



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):**

Ms. Hachiya: Items 1, 3-10, 12 and 14  
Mr. Glaser: Item 2 and 13  
Ms. Natoli: Item 11



Los Angeles County  
Regional Planning  
Commission

**Meeting Date: December 18, 2012 – Tuesday**

**Time: 9:00 a.m.**

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. **(Continued from 06/05/12, 07/17/12, 08/21/12 and 11/20/12)**  
Project No. R2007-01296-(5) (Mr. Montgomery)  
Oak Tree Permit No. 200700032  
Applicant: Herbert and Kay Hafif  
4742 Live Oak Canyon Road  
North Claremont Zoned District

To authorize the encroachment into the protected zone of 19 oak trees for grading and construction of retaining walls at an existing ranch and event center in the A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) and A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) zones. This project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

3. Project No. R2008-00616-(5) (Mr. Glaser)  
Conditional Use Permit No. 200800074  
Applicant: Presbyteria of San Fernando  
35461 87<sup>th</sup> Street East  
Littlerock Zoned District

To authorize the continued operation and maintenance of an existing church facility in the A-2-10,000 (Heavy Agricultural – 10,000 Square Feet Minimum Required Area) zone. The church facility includes an existing church building and an existing pastor's residence. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

- Si no entiende este aviso o necesita mas informacion por favor llame este numero (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 II - PUBLIC HEARINGS (Cont.)Zoning Permits

4. Project No. R2012-02099-(3) (Mr. Lemieux)  
 Conditional Use Permit No. 201200112  
 Applicant: Sprint Nextel  
 425 ½ Kanan Dume Road (right-of-way)  
 The Malibu Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the public right-of-way. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

5. Project No. R2012-02100-(3) (Mr. Lemieux)  
 Conditional Use Permit No. 201200113  
 Applicant: Sprint Nextel  
 455 Kanan Dume Road (right-of-way)  
 The Malibu Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the public right-of-way. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2012-02102-(3) (Mr. Lemieux)  
 Conditional Use Permit No. 201200114  
 Applicant: Sprint Nextel  
 3402 1/2 Kanan Dume Road (right-of-way)  
 The Malibu Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the public right-of-way. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

7. Project No. R2012-02163-(3) (Mr. Montgomery)  
 Conditional Use Permit No. 201200120  
 Applicant: Sprint PCS  
 Kanan Road right-of-way, approximately 900 feet north of Hidden Highland Road  
 (adjacent to APN 2058-011-015)  
 The Malibu Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility mounted on a utility pole in the public right-of-way. This project is categorically exempt under Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

8. Project No. R2012-02164-(3) (Mr. Montgomery)  
 Conditional Use Permit No. 201200119  
 Applicant: Sprint PCS  
 Kanan Road right-of-way, approximately 0.85 miles north of Hidden Highland Road  
 (adjacent to APN 2058-011-017)  
 The Malibu Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility mounted on a utility pole in the public right-of-way. This project is categorically exempt under Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

9. Project No. R2012-02165-(3) (Mr. Montgomery)  
 Conditional Use Permit No. 201200118  
 Applicant: Sprint PCS  
 2401 Kanan Road (right-of-way)  
 The Malibu Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility mounted on a utility pole in the public right-of-way. This project is categorically exempt under Class 1 - Existing Facilities pursuant to CEQA reporting requirements

10. Project No. R2012-02167-(3) (Mr. Montgomery)  
 Conditional Use Permit No. 201200116  
 Applicant: Sprint PCS  
 Cornell Road right-of-way, approximately 400 feet south of Wagon Road (adjacent to  
 APN 2063-020-906)  
 The Malibu Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility mounted on a utility pole in the public right-of-way. This project is categorically exempt under Class 1 - Existing Facilities pursuant to CEQA reporting requirements

## HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTIONZoning Permits

- (Continued from 11/06/12)**
11. Project No. 03-341-(2) (Mr. Silvas)  
 Modification to Conditional Use Permit No. 03-341  
 Applicant: Mik Sik Yun  
 10537 South Vermont Avenue  
 West Athens-Westmont Zoned District

To request the modification of conditions of approval for the sale of alcohol authorized by CUP No. 03-341 at a liquor store, located in the C-3 (Unlimited Commercial) zone and within the West Athens-Westmont Community Standards District. This project is categorically exempt under Class 1 - Existing Facilities pursuant to CEQA reporting requirements

12. Project No. R2010-00808-(5) (Mr. Curzi)  
 Modification to Conditional Use Permit No. 201000071  
 Applicant: Solar Star XIX, LLC  
 East of 170<sup>th</sup> Street West and north of Avenue D (Hwy 138)  
 West Antelope Valley Zoned District

To request a modification to condition no. 28 to increase water usage over a three-year period for construction of a photovoltaic solar facility. An addendum to the certified Final Environmental Impact Report has been prepared pursuant to CEQA reporting requirements.

Zoning Enforcement

13. Appeal of Final Enforcement Order (Mr. Besem)  
 Enforcement Case No. RFS No. 12-0012173/EF902046  
 Appellant: Robert and Alven Cervilla  
 Enforcement Violations: Manufacturing, processing and distribution of herbs is not permitted in this zone.  
 Assessor's Parcel Number: 5239-021-039  
 The subject property is zoned C-3 (Unlimited Commercial) and is located in the East Side Unit No 1 District

PART IV - PUBLIC COMMENT

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

## HEARING OFFICER AGENDA

PART V - ADJOURNMENTADJOURNMENT TO 9:00 A.M. TUESDAY, JANUARY 15, 2013**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, 13<sup>th</sup> 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>.