

3. Project No. R2006-03795-(2) (Mr. Montgomery)
 Conditional Use Permit No. 200600329
 Applicant: Salud Rivera
 21603 Berendo Avenue
 Carson Zoned District

To authorize the construction of a two-family residence (duplex) in the C-3 (Unlimited Commercial) zone. This project is Categorically Exempt Class 3 – Small Structures pursuant to CEQA reporting requirements.

The time extension request is from April 6, 2012 to April 6, 2013.

- Si no entiende este aviso o necesita más información por favor llame este número (213) 974-6466.
- If you require special accommodations or material in alternate format, please contact the ADA Coordinator, Office, at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

- (Continued from 03/20/12, 04/17/12 and 06/05/12)**
4. Project No. R2011-00719-(2) (Mr. Mar)
 Applicant: California American Water Company
 4118 Athenian Way
 View Park Zoned District
- a. Conditional Use Permit No. 201100066
 To authorize the replacement of an existing water supply booster station with the construction of a new water booster station and appurtenant piping and dechlorination vault on the existing Olympiad reservoir and booster station site in the R-1 (Single-Family Residence) zone.
- b. Environmental Assessment No. 201100100
 To consider a Mitigated Negative Declaration as impacts will be reduced to less than significant with project mitigation measures pursuant to CEQA reporting requirements.
- (Continued from 07/17/12)**
5. Project No. 00-104-(4) (Ms. Siemers)
 Conditional Use Permit No. 201100148
 Applicant: Extra Space Storage
 11469 Washington Boulevard
 Whittier Downs Zoned District
- To authorize the continued operation of an existing self-service storage facility, with an office and caretaker's residence in the C-M-BE (Commercial Manufacturing - Billboard Exclusion) zone. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.
6. Project No. 92261-(1) (Ms. Bush)
 Conditional Use Permit No. 201100149
 Applicant: AT&T Mobility
 135 South 9th Avenue
 Puente Zoned District
- To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the M-1-BE (Light Manufacturing - Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

7. Project No. R2006-00645-(4) (Ms. Bush)
 Conditional Use Permit No. 201100005
 Applicant: Genesis Consulting, Inc.
 11401 Washington Boulevard
 Whittier Downs Zoned District

To authorize the sale and dispensing of beer and wine for on-site consumption (Type 41) in conjunction with an existing 2,310 square foot restaurant (Rubi's Grill & Frosty Freeze) in the C-2-BE (Neighborhood Business - Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2007-03182-(1) (Ms. Tashjian)
 Applicant: 1444 S Atlantic Boulevard, LLC & Ulysses Lopez Trust
 1444 South Atlantic Boulevard
 East Los Angeles Zoned District

- a. Conditional Use Permit No. 200700220
 To authorize a change in use from an existing motel to apartments (45 units) pursuant to County Code Sections 22.28.160 and 22.28.210 in the C-2 (Neighborhood Business) and C-3 (Unlimited Commercial) zones.
- b. Parking Deviation No. 201200007
 A request for a reduction in required parking spaces.
- c. Environmental Assessment No. 201100136
 This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

9. Project No. R2012-00600-(3) (Mr. Silvas)
 Conditional Use Permit No. 201200046
 Applicant: Sprint Nextel
 680 ½ Crater Camp Drive
 The Malibu Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunication facility in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

(Continued from 09/15/09, 09/07/10, 01/18/11, 10/18/11, 01/03/12, 03/20/12 and 06/05/12)

10. Appeal of Final Zoning Enforcement Order (Mr. Geringer)
 Enforcement Case No. RFS No. 09-0007154/EF990399
 Appellant: Bruce Haney Jr. for Ina Hughes, property owner
ENFORCEMENT VIOLATIONS: A billboard (outdoor advertising sign) is being maintained on the premises - 22.32.010, 22.32.020 and 22.44.126 (C) (5). This is not a permitted use in zone M-1 (Light Industrial) at the property known as Assessor's Parcel Number 3057-008-043 located in Acton, in the Soledad Zoned District.

Recommended For Denial Due To InactivityZoning Permits

11. Project No. R2008-00775-(5) (Mr. Edwards)
 Applicant: David and Joyce Travers
 22120 East Palmdale Avenue
 Antelope Valley East Zoned District
- a. Conditional Use Permit No. 200800083
 To authorize the establishment of a film studio in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200800054
 An environmental determination was not completed.

Land Divisions

12. Project No. 03-315-(2) (Ms. Hikichi)
 Applicant: Ramon Mayorga
 14615 Chadron Avenue
 Gardena Valley Zoned District
- a. Tentative Tract Map No. 54032
 To create one multi-family lot with eight condominiums on 0.28 acre in the R-3 (Limited Multiple Residence – 5,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 03-315
 To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

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PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended For Denial Due To InactivityLand Divisions

13. Project No. 03-329-(5) (Ms. Hikichi)
 Applicant: Magnolia L.P.
 Adjacent and northerly of Cedral Road
 Soledad Zoned District
- a. Tentative Tract Map No. 060464
 To create 56 single-family lots on 83.96 acres within the R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 03-329
 To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.
14. Project No. 03-336-(5) (Ms. Hikichi)
 Tentative Parcel Map No. 060661
 Applicant: Jon and Melanie Stott
 638 West Mariposa Street
 Altadena Zoned District
- To create four single-family lots on one acre within the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone.
15. Project No. 04-008-(5) (Ms. Hikichi)
 Applicant: Ana Verde LLC
 South of Avenue S
 Soledad Zoned District
- a. Tentative Tract Map No. 51521
 To create 159 single-family lots on 229.7 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.
- b. Conditional Use Permit No. 04-008
 To ensure compliance with the requirements of nonurban hillside management design criteria and density controlled development.
- c. Environmental Assessment No. 04-008
 The Initial Study determined that an Environmental Impact Report (“EIR”) was required. No action was taken on the EIR.

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PART V - PUBLIC COMMENT

16. Public comment pursuant to Section 54954.3 of the Government Code

PART VI - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. TUESDAY, AUGUST 21, 2012****GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act
 EIR – Environmental Impact Report
 MND – Mitigated Negative Declaration
 ND – Negative Declaration
 CE – Categorical Exemption

TIME LIMITS: The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Hearing Officer shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13th Floor, Los Angeles, California 90012, and may be accessible on the Department's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.

LIVE WEB STREAMING: The Department of Regional Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.