



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. Glaser: Items 1-3, 5-14 and 16-18
Mr. Garcia: Item 4
Ms. Hachiya: Item 15



Los Angeles County
**Regional Planning
Commission**

Meeting Date: December 17, 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. R2009-01295-(3) (Mr. Silvas)
Applicant: Marny Randall
2701 April Road
The Malibu Zoned District

- a. Oak Tree Permit No. 201000012
To authorize the removal of four (4) oak trees, encroachment into 51 additional oaks and pruning for five (5) trees to widen access road and install underground electrical conduits for a new single-family residence approved under Plot Plan No. 201100223, in the A-1-20 (Light Agricultural – 20 Acre Minimum Lot Area Required) and OS (Open Space) zones. The project site is located within the Santa Monica Mountains North Area Community Standards District.
- b. Environmental Assessment No. 201000020
A Mitigated Negative Declaration and mitigation monitoring and reporting program were adopted for the project.

Time extension from October 20, 2013 to October 20, 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.

HEARING OFFICER AGENDA

PART II – CONSENT ITEMS FOR APPROVALZoning Permits:Time Extensions:

3. Project No. R2007-02638-(3) (Mr. Nygren)
 Conditional Use Permit No. 200800108
 Applicant: John Guarente
 28989 Crest Drive
 The Malibu Zoned District

To allow less than the required front yard setback of 20 feet for a new single-family residence in the R-1-1 (Single-Family Residence - One Acre Minimum Required Lot Area) zone as well as to provide only two covered on-site parking spaces, instead of the two covered and two uncovered spaces required by the Malibou Lake Community Standards District. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.
 Time extension from October 12, 2013 to October 12, 2014.

PART III - PUBLIC HEARINGSZoning Permits

4. **(Continued from 08/20/13, 10/15/13 and 11/19/13)**
 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 within the East Los Angeles Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

5. Project No. R2013-01228-(1) (Ms. Bush)
 Conditional Use Permit No. 201300067
 Applicant: T-Mobile West Corporation
 6135 East Whittier Boulevard
 Eastside Unit No. 1 Zoned District

To authorize the construction, operation, and maintenance of a wireless telecommunications facility in the C-3 (Unlimited Commercial) zone within the East Los Angeles Community Standards District. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

6. Project No. R2013-00215-(5) (Mr. Curzi)
 Applicant: AT&T Mobility/American Tower Corporation
 6805 Sierra Highway
 Soledad Zoned District
- a. Conditional Use Permit No. 201300019
 To authorize the construction, operation, and maintenance of a wireless telecommunications facility in the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 201300023
 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.
7. Project No. R2013-01987-(3) (Mr. Curzi)
 Conditional Use Permit No. 201300099
 Applicant: Sprint Nextel
 Public Right-of-Way adjacent to APN 4462-002-019
 The Malibu Zoned District
- To authorize the continued operation and maintenance of an existing wireless telecommunication facility in the public right-of-way in the A-1-5 (Light 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. R2013-01720-(3) (Mr. Claghorn)
 Conditional Use Permit No. 201300085
 Applicant: Sprint-Nextel
 Public Right-of-Way adjacent to 942 ½ Las Virgenes Road
 The Malibu Zoned District
- To authorize the continued operation and maintenance of an existing wireless telecommunications facility in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) zone within the Santa Monica Mountains Coastal area. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

9. Project No. R2013-01723-(3) (Mr. Claghorn)
 Conditional Use Permit No. 201300086
 Applicant: Sprint-Nextel
 Public Right-of-Way adjacent to 1725 Las Virgenes Road
 The Malibu Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility in the R-R-10 (Resort and Recreation – 10 Acre Minimum Required Lot Area) zone within the Santa Monica Mountains Coastal area. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

10. Project No. R2012-01205-(5) (Ms. Chi)
 Conditional Use Permit No. 201200076
 Applicant: Verizon Wireless
 2730 Clanfield Street
 Soledad Zoned District

To authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) zone within the Acton Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

11. Project No. R2013-01725-(4) (Mr. Svitek)
 Conditional Use Permit No. 201300087
 Applicant: Sprint PCS
 Public right-of-way adjacent to 27701 Crenshaw Boulevard
 Rolling Hills Zoned District

To authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility in the public right-of-way in the R-A-20,000 (Residential-Agricultural - 20,000 Square Feet Minimum Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

Land Divisions

12. Project No. R2012-00835-(4) (Mr. Sackett)
 Applicant: John Waldron
 Near the intersection of West Third Street and Bellarmin Drive
 La Rambla Zoned District

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PART III - PUBLIC HEARINGS (Cont.)Land Divisions

- a. Vesting Tentative Tract Map No. 071925
To create one multi-family lot with seven detached residential condominium units on 0.65 gross (0.53 net) acres in the R-2 (Two-Family Residence) zone.
 - b. Yard Modification No. 071925
To authorize a variable 6 to 8 foot high fence and gate within the required front yard.
 - c. Environmental Assessment No. 201200103
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.
13. Project No. PM071570-(4) (Mr. Sackett)
Tentative Parcel Map No. 071570
Applicant: Ron Flurry
19506 Normandie Avenue
Victoria Zoned District
- To authorize creation of two industrial fee lots on 2.3 gross (1.78 net) acres in the M-2 (Heavy Manufacturing) zone. This project is categorically exempt Class 15 – Minor Land Divisions pursuant to CEQA reporting requirements.

PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Permits

14. Project No. R2010-00808-(5) (Mr. Curzi)
Modification to Conditional Use Permit No. 201000071
Applicant: Solar Star XIX, LLC
East of 170th Street West and north of Avenue D (Hwy 138)
West Antelope Valley Zoned District
- To request a modification to the Exhibit 'A' to increase the earthwork quantity estimates for Los Angeles County (130,300 cubic yards of total adjusted cut and 41,700 cubic yards of total adjusted fill, including 88,600 cubic yards of export) and revise details for infiltration basins. An addendum to the certified Final Environmental Impact Report has been prepared pursuant to CEQA reporting requirements.

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PART IV – DISCUSSION AND POSSIBLE ACTIONRecommended For Denial Due To InactivityLand Divisions

- (Continued from 09/17/13)**
15. 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.
16. Project No. TR062216-(4) (Ms. Hikichi)
 Applicant: Alfonos Di Palma
 7914 and 7930 Broadway, Whittier
 Whittier Downs Zoned District
- a. Tentative Tract Map No. 062216
 To create six single-family lots within the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200400087
 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

17. Project No. R2011-01434-(1) (Ms. Siemers)
 Applicant: Primera Iglesia Bautista Del Sur (Victor Chavira)
 611 South Ferris Avenue
 East Los Angeles Zoned District
- a. Conditional Use Permit No. 201100138
 To authorize the continued use and operation of a church in the R-2 (Two-Family Residence) zone and within the East Los Angeles Community Standards District.

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

- b. Parking Permit No. 201100006
To authorize a reduction in parking in association with an existing church.
- c. Environmental Assessment No. 201100223
An environmental determination was not completed.

PART V - PUBLIC COMMENT

- 18. Public comment pursuant to Section 54954.3 of the Government Code

HEARING OFFICER AGENDA

PART VI - ADJOURNMENTADJOURNMENT TO 9:00 A.M. TUESDAY, JANUARY 7, 2014**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, 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>.