



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. Garcia: Items 1, 3-8 and 10-11
 Ms. Natoli: Items 2 and 9



Los Angeles County
**Regional Planning
 Commission**

Meeting Date: September 1, 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, 01/20/15 and 05/19/15)**
 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. Project No. R2014-02012-(2) (Mr. Seawards)
 Conditional Use Permit No. 201400087
 Applicant: Crown Castle
 1150 East 58th Place
 Compton-Florence Zoned District

To authorize the continued operation and maintenance of an existing 80-foot-tall monopine wireless telecommunications facility in the M-1 (Light Manufacturing) zone. This project is categorically exempt Class 1 - Existing Facilities 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. Project No. R2013-03512-(2) (Mr. Seawards)
 Applicant: Stargard, LLC
 5557 Centinela Avenue
 Playa Del Rey Zoned District
- a. Conditional Use Permit No. 201300177
 To authorize the operation of an automobile wholesale business and auto body repair shop in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.
- b. Parking Permit No. 201300013
 To authorize less than the required number of parking spaces for an auto body repair shop.
5. Project No. R2014-03021-(5) (Mr. Nadela)
 Oak Tree Permit No. 201400037
 Applicant: Chris Loh and Nancy Chang
 849 Michigan Boulevard
 East Pasadena Zoned District
- To authorize the removal of two oak trees and the encroachment into the protected zone of three oak trees by the demolition of an existing one-story single family residence and the building of a new two-story residence, with a larger footprint, as well as a pool and cabana in the R-1-7,500 (Single Family Residential – 7,500 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 2 – Replacement or Reconstruction and Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.
6. Project No. R2014-02743-(5) (Ms. Hua)
 Conditional Use Permit No. 201400130
 Applicant: Verizon Wireless
 No Address, Southeast Corner of Foothill Boulevard and San Dimas Canyon Road
 San Dimas Zoned District
- To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA
PART II - PUBLIC HEARINGS (Cont.)

Zoning Permits

7. Project No. R2015-01429-(5) (Ms. Siemers)
 Conditional Use Permit No. 201500057
 Applicant: Tournament Players Club
 26550 Heritage View Lane
 The Newhall Zoned District

To authorize the continued sale of alcoholic beverages for on-site consumption in connection with an existing golf course and clubhouse, in the C-R (Commercial Recreation) zone. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2014-02796-(1) (Ms. Kulczycki)
 Conditional Use Permit No. 201400132
 Applicant: Elizabeth Gutierrez
 126 South 2nd Avenue
 Puente Zoned District

To authorize the continued operation of a pallet yard with outside storage in the M-1-BE (Light Manufacturing - Billboard Exclusion) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTION

Zoning Enforcement

9. **(Continued from 07/21/15 and 08/04/15)**
 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.

Zoning Permits

10. Project No. R2013-01945-(5) (Ms. Siemers)
 Conditional Use Permit No 201300097
 Applicant: MOD Pizza
 25910 The Old Road
 The Newhall Zoned District

HEARING OFFICER AGENDA
PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)

Zoning Permits

To authorize the change in conditions of an existing conditional use permit to allow for the sale of alcohol (beer and wine) on an exterior patio space adjacent to the existing restaurant, in the C-3-DP (Unlimited Commercial - Development Program) zone. This project is categorically exempt Class 1 - Existing Facilities 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. SEPTEMBER 15, 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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