

>> MS. TAE: GOOD MORNING.GOOD MORNING, EVERYONE.THIS TUESDAY MORNING, JANUARY 6, 2015 HEARING OFFICER MEETING IS NOW CALLED TO ORDER.MY NAME IS SUSAN TAE, I'M A REGIONAL PLANNING STAFF MEMBER AND MS. HACHIYA IS ALSO THE HEARING OFFICER FOR SOME OF THE ITEMS THIS MORNING.WE WILL BEGIN WITH THE PLEDGE OF ALLEGIANCE, SO IF YOU CAN PLEASE RISE.

>> I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.

>> MS. TAE: AS I MENTIONED, MY NAME IS SUSAN TAE, I AM THE HEARING OFFICER FOR SOME OF THE ITEMS THIS MORNING.MS. HACHIYA WILL BE THE HEARING OFFICER FOR ITEMS 9, 10 AND 1X ON THE SUPPLEMENTAL AGENDA, I WILL BE THE HEARING OFFICER FOR ALL OF THE REMAINING ITEMS TODAY.IF YOU NEED AN AGENDA, THEY ARE AVAILABLE AT THE BACK OF THE HEARING ROOM.WE WILL BE TAKING THE AGENDA ITEMS OUT OF ORDER, SO PLEASE NOTE THAT WE WILL BEGIN WITH AGENDA ITEM NUMBER 1X FOLLOWED BY 9 AND 10 AND THEN WE WILL RESUME WITH THE REST OF THE AGENDA AS LISTED.IT IS POSSIBLE THAT ADDITIONAL MATERIALS WERE SUBMITTED AFTER THE RELEASE OF DOCK MS AND THEY WOULD BE AVAILABLE AT THE BACK OF THE HEARING ROOM AS WELL AND PLEASE NOTE THAT TODAY'S PROCEEDINGS ARE BEING VIDEOTAPED AND BEING STREAMED LIVE.IF YOU PLAN TO SPEAK ON ANY

OF THE AGENDA ITEMS TODAY INCLUDING THE PUBLIC COMMENT PERIOD, YOU MUST FILL OUT A SPEAKER CARD AND THOSE ARE ALSO AVAILABLE AT THE BACK OF THE HEARING ROOM.FINAL DECISIONS MADE BY THE HEARING OFFICER ON ANY PUBLIC HEARING ITEM TODAY MAY BE APPEALED TO THE REGIONAL PLANNING COMMISSION AND THE FINAL APPEAL DATE WILL BE ANNOUNCED AFTER EACH ITEM IS ACTED UPON.SO, AT THIS TIME, IF YOU DO INTEND TO TESTIFY TODAY ON ANY OF THE AGENDA ITEMS, IF YOU COULD PLEASE STAND AT THIS TIME AND BE SWORN IN BY STAFF.IF YOU INTEND TO TESTIFY ON ANY OF THE ITEMS THIS MORNING, PLEASE STAND.THANK YOU.

>> PLEASE RAISE YOUR RIGHT HAND.(SWEARING-IN OF TESTIFIERS).THANK YOU.

>> MS. TAE: THANK YOU VERY MUCH, AT THIS TIME, I WILL TURN THE MEETING OVER TO MS. HAS CHI YA.

>> HEARING OFFICER HACHIYA: , WE'LL START WITH PART 1 CONSENT ITEM FOR APPROVAL, THIS IS PROJECT 1X, THIS IS A TIME EXTENSION FOR PROJECT NUMBER TRACT MAP 5038-5 AND ASSOCIATED CONDITIONAL USE PERMIT NUMBER 20005-001715 AND OAK TREE PERMIT NUMBER 20005-00062, THIS IS VALLEY SAGE ROAD AND SOUTH OF THE SIERRA HIGHWAY DMR, THE SOLEDAD ZONED DISTRICT AND I'LL HEAR A BRIEF PRESENTATION BY STAFF.

>> MS. PAIDAR: VESTING TENTATIVE TRACT MAP NUMBER TR052382 RECORDED THE ONGOING PORTION OF THE MAP IN ORDER TO SUBDIVIDE THE UNRECORDED LAND INTO 247 SINGLE FAMILY LOTS, FOUR OPEN SPACE LOTS, FOUR [INAUDIBLE] BASIN LOTS, 12:06:32 ONE RECLAMATION LOT AND MULTIUSE TRAILS, THE REVISED MAP WAS APPROVED ON APRIL 11, 2007 TO PROVIDE AN ON-SITE RECLAMATION FACILITY, THIS REVISED MAP WILL EXPIRE ON APRIL 11, 2016. THE PROJECTS WHERE RECLAMATION PLANNED WAS FROM THE SANITATION DISTRICT, BASED ON THE SANITATION DISTRICT'S ESTIMATE, IT WILL TAKE APPROXIMATELY FIVE YEARS TO PROCESS. BEFORE STARTING THIS PROCESS, THE APPLICANT IS REQUESTING A FIVE YEAR TIME EXTENSION TO EXTEND THE TIME EXPIRATION DATE OF THE MAP TO APRIL 11, 2021 IN ORDER TO ENSURE THE REVISED MAP WILL REMAIN VALID THROUGHOUT THE PROCESS, SECTION 66452.6E OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT AS WELL AS SECTION 21.40.180 OF THE LOS ANGELES COUNTY CODE TITLE 21 DO NOT PRECLUDE US FROM APPROVING ONE FIVE YEAR TIME EXTENSION, THIS CONCLUDES MY PRESENTATION. I'M HAPPY TO ANSWER ANY QUESTIONS.

>> HEARING OFFICER HACHIYA: OKAY, THANK YOU, ARE THERE SPEAKERS THAT WANT TO SPEAK ON THIS ITEM.

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>> MS. PAIDAR: YES, YOU HAVE THE APPLICANT, HENRY WALSH.

>> HEARING OFFICER HACHIYA: OKAY, MR. WALSH, IF YOU CAN SPEAK FORWARD.

>> HENRY WALSH, I'M AVAILABLE FOR QUESTIONS ONLY.

>> HEARING OFFICER HACHIYA: DID YOU HAVE ANYTHING YOU WANT TO SAY, YOU'RE HERE JUST 12:08:05 TO ANSWER QUESTIONS?

>> YES.

>> HEARING OFFICER HACHIYA: SO, I'VE REVIEWED THE INFORMATION WITH REGARDS TO THIS TIME EXTENSION AND I DON'T HAVE ANY CONCERNS WITH -- AT THIS POINT GOING AHEAD AND APPROVING THE FIVE YEAR TIME EXTENSION DUE TO THE SANITATION DISTRICT'S REQUIREMENT THAT IT'S GOING TO TAKE FIVE YEARS TO REVIEW THE WATER RECLAMATION PLAN, SO WE'LL GO AHEAD AND APPROVE THIS TIME EXTENSION FROM APRIL -- FOR THE MAP FROM APRIL 11, 2016 TO APRIL 11, 2021. IS THERE AN APPEAL DATE ON THIS?

>> THE APPEAL DATE FOR THIS ACTION IS JANUARY 19, 2015.

>> HEARING OFFICER HACHIYA: OKAY, GREAT.THANK YOU.AND NOW WE'LL GO ON TO ITEM NUMBER 9 WHICH IS ALSO UNDER MY PURVIEW, AND THIS IS PROJECT NUMBER 90150, THE APPLICANT IS FRANK DISTEFANO, IT IS 33407 LONGVIEW ROAD, THIS IS A TENTATIVE MAP NUMBER -- TRACT MAP 48471 AND I'M READY FOR STAFF'S PRESENTATION.

