



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: June 12, 2013 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Louie, Valadez, Helsley, Modugno

Absent: Commissioner Pedersen

Ex Officio Members:

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

County Counsel: Ms. Patricia Keane, Senior Deputy

Planning Director: Mr. Sorin Alexanian, 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 Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Helsley/Modugno – That the agenda for June 12, 2013 be amended to begin as follows: Item Nos. 6, 7, 9, 10, 11 and 8.

Vote-Ayes: Commissioners Helsley, Modugno, Louie, Valadez

Absent: Commissioner Pedersen

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

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DIRECTOR/DEPUTY DIRECTOR

4. Mr. Alexanian reported to the Commission that at yesterday's Board of Supervisors meeting, the Board authorized the Director to amend the contract with The Planning Center to extend the term for the Environmental Impact Report for the Countywide General Plan Update and the Antelope Valley Area Plan Update for two years.

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Modugno/Helsley – That the minutes for May 13, 2013 be approved.

Vote-Ayes: Commissioners Modugno, Helsley, Louie, Valadez
Absent: Commissioner Pedersen

PUBLIC HEARINGS

Zoning Permits

Action Taken as Noted

6. (Continued from 11/14/12, 02/20/13 & 4/10/13). Project No. R2010-00862-(1). Applicant: Consolidated Disposal Services. 1512 North Bonnie Beach Place, East Los Angeles. City Terrace Zoned District. a. Conditional Use Permit No. 201000073. To authorize the increase in its daily waste intake of mixed municipal solid waste, including recyclable materials, from 700 tons per day (tpd) to 1,500 tpd in association with proposed modifications to the existing East Los Angeles Recycling and Transfer Station (ELARTS) in the M-2 (Heavy Manufacturing) Zone. b. Environmental Assessment No. 201000058. To consider a Mitigated Negative Declaration with impacts to noise and transportation/traffic reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

Mr. Mar reported to the Commission that a letter was received from the applicant, Republic Services, requesting a continuance to a future date in order to work with County staff on finalizing the project's draft conditions and to address community concerns regarding the project.

Motion/second by Commissioners Valadez/Helsley – That the Regional Planning Commission grant the request for the item to be taken off calendar and readvertised for a future hearing date.

Vote-Ayes: Commissioners Valadez, Helsley, Louie, Modugno
Absent: Commissioner Pedersen

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Project Approved

7. (Continued from 05/22/13). Project No. R2012-02368-(1). Applicant: East LA Community Corporation. 4125 Whittier Blvd., 4131 Whittier Blvd., and 837 Bonnie Beach Blvd. Eastside Unit No. 1 Zoned District. a. Conditional Use Permit No. 201200138. To authorize a residential use in a commercial zone. b. Housing Permit No. 201200004. To authorize a density bonus for the construction of a 3-story, 30,240 sq. ft., 25 affordable unit apartment complex with underground parking, and to demolish an existing 1,950 sq. ft. commercial building. c. Environmental Assessment No. 201200249. To consider 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.

Commissioner Modugno recused himself from discussing and voting on this project.

Ms. Tashjian presented her staff report to the Commission followed by testimony from the applicant's representative Eric Lieberman, QES, Inc. and Ernesto Espinoza of East Los Angeles Community Corporation. There were no members of the public in opposition and five members of the public in support, with the applicant choosing not to provide a rebuttal.

Motion/second by Commissioners Valadez/Helsley – That the Regional Planning Commission close the public hearing and adopt the negative declaration.

Motion/second by Commissioners Valadez/Helsley – That the Regional Planning approve Housing Permit No. 201200004 and Conditional Use Permit No. 201200138 with findings and conditions of approval. The appeal period for this project ends on Wednesday, June 26, 2013.

