



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, 6-12  
Mr. Garcia: Item 5



Los Angeles County  
**Regional Planning  
Commission**

**Meeting Date: April 19, 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. TR063876-(1) (Mr. Szalay)  
Applicant: Hanh Le  
7648 Sunside Drive  
South San Gabriel Zoned District
  - a. Tentative Tract Map No. 063876  
To create five residential lots over 1.05 gross (0.74 net) acres in the A-1-5,000 (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 March 10, 2016 to March 10, 2017.

3. Project No. 03-320-(4) (Mr. Szalay)  
Applicant: Michael Lam, Laurel Home LLC  
12419 Laurel Avenue  
Sunshine Acres Zoned District
  - a. Tentative Parcel Map No. 060510  
To create four residential parcels over a 0.71 gross acre lot in the A-1-5,000 (Light Agricultural - 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 II – 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 March 7, 2016 to March 7, 2017.

- 4. Project No. 99213-(4) (Mr. Szalay)  
Applicant: Jyotsna Jain  
31516 Cherry Drive  
Castaic Canyon Zoned District
  - a. Tentative Parcel Map No. 25852  
To create four residential parcels over 1.15 acres in the R-1-5,000 (Single Family Residence - 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 March 5, 2016 to March 5, 2017.

PART III - PUBLIC HEARINGSZoning Permits

- 5. **(Continued from 04/05/16)** (Ms. Kulczycki)  
Project No. R2014-02411-(5)  
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.

## HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

6. Project No. R2015-01986-(5) (Ms. Kulczycki)  
 Conditional Use Permit No. 201500078  
 Applicant: American Tower LLC  
 12801 Tampa Avenue, Chatsworth  
 Newhall Zoned District

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

7. Oak Tree Permit No. RPPL2015000333-(5) (Ms. Hua)  
 Applicant: Eric & Donna Gierst  
 15225 Calle Los Hidalgos  
 Bouquet Canyon Zoned District

To authorize the encroachment into the protected zone of eleven oak trees for the development of a single-family residence and associated driveway in the R-1 (Single-Family Residence) zone. This project is categorically exempt Class 4 - Minor Land Alterations pursuant to CEQA reporting requirements.

8. Project No. R2015-02303-(5) (Ms. Hua)  
 Applicant: SBA Towers  
 Vacant, Southeast corner of Smokey Bear Road and Pyramid Lake Road  
 Castaic Canyon Zoned District

- a. Conditional Use Permit No. 201500092  
 To authorize the construction, operation, and maintenance of a new unmanned wireless telecommunication facility in the C-RU (Rural Commercial) zone.
- b. Oak Tree Permit No. 201500019  
 To authorize the removal of one oak tree and encroachment into the protected zone of six oak trees in conjunction with the construction of a proposed wireless telecommunication facility.
- c. Environmental Assessment No. 201500157  
 To consider a Mitigated Negative Declaration with impacts to Biological Resources and Cultural Resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

9. Project No. R2015-02280-(3) (Mr. Mirza-Avakyan)  
 Conditional Use Permit No. 201500090  
 Applicant: T-Mobile West LLC  
 24255 Pacific Coast Highway  
 Malibu Zoned District

To authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility in the A-1-1-DP (Light Agricultural – One Acre Minimum Required Lot Area – Development Program) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

10. Project No. R2014-02172-(1) (Mr. Smith)  
 Conditional Use Permit No. 201400096  
 Applicant: Verizon Wireless  
 2121 Nadeau Street  
 Roosevelt Zoned District

To authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility in the M-2 (Heavy Manufacturing) zone. This project is categorical exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

11. Community Standards District (Mr. Nadela)  
 Modification No. RPPL2016000816-(5)  
 Applicant: Craig Stoddard  
 3861 East California Boulevard  
 East Pasadena Zoned District

To authorize the modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard in the R-1-20,000 (Single Family Residence – 20,000 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.

## HEARING OFFICER AGENDA

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. MAY 3, 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>.