>> MS. PAVLOVIC: I'M MARIE PAVLOVIC WITH THE LAND DIVISION SECTION, THE APPLICANTS SUBMITTED A REQUEST TO WITHDRAW THE PROJECT AT THE LAST MINUTE, THEREFORE STAFF IS REQUESTING TO REMOVE THE ITEM FROM THE AGENDA.

>> HEARING OFFICER HACHIYA: SO, I'LL GO AHEAD AND CONCUR WITH STAFF'S RECOMMENDATION AND REMOVE THIS ITEM FROM THE AGENDA.THANK YOU.OKAY, WE'LL GO ON TO ITEM NUMBER 10.AND THIS IS PROJECT NUMBER R2012-00330, THIS IS A CONTINUED ITEM FROM DECEMBER 2, 2014, THE APPLICANT IS COMMUNITY BIBLE CHURCH OF PASADENA, THE ADDRESS IS 2124 NORTH LINCOLN AVENUE, ALTADENA ZONED DISTRICT AND THIS WAS INITIALLY RECOMMENDED FOR DENIAL DUE TO INACTIVITY.DO WE HAVE STAFF HERE TO DISCUSS THIS ITEM?OKAY.WE'RE GOING TO -- OKAY, SO WE'RE GOING TO BRIEFLY HOLD OFF ON THIS ITEM UNTIL WE CAN GET STAFF DOWN HERE TO SPEAK ON THIS AND I'LL TURN THIS IN THE MEANTIME BACK TO MS. TAE.

>> MS. TAE: THANK YOU, MS. HACHIYA, WE WILL BE HEARING NEXT ITEM NUMBER 2 UNDER PART 2, PUBLIC HEARINGS, THIS IS PROJECT NUMBER R201400482, THE APPLICANT IS AT&T MOBILITY, GOOD MORNING, MS. CHI.

>> MS. CHI: MAY NAME IS IRISH CHI FROM ZONING PERMIT'S NORTH SECTION, THE APPLICANT AT&T MOBILITY IS REQUESTING A CONDITIONAL USE PERMIT FOR THE CONTINUED OPERATION AND MAINTENANCE OF AN EXISTING UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY IN THE UNINCORPORATED COMMUNITY OF SANTA CLARITA VALLEY, THE WIRELESS FACILITY IS LOCATED AT 25323 CHIQUELLA LANE, THE SITE PLAN FOR THE PROJECT DEPICTS AN EXISTING 65 FOOT MONO PALM WIRELESS FACILITY WITH A 200 SQUARE FOOT EQUIPMENT SHELTER WITHIN THE LEASE AREA OF 356 SQUARE FEET.THE PROJECT SITE IS LOCATED ON THE SOUTHEASTERN PORTION OF THE PARCEL.THERE IS A MCDONALD'S FAST FOOD RESTAURANT IN THE NORTHWESTERN PORTION OF THE PARCEL.THE WIRELESS FACILITY IS A MONO PALM AND HAS A STEALTH DESIGN SO IT RESEMBLES A PALM TREE, ARTIFICIAL PALM TREES FRONTS ARE USED TO DESIGN ANT TEN NAS AND THEY ARE PAINTED GREEN FOR CAMOUFLAGE, THERE IS A FOUR FOOT HIGH WROUGHT IRON FENCE AND THE [INAUDIBLE] THE APPLICANT IS REQUESTING CHANGES BY SWAPPING OUT ANTENNAS AND QUI.12:12:30THE PROJECT SITE IS LOCATED WITHIN THE CM MAJOR LAND USE CATEGORY OF THE SANTA CLARITA PLAN, THIS IS TO MOMENT THE DEVELOPMENT OF REGIONAL FOCAL POINTS FOR REGIONAL ENTERTAINMENT

AND CULTURAL USES SERVING THE PUBLIC AND DRAWING FROM A LARGE MARKET AREA. THE EXISTING WIRELESS FACILITY IS COMPATIBLE WITH THE SURROUNDING COMMERCIAL ENVIRONMENTS AND IS CONSISTENT WITH THE PERMITTED USES OF THE UNDERLYING LAND USE CATEGORY, THE DESIGN IS APPROPRIATE FOR THE SITE AND AREA, IT IS LOCATED AT THE EDGE OF THE MCDONALDS PARKING LOT AND IT IS DISGUISED AS A FAUX PALM TREE, THE REAL PALM TREES ALLOW FOR THE MONO PALM TO BLEND IN WITH THE SURROUNDING ENVIRONMENT. THERE ARE RESIDENTIAL HOMES 500 FEET FROM THE WIRELESS FACILITY BUT THE RESIDENCES ARE SCREENED BY TREES AND OTHER RETAIL USES. CONDITION NUMBER 38 ENSURES THAT THE NEW ANTENNAS THAT WILL BE INSTALLED WILL BE PAINTED OR COVERED TO MATCH THE BRANCHES IN ORDER TO MAINTAIN THE STEALTH DESIGN. THE CONDITION ALSO STATES THAT THE ANTENNA SHALL NOT EXTEND BEYOND THE MONO PALM FRONTS. THE WIRELESS FACILITY WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY, IT PROVIDES VALUABLE TELECOMMUNICATION INFRASTRUCTURE TO THE COMMUNITY AND IS CONSISTENT WITH THE ZONING REQUIREMENTS FOR THE SUBJECT PROPERTY. THE ABILITY TO MAKE EMERGENCY CALLS IS IMPORTANT IN ANY ENVIRONMENT AND THE ADDITIONAL COVERAGE WILL BE BENEFICIAL FOR THE PUBLIC AND EMERGENCY PERSONNEL SUCH AS THE FIRE AND POLICE DEPARTMENT. STAFF WOULD LIKE TO MAKE THE FOLLOWING CORRECTIONS, FINDING 21 SHOULD STATE THAT THERE BE PREVENTIVE MAINTENANCE SCHEDULED FOR TWICE A MONTH FOR THIS PROJECT SITE AND ANOTHER CORRECTION IS TO THE ACTION DATE, THE

ACTION DATE FOR THE FINDING SHOULD BE CORRECTED TO JANUARY 6, 2015. A CATEGORICAL EXEMPTION CLASS 1 EXISTING FACILITIES IS THE APPROPRIATE ENVIRONMENTAL DOCUMENTATION UNDER CALIFORNIA ENVIRONMENT QUALITY ACT REPORTING REQUIREMENTS, STAFF IS OF THE OPINION THAT THE BURDEN OF PROOF REQUIREMENTS HAVE BEEN SATISFIED, NO LETTERS OF PROTEST HAVE BEEN RECEIVED FOR THIS CASE, STAFF RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT NUMBER 201400022 WITH ATTACHED CONDITIONS, THIS CONCLUDES STAFF'S PRESENTATION.

>> MS. TAE: THANK YOU VERY MUCH. I HAVE NO QUESTIONS FOR STAFF AT THIS TIME. IS THE APPLICANT PRESENT?

>> WE HAVE TIFFANY CHAN SIGNED UP TO SPEAK.

>> MS. TAE: THANK YOU, CAN YOU BEGIN WITH YOUR NAME.

>> MY NAME IS TIFFANY CHAN HERE ON BEHALF OF AT&T, I'M HERE TO ANSWER ANY QUESTIONS.

