



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. Tae: Items 1-8 and 11  
 Mr. Durbin: Item 9  
 Ms. Hachiya: Item 10



Los Angeles County  
**Regional Planning  
 Commission**

**Meeting Date: August 4, 2015 – Tuesday**

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

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. Project No. R2015-01291-(5) (Ms. Chi)  
 Conditional Use Permit No. 201500054  
 Applicant: Verizon Wireless  
 33314 Agua Dulce Canyon Road  
 Soledad Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

3. Project No. R2014-00258-(5) (Ms. Chi)  
 Conditional Use Permit No. 201400011  
 Applicant: AT&T  
 39168 Willowvale Road  
 Palmdale Zoned District

To authorize the continued operation and maintenance of an unmanned fiber optic regeneration plant in the R-A (Residential Agricultural) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

4. Project No. R2015-01530-(5) (Mr. Claghorn)  
 Conditional Use Permit No. 201500063  
 Applicant: Babytuna Sushi Restaurant  
 23880 Copper Hill Drive  
 Newhall 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 II - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the sale of beer and wine at a restaurant within the C-2-DP (Neighborhood Business - Development Program) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

5. Project No. R2009-00936-(4) (Mr. Mar)  
 Conditional Use Permit No. 201100068  
 Applicant: Royal Health Spa  
 1014-1018 South Hacienda Boulevard  
 Hacienda Heights Zoned District

To authorize the continued operation and new expansion of an existing health spa with accessory massage services located in an existing shopping center in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2015-00887-(4) (Mr. Nadela)  
 Conditional Use Permit No. 201500038  
 Applicant: T-Mobile West Corporation  
 1850 South Azusa Avenue  
 Hacienda Heights Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

7. Project No. R2015-00884-(4) (Mr. Nadela)  
 Conditional Use Permit No. 201500037  
 Applicant: T-Mobile West Corporation  
 16532 East Colima Road  
 Hacienda Heights Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility 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 ACTIONZoning Enforcement

- (Continued from 07/21/15)**
8. 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.

Recommended for Denial Due to InactivityZoning Permits

- (Continued from 05/05/15)**
9. Project No. R2006-02867-(5) (Ms. Hua)  
 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.

Land Divisions

10. Project No. TR066952-(5) (Ms. Hikichi)  
 Applicant: Leona Valley Estates Limited  
 West of Bouquet Canyon Road, one mile south of Elizabeth Lake Road  
 Leona Valley Zoned District
- a. Vesting Tentative Tract Map No. 066952  
 To create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area lot on 292 gross acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zone.
- b. Conditional Use Permit No. 200700038  
 To ensure compliance with the requirements of non-urban hillside management, density-controlled development, and onsite grading in excess of 100,000 cubic yards.

## HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended for Denial Due to InactivityLand Divisions

- d. Environmental Assessment No. 200700035  
A Mitigated Negative Declaration pursuant to CEQA reporting requirements.

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, AUGUST 18, 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, 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.

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