



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. Durbin: Items 1, 5-12
Ms. Hachiya: Item 2
Mr. Garcia: Items 3 and 4



Los Angeles County
Regional Planning
Commission

Meeting Date: February 3, 2015 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. **(Continued from 11/04/14 and 12/02/14)**
Project No. R2014-00855-(5) (Mr. Claghorn)
Conditional Use Permit No. 201400034
Applicant: AT&T Mobility
2344 West Avenue M-4
Quartz Hill Zoned District

To authorize the construction, operation, and maintenance of a wireless telecommunications facility disguised as a monopine in the A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

3. **(Continued from 12/16/14)**
Project No. R2009-00871-(2) (Ms. Arakelian)
Conditional Use Permit No. 200900063
Minor Parking Deviation
Applicant: Gloria Garcia
1517 West El Segundo Boulevard
Gardena Valley Zoned District

To authorize the use of an auto body and auto painting business in the C-M (Commercial Manufacturing) zone in the West Athens-Westmont CSD and a minor parking deviation. This project is categorically 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 days notice.

HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

- (Continued from 12/16/14)**
4. Project No. R2012-00400-(5) (Ms. Nazar)
 Conditional Use Permit No. 201200037
 Applicant: Park Marino Land Company, LP
 2601 East Washington Boulevard
 Altadena Zoned District
- To authorize the continued operation and maintenance of a skilled nursing facility, an assisted living facility and the construction and operation of an Alzheimer's treatment facility in the C-2-DP-BE-U/C (Unlimited Commercial - Development Plan - Billboard Exclusion – Unilateral Contract) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
- (Continued from 01/20/15)**
5. Project No. R2013-03298-(4) (Mr. Mar)
 Conditional Use Permit No. 201300164
 Applicant: Monica Wu
 18888 Labin Court, Unit C-209
 Puente Zoned District
- To authorize the sale of full line alcohol for on-site consumption at a new restaurant (NYC Lounge) located within an existing shopping center in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
- (Continued from 01/20/15)**
6. Project No. R2014-01243-(4) (Mr. Mar)
 Conditional Use Permit No. 201400053
 Applicant: Monica Wu
 18888 Labin Court, Unit B-109
 Puente Zoned District
- To authorize the sale of beer and wine for on-site consumption at a new restaurant (Delicieux) located within an existing shopping center in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
7. Project No. R2013-03467-(4) (Mr. Claghorn)
 Conditional Use Permit No. 201400034
 Applicant: Enrique Avila/Clemente Mercado Rios
 13344 Meyer Road
 Sunshine Acres Zoned District

HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the continued sale of beer and wine for on-site consumption at an existing restaurant in the C-3-BE (Unlimited Commercial - Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2014-00634-(4) (Ms. Masis)
 Conditional Use Permit No.201400027
 Applicant: Dwight M. Sullivan
 10262 Colima Road
 Southeast Whittier Zoned District

To authorize the continued operation of a child care center in the R-A-6,000 (Residential Agricultural – 6,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

9. Project No. R2014-02292-(5) (Ms. Masis)
 Conditional Use Permit No.201400102
 Applicant: Jae Seob Kim
 3115 Foothill Boulevard #O
 Montrose Zoned District

To authorize the sale of beer and wine for on-site consumption within an existing restaurant in the C-1 (Restricted Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

- 10 Project No. R2010-01637-(1) (Ms. Nazar)
 Conditional Use Permit No 201000152
 Applicant: Arroyo Meat Products
 505 South Workman Mill Road
 Puente Zoned District

To authorize the continued operation and maintenance of an existing meat market (Arroyo Meat Products) in the CPD (Commercial Planned Development) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

11. Project No. R2013-02725-(4) (Ms. Nazar)
 Conditional Use Permit No. 201300143
 Applicant: Rowland Ranch Properties, LLC
 18981 Colima Road
 Puente Zoned District

HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)

Zoning Permits

To authorize the continued sale of beer and wine for on-site consumption (Type 41) at a restaurant (New House of Korea) in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 1- Existing Facilities pursuant to CEQA reporting requirements.

PART III - PUBLIC COMMENT

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

PART IV - ADJOURNMENT

ADJOURNMENT TO 1:00 P.M. TUESDAY, FEBRUARY 17, 2015

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>.