>> MS. TAE: OKAY, THANK YOU VERY MUCH. I RECEIVED ADDITIONAL PHOTOS THIS MORNING OR PHOTOSIMULATIONS OF THE FACILITY AND THE MONO PALM DESIGN DOES FIT IN WELL WITH THE SURROUNDING ENVIRONMENT, HOWEVER, I NOTICE THAT THE PANEL ANTENNAS ARE

GETTING LARGER, THEY'RE GETTING LONGER, AND AS PART OF THAT, I WOULD LIKE THE PHOTOSIMULATIONS TO BE UPDATED IN ORDER TO EXTEND THE FRONG SO THAT THE PANELS ARE CAMOUFLAGED TO THE MAXIMUM EXTENT.AND WITH THAT, IF STAFF CAN UPDATE THE CONDITIONS REFLECTING THAT UPDATED PHOTOSIMULATIONS WOULD BE REQUIRED IN ORDER TO ADDRESS THAT CHANGE, I HAVE NO OTHER COMMENTS OR QUESTIONS FOR THE APPLICANT.THANK YOU VERY MUCH.

>> THANK YOU.

>> MS. TAE: ARE THERE OTHER SPEAKERS SIGNED UP?

>> NO, NO OTHER SPEAKERS.

>> MS. TAE: THANK YOU VERY MUCH, THEN WITH THAT AND THE CHANGES AS I DISCUSSED TO THE CONDITIONS, I WILL CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT 201400022 SUBJECT TO THE PROVIDED FINDINGS AND CONDITIONS AS MODIFIED.

>> ASK THE -- AND THE LAST DAY TO APPEAL THIS ACTION IS JANUARY 20, 2015.

>> MS. TAE: THANK YOU.OKAY.AT THIS TIME, WE WILL BE MOVING BACK TO AGENDA ITEM NUMBER 10 AND I'LL TURN IT BACK OVER TO MS. HACHIYA AS WELL.

>> HEARING OFFICER HACHIYA: THANK YOU.SO, BACK TO AGENDA ITEM NUMBER 10, THIS IS PROJECT NUMBER R2012-00330, THE APPLICANT IS COMMUNITY BIBLE CHURCH OF PASADENA LOCATED AT 2124 NORTH LINCOLN AVENUE IN THE ALTADENA OPENED DISTRICT AND I'M READY FOR STAFF'S UPDATE ON THIS.

>> MS. ARANDA: GOOD MORNING, MS. HEARING OFFICER, I'M A REGIONAL PLANNER IN THE SPECIAL PROJECT SECTION OF THE DEPARTMENT OF REGIONAL PLANNING, TODAY'S AGENDA ITEM NUMBER 10 IS PROJECT NUMBER R2012-00330 WHICH IS AN APPLICATION FOR A LOCAL PLAN AMENDMENT TO CONVERT A 37 THOUSAND 562 SQUARE FOOT LOT FROM THE CURRENT BUSINESS PARK TO A GENERAL COMMERCIAL LAND USE DESIGNATION TO ALLOW FOR THE CONVERSION OF A 19 THOUSAND 586 SQUARE FOOT WAREHOUSE TO A CHURCH.ON DECEMBER 2, 2014, STAFF PRESENTED THE PROJECT TO THE HEARING OFFICER AND RECOMMENDED DENIAL DUE TO INACTIVITY, AS A RESULT OF SEVERAL ATTEMPTS MADE BY STAFF TO INFORM THE APPLICANT OF THE INFORMATION REQUIRED TO PROCEED WITH THEIR APPLICATION.WITH NO RESPONSE FROM THE APPLICANT.THE PROJECT WAS CONTINUED TO JANUARY 6, 2015 TO GIVE THE APPLICANT SUFFICIENT TIME TO RESPOND TO COUNTY AGENCIES AND

PROVIDE THE REQUESTED INFORMATION AND MATERIALS. TO DATE, STAFF HAS RECEIVED A STATUS REPORT FROM ALL INVOLVED AGENCIES ILLUSTRATING THAT THE APPLICANT HAS CONTACTED FIRE, PUBLIC HEALTH AND PUBLIC WORKS TO ADDRESS THEIR COMMENTS AND HAS SUBMITTED THE REQUESTED MATERIALS WITH ONLY A FEW MATERIALS PENDING. IN ADDITION, THE ALTADENA TOWN COUNCIL CONTACTED STAFF THIS MORNING TO CONFIRM THAT THE APPLICANT WILL BE PRESENTING THE PROJECT AT AN UPCOMING MEETING. DUE TO THE APPLICANT'S RECENT COMPLIANCE AND WILLINGNESS TO ADDRESS COUNTY AGENCY'S REQUEST FOR ADDITIONAL MATERIALS AND INFORMATION, STAFF RESCINDS THE PREVIOUS RECOMMENDATION FOR DENIAL AND RECOMMENDS THE PROJECT REMAIN ACTIVE. THIS CONCLUDES MY PRESENTATION AND I'M AVAILABLE IF YOU HAVE ANY QUESTIONS.

>> HEARING OFFICER HACHIYA: OKAY, GREAT, SO THE ACTION I SHOULD BE TAKING THEN IS TO GO AHEAD AND TAKE THIS OFF THE AGENDA SINCE IT'S GOING TO BE PROCESSED?

>> MS. ARANDA: YES.

>> HEARING OFFICER HACHIYA: SO, THAT'S GOOD NEWS. ARE THERE ANY SPEAKERS SIGNED UP ON THIS ITEM?

>> YES, I JUST GOT A SPEAKER CARD, JEAN BURG.

>> HEARING OFFICER HACHIYA: IS MR. OR MS. BURG, WOULD YOU LIKE TO COME AND SAY SOMETHING OR -- NO?OKAY.WELL, I'M HAPPY TO HEAR THAT THE APPLICANT HAS BEEN PROVIDING THE MATERIALS THAT THE COUNTY NEED IN ORDER TO MOVE THIS APPLICATION FORWARD, SO I WILL GO AHEAD AND CONCUR WITH STAFF'S RECOMMENDATION AND TAKE THIS ITEM OFF THE AGENDA, OKAY, THANK YOU.

>> MS. ARANDA: THANK YOU.

>> HEARING OFFICER HACHIYA: AND NOW I WILL TURN THIS BACK OVER TO MS. TAE.

>> MS. TAE: THANK YOU VERY MUCH, WE WILL BE CONTINUING WITH AGENDA ITEM NUMBER 3 UNDER PART 2 OF PUBLIC HEARINGS.THIS IS PROJECT NUMBER R201402952, THE APPLICANT IS CCTMO LLC, MS. CHI.

