



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, 3-10
Ms. Hachiya: Item 2



Los Angeles County
**Regional Planning
Commission**

Meeting Date: November 17, 2015 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. **(Continued from 09/15/15)**
Project No. R2012-01711-(1) (Mr. Mar)
Conditional Use Permit No. 201200089
Applicant: Maxwell Talai
3626 Medford Street
City Terrace Zoned District

To authorize the continued operation of an existing automobile dismantling yard (El Rey Auto Parts in the M-2 (Heavy Manufacturing) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

3. Project No. R2015-01112-(5) (Mr. Claghorn)
Conditional Use Permit No. 201500050
Applicant: Verizon Wireless
2253U West Avenue D
Lancaster Zoned District

To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility within the public right-of-way in the M-1 (Light Manufacturing) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

- Si usted no entiende esta agenda o necesita más información por favor llame a este número (213) 974-6466.
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HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

4. Project No. R2015-02353-(5) (Ms. Siemers)
 Conditional Use Permit No. 201500095
 Applicant: Verizon Wireless
 2949 Lincoln Avenue
 Altadena Zoned District

To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility in the R-1-7,500 (Single-Family Residence - 7,500 Square Foot Minimum Lot Required Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

5. Project No. R2015-01431-(4) (Mr. Nadela)
 Conditional Use Permit No. 201500058
 Applicant: Japanese Wasabi Restaurant LLC
 3135 S. Hacienda Boulevard
 Hacienda Heights Zoned District

To authorize the continued sale and dispensing of beer and wine for on-site consumption at an existing restaurant in the C-1 (Restricted Business) zone. This project is categorically exempt (Class 1 – Existing Structures) pursuant to CEQA reporting requirements.

Land Division Research and Enforcement

6. Project No. R2015-00071-(3) (Mr. Fountain)
 Minor Coastal Development Permit No. 201500006
 Applicant: John MacNeil
 622 and 624 Topanga Canyon Boulevard
 The Malibu Zoned District

Proposed lot line adjustment to start with three lots and end with two lots, and yard modification, for property located in the Topanga community of the Santa Monica Mountains Coastal Zone. The subject property is zoned RC-10,000 (Rural Community - 10,000 Square Feet Minimum Lot Size), and the Local Coastal Plan designates the property R-V (Rural Village). The project is proposed to rectify existence of two residences on one lot and related encroachments onto another lot. Related yard modifications are required to facilitate the proposed lot line adjustment.

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PART II - PUBLIC HEARINGS (Cont.)Land Divisions

7. Project No. 99239-(5) (Ms. Hikichi)
 Applicant: Forestar Chatsworth, LLC
 North of the 118 Freeway between Canoga Avenue and Topanga Canyon Boulevard
 Chatsworth Zoned District
- a. Amendment to Vesting Tentative Tract Map No. 53138-4
 To modify approved Vesting Tentative Tract Map No. 53138 to reconfigure lots, add a recreational facility, relocate entry gates, realign lots, realign streets, add private driveways, waiver of street frontage for several lots, elimination of lots in the Restricted Use Area (RUA), request for large lot parcel map, modify phasing of final tract maps; and modify the text of map approval conditions to reflect the proposed amendments. Subject site located in the A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area) zones.
- b. Conditional Use Permit Modification No. 201400166
 To modify text conditions of Conditional Use Permit No. 99239 to reflect the changes to the tentative tract map.
- c. Environmental Assessment No. 99239
 Addendum to Final Environmental Impact Report No. 99239. No additional or increased impacts are anticipated.

PART III – DISCUSSION AND POSSIBLE ACTIONZoning Permits

8. Project No. R2012-01149-(4) (Mr. Mar)
 Conditional Use Permit No. 201200073
 Applicant: ShuDe Feng
 18888 Labin Court, Unit #C-201
 Puente Zoned District

To authorize a conditional use permit modification to add an additional 11 entertainment rooms to the originally approved 15 rooms (26 entertainment rooms total) at an existing karaoke center in an existing shopping center (Pearl of the East plaza). The originally approved occupant load of 191 persons will remain unchanged. The project is located in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended for Denial Due to InactivityLand Divisions**(Continued from 05/19/15)**

9. 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

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

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PART V - ADJOURNMENTADJOURNMENT TO 9:00 A.M. DECEMBER 1, 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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