



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: April 8, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Modugno, Pincetl, Valadez, Louie

Absent: Commissioner Pedersen

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Ms. Elaine Lemke, Principal Deputy
Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mark Child, Deputy Director, Advance Planning Division
Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Wally Collins, 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 Louie/Valadez – That the agenda for April 8, 2015 be approved and modified to begin with Item No. 5 - Renewable Energy Ordinance and followed by Item Nos. 9 –Project No. R2012-02436 to 02440 and R2013-03620 to 03630-(3) and Items 6 through 12.

At the direction of the Vice Chair, the agenda was approved with Commissioners Louie, Valadez, Modugno and Pincetl in favor and Commissioner Pedersen being recorded as absent.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

04/08/15

DIRECTOR/DEPUTY DIRECTOR

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

PUBLIC HEARINGS

Community Studies – North Section

Action Taken as Noted

5. **(Continued from 03/18/15). Project No. R2014-01160-(1-5). Applicant: Los Angeles County. Renewable Energy Ordinance. This Ordinance includes proposed amendments to Title 22 (Planning and Zoning Code) to establish provisions for solar and wind energy facilities in unincorporated Los Angeles County.**

Mr. Lee informed the Commission that additional time is needed to address concerns regarding the applicability of Community Standards Districts, size of small-scale solar and wind energy systems, landscaped buffer areas, water usage, and other concerns.

In addition, Mr. Lee indicated that remote testimony was available for members of the public from the Department of Regional Planning Antelope Field Office located at 335A East Avenue K-6, Lancaster, California, 93535.

Two members of the public from the field office provided testimony and expressed their concerns to large-scale, multiple wind turbines, wildlife, preserving open space, view shed, and setbacks.

Motion/second by Commissioners Louie/Valadez – That the item be continued to Wednesday, April 22, 2015 to allow staff to address the concerns and questions raised by the Commission and members of the public, and provide any updated Ordinance language as appropriate in considering these concerns.

At the direction of the Vice Chair, the item was continued to Wednesday, April 22, 2015.

AGENDA TAKEN OUT OF ORDER

DISCUSSION AND POSSIBLE ACTION

LDCC/Site Plan Review

Action Taken as Noted

9. **Project No. R2012-02436 to 02440 and R2013-03620 to 03630-(3). Environmental Assessment Case No. 201200258. Applicant: Vintage Pacific at Monte Nido, LLC. 25700**

04/08/15

DISCUSSION AND POSSIBLE ACTION (Cont.)

LDCC/Site Plan Review

block of Piuma Road. The Malibu Zoned District. An appeal of a Mitigated Negative Declaration adopted by the Director for development of up to 16 new single-family homes within Tract No. 38931 in unincorporated Monte Nido. 13 of the 16 new single-family homes were "approved in concept" by the Director pursuant to the previously adopted 1986 Malibu Land Use Plan, which has been replaced by the newly adopted 2014 Santa Monica Mountains Local Coastal Program.

Mr. Silvas presented the staff report followed by testimony from the appellant's representative Frank Angle and Jessica Cheng in support of denial. Testimony was followed by 13 members of the community who supported the denial. Stanley Lampert, the applicant's representative spoke in denial of appeal.

The Commission upheld the appeal of the adoption of the above-referenced projects' Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). The Commission's specific reasons to uphold the appeal were that the MND reflected assumptions for development in the Santa Monica Mountains Coastal Range based on the prior 1986 Malibu Land Use Plan, and that a new environmental document with a revised project description is necessary to analyze a redesign of the proposed residences in compliance with the new Santa Monica Mountains Local Coastal Program (LCP) and to ensure that all possible environmental impacts were appropriately assessed.

Motion/second by Commissioners Pincet/Valadez – That the Regional Planning Commission uphold the appeal and deny the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). The appeal period for this item ends on Wednesday, April 22, 2015.

PUBLIC HEARINGS

Land Divisions

Project Denied

6. (Continued from 02/18/15). Project No. R2013-02483-(5). Kuei Yueh Hsu/Ramon Ronquillo. 8828 Ardenale Avenue, San Gabriel, South Santa Anita Zoned – Temple City Zoned District. a. Tentative Parcel Map No. PM072311. A minor land division request to create two single-family lots on 0.45 gross acres. The project site is zoned R-A (Residential-Agricultural – 5,000 Square Feet Minimum Required Lot Area) and located within the East Pasadena-San Gabriel CSD. b. Community Standards District (CSD) Modification No. 201300004. To authorize reduced lot width and street frontage for both lots from the required 60 feet to approximately 54 feet. c. Environmental

04/08/15

PUBLIC HEARINGS (Cont.)

Land Divisions

Assessment No. 201300205. 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.