>> MS. CHI: GOOD MORNING, MADAM HEARING OFFICE, MY NAME IS IRISH CHI FROM ZONING PERMIT'S NORTH SECTION, THE APPLICANT IS REQUESTING A CONDITIONAL USE PERMIT FOR THE CONTINUED OPERATION AND MAINTENANCE OF AN EXISTING UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY IN THE UNINCORPORATED COMMUNITY OF WILLOW BROOKS.THE WIRELESS FACILITY IS LOCATED AT 12831 SOUTH WILLOW BROOKS AVENUE.THE SITE PLAN FOR THE PROJECT DEPICTS A 60

FOOT MONO PALM FACILITY WITH 160 SQUARE FOOT EQUIPMENT SHELTER WITHIN THE LEASE AREA OF 656 SQUARE FEET IN THE C-3 UNLIMITED COMMERCIAL ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHWESTERN PORTION OF THE PARCEL. THE PARCEL IS CURRENTLY VACANT AND THERE IS ENOUGH SPACE ON THE SITE FOR VEHICULAR PARKING RELATED TO THIS PROJECT. THE WIRELESS FACILITY IS A MONO PALM AND HAS A STEALTH DESIGN, ARTIFICIAL PALM TREE PRONGS ARE USED FOR THIS. THE APPLICANT IS PROPOSING MINOR CHANGES BY SWAPPING OUT ANTENNAS AND EQUIPMENT. THE PROJECT SITE IS LOCATED WITHIN THE THREE MEDIUM DENSITY RESIDENTIAL LAND USE CATEGORY OF THE LAND USE PLAN. THIS IS FOR MULTIUNIT DEVELOPMENT OR INCLUDING GARDEN APARTMENTS IN ADDITION TO TOWNHOUSE DEVELOPMENTS, THE EXISTING FACILITIES IS COMPATIBLE WITH MULTIHOUSING ENVIRONMENT AND IS CONSISTENT WITH THE UNDERLYING LAND USE CATEGORY. THE EXISTING WIRELESS FACILITY DESIGN IS APPROPRIATE FOR THE SITE AREA. THE WIRELESS FACILITY'S LOCATED IN A PARCEL THAT IS CURRENTLY UNDEVELOPED. IT IS DISGUISED AS A FAUX PALM TREE AND THERE ARE OTHER PALM TREES IN THE SAME VICINITY OF THE WIRELESS FACILITY. THE REAL PALM TREES ALLOW FOR THE MONO PALM TO BLEND IN WITH THE SURROUNDING ENVIRONMENTS. THERE ARE OCCUPIED RESIDENCES ADJACENT TO THE FACILITY BUT THE MONO PALM HELPS TO LESSEN THE VISUAL IMPACTS, CONDITION 38 ENSURES THE NEW ANTENNAS THAT WILL BE INSTALLED WILL BE PAINTED OR COVERED TO MATCH THE BRANCHES IN ORDER TO MAINTAIN THE STEALTH DESIGN. THE CONDITION ALSO STATES

THAT THE ANTENNAS SHALL NOT EXTEND BEYOND THE MONO PALM FRONTS.THE WIRELESS FACILITY WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY, THE WIRELESS FACILITY PROVIDES VALUABLE TELECOMMUNICATIONS AND INFRASTRUCTURE TO THE COMMUNITY AND IS CONSISTENT WITH THE ESTABLISHED USE AND ZONING REQUIREMENTS FOR THE SUBJECT PROPERTY.THE ABILITY TO MAKE EMERGENCY CALLS IS IMPORTANT IN ANY ENVIRONMENT.THE ADDITIONAL COVERAGE WILL BE BENEFICIAL FOR THE PUBLIC AND EMERGENCY PERSONNEL SUCH AS THE FIRE AND SHERIFF'S DEPARTMENT.A CATEGORICAL EXEMPTION CLASS 1 EXISTING FACILITIES IS THE APPROPRIATE ENVIRONMENTAL DOCUMENTATION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT REPORTING REQUIREMENTS.STAFF IS OF THE OPINION THAT THE BURDEN OF PROOF REQUIREMENTS HAVE BEEN SATISFIED.NO LETTERS OF PROTEST HAVE BEEN RECEIVED FOR THIS CASE.STAFF RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT NUMBER 201400139 WITH ATTACHED CONDITIONS.THIS CONCLUDES STAFF'S PRESENTATION.

>> MS. TAE: THANK YOU VERY MUCH, I HAVE NO QUESTIONS FOR STAFF AT THIS TIME.IS THE APPLICANT HERE OR SIGNED UP FOR THIS ITEM?

>> YES, WE HAVE JAMIE HALL SIGNED UP.

>> GOOD MORNING, I AM HERE TO ANSWER ANY QUESTIONS.

>> MS. TAE: GREAT, IF YOU COULD STATE YOUR NAME FOR THE RECORD.

>> I'M JAMIE HALL, I'M WITH CHANNEL LAW GROUP HERE ON BEHALF OF THE APPLICANT.

>> MS. TAE: THANK YOU VERY MUCH, I DID RECEIVE PHOTOSIMULATIONS SHOWING THE UPDATED PANEL SIZES AND I UNDERSTAND THE UPGRADE IS PART OF THE CUP AND THE CONTINUING OPERATION OF THE FACILITY. I WOULD LIKE FOR YOU TO WORK WITH STAFF HOWEVER TO ADD MORE FRONDS OR LESSEN THE FRONDS, I THINK MORE CAN BE DONE TO FURTHER MASK THE PANEL ANTENNAS, WITH THAT ADDITIONAL REQUIREMENT, I HAVE NO OTHER QUESTIONS FOR YOU UNLESS YOU HAVE ANY QUESTIONS FOR ME.

>> NO, THAT SOUNDS GOOD.

>> I HAVE A QUESTION, DO YOU WANT THAT TO BE SHOWN IN A REVISED PHOTOSIMULATION?

>> MS. TAE: YES, IF THAT COULD BE ADDED FOR THE APPROVAL DOCUMENTS AND ATTACHED TO THE EXHIBIT A, YES. ARE THERE ANY OTHER SPEAKERS FOR THIS ITEM?

>> NO, THAT WAS THE ONLY SPEAKER.

>> MS. TAE: OKAY, THANK YOU VERY MUCH, THEN WITH THAT, AND THE CHANGES AS I HAD INDICATED, I WILL CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400139 SUBJECT TO THE FINDINGS AND CONDITIONS AS AMENDED.

>> AND THE LAST DAY TO APPEAL THIS ACTION IS JANUARY 20, 2015.

>> MS. TAE: THANK YOU VERY MUCH.OKAY, AGENDA ITEM NUMBER 4 IS PROJECT NUMBER R201402513, THE APPLICANT IS T-MOBILE WEST, GOOD MORNING, MR. CURZI?

>> MR. CURZI: GOOD MORNING, MADAM HEARING OFFICER, MY NAME IS ANTHONY CURZI WITH THE ZONING PERMIT'S NORTH SECTION.THE MATTER -- DO YOU HAVE THE POWERPOINT SLIDE?OKAY.THE MATTER BEFORE YOU NOW IS A REQUEST BY T-MOBILE FOR A CONDITIONAL USE PERMIT TO AUTHORIZE THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A NEW WIRELESS TELECOMMUNICATION FACILITY IN THE NORTHWEST ANTELOPE VALLEY.THE PROJECT SITE IS LOCATED 85TH STREET WEST AND WEST AVENUE C8 IN THE COMMUNITY OF ANTELOPE ACRES NORTH OF AVENUE D OR HIGHWAY 138.THE PROPERTY IS ZONED LIGHT AGRICULTURAL TWO ACRE

