



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):**  
 Ms. Tae: Items 1-17

**Meeting Date: November 1, 2016 – Tuesday**

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

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART I – CONSENT ITEMS FOR APPROVAL

### Time Extensions

### Land Divisions

2. Project No. 04-148-(5) (Mr. Szalay)  
 Applicant: Amy Hoong, Tritech  
 7909 Arroyo Drive  
 South San Gabriel Zoned District
  - a. Tentative Tract Map No. 061059  
 To create one multi-family residence lot developed with five detached condominiums on a 0.68 gross acre property in the A-1 (Light Agricultural – 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 October 16, 2016 to October 16, 2017.

Approve this extension for Tentative Tract Map No. 061059 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. PM068295-(5) (Mr. Szalay)  
 Applicant: Bill Rose  
 6989 Elizabeth Lake Road  
 Leona Valley Zoned District
- a. Tentative Parcel Map No. 068295  
 To create four single-family residence parcels on 26.3 gross acres in the A-2-2 (Heavy Agriculture – Two 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.

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

Approve this extension for Tentative Parcel Map No. 068295 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. 92027-(4) (Mr. Szalay)  
 Applicant: Corinna Ocampo  
 Southerly terminus of Apple Creek Lane and south of Dawn Haven Road  
 Hacienda Heights Zoned District
- a. Vesting Tentative Tract Map No. 51153  
 To create a gated single-family residential development (known as Pacific Heights) consisting of 47 single-family residence lots, one private and future street lot, one private driveway and fire lane lot, one public facility lot, one drainage basin lot and seven open space lots on approximately 114.3 gross acres (111.6 net acres) in the R-A-1 (Residential Agricultural – One Acre Minimum Required Lot Area) zone.
- b. Conditional Use Permit No. 92027  
 To ensure compliance with requirements of nonurban hillside management, Significant Ecological Area and density-controlled development as well as an onsite project grading that exceeds 100,000 cubic yards, and a request to allow 15-foot high retaining wall within front yard setback pursuant to Sections 22.20.440, 22.56.205 and 22.56.215 of the Los Angeles County Code.
- c. Oak Tree Permit No. 92027  
 To authorize removal of 126 oak trees and encroachment into the protected zone of 20 oak trees.

## HEARING OFFICER AGENDA

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

- 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 October 21, 2016 to October 21, 2017.

Approve this extension for Vesting Tentative Tract Map No. 51153 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. PM069664-(5) (Mr. Szalay)  
Applicant: Patricia Howell  
Southwest corner of the intersection of Hasley Canyon Road and Burlwood Drive  
Castaic Zoned District
  - a. Vesting Tentative Parcel Map No. 069664  
To create two single-family residence lots on approximately 10 gross acres in the A-2-2 (Heavy Agricultural - Two Acres Minimum Required Lot Area) zone.
  - b. Conditional Use Permit No. 200800198  
To ensure compliance with 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 December 4, 2016, to December 4, 2017.

Approve this extension for Vesting Tentative Parcel Map No. 069664 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. PM061140-(4) (Mr. Szalay)  
Applicant: Gabriela Rodriguez  
14260 Keese Drive  
Sunshine Acres Zoned District
  - a. Tentative Parcel Map No. 061140  
To create one multi-family residence lot developed with three detached condominiums on 0.51 gross acre in the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) zone.

## 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 October 4, 2016, to October 4, 2017.

Approve this extension for Vesting Tentative Parcel Map No. 061140 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. 04-174-(4) (Mr. Szalay)  
Applicant: James Lo  
17213 East Francisquito Avenue  
Puente Zoned District

- a. Vesting Tentative Parcel Map No. 060960  
To create three single-family residence parcels on 0.68 gross acre in the R-1-7,500 (Single Family Residence - 7,500 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 October 17, 2016, to October 17, 2017.

Approve this extension for Vesting Tentative Tract Map No. 060960 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. PM069228-(4) (Mr. Szalay)  
Applicant: Manuel Orozco  
10630 Victoria Avenue  
Whittier Zoned District

- a. Tentative Parcel Map No. 069228  
To create two single-family residence parcels on 0.37 gross acre in the R-A-6,000 (Residential Agricultural - 6,000 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.

