



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):**  
 Mr. Durbin: Items 1-12 and 15-21  
 Ms. Natoli: Items 13 and 14



Los Angeles County  
**Regional Planning  
 Commission**

**Meeting Date: October 18, 2016 – Tuesday**

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

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II – CONSENT ITEMS FOR APPROVAL

### Time Extensions

### Special Projects

2. Project No. 98008-(5) (Ms. Aranda)  
 Applicant: Newhall Land and Farm Company  
 25124 Springfield Court 300  
 Newhall Zoned District

- a. Vesting Tentative Tract Map No. TR52455  
 To create 1,521 lots, consisting of 1,262 residential lots for development of 2,545 dwelling units, 11 commercial lots, three lots for recreation areas, 32 lots for paseos, trails, and bridge crossings, 110 open space lots, and 103 lots containing water tanks, storm water drainage facilities, and private drives, located on approximately 966.6 acres in the C-2-DP (Neighborhood Commercial - Development Program) 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 December 19, 2016 to December 19, 2017.

Approve this extension for Vesting Tentative Tract Map No. 52455 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 II – CONSENT ITEMS FOR APPROVAL (Cont.)Time ExtensionsLand Divisions

3. Project No. 070536-(5) (Mr. Szalay)  
 Applicant: Amy Hoong  
 2446 Cross Street  
 La Crescenta Zoned District
- a. Tentative Parcel Map No. 070536  
 To create two single-family lots on 0.53-acre property in the R-1-7,500 (Single Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone.
- b. Oak Tree Permit No. 201100046  
 To authorize encroachment into the protected zone of one tree of the Oak genus (*Quercus agrifolia*) identified on the Tentative Parcel Map No. 070536.
- c. 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 21, 2016 to August 21, 2017.

Approve this extension for Tentative Tract Map No. 070539 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.

4. Project No. TR53653-(5) (Mr. Szalay)  
 Applicant: Imad Aboujawdah  
 The Old Road just south of Sagecrest Circle  
 Newhall Zoned District
- a. Vesting Tentative Tract Map No. 53653  
 To create 92 single-family lots, one multi-family lot with 93 new attached senior condominium units in two buildings, five open space lots, six public facility lots, one park lot, and one fire station lot on 234.8 gross acres, of which 167.6 acres will be open space in the A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture - Two Acre Minimum Required Lot Area) and C-3 (Unlimited Commercial) zones.

## HEARING OFFICER AGENDA

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

- b. Conditional Use Permit No. 200500088  
To ensure compliance with the requirements pertaining to nonurban hillside management, density-controlled development, development within an Significant Ecological Area ("SEA"), residential use in a commercial zone, and on-site Project grading pursuant to sections 22.24.100, 22.24.150, 22.28.210, 22.56.010, 22.56.205, and 22.56.215 of the County Code, as well as to ensure compliance with the proposed Development Program ("DP") zoning pursuant to section 22.40.040 of the County Code.
- c. Oak Tree Permit No. 200500039  
The Oak Tree Permit is a request to authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
- d. Housing Permit No. 200600001  
To authorize a 50 percent density bonus associated with the senior citizen housing development along with modification of the maximum building height of 35 feet to allow a maximum height of 50 feet. The Housing Permit will also allow less than the required number of parking spaces for the senior citizen portion of the Project under the County Code, which normally would require 209 parking spaces. Instead, the senior citizen condominium portion of the Project will contain 172 spaces, which is determined to be adequate parking for the multi-family lot.
- e. Zone Change No. 20080004  
To change the zoning on 9.3 acres of the subject property from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial – Development Program) for the senior condominium development on the proposed senior multi-family Lot No. 94. The DP designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.
- f. 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 25, 2016 to August 25, 2017.

## HEARING OFFICER AGENDA

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

Approve this extension for Vesting Tentative Tract Map No. 53653 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.

5. Project No. 060259-(5) (Mr. Szalay)  
 Applicant: Randy Johnson  
 Northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive  
 Soledad Zoned District
- a. Vesting Tentative Tract Map No. 060259  
 To create 492 single-family lots, 37 open space lots (including landscaped and natural open space), three parking lots, one water pump station lot, 14 public facility lots and one water tank lot on 500.6 gross acres in zones R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Require Lot Area); R-1-9,000 (Single-Family Residence - 9,000 Square Feet Minimum Require Lot Area); R-1-11,000 (Single-Family Residence – 11,000 Square Feet Minimum Require Lot Area) and A-2-1 (Heavy Agricultural – One Acre Minimum Required Area).
  - b. Conditional Use Permit No. 03-249  
 To ensure compliance with requirements of hillside management, density-controlled development and onsite project grading
  - c. Oak Tree Permit No. 200500051  
 To authorize removal of 72 oak trees and encroachment into the protected zone of 71 oak trees.
  - 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 June 3, 2017, 2016 to June 3, 2018.

