



# 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: March 2, 2016 - Wednesday

Time: 9:00 a.m.

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### 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. February 3, 2016

### PART IV - PUBLIC HEARINGS

#### Land Divisions

6. Project No. R2013-02915-(1) (Mr. Montgomery)  
Tentative Parcel Map No. 072518  
Applicant: Pioneer Real Estate, LLC  
465 South Ford Boulevard, East Los Angeles  
Eastside Unit No. 4 Zoned District

To create two residential fee lots on 0.44 gross (0.31 net) acres. This project is categorically exempt under Class 15—Minor Land Divisions, pursuant to CEQA reporting requirements.

(Continued)

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| <ul style="list-style-type: none"><li>• Si usted no entiende esta agenda o necesita más información por favor llame a este número (213) 974-6466.</li><li>• 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.</li></ul> |
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**\* 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

7. Project No. R2014-03316-(5) (Mr. Montgomery)  
Applicant: Dexter 11108 Freer, LLC  
11108 Freer Street  
South Arcadia Zoned District
- a. Tentative Tract Map No. 073191  
To create six (6) detached single-family residential condominiums on 0.82 gross (0.69 net) acres.
- b. Oak Tree Permit No. 201400031  
To retroactively authorize the removal of two oak trees during site clearance in 2014.
- c. Environmental Assessment No. 201400267  
To consider a Negative Declaration, as the project will not have a significant effect on the environment, pursuant to CEQA requirements.

Zoning Permits - North Section

8. Project No. R2008-01557-(5) (Mr. Curzi)  
Conditional Use Permit No. 201500100  
Applicant: Emilio Gonzalez  
42741 45<sup>th</sup> Street West, Unit J, Quartz Hill  
Quartz Hill Zoned District
- To authorize the sale of alcoholic beverages (ABC Type 21 License: beer, wine, and distilled spirits) from an existing market for off-site consumption in the MXD-RU (Rural Mixed Use) Zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - 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

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PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, MARCH 9, 2016

**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>.