Ms. Pavlovic presented the staff report followed by testimony from applicant Kuei Yeuh Hsu and her engineer, Daniel Rivera who was available to answer questions.

The Commissioners raised concerns to the purpose of the East Pasadena-San Gabriel Community Standards District (CSD) which was to retain the size of larger lots within the CSD boundaries and granting modifications would erode the intent of the CSD.

Motion/second by Commissioners Valadez/Pincetl – That the Regional Planning Commission close the public hearing and deny Tentative Parcel Map No. 072311, Community Standards District Modification No. 201300004. The project did not conform to the CSD standards and the existing pattern of lot sizes within 500 feet did not support a modification to the minimum lot width and street frontage required by the CSD.

At the direction of the Vice Chair, the item passed in support of denial and Commissioner Louie being recorded as "no vote" and Commissioner Pedersen as being absent. The appeal period for this item ends on Monday, April 20, 2015.

Zoning Permits – East Section

Project Approved

7. **Project No. R2006-02261-(1). Conditional Use Permit No. 200600209. Applicant: AXAR INC. 15955 E. San Bernardino Rd., Covina. Irwindale Zoned District. To authorize the sale of beer and wine for off-site consumption (Type 20 alcohol license) at an existing gas station mini-mart in the C-1 (Neighborhood Business) zone within the unincorporated community of East Irwindale. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Mar presented the staff report and indicated that a petition was received in protest with 30 signatures of the issuance of a license and 288 signatures in support of the sale of beer and wine.

Testimony was followed by the applicant Chandresh Ravaliya, and the applicant's agents, Kevin Franklin and Leon Felus, who were present to give testimony in favor of the project and to answer questions from the Commission. Mr. Ravaliya requested that the draft conditions be modified to allow the sale of single-serve craft beers at the mini-mart.

04/08/15

PUBLIC HEARINGS (Cont.)

Zoning Permits – East Section

In addition, three members of the community testified in favor of the project and gave their support for modifying the draft conditions to allow the sale of single-serve craft beers. Two members of the community testified against the project out of traffic and public safety concerns.

Commissioners Valadez and Louie had concerns regarding granting the request for the selling of single-serve craft beers and stated that single-serve alcoholic beverages can be a problematic issue that should be further reviewed.

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines, and approve Conditional use Permit No. 200600209 with findings and conditions of approval.

At the direction of the Chair, the item passed with Commissioners Valadez, Louie, Modugno and Pincetl in favor and Commissioner Pedersen being recorded as absent. The appeal period for this item ends on Wednesday, April 22, 2015.

Zoning Permits – North Section

Action Taken as Noted

8. **Project No. R2013-03065-(5). Applicant: Land Veritas Corp. No Address, adjacent to 13216 Johnson Road, Leona Valley. The Bouquet Canyon, Antelope Valley West, Leona Valley Zoned Districts. a. Conditional Use Permit No. 201300160. To authorize more than 5,000 cubic yards of grading within the Elizabeth Lake and Lake Hughes CSD to create a land mitigation bank that would protect 4,229 acres of undeveloped land. The project includes 71,465 cubic yards of grading necessary to restore drainage channels to natural and historical conditions. The project is comprised of two properties, one located at Petersen Ranch and one located at Elizabeth Lake. The mitigation bank would be established in phases to meet the market demand for mitigation. b. Environmental Assessment No. 201300263 To consider a Negative Declaration as it has been determined that the project will not have a significant impact on the environment pursuant to CEQA reporting requirements.**

Ms. Siemers presented the staff report and requested that the item be continued to Wednesday, April 29th, 2015 to allow for the State Clearinghouse environmental review comment period to end on Friday, April 10, 2015.

Testimony was followed by the applicant's representative, Lennie Rae Cooke, Tim DeGraff and Tracey Brownfield in support of the project.

04/08/15

PUBLIC HEARINGS (Cont.)

Zoning Permits – North Section

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission continue the item to allow for the comment period to end on the environmental review.

At the direction of the Chair, the item was continued to Wednesday, April 29, 2015.

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.

CONTINUATION OF REPORTS

11. 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.

12. Commission/Counsel/Director Reports

To re-elect the Chair and Vice Chair 2015.

Motion/second by Commissioners Louie/Valadez – That Commissioner Modugno be elected as Chair and Commissioner Pincetl be elected as Vice Chair for the remaining calendar year 2015.

04/08/15

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 12:25 p.m. to Wednesday, April 22, 2015.

LG for Rosie O. Ruiz

Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Pat Modugno, Chair



Mark Child, Deputy Director
Advance Planning Division – Item Nos. 1-5



Mitch Glaser, Assistant Administrator
Current Planning Division – Item Nos. 6-12