



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Health Services Headquarters
Auditorium, 1st Floor
313 N. Figueroa Street
Los Angeles, California 90012

Meeting Date: July 8, 2009 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Bellamy, Rew, Helsley, Modugno

Absent: Commissioner Valadez

Ex Officio Members:

Director of Public Works: Mr. Steven Burger, Principal Engineer

County Counsel: Ms. Patricia Keane, Deputy

Planning Director: Mr. Sorin H. Alexanian, Acting Deputy Director, Current Planning Division

Forester and Fire Warden: Mr. Juan Padilla, Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Rew representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Helsley/Modugno – that the agenda for July 8, 2009 be approved.

Vote-Ayes: Commissioners Bellamy, Rew, Helsley, Modugno

Absent: Commissioner Valadez

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/ACTING DEPUTY DIRECTOR

4. There were no reports given by Acting Deputy Director.

7/8/09

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Helsley/Rew – that the minutes for June 17, 2009 be approved.

Vote-Ayes: Commissioners Bellamy, Rew, Helsley, Modugno
Absent: Commissioner Valadez

PUBLIC HEARINGS

Zoning Permits

Action Taken as Noted

6. **Project No. R2007-02922-(4), Oak Tree Permit Case No. 2007-00047-(4) – Jeff Louie – To authorize the removal of seventeen (17) (mitigation) oak trees, previously approved by Oak Tree Permit 89-365, in the A-2-1 (Heavy Agriculture-One Acre Lot Minimum) zone. The project is Categorically Exempt from the California Environmental Quality Act pursuant to the Class 1 Categorical Exemption (Existing Facilities) – Hacienda Heights Zoned District**

Motion/second by Commissioners Rew/Helsley – That the Regional Planning Commission move this item off the calendar in order for Staff to conduct an environmental analysis in compliance with the California Environmental Quality Act and provide proper notice once that analysis is complete, and to encourage the applicant and his representatives to get together with staff and make sure we fully understand what the applicant wishes to do now.

Vote-Ayes: Commissioners Bellamy, Rew, Helsley, Modugno
Absent: Commissioner Valadez

Project Approved

- 6(x) Project No. R2008-00798-(5), Conditional Use Permit Case No. 2008-00084-(5), Environmental Assessment Case No. 2008-00056-(5) – Valencia Hills Community Church – Conditional Use Permit to authorize the construction and operation of a new two-story church (approximately 50,000 gross square feet) with an assembly area, offices, Sunday school classrooms and grading in excess of 100,000 cubic yards (400,000 cubic yards) in the Hillside Management area located on the north side of Stoney Creek Road, 1,200-ft. in the A-2-2 (Heavy Agriculture-Two Acre Minimum Required Area) Zone. Environmental Assessment Case No. 2008-00056-(5) – A Mitigated Negative Declaration will also be considered pursuant to CEQA reporting requirements. – Castaic Canyon Zoned District**

7/8/09

6(x) (cont.)

Motion/second by Commissioners Modugno/Helsley – The Regional Planning Commission closed the public hearing to authorize Environmental Assessment Case No. 2008-00056, a Mitigated Negative Declaration associated with Conditional Use Permit No. 2008-00084.

Motion/second by Commissioners Modugno/Helsley-The Regional Planning Commission closed the public hearing to approve Conditional Use Permit Case No. 2008-00084 subject to the findings and conditions as follows: 1) No Parking from the church will be allowed along Stoney Creek Road 2) Traffic Monitoring needs to be provided during church services in order to avoid any blocking of Duke Drive or the Tesoro Recreational Center driveway on Stoney Creek Road; as well as traffic flow at the Stoney Creek Road. 3) Valencia Hills Church will coordinate with the Homeowners Association regarding dust control measures during grading and a Reimbursement Program for prevention cleaning will be implemented on as needed basis. 4) Public street lights will be installed near the proposed project entry, as directed by the Department of Public Works. 5) Site Security Patrol service will be provided in order to stop persons or autos from loitering around the church at night. Motion light sensors shall be placed on the subject property to not disturb the surrounding residential area and the Tesoro Recreation Center.