Approve this extension for Vesting Tentative Tract Map No. 060259 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

6. Project No. 98187-(3) (Mr. Szalay)  
 Applicant: Rodney Singh  
 Kanan Road, approximately 4,300 feet northeast of the intersection of Kanan Road and Troutdale Drive  
 The Malibu Zoned District
- a. Vesting Tentative Tract Map No. 52805  
 To create five single-family lots and one open space lots in zone A-1-20 (Light Agricultural - 20 Acre 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.

Time extension request is from November 24, 2017, to November 24, 2018.

Approve this extension for Vesting Tentative Tract Map No. 52805 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. TR065943-(5) (Mr. Szalay)  
 Applicant: Amy Hoong  
 4739 North Vincent Avenue  
 South Arcadia Zoned District
- a. Tentative Tract Map No. 065943  
 To create one multi-family lot with eight new detached condominiums on 1.22 gross acres in zone A-1-6,000 (Light Agricultural – 6,000 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.

Time extension request is from September 16, 2016, to September 16, 2017.

Approve this extension for Vesting Tentative Tract Map No. 065943 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

8. Project No. TR068400-(5) (Mr. Szalay)  
 Applicant: Alethea Hsu  
 4241 East Live Oak Avenue  
 Irwindale Zoned District
- a. Vesting Tentative Tract Map No. 068400  
 To create six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings) on 12.1 gross acres in zones C-3 (Unlimited Commercial) zoning, R-3-P (Limited Multiple Residence – Parking) zoning, and R-A (Residential Agricultural – 5,000 Square Feet Minimum Require Lot Area).
  - b. General Plan Amendment No. 200700002  
 To amend the Los Angeles Countywide General Plan Land Use Policy Map on the 12.1 gross acre subject property from Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Acre).
  - c. Zone Change No. 200700004  
 To change 0.9 net acres of existing C-3 (Unlimited Commercial) zoning, 2.3 net acres of existing R-3-P (Limited Multiple Residence – Parking) zoning, and 8.1 net acres of existing R-A (Residential Agricultural – 5,000 Square Feet Minimum Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program).
  - d. Mobilehome Permit No. 201000003  
 A mobilehome park Closure Impact Report (“CIR”)
  - e. Parking Permit No. 200800002  
 Shared and reciprocal parking among all proposed lots.
  - f. Housing Permit No. 201000001  
 A density bonus of 68 units (or 21 percent) with 75 units of senior housing within the development.
  - g. Conditional Use Permit No. 200700073  
 The DP zone, onsite project grading exceeding 100,000 cubic yards of combined cut/fill, and modifications to the R-3 zone.

## HEARING OFFICER AGENDA

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

- h. 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 October 27, 2016, to October 27, 2017.

Approve this extension for Vesting Tentative Tract Map No. 068400 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.

9. Project No. PM069445-(5) (Mr. Szalay)  
 Applicant: Martin Cruz  
 South side of Michael Street, 1000 feet east of Penman Road  
 Soledad Zoned District
- a. Tentative Parcel Map No. 069445  
 To create two single-family residential parcels on 12.49 gross acres in zone A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area).
- b. Conditional Use Permit No. 2007000144  
 To ensure compliance with non-urban hillside management design criteria.
- c. 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 November 18, 2016 to November 18, 2017.

Approve this extension for Tentative Parcel Map No. 069445 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.

10. Project No. PM062355-(5) (Mr. Szalay)  
 Applicant: Amy Hoong  
 5639 Angelus Avenue, San Gabriel  
 East San Gabriel Zoned District
- a. Tentative Parcel Map No. 062355  
 To create one multi-family lot with four new attached condominiums in one building on .33 acre in zone R-3 (Limited Multiple Residence).

## HEARING OFFICER AGENDA

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

- 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 25, 2016 to September 25, 2017.

Approve this extension for Tentative Parcel Map No. 062355 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.

- 11. Project No. 03-395-(3) (Mr. Szalay)  
Applicant: Janek Dombrowa  
1855 Cold Canyon Road  
The Malibu Zoned District

- a. Tentative Parcel Map No. 27033  
To create four single-family lots on 9.4 gross acres in zone A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area).
- b. Conditional Use Permit No. 03-395  
To ensure compliance with the requirements of hillside management.
- c. 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 December 12, 2016 to December 12, 2017.

Approve this extension for Tentative Parcel Map No. 27033 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.

- 12. Project No. PM062898 (Mr. Szalay)  
Applicant: Janek Dombrowa  
1855 Cold Canyon Road  
The Malibu Zoned District

- a. Tentative Parcel Map No. 062898  
To create one multifamily lot with three detached condominium units on 0.47 gross acre in zone R-A (Residential Agricultural - 5,000 Square Feet Minimum Required Lot Area).

