



# 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: August 3, 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. July 13, 2016

### PART IV - PUBLIC HEARINGS

#### Land Divisions

6. Project No. TR060358-(4) (Mr. Montgomery)  
Applicant: Abell Helou Homes  
1236-1244 Galemont Avenue  
Hacienda Heights Zoned District
  - a. Tentative Tract Map No. 060358  
To create 24 single-family residential lots and three (3) private driveway/fire lane lots on 2.5 gross acres in the R-1 (Single Family Residence) Zone.

(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

- b. Housing Permit No. 201300009  
An administrative housing permit to set aside four (4) single-family lots for lower-income households in order to receive a density bonus of six (6) additional dwelling units (33 percent increase). The applicant also requests two (2) development incentives: reduced lot areas and reduced lot widths.
- c. Environmental Assessment No. 200500125  
To consider a Negative Declaration, as the project will not result in a significant impact to the environment pursuant to CEQA reporting requirements.

Special Projects

- 7. Project No. R2015-02901-(5) (Ms. Aranda)  
Conditional Use Permit No. 201500130  
Applicant: Fountainhead Development  
Southwest corner of Copperhill and Rio Norte Drive  
Newhall Zoned District

To authorize the construction and operation of a 120-bed senior (55+) assisted living facility and commercial retail center with four buildings that consist of two drive-thru restaurants, retail and a gas station with a convenience store within the Neighborhood Business-Development Program (C-2-DP) Zone, and to ensure compliance with the Development Program that was previously approved as part of the West Creek project (98-008). This project includes an addendum to the Certified Environmental Impact Report (SCH No. 98021052).

Zoning Permits - North Section

- 8. Project No. R2006-03422-(5) (Mr. Curzi)  
Applicant: Llano Christian Center  
29501 Largo Vista Road  
Antelope Valley East Zoned District
  - a. Conditional Use Permit No. 200600272  
To authorize the construction and operation of a church facility in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone.
  - b. Environmental Assessment No. 200600205  
To consider a Mitigated Negative Declaration with impacts to biota reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

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PART V - DISCUSSION AND POSSIBLE ACTION

Land Divisions

**(Appeal of Hearing Officer's Denial)**

9. Project No. 03-251-(5) (Mr. Jones)  
Applicant: James C Rodgers (Sikand Engineering)  
29046 Sand Canyon Road  
Sand Canyon Zoned District
- a. Zone Change No. 03-251  
A request to change from zone A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) to zone RPD-5,000-3.9U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area).
- b. Tentative Tract Map No. 54372  
To create one multi-family lot developed with 48 single-family residence detached condominium units one open space lot, and one public facility lot on 12.45 gross acres within zone A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area).
- c. Conditional Use Permit No. CP03-251  
To authorize grading and development on property that contains area with natural slope of 25 percent or more in an urban hillside management area and for a residential planned development in association with a zone change request.
- d. Environmental Assessment No. IS03-251  
An environmental determination has not been made for this project.

PART VI - PUBLIC COMMENT

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

PART VII - 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 (Commission)

Request to cancel the August 10 and 24, 2016, regular meetings of the Regional Planning Commission.

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PART VIII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, AUGUST 17, 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>.