



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. Hachiya: Items 1-10



Los Angeles County  
**Regional Planning  
Commission**

**Meeting Date: March 15, 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. 98008-(5) (Mr. Szalay)  
Applicant: Valencia Company  
Located north of the City of Santa Clarita, west of San Francisquito Creek, and north of Valencia High School  
Newhall Zoned District
  - a. Zone Change No. 98008  
To request the zone change from A-2-5 (Heavy Agriculture - Five Acre Minimum Required Area) to RPD-5,000-2U (Residential Planned Development), RPD-5,000-10U (Residential Planned Development), RPD-5,000-12U (Residential Planned Development), RPD-5,000-19U (Residential Planned Development), RPD-5,000-25U (Residential Planned Development), RPD-5,000-27U (Residential Planned Development), C-2-DP (Neighborhood Business - Development Program and OS (Open Space)).
  - b. Vesting Tentative Tract Map No. TR52455  
To create 1,521 lots, consisting of 1,262 residential lots (for development of a maximum of 2,545 dwelling units); 11 commercial lots, 3 lots for recreation areas, 32 lots for paseos, trails, and bridge crossings, 110 open space lots, and 103 lots containing water tanks, storm water drainage facilities and private drives located on 966.6 acres in the A-2-5 (Heavy Agricultural – Five Acre Minimum Lot Required 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 II – CONSENT ITEMS FOR APPROVAL (Cont.)Land DivisionsTime Extensions

- c. Conditional Use Permit No. 99020  
To authorize a density controlled residential development and to ensure compliance with hillside management design review criteria in the A-2-2 (Heavy Agriculture - Two Acres Minimum Required Area Lot) zone.
- d. Oak Tree Permit No. 98008  
Allows the removal of 13 trees of the oak genus *Quercus agrifolia* (Coastal Live Oak) and *Quercus lobata* (Valley Oak) and *Quercus berberidifolia* (Scrub Oak). Allows the encroachment within the protected zone of five trees of the Oak genus *Quercus lobata* (Valley Oak) and *Quercus agrifolia* (Coastal Live Oak).
- e. Parking Permit No. 98008  
To authorize off-site reciprocal parking for commercial center at two locations. This also permits parking off-site on the MWD fee property for the northerly commercial site. The parking permitted on the MWD property shall only be in excess of that required to serve approved commercial uses.
- 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 December 18, 2015 to December 18, 2016

- 3. Project No. 03-304-(5) (Mr. Szalay)  
Applicant: Bahram Safavi/Can Shelter, Inc.  
Located parallel to and southwest of The Old Road and the Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road.  
Castaic Canyon Zoned District
  - a. Zone Change No. 03-304  
To request the zone change from A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development - 5,000 Square Feet Minimum Required Lot Area 1.9 Dwelling Units Per Acre) on 42.04 acres and to M-1-DP (Light Industrial-Development Program) on 5.21 acres.
  - b. Vesting Tentative Tract Map No. TR53933  
To create 79 lots, which includes a residential development of 70 single-family lots, four open space lots, one private park lot, and one public facility lot on 47.25 gross acres in the A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) zone.

## HEARING OFFICER AGENDA

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

- c. Conditional Use Permit No. 03-304  
To authorize the creation of a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot, and one public facility lot on 47.25 gross acres in the A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) zone.
- d. Oak Tree Permit No. 03-304  
To allow the removal of 13 oak trees (non heritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) in the A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) zone.
- e. 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 February 14, 2016 to February 14, 2017.

- 4. Project No. 96116-(5) (Mr. Szalay)  
Applicant: Laurence Tuma, III  
3800 West Soledad Canyon Road  
Soledad Zoned District
  - a. Tentative Parcel Map No. 22782  
To create three single-family lots on 19.00 acres in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) zone.
  - b. Conditional Use Permit No. 96116  
To ensure compliance with Hillside Development design review criteria in the A-2-1 (Heavy 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 February 15, 2016 to February 15, 2017.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGSZoning Permits

5. **(Continued from 09/15/15 and 11/17/15)**  
 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.

6. **(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.

7. Project Number R2015-02914-(4) (Mr. Gies)  
 Conditional Use Permit No. 201500117  
 Applicant: Nhu Tran  
 18927 Colima Road  
 Puente Zoned District

To authorize the sale of beer and wine for on-site consumption at an existing restaurant in the C-3-BE (General Commercial-Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

8. Project No. R2009-02029-(2) (Mr. Seawards)  
 Nonconforming Review No. 200900013  
 Applicant: Star Mobile Home Park, LLC  
 356 West Redondo Beach Boulevard  
 Victoria Zoned District

To allow the continued operation of an existing 30-unit mobile home park in the M-1-IP (Light Industrial – Industrial Preservation) zone. This project is Categorically Exempt, Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

9. Project No. R2015-02956-(2) (Mr. Temple)  
 Conditional Use Permit No. 201500119  
 Applicant: Sprint Nextel  
 15629 South Atlantic Avenue  
 East Compton Zoned District

To authorize the continued operation and maintenance of a wireless telecommunications facility, disguised as a tree in the C-3 (General Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART III - PUBLIC COMMENT

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

PART IV - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. APRIL 5, 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>.