



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 1-8, 10-15
 Mr. Glaser: Item 9



Los Angeles County
**Regional Planning
 Commission**

Meeting Date: September 17, 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. R2011-01053-(3) (Mr. Silvas)
 Conditional Use Permit No. 201100102
 Applicant: Black and Veatch
 Public Right-of-Way adjacent to 4536 Kanan Road
 The Malibu Zoned District

To authorize a one year time extension to use CUP grant for installation of a wireless telecommunication facility onto an existing utility pole in the public right-of-way. Zoning to centerline of road is RPD-2-0.5U (Residential Planned Development – Two Acre Minimum Required Lot Area – 0.5 Dwelling Unit per Acre) zone within the Santa Monica Mountains North Area Community Standards District.
 Time extension from December 20, 2013 through December 20, 2014.

PART III - PUBLIC HEARINGS

Zoning Permits

3. Project No. R2011-01423-(1) (Ms. Bush)
 Conditional Use Permit No. 201100137
 Applicant: Buddhi Dharma Lien Guo Foundation
 13624 Temple Avenue
 Puente 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

To authorize the conversion of a portion of the existing single-family residence into a 645 square foot meeting hall and classroom, and 400 square foot office for a church use. The conversion also includes a 708 square foot display and storage room for a total of 1,753 square feet of converted space. The existing single-family residence will remain, in the A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

4. Project No. R2012-02878-(1) (Ms. Bush)
 Conditional Use Permit No. 201200164
 Applicant: SCE-Verizon Wireless
 Amar Road Right-of-Way at Evanwood Avenue
 Puente Zoned District

To authorize the replacement of an existing 43' wood utility pole with a new 47'-6" wood utility pole. Verizon Wireless will mount two 12' offset cross arms with six panel antennas on pole. Verizon Wireless will also place one 7'-1.5" x 16'-6.25" controlled environment manhole and one 20"x17"x48" Myers electrical meter pedestal, in the A-1-6,000 (Light Agricultural - 6,000 Square Feet 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. R2013-01586-(2) (Mr. Nygren)
 Conditional Use Permit No. 201300080
 Applicant: Sprint Wireless
 10019 Alameda Street
 Stark Palms Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility in the M-2 (Heavy Manufacturing) zone. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements

6. Project No. R2011-01598-(5) (Mr. Lee)
 Conditional Use Permit No. 201100154
 Applicant: AT&T Mobility
 26101 Magic Mountain Parkway
 Newhall Zoned District

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the construction, operation, and maintenance of an unmanned wireless telecommunication facility in the C-R (Commercial Recreation) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

7. Project No. R2013-01000-(4) (Mr. Mar)
 Conditional Use Permit No. 201300106
 Applicant: Ton Ten Ko Sushi
 18438 Colima Road, #107
 Puente Zoned District

To authorize a Type 41 alcohol license (beer and wine for on-site consumption) and a Type 47 alcohol license (full-line alcohol for on-site consumption) at an existing restaurant located within an existing shopping center in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. 99187-(2) (Mr. Svitek)
 Nonconforming Review Case No. 200900017
 Applicant: Felipe Avalos
 10216 Budlong Avenue
 West Athens-Westmont Zoned District

To authorize the continued operation and maintenance of a neighborhood market in the R-2 (Two Family Residence) zone within the West Athens-Westmont Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

9. Appeal of Final Zoning Enforcement Order (Mr. Geringer)
 Enforcement Case: RFS No. 12-0029522/EF000923
 Appellant: Terri Vosen, Trustee, Vosen Family Trust
 Enforcement Violations: A commercial semi trailer is being parked, stored and maintained on the premises and unpermitted storage (semi trailer, items classified as junk and salvage materials, etc.) is being maintained on the premises for the property known as 34750 Florencell Avenue in Acton, CA 93510.
 The subject property is zoned A-1 (Light Agricultural) in the Soledad Zoned District.

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

10. 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-1-6000 (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.
11. Project No. PM066361-(5) (Ms. Hikichi)
 Applicant: Anna Chao
 5324 North Burton Avenue
 East San Gabriel Zoned District
- a. Tentative Parcel Map No. 066361
 To create one multi-family lot with four detached condominiums (conversion of existing units into condominiums) on 0.54 acre within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) zone.
- b. Community Standards District Modification No. 200700014
 To request modification of setback requirements.
12. Project No. PM067405-(5) (Ms. Hikichi)
 Applicant: Microsun Design
 16610 Diver Street
 Sand Canyon Zoned District
- a. Tentative Parcel Map No. 067405
 To create two single-family lots on 4.94 acres within the A-1-2 (Light Agricultural – Two Acres Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200600154
 An environmental determination was not completed.

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

13. Project No. TR069708-(5) (Ms. Hikichi)
 Applicant: Rad Sutnar
 Val Verde Area north of San Martinez Road and south of Hasley Canyon
 Newhall Zoned District
- a. Tentative Tract Map No. 069708
 To create 100 single-family lots, ten open space lots, and 13 road lots on 268 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zones.
- b. Conditional Use Permit No. 200900083
 To ensure compliance with the requirements of nonurban hillside management design criteria and on-site grading.
- c. Oak Tree Permit No. 200900030
 To authorize the removal of 454 oak trees (including 15 Heritage) and encroachment into the protected zones of 37 oak trees (including 4 Heritage).
- d. Environmental Assessment No. 200900078
 An environmental determination was not completed.
14. Project No. PM070565-(5) (Ms. Hikichi)
 Applicant: Judy Kang
 36260 82nd East Street
 Littlerock Zoned District
- a. Tentative Parcel Map No. 070565
 To create four single-family lots on 9.63 acres within the A-2-10,000 (Heavy Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200800058
 An environmental determination was not completed

PART V - PUBLIC COMMENT

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

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PART VI - ADJOURNMENTADJOURNMENT TO 9:00 A.M. TUESDAY, OCTOBER 1, 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, 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>.