



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, 3-11  
 Ms. Natoli: Item 2



Los Angeles County  
**Regional Planning  
 Commission**

**Meeting Date: September 3, 2013 – Tuesday**

**Time: 1:00 p.m.**

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II - PUBLIC HEARINGS

### Zoning Permits

2. **(Continued from 05/21/13 and 07/16/13)**  
 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.

3. Project No. 99075-(1) (Ms. Kulczycki)  
 Nonconforming Review No. 201000008  
 Applicant: Marcelo Monroy  
 533-535 South Rowan Avenue  
 Eastside Unit No. 1 Zoned District

To authorize the continued operation of two markets in the R-3 (Limited Multiple Residence) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

- 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 II - PUBLIC HEARINGS (Cont.)Zoning Permits

4. Project No. R2013-00838-(5) (Mr. Curzi)  
 Conditional Use Permit No. 201300076  
 Applicant: AT&T Mobility  
 36809 El Camino Drive  
 Palmdale Zoned District

To authorize the construction, operation, and maintenance of an unmanned wireless telecommunication facility in the R-A-1 (Residential Agricultural – One Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

5. Project No. R2012-01345-(5) (Mr. Curzi)  
 Oak Tree Permit No. 201200020  
 Applicant: Lance Rodriguez  
 25548 Sand Canyon Road  
 Mount Gleason Zoned District

To authorize the encroachment into the protected zone of five (5) oak trees in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2013-00858-(5) (Mr. Mar)  
 Oak Tree Permit No. 201300015  
 Applicant: Hartman Baldwin Design/Build  
 3613 Lincoln Avenue Altadena  
 Altadena Zoned District

To authorize an oak tree permit for the removal of one (1) oak tree and to encroach upon the protected zones of eight (8) oak trees in association with remodeling improvements to an existing single-family residence in the R-1-10000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

7. Project No. R2013-00690-(4) (Ms. Tashjian)  
 Conditional Use Permit No. 201300029  
 Applicant: Verizon Wireless  
 3600 Workman Mill Road  
 Workman Mill Zoned District

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility located on the rooftop of the Rio Hondo Community College Theater Building with associated ground mounted equipment in the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2013-02881-(5) (Ms. Nazar)  
 Conditional Use Permit No. 201200165  
 Applicant: Verizon Wireless  
 Adjacent to 410 South Sierra Madre Boulevard  
 San Pasqual Zoned District

To authorize the installation, operation and maintenance of a wireless telecommunications facility mounted on a replacement pole in the public right-of-way. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTIONRecommended For Denial Due To InactivityZoning Permits

9. Project Number R2006-04010-(2) (Ms. Nazar)  
 Applicant: Power This, LLC  
 13525 Crenshaw Boulevard  
 Gardena Valley Zoned District
- a. Conditional Use Permit No. 200700092  
 To authorize the construction, operation and maintenance of a 56 room motel with a total of 59 parking spaces located in the C-3 (Unlimited Commercial) zone.
- b. Environmental Assessment No. 200700073  
 An environmental determination was not made for this project.

Zoning Enforcement

10. Project No. R2008-00394-(1) (Mr. Richardson)  
 Nonconforming Review No. 200800003  
 Applicant: Ann Andrews  
 12622 Rush Avenue  
 Five Points Zoned District

## HEARING OFFICER AGENDA

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

To authorize a livery stable established in 1942, located in the A-1 (Light Agricultural) zone and in the Rancho Potrero de Felipe Lugo Equestrian District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. TUESDAY, SEPTEMBER 17, 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>.