



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 1-9



Los Angeles County
Regional Planning
Commission

Meeting Date: August 2, 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, 12/15/15 and 05/03/16)**
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. R2012-01339-(1) (Ms. Bush)
Applicant: Tien Chun Pan
1264 San Gabriel Boulevard
South San Gabriel Zoned District
 - a. Conditional Use Permit No. 201200081
A request to develop a multi-family residential project consisting of 10 residential buildings containing two, two-story townhouse style apartments each, for a total of 20 units. The units will consist of 17 two-bedroom units and three (3) three-bedroom units. Each unit will include a two-car garage (subterranean), guest parking will also be provided above-ground, in the C-2 (Neighborhood Business) zone within the South San Gabriel CSD.

- 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

- b. Oak Tree Permit No. 201200036
 A request to remove one oak tree in connection with the multi-family residential project. Three mitigation trees will be planted on the developed site.
- c. Environmental Assessment No. 201200145
 To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.
4. Project No. 00-36-(5) (Mr. Curzi)
 Conditional Use Permit No. 201100020
 Applicant: Wood Ranch BBQ & Grill
 25580 The Old Road
 Newhall Zoned District
 To authorize the continued sale of alcoholic beverages (ABC Type 47 License – Beer, Wine, and Distilled Spirits) for on-site consumption at an existing restaurant in the C-3-DP (General Commercial – Development Program) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
5. Conditional Use Permit No. RPPL 2016001651-(1) (Mr. Nadela)
 Applicant: T-Mobile West Corporation
 3551 North Harbor Boulevard
 Puente Zoned District
 To authorize the continued operation with minor modifications of an existing wireless telecommunication facility at a Southern California Edison facility in the O-S (Open Space) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.
6. Project No. R2014-00129-(1) (Mr. Nadela)
 Conditional Use Permit No. 201400004
 Applicant: Irma Fajardo
 16005 Amar Road
 Puente Zoned District
 To authorize the continued operation of an existing bar with the sale of beer and wine for on-site consumption and accessory live entertainment, limited to karaoke in the C-2-BE (Neighborhood Business - Billboard Exclusion) and P-R (Parking Restricted) zones. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA
PART II - PUBLIC HEARINGS (Cont.)

Zoning Permits

7. Project No. 2016-000672-(3) (Mr. Mirza-Avakyan)
 Conditional Use Permit No. RPPL2016000522
 Applicant: Sprint Nextel
 24255 Pacific Coast Highway
 Malibu Zoned District

To authorize the continued 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 on the Pepperdine University Campus. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTION

Recommended For Denial Due To Inactivity

Zoning Permits

8. Project No. R2014-00411-(2) (Mr. Gies)
 Applicant: Refaat Mina
 522 East Airline Way
 Victoria Zoned District
- a. Conditional Use Permit No. 201400110
 To authorize contractors equipment yard and outdoor industrial storage yard in the M-1-IP (Light Manufacturing - Industrial Preservation) zone within 500 feet of a residential zone, and within the West Rancho Dominguez Community Standards District.
- b. Environmental Assessment No. 201400188
 An environmental determination was not completed.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT

HEARING OFFICER AGENDA

ADJOURNMENT TO 9:00 A.M. AUGUST 16, 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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