



Los Angeles County
**Department of
Regional Planning**

AGENDA

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Hearing Officer(s):
Ms. Tae: Items 1-8 and 11
Ms. Hachiya: Items 9 and 10



Los Angeles County
**Regional Planning
Commission**

Meeting Date: January 6, 2015 – Tuesday

Time: 9:00 a.m.

PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

Zoning Permits

2. **(Continued from 10/07/14 and 11/18/14)**
Project No. R2014-00482-(5) (Ms. Chi)
Conditional Use Permit No. 201400022
Applicant: AT&T Mobility
25323 Chiquella Lane
Newhall Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility consisting of a 64-foot monopalm in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

3. Project No. R2014-02952-(2) (Ms. Chi)
Conditional Use Permit No. 201400139
Applicant: CCTMO LLC
12831 South Willowbrook Avenue
Willowbrook-Enterprise Zoned District

To authorize the continued operation and maintenance of an existing wireless telecommunications facility consisting of a 60 foot monopalm in the C-3 (Unlimited Commercial) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

- Si no entiende este aviso o necesita más información por favor llame 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.

HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

4. Project No. R2014-02513-(5) (Mr. Curzi)
 Conditional Use Permit No. 201400119
 Applicant: T-Mobile West
 Avenue C-8/85th Street West
 Antelope Valley West Zoned District

To authorize the construction, operation, and maintenance of a wireless telecommunication facility in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

5. Project No. R2013-02566-(3) (Mr. Nygren)
 Conditional Use Permit No. 201300129
 Applicant: Mahommad Zal
 2598 Sierra Creek
 Malibu Zoned District

To authorize the continued operation and maintenance of an existing mini-market, restaurant, single-family residence, wine bar and gift shop. In addition, the request includes increasing the alcohol serving area for on-site consumption to two patio areas outside the restaurant and adding indoor non-amplified live entertainment. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

6. Project No. R2013-02540-(4) (Ms. Bush)
 Conditional Use Permit No. 201300124
 Applicant: Mark Rutherford
 901 South 6th Avenue
 Hacienda Heights Zoned District

To authorize the continued use of a 456 space mobile home park (no age restriction applies) on 79.31 acres within the R-1 (Single Family Residential) zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

7. Project No. R2014-02452-(4) (Mr. Mar)
 Conditional Use Permit No. 201400117
 Applicant: Tawa Inc.
 17120 Colima Road
 Hacienda Heights Zoned District

HEARING OFFICER AGENDA

PART II - PUBLIC HEARINGS (Cont.)Zoning Permits

To authorize a Type-21 alcohol license for full-line alcohol for off-site consumption at a new 44,128 sq. ft. market (168 Market) located within an existing shopping center (Bixby Hacienda Shopping Plaza) in the C-2 (Neighborhood Business) zone. The project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

PART III – DISCUSSION AND POSSIBLE ACTIONRecommended For Denial Due To InactivityZoning Permits

- (Continued from 04/15/14, 05/20/14 and 09/02/14)**
8. Project Number R2013-00430-(5) (Ms. Nazar)
 Applicant: Jin Hae Lew
 2831 Eaton Canyon Drive
 Northeast Pasadena Zoned District
- a. Oak Tree Permit No. 201300008
 To authorize the removal of one oak tree and the encroachment of seven oak trees. The applicant proposes to remediate the illegal grading in order to mitigate the impact of soil on the existing oaks in the R-1 (Single-Family Residential) zone.
- b. Environmental Assessment No. 201300043
 An Environmental determination has not been completed.

Land Divisions

- (Continued from 10/07/14)**
9. Project No. 90150-(5) (Ms. Pavlovic)
 Applicant: Frank Distefano
 33407 Longview Road
 Antelope Valley East Zoned District
- a. Tentative Map No. TR48471
 To create 23 single family lots and one retention basin lot on 23 gross acres within the R-A-10,000 (Residential-Agricultural - 10,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment No. 200500201
 An environmental determination was not completed.

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PART III – DISCUSSION AND POSSIBLE ACTION (Cont.)Recommended For Denial Due To InactivityZoning Permits

- (Continued from 12/02/14)**
10. Project No. R2012-00330-(5) (Ms. Aranda)
Applicant: Community Bible Church of Pasadena
2124 North Lincoln Avenue
Altadena Zoned District
- a. Plan Amendment No. 201200001
Altadena Community Plan amendment to convert a 37,562 square-foot lot from the current Business Park to a General Commercial land use designation to allow for the development of a church.
- b. Environmental Assessment No. 20120048
An environmental determination was not completed.

PART IV - PUBLIC COMMENT

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

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PART V - ADJOURNMENTADJOURNMENT TO 1:00 P.M. TUESDAY, JANUARY 20, 2015**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act

SEA - Significant Ecological Area

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Hearing Officer 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 Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer 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 Hearing Officer 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 Hearing Officer without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Hearing Officer 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 the Hearing Officer 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 hearing room on the day of the Hearing Officer meeting regarding that matter.

LIVE WEB STREAMING: The Department of Regional Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.

HEARING OFFICER
COUNTY OF LOS ANGELES

SUPPLEMENTAL
AGENDA

January 6, 2015

PART I(X) – CONSENT ITEM FOR APPROVAL

Land Divisions

Time Extension

- 1(x). Project No.TR50385-(5) (Ms. Paidar)
Revised Vesting Tentative Tract Map No. 50385 – (5)
Applicant: Sikand Engineering Associates
Located north of Antelope Valley Freeway (State Highway 14) and Valley Sage Road, and south of the Sierra Highway in Agua Dulce Soledad Zoned District
- To create 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres A-2-1 zone (Heavy Agricultural – One Acre Minimum Required).
- 1(y). Conditional Use Permit No. 2005-00171-(5)
To ensure compliance with hillside management design review guidelines and onsite project grading, as well as permit a water reclamation plant in the A-2-1 zone (Heavy Agricultural – One Acre Minimum Required).
- 1(z). Oak Tree Permit No. 2005-00062-(5)
To authorize the removal of two oak trees from the project site.

Final renewal request is from April 11, 2016 to April 11, 2021.