## HEARING OFFICER AGENDA

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

Time extension request is from November 2, 2016 to November 2, 2017.

Approve this extension for Tentative Parcel Map No. 069228 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. TR062732-(5) (Mr. Szalay)  
 Applicant: Amy Hoong  
 1907 Peck Road  
 East San Gabriel Zoned District
- a. Tentative Tract Map No. 062732  
 To create one multi-family residence lot developed with 10 new attached condominium units on 1.4 gross acres in the A-1 (Light Agricultural – 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 November 6, 2016 to November 6, 2017.

Approve this extension for Tentative Tract Map No. 062732 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. 03-137-(2) (Mr. Szalay)  
 Applicant: Robert L. McConnell  
 1010-1022 West 223<sup>rd</sup> Street  
 Carson Zoned District
- a. Tentative Tract Map No. 060027  
 To create one multi-family residence lot developed with 21 new attached condominium units in four buildings on 1.41 gross acres in the A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zone.
- b. Conditional Use Permit No. 03-137  
 To ensure compliance within the Development Program zone, including modification of maximum wall/fence height within the front yard setback to six feet, and within the side yard setback to eight feet.

## HEARING OFFICER AGENDA

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

- c. General Plan Amendment No. 200800006  
To amend the existing Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) land use category to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Acre).
- d. Zone Change Case No. 03-137  
To change 0.47 acres of the existing A-1 (Light Agricultural – 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units per Net Acre – Development Program).
- e. 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 3, 2016 to November 3, 2017.

Approve this extension for Tentative Tract Map No. 060027 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. TR47573-(5) (Mr. Szalay)  
Applicant: Erin Lillibridge  
1.5 miles northeast of Vasquez Canyon Road and Sierra Highway  
Sand Canyon Zoned District
  - a. Vesting Tentative Tract Map No. 47573  
To create 75 single-family residence lots, three open space lots, five public facility lots and one water tank lot on approximately 246 acres in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) zone.
  - b. Conditional Use Permit No. 03-386  
To ensure compliance with hillside management and density-controlled development criteria as well as onsite project grading that exceeds 100,000 cubic yards of grading pursuant to Sections 22.24.100, 22.56.205 and 22.56.215 of the Los Angeles County Code (Zoning Ordinance).
  - 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 1, 2016 to November 1, 2017.

## HEARING OFFICER AGENDA

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

Approve this extension for Tentative Tract Map No. 47573 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, 06/21/16 and 09/06/16)**
12. 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 10/18/16)**
13. 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.

14. Conditional Use Permit No. RPPL 2015000292-(4) (Ms. Bush)  
 Applicant: JWL Associates Inc.  
 18162 Colima Road  
 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) in an existing restaurant (Buccumi Pizzeria & Raw Bar). The restaurant is located within the Yes Plaza, approved under Plot Plan No. 27578, in the C-2-BE (Neighborhood Business - Billboard Exclusion) zone, within the Rowland Heights Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

15. Project No. R2015-01127-(4) (Ms. Bush)  
 Conditional Use Permit No. 201500108  
 Applicant: Len Hayashi  
 17596 Colima Road  
 Puente Zoned District

To authorize the sale of beer and wine for on-site consumption (Type 41) in an existing restaurant (Momo Paradise). The restaurant is located within the Puente Hills Town Center-East and was previously approved under Plot Plan No. 201500350, in the C-2-BE (Neighborhood Business - Billboard Exclusion) zone, within the Rowland Heights Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

16. Project No. R2015-02333-(2) (Mr. Mirza-Avakyan)  
 Conditional Use Permit No. 201500094  
 Applicant: CCATT LLC (“Crown Castle”)  
 15202 Avalon Boulevard  
 Willowbrook-Enterprise Zoned District

To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility in the C-1 (Restricted Business) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

## HEARING OFFICER AGENDA

PART V - ADJOURNMENTADJOURNMENT TO 9:00 A.M. NOVEMBER 15, 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>.