



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. Hachiya: Items 1-2, 6-17
 Mr. Calas: Items 3 and 4
 Mr. Durbin: Item 5



Los Angeles County
**Regional Planning
 Commission**

Meeting Date: June 16, 2015 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II – CONSENT ITEM FOR APPROVAL

Zoning Permits

Time Extension

2. Project No. R2013-00160-(2) (Mr. Seawards)
 Conditional Use Permit No.201300015
 Applicant: Green Dot Schools
 8145-8205 Beach Street
 Roosevelt Park Zoned District

To authorize the construction and operation of a public charter high school in the M-1 (Light Manufacturing) zone.

Time extension from May 29, 2015 to May 29, 2016.

PART III - PUBLIC HEARINGS

Zoning Permits

3. **(Continued from 01/20/15, 02/03/15 and 04/21/15)**
 Project No. R2013-03298-(4) (Mr. Mar)
 Conditional Use Permit No. 201300164
 Applicant: Monica Wu
 18888 Labin Court, Unit C-209
 Puente Zoned District

- 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 III - PUBLIC HEARINGS (Cont.)Zoning Permits

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.

4. **(Continued from 01/20/15, 02/03/15 and 04/21/15)**
 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.

Land Divisions

5. **(Continued from 05/05/15)**
 Project No. 92074-(5) (Mr. Jones)
 Oak Tree Permit No. 201400017
 Applicant: Kriss Keogh
 Tesoro Del Valle Drive and Avenida Rancho Tesoro along Copper Hill Drive
 Newhall Zoned District

To authorize nine encroachments into the protected zones of seven 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. This project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

Zoning Permits

6. Project No. R2015-00997-(1) (Mr. Claghorn)
 Conditional Use Permit No. 201500044
 Applicant: SBA
 5120 East Beverly Boulevard
 Eastside Unit No. 4 Zoned District

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the continued operation of an existing wireless telecommunications facility disguised as a mono-palm in the SP (Specific Plan) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

7. Project No. R2014-01487-(5) (Ms. Bush)
 Conditional Use Permit No. 201400059
 Applicant: Cost Plus, Inc.
 3655 East Colorado Boulevard
 East Pasadena Zoned District

To authorize the sale of a full line of alcohol for off-site consumption (Type 21 Off Sale General) and on-site instructional tasting (Type 86 Instructional Tasting) at an existing Cost Plus World Market in the M-1½ (Restricted Heavy Manufacturing) zone within the East Pasadena-San Gabriel Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2014-02409-(2) (Ms. Arakelian)
 Conditional Use Permit No. 201400112
 Applicant: Verizon Wireless
 13951 South Main Street
 Athens Zoned District

To authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility in the M-1½ (Restricted Heavy Manufacturing) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

9. Project No. R2014-01923-(5) (Mr. Mar)
 Variance No. 201400008
 Applicant: Peter Gonzalez
 Vacant Lot with no Address, La Crescenta (APN #5868-020-012)
 La Crescenta Zoned District

To authorize the construction of a new single-family residence on a legal undersized 4,670 square foot lot in the R-1-7,500 (Single Family Residential – 7,500 Square Feet Minimum Required Lot Area) zone. The project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

10. Project No. R2014-01880-(1) (Ms. Nazar)
 Conditional Use Permit No.201400075
 Applicant: Verizon Wireless
 1421 Valinda Avenue
 Puente Zoned District

To authorize the co-location, operation and maintenance of an unmanned wireless telecommunication facility mounted on an existing monopine in the C-1 (Restricted Business) zone. This project is categorically exempt Class 3 - New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

11. Project No. R2014-02565-(5) (Ms. Nazar)
 Conditional Use Permit No. 201400121
 Applicant: Verizon Wireless
 4337 North Sunflower Avenue
 Charter Oak Zoned District

To authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility disguised as a decorative 46 feet high steel frame in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot size) zone. This project is categorically exempt Class 3 - New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

12. Project No. R2012-02356-(5) (Mr. Nadela)
 Oak Tree Permit No. 201200037
 Applicant: Darryl and Teri March
 15626 Calle Hermosa
 Bouquet Canyon Zoned District

To authorize the encroachment into the protected zone of 16 oak trees by three garden sheds, two racks, a single family residence, a patio, a gravel driveway and other accessory structures, all of which are existing; and approve the encroachment into the protected zone of one oak tree by a proposed garage in the R-1-7,500 (Single Family Residential – 7,500 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities and Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

- (Continued from 05/19/15 and 06/02/15)**
13. Appeal of Final Enforcement Order (Mr. Richardson)
 Enforcement Case No. RFS No. 15-0000023/EF150004
 Appellant: Enoteca DiMassa LLC & SummerKids Camp
 Enforcement Violation: Violations of the Conditions of Approval for Conditional Use Permit No. 89608
 Assessor's Parcel Number: 5862-011-001
 The subject property is zoned R-1-10,000 (Single Family Residence – 10,000 Square Feet Minimum Required Lot Area) and is located in Altadena Zoned District.
14. Appeal of Final Zoning Enforcement Order (Mr. Bashar)
 Enforcement Case No. RFS No. 14-0003200/EF982388
 Appellants: Careylee Moisan and Manual Fernandez on behalf of Rancho Agua Dulce LLC
 Enforcement Violations: 1) Filming is being conducted on the premises without a permit and without approval from the Department of Regional Planning; 2) Unpermitted storage (automobiles, trailers, equipment, metal pipes, tires, bus, film equipment, etc.) is being maintained on the premises; 3) A mobile home is being maintained on the premises without approval from the Department of Regional Planning; 4) Items classified as junk and salvage material are maintained on the premises; 5) Maintaining accessory structures (restrooms, store, storage, etc.) on site without establishing a primary use; and 6) Motion Picture Sets (Stickleback River Movie Ranch) is being maintained and operated on the premises without a permit and without Regional Planning approval on the property known as Assessor's Parcel Number 3210-009-013 located in the unincorporated community of Santa Clarita.
 The subject property is zoned A-2 (Heavy Agricultural) and it is located within the Soledad Zoned District
15. Appeal of Final Zoning Enforcement Order (Mr. Bashar)
 Enforcement Case No. RFS No. 14-0003431/EF991320
 Appellants: Careylee Moisan and Manual Fernandez on behalf of Rancho Agua Dulce LLC
 Enforcement Violations: 1) An accessory freestanding business sign is being displayed and maintained on the premises without first establishing a permitted primary use; 2) Filming is being conducted on the premises without a permit and without approval from the Department of Regional Planning; 3) Unpermitted storage (vehicles, equipment, etc.) is being maintained on the premises known as Assessor's Parcel Number 3210-009-014 located in the unincorporated community of Santa Clarita.
 The subject property is zoned A-2 (Heavy Agricultural) and it is located within the Soledad Zoned District.

HEARING OFFICER AGENDA

PART IV – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended for Denial Due to InactivityZoning Permits

16. Project No. 95235-(2) (Mr. Seawards)
 Conditional Use Permit No. 200800170
 Applicant: Benson and Richard Jung
 7711 South Alameda Street
 Roosevelt Park Zoned District

To authorize an automobile dismantling yard in the M-2 (Heavy Manufacturing) zone. An environmental determination was not completed.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. JULY 7, 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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