



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: November 13, 2013 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Louie, Valadez, Helsley, Pedersen, Modugno

Ex Officio Members:

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

County Counsel: Ms. Elaine Lemke, Principle 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 Valadez representing the First Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Helsley/Valadez – That the agenda for November 13, 2013 be approved.

Vote-Ayes: Unanimous

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

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

11/13/13

PUBLIC HEARINGS

Zoning Permits

Action Taken as Noted

5. (Continued from 05/22/13, 06/12/13 & 09/04/13). 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 the staff report to the Commission indicating that recent site inspections disclosed non-compliance with the Los Angeles County Code requirements pursuant to Sections 7.92 (A), 7.92.050 (L) and 7.92.070 (B).

She indicated that the Treasurer and Tax Collector denied the business license permit thereby allowing the applicant to file an appeal by Friday, November 8, 2013. The applicant filed a timely appeal to the Business License Commission with a hearing date scheduled for Wednesday, November 20, 2013.

At the conclusion of her presentation, Ms. Aranda informed the Commission that the applicant's representative had not arrived. Attorney James Miller, informed the Commission that Roger Diamond is the primary representative and would like to wait until his arrival before proceeding. County Counsel requested that the Commission table the item until the arrival of applicant's representative.

Motion/second by Commissioners Valadez/Helsley – That the item be tabled until the arrival of the applicant's representative.

Vote-Ayes: Unanimous

11/13/13

PUBLIC HEARINGS (Cont.)

Zoning Permits

Action Taken as Noted

6. **Project No. R2008-00099-(1). Conditional Use Permit No. 200800010. Applicant: Chun Yi An. 1522 N. Indiana Street. City Terrace Zoned District. To authorize the operation and maintenance of a CRV Recycling Collection (classified as a “junk and salvage yard” in the Code) in the M-2 (Heavy Manufacturing) Zone of the East Los Angeles Community Standards District pursuant to Section 22.32.190 of the Los Angeles County Code. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.**

Mr. Svitek presented the staff report to the Commission followed by testimony from the applicant Chun Yi An. There were no members of the public present to provide testimony, no rebuttal was necessary.

Commissioner Valadez raised numerous concerns and requested that the item be continued to allow staff to return with the following recommendations on finalizing the project's draft conditions and to address concerns regards the project.

Motion/second by Commissioners Valadez/Helsley – That the item be continued to Wednesday, February 5, 2014 to allow staff to return with: 1) adding a condition for monthly rodent vector control and to consult with Department of Public Health; 2) site plan should reflect: (a) area for water source for hosing down flies, roaches; (b) location of auto repair and market; (c) availability of water source in rear for rinsing; and (d) indicate ingress/egress of truck vehicles entering to pick up various containers; 3) applicant to provide a landscape plan with an irrigation system; 4) provide a view of landscape for residences on west side looking into project; 5) provide a screen gate for driveway leading towards residential development; 6) provide sidewalk access for auto shop and tow yard; and 7) provide listing of existing uses of markets in area.

Lastly, Commissioner Louie requested that staff could counsel the applicant to bring an interpreter familiar with her project so that she feels comfortable in presenting her project.

Vote-Ayes: Commissioners Valadez, Helsley, Louie, Pedersen
Absent from vote: Commissioner Modugno (Left at 9:38 a.m.)

11/13/13

PUBLIC HEARINGS (Cont.)

Zoning Permits

Action Taken as Noted

5. (Continued from 05/22/13, 06/12/13 & 09/04/13). 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.

At the direction of the Chair, the item was removed from the table to be heard.

Upon arrival of the applicant's representative Roger Diamond, he questioned the procedures of being sworn in and limiting the applicant's testimony to 15 minutes. County Counsel advised him that the Commission has established protocol rules with respect to receipt of testimony regarding matters on this agenda.

Mr. Diamond objected to the procedure outlined by the Commission and he requested that he be allowed to question his client Chawkat Jajieh, as part of his cross examination. He proceeded to cross examine Mr. Jajieh. On behalf of a church located on Workman Mill Road, Pastor Kyle Shi Mazaki spoke in opposition to the project due to the church's proximity. A petition of 200 signatures was gathered from his congregation opposing the project.

Mr. Diamond chose not to use his rebuttal allotted time as a result the Commission went into discussion.

Motion by Commissioner Helsley to deny the permit. Motion fails due to lack of a second.

Motion/second by Commissioners Valadez/Pedersen – That the Regional Planning Commission continue the item to Wednesday, February 19, 2014 to allow sufficient time for the completion of the Business License Commission appeal process.

Vote-Ayes: Valadez, Pedersen, Louie

Noes: Commissioner Helsley

Absent from vote: Commissioner Modugno (Left at 9:38 a.m.)

11/13/13

PUBLIC COMMENT

7. 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

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

There were no items Called up for Review by the Commission.

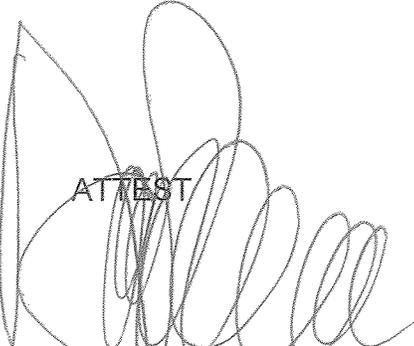
9. Commission/Counsel/Director Reports

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

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 9:52 a.m. to Wednesday, November 20, 2013.

ATTEST


David W. Louie, Chair



Rosie O. Ruiz, Commission Secretary

APPROVE


Sorin Alexanian, Deputy Director
Current Planning Division