



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 1-3, 5-9
Ms. Natoli: Item 4



Los Angeles County
Regional Planning
Commission

Meeting Date: December 3, 2013 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. Project No. R2013-01061-(1) (Mr. Mar)
Conditional Use Permit No. 201300059
Applicant: Quan Service Center, Inc.
250 South Atlantic Boulevard
Eastside Unit No. 4 Zoned District

To authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing Chevron gas station mini-mart in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

3. Project No. R2013-01982-(3) (Mr. Smith)
Conditional Use Permit No. 201300098
Applicant: Sprint PCS
Public Right-of-Way adjacent to 30815 Mulholland Highway
The Malibu Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility on an existing power pole located in the public right-of-way in the A-1-10 (Light Agricultural - 10 Acre Minimum Required Lot Area) zone. The 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 III – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

4. Appeal of Final Zoning Enforcement Order (Ms. Schlegel)
 Enforcement Case No.: RFS No. 12-0017726/EF080078
 Appellant: Lawrence D. Larry
 Enforcement Violations: One or more commercial vehicles are parked and/or stored on the premises known as 39808 25th Street West in Palmdale, CA 93551.
 The subject property is zoned A-2 (Heavy Agricultural) and is located in the Quartz Hill Zoned District.

Recommended For Denial Due To InactivityLand Divisions

5. Project No. TR30114-(5) (Ms. Hikichi)
 Applicant: Aamir Raza
 South of Elizabeth Lake at Rimford Drive
 Bouquet Canyon Zoned District
- a. Tentative Tract Map No. 30114
 Modification to recorded map to create 206 single-family lots and one water tank lot on 60.4 acres within the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone.
- b. Conditional Use Permit No. 200800197
 To authorize on-site project grading.
- c. Oak Tree Permit No. 200800052
 To authorize removals and encroachments into the oak tree protected zones.
6. Project No. TR062370-(5) (Ms. Hikichi)
 Applicant: SMAJ International LLC
 Southeast corner of Avenue M-12 and 50th Street West
 Quartz Hill Zoned District
- a. Tentative Tract Map No. 062370
 To create 14 single-family lots on 4.67 acres within the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200500016
 To consider a Mitigated Negative Declaration with impacts reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

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

7. Project No. TR062702-(5) (Ms. Hikichi)
 Applicant: L. Liston & Associates
 Soledad Canyon Road between Ohio Street and Kashmere Canyon
 Soledad Zoned District
- a. Tentative Tract Map No. 062702
 To create five single-family lots on 7.6 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) zone.
- b. Conditional Use Permit No. 200600017
 To ensure compliance with the requirements of nonurban hillside management design criteria.
- c. Environmental Assessment No. 200600016
 An environmental determination was not completed.
8. Project No. PM069865-(5) (Ms. Hikichi)
 Applicant: Grapevine Development
 47330 Zenobia Drive
 Castaic Canyon Zoned District
- a. Tentative Parcel Map No. 069865
 To create 11 lots (four commercial with nine buildings, two street, three open space, and two public facility) on 86.25 acres within the C-2-DP (Neighborhood Business - Development Program) zone.
- b. Environmental Assessment No. 200700145
 An environmental determination was not completed.

PART IV - PUBLIC COMMENT

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

HEARING OFFICER AGENDA

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