



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: May 13, 2015 - Wednesday

Time: 9:10 a.m.

Commissioner Louie announced for the record that due to technical difficulties that today's meeting will be delayed for 5-10 minutes.

Present:

Commissioners Pincetl, Valadez, Louie

Absent: Commissioners Modugno and Pedersen

Ex Officio Members:

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

County Counsel: Mr. Joe Nicchitta, Deputy

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

Forester and Fire Warden: Mr. 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 Valadez/Pincetl – That the agenda for May 13, 2015 be approved.

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

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

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DIRECTOR/DEPUTY DIRECTOR

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

PUBLIC HEARINGS

Special Projects

Action Taken as Noted

5. **(Continued from 05/14/14, 09/17/14, 12/03/14 & 02/25/15). Project No. 03-337-(4). Applicant: Susie Tsai. 11237 Gladhill Road, Whittier. Southeast Whittier Zoned District. a. Vesting Tentative Tract Map No. 060513. To create one (1) multi-family lot on 0.98 gross acres to construct 15 detached condominium units in the R-A (Residential Agricultural) zone. b. Conditional Use Permit No. 03-337-(4). To authorize the construction of townhomes within the R-A (Residential Agricultural) zone. c. Housing Permit No. 201200001-(4). Administrative Housing Permit to allow by-right a density bonus (20%) for three (3) density bonus units (15 units total) with two (2) units being set aside for lower income (80% AMI). The project also qualifies as an infill residential project and meets all applicable criteria of the County Wide Land Use Policy Map regarding permitted density. d. Environmental Assessment No. 201300268-(4). 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.**

Ms. Aranda presented the staff report and requested that the item be continued to allow additional time for the applicant to address the Department of Public Works' concerns on the following holds on the tentative map: 1) a hydrology report; 2) recorded covenants for off-site drainage impacts if required as a result of the hydrology report review; 3) a sewer area study; and 4) receive Subdivision Committee clearance.

Motion/second by Commissioners Pinceti/Valadez – That the Regional Planning Commission continue the item to Wednesday, July 15, 2015 to allow the applicant to work with Department of Public Works (DPW) to receive clearance on the remaining holds.

At the direction of the Acting Chair, the item was continued to Wednesday, July 15, 2015.

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PUBLIC HEARINGS (Cont.)

Zoning Permits – East Section

Project Approved

6. **Project No. R2014-03644-(1). Conditional Use Permit No. 201400175. Applicant: Michael De La Rosa. 5862 Whittier Blvd., East Los Angeles. Eastside Unit No. 1 Zoned District. To authorize a conditional use permit for the sale of beer and wine for on-site consumption (Type 41 liquor license) at a new 2,000 sq. ft. restaurant (“La Langosta Borracha”) in the C-3 (Unlimited Commercial) zone within the unincorporated community of East Los Angeles. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Mar presented the staff report followed by testimony from Michael De La Rosa, the applicant in support of the project. Mr. De La Rosa requested that Condition 38 be waived requiring him to purchase or retire an existing license within the East Los Angeles community. Mr. De La Rosa indicated that he was unable to find a license within the community.

Discussion followed in which the Commission stated that there is a concern with the large number of existing alcohol licenses that are in East Los Angeles and that Condition No. 38 should remain.

County Counsel informed the Commission that the applicant has until August 13, 2015. If, despite evidence provided to the Director of Regional Planning of best efforts to obtain or retire a license, the permittee requires additional time, then the permittee may request additional time in writing from the Director. If the Director determines that the permittee has been unable to acquire or retire a license despite best efforts, the Director shall grant an extension or extensions which cumulatively shall not exceed one year. There being no members of the public present in opposition, no rebuttal from the applicant was required.

Motion/second by Commissioners Valadez/Pincetl – 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. 201400175 with findings and conditions of approval. The appeal period for this item ends on Wednesday, May 27, 2015.

At the direction of the Acting Chair, the item passed with Commissioners Valadez, Pincetl and Louie in favor and Commissioners Modugno and Pedersen being recorded as absent.

