



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, 3-11
Mr. Garcia: Item 2



Los Angeles County
Regional Planning
Commission

Meeting Date: May 5, 2015 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. **(Continued from 12/16/14, 02/03/15 and 03/17/15)**
Project No. R2012-00400-(5) (Ms. Nazar)
Applicant: Park Marino Land Company, LP
2585-2587 and 2601 East Washington Boulevard
Altadena Zoned District
 - a. Conditional Use Permit No. 201200037
To authorize the continued operation and maintenance of a skilled nursing facility, an adult residential facility and the construction of an Alzheimer's facility in the C-2-DP-BE (Unlimited Commercial - Development Plan - Billboard Exclusion) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.
 - b. Parking Deviation No. 201500004
To authorize a less than 30 percent reduction in the number of parking spaces.
3. **(Continued from 02/03/15)**
Project No. R2010-01637-(1) (Ms. Nazar)
Conditional Use Permit No. 201000152
Applicant: Arroyo Meat Products
505 South Workman Mill Road
Puente Zoned District

- 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

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.

4. Project No R2014-00867-(5) (Ms. Nazar)
 Conditional Use Permit No. 201400036
 Applicant: Verizon Wireless
 444 Ramona Avenue
 San Dimas Zoned District

To authorize the construction, operation, and maintenance of a wireless telecommunications facility disguised as a monopine in the R-A-7,500 (Residential Agricultural – 7,500 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

5. Project No. R2014-03619-(5) (Ms. Bush)
 Oak Tree Permit No. 201400044
 Applicant: Kendall and Trecia Simmonds
 1185 Morada Place
 Altadena Zoned District

To authorize the encroachment into the protected zone of two oak trees, identified as Coast Live Oak, in association with the construction of a 498 square foot single story addition to the existing single-family residence (RPP 201500141), in the R-1-7,500 (Single Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone within the Altadena Community Standards District. This project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

6. Project No. R2014-03416-(2) (Mr. Temple)
 Conditional Use Permit No. 201400170
 Applicant: SBA Steel, LLC
 7710 Maie Avenue
 Compton-Florence Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility disguised as a monopine in the M-1 (Light Manufacturing) zone. This project is categorically exempt, Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Land Divisions

7. Project No.92074-(5) (Mr. Jones)
 Oak Tree Permit No. 201400017
 Applicant: Kris Keogh
 Tesoro Del Valle Drive and Avenida Rancho Tesoro along Copper Hill Drive
 Newhall Zoned District

To authorize removal of two oak trees and the encroachment into the protected zones of six other oak trees in conjunction with a proposed community identification project in the RPD-5,000-27U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 27 Dwelling Units Per Acre), RPD-12,000-3.7U (Residential Planned Development - 12,000 Square Foot Minimum Required Lot Area - 3.7 Dwelling Units Per Acre) and R-3 (Limited Multiple Residence) zones. The site currently contains vegetation, ground cover, landscaping and hardscape including fences and retaining walls and a water feature. This project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

8. Project No. R2013-00317-(4) (Mr. Jones)
 Vesting Tentative Tract Map No. 072216
 Applicant: Jeremy Krout, EPD Solutions, Inc.
 Intersection of 1st Avenue and Candlelight Drive
 Southeast Whittier Zoned District

To amend approved Tentative Tract Map No. 072216 (17 multi-family lots with 91 detached single-family residential condominiums, seven private open space lots and one private street lot) and approve the revised Exhibit "A"/Exhibit map to depict reconfiguration of open space lots in the RPD-8.3U-DP (Residential Planned Development 8.3 Dwelling Units Per Acre – Development Program) zone.

PART III – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

9. Appeal of Final Enforcement Order (Mr. Stapleton)
 Enforcement Case No. RFS No. 15-0001096/EF131626
 Appellant: MHA Prodigy, Inc and 1957 Del Amo, LLC dba Sky Cabaret
 Enforcement Violation: Violations of the Conditions of Approval for Conditional Use Permit No. 200900128 and Adult Business Permit No. 200900002
 Assessor's Parcel Number: 7318-011-080
 The subject property is zoned M-2 (Heavy Manufacturing) and is located in the Rancho Dominguez Zoned District.

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

10. Project No. R2006-02867-(5) (Ms. Nazar)
Conditional Use Permit No 200600246
Applicant: North Hollywood Sportsman Club
30679 San Francisquito Road
Castaic Canyon Zoned District

To authorize the continued operation and maintenance of a skeet shooting range and the construction of new structures in the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zone. An environmental determination was not made for this project.

PART IV - PUBLIC COMMENT

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

HEARING OFFICER AGENDA

PART V - ADJOURNMENTADJOURNMENT TO 9:00 A.M. TUESDAY, MAY 19, 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.

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