



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. Garcia: Items 1-25



Los Angeles County  
Regional Planning  
Commission

**Meeting Date: November 5, 2013 – Tuesday**

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

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II - PUBLIC HEARINGS

### Land Divisions

2. **(Continued from 08/20/13)**  
Project No. PM063463-(4) (Ms. Baldwin)  
Applicant: Ka Kui Kwong  
2576 ½ Turnbull Canyon Road  
Hacienda Heights Zoned District
  - a. Vesting Tentative Parcel Map No.063463  
To create two parcels over 1.24 gross acres, within the R-A-12,000 (Residential Agricultural - 12,000 Square Feet Minimum Required Lot Area) zone.
  - b. Environmental Assessment No. 200600009  
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.

### Zoning Permits

3. Project No. R2013-00961-(3) (Mr. Temple)  
Conditional Use Permit No. 201300048  
Applicant: Sprint Nextel  
Public Right-of-Way adjacent to 121 ½ Malibu Canyon Road  
The Malibu Zoned District  
  
To authorize the continued operation and maintenance of an existing wireless telecommunications facility in the public right-of-way within the Malibu Santa Monica Mountains Coastal area. 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 day's notice.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

4. Project No. R2013-00971-(3) (Mr. Temple)  
 Conditional Use Permit No. 201300052  
 Applicant: Sprint Nextel  
 Public Right-of-Way adjacent to 1956 ½ Malibu Canyon Road  
 The Malibu Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility located in the public right-of-way within the Malibu Santa Monica Mountains Coastal area. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

5. Project No. R2013-00945-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300042  
 Public Right-of-Way adjacent to 159 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

6. Project No. R2013-00956-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300043  
 Public Right-of-Way adjacent to 1950 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

7. Project No. R2013-00957-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300044  
 Public Right-of-Way adjacent to 2577 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

8. Project No. R2013-00958-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300045  
 Public Right-of-Way adjacent to 3251 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

9. Project No. R2013-00959-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300046  
 Public Right-of-Way adjacent to 3904 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

10. Project No. R2013-00960-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300047  
 Public Right-of-Way adjacent to 1050 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

11. Project No. R2013-00963-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300050  
 Public Right-of-Way adjacent to 3500 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

12. Project No. R2013-00964-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201300051  
 Public Right-of-Way adjacent to 2123 ½ South Topanga Canyon Boulevard  
 The Malibu Zoned District

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

13. Project No. R2013-01252-(5) (Ms. Chi)  
 Conditional Use Permit No. 201300069  
 Applicant: Gateway Promenade Partners, LLC  
 28678-28720 The Old Road  
 Newhall Zoned District

To authorize the operation of a new adult daycare center within an existing shopping center in the C-M (Commercial Manufacturing) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

Special Projects

14. Project No. R2013-02089-(4) (Ms. Gutierrez)  
 Conditional Use Permit No. 201300105  
 Applicant: Michael Vaughan  
 4175 Admiralty Way  
 Playa del Rey Zoned District

To allow the operation of a visitor-serving use (stand-up paddle board rental) on the subject site, located in the northeast corner of the existing surface parking lot utilizing surplus parking spaces within the Marina del Rey Specific Plan Zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTIONRecommended for Denial Due to InactivityLand Divisions

15. Project No. 03-106-(5) (Ms. Hikichi)  
 Applicant: Jose and Marietta De Alday  
 Cedarcroft Road and south of Avenue Y-8  
 Soledad Zoned District
- a. Tentative Parcel Map No. 071401  
 To create four single-family lots on 79 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 03-106  
 An environmental determination was not completed.
16. Project No. PM061855-(4) (Ms. Hikichi)  
 Tentative Parcel Map No. 061855  
 Applicant: Vivian Wu  
 1214 and 1216 Galemont Avenue  
 Hacienda Heights Zoned District
- To create one multi-family lot with three detached condominiums on 0.53 acre within the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) zone.
17. Project No. TR068404-(5) (Ms. Hikichi)  
 Applicant: Ruben Matevosyan  
 4400-4404 Ocean View Boulevard  
 Montrose Zoned District
- a. Tentative Tract Map No. 068404  
 To create one multi-family lot with seven new condominiums on 0.42 acre within the R-3 (Limited Multiple Residence – 5,000 Square Feet Minimum Required Lot Area) zone.
- b. Oak Tree Permit No. 200700060  
 To authorize the encroachment into one oak tree protected zone.
- c. Environmental Assessment Nos. 200700109 and 200700187  
 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 – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended For Denial Due To InactivityLand Divisions

18. Project No. TR062622-(5) (Ms. Hikichi)  
 Applicant: ACE Civil Engineering  
 12662 Elizabeth Lake Road  
 Leona Valley Zoned District
- a. Tentative Tract Map No. 062622  
 To create 11 single-family lots on 262.9 acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200500095  
 An environmental determination was not completed.
19. Project No. TR062832-(5) (Ms. Hikichi)  
 Applicant: Ronald Cargill  
 Northeast corner of Avenue M-8 and 57<sup>th</sup> Street West  
 Quartz Hill Zoned District
- a. Tentative Tract Map No. 062832  
 To create 19 single-family lots and one public facility lot on 6.49 acres within the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200500085  
 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.
20. Project No. PM065472-(5) (Ms. Hikichi)  
 Applicant: Allen Adel (Lorient & Associates)  
 Alfie Road and Shallow Creek Road  
 Soledad Zoned District
- a. Tentative Parcel Map No. 065472  
 To create two single-family lots on 40 acres within the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200600015  
 An environmental determination was not completed.

## HEARING OFFICER AGENDA

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

21. Project No. TR069987-(5) (Ms. Hikichi)  
 Applicant: Jonathan Swauger-Petra  
 30406 Romero Canyon Road  
 Castaic Canyon Zoned District
- a. Tentative Tract Map No. 069987  
 To create nine single-family lots on 21.3 acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zone.
- b. Conditional Use Permit No. 200800077  
 To authorize on-site project grading of 270,000 cubic yards.
- c. Environmental Assessment No. 200800050  
 An environmental determination was not completed.
22. Project No. PM070855-(5) (Ms. Hikichi)  
 Applicant: Engles Shen  
 20323 East Holt Avenue  
 Covina Highlands Zoned District
- a. Tentative Parcel Map No. 070855  
 To create three single-family lots on 3.08 acres within the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200900005  
 An environmental determination was not completed.
23. Project No. PM070932-(5) (Ms. Hikichi)  
 Applicant: Reynaldo Torres  
 175<sup>th</sup> Street and Avenue T  
 Antelope Valley East Zoned District
- a. Tentative Parcel Map No. 070932  
 To create three single-family lots on 19.24 acres within the A-1-2 (Light Agricultural – Two Acres Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200800005  
 An environmental determination was not completed.

## HEARING OFFICER AGENDA

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

24. Project No. PM071237-(5) (Ms. Hikichi)  
 Tentative Parcel Map No. 071237  
 Applicant: Izhak and Dalia Termeforoosh  
 3264 North Mountain Avenue  
 North Claremont Zoned District

To create three single-family lots on 4.22 acres within the A-1-15,000 (Light Agricultural – 15,000 Square Feet Minimum Required Lot Area) zone.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. TUESDAY, NOVEMBER 19, 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>.