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PUBLIC HEARINGS (Cont.)

Zoning Permits – East Section

Action Taken as Noted

7. **Project No. R2015-00161-(4). Conditional Use Permit No. 201500006. Applicant: American Royal Petroleum, Inc. 11025 Washington Blvd., Whittier. Whittier Downs Zoned District. To authorize a conditional use permit for the sale of beer and wine for off-site consumption (Type 20 alcohol license) at an existing gas station mini-mart in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone within the unincorporated community of West Whittier – Los Nietos. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Mar informed the Commission that the project is located in the 4th Supervisorial District and requested the item be continued to allow Commissioner Pedersen representing that district to be present. There were no members of the public present to provide testimony.

Motion/second by Commissioners Pincetl/Valadez – That the Regional Planning Commission continue the item to allow for Commissioner Pedersen to be present.

At the direction of the Acting Chair, the item was continued to Wednesday, May 27, 2015.

Zoning Permits - West Section

Action Taken as Noted

8. **Project No. R2013-02633-(3). Conditional Use Permit No. 201300135. Applicant: Randy Neece & Joe Timko. 1558 Will Greer Road, Topanga. The Malibu Zoned District. Conditional Use Permit (CUP) to allow the continued operation of a dog boarding and training facility in the A-2-10-DP (Heavy Agricultural – 10 Acre Minimum Area Required – Development Program) Zone in the Santa Monica Mountains North Area. This project is categorically exempt, Class 1, Existing Facilities, pursuant to CEQA reporting requirements.**

Mr. Seawards presented the staff report followed by Charles Moore and Steve Hunter, representatives for the applicant in favor of the project. Testimony was heard from four citizens in support of the project and nine members in opposition. Their concerns raised were: 1) violation of current Conditional Use Permit exceeding the number of dogs allowed; 2) illegal (bleach) cleaning products used and drained into the watershed with excessive use of water; 3) excess number of dogs up to 150 being kept on holidays; 4)

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PUBLIC HEARINGS (Cont.)

Zoning Permits – West Section

increase of traffic impacts to neighboring residences; 5) noise from barking dogs; 6) odor; 7) lack of enforcement; and 8) loss of trust in the applicant's good faith.

Discussion followed between staff and Commissioners. The Commission expressed concerns and requested that: 1) staff work with the Department of Public Works (DPW) to undertake a traffic count on Will Geer Road for traffic counts by vehicle category; 2) for County Counsel to report on enforcement mechanisms and triggers for permit revocation, and whether a condition requiring inspections compel the property owner to provide access to inspectors; and 3) Zoning Enforcement shall inspect the subject property to determine whether the property is being maintained in accordance with the Conditional Use Permit conditions of approval and to provide a report on their findings.

Motion/second by Commissioners Pincetl/Valadez – That the Regional Planning Commission continue the item to Wednesday, August 26, 2015 to allow staff to return with responses to the concerns raised above.

At the direction of the Acting Chair, the item was continued to Wednesday, August 26, 2015.

PUBLIC COMMENT

9. 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

10. 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.

11. Commission/Counsel/Director Reports

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

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ADJOURNMENT

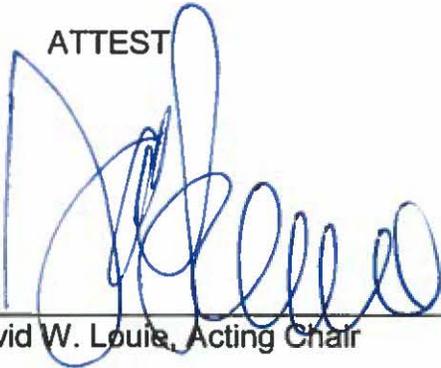
A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:57 a.m. to Wednesday, May 20, 2015.

Linda Gonzalez for ROR

Rosie O. Ruiz, Commission Secretary

ATTEST



David W. Louie, Acting Chair

APPROVE



Sorin Alexanian, Deputy Director
Current Planning Division