MINIMUM REQUIRED LOT AREA OR A-1-2 AND THE LAND USE PLAN DESIGNATION UNDER THE ANTELOPE VALLEY AREA WIDE GENERAL PLAN IS NON-URBAN 1. THE PROPERTY CURRENTLY CONTAINS A 125 THOUSAND GALLON WATER TANK FOR THE SUN DALE MUTUAL WATER COMPANY SURROUNDING LAND USES CONSIST OF VACANT LAND AND SINGLE FAMILY RESIDENCES, THE PROJECT WOULD DEVELOP A NEW WIRELESS TELECOMMUNICATION FACILITY ROPED OF A 75 FOOT TALL POLE DISGUISED AS A PINE TREE INSIDE A 900 SQUARE FOOT GROUND COMPOUND SURROUNDED BY A 6 FOOT WOODED FENCE. THE ENTIRE SITE IS CURRENTLY SURROUNDED BY A CHAIN LINKED FENCE, NO GENERATOR IS PROPOSED AT THIS TIME. THE MONO-PINE WILL CONTAIN PANEL ANTENNAS AT 70.5 FOOT ON THE POLE AND A GROUND COMPOUND WILL CONTAIN THREE EQUIPMENT CABINETS, A GPS ANTENNA AND A UTILITY RACK. THE PROJECT IS APPROPRIATE FOR THE AREA BY BEING DISGUISED AS A PINE TREE, THE FACILITY WILL BLEND IN WELL WITH THE SURROUNDINGS, THIS DESIGN WILL ENSURE THAT VISUAL IMPACTS WILL BE REDUCED ALL WHILE IMPROVING CELLULAR SERVICE FOR RESIDENTS, VISITORS AND MOTORISTS. YESTERDAY, STAFF SUBMITTED A REVISED FINDING AND CONDITIONS FOR YOUR REVIEW, CONDITIONS REGARDING FENCING, LIGHTING, MAINTENANCE OF STEALTH DESIGN, CONSTRUCTION AND MAINTENANCE HOURS AND KEEPING THE SERVICE OF THE FACILITY IN A NON-GLOSSY FINISH WERE ADDED AND WERE RECOMMENDED FOR INCLUSION, THE PROJECT IS COMPLIANT WITH ALL ZONING AND PLANNING REQUIREMENTS AND IS CATEGORICALLY EXEMPT FROM CEQA. AS THE

PROPOSED FACILITY WOULD CLOSE A GAP IN COVERAGE AND DOES SO IN A MANNER THAT IS COMPATIBLE WITH THE NEIGHBORHOOD, STAFF RECOMMENDS APPROVAL OF CUP 201400119, THIS CONCLUDES MY PRESENTATION AND I'M AVAILABLE FOR QUESTIONS.

>> MS. TAE: THANK YOU VERY MUCH, I HAVE NO QUESTIONS FOR STAFF AT THIS TIME.IS THE APPLICANT HERE?

>> YES, WE HAVE MICHAEL CRAWFORD SIGNED UP.

>> MS. TAE: GOOD MORNING, CAN YOU PLEASE START WITH YOUR NAME.

>> MICHAEL CRAWFORD, SYNERGY DEVELOPMENT.AND I'M HERE TO ANSWER ANY QUESTIONS.

>> MS. TAE: OKAY, THANK YOU VERY MUCH.I DID RECEIVE THE MOST RECENT SITE PLANS WHICH SHOWS THE ELEVATIONS AND I WANTED TO THANK YOU FOR THE PHOTOSIMULATIONS THAT DO SHOW THE MONO-PINE DESIGN, AS YOU 12:29:43MAY HAVE HEARD WITH SOME OF THE OTHER APPLICATIONS, I THINK IT DOES A GOOD JOB, IN TERMS OF THE PANEL ANTENNAS AT THE TOP, THERE ARE SOME THAT SEEM TO EXTEND BEYOND THE LENGTHS OF THE BRANCHES FOR THE PINE TREE, SO I WOULD JUST ASK THAT YOU WORK WITH STAFF IN ORDER TO UPDATE THE SIMULATIONS

AND THE ELEVATIONS TO REFLECT THE BARS EXTENDING BEYOND THE ANTENNAS.

>> OKAY.

>> MS. TAE: WITH THAT, THAT'S ALL I HAVE IN TERMS OF QUESTIONS FOR YOU, THANK YOU VERY MUCH. ARE THERE ANY OTHER SPEAKERS FOR THIS ITEM?

>> NO OTHER SPEAKERS.

>> MS. TAE: THANK YOU VERY MUCH. THERE'S ONE ADDITIONAL CHANGE TO THE CONDITION THAT I WOULD LIKE TO ASK STAFF TO MAKE AND THANK YOU VERY MUCH FOR THE UPDATED FINDINGS AND CONDITIONS, FOR CONDITION 40 WHICH DESCRIBES THE PROJECT, IF WE COULD ADD A REFERENCE THAT IT'S A MONO-PINE DESIGN IN THE PROJECT, WITH THAT AND THE UPDATED CONDITIONS REGARDING THE PHOTOSIMULATIONS AND THE ELEVATIONS, WITH THOSE CHANGES, I HAVE NO OTHER QUESTIONS OR COMMENTS, SO WITH THAT, I WILL CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400119 SUBJECT TO THE FINDINGS AND CONDITIONS AS UPDATED.

>> MR. CURZI: THANK YOU.

>> AND THE LAST DAY TO APPEAL THIS ACTION IS JANUARY 20, 2015.

>> MS. TAE: THANK YOU. ITEM NUMBER 5 IS PROJECT NUMBER R201302566, THE APPLICANT IS MAHOMMAD ZAL.

>> MR. NYGREN: MY NAME IS JERROD NYGREN, STAFF WOULD LIKE TO MAKE A FEW CORRECTIONS IN TERMS OF THE FINDINGS AND CONDITIONS OF THE STAFF REPORT, STAFF IS GOING TO INCLUDE THE APPLICABLE FINDINGS TO ACCESSORY LIVE ENTERTAINMENT FOR SECTIONS 22.56.1690 AND 22.56.1754 OF THE TITLE 22 ZONING CODE. STAFF WOULD LIKE TO REMOVE THE GRANT TERM FOR THE SINGLE FAMILY RESIDENCE ONLY AND REMOVE CONDITION NUMBER 33, IN ADDITION, STAFF WOULD LIKE TO ADD CONDITIONS THAT THE SHELF SPACE FOR THE OFF-SITE SALES BE LIMITED TO 5% AND THAT NO OUTSIDE ALCOHOL WILL BE ALLOWED IN THE WINE BAR OR RESTAURANT. LASTLY, STAFF WOULD LIKE TO REFERENCE THE APPROVAL LETTERS FROM THE APPLICABLE COUNTY AGENCIES IN CONDITION NUMBER 12, 13 AND 15. AGENDA ITEM NUMBER 5 IS CONDITIONAL USE PERMIT 201300129. THE REQUEST TO AUTHORIZE A CONTINUED OPERATION AND MAINTENANCE OF AN EXISTING MINI MARKET WITH OFF-SITE SALES OF ALCOHOL, RESTAURANT WITH ON-SITE SALES OF ALCOHOL, SINGLE FAMILY RESIDENCE, WINE BAR AND GIFT SHOP. IN ADDITION, REQUESTS INCLUDE INCREASING THE ALCOHOL SERVING AREA FOR ON-SITE CONSUMPTION TO THE PATIO AREAS OUTSIDE THE