Vote-Ayes: Commissioners Bellamy, Rew, Helsley, Modugno
Absent: Commissioner Valadez

DISCUSSION AND POSSIBLE ACTION

Zoning Permits

Project Denied

7. **(Appeal of the Director's denial of 6/3/09) – Project No. R2005-00187-(5), Plot Plan Case No. 2009-00637-(5) – Hui Xian Zhang – (To authorize a perimeter wall in excess of the height allowed by the County Zoning Code in the R-1-40000 (Single Family Residential) Zone. The project is Categorically Exempt under Class 1 (Existing Facilities) of the California Environmental Quality Act. – Northeast Pasadena Zoned District**

Motion/second by Commissioners Modugno/Helsley – The Regional Planning Commission closed the public hearing and denied Project No. R2005-00187 due to findings presented at the Commission as follows: 1) The maximum fence height allowed in required side and rear yards is six feet and 42 inches in front yards. The existing wall ranges in height from six feet to approximately twelve feet, and the proposed changes to the wall ranges in height from six to eight feet.

7/8/09

DISCUSSION AND POSSIBLE ACTION (cont.)

Zoning Permits

Project Denied

A yard modification is needed to authorize the portion of the wall over six feet in height, and for portions of the wall that are within the front yard setback and are over three and one half feet. 2) The General Plan land use designation for the property is 1, which allows one to six dwellings per acre.

The appeal period ends on Wednesday, July 22, 2009.

Vote-Ayes: Commissioners Bellamy, Rew, Helsley, Modugno
Absent: Commissioner Valadez

PUBLIC HEARINGS

Zoning Permits

Project Approved

8. **Project No. R2005-00187-(5), Oak Tree Permit case No. 2008-00030-(5), Environmental Assessment Case No. 2008-00061-(5) – Hui Xian Zhang – (Oak Tree Permit – a retroactive oak tree permit for encroachment into the protected zone of 49 oak trees due to the prior construction of a wall that surrounds the perimeter of the two properties and branches onto a third property in the R-1-40000 (Single Family Residential) Zone. Environmental Assessment – A negative Declaration is the appropriate environmental documentation pursuant to the California Environmental Quality Act. – Northeast Pasadena Zoned District**

Motion/second by Commissioners Modugno/Rew – The Regional Planning Commission closed the public hearing and approved Project No. R2005-00187 with findings and conditions as follows: 1) An oak tree permit is retroactively authorized for encroachment upon 49 trees and to authorize construction work to reduce the wall height. 2) An oak tree permit is needed to allow the corrective work that has resulted from construction of the wall. 3) Fencing needs to be placed around trees to protect them. The Regional Planning Commission also considered and adopted the Negative Declaration together with the Environmental Assessment.

Vote-Ayes: Commissioners Bellamy, Rew, Helsley, Modugno
Absent: Commissioner Valadez

7/8/09

CONTINUATION OF REPORTS

9. Commission/Counsel/Director

There were no reports given by the Commission/Counsel/Director.

PUBLIC COMMENT

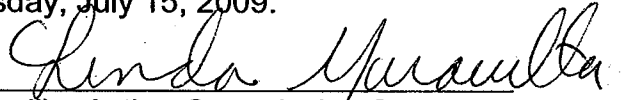
10. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

ADJOURNMENT

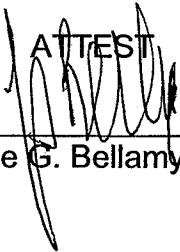
A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 1:56 p.m. to Wednesday, July 15, 2009.




Linda Maravilla, Acting Commission Secretary

ATTEST



Leslie G. Bellamy, Chair

APPROVE



Sorin H. Alexanian, Acting Deputy Director
Current Planning Division