



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. Garcia: Items 1-5 and 9-17
 Mr. Durbin: Item 6
 Ms. Tae: Items 7 and 8



Los Angeles County
**Regional Planning
 Commission**

Meeting Date: April 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. R2012-00835-(4) (Mr. Szalay)
 Applicant: Waldron + Waldron Architects/John L. Waldron
 Located east of the intersection of Bellmarin Drive and West 3rd Street
 La Rambla Zoned District
 - a. Vesting Tentative Tract Map No. TR071925
 To create one multi-family lot with seven detached residential condominium units on 0.65 acres in the R-2 (Two Family Residence) 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 December 17, 2015 to December 17, 2016.

3. Project No. 03-093-(1) (Mr. Szalay)
 Applicant: Eidelman Family Partnership
 14100 Don Julian Road
 Puente Zoned District
 - a. Vesting Tentative Tract Map No. 54236
 To create eight single-family lots on 4.64 gross acres in the A-1-20,000 (Light Agricultural - 20,000 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.

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

- 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 April 20, 2016 to April 20, 2017.

- 4. Project No. R2012-00108-(5) (Mr. Szalay)
Applicant: 28610 Hasley, LLC
28610 Hasley Canyon Road
Newhall Zoned District

- a. Vesting Tentative Parcel Map No. 071800
To create two industrial lots over 3.29 acres in the M-1.5-DP (Restricted Heavy Manufacturing - Development Program) 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 March 3, 2016 to March 3, 2017.

- 5. Project No. 96-101-(5) (Mr. Szalay)
Applicant: Robert Glessner/Husaker & Associates
Located south of San Bernardino Freeway, west of Forest Lawn Memorial Park, East of Palomino Drive
Covina Highland Zoned District

- a. Vesting Tentative Tract Map No. TR52047
To create 39 single-family lots on 51.8 acres in the A-1-40,000 (Light Agricultural - 40,000 Square Feet Minimum Required Lot Area) zone.
- b. Conditional Use Permit No. 96101
To authorize development and to ensure compliance with hillside management design review criteria.
- c. Oak Tree Permit No. 96101
To allow the removal of eight on-site oak trees and three off-site oak trees for a total of 11 oak trees.
- 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 May 6, 2016 May 6, 2017

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PART III - PUBLIC HEARINGSZoning Permits

- (Continued from 01/05/16)**
6. Project No. R2013-02962-(5) (Mr. Nadela)
 Conditional Use Permit No. 201300155
 Applicant: Verizon Wireless
 2561 Fair Oaks Avenue
 Altadena Zoned District

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.

- (Continued from 01/19/16 and 03/01/16)**
7. 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

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.

- (Continued from 03/01/16)**
8. 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.

9. Project No. R2015-03862-(5) (Mr. Curzi)
 Conditional Use Permit No. 201500138
 Applicant: AT&T Mobility
 26730 Tapia Canyon Road
 Newhall Zoned District

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PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the continued operation and maintenance of an existing wireless telecommunications facility disguised as a pine tree in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone. This project is categorically Class 1 – Existing Facilities exempt pursuant to CEQA reporting requirements.

10. Project No. R2014-02411-(5) (Ms. Kulczycki)
 Applicant: Stephen Kuhn
 Canyon Crest Road (Assessor's Parcel No. 5830-003-016)
 Altadena Zoned District
- a. Minor Conditional Use Permit No. 201400014
 To authorize the construction of a single-family residence on a hillside property in the Altadena Community Standards District and the R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area) zone.
- b. Oak Tree Permit No. 201400035
 To authorize one oak tree removal and encroachments into the protected zone of nine other oak trees.
- c. Environmental Assessment No. 201400194
 To consider a Negative Declaration, as the project will not have a significant effect on the environment, pursuant to CEQA requirements.
11. Project No. R2015-03808-(4) (Mr. Nadela)
 Conditional Use Permit No. 201500137
 Applicant: Rob Khorana
 15708 Gale Avenue
 Hacienda Heights Zoned District
- To authorize the continued operation of a veterinary clinic in the C-1 (Restricted Business) zone. This project is categorically exempt Class 1 – Existing Structures pursuant to CEQA reporting requirements.
12. Project No. R2015-01021-(5) (Mr. Mar)
 Conditional Use Permit No. 201500046
 Applicant: Armenian Sisters Academy
 2361 Florencita Drive
 Montrose Zoned District

To authorize the construction of a new indoor exercise gymnasium as an accessory use to an existing private school and to allow the continued operation of the school in the R-3 (Limited Density Multiple Residence) zone within the unincorporated community of Montrose. The project is categorically exempt Class 14 – Minor Additions to Schools pursuant to CEQA reporting requirements.

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PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

13. Oak Tree Permit No. RPPL2015000120-(5) (Ms. Hui)
 Applicant: Eric and Elisa Callow
 1200 East Woodbury Road
 Altadena Zoned District

To authorize encroachment into the protected zone of two off-site oak trees associated with the driveway widening and fencing improvements on a single-family residence located in the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Area) zone. This project is categorically exempt under Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

14. Project No. R2014-03440-(5) (Ms. Hui)
 Oak Tree Permit No. 201500009
 Applicant: Ani Aghazaryan
 2521 Janet Lee Drive
 La Crescenta-Montrose Zoned District

To authorize encroachment into the protected zone of two on-site oak trees associated with the construction of a single-family residence located in the R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Area) zone. This project is categorically exempt under Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Permits

15. Conditional Use Permit No. RPPL2015000311 (Mr. Temple)
 Applicant: Manzanita School
 1717 Old Topanga Canyon Road
 The Malibu Zoned District

To authorize a modification to the conditions of previously approved Conditional Use Permit 96184 to include the instruction of 11th and 12th grades at Manzanita School in the A-1 (Light Agricultural) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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PART IV – DISCUSSION AND POSSIBLE ACTION (Cont.)Zoning PermitsRecommended For Denial Due To Inactivity

16. Project Nos. R2008-00115 to 00116 and (Mr. Silvas)
 R2008-00257 to 00258-(3)
 Applicant: Bill Cohen
 Calabasas Peak Motorway (Assessor's Parcel Nos. 4436-001-034 to 037)
 The Malibu Zoned District
- a. Conditional Use Permit Nos. 200800012 to 200800013 and 201000024 to 201000025
 The proposed development of four contiguous parcels with grading exceeding 5,000 cubic yards for each located in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) zone and within the Santa Monica Mountains North Area Community Standards District (CSD).
- b. Variance Nos. 200800003 to 200800004 and 200800007 to 200800008
 The development of four separate parcels with new single-family residences along a Significant Ridgeline within the Santa Monica Mountains North Area CSD.
- c. Oak Tree Permit No. 201000006
 The encroachment of two oak trees for road widening on Assessor's Parcel No. 4436-001-037.
- d. Environmental Assessment Nos. 200800096 to 200800099
 A Draft EIR for the study of development impacts to four contiguous parcels along a Significant Ridgeline.

PART V - PUBLIC COMMENT

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

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PART VI - ADJOURNMENTADJOURNMENT TO 9:00 A.M. APRIL 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, 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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