RESTAURANT AND ADDING INDOOR AMPLIFIED ENTERTAINMENT, THIS SUBJECT IS IN A REGULARLY .59 ACRE PARCEL EXISTING 3266 STRUCTURE LOCATED AT 2598 SIERRA CREEK ROAD.IT IS RESORT RECREATION, ONE MIN NUMBER LOT AIR -- AREA.SURROUNDING ZONING CONSISTS OF RESORT RECREATION TO THE NORTH, SOUTH, EAST AND WEST SURROUNDING LAND USES CONSIST OF SINGLE FAMILY RESIDENCES AND HORSE RANCHES TO THE NORTH, WEST AND SINGLE FAMILY RESIDENCES TO THE SOUTH AND EAST.THE SITE PLAN DEPICTS AN EXISTING 3646 SQUARE FOOT STRUCTURE CONSISTING OF MINI MARKET, RESTAURANT, GIFT SHOP, WINE BAR AND SINGLE FAMILY RESIDENCE, THE SUBJECT PROPERTY IS IRREGULARLY SHAPED AND RELATIVELY LEVEL.THE WEST AND EAST END OF THE STRUCTURE HAVE ATTACHED PATIOS USED FOR DINING.THE PARKING LOT CONSISTS OF 24 PARKING SPACES INCLUDING ONE ADA PARKING SPACE, ACCESS TO THE SITE IS VIA SIERRA CREEK TO THE WEST AND KANAN ROAD TO THE EAST AND WEST.THE APPLICANT IS REQUIRED TO MAINTAIN COMPLIANCE.THE PROJECT HAS BEEN DETERMINED TO QUALIFY FOR A CLASS 1 EXEMPTION UNDER THE ENVIRONMENTAL REPORTING PROCEDURES AND ANOINTING OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.A DETERMINATION WAS MADE BASED THAT THE MINI MARKET, RESTAURANT, WINE BAR AND SINGLE FAMILY RESIDENCE ARE EXISTING FACILITIES.NO CORRESPONDENCE HAS BEEN RECEIVED FROM THE PUBLIC REGARDING THE PROPOSAL.STAFF IS OF THE OPINION THAT THE PROPOSED PROJECT IS CONSISTENT WITH THE SANTA MONICA NORTH AREA PLAN, THE ZONING AND THE APPLICANT HAS MET THE CONDITIONAL USE PERMIT FOR

APPROVED REQUIREMENTS, THEREFORE STAFF RECOMMENDS APPROVAL OF
CONDITIONAL USE PERMIT 201300129 SUBJECT TO THE FINDINGS AND
CONDITIONS, THIS CONCLUDES MY PRESENTATION.

>> MS. TAE: THANK YOU VERY MUCH. I HAVE JUST A FEW QUESTIONS
FOR STAFF TO DOCUMENT FOR THE RECORD. THIS PROPERTY I BELIEVE IS
LOCATED WITHIN THE RURAL OUTDOOR LIGHTING DISTRICT, IS THAT
CORRECT?

>> MR. NYGREN: CORRECT.

>> MS. TAE: AND THAT CAN BE REFLECTED IN THE FINDING?

>> MR. NYGREN: YES.

>> MS. TAE: I UNDERSTAND THE SALES OF ALCOHOL FOR BOTH OFF-
SITE AND ON-SITE CONSUMPTION, THAT THOSE DO QUALIFY AS AN UNDUE
CONCENTRATION DUE TO THE NUMBER OF LICENSES ALREADY ISSUED IN
THE AREA?

>> MR. NYGREN: CORRECT.

>> MS. TAE: COULD YOU SPEAK A LITTLE BIT REGARDING THE OFF-
SITE SALES AND THE NEED FOR THE OFF-SITE SALES WITH THE UNDUE

CONCENTRATION, WHETHER IT MEETS A PUBLIC CONVENIENCE OR PROVIDING ANOTHER SERVICE TO THE AREA.

>> MR. NYGREN: YEAH, LET ME JUST FIND THAT ONE. STAY TAI I BELIEVE IT'S RELATED TO FINDING NUMBER 23.

>> MR. NYGREN: FINDING WHICH NUMBER?

>> MS. TAE: 23.

>> MR. NYGREN: THE OFF-SITE IS BECAUSE IT'S IN CONJUNCTION WITH AN EXISTING GIFT SHOP AND MINI MARKET AND THE ON-SITE IS BECAUSE IT'S BEING SOLD WITH FOOD, THAT'S WHY.

>> MS. TAE: OKAY, THANK YOU VERY MUCH. AND ONE LAST REQUEST FOR STAFF OR CLARIFICATION IN TERMS OF THE SCOPE OF THE PROJECT. THERE ARE A NUMBER OF USES ON THE PROPERTY INCLUDING A RESTAURANT, A GIFT SHOP, WINE BAR AND THE SINGLE FAMILY RESIDENCE. IF WE CAN PLEASE ADD A CONDITION THAT DESCRIBES WHAT THE GRANT IS AUTHORIZING AND IT DESCRIBES IN A LITTLE MORE DETAIL REGARDING WHICH USES HAVE ON-SITE CONSUMPTION ASSOCIATED WITH IT AND WHICH USES HAVE THE OFF-SITE SALES, I THINK THAT WOULD BE HELPFUL TO CLARIFY.

>> MR. NYGREN: OKAY.

>> MS. TAE: THANK YOU VERY MUCH.THOSE ARE ALL OF MY QUESTIONS
AND/OR COMMENTS TO STAFF.IS THE APPLICANT AVAILABLE?

>> WE HAVE JOHN DUNASHEVSKY SIGNED UP.

>> MS. TAE: THANK YOU VERY MUCH, IF YOU CAN START WITH YOUR
NAME.

>> MY NAME IS JOHN DUNASHEVSKY AND I'M HERE TO ANSWER ANY
QUESTIONS.

>> MS. TAE: OKAY, THANK YOU VERY MUCH.I DID HAVE ONE QUESTION
BUT I BELIEVE STAFF MAY HAVE ALREADY ADDRESSED IT IN TERMS OF
WHETHER PATRONS ARE ALLOWED TO BRING OUTSIDE ALCOHOL TO EITHER
THE WINE BAR OR THE RESTAURANT FOR CONSUMPTION.

>> WE SERVE WINE TASTING IN THE BAR AND PEOPLE CAN BUY ALCOHOL
TO TAKE AWAY BUT NOT TO DRINK OUTSIDE.ALL THE DRINKING IS DONE
WITHIN THE PREMISES.

>> MS. TAE: OKAY, GREAT, THANK YOU FOR THAT CLARIFICATION. ARE THERE ANY QUESTIONS FOR ME BASED ON THE DISCUSSION I'VE HAD WITH STAFF?

>> I HAVE ONE QUESTION. I WENT THROUGH THE CONDITIONAL USE PERMIT AND THE PROJECT SITE SPECIFIC CONDITIONS, CONDITION NUMBER 35 IS IN THE PREVIOUS CUP, WE DID NOT HAVE THAT CONDITION IN AND WE DO NOT SEE THAT -- WE'D LIKE TO ASK FOR IT TO BE SET ASIDE.

>> MS. TAE: OKAY, IF I COULD HEAR FROM STAFF REGARDING THAT REQUEST.

>> MR. NYGREN: THAT IS A STANDARD QUESTION WHICH SHOULD REMAIN, THAT WE DO REQUIRE THAT THERE IS SOME TYPE OF FOOD SERVICE WITH ALCOHOL, WHETHER IT'S CRACKERS, CHEESE, PRETZELS, THINGS OF THAT NATURE, SO THEY HAVE SOMETHING OTHER THAN ALCOHOL.

>> MS. TAE: AND IS THAT SOMETHING THE APPLICANT CAN PROVIDE?

>> YES, WE CAN HAVE IT WHEN PEOPLE ARE TASTING WINE, SO THERE IS FOOD AVAILABLE.

