PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II – CONSENT ITEM FOR APPROVAL

Time Extension

Coastal Permits

2. Project No. R2010-01574-(3) (Mr. Gies)
   Coastal Development Permit No. 201500073
   Applicant: Tara Moore
   27410 Rotunda Mesa Road
   The Malibu Zoned District

   To authorize a new two-story, 7,144 sq. ft. single-family residence, a detached two-story
   2,016 sq. ft. accessory workshop, associated infrastructure, and 2,730 cubic yards of cut
   grading, 193 cubic yards of fill grading, and 2,573 cubic yards of export grading, in the R-
   C-40 (Rural Coastal - 40 Acre Minimum Required Lot Area) zone and within the Coastal
   Zone segment of the unincorporated Santa Monica Mountains. This Time Extension
   action is categorically exempt pursuant to Class 5 Minor Alterations in Land Use
   Limitations of the CEQA guidelines.

   Time extension is from January 22, 2020 to January 22, 2021.
Zoning Permits

3. Project No. 2019-01383-(5) (Mr. Curzi)
   Conditional Use Permit No. RPPL2019002594
   Applicant: Renegade Towers, LLC
   2350 Columbia Way
   Quartz Hill Zoned District

   To authorize the construction, operation, and maintenance of a new wireless communications facility in the A-2-2 (Heavy Agricultural – Two 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.

4. Project No. 2019-000567-(5) (Mr. Curzi)
   Conditional Use Permit No. RPPL2019001024
   Applicant: CCTM1, LLC
   31650 Spring Canyon Road
   Soledad Zoned District

   To authorize the continued operation, and maintenance of an existing wireless communications facility 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.

5. Project No. 2017-003712-(2) (Mr. Donnelly)
   Conditional Use Permit No. RPPL2017006211
   Applicant: Gardena Properties, LLC/Alameda Pipe and Supply Co. Inc.
   14826 South Avalon Boulevard
   Willowbrook-Enterprise Zoned District

   To authorize the continued operation and maintenance of a facility for the outdoor parking and storage of vehicles including trucks, buses, and container vehicles in the M-1-IP (Restricted Heavy Manufacturing – Industrial Preservation) and B-1 (Buffer Strip) zones. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. 2019-003979-(1) (Mr. Mar)
   Conditional Use Permit No. RPPL2019007105
   Applicant: Sprint PCS
   1268 North Hicks Avenue
   City Terrace Zoned District
To authorize the construction and operation of a new wireless communications facility monopole with appurtenant equipment at the rear of a property developed with a single-family residence 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.

Coastal Permits

7. Project No. 2019-003510-(4) (Ms. Farley-Judkins)
   Conditional Use Permit No. RPPL2019006202
   Applicant: Cosmecutical Technologies, Inc. (Sampa’s Pizza Café)
   534 West Washington Boulevard
   Playa del Rey Zoned District

   To authorize the sale of beer and wine for on-site consumption (Type 41 ABC License) at an existing restaurant tenant space operated as Sampa’s Pizza Café in the SP (Specific Plan) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART IV – DISCUSSION AND POSSIBLE ACTION

Land Divisions

8. Project No. TR063296-(2) (Ms. Pavlovic)
   Conditional Use Permit Modification No. RPPL2019006919
   Applicant: Douglas Maupin
   1232, 1238, 1244, 1248 West 223rd Street and 22320 Normandie Avenue
   Carson Zoned District

   A request to modify CUP Condition No. 36 to allow grading prior to final map recordation which is consistent with Vesting Tentative Tract Map Condition No. 29. No other changes are requested.

   Recommended for Denial Due to Inactivity

Zoning Permits

   Applicant: Buddhist Compassion Relief Tzu Chi Foundation of the Republic China
   1100 South Valley Center Avenue
   San Dimas Zoned District
PART IV – DISCUSSION AND POSSIBLE ACTION (Cont.)

a. Plan Amendment No. 201300001  
   To authorize the change of the general land use category from a combination of O (Open Space), P (Public/Semi-Public Facilities) and 1 (Low Density Residential) to P (Public/Semi-Public Facilities) throughout the entire property.

b. Zone Change No. 201300001  
   To authorize the change of the zoning classification from a combination of the O-S (Open Space) and A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zones to the IT-DP (Institutional-Development Program) zone.

c. Conditional Use Permit No. 201300002  
   To authorize the expansion of the National Headquarters of the Buddhist Tzu Chi Foundation, to include an education campus, community center, improved landscaping, new auditorium and increased office and administration space with the development of nine new structures in the O-S (Open Space), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and RPD (Residential Planned Development) zones.

d. Parking Permit No. 201300001  
   To authorize to allow a reduction in the number of parking spaces required for the project and allow shared parking for all uses on the site.

    Oak Tree Permit No. 200800040  
    Applicant: Buddhist Compassion Relief Tzu Chi Foundation of the Republic China  
    1100 South Valley Center Avenue  
    San Dimas Zoned District  

   To retroactively authorize the removal of four oak trees and encroachment into the protected zone of an additional 80 oak trees in the O-S (Open Space), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and RPD (Residential Planned Development) zones.

PART V - PUBLIC COMMENT

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

Live Web Streaming: The Department of Regional Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at http://planning.lacounty.gov.