



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 and 5-13
Mr. Durbin: Items 2-4



Los Angeles County
**Regional Planning
Commission**

Meeting Date: March 1, 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. 98187-(3) (Mr. Szalay)
Applicant: Dentec Holdings, Inc.
Located on the north side of Kanan Road, approximately 4,300 feet northeasterly
of Kanan Road and Troutdale Drive
The Malibu Zoned District
 - a. Vesting Tentative Tract Map No. 52805
To create 5 single-family lots and one open space lot on 79 acres in the A-1-20
(Light Agricultural – 20 Minimum Required Lot Area) zone.
 - b. This Time Extension action is categorically exempt to Class 5 - Minor Alterations
In Land Use Limitations of the CEQA guidelines.

Time extension request is from November 24, 2015 to November 24, 2016.

3. Project No. PM071617-(4) (Mr. Szalay)
Applicant: Gevorg Voskanian and Arax Tahmasian
2128 Glenada Avenue
Montrose Zoned District
 - a. Tentative Parcel Map No. 071617
To create two residential lots over 0.41 gross 0.41 acres in the R-2 (Two-Family
Residences - 5,000 Square Feet Minimum Required Lot Area) zone.

- 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 III – CONSENT ITEMS FOR APPROVAL (Cont.)Land DivisionsTime Extensions

- 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 December 11, 2015 to December 11, 2016.

- 4. Project No. 90002-(5) (Mr. Szalay)
 Applicant: Sierra Way Estates, LLS
 Located 1.5 miles northeast of Vasquez Canyon Road and Sierra Highway
 Sand Canyon Zoned District
 - a. Vesting Tentative Tract Map No. 47573
 Proposes a residential development of 75 single-family lots, three open space lots, five public facility lots and one water tank lot in A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zone.
 - b. Conditional Use Permit No. 03-386
 To ensure compliance with hillside management and density-controlled development criteria as well as onsite project grading that exceeds 100,00 cubic yard if grading in A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zone.
 - c. 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 1, 2015 to November 1, 2016.

PART II - PUBLIC HEARINGSZoning Permits

- 5. **(Continued from 01/19/16)**
 Project No. R2015-02771-(4) (Mr. Mar)
 Conditional Use Permit No. 201500112
 Applicant: Verizon Wireless
 16448 Halliburton Road; 350 feet north of Paso Verde Drive and Clementina Drive
 Hacienda Heights Zoned District

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility onto an existing Southern California Edison electrical transmission tower located at a plant nursery in the A-1 (Light Agricultural) zone. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2015-02406-(4) (Ms. Kulczycki)
 Conditional Use Permit No. 201500099
 Applicant: C-Food Store, Inc.
 11462 Slauson Avenue
 Whittier Downs Zoned District

To authorize the sale of a full line of alcohol for off-site consumption within an existing convenience store in the C-3-BE (General Commercial - Billboard Exclusion) zone. This project is categorically exempt Class 1-Existing Facilities pursuant to CEQA reporting requirements.

7. Project No. R2015-03005-(5) (Mr. Claghorn)
 Conditional Use Permit No. 201500121
 Applicant: SBA
 17051 East Avenue O
 Antelope Valley East Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility with a 78-foot high mono-pine located adjacent to a transitional parking lot within the R-A (Residential Agricultural) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2015-03754-(4) (Mr. Curzi)
 Nonconforming Review No. RPPL2016000503
 Applicant: Sprint PCS Assets, LLC
 Southern California Edison (SCE) transmission power line easement west of Colima Road and north of Metropol Drive
 Hacienda Heights Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunication facility in the IT (Institutional) 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

9. Project No. R2015-02224-(5) (Mr. Curzi)
 Conditional Use Permit No. 201500087
 Applicant: Verizon Wireless
 2023 West Avenue O
 Quartz Hill Zoned District

To authorize the construction, operation, and maintenance of a new wireless telecommunication facility disguised as a palm tree in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

10. Project No. R2015-02747-(4) (Mr. Nadela)
 Conditional Use Permit No. 201500111
 Applicant: JWL Associates
 18932 East Gale Avenue
 Puente Zoned District

To authorize the sale of beer and wine for on-site consumption at a proposed restaurant in the M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

11. Project No. R2015-02971-(5) (Ms. Hua)
 Conditional Use Permit No. 201500118
 Applicant: Verizon California, Inc.
 5850 East Avenue I
 Antelope Valley East Zoned District

To authorize the continued operation of an existing microwave antenna and telecommunication switching facility in the A-2-5 (Heavy Agricultural - Five Acres Minimum Required Lot Area) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

- (Continued from 01/19/16 and 02/02/16)**
12. Appeal of Final Zoning Enforcement Order (Ms. Anderson)
 Enforcement Case No.: RFS No. 15-0002066/EF150486
 Appellant: Tom Slagle
 Enforcement Violations: 1) The front yard fence/wall is higher than the 42 inch maximum height permitted on the premises located at 8723 East Avenue T-8, also known as Assessor's Parcel Number 3046-009-002.
 The subject property is zoned A-1 (Light Agricultural) and is located in the Littlerock Zoned District.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. MARCH 15, 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.

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