



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 1-2, 5-10 and 12-14
Ms. Natoli: Item 3
Ms. Tae: Items 4 and 11



Los Angeles County
Regional Planning
Commission

Meeting Date: July 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 03/17/15)**
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.
3. **(Continued from 05/19/15)**
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.

- 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 II - PUBLIC HEARINGS (Cont.)Zoning Permits

4. **(Continued from 06/16/15 and 07/07/15)**
 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. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

5. **(Continued from 07/07/15)**
 Project No. R2013-02303-(5) (Mr. Curzi)
 Conditional Use Permit No. 201300118
 Applicant: Roberto Hernandez
 27514 Lake Hughes Road
 Castaic Canyon Zoned District

To authorize the continued operation and maintenance of a boat sales and repair shop in the C-3-DP (Unlimited Commercial – Development Program) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2014-01506-(5) (Ms. Hua)
 Conditional Use Permit No. 201400060
 Applicant: Crown Castle
 31650 Spring Canyon Road
 Soledad Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility 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.

7. Project No. R2014-02586-(5) (Ms. Bush)
 Conditional Use Permit No. 201400123
 Applicant: Chris Horton
 5150 Farna Avenue
 South Arcadia Zoned District

HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the continued operation, maintenance and future expansion of a private neighborhood youth recreation facility and private school (grades 6-12), as previously established through CUP 99090-(5) in the R-1-6,000 (Single Family Residence – 6,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. R2014-02389-(1) (Ms. Bush)
 Conditional Use Permit No. 201400111
 Applicant: Verizon Wireless
 2356 Fullerton Road
 Puente Zoned District

To authorize the construction, operation and maintenance of a 50-foot high unmanned mono-eucalyptus wireless telecommunications facility in the A-1-6,000 (Light Agricultural – 6,000 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.

9. Project No. R2015-01051-(2) (Mr. Seawards)
 Conditional Use Permit No. 201500047
 Applicant: Verizon Wireless
 24404 Vermont Avenue
 Harbor City Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility in the M-2 (Heavy Manufacturing) zone. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

10. Project No. R2014-03415-(2) (Mr. Huntington)
 Conditional Use Permit No. 201400169
 Applicant: SBA Steel, LLC
 20900 Normandie Avenue
 Carson Zoned District

To authorize the continued operation and maintenance of a wireless telecommunication facility disguised as a mono-pine in the MPD (Manufacturing-Industrial Planned Development) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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PART III – DISCUSSION AND POSSIBLE ACTIONZoning Permits

- (Continued from 04/15/14, 05/20/14, 09/02/14, 01/06/15 and 02/17/15)**
11. Project Number R2013-00430-(5) (Ms. Nazar)
 Applicant: Jin Hae Lew
 2831 Eaton Canyon Drive
 Northeast Pasadena Zoned District
- a. Oak Tree Permit No. 201300008
 To authorize the removal of one oak tree and the encroachment of seven oak trees. The applicant proposes to remediate the illegal grading in order to mitigate the impact of soil on the existing oaks in the R-1 (Single-Family Residential) zone.
- b. Environmental Assessment No. 201300043
 An Environmental determination has not been completed.

Land Divisions

12. Project No. PM063463-(4) (Mr. Jones)
 Vesting Tentative Parcel Map No. 063463-1
 Applicant: Hank Jong, EGL Associates, Inc.
 2576 ½ Turnbull Canyon Road
 Hacienda Heights Zoned District

To amend approved Vesting Tentative Parcel Map No. 063463 (two single-family lots) and revise the Department of Public Works Road condition to change line of sight speed from 65 mph to 50 mph within the R-A-12,000 (Residential Agricultural 12,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 5 – Minor Alterations in Land Use Limitations pursuant to CEQA reporting requirements.

Zoning Enforcement

13. Appeal of Final Zoning Enforcement Order (Mr. Chung)
 Enforcement Case No. RFS No. 13-0008331/EF130667
 Appellants: Merdad and Flocerfina Sahafi
 Enforcement Violations: A single family residence is being used as a special event venue on the property known as 723 Latigo Canyon Road, Malibu (Assessor's Parcel Number 4464-010-015) located in the unincorporated community of Malibu. The subject property is zoned R-C (Rural-Coastal) and it is located in the Malibu Zoned District and within the Santa Monica Mountains Local Coastal Plan area.

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PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. TUESDAY, AUGUST 4, 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.

LIVE WEB STREAMING: The Department of Regional Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.