



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. Durbin: Items 1-4, 6 and 9-13  
Ms. Natoli: Items 5 and 7  
Ms. Tae: Item 8



Los Angeles County  
Regional Planning  
Commission

**Meeting Date: January 5, 2016 – Tuesday**

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

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II – CONSENT ITEMS FOR APPROVAL

### Land Divisions

### Time Extensions

2. Project No. TR071234-(5) (Mr. Szalay)  
Applicant: Hank Jong  
5006 North Bartlett Avenue  
East San Gabriel Zone District
  - a. Tentative Tract Map No. TR071234  
To create one multi-family lot with 30 detached residential condominium units approximately 4.2 gross acres in the A-1 (Light Agricultural) zone.
  - b. Housing Permit No. 201000002  
To authorize a density bonus of five units, reduce rear-yard setbacks, and reduce distances between the condominium units, based on the subdivider's set-aside of three units for very low-income households.
  - c. Oak Tree Permit No. 201000009  
To authorize the encroachment into the protected zone of one non-"heritage" oak tree.
  - d. This Time Extension action is categorically exempt pursuant to Class 5 Minor Alterations in Land Use Limitations of the CEQA guidelines.

Time extension request is from September 10, 2015 to September 10, 2016.

- Si usted no entiende esta agenda o necesita más información por favor llame a 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 – CONSENT ITEMS FOR APPROVAL (Cont.)Land DivisionsTime Extensions

3. Project No. 92027-(4) (Mr. Szalay)  
 Applicant: Pacific Communities Builders, Inc.  
 South Apple Creek Lane, South of Dawnhaven Road  
 Hacienda Heights Zoned District
- a. Tentative Tract Map No. 51153  
 To create 47 single-family lots, one private and future street lot, one private driveway and fire lane lot, one public facility lot, one drainage basin lot and seven open space lots on approximately 114.3 gross acres in the R-A-1 (Residential Agricultural - One Acre Minimum Required Lot Area) zone.
  - b. Conditional Use Permit No. 92027  
 To authorize the use of the 114.3 acres subject property for a cluster residential density-controlled development in a nonurban hillside management area within an SEA as well as onsite project grading that exceeds 100,000 cubic and a modification to allow 15-foot high retaining wall within the required front yard setback.
  - c. Oak Tree Permit No. 92027  
 To allow the removal of 126 oak trees of the Oak genus (*Quercus agrifolia*). This also allows the encroachment into the protected zoned of 20 oak trees on the Oak genus.
  - d. This Time Extension action is categorically exempt pursuant to Class 5 Minor Alterations in Land Use Limitations of the CEQA guidelines.

Time extension request is from October 21, 2015 to October 21, 2016

4. Project No. TR53653-(5) (Mr. Szalay)  
 Applicant: Lyons Canyon Partners  
 Located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State ("I-5") Freeway and the Old Road between Calgrove Boulevard and Sagecrest Circle  
 Newhall Zoned District
- a. Zone Change No. 20080004  
 Proposes to change the zoning on 9.3 acres of the subject property from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) to C-3-DP (General Commercial - Development Program) for the senior condominium development on the proposed senior multi-family Lot No.94.

## HEARING OFFICER AGENDA

PART II – CONSENT ITEMS FOR APPROVAL (Cont.)Land DivisionsTime Extensions

- b. Tentative Tract Map No. 53653  
To develop 92 single-family lots, one multi-family lot with new attached senior condominium units in two buildings, five open space lots, six public facility lots, and one fire station lot on 234.8 gross acres, of which 167.6 acres will be open space.
- c. Conditional Use Permit No. 200500088  
To ensure compliance with the requirements of the Los Angeles County Code pertaining to nonurban hillside management, density-controlled development, development within an SEA, residential use in a commercial zone, and an on-site Project grading, as well as to ensure compliance with the proposed Development Program.
- d. Oak Tree Permit No. 200500039  
A request to authorize the removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
- e. Housing Permit No. 200600001  
To authorize up to a 50% density bonus for senior housing.
- f. This Time Extension action is categorically exempt pursuant to Class 5 Minor Alterations in Land Use Limitations of the CEQA guidelines.

Time extension request is from August 25, 2015 to August 25, 2016.

PART III - PUBLIC HEARINGSZoning Permits

- 5. **(Continued from 03/18/14, 11/18/14, 01/20/15, 05/19/15 and 09/01/15)**  
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.

## HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

6. **(Continued from 10/06/15 and 11/03/15)**  
 Project No. R2015-00201-(5) (Ms. Kulczycki)  
 Conditional Use Permit No. 201500009  
 Applicant: Louis Alton  
 91 East Wapello Street  
 Altadena Zoned District

To authorize the construction of a new second unit with reduced side and rear yard setbacks in the R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area) zone within the Altadena Community Standards District. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

7. **(Continued from 11/17/15)**  
 Project No. R2015-02353-(5) (Mr. Nadela)  
 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.

8. **(Continued from 11/03/15)**  
 Project No. R2015-02580-(5) (Mr. Mar)  
 Conditional Use Permit No. 201500107  
 Applicant: Verizon Wireless  
 Public Right-of-Way in front of 3902 Mountain View Avenue  
 East Pasadena Zoned District

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

9. Project No. R2013-02962-(5) (Mr. Nadela)  
 Conditional Use Permit No. 201300155  
 Applicant: Verizon Wireless  
 2561 Fair Oaks Avenue  
 Altadena Zoned District

## HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the construction, operation, and maintenance of an unmanned wireless telecommunication facility disguised as a mono-eucalyptus in the C-3 (General Commercial) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

10. Project No. R2014-03661-(1) (Ms. Bush)  
 Variance No. 201400007  
 Applicant: Danny Sabbagh  
 (No address) Vacant lot on Mills Avenue, 1,500 feet northeast of Telegraph Road  
 Southeast Whittier Zoned District

A request to allow a ten-foot encroachment into the front yard setback, reducing the front yard setback from 20 feet to 10 feet to accommodate the road right-of-way and construction of a 1,700 square foot, two-story, single-family residence with two-car garage on a 2,700 square foot legal undersized lot, within the R-A-6,000 (Residential – 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.

Land Divisions

11. Project No. R2015-01454-(5) (Mr. Jones)  
 Tentative Parcel Map No. PM073398  
 Applicant: Prakash Chandran  
 2474 and 2476 Florencita Avenue  
 Montrose Zoned District

To create one multi-family residence lot developed with two existing single-family residences to be converted into two single-family residence detached condominium units on a 0.22 net acre parcel in the R-2 (Two-Family Residence) zone within the La Crescenta-Montrose Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to the CEQA reporting requirements.

PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Permits

- (Continued from 11/03/15)**  
 12. Project No. R2006-00500-(5) (Mr. Claghorn)  
 Conditional Use Permit No. 200600040 (Modification of Conditions)  
 Applicant: Robert Reyes  
 10262 Sierra Highway  
 Soledad Zoned District

## HEARING OFFICER AGENDA

PART IV – DISCUSSION AND POSSIBLE ACTION (Cont.)Zoning Permits

To modify conditions of approval for a winery in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) zone. The conditions being modified are conditions 16, 19, 20, 22, 24c, 25d, 25g, 25p, and condition 26 is being added. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENTADJOURNMENT TO 1:00 P.M. JANUARY 19, 2016**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.

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