



# THE REGIONAL PLANNING COMMISSION

County of Los Angeles

## MINUTES

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012

Meeting Date: July 15, 2009 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Bellamy, Rew, Valadez, Helsley, Modugno

Ex Officio Members:

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

County Counsel: Ms. Elaine Lemke, Principal Deputy

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

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

### PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Valadez representing the First Supervisorial District.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Helsley/Modugno – that the agenda for July 15, 2009 be approved.

Vote-Ayes: Unanimous

### COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

### ACTING DIRECTOR/ACTING DEPUTY DIRECTOR

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

### MINUTES FOR APPROVAL

5. Motion/second by Commissioners Helsley/Valadez – that the minutes for June 24, 2009 be approved.

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MINUTES FOR APPROVAL (Cont.)

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

PUBLIC HEARINGS

Land Divisions

Action Taken as Noted

6. **Vesting Tentative Tract Map No. 51153, Conditional Use Permit Case No. 92-027-(4), Oak Tree Permit Case No. 92-027-(4), Environmental Assessment Case No. 92-027-4) – Pacific Communities – (Vesting Tentative Tract Map – The vesting tentative tract map proposes to create 47 single-family lots, one private and future street lot, one private driveway and fire lane lot, one facility lot, one drainage lot and seven open space lots on 114.3 gross acres. Conditional Use Permit to ensure compliance with the requirements of non-urban hillside management design criteria, development within a Significant Ecological Area, and density controlled development, as well as on-site project grading that exceeds 100,000 cubic yards and a request for modification to allow a 15-foot high retaining wall within front yard setback. Oak Tree Permit to allow the removal of 126 oak trees (no heritage oaks) and encroachment into protected zone of 20 oak trees (no heritage oaks). Environmental Assessment – Recirculated Draft Environmental Impact Report – Impacts reduced to less than significant with project mitigation pursuant to CEQA reporting requirements. Hacienda Heights Zoned District**

The applicant has requested a continuance to resolve the project's remaining issues.

Motion/second by Commissioners Rew/Modugno – the Regional Planning Commission granted the request for a continuance to allow the applicant to work with staff in resolving the remaining project issues. The item was continued to Wednesday, August 19, 2009 and staff was instructed to inform the community of the new hearing date.

Vote-Ayes: Unanimous

Zoning Permits

Action Taken as Noted

7. **Project No. R2006-00510-(1), Conditional Use Permit Case No. 2007-00138-(1) – R.S. Market – (To authorize the sale of a full line of alcohol for off-site consumption in conjunction with an existing mini-market (R.S. Market) within the C-1 (Restricted**

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Zoning Permits (Cont.)

Action Taken as Noted

**Business) zone. The market operates from 9:30 am to 9:30 pm, seven days a week. The project is categorically exempt from the California Environmental Quality Act pursuant to Class 1 (Existing Facilities) exemption. – Puente Zoned District**

Motion/second by Commissioners Valadez/Helsley – that the public hearing be closed and that Regional Planning Commission deny Project No. R2006-00510-(1). The Commission found that there is a large number of existing off-site liquor licenses and the proposed alcohol use would not be compatible with the surrounding land uses due to the sensitive uses in the immediate vicinity.

Vote-Ayes: Unanimous

Project Approved

8. **Project No. R2006-00510-(1), Conditional Use Permit Case No. 2006-00044-(1) – Taco King, Inc. – (To authorize the sale of beer and wine for on-site consumption in conjunction with an existing restaurant (Taco King) within the C-1 (Restricted Business) zone. The restaurant operates from 7:30 am to 12:00 am, seven days a week. The project is categorically exempt from the California Environmental Quality Act pursuant to Class 1 (Existing Facilities) exemption. – Puente Zoned District**

Motion/second by Commissioners Valadez – that the public hearing be closed and that the Regional Planning Commission deny Project No. R2006-00510-(1) Motion fails due to lack of a second.

