



Los Angeles County
Department of
Regional Planning

AGENDA HEARING OFFICER

Hearing Officer(s):
Items 1, 3-6: Bruce Durbin
Item 2: Gina Natoli



Los Angeles County
Regional Planning
Commission

Meeting Date: October 20, 2020 – Tuesday

Time: 9:00 a.m.

NOTICE

Following Governor Newsom's executive orders prohibiting the convening of public agency meetings in light of the COVID-19 pandemic, all regularly scheduled Los Angeles County Department of Regional Planning Hearing Officer ("Hearing Officer") meetings will convene as virtual (online) meetings and by teleconference until further notice.

For more information regarding the Los Angeles County Department of Regional Planning's response to the COVID-19 pandemic, visit <http://planning.lacounty.gov/covid19> or @LACDRP on Twitter, Facebook, and Instagram.

OBSERVING THE MEETING

To observe the meeting without providing public comment for the record, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842), <http://facebook.com/LACDRP>, or dial (669) 900-6833 or (346) 248-7799.

PROVIDING VERBAL PUBLIC COMMENT

To provide verbal public comment for the record during the meeting, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842) and staff will assist you via the Zoom chat feature, or dial (669) 900-6833 or (346) 248-7799 and send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 5 p.m. on Monday October 19, 2020 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 5 p.m. on Monday October 19, 2020 will not be provided to the Hearing Officer but will be transcribed and added to the public record.

- Si usted no entiende esta agenda o necesita más información por favor llame a este número (213) 974-6411.
- 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

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 5 p.m. on Monday October 19, 2020 will be provided to the Hearing Officer. Written public comments submitted after 5 p.m. on Monday October 19, 2020 will not be provided to the Hearing Officer but will be added to the public record.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II – PUBLIC HEARINGS**Zoning Permits**

2. **(Continued from October 6, 2020)**
 Project No. 2017-003740-(5) (Ms. Bush)
 Nonconforming Review No. RPPL2017006242
 Applicant: Theosophical Endowment Corporation
 643 E. Mariposa Street
 Altadena Zoned District

A request to authorize the continued operation and maintenance of the administrative headquarters of The Theosophical Society and residence for the volunteer staff (not to exceed 25 persons) located in the R-1 (Single-Family Residence) Zone, in the Altadena Community Standards District. This project is categorically exempt Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.

3. Project No. 2018-003629-(5) (Ms. Hui)
 Conditional Use Permit No. RPPL2018005664
 Applicant: Verizon Wireless
 2235 North Lake Avenue
 Altadena Zoned District

To authorize the continued operation and maintenance of an existing unmanned wireless communications facility mounted on the rooftop of a two-story commercial building and consisting of two sectors of antennas and appurtenant equipment housed inside the building's equipment room in the C-2 (Neighborhood Business) Zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

HEARING OFFICER AGENDA
PART II – PUBLIC HEARINGS, Cont'd

4. Project No. PRJ2020-000927-(5) (Mr. Mar)
 Oak Tree Permit No. RPPL2020003192
 Applicant: Natalia Ikemiya and Ian Richer
 2859 Marengo Avenue
 Altadena Zoned District

To authorize the encroachment into the protected zones of two (2) oak trees in association with the conversion of and addition to an existing garage for a new accessory dwelling unit (“ADU”) for an existing single-family residence in the R-1-7,500 (Single-family Residence – 7,500 Square Foot Minimum Required Area) zone within the unincorporated community of Altadena. The project is categorically exempt Class 4 – Minor Alterations to Land pursuant to CEQA reporting requirements.

Land Divisions

5. Project No. TR063296-(2) (Mr. Chou)
 Applicant: 223rd West LLC/ Douglas Maupin
 1232, 1238, 1244, 1244 W. 223rd Street
 & 22320 Normandie Avenue, West Carson
 Carson Zoned District
- a. Amendment to Vesting Tentative Tract Map No. 063296-(2) (RPPL2020004367)
 To amend Condition No. 1 of Vesting Tentative Tract Map No. 063296-(2) previously approved on May 14, 2019, to allow 58 condominium units spread among nine buildings instead of seven buildings, within the R-3-23U-DP (Limited Density Multiple Residence – 23 Units Per Net Acre Development Program) Zone within the unincorporated community of West Carson.
- b. Conditional Use Permit Modification No. RPPL2020004417
 A request to modify Condition No. 1 of CUP 2005-00152-(2) previously approved on May 14, 2019, to reflect the changes proposed by the amendment to the vesting tentative tract map.
- c. Environmental Assessment No. RPPL2020004418
 A request to amend the adopted Mitigated Negative Declaration, previously adopted on May 14, 2019, to reflect the changes proposed by the amendment to the vesting tentative tract map and conditional use permit modification.

PART III - PUBLIC COMMENT

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

PART IV – ADJOURNMENT

ADJOURNMENT TO 9:00 A.M. OCTOBER 27, 2020

HEARING OFFICER AGENDA

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 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>.