Vote-Ayes: Commissioners Valadez, Helsley, Louie
Recused from Vote: Commissioner Modugno
Absent: Commissioner Pedersen

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Project Approved

9. (Continued from 06/05/13). Project No. R2012-02979-(1). Conditional Use Permit No. 201200167. Applicant: Adolfo Bautista Corro. 5719 Whittier Boulevard. Eastside Unit No. 1 Zoned District. To authorize the sale of a full-line of alcohol for on-site consumption within an existing restaurant and bar in the C-3 (Unlimited Commercial) Zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

Ms. Kulczychi presented her staff report to the Commission followed by testimony from the applicant's two representatives Jesus Duran, Luis Garcia and the applicant Adolfo Bautista-Corro.

The Commission raised concerns that the change in license type may be significant enough to alter the atmosphere of the establishment and encourage the conversion of the restaurant into a bar. Conditions were added to address these concerns as requested by the Commission.

Motion/Second by Commissioners Valadez/Helsley – That the Regional Planning Commission close the public hearing and determine that the project is exempt from the California Environmental Quality Act pursuant to the Class 1 categorical exemption and approve Conditional Use Permit No. R2012-02979 with findings and conditions of approval and to: 1) limiting hours of alcohol sales, requiring food to be sold concurrently with the sale of alcohol from 10:00 a.m. to 10:00 p.m. on Monday through Thursday and from 10:00 a.m. to midnight on Friday through Sunday; 2) increasing the security guard hours from 6:00 p.m. and closing on weekend evenings (Friday through Sunday); 3) requiring more Zoning Enforcement inspections; 4) notifying the Sheriff's of any upcoming special events at the property. The appeal period for this project ends on Wednesday, June 26, 2013.

Vote-Ayes: Commissioners Valadez, Helsley, Louie, Modugno
Absent: Commissioner Pedersen

Project Approved

10. Project No. R2012-02173-(2). Applicant: Billboard Displays LLC. 10100 S. La Cienega Blvd. Lennox Zoned District. a. Conditional Use Permit No. 201200122. To authorize the relocation of an outdoor advertising sign pursuant to County Code Section 22.32.070 in the M-1-DP (Light Industrial - Development Program) Zone. b. Environmental Assessment No. 201200225. To consider a Negative Declaration for

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PUBLIC HEARINGS (Cont.)

Zoning Permits

the project finding that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

Mr. Svitek presented his staff report to the Commission followed by testimony from the applicant's representative Mark Kudler, Bulletin Displays, LLK. There was one member of the public in support of the project, Jim Purvis, South Bay Family Health Care and Scott Ross, Wingate by Wynham Hotel who had concerns that there were over concentration of billboards in the area and this added one would block the view of the hotel.

Discussion was followed by staff and the Commissioners in regards to the Settlement Agreement which the County had reached with the Billboard Companies. County Counsel informed the Commissioners that they can exercise their discretion as they would on any Conditional Use Permit and with rights of appeal to the Board of Supervisors.

Motion/second by Commissioners Valadez/Helsley - That the Regional Planning Commission close the public hearing and adopt the Negative Declaration.

Motion/second by Commissioners Valadez/Helsley – That the Regional Planning Commission approve Conditional Use Permit No. 201200122 with findings and conditions and modification on Condition No. 24. to allow for the advertisement of alcoholic beverages as the code does not prohibit billboards from advertising alcohol.

Vote-Ayes: Commissioners Valadez, Helsley, Louie
Noes: Commissioner Modugno
Absent: Commissioner Pedersen

Project Approved

11. **Project No. R2012-02176-(2). Applicant: Billboard Displays LLC. 800 Spruce Lake. Harbor City Zoned District. a. Conditional Use Permit No. 201200123. To authorize the relocation of an outdoor advertising sign pursuant to County Code Section 22.32.190.A.4 in the M-2 (Heavy Manufacturing) Zone. b. Environmental Assessment No. 201200226. To consider a Negative Declaration for the project finding that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.**

Mr. Svitek presented his staff report to the Commission followed by testimony from the applicant's representative Mark Kudler, Bulletin Displays, LLK. There were no members of the public in opposition with the applicant choosing not to provide a rebuttal.

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Motion/second by Commissioners Valadez/Helsley - That the Regional Planning Commission close the public hearing and adopt the Negative Declaration.

