



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 7, 2016 - 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 17, 2016

PART IV - PUBLIC HEARINGS

Zoning Permits - North Section

6. **(Appeal of Hearing Officer's Approval on 04/19/16)**
Project No. R2014-02411-(5) (Ms. Kulczycki)
Applicant: Stephen Kuhn
Canyon Crest Road, Altadena (APN: 5830-003-016)
Altadena Zoned District
 - a. Minor Conditional Use Permit No. 201400014
To authorize the construction of a single-family residence on a hillside property in the Altadena Community Standards District and the R-1-10000 (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area) zone.

(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 - North Section

- b. Oak Tree Permit No. 201400035
To authorize one oak tree removal and encroachments into the protected zone of nine other oak trees.
- c. Environmental Assessment No. 201400194
To consider a Negative Declaration, as the project will not have a significant effect on the environment, pursuant to CEQA requirements.

Land Divisions

- 7. Project No. R2014-01529-(4) (Mr. Jones)
Applicant: Parallax Investment Corp (c/o Owen Larson)
18800 Gale Avenue, Rowland Heights
Puente Zoned District
 - a. Zone Change No. 201400008
A request to change from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 pursuant to Title 22 of the County Zoning Code ("Zoning Code") Sections 22.16.070, 22.16.080 and 22.16.090.
 - b. Vesting Tentative Parcel Map No. 072916
To create three (3) parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center on 14.85 gross acres pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the Los Angeles County ("County") Subdivisions Ordinance and the Subdivision Map Act.
 - c. Conditional Use Permit No. 201400062
To authorize a Development Program associated with the proposed Zone Change pursuant to County Code sections 22.40.030 and 22.40.040, a new commercial center as required by 22.44.132, to exceed a maximum height of 45 feet pursuant to County Code sections 22.40.030 and 22.40.040, on-site grading pursuant to 22.32.140 and sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of two proposed hotels pursuant to County code sections 22.28.210.
 - d. Parking Permit No. 201400006
To authorize 1,128 on-site vehicle parking spaces for shared parking between uses as set forth in section 22.56.990 of the Zoning Code.
 - e. Environmental Assessment No. 201400121
To consider an Environmental Impact Report with impacts to operational air quality and cumulative operational traffic considered with mitigation measures pursuant to CEQA reporting requirements.

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PART IV - PUBLIC HEARINGS (Cont.)

Current Planning Division

8. Project No. 2016-000921-(1-5) (Mr. Edwards)
Advance Planning Case No. RPPL2016001716
Access Requirements Ordinance
Unincorporated Los Angeles County

To consider an ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to ensure safe and orderly development through the provision of adequate physical access and legal access to each lot or parcel of land. The ordinance would add definitions to Section 22.08.010 and would add a new Part 31 to Chapter 22.52 to establish physical and legal access requirements for each lot or parcel of land.

This project has been determined to be exempt from CEQA reporting requirements pursuant to CEQA Guidelines Section 15061(b) (3).

PART V - DISCUSSION AND POSSIBLE ACTION

LDCC/Site Plan Review

9. **(Appeal of Hearing Officer's Denial Due To Inactivity)**
Project No. R2008-00115 to 00116 and (Mr. Silvas)
R2008-00257 to 00258-(3)
Applicant: Bill Cohen
Calabasas Peak Motorway (Assessor's Parcel Nos. 4436-001-034 to 037)
The Malibu Zoned District

- a. Conditional Use Permit Nos. 200800012 to 200800013 and 201000024 to 201000025
The proposed development of four contiguous parcels with grading exceeding 5,000 cubic yards for each located in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone and within the Santa Monica Mountains North Area Community Standards District (CSD).
- b. Variance Nos. 200800003 to 200800004 and 200800007 to 200800008
The development of four separate parcels with new single-family residences along a Significant Ridgeline within the Santa Monica Mountains North Area CSD.
- c. Oak Tree Permit No. 201000006
The encroachment of two oak trees for road widening on Assessor's Parcel No. 4436-001-037.

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PART V - DISCUSSION AND POSSIBLE ACTION (Cont.)

LDCC/Site Plan Review

- d. Environmental Assessment Nos. 200800096 to 200800099
A Draft EIR for the study of development impacts to four contiguous parcels along a Significant Ridgeline.

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

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PART VIII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, SEPTEMBER 14, 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.

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