



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. Natoli: Items 1-2, 4-13
Mr. Calas: Item 3



Los Angeles County
Regional Planning
Commission

Meeting Date: May 19, 2015 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. **(Continued from 03/18/14, 11/18/14 and 01/20/15)**
Project No. R2009-02001-(1) (Ms. Nazar)
Conditional Use Permit No. 200900147
Applicant: Elisa Guizar
16067 Maplegrove Street
Puente Zoned District

To authorize the continued operation and maintenance of an existing church in the A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

3. **(Continued from 04/21/15)**
Project No. R2015-00187-(1) (Ms. Hua)
Conditional Use Permit No. 201500008
Applicant: Verizon Wireless
3957 Hammel Street
East Los Angeles Zoned District

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.

PART II - PUBLIC HEARINGS (Cont.)

- 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

Zoning Permits

4. Project No. R2014-02874-(1) (Mr. Claghorn)
 Conditional Use Permit No. 201400134
 Applicant: Verizon Wireless
 Southeast of Blandford Drive
 Puente Zoned District

To authorize the construction, operation, and maintenance of a new wireless telecommunications facility disguised as a mono-eucalyptus in the O-S (Open Space) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

5. Project No. R2014-00858-(5) (Ms. Bush)
 Conditional Use Permit No. 201400035
 Applicant: Paul Ragan
 1860 North Allen Avenue
 Altadena Zoned District

To authorize the sale of beer and wine for on-site consumption (Type 41 - Bona Fide Public Eating Place) in conjunction with an existing restaurant (ALTAeats Restaurant) in the C-2 (Neighborhood Business) zone within the Altadena Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2015-00301-(4) (Ms. Chi)
 Conditional Use Permit No. 201500013
 Applicant: SBA 2012 TC Assets
 2000 South Otterbein Avenue
 Puente Zoned District

To authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility in the A-1-6,000 (Light Agricultural – 6,000 Square Feet Required Minimum Lot Area) zone. This project is categorically exempt, Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.

7. Project No. R2015-00686-(5) (Mr. Curzi)
 Conditional Use Permit No. 201500026
 Applicant: Verizon Wireless
 9015 East Avenue S-8
 Littlerock Zoned District

HEARING OFFICER AGENDA

Zoning Permits

To authorize the co-location of telecommunication equipment onto an existing wireless telecommunication facility located on a stealth water tank and to reauthorize the original conditional use permit establishing the use in the R-A-10,000 (Residential Agricultural – 10,000 Square Foot Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2015-00052-(1) (Mr. Curzi)
 Conditional Use Permit No. 201500002
 Applicant: Verizon Wireless
 Adjacent to 3330 ½ City Terrace Drive in the public right-of-way
 East Los Angeles Zoned District

To authorize the construction, operation, and maintenance of a new wireless telecommunication facility in the public right-of-way in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

9. Project No. R2013-02630-(2) (Ms. Siemers)
 Conditional Use Permit No. 201300134
 Applicant: Verizon Wireless
 12711 Avalon Boulevard
 Willowbrook-Enterprise Zoned District

To authorize the construction, operation, and maintenance of a new wireless telecommunication facility in the R-1 (Single-Family Residence), B-1 (Buffer Strip), C-2 (Neighborhood Business) zones and within the West Rancho Dominguez-Victoria Community Standards District. This project is categorically exempt Class 3 - New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

10. Project No R2014-02330-(1) (Ms. Nazar)
 Conditional Use Permit No. 201400109
 Applicant: Verizon Wireless
 6250 Whittier Boulevard
 Eastside Unit No. 1 Zoned District

To authorize the continued operation, and maintenance of an existing wireless telecommunications facility in the IT (Institutional) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTION

HEARING OFFICER AGENDA

Recommended for Denial Due to InactivityLand Divisions

11. Project No. 88416-(5) (Mr. Rojas)
 Applicant: Canyon Village Development
 29000 block of N. Bootlegger Canyon Road
 Soledad Zoned District
- a. Tentative Map No. PM20148
 To create three single-family parcels on 19.5 gross acres within the A-2-1 (Heavy Agricultural – One-Acre Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 88416
 The initial study determined the identified environmental impacts could be mitigated. A Mitigated Negative Declaration and mitigation monitoring program were prepared for the project. However, the applicant was notified a new initial study would be required in 2006.
12. Project No. 03-251-(5) (Mr. Jones)
 Applicant: James C Rodgers (Sikand Engineering)
 29046 Sand Canyon Road
 Sand Canyon Zoned District
- a. Zone Change No. 03-251
 A request to change from zone A-2-2 (Light Agricultural – Two Acre Minimum Required Lot Area) to RPD-5,000-3.9U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area).
- b. Tentative Tract Map No. TR54372
 To create four lots with 48 single family residence detached condominium units on 12.45 gross acres.
- c. Conditional Use Permit No. CP03-251
 To authorize grading and development on property that contains area with natural slope of 25 percent or more in an urban hillside management area and for a residential planned development in association with a zone change request .
- d. Environmental Assessment No. 03-251
 An environmental determination has not been made for this project.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT

HEARING OFFICER AGENDA

ADJOURNMENT TO 9:00 A.M. JUNE 2, 2015**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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