



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 22, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Modugno, Pincetl, Valadez, Louie, Pedersen

Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mark Child, Deputy Director, Advance Planning Division
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 Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Valadez – That the agenda for July 22, 2015 be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. Mr. Nicchitta reported to the Commission that a lawsuit was filed on the Antelope Valley Area Plan, Significant Ecological Area (SEA) boundaries designation. A report will follow with details at a future date.

DIRECTOR/DEPUTY DIRECTOR

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

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Louie/Valadez – That the minutes for June 17, 2015 and June 24, 2015 be approved.

At the direction of the Chair, the minutes were approved unanimously.

PUBLIC HEARINGS

Ordinance Studies

Action Taken as Noted

6. **(Continued from 05/27/15). Project No. R2015-00319. Advance Planning Case No. 201500002-(1-5). Animal Facility Ordinance. A Countywide Ordinance amending Title 22 of the County Code (Planning and Zoning) to revise uses and standards for Animal Facilities. The amendment will allow for the boarding and breeding of cats and dogs as a permitted use in the A-2 and M-1 zones, while requiring a Conditional Use Permit for the use in the C-M zone. A Negative Declaration has been prepared for this project.**

Mr. Jaramillo presented the staff report and informed the Commission that they met with the Town Councils and community groups in Agua Dulce, Acton, Antelope Acres, and East Los Angeles to present the ordinance, answer questions, and accept comments. With the feedback received, staff is working with the Department of Animal Care and Control to consider minor revisions to the Animal Facility Ordinance.

Kathleen Trinity, a member of the public spoke in opposition requesting that the number of 100 dogs/cats in the A-2 zone should apply to certain areas and reduction of density should be within square miles not per 25 acres.

Motion/second by Commissioners Pedersen/Pincetl – That the Regional Planning Commission continue the item to Wednesday, September 30, 2015 to allow staff time to address concerns and questions raised while conducting community outreach.

At the direction of the Chair, the item was continued to Wednesday, September 30, 2015.

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PUBLIC HEARINGS (Cont.)

Land Divisions

Action Taken as Noted

7. **Project No. 85-628-(5). Applicant: Sikand Engineering. Intersection of Plum Canyon Road, Whites Canyon Road and Heller Circle. Sand Canyon Zoned District. a. Modification to Recorded Tract Map No. 46018-11. To modify phase 11 of Recorded Tract Map No. 46018 to adjust lot lines, reduce single family residence lots, create four basin lots, create seven open space lots and create a park site lot. b. Conditional Use Permit No. 201100064. To authorize 641,500 cubic yards of grading within the area proposed to contain the Modification to Recorded Tract Map No. 46018, including 143,500 cubic yards of cut and 369,900 cubic yards of fill with 226,400 cubic yards of import, and development of a public park lot within zones RPD-6,000-5.9U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area - 5.9 dwelling units per acre) and O-S (Open Space). c. Environmental Assessment No. 85628. To consider an addendum to the certified Final Environmental Impact Report for the project pursuant to CEQA reporting requirements.**

Mr. Jones informed the Commission that an addendum to the Certified Final EIR to the project is being prepared pursuant to Article 11 of the Guidelines for California Environmental Quality Act. The applicant is taking additional time to address comments received from the County; therefore, staff recommends that the public hearing be continued.

Motion/second by Commissioners Pedersen/Pincetl - That the Regional Planning Commission continue the item to allow comments being addressed by the applicant on the addendum.

At the direction of the Chair, the item was continued to Wednesday, August 12, 2015.

Special Projects

Project Approved

8. **Project No. TR067861. Applicant: MDR Hotels, LLC. 13555 Fiji Way. The Playa del Rey Zoned District. a. Coastal Development Permit No. 200600007. To authorize the construction of the following: 1) a new 288-room hotel in a single building with one five-story wing and one six-story wing and associated amenities including two (2) meeting rooms, restaurant, bar/lounge, fitness center, ground floor outdoor terrace, second floor outdoor deck with a pool, spa, and fire pits, and operations spaces including lobby, offices, laundry and maintenance facilities, one-level**

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PUBLIC HEARINGS (Cont.)

