



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. Tae: Items 1, 2, 5-9 and 11
 Mr. Durbin: Items 3 and 4
 Ms. Natoli: Item 10



Los Angeles County
**Regional Planning
 Commission**

Meeting Date: August 16, 2016 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II – CONSENT ITEM FOR APPROVAL

Time Extensions

Special Projects

2. Project No. TR071735-(3) (Mr. Finkel)
 Applicant: William Hoffman
 901 Encinal Canyon Road
 Malibu Zoned District

- a. Vesting Tentative Tract Map No. TR071735
 To consolidate 29 existing lots to create seven lots on a 650-acre project site. Two of the lots will accommodate a remodeled golf course and structures associated with operation of the Malibu Institute and five of the lots will consist of open space and an existing caretaker’s residence.
- 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 August 19, 2016 to August 19, 2017.

Approve this extension for Vesting Tentative Tract Map No. 071735 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval.

- 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 III - PUBLIC HEARINGSZoning Permits

- (Continued from 06/07/16)**
3. Conditional Use Permit No. RPPL2016000726-(5) (Mr. Nadela)
 Applicant: Art Rodriguez and Associates
 3838 East Colorado Boulevard
 East Pasadena Zoned District

To authorize the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the MXD (Mixed Use) zone. This project is categorically exempt Class 1 – Existing Structures pursuant to CEQA reporting requirements.

- (Continued from 06/07/16)**
4. Project No. R2015-00871-(3) (Mr. Huntington)
 Coastal Development Permit No. 201500043
 Applicant: Zeev Zanzuri
 24604 Mulholland Highway
 Malibu Zoned District

To authorize construction of a proposed 6,840 square foot, 18-foot tall, one-story single-family residence with attached three-car garage, pool, septic system, driveway, required fire dept. turnaround, and 3,450 cu. yd. of grading in the R-C-20 (Rural-Coastal – 20 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.

- (Continued from 06/21/16)**
5. Project No. R2015-01688-(2) (Mr. Temple)
 Conditional Use Permit No. 201500068
 Applicant: CCTM1 LLC
 22100 South Vermont Avenue
 Carson Zoned District

To authorize the continued operation and maintenance of an existing 56-foot tall wireless telecommunications facility consisting of panel antennas and associated equipment in the M-1 (Light Manufacturing) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2014-02085-(2) (Mr. Temple)
 Conditional Use Permit No. 201400091
 Applicant: Verizon Wireless
 5211 Pacific Concourse Drive
 Del Aire Zoned District

HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize the construction, operation, and maintenance of a structure mounted wireless telecommunications facility on the rooftop behind architecturally integrated screening of the Pacific Place Apartments in the community of Del Aire in the RPD (Residential Planned Development) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

7. Project Number R2015-03786-(2) (Mr. Gies)
 Conditional Use Permit No. 201500134
 Applicant: Teresa Zuniga
 1553 East 120th Street
 Willowbrook-Enterprise Zoned District
- a. Conditional Use Permit No. 201500134
 To authorize the continued sale of beer and wine for onsite consumption in conjunction with a Director's Review for the addition of accessory live entertainment at an existing restaurant in the C-1 (Restricted Business) zone.
- b. Environmental Assessment No. 201500207
 This project is categorically exempt, Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.
8. Project No. 2016-000088-(5) (Mr. Nadela)
 Conditional Use Permit No. RPPL 2016001814
 Applicant: SBA Monarch Towers I, LLC
 1456 E. Mendocino St, Altadena, CA 91001
 Altadena Zoned District

To authorize the continued operation of an existing wireless telecommunication facility disguised as a palm tree in the parking lot of an existing county golf course in the R-R (Resort and Recreation) zone. This project is categorically exempt Class 1 – Existing Structures pursuant to CEQA reporting requirements.

9. Project No. R2015-01711-(5) (Mr. Mar)
 Conditional Use Permit No. 201500069
 Applicant: Verizon Wireless
 Adjacent to 3610 Del Mar Boulevard
 East Pasadena Zoned District

To authorize the construction and operation of a new wireless telecommunications facility located in the public right-of-way in the R-1 (Single-family Residence) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA

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

10. **(Continued from 07/19/16)**
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.

PART V - PUBLIC COMMENT

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

HEARING OFFICER AGENDA

PART VI - ADJOURNMENT**ADJOURNMENT TO 1:00 P.M. SEPTEMBER 6, 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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