>> MS. TAE: OKAY.AND -- OKAY, THEN GIVEN THAT IT IS A STANDARD
CONDITION AND IT SOUNDS LIKE THE APPLICANT IS ABLE TO COMPLY
WITH THAT, THEN I WOULD CONTINUE TO KEEP THAT CONDITION AS PART
OF THIS GRANT.ARE THERE ANY QUESTIONS FROM STAFF ON ANYTHING
DISCUSSED?

>> MR. NYGREN: NO.

>> MS. TAE: GREAT, OKAY, THANK YOU VERY MUCH.ARE THERE ANY
OTHER SPEAKERS SIGNED UP FOR THIS ITEM?

>> NO, NO FURTHER SPEAKERS.

>> MS. TAE: OKAY.15:05:18THANK YOU.THEN WITH THAT AND THE
CHANGES AS DISCUSSED, I WILL BE CLOSING THE PUBLIC HEARING, I'LL
FIND HAS THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE
AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT
NUMBER 201300129 SUBJECTING TO THE FINDINGS AND THE CONDITIONS
AS DESCRIBED BY STAFF AND AS INDICATED BY MYSELF TO BE
INCORPORATED INTO THE FINAL DOCUMENTS.THANK YOU VERY MUCH.

>> AND AGAIN THE LAST DAY TO APPEAL THIS ACTION IS JANUARY 20,
2015.

>> MS. TAE: THANK YOU. ITEM NUMBER 6 IS PROJECT NUMBER R201302540. THE APPLICANT IS MARK RUTHERFORD. MS. BUSH, GOOD MORNING.

>> MS. BUSH: GOOD MORNING, HEARING OFFICER, MY NAME IS MICHELLE BUSH, I'M A PLANNER 15:06:11 IN THE ZONING PERMIT'S EAST SECTION IN THE DEPARTMENT OF REGIONAL PLANNING. AGENDA ITEM NUMBER 6 IS PROJECT NUMBER R2013-02540-4, CONDITIONAL USE PERMIT NUMBER 201300124. THE PROJECT REQUEST IS TO AUTHORIZE THE CONTINUED USE OF A 456 SPACE MOBILE HOME PARK, NO AGE RESTRICTION APPLIES, ON 79.31 ACRES. THE MOBILE HOME PARK WAS DEVELOPED UNDER ZONE EXCEPTION CASE ZEC NUMBER 9125 WHICH WAS APPROVED ON JULY 15, 1969 PRIOR TO CURRENT COUNTY CODE REQUIREMENTS FOR MOBILE HOME PARKS. THE MOBILE HOME PARK WAS REMOVED UNDER CONDITIONAL USE PERMIT NUMBER 94-064-4 WHICH EXPIRED ON JULY 26, 2014. NO ALTERATIONS ARE PROPOSED AS A PART OF THIS REQUEST. THE PROPERTY IS LOCATED AT 901 SOUTH SIXTH AVENUE IN THE UNINCORPORATED COMMUNITY OF HACIENDA HEIGHTS WITHIN THE HACIENDA HEIGHTS ZONED DISTRICT. A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE CITY OF INDUSTRY. THIS AREA CONSISTS OF AN OPEN SPACE GREEN BELT AREA AND GUESTS AND RV PARKING AREAS. THE SITE PLAN FOR THE PROJECT DEPICTS THE 79.31 ACRE PROJECT SITE DEVELOPED WITH THE EXISTING 456 SPACE MOBILE HOME PARK. THE SITE CONSISTS OF AN OPEN SPACE GREEN BELT

APPROXIMATELY 175 FEET IN WIDTH ALONG MOST OF ITS NORTHERLY PERIMETER WITHIN THE CITY OF INDUSTRY.15:07:54OTHER FEATURES INCLUDE THREE LAUNDRY FACILITIES, TWO WITH RECREATION ROOMS, A MAJOR RECREATION FACILITY INCLUDING THE PARK OFFICE, BANG WET ROOMS AND PICNIC AND BARBECUE AREAS, A COVERED VEHICLE WASH AREA AND A SECURED RV PARKING AREA FOR TENANTS RECREATIONAL VEHICLES OR GUESTS.THERE IS TANDEM TWO CAR PARKING PROVIDED FOR EACH MOBILE HOME SITE.IN ADDITION, THERE ARE 134 OFF STREET GUEST PARKING SPACES LOCATED THROUGHOUT THE PROJECT SITE.PRIMARY ACCESS TO THE PROPERTY IS VIA A DRIVEWAY ALONG SOUTH SIXTH AVENUE.PURSUANT TO SECTION 22.521150 OF THE COUNTY CODE, EVERY MOBILE HOME SITE SHALL HAVE TWO STANDARD AUTOMOBILE PARKING SPACES PLUS ADEQUATE ACCESS THERE TO, SUCH SPACES IF DEVELOPED IN TANDEM SHALL BE A MINIMUM OF 8 FEET WIDE AND A TOTAL OF 36 FEET LONG.THE CURRENT USE IS IN COMPLIANCE WITH THIS REQUIREMENT.IN ADDITION, GUEST PARKING SPACES SHALL BE PROVIDED AT THE RATIO OF ONE STANDARD SIZE AUTOMOBILE PARKING SPACE FOR EACH FOUR MOBILE HOME SITES.ALTHOUGH THE PROJECT WAS DEVELOPED PRIOR TO CURRENT CODE REQUIREMENTS, THE CURRENT USE MEETS THIS REQUIREMENT VIA PARKING SPACES PROVIDED ON-SITE AND ADJACENT PARKING SPACES LOCATED WITHIN THE CITY OF INDUSTRY.THE EXISTING GUEST PARKING LAYOUT IS MAINTAINED AS IT WAS APPROVED ON PREVIOUS APPROVALS.PRIOR TO CURRENT CODE REQUIREMENTS FOR MOBILE HOME PARKS.THE PROJECT ALSO PROVIDES HANDICAPPED ACCESSIBLE

SPACES WHICH WILL BE MAINTAINED ON THE PROJECT SITE.THERE'S ALSO A PARKING AREA PROVIDED FOR TENANTS RECREATIONAL VEHICLES AND GUESTS WITH AN ADJACENT PROPERTY LOCATED WITHIN THE CITY OF INDUSTRY.THE MOBILE HOME PARK WAS ALSO DEVELOPED PRIOR TO THE REQUIREMENTS OF SECTION 22.52.500 MOBILE HOME PARKS OF THE LOS ANGELES COUNTY CODE.THEREFORE, THE CURRENT CODE REQUIREMENTS FOR MOBILE HOME PARKS DO NOT APPLY TO THE EXISTING PROJECT.THE SITE IS MAINTAINED AS IT WAS PREVIOUSLY APPROVED.THE SUBJECT PROPERTY IS ZONED R-1 SINGLE FAMILY RESIDENCE, SURROUNDING PROPERTIES ARE ZONED A1 LIGHT AGRICULTURAL AND WITHIN THE CITY OF INDUSTRY TO THE NORTH.OS OPEN SPACE TO THE SOUTH, R-1 AND WITHIN THE CITY OF 15:10:14INDUSTRY TO THE EAST AND WITHIN THE CITY OF INDUSTRY TO THE WEST.SURROUNDING LAND USES CONSIST OF A FLOOD CONTROL CHANNEL AND RAILROAD TO THE NORTH, THE PO MONA 63 FREEWAY TO THE SOUTH, MANUFACTURING AND SINGLE FAMILY RESIDENTIAL TO THE EAST AND COMMERCIAL TO THE WEST.THERE ARE NO KNOWN ZONING VIOLATIONS ON THE SUBJECT PROPERTY.LOS ANGELES COUNTY STAFF RECOMMENDS THAT THIS PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTION CLASS 1 EXEMPTION EXISTING FACILITIES UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE COUNTY ENVIRONMENTAL GUIDELINES.THE PROJECT SITE CONSISTS OF AN EXISTING MOBILE HOME PARK AND NO ALTERATIONS OR MODIFICATIONS ARE PROPOSED TO THE EXISTING STRUCTURES.THEREFORE, STAFF RECOMMENDS THAT THE HEARING OFFICER DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA.THE

FOLLOWING ARE SOME PICTURES, THIS IS THE ENTRANCE TO THE MOBILE HOME PARK ON MY LEFT AND A PICTURE OF A PORTION OF THE PARKING AREA. THIS IS JUST A SAMPLE OF SOME OF THE MOBILE HOME SITES. THIS IS THE GREEN BELT AREA ALONG THE RAILROAD, THE RECREATIONAL FACILITY AND PARK OFFICE AND PARKING AREAS. THESE ARE PICTURES OF THE VEHICLE WASH AREA AND RV PARKING AREA, ANOTHER PHOTO OF THE RV PARKING AREA AND THE SWIMMING POOL ON THE TOP PICTURE AND THE GREEN BELT AREA AT THE BOTTOM. THE COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT INDUSTRY STATION RECOMMENDED A VIDEO CAMERA BE PLACED AT THE DRIVEWAY ENTRANCE TO THE LOCATION. THE APPLICANT HAS INSTALLED A VIDEO CAMERA AT THE DRIVEWAY ENTRANCE TO SATISFY THIS RECOMMENDATION. THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH HAD NO OBJECTION TO THE APPROVAL OF THIS PROJECT WITH THE CONDITION THAT THE SUBJECT PROPERTY REMAINS CONNECTED TO PUBLIC WATER AND PUBLIC SEWER. THE COUNTY OF LOS ANGELES DEPARTMENTS OF PARKS AND RECREATION, PUBLIC WORKS AND FIRE DEPARTMENT RECOMMENDED CLEARANCE OF THE PROJECT FOR PUBLIC HEARING. BASED ON A LETTER FROM THE HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION DATED MARCH 27, 2014, THE ASSOCIATION HAS NO OBJECTION TO THE PROPOSED RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE WILDWOOD MOBILE COUNTRY CLUB. THE COMMUNITY WAS APPROPRIATELY NOTIFIED OF THE PUBLIC HEARING BY MAIL, NEWSPAPER, PROPERTY POSTING, LIBRARY AND DRP WEBSITE POSTING. STAFF RECEIVED THREE PHONE CALLS WITH GENERAL QUESTIONS REGARDING THE NATURE OF

THE CONDITIONAL USE PERMIT REQUEST AND PUBLIC HEARING PROCESS. NO OTHER CORRESPONDENCE WAS RECEIVED FROM THE PUBLIC REGARDING THE PROJECT. I WOULD LIKE TO NOTE SOME CHANGES TO THE FINDINGS AND CONDITIONS, THE FINDINGS HAVE BEEN REVISED TO INCLUDE MORE DETAILED INFORMATION REGARDING THE HISTORY OF THE PROJECT APPROVAL AS IT RELATES TO CURRENT CODE REQUIREMENTS, FINDING NUMBER 19 HAS BEEN REVISED, THE LAST SENTENCE WHICH READ RATHER THE SUBJECT MOBILE HOME PARK PROVIDES 456 UNITS OF AFFORDABLE WORKER HOUSING IMMEDIATELY ADJACENT TO THE JOB OF CITY OF INDUSTRY HAS BEEN REMOVED. FINDING NUMBER 21 HAS BEEN REVISED, THE PORTION READING AS SUCH, ON-STREET PARKING IS PROHIBITED AND [INAUDIBLE] HAS BEEN REMOVED. CONDITION NUMBER 20 HAS BEEN CORRECTED TO READ RATIO INSTEAD OF RATION IN LINE 3 AND CONDITION 30 WAS ADDED AND READS THE PERMITTEE SHALL MAINTAIN THE VIDEO CAMERA AT THE DRIVEWAY ENTRANCE OF THE MOBILE HOME PARK. STAFF FINDS THE EXISTING USE IS CONSISTENT WITH THE GOALS AND POLICIES SET FORTH IN THE HACIENDA HEIGHTS COMMUNITY PLAN AND ZONING DESIGNATION AND THAT THE MOBILE HOME PARK WAS DESIGNED IN KEEPING WITH THE APPLICABLE DESIGN PRINCIPLES AT THE TIME OF THE PREVIOUS PROJECT APPROVAL. IF APPROVED, STAFF RECOMMENDS A 20 YEAR TERM FOR THE REQUESTED CONDITIONAL USE PERMIT WITH 11 BIENNIAL INSPECTIONS FOR COMPLIANCE WITH THE CONDITIONS OF APPROVAL. STAFF RECOMMENDS APPROVAL OF PROJECT NUMBER R201302540-4, CONDITIONAL USE PERMIT NUMBER 201300124

SUBJECT TO THE ATTACHED CONDITIONS.THIS CONCLUDES MY
PRESENTATION.

>> MS. TAE: THANK YOU VERY MUCH.AND THANK YOU FOR THE
ADDITIONAL INFORMATION AND THE HISTORY OF THIS PROJECT.I DID
HAVE ONE QUESTION FOR STAFF.AS THE PROJECT SPANS TWO PARCELS,
THE NORTHERN PARCEL AND THE SOUTHERN PARCEL, IS STAFF AWARE OF
ANY RESTRICTIONS REGARDING A COVENANT THAT WOULD TIE THOSE TWO
PARCELS TOGETHER FOR PURPOSES OF ONE DEVELOPMENT?

>> MS. BUSH: STAFF IS NOT AWARE OF ANY RESTRICTIONS.I WOULD
HAVE TO RESEARCH THAT FURTHER TO SEE WHAT THE REQUIREMENTS WOULD
BE WITH REGARD TO WORKING WITH THE CITY OF INDUSTRY IF THAT WERE
TO BE A POSSIBILITY.

>> MS. TAE: OKAY, THANK YOU VERY MUCH.I HAVE NO OTHER
QUESTIONS FOR STAFF AT THIS TIME.IS THE APPLICANT HERE THIS
MORNING?

>> YES, WE HAVE THREE SPEAKERS SIGNED UP, MARK RUTHERFORD,
ROBERT VIABALD AND LAURA BROWN.

>> GOOD MORNING.

>> MS. TAE: GOOD MORNING.

>> MARK RUTHERFORD, ALSO WITH ME IS BOB.I THOUGHT THE REPORT WAS REAL GOOD.I APPRECIATE THAT, THANK YOU, AND WE'RE JUST HERE TO ANSWER QUESTIONS.

>> MS. TAE: OKAY, GREAT.I HAVE ACTUALLY NO QUESTIONS FOR YOU, SO YEAH, SO THANK YOU VERY MUCH FOR MAKING IT DOWN HERE THIS MORNING.I BELIEVE THERE'S ONE MR. SPEAKER WHO HAS SIGNED UP, SO IF SOMEONE COULD VACATE THEIR SEAT.

>> IT WAS ONE OF OUR RESIDENTS.

>> MS. TAE: OKAY, GREAT, THANK YOU VERY MUCH, THANK YOU.OKAY, SO WITH THE ADDITIONAL CHANGES THAT STAFF