Motion/second by Commissioners Modugno/Helsley – that the public hearing be closed and that the Regional Planning Commission approve Project No. R2006-00510-(1) with modifications: 1) that the sale of alcohol shall be limited to 11:00 a.m. to 12:00 a.m. seven days a week; 2) alcoholic beverages are restricted to dine-in customers only and can only be sold in conjunction with food for on-site dining; and 3) the grant shall not be effective until such time that a parking permit is approved for the subject property or the outdoor dining area is removed bringing the property into zoning compliance with parking standards. The appeal period ends Wednesday, July 29, 2009.

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

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Action Taken as Noted

9. **Project No. R2006-00510-(1), Parking Permit Case No. 2008-00007-(1) – Maria Romero – (A parking permit to authorize less than required parking at a commercial shopping center within the C-1 (Restricted Business) zone. The project is categorically exempt from the California Environmental Quality Act pursuant to Class 1 (Existing Facilities) exemption. – Puente Zoned District**

The notice of public hearing was not posted on the subject property 30 days prior to the scheduled public hearing as required by Section 22.60.175 of the Zoning Code.

Motion/second by Commissioners Valadez/Helsley – the item was continued to Wednesday, August 26, 2009 to allow sufficient time for the applicant to satisfy the posting requirements.

Vote-Ayes: Unanimous

Action Taken as Noted

10. **Project No. R2007-00938-(1), Conditional Use Permit Case No. 2007-00082-(1) – Ana I. and Roman R. Romero – (To authorize the sales of beer and wine for off-site consumption in conjunction with the operation of an existing convenience market and fuel station within the C-3 (Unlimited Commercial) zone in the community of Florence-Firestone. The project is categorically exempt from the California Environmental Quality Act pursuant to Class 1 (Existing Facilities) exemption.**

The applicant has attempted to meet with the Sheriff's department for the last two weeks to discuss their opposition. The applicant is requesting a continuance until they can meet with the Sheriff's department to mitigate their concerns.

Motion/second by Commissioners Valadez/Helsley – the Regional Planning Commission granted the request to continue the item to Wednesday, August 26, 2009 to allow the applicant ample time to meet with the Sheriff's department.

Vote-Ayes: Unanimous

Project Approved

11. **Project No. R2007-01394-(3), Conditional Use Permit Case No. 2008-00050-(3), Environmental Assessment Case No. 2009-00032-(3) – Montenido Lake Vista – (Conditional Use Permit to authorize the expansion of an existing adult residential facility (congregate health living facility) from six persons to 12 persons to 12 persons in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)**

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PUBLIC HEARINGS (Cont.)

Zoning Permits

**zone with no new construction as the expansion will be accommodated within existing facilities. Environmental Assessment to adopt a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.) – Malibu Zoned District**

Motion/second by Commissioners Helsley/Rew - that the public hearing be closed and that the Regional Planning Commission adopts the Negative Declaration.

Motion/second by Commissioners Helsley/Rew – that the Regional Planning Commission approve Conditional Use Permit Case No. 2008-00050-(3) with findings and conditions and that the applicant post a sign informing visitors to park off curb in compliance with the Vehicle Code.

Vote-Ayes: Unanimous

CONTINUATION OF REPORTS

12. Commission/Counsel/Director

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

PUBLIC COMMENT

13. **Public comment pursuant to Section 54954.3 of the Government Code.**

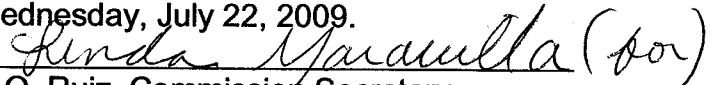
There were no requests by members of the public to address the Commission.

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ADJOURNMENT

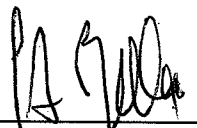
A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

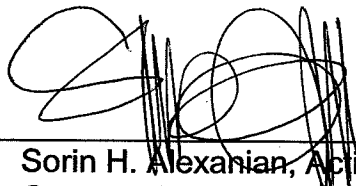
The Commission adjourned at 10:24 a.m. to Wednesday, July 22, 2009.

  
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Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
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Leslie G. Bellamy, Chair

  
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Sorin H. Alexanian, Acting Deputy Director  
Current Planning Division