



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 1-4 and 6-10
Mr. Durbin: Item 5



Los Angeles County
**Regional Planning
Commission**

Meeting Date: February 16, 2016 – Tuesday

Time: 1:00 p.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II – CONSENT ITEMS FOR APPROVAL

Land Divisions

Time Extensions

2. Project No. 99020-(5) (Mr. Szalay)
Applicant: Daniel Singh
At the terminus of Urbandale Avenue and Franwood Wood
Newhall Zoned District
 - a. Vesting Tentative Tract Map No. TR52829
To create 95 single-family residential lots, two-acre privately maintained park, 18.5 acre open space lots with a hiking trail easement and two landscape lots on 75.6 acres in the A-2-2 (Heavy Agricultural - Two Acres Minimum Required Lot Area) zone.
 - b. Conditional Use Permit No. 99020
To authorize a density controlled residential development and to ensure compliance with hillside management design review criteria.
 - c. Zone Change No. 99020
To request the zone change from A-2-2 (Heavy Agricultural - Two Acres Minimum Required Lot Area) to A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) on 57.02 acres and to R-1-7,000 (Single-Family Residential - 7,000 Square Feet Minimum Required Lot Area) on 18.04 acres.

- 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.

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

- 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 March 1, 2016, to March 1, 2017.

- 3. Project No. TR064831-(4) (Mr. Szalay)
Applicant: Joe Willis
10760 Bonavista Lane
Southeast Whittier Zoned District

- a. Tentative Tract Map No. 064831
To create one multi-family lot with five new detached condominium units on 0.76 gross acres in the R-A-6,000 (Residential-Agricultural – 6,000 Square Feet Minimum Required Lot Area).

- b. 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 January 5, 2016 to January 5, 2017.

- 4. Project No. TR062732-(5) (Mr. Szalay)
Applicant: Jansen Hsueh
1907 Peck Road
Duarte Zoned District

- a. Tentative Tract Map No. 062732
To create one multi-family lot with ten new detached residential condominium units on 1.4 gross (1.2 net) acres, within the A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) zone.

- b. 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 November 6, 2015 to November 6, 2016.

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PART III - PUBLIC HEARINGSLand Divisions

- (Continued from 01/05/16)**
5. 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.

Zoning Permits

6. Project No. R2014-03387-(5) (Mr. Curzi)
 Conditional Use Permit No. 201400168
 Applicant: Verizon Wireless
 31929 Castaic Road
 Castaic Zoned District
7. Project No. R2015-02101-(4) (Mr. Claghorn)
 Conditional Use Permit No. 201500082
 Applicant: The Boiling Crab Restaurant
 18922 East Gale Avenue
 Puente Zoned District

To authorize the construction, operation, and maintenance of a new rooftop wireless telecommunication facility in the CM (Major Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

To authorize the sale of beer and wine at a restaurant within the M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2012-00268-(1) (Mr. Nadela)
 Conditional Use Permit No. 201400178
 Applicant: Juan Gonzalez
 5607 Whittier Boulevard
 Eastside Unit No. 1 Zoned District

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PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the continued operation of an existing automobile body and fender shop with paint in the C-3 (General Commercial) zone. This project is categorically exempt Class 1 – Existing Structures pursuant to CEQA reporting requirements.

9. Project No. R2015-02459-(5) (Ms. Hui)
Conditional Use Permit No. 201500103
Applicant: Sprint Nextel
3675 Huntington Drive
East Pasadena Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunication facility on the rooftop of a two-story office building in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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. MARCH, 1, 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, 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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