



Los Angeles County  
Department of  
Regional Planning

# AGENDA

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012



Los Angeles County  
Regional Planning  
Commission

**Hearing Officer(s):**

Mr. Garcia: Items 1-8 and 11-16  
Ms. Tae: Item 9  
Ms. Natoli: Item 10

**Meeting Date: September 6, 2016 – Tuesday**

**Time: 1:00 p.m.**

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II – CONSENT ITEMS FOR APPROVAL

### Special Projects

### Time Extensions

2. Project No. R2011-00805-(5) (Mr. Sackett)  
Applicant: Lancaster WAD LLC  
35<sup>th</sup> Street West and West Avenue D  
Antelope Valley West Zoned District
  - a. Conditional Use Permit No. 201100074  
To authorize a five megawatt solar photovoltaic electricity generation facility and construction of a water tank in the D-2-2 (Desert and Mountain – Two Acre Minimum Required Lot Area) zone on a 38.5 acre property.
  - 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 September 6, 2016 to September 6, 2017.

Approve this extension for Conditional Use Permit No. 201100074 for one (1) year pursuant to Section 22.56.140 of the Los Angeles County Code (Zoning Ordinance) subject to the findings and conditions of the permit 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 II – CONSENT ITEMS FOR APPROVAL (Cont.)Special ProjectsTime Extensions

3. Project No. R2011-00807-(5) (Mr. Sackett)  
 Applicant: Antelope Solar Greenworks LLC  
 97<sup>th</sup> Street West and West Avenue I  
 Antelope Valley West Zoned District
- a. Conditional Use Permit No. 201100076  
 To authorize a 52 megawatt solar photovoltaic electricity generation facility and construction of a water tank in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone on a 256 acre property.
- 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 September 6, 2016 to September 6, 2017.

Approve this extension for Conditional Use Permit No. 201100076 for one (1) year pursuant to Section 22.56.140 of the Los Angeles County Code (Zoning Ordinance) subject to the findings and conditions of the permit approval.

Land Divisions

4. Project No. PM063158-(1) (Mr. Szalay)  
 Applicant: Chiu Tsang  
 8102 Graves Avenue  
 South San Gabriel Zoned District
- a. Vesting Tentative Parcel Map No. 063158  
 To create one multi-family lot with four condominium units in two buildings (duplexes) on 0.47 gross acres in the R-2 (Two-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 April 21, 2017 to April 21, 2018

Approve this extension for Vesting Tentative Parcel Map No. 063158 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.

## HEARING OFFICER AGENDA

PART II – CONSENT ITEMS FOR APPROVAL (Cont.)Time ExtensionsLand Divisions

5. Project No. TR066202-(5) (Mr. Szalay)  
 Applicant: Jarrett Gorin  
 16838 Sierra Highway  
 Sand Canyon Zoned District
- a. Zone Change No. 200600004  
 To change the zoning on approximate 7.6 acre site from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development - 10,000 Square Feet Minimum Required Lot Area 4.1 Dwelling Units per Net Acre).
  - b. Vesting Tentative Tract Map No. 066202  
 To create one multi-family residential lot with 31 new detached condominium units on 8.2 gross acres in a proposed RPD-10,000 (Residential Planned Development - 10,000 Square Feet Minimum Required Lot Area) zone.
  - c. Conditional Use Permit No. 200600051  
 To allow a planned residential development in compliance with RPD provisions including modification to building separation from 10 feet to 7.8 feet, and urban hillside management area requirements.
  - d. 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 April 6, 2016 to April 6, 2017.

Approve this extension for Tentative Tract Map No. 066202 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.

6. Project No. 03-025-(5) (Mr. Szalay)  
 Applicant: Michael Simon  
 Vac/Sierra Highway/Vic Desert Road  
 Soledad Zoned District
- a. Tentative Tract Map No. 43196-2  
 To create 22 single-family lots over 22.6 acres in the A-1-1 (Light Agricultural – One Acre 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.