Motion/second by Commissioners Valadez/Helsley – That the Regional Planning Commission approve Conditional Use Permit No. 201200122 with findings and conditions and modification on Condition No. 24. to allow for the advertisement of alcoholic beverages as the code does not prohibit billboards from advertising alcohol.

Vote-Ayes: Commissioners Valadez, Helsley, Louie
Noes: Commissioner Modugno
Absent: Commissioner Pedersen

Action Taken as Noted

8. **(Continued from 05/22/13). Project No. R2013-00520-(1). Adult Business Permit No. 201300001. Applicant: Chawkat Jajieh. 13217 Valley Boulevard. Puente Zoned District. To authorize the continued operation of an adult business with live entertainment located in the M-1-BE (Light Industrial-Billboard Exclusion) Zone within the unincorporated community of Avocado Heights. The project is a ministerial permit and is not subject to the California Environmental Quality Act.**

Ms. Aranda presented her staff report to the Commission followed by testimony from the applicant Chawkat Jajieh and Roger Diamond attorney for the applicant. In addition, Lieutenant John Babbitt and Kathleen Miller of the Los Angeles County Sheriff's Department provided testimony in opposition to the permit. Ms. Christina Hernandez, Treasurer & Tax Collector Department provided testimony in the process of the Business License Department.

Motion/second by Commissioners Valadez/Modugno – That the Regional Planning Commission continue the item to Wednesday, September 5, 2013 to allow: 1) time to meet with County Counsel on clarification of compliance with applicable laws and regulations; 2) that the floor plan should meet the requirements of the Business License Commission on the following: a) reflect six feet from the pole to edge of the dance stage area; b) install a door on the dressing room; c) install lockers in the women's dressing room for employees; d) install partitions to separate the urinals in the men's restroom and create bathroom stalls in the ladies restroom; e) remove the lap dance area leading to the outside; f) establish a protected pathway for the dancers leading to the stage area; and 3) correct the operating hours.

Vote-Ayes: Commissioners Valadez, Modugno, Louie, Helsley
Absent: Commissioner Pedersen

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PUBLIC COMMENT

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

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

CONTINUATION OF REPORTS

13. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

Mr. Daniel Goldberg and Ms. Ilona Herzberg voiced their concerns in regards to Project No. R2012-00691-(3) on the denial of this project. The Messina's are currently operating a vineyard as opposed to a private garden. Their concerns are the chemicals being used to irrigate which is hooked up to the community drinking water system.

At the direction of the Chair, staff was requested to report back on what constitutes a residence vineyard compared to a commercial vineyard. The Director of Planning, Mr. Bruckner informed the Commission that the department is working closely with all the divisions and the Department of County Counsel on definitions.

The Commission thanked both Mr. Goldberg and Ms. Herzberg for coming and voicing their concerns and advised them to meet with our Zoning Enforcement staff member at the conclusion of today's meeting.

14. Commission/Counsel/Director Reports

Mr. Richard Bruckner, Director of Planning reported that at yesterday's Board of Supervisors meeting, the Board took an action to separate the EIR for the General Plan and the Antelope Valley Area Plan. The department is evaluating what the process would be and how it may involve renoticing both Antelope Valley Plan and the General Plan EIR, reissuing the preliminary documents. Staff will be undertaking this task and will report back to 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 12:34 p.m. to Wednesday, June 19, 2013.



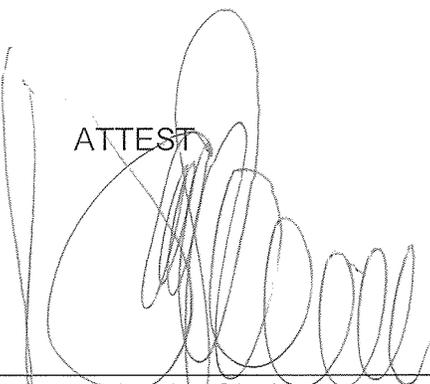
Rosie O. Ruiz, Commission Secretary

APPROVE



Sorin Alexanian, Deputy Director
Current Planning Division

ATTEST



David W. Louie, Chair