



Los Angeles County
Department of
Regional Planning

AGENDA HEARING OFFICER

Hearing Officer(s):
Items 1-7, 9: Alex Garcia
Item 8: Gina Natoli



Los Angeles County
Regional Planning
Commission

Meeting Date: October 27, 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 26, 2020 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 5 p.m. on Monday October 26, 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 26, 2020 will be provided to the Hearing Officer. Written public comments submitted after 5 p.m. on Monday October 26, 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 – CONSENT ITEMS FOR APPROVAL**Land Divisions**

2. Project No. 92027-(4) (Ms. Hikichi)
 Applicant: Pacific Communities Builder, Inc.
 South of Apple Creek Lane & 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 residential 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.
 - b. Conditional Use Permit No. 92027
 - c. Oak Tree Permit No. 92027
 - d. Environmental Assessment No. 92027
 - 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 October 21, 2020 to October 21, 2021.

Approve this extension for 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. This is the sixth and final discretionary time extension.

HEARING OFFICER AGENDA
PART II – CONSENT ITEMS FOR APPROVAL, Cont'd

3. Project No. 04-148-(1) (Ms. Hikichi)
 Applicant: Frank Wen
 7909 Arroyo Drive, Rosemead
 South San Gabriel Zoned District
- a. Tentative Tract Map No. 061059
 To create one multi-family residence lot developed with five detached single-family residence condominium units on 0.68 gross acre.
- 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, 2020 to October 16, 2021.

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. This is the fifth discretionary time extension.

4. Project No. 98034-(5) (Ms. Hikichi)
 Applicant: Williams Homes
 North Hasley Canyon Road near the intersection with Del Valle Road
 Newhall Zoned District
- a. Revised Vesting Tentative Tract Map No. 52584-1
 To create 497 single-family residence lots, one (1) public park lot, 15 private recreation and access lots, 16 open space lots, one (1) water tank lot, 13 public facility lots, and 21 private and future street and private drive and fire lane lots (564 lots) on 430.4 gross acres within zone R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area).
- b. Variance No. 201300003
- c. Conditional Use Permit No. 201300081
- d. Oak Tree Permit No. 201300023
- 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 October 31, 2020 to October 31, 2021.

Approve this extension for Revised Tentative Tract Map No. 52584-1 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. This is the second discretionary time extension.

HEARING OFFICER AGENDA

PART III – PUBLIC HEARINGSZoning Permits

- (Continued from 4/21/20, 5/26/20, and 8/25/20)**
5. Project No. 2019-004232-(1) (Ms. Cho)
 Conditional Use Permit No. RPPL2019007517
 Applicant: Sprint
 4528 Whittier Boulevard
 East Side Unit No. 1 Zoned District

To authorize the continued operation and maintenance of an existing unmanned wireless telecommunication facility, with minor equipment upgrades, on the rooftop of a commercial building in the C-3 (General Commercial) zone. This Project is categorically exempt Class 1 - Existing Facilities, pursuant to CEQA reporting requirements.

6. Project No. 2019-003430-(4) (Ms. Cho)
 Conditional Use Permit No. RPPL2019006053
 Applicant: Virtual Site Walk
 1901 S. Azusa Avenue
 Hacienda Heights Zoned District

To authorize the continued operation and maintenance of an existing unmanned wireless telecommunication facility, with minor equipment upgrades, on a monopalm pole in the R-3 (Limited Density Multiple Residential) Zone. This Project is categorically exempt Class 1 - Existing Facilities, pursuant to CEQA reporting requirements.

7. Project No. PRJ2020-000095-(5) (Ms. Choi)
 Conditional Use Permit No. RPPL2020001068
 Applicant: Canyon Country Little League, Inc.
 16054 Sierra Highway, Canyon Country
 Newhall Zoned District

To authorize the continued operation of an existing sports complex as a private recreation club in the C-3 (General Commercial) and A-1-2 (Light Agricultural-Two Acre Minimum Required Area) Zones. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART IV – DISCUSSION AND POSSIBLE ACTIONZoning Enforcement

8. Appeal of Final Zoning Enforcement Order (Mr. Besem)
 Enforcement Case No. RPCE2019004715
 Appellant: Catherine J Coutts

HEARING OFFICER AGENDA
PART IV – DISCUSSION AND POSSIBLE ACTION, Cont'd

Enforcement Violations: Structure(s) in Setback

One or more unpermitted structures are being maintained within the required setback areas (Los Angeles County Code: 22.02.030(B); 22.18.020; 22.18.040(B)). Tarps over driveway and rear animal structures are being maintained within the required side and rear yard setback areas located at 2319 Pearson Avenue, Whittier CA 90601, Assessor's Parcel Number 8125-007-035.

The subject property is zoned R-1-7500 (Single Family Residence) and is located within the Workman Mill Zoned District.

PART V - PUBLIC COMMENT

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

PART VI – ADJOURNMENT

ADJOURNMENT TO 9:00 A.M. NOVEMBER 17, 2020

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>.