## HEARING OFFICER AGENDA

PART II – CONSENT ITEMS FOR APPROVAL (Cont.)Time ExtensionsLand Divisions

Time extension request is from October 5, 2016 to October 5, 2017.

Approve this extension for Tentative Tract Map No. 43196-2 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.

7. Project No. 02-190-(4) (Mr. Szalay)  
 Applicant: Amy Hoong  
 19606 Shelyn Drive  
 San Jose Zoned District
- a. Tentative Tract Map No. 053843  
 To create six single-family lots on 2.5 acres in the A-1-10,000 (Light Agricultural - 10,000 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 July 22, 2016 to July 22, 2017.

Approve this extension for Vesting Tentative Tract Map No. 48086 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.

8. Project No. 90115-(5) (Mr. Szalay)  
 Applicant: Susan Chivaratanond  
 North of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Road, in unincorporated Santa Clarita Valley.  
 Soledad Zoned District
- a. Vesting Tentative Tract Map No. 48086  
 To create 492 single-family residential lots, one fire station lot, one Sheriff sub-station lot, two park lots, and three open space lots on approximately 548.1 gross acres in zones R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area) and R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area).
- b. This Time Extension action is categorically exempt pursuant to Class 5 Minor Alterations in Land Use Limitations of the CEQA guidelines.

## HEARING OFFICER AGENDA

PART II – CONSENT ITEMS FOR APPROVAL (Cont.)Time ExtensionsLand Divisions

Time extension request is from August 3, 2016 to August 3, 2017.

Approve this extension for Vesting Tentative Tract Map No. 48086 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.

PART III - PUBLIC HEARINGSZoning Permits

- (Continued from 11/17/15, 03/15/16 and 06/21/16)**
9. Project No. R2015-02353-(5) (Mr. Nadela)  
 Conditional Use Permit No. 201500095  
 Applicant: Verizon Wireless  
 2949 Lincoln Avenue  
 Altadena Zoned District

To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility in the R-1-7,500 (Single-Family Residence - 7,500 Square Foot Minimum Lot Required Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

- (Continued from 05/17/16 and 07/19/16)**
10. 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.

- (Continued from 08/16/16)**
11. 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

## HEARING OFFICER AGENDA

PART III - PUBLIC HEARINGS (Cont.)Zoning Permits

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.

12. Conditional Use Permit No. RPPL2016001564-(1) (Mr. Mar)  
 Applicant: Steven Safan  
 4634 Whittier Boulevard  
 Eastside Unit No. 1 Zoned District

To authorize the continued operation of an existing pawn shop with short-term loan services (“Tucker’s Jewelry & Loan”) in a multi-tenant shopping center in the C-3 (General Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

13. Project No. R2015-02161-(5) (Mr. Claghorn)  
 Oak Tree Permit No. RPPL 2016001681  
 Applicant: Paul Sangster  
 12020 Browns Canyon Road  
 Chatsworth Zoned District

To authorize the encroachment of four oak trees related to the conversion of an existing horse stable into a storage structure accessory to an existing single-family residence within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

14. Conditional Use Permit No. RPPL2016000937-(4) (Ms. Hui)  
 Applicant: Yakiyan USA LLC  
 17188 Colima Road, Unit C  
 Hacienda Heights Zoned District

To authorize the sale of a full-line alcoholic beverages for on-site consumption (Type 47 License) at a restaurant (Yakiyan Japanese BBQ) located in an existing shopping center in the C-2 (Neighborhood Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

15. Conditional Use Permit No. RPPL2016001719-(4) (Ms. Hui)  
 Applicant: Paisanos Pizza 2, Inc.  
 17490 Colima Road, Suite D  
 Puente Zoned District

## HEARING OFFICER AGENDA

### PART III - PUBLIC HEARINGS (Cont.)

#### Zoning Permits

To authorize the sale of beer and wine for on-site consumption (Type 41 License) at a restaurant (PizzaRev) located in an existing shopping center in the C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

### 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. SEPTEMBER 20, 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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