



# 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: May 11, 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. April 6, 2016

### PART IV - PUBLIC HEARINGS

#### Zoning Permits - East Section

6. Project No. R2013-03046-(4) (Ms. Bush)  
Applicant: Creative Design Associates (CDA)  
18002 Colima Road, Rowland Heights  
Puente Zoned District
  - a. Conditional Use Permit No. 201400029  
A request to implement the development program in connection with the –DP overlay that is a part of the Zone Change to the C-3-DP (General Commercial Development Program) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.40 Part 2. The –DP overlay zone will ensure that

(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.

THE REGIONAL PLANNING COMMISSION

PART IV - PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.

- b. Zone Change No. 201400003  
A request to amend the Project Site's zoning from Zone A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Lot) to Zone C-3-DP (General Commercial-Development Program) to allow the office use.
- c. Plan Amendment No. 2016001269  
A request to amend the Rowland Heights Community Plan by amending the Project Site's land use designation from U1-Urban 1 (1.1 to 3.2 du/ac) to C (Commercial) designation to allow the office use.
- d. Environmental Assessment No. 201400059  
To consider a Mitigated Negative Declaration with impacts to Aesthetics reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

**(Appeal of Hearing Officer's Approval on 03/15/16)**

- 7. Project No. R2012-01711-(1) (Mr. Mar)  
Conditional Use Permit No. 201200089  
Applicant: Maxwell Talai  
3626 Medford St., East Los Angeles  
City Terrace Zoned District

To authorize a conditional use permit for the continued operation of an existing automobile dismantling yard (El Rey Auto Parts in the M-2 (Heavy Manufacturing) zone within the unincorporated community of East Los Angeles. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

Zoning Permits - West Section

- 8. Project No. R2014-01278-(4) (Mr. Temple)  
Applicant: Santa Catalina Island Company  
1 Banning Harbor Road  
Santa Catalina Island Zoned District
  - a. Coastal Development Permit No. 201400002  
To replace approximately 1,900 tons of sand and place six beach cabanas at the Two Harbors' main beach within the Resort Zone of the Santa Catalina Island Specific Plan.

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PART IV - PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

- b. Conditional Use Permit No. 201400055  
For the expansion of the alcohol service area of the Harbor Reef Restaurant to include outdoor areas and to authorize the replacement sand within the Resort Zone of the Santa Catalina Island Specific Plan.
  
- c. Environmental Assessment No. 201400102  
To consider a Mitigated Negative Declaration that would reduce potential impacts to grunions and other sensitive species and from the potential introduction of invasive species to less than significant with mitigation measures 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 (Commission)  
Tentative Commission Meeting Schedule – July through December 2016.

THE REGIONAL PLANNING COMMISSION

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, MAY 25, 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>.