



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 1-16



Los Angeles County  
**Regional Planning  
 Commission**

**Meeting Date: July 19, 2016 – Tuesday**

**Time: 9:00 a.m.**

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II - PUBLIC HEARINGS

### Zoning Permits

2. **(Continued from 05/17/16)**  
 Project No. R2015-02779-(5) (Ms. Hua)  
 Conditional Use Permit No. 201500115  
 Applicant: Lorena Ayala  
 38925 10th Street East  
 North Palmdale Zoned District

To authorize the sale of beer for on-site consumption at a proposed assembly hall within an existing industrial building in the M-1 (Light Manufacturing) zone. This project is categorically exempt Class 1 - Existing Facilities pursuant to CEQA reporting requirements.

3. **(Continued from 06/21/16)**  
 Project No. R2012-02669-(1) (Mr. Mar)  
 Conditional Use Permit No. 201200155  
 Applicant: Alex Lim  
 13832 East Valley Boulevard  
 Puente Zoned District

To authorize the continued operation of an existing auto dismantling and storage yard (“First Auto Salvage”) in the M-2-BE-IP (Heavy Manufacturing – Billboard Exclusion – Industrial Preservation) zone. The 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

- (Continued from 07/05/16)**
4. Project No. R2015-00927-(1) (Mr. Mar)  
 Applicant: People's Care Los Angeles  
 1280 San Gabriel Boulevard  
 South San Gabriel Zoned District
- a. Conditional Use Permit No. 201500041  
 To authorize the operation of a new adult day care facility in an existing 6,858 sq. ft. office building in the C-2 (Neighborhood Business) zone.
- b. Environmental Assessment No. 201500068  
 To consider a Negative Declaration finding that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.
5. Conditional Use Permit No. RPPL2016000803 (Mr. Curzi)  
 Applicant: Verizon Wireless  
 Southwest corner of Avenue S-4 and El Camino Drive  
 Palmdale Zoned District
- To authorize the construction, operation, and maintenance of a new wireless telecommunications facility comprised of a 56-foot-tall monopine in the A-1-1 (Light Agricultural – One 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.
6. Conditional Use Permit No. RPPL2016001292 (Mr. Curzi)  
 Applicant: SpectraSite Communications, LLC  
 31540 Ridge Route Road  
 Castaic Canyon Zoned District
- To authorize the continued operation and maintenance of an existing wireless telecommunications facility comprised of a 155-foot-tall monopole in the M-1 (Light Manufacturing) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
7. Conditional Use Permit No. RPPL 2015000048 (Mr. Nadela)  
 Applicant: American Royal Properties LLC  
 13106 East Valley Boulevard  
 Puente Zoned District
- To authorize the sale of beer and wine for off-site consumption at a proposed renovated convenience store in conjunction with a gasoline station in the C-1 (Restricted Business) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

8. Conditional Use Permit No. RPPL2016000544-(1) (Ms. Hui)  
 Applicant: Crown Castle  
 4425 East Olympic Boulevard  
 Eastside Unit No. 1 Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility consisting of a 60-foot high monopole in the R-3 (Limited Density Multiple Residence) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

9. Project No. R2015-00153-(2) (Mr. Huntington)  
 Conditional Use Permit No. 201500040  
 Lorna Castro  
 14807 Lemoli Avenue  
 Gardena Valley Zoned District

To authorize an existing adult residential facility to increase the number of clients served from six to eight in the R-3 (Limited Density Multiple Residence). The adult residential facility is located within an existing 1,516 square foot five-bedroom residence. No physical changes are proposed as part of this request. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTIONRecommended for Denial Due to InactivityLand Divisions

10. **(Continued from 06/07/16)**  
 Project No. R2014-00104-(1) (Ms. Pavlovic)  
 Applicant: CH Pinnacle, LLC  
 7879 La Merced Road  
 South San Gabriel Zoned District

- a. Tentative Parcel Map No. PM72445  
 To create two single-family lots on 0.42 gross acres within the R-1-5,000 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 201400009  
 An environmental determination was not completed.

## HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended for Denial Due to InactivityLand Divisions

11. Project No. TR068628-(5) (Mr. Chou)  
 Applicant: Krikor Tamamian  
 1910 New York Drive  
 Altadena Zoned District
- a. Tentative Map No. PM068628  
 A proposal to convert three existing detached single-family residences into three detached condominium units within the R-3-P (Limited Density Multiple Residence - Parking) zone on 0.23 gross acre lot.
- b. Environmental Assessment No. 200700026  
 An environmental determination was not made.
12. Project No. TR070787 (Mr. Chou)  
 Applicant: Yan L. Wang  
 9585 Garvey Avenue  
 South El Monte Island Zoned District
- a. Tentative Map No. TR070787  
 A request to create 1 multi-family lot developed with 46 single-family attached condominium units (townhouses) on 1.73 gross acres within zones R-3 (Limited Density Multiple Residence) and M-1 (Light Manufacturing).
- b. Conditional Use Permit No. 201100107  
 To authorize the development and construction of a townhouse development in zone M-1.
- c. Environmental Assessment No. 201100160  
 An environmental determination was not made.
13. Project No. 03-382-(5) (Mr. Jones)  
 Applicant: Palmer Investments (Land Design Inc.)  
 Del Valle Road, South of Hasley Canyon Road  
 Newhall Zoned District
- a. Vesting Tentative Tract Map No. TR060665  
 To create 10 multi-family lots developed with 111 single-family residence detached condominium units, open space lots, oil well site lots and facilities lots.
- b. Highway Realignment No. 03-282  
 A request to eliminate Del Valle Road and realign Hasley Canyon Road and remove significant ridgeline designation.

## HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended for Denial Due to InactivityLand Divisions

- c. Plan Amendment No. 03-382  
A request to amend the Santa Clarita Valley Plan from HM (Hillside Management) to U1 (Urban – 1.1 to 3.3 du/ac) amend the Castaic CSD to change area-specific boundary from Hasley Canyon to Val Verde and remove significant ridgeline designation.
  - d. Zone Change No. 03-382  
A request to change from zone A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).
  - e. Conditional Use Permit No. 200600014  
To authorize grading and development on property that contains area with natural slope of 25 percent or more in a hillside management area under the 1990 Santa Clarita Valley Plan.
  - f. Oak Tree Permit No. 200600007  
To authorize the removal of 27 oak trees, including one heritage oak.
  - g. Environmental Assessment No. 03-382  
An environmental determination has not been made for this project.
  - h. Environmental Assessment No. 200600014  
An environmental determination has not been made for this project.
14. Project No. 03-250-(5) (Mr. Jones)  
Applicant: Sterling Gateway L P (Sikand Engineering)  
29053 Coolidge Avenue  
Newhall Zoned District
- a. Vesting Tentative Tract Map No. TR060257  
To create 244 single-family residence lots, three multi-family lots developed with 109 single-family residence detached condominium units, one park lot, eight open space lots and a facilities lot on approximately 218 gross acres.
  - b. Plan Amendment No. 03-250  
A request to amend the General Plan from the rural, hillside management area land use category to urban land use categories U1 (Urban – 1.1 to 3.3 du/ac) and U2 (Urban – 3.4 to 6.6 du/ac).

## HEARING OFFICER AGENDA

PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended for Denial Due to InactivityLand Divisions

- c. Specific Plan No. 03-250  
A request to amend the Land Use Policy Map of the Santa Clarita Valley Area Plan from the hillside management area land use category HM (Hillside Management Area) to a commercial land use category CPD (Commercial Planned Development).
  - d. Zone Change No. 03-250  
A request to change from zone A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area) to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), RPD-10,000-7.5U (Residential Planned Development – 10,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units Per Acre) and C-2-DP (Neighborhood Business – Development Program).
  - e. Conditional Use Permit No. CP03-250  
To authorize grading and development on property that contains area with natural slope of 25 percent or more in a hillside management area under the 1990 Santa Clarita Valley Plan, for a density-controlled development and a residential planned development in association with a zone change request.
  - f. Oak Tree Permit No. ROAK200700007  
To authorize the removal of one oak tree.
  - g. Environmental Assessment No. IS03-250  
An environmental determination has not been made for this project.
15. Project No. TR062000-(5) (Mr. Jones)  
Applicant: Sterling Gateway L P (Sikand Engineering)  
29053 Coolidge Avenue  
Newhall Zoned District
- a. Vesting Tentative Tract Map No. TR062000  
To create 19 single-family residence lots, one open space lot, and one public facility lot on approximately 94 gross acres within zone A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area).
  - b. Conditional Use Permit No. 200600138  
To authorize grading and development on property that contains area with natural slope of 25 percent or more in a nonurban hillside management area under the 1990 Santa Clarita Valley Plan and for a density-controlled development.
  - c. Environmental Assessment No. 200600118  
An environmental determination has not been made for this project.

## HEARING OFFICER AGENDA

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. AUGUST 2, 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.

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