



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 1-6 and 8
Ms. Tae: Item 7



Los Angeles County
**Regional Planning
Commission**

Meeting Date: May 3, 2016 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. **(Continued from 03/17/15, 07/21/15, 08/18/15, 10/20/15 and 12/15/15)**
Project No. 97159-(5) (Ms. Kulczycki)
Nonconforming Review No. 200800016
Applicant: Polish Center in Los Angeles
13130 Soledad Canyon Road
Soledad Zoned District

To authorize the continued operation and maintenance of an existing recreational vehicle park 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.

3. Project No. R2015-01015-(5) (Ms. Bush)
Conditional Use Permit No. 201500045
Applicant: 5101 Tyler Avenue, LLC
11135 West Hondo Parkway
South Arcadia Zoned District

To authorize the continued maintenance and operation of an existing 59-bed skilled nursing facility (convalescent hospital) within the C-3 (General Commercial) and A-1 (Light Agricultural) zones. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

- 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 - PUBLIC HEARINGS (Cont.)Zoning Permits

4. Project No. R2015-03222-(5) (Mr. Curzi)
 Conditional Use Permit No. 201500128
 Applicant: Crown Castle
 Palo Sola Truck Road
 Newhall Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility in a Significant Ecological Area 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.

5. Nonconforming Review No. RPPL2015000212 (Mr. Temple)
 Applicant: Chesley Chao
 12003 Berendo Avenue
 West Athens-Westmont Zoned District

To authorize the continued use of an existing, nonconforming 7-unit apartment building in the R-1 (Single-Family Residence) zone. There are no proposed changes to the use. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2014-02439-(5) (Mr. Mar)
 Conditional Use Permit No. 201400115
 Applicant: A & S Engineering
 6850 Rosemead Boulevard
 South Santa Anita – Temple City Zoned District

To authorize the sale of beer and wine for off-site consumption (Type 20 alcohol license) at an automobile smog check service station food mart in the C-1 (Restricted Business) zone. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

- (Continued from 03/01/16)**
7. 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 IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. MAY 17, 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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