



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, 5-13
 Mr. Garcia: Item 4



Los Angeles County
**Regional Planning
 Commission**

Meeting Date: November 19, 2013 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II – CONSENT ITEMS FOR APPROVAL

Zoning Permits:

Time Extensions:

2. Project No. R2010-00808-(5) (Mr. Curzi)
 Conditional Use Permit No. 201000071
 Applicant: Solar Star XIX
 East of 170th Street West and north of Avenue D (Highway 138)
 Antelope Valley West Zoned District

To authorize a one-year time extension to use CUP grant for the construction, operation, and maintenance of a photovoltaic solar energy facility on approximately 1,200 acres in the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) zone.
 Time extension from October 19, 2013 to October 19, 2014.

3. Project No. R2009-02089-(5) (Mr. Curzi)
 Conditional Use Permit No. 201100061
 Applicant: NRG
 210th Street West North of Avenue D (Highway 138)
 Antelope Valley West Zoned District

To authorize a one-year time extension to use CUP grant for the construction, operation, and maintenance of a photovoltaic solar energy facility on approximately 835 acres in the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) zone.
 Time extension from October 4, 2013 to October 4, 2014.

- 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.

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PART III - PUBLIC HEARINGSZoning Permits

- (Continued from 08/20/13 and 10/15/13)**
4. Project No. R2011-01395-(1) (Ms. Chi)
 Conditional Use Permit No. 201000134
 Applicant: John Barakonski
 5809 East Olympic Boulevard
 Eastside Unit No. 1 Zoned District
- To authorize the continued operation of an existing 10-unit motel with eight parking spaces in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
5. Project No. R2006-02217-(5) (Ms. Kulczycki)
 Conditional Use Permit No. 200600168
 Applicant: Sakaida Nursery
 8601 Longden Avenue
 East San Gabriel Zoned District
- To authorize the continued operation and maintenance of a nursery stock site in the R-1 (Single-Family Residence) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
6. Project No. R2013-02685-(5) (Ms. Kulczycki)
 Oak Tree Permit No. 201300034
 Applicant: Craig and Claudia Simon
 2090 Lewis Avenue, Altadena
 Altadena Zoned District
- To authorize two retroactive oak tree encroachments for the construction of a swimming pool and to legalize an existing gazebo in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Lot Area) zone. This project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.
7. Project No. R2013-02356-(1) (Mr. Mar)
 Conditional Use Permit No. 201300119
 Applicant: AT&T Wireless
 183 North Humphreys Avenue
 Eastside Unit No. 4 Zoned District

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PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the continued operation and maintenance of an existing wireless telecommunications facility in the R-2 (Two-Family Residence) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2013-00897-(4) (Ms. Tashjian)
 Conditional Use Permit No. 201300040
 Applicant: Xiaoning Tang and Dengming Wang
 18904 East Gale Avenue
 Puente Zoned District

To authorize the sale of alcoholic beverages (beer and wine) for on-site consumption at an existing restaurant in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone within the Rowland Heights Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

9. Project No. R2013-01945-(5) (Ms. Siemers)
 Conditional Use Permit No. 201300097
 Applicant: MOD Super Fast Pizza
 25910 The Old Road, Suite B-1
 Newhall Zoned District

To authorize the sale of alcoholic beverages (beer and wine only) for on-site consumption in association with a restaurant in the C-3-DP (Unlimited Commercial - Development Program) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

10. Project No. R2013-02059-(2) (Mr. Svitek)
 Conditional Use Permit No. 201300102
 Applicant: AT&T Wireless
 5707 Shenandoah Avenue
 Baldwin Hills Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility in the R-3 (Limited Multiple Residence) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

11. Appeal of Final Zoning Enforcement Order (Mr. Geringer)
 Enforcement Case No.: RFS No. 12-0026329/EF090409
 Appellant: Olaf Landsgaard for Michael R. Peters
 Enforcement Violations: Items classified as junk and salvage materials are maintained on the premises and unpermitted storage (miscellaneous junk and salvage items, wood pallets, etc.) is being maintained on the premises for the property known as 50107 40th Street West in Lancaster, CA 93536.
 The subject property is zoned D-2 (Desert-Mountain Zone) and is located in the Lancaster Zoned District

Recommended For Denial Due To InactivityZoning Permits

12. Project No. R2010-00795-(2) (Mr. Montgomery)
 Conditional Use Permit No. 201000070
 Applicant: Nader Zeighami
 2312 East 95th Street
 Stark Palms Zoned District

To authorize the operation of an auto dismantling yard in the M-2 (Heavy Manufacturing) zone. An environmental determination was not made for this project.

PART V - PUBLIC COMMENT

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

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PART VI - ADJOURNMENTADJOURNMENT TO 9:00 A.M. TUESDAY, DECEMBER 3, 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.

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