## HEARING OFFICER AGENDA

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

- 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 25, 2016 to September 25, 2017.

Approve this extension for Tentative Parcel Map No. 062898 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 II - PUBLIC HEARINGSZoning Permits**(Continued from 09/20/16)**

13. Project No. R2013-03298-(4) (Mr. Mar)  
 Conditional Use Permit No. 201300164  
 Applicant: Monica Wu  
 18888 Labin Court, Unit C209  
 Puente Zoned District

To authorize the sale of full line alcohol for on-site consumption at a restaurant (“NYC Lounge”) located within an existing shopping center in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

**(Continued from 09/20/16)**

14. Project No. R2014-03263-(1) (Ms. Bush)  
 Parking Permit No. 201400011  
 Applicants: ELA Victoria LLC  
 755 South McDonnell Avenue  
 East Side Unit No. 4 Zoned District

To authorize an existing, off-site parking lot, to serve as parking for the existing Nike Community Store, located at 4585 Whittier Boulevard. The existing use requires 53 parking spaces. The parking lot provides 67 spaces, in the R-3-P (Limited Density Multiple Residence-Parking) and M-1-DP (Light Manufacturing-Development Program) Zones, within the East Los Angeles Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

15. Project No. R2014-01017-(4) (Ms. Bush)  
 Conditional Use Permit No. 201400047  
 Catholic Rainbow Outreach  
 11419 Carmenita Road  
 Sunshine Acres Zoned District

To authorize the continued operation and maintenance of an existing Adult Residential Facility of more than six (6) persons to a maximum of 27 persons, including four (4) staff members. The project was previously approved by CUP 03-164, within the A-1 (Light Agricultural) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

16. Conditional Use Permit No. RPPL2016001658-(4) (Mr. Mar)  
 Applicant: JWL Associates  
 18406 Colima Road  
 Puente Zoned District

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

17. Project No. 2016-000369-(5) (Mr. Nadela)  
 Applicant: Andrew Oliver  
 162 East Las Flores Drive  
 Altadena Zoned District

- a. Conditional Use Permit No. RPPL 2016002957  
 To authorize the construction of a second unit above an existing garage within 8'10" of the rear lot line in the R-1-7,500 (Single Family Residence - 7,500 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.
- b. Oak Tree Permit No. RPPL 2016002144  
 To authorize the encroachment into the protected zone of three (3) oak trees to allow the digging of a sewer trench and development of a second unit. This project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

## HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

18. Project No. 94107-(1) (Ms. Hui)  
 Conditional Use Permit No. RPPL2016001282  
 Applicant: California Towers c/o American Tower  
 418 South Lemon Avenue  
 Walnut Zoned District

To authorize the continued operation and maintenance of an existing unmanned wireless telecommunication facility located in the M-1.5-BE-IP (Restricted Heavy Manufacturing – Billboard Exclusion- Industrial Preservation) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

Land Divisions

19. Project No. 99239-(5) (Ms. Hikichi)  
 Applicant: Forestar Chatsworth, LLC  
 North of the 118 Freeway between Topanga Canyon Boulevard and Canoga Avenue,  
 Chatsworth Zoned District
- a. Oak Tree Permit No. RPPL 2016003378  
 To remove 56 oak trees and encroach into the protected zones of 40 oak trees (25 encroachments within the Deerlake Ranch (TR53138) project site and 15 encroachments within the Twin Lakes Sewer Improvement project site).
- b. Environmental Assessment No. 99239  
 Addendum to Final Environmental Impact Report No. 99239. No additional or increased impacts are anticipated.

Land Division Research and Subdivision and Enforcement

20. Violation File No.: V-13001 (Mr. Bell)  
 Property Owner: Farid Soroudi, Trustee of the Soroudi 1997 Trust  
 Assessor's Parcel No. 2526-003-062  
 Enforcement Violations: The above described property was the result of a division of two or more parcels for the purpose of sale, lease, financing or transfer without first recording a final map, in violation of the Provisions of the Subdivision Map Act (Section 66499.36 and 66412.6 Government Code Division 2, Title 7, State of California and/or the Los Angeles County Subdivisions Ordinance (Title 21, Section 21.16.020). This parcel is not lawful under subdivision (a) or (b) of Section 66412.6 because it was not created prior to March 4, 1972. The subject property is zoned M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program zone, Industrial Preservation Zone) and is located in the Mount Gleason Zoned District.

## HEARING OFFICER AGENDA

PART III - PUBLIC COMMENT

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

PART IV - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M. NOVEMBER 1, 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.

**LIVE WEB STREAMING:** The Department of Regional Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.