



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: November 16, 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 - PUBLIC HEARINGS

Land Divisions

5. **(Continued from 08/31/16 & 10/05/16)**
Project No. R2015-03107-(3) (Mr. Rojas)
Applicant: Vladimir and Luba Tomalevski
18225 Coastline Drive, Malibu
The Malibu Zoned District
 - a. Vesting Tentative Parcel Map No. 073804
To develop three residential condominium units on 0.23 gross (0.19 net) acres within the R-3 (Limited Multiple Residence) Zone.
 - b. Minor Coastal Development Permit No. 201500112
To authorize a land division, three residential condominium units, within the Santa Monica Mountains Coastal 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 III - PUBLIC HEARINGS (Cont.)

Land Divisions

- c. Environmental Assessment No. 201500224
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

- 6. Conditional Use Permit No. RPPL2015000365-(1) (Mr. Mar)
Applicant: Pacific Charter School Development
4360 Dozier Street and 4401 E. Cesar Chavez Avenue, East Los Angeles
Eastside Unit No. 4 Zoned District
 - a. Conditional Use Permit No. RPPL2015000365-(1)
To authorize a conditional use permit for the construction and operation of a new 34,318 sq. ft. charter middle school ("Animo Ellen Ochoa Charter Middle School) with 28 classrooms and a planned student enrollment of 600 students located at 4360 Dozier St. in the R-2 (Two-family Residence) zone and an accessory off-site parking lot at 4401 E. Cesar Chavez Ave. in the CC (Cesar Chavez Ave.) transect zone within the unincorporated community of East Los Angeles.
 - b. Environmental Assessment No. RPPL2016000593
To consider a Negative Declaration finding that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

Zoning Permits - West Section

- 7. Project No. R2013-01771-(5) (Mr. Temple)
Applicant: Montrose Church of the Nazarene
2409 Florencita Avenue
Montrose Zoned District
 - a. Variance No. RPPL2016001834
A request to authorize the 75-percent reduction in required vehicle parking spaces from 104 to 26 for the expansion of an existing church in the R-3 (Limited Density Multiple Residential) Zone in the La Crescenta-Montrose Community Standards District.

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PART III - PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

- b. Plot Plan No. 201300639
A request to authorize the expansion of an existing church to include a new 1,600 square foot stage area as part of the main assembly hall and 1,000 square feet of support space in the R-3 Zone in the La Crescenta-Montrose Community Standards District. The applicant also requests to demolish a single family residence at 3909 Orangedale Avenue that currently exists where the expansion is proposed to be located.

- c. Environmental Assessment No. 201300152
To find that the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

Land Divisions

- 8. Project No. R2015-02297-(1) (Mr. Rojas)
Tentative Tract Map No. 073349
Applicant: Ashwell Family LP
236 S. 8th Avenue, Avocado Heights
Puente Zoned District

To convert existing 11 unit industrial warehouse to 11 industrial condominium units 1.36 gross (1.25 net) acres within the M-1-BE (Light Manufacturing – Billboard Exclusion) Zone. The project is categorically exempt Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.

- 9. Project No. R2015-00826-(5) (Mr. Rojas)
Applicant: Hayk Martirosian
2226 Montrose Avenue, La Crescenta-Montrose
Montrose Zoned District
 - a. Tentative Tract Map No. 073411
Conversion of an eight-unit residential apartment building under construction into eight residential condominium units on 0.40 gross (0.28 net) acres within the R-3 (Limited Multiple Residence) Zone. The project is categorically exempt Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.

 - b. CSD Modification No. 2016001047
To authorize the modification of the La-Crescenta-Montrose Community Standards District (“CSD”) standard requiring a maximum driveway width of 26 feet to allow a 28-foot driveway. The 28-foot driveway is required by Fire.

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PART IV - DISCUSSION AND POSSIBLE ACTION

Land Division Research and Enforcement

- (Appeal of approved Yard Modification Case No. RPPL 2016000998)**
10. Project No. R2016-001820-(1) (Mr. Cordova)
Appellant: McArthur & Rebecca Mutuc
Applicant: Henry Ho
APN 5279-020-054 (Delta Avenue)
South San Gabriel Zoned District

A Yard Modification Request associated with the construction of a new 2,435 square feet two-story single-family residence with an attached 454-square foot two-car garage in the R-A (Residential Agricultural - 5,000 Square Feet Minimum Required Lot Area) zone. The Yard Modification approved a 5-foot rear yard setback in lieu of the required 10 feet for a flag lot configuration. The project site is within the South San Gabriel Community Standards District. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - CONTINUATION OF REPORTS

12. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.
13. Commission/Counsel/Director Reports

THE REGIONAL PLANNING COMMISSION

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, DECEMBER 7, 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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