Special Projects

subterranean parking structure, surface parking lot, associated signage, landscaping, grading, and vegetation removal; 2) a new 28-foot-wide public waterfront promenade with associated amenities; and 3) a WaterBus shelter in the Hotel Zone pursuant to County Code Section 22.46.1110. b. Conditional Use Permit No. 200600288. To authorize development of a parking structure and the sale of a full line of alcoholic beverages for on-site consumption in the Hotel Zone pursuant to County Code Sections 22.46.1360 and 22.56.195. c. Parking Permit No. 200600020. To allow for the use of valet-managed, tandem parking in the Hotel Zone pursuant to Part 7 of Chapter 22.56 of the County Code. d. Variance No. 200600012. To authorize a zero setback from the public waterfront promenade and a reduction in the northerly side yard setback to allow a 7 ½-foot setback in the Hotel Zone pursuant to County Code Sections 22.46.1070 and Part 2 of Chapter 22.56. e. Environmental Assessment No. 200600216. To consider an addendum to a previously-certified Environmental Impact Report with mitigation measures pursuant to CEQA reporting requirements.

Mr. Finkel presented the staff report recommending approval of the project. The Director of Beaches and Harbors, Gary Jones, was present to give testimony in favor of the project. Testimony was followed by Aaron Clark, applicant's representative in favor of the project. There were 17 members of the public present, five in favor and 12 in opposition. Their concerns were: 1) increased traffic 2) destroying the wetland 3) removal of trees 4) construction noise 5) demand for water 6) moving the wetland 7) endangered species 8) creating a wetland of salt water 9) increased construction 10) open space being lost.

Commissioner Pincetl commented that she would like to see a bio diversity environment for planting.

Motion/second by Commissioners Louie/Valadez – That the Regional Planning Commission close the public hearing, and, having considered the addendum along with the certified final EIR (Environmental Assessment No: 200600216) for the project, hereby: (a) approve the addendum; (b) adopt the associated CEQA findings of fact regarding the addendum; and (c) adopt the associated revised mitigation monitoring program, which has been revised in a non-material fashion to reflect the revised project.

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PUBLIC HEARINGS (Cont.)

Special Projects

Motion/second by the Commissioners Louie/Valadez – That the Regional Planning Commission approve the Coastal Development Permit No. 200600007, Conditional Use Permit No. 200600288, Parking Permit No. 200600020, and Variance No. 200600012 with findings and conditions and added condition from Department of Public Works: applicant to comply with the approved drainage concept, hydrology and any revised drainage concept subsequent July 3, 2008.

At the direction of the Chair, the item passed unanimously. The last day to appeal this action is Wednesday, August 5, 2015.

PUBLIC COMMENT

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

Ms. Lynne Plambeck, Santa Clarita Organization for Planning & the Environment (SCOPE) raised her concerns again on the Hearing Examiner process for large projects and Draft EIR's being conducted out in the community. She indicated that having the public speak to a hearing examiner officer who has no impact in the decision-making process is not productive, since those making the actual decision have not heard the concerns of the public. She requested that the Commission reconsider the process of draft environment impact reports being considered by the Hearing Examiner and have instead the Commission hold meetings on the Draft EIR's out in the communities where the project is proposed.

She also requested that for large projects the comment period be extended or grant extension from 45 – 120 days to allow the public sufficient time to review the entire DEIR along with the appendices. By not allowing enough time for the public to review large documents, it obstructs good public process and is not in the County's best interest. In addition, Ms. Marcia Hanscom, Ballona Institute & Sierra Club also provided public comment on the Final Environmental Impact Review in the Marina. She requested that a workshop for the public be considered to allow input ahead of time.

Discussion was held between the Commission and the Director, Mr. Bruckner. He informed the Commission that staff would reconsider and prepare a report for their review and will be notified when we receive a request to extend the comment period.

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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

Request to cancel the August 19 and September 9, 2015, regular meetings of the Regional Planning Commission.

Motion/second by Commissioners Pedersen/Pincetl – Due to scheduling issues the Regional Planning Commission cancelled the August 19 and September 9, 2015 meetings from the Approved Meeting Schedule. At the direction of the Chair, the item passed unanimously.

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 11:19 a.m. to Wednesday, August 5, 2015.



Rosie O. Ruiz, Commission Secretary (Item Nos. 1-7 & 9-11)



Rosy Alaniz, Acting Commission Secretary (Item No. 8)

ATTEST

APPROVE



Pat Modugno, Chair



Mark Child, Deputy Director
Advance Planning Division (Item Nos. 1-6)



Sorin Alexanian, Deputy Director
Current Planning Division (Item Nos. 7-11)