



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. Natoli: Items 1-7



Los Angeles County  
Regional Planning  
Commission

**Meeting Date: May 21, 2013 – Tuesday**

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

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II – CONSENT ITEM FOR APPROVAL

### Zoning Permits:

### Time Extension:

2. Project No. R2010-01410-(5) (Ms. Gutierrez)  
Applicant: David Gould  
3600 Grayburn Road  
East Pasadena Zoned District
  - a. CSD Modification No. 201000005  
To allow modification to the development standards of the East Pasadena-San Gabriel Community Standards District for a reduced rear yard setback from 25 feet to 3 feet.
  - b. Oak Tree Permit 201000036  
To permit encroachment into the protected zone of one oak tree.

Time extension request is from April 25, 2013 to April 25, 2014

## PART III - PUBLIC HEARINGS

### Zoning Permits

3. **(Continued from 12/04/12, 01/15/13 and 03/05/13)**  
Project No. R2006-00792-(5) (Ms. Tashjian)  
Applicant: Sara Krikorian  
3311 Canyon Crest Drive  
Altadena Zoned District

- 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

- a. Conditional Use Permit No. 200600049  
To authorize the conversion of an existing single-family residence into a child care center for 28 children, construction of a 180 square foot one-story addition to the rear of the residence, demolition and replacement of the existing two-car garage with a three-car garage, and the addition of four surface parking spaces, in the R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) zone in the Altadena Community Standards District.
  - b. Environmental Assessment No. 200600052  
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.
- (Continued from 02/05/13 and 03/05/13)**
4. Project No. R2012-01954-(5) (Ms. Nazar)  
Conditional Use Permit No. 201200102  
Applicant: T-Mobile West Corporation  
8332 Huntington Drive  
East San Gabriel Zoned District  
  
To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility, and modify the existing antennas and equipments in the C-2 (Neighborhood Business) zone within the East Pasadena - San Gabriel Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
  5. Project No. R2011-01507-(1) (Mr. Montgomery)  
Applicant: Ali Amin  
14900 Valley Boulevard  
Puente Zoned District
    - a. Conditional Use Permit No. 201100143  
To construct and operate an auto body and repair shop in the C-3-BE (Unlimited Commercial - Billboard Exclusion) and R-3-P (Limited Multiple Residence - Parking) zones and within the Avocado Heights Community Standards District.
    - b. Environmental Assessment No. 201100233  
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

## HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

6. Project No. R2012-02356-(5) (Ms. Menke)  
 Oak Tree Permit No. 201200037  
 Applicant: Darryl and Teri March  
 15626 Calle Hermosa  
 Bouquet Canyon Zoned District

To retroactively approve encroachment into the protected zone of five oak trees, in association with the placement of three portable garden sheds, all under 120 square feet, and the proposed construction of a 900 square foot garage (RPP 201200935). This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. TUESDAY, JUNE 4, 2013****GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
 SEA - Significant Ecological Area  
 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>.