



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. Calas: Items 1-3, 5-11  
Ms. Hachiya: Item 4



Los Angeles County  
**Regional Planning  
Commission**

**Meeting Date: April 21, 2015 – Tuesday**

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

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II - PUBLIC HEARINGS

### Zoning Permits

2. **(Continued from 01/20/15 and 02/03/15)**  
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.

3. **(Continued from 01/20/15 and 02/03/15)**  
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.

- 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 03/17/15)**
4. Project No. 97159-(5) (Ms. Chi)  
 Nonconforming Review Permit No. 200800016  
 Applicant: Polish Center in Los Angeles  
 13130 Soledad Canyon Road  
 Soledad Zoned District
- To authorize the continued operation and maintenance of an existing recreational vehicle park in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
5. Project No. R2014-03799-(4) (Mr. Claghorn)  
 Conditional Use Permit No. 201400182  
 Applicant: Crown Castle  
 10078 ¼ Mills Avenue  
 Southeast Whittier Zoned District
- To authorize the continued operation of a wireless telecommunications facility in the C-1 (Restricted Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
6. Project No. R2014-03359-(5) (Ms. Hua)  
 Conditional Use Permit No. 201400164  
 Applicant: T-Mobile  
 26650 The Old Road  
 Newhall Zoned District
- To authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
7. Project No. R2015-00187-(1) (Ms. Hua)  
 Conditional Use Permit No. 201500008  
 Applicant: Verizon Wireless  
 3957 Hammel Street  
 East Los Angeles Zoned District

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the construction, operation, and maintenance of a new wireless telecommunications facility installed on a utility pole in the public right-of way in the R-2 (Two-Family Residence) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

8. Project No. R2014-02801-(3) (Mr. Seawards)  
 Conditional Use Permit No. 201400133  
 Applicant: Anglin Classics, LLC  
 1666 Las Virgenes Canyon Road, Santa Monica Mountains Coastal Zone  
 The Malibu Zoned District

To authorize the continued year-round use of the existing facilities for adult retreats, seminars, church groups, youth groups, or other similar groups, and the use of the premises by public and private schools. Pursuant to Section 22.44.810.J.3, where an existing use permit expires in the Coastal Zone and no new development is proposed and the use remains unchanged from the previous approval, a replacement permit of the same type with the same conditions may be granted. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTIONZoning Permits

9. Project No. 96184-(3) (Mr. Temple)  
 Conditional Use Permit No. 96184  
 Applicant: Manzanita School  
 1717 Old Topanga Canyon Road  
 The Malibu Zoned District

To authorize a modification to the conditions of previously approved Conditional Use Permit 96184 to include the instruction of 10<sup>th</sup> grade at Manzanita School in the A-1 (Light Agricultural) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Zoning Enforcement

10. Appeal of Final Zoning Enforcement Order (Ms. Anderson)  
 Enforcement Case No.: RFS No. 13-0016587/EF121410  
 Appellant: William R. Gardiner  
 Enforcement Violations: 1) A commercial vehicle and/or trailer is being parked and stored on the premises; and 2) Unpermitted storage (commercial vehicle or trailer, Ferris wheel, roller coaster and other carnival related equipment) is being maintained on the premises located at 37318 95<sup>th</sup> Street East, also known as Assessor's Parcel Number 3042-026-005.  
 The subject property is zoned A-1 (Light Agricultural) and is located in the Littlerock Zoned District.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. TUESDAY, MAY 5, 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, 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>.