



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: December 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. October 28, 2015

PART IV - PUBLIC HEARINGS

Zoning Permits - West Section

6. **(Continued from 10/21/15)**
Project No. R2013-02546-(2) (Mr. Temple)
Applicant: Ned Nik
11408 New Hampshire Avenue
West Athens-Westmont Zoned District
 - a. Conditional Use Permit No. 201300125
To authorize the off-site sale of beer and wine at an AM/PM convenience store of an Arco gas station.

(Continued)

- Si usted no entiende esta agenda o necesita más información por favor llame a este número (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.)

Zoning Permits - West Section

- b. Environmental Assessment No. 201300213
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.

Zoning Permits - East Section

- 7. Project No. R2015-01450-(1) (Ms. Bush)
Conditional Use Permit No. 201500059
Applicant: Grocery Outlet
510 Workman Mill Road
Puente Zoned District

To authorize the sale of beer, wine and distilled spirits for off-site consumption at a proposed Grocery Outlet Bargain Market in the C-1 (Restricted Business) Zone, within the Avocado Heights Community Standards District (CSD). This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART V - DISCUSSION AND POSSIBLE ACTION

Land Divisions

- 8. **(Appeal of Hearing Officer's Denial)** (Ms. Hikichi)
Project No. TR066952-(5)
Applicant: Leona Valley Estates Limited
West of Bouquet Canyon Road, one mile south of Elizabeth Lake Road
Leona Valley Zoned District
 - a. Vesting Tentative Tract Map No. 066952
To create 83 single-family lots, two multi-family lots with 34 units, six open space lots, and one recreation area lot on 292 gross acres within the A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) Zone.
 - b. Conditional Use Permit No. 200700038
To ensure compliance with the requirements of non-urban hillside management, density-controlled development, and onsite grading in excess of 100,000 cubic yards.
 - c. Environmental Assessment No. 200700035
A Mitigated Negative Declaration pursuant to CEQA reporting requirements.

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PART VI - PUBLIC COMMENT

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

PART VII - 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.
11. Commission/Counsel/Director Reports

PART VIII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, DECEMBER 9, 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.

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