



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

AGENDA

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: September 2, 2015 - Wednesday

Time: 9:00 a.m.

PART I - PLEDGE OF ALLEGIANCE

1. Commission

PART II - REPORTS

2. Approval of Agenda
3. County Counsel
4. Director/Deputy Director

PART III - MINUTES FOR APPROVAL

5. August 5, 2015

PART IV - PUBLIC HEARINGS

Land Divisions

6. Project No. R2014-00667-(4) (Ms. Hikichi)
Applicant: Brandywine Homes
14000 Telegraph Road, South Whittier
Sunshine Acres Zoned District
 - a. Vesting Tentative Tract Map No. 072684
To create two multi-family lots with 53 townhouse condominium units in 12 detached buildings on 3.67 gross acres within the C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) Zones.

(Continued)

- Si no entiende este aviso o necesita mas informacion por favor llame este numero (213) 974-6466.
- If you require special accommodations or material in alternate format, please contact the ADA Coordinator, Office, at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

*** Commission Office: (213) 974-6409 ***

The length of the Commission Agenda may necessitate that some items be heard in the afternoon after a lunch break.

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PART IV - PUBLIC HEARINGS (Cont.)

Land Divisions

- b. Plan Amendment No. 201400002
To amend the Countywide General Plan Land Use Categories from O (Open Space) and 1 (Low Density Residential: 1-6 dwelling units per acre) to 3 (Medium Density Residential: 12-22 dwelling units per acre).
- c. Zone Change No. 201400002
To change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.
- d. Conditional Use Permit No. 201400028
To establish the Development Program Zone, off-site transport of grading material exceeding 1,000 cubic yards, modify yard setbacks and wall height.
- e. Parking Permit No. 201400009
To allow a reduction of one guest parking space for Lot 1 and relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements.
- f. Environmental Assessment No. 201400058
To consider a Mitigated Negative Declaration with impacts reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

Zoning Permits - North Section

- 7. Project No. R2012-02978-(5) (Ms. Chi)
Conditional Use Permit No. 201200166
Applicant: Residential Fund 1347, LLC
36200 Paradise Ranch Road
Castaic Canyon Zoned District

To authorize the continued operation and maintenance of a 94 unit mobile home park. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

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PART IV - PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

8. Project No. R2013-03567-(2) (Mr. Temple)
Conditional Use Permit No. 201300181
Applicant: Michelle Y. Lee
715 E. Alondra Boulevard
Willowbrook-Enterprise Zoned District

To authorize the continued use of a truck parking/storage lot and drayage yard with activities (parking of commercial vehicles and storage) conducted outside of an enclosed structure in the M-1 Zone and located within 500 feet of a residential zone in the West Rancho Dominguez-Victoria CSD. This project is categorically exempt Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures, pursuant to CEQA reporting requirements.

Zoning Permits - East Section

9. **(Appeal of Hearing Officer's Approval)**
Project No. R2014-02565-(5) (Ms. Nazar)
Conditional Use Permit No.201400121
Applicant: Verizon Wireless
4337 N. Sunflower Avenue
Charter Oak Zoned District

To authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility disguised as a decorative 46 feet high steel frame in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot size) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures, pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - 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.
12. Commission/Counsel/Director Reports

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PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, SEPTEMBER 16, 2015

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13th Floor, Los Angeles, California 90012, and may be accessible on the Department's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the Commission hearing room on the day of the Commission meeting regarding that matter.

LIVE WEB STREAMING: The Department of Regional Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at <http://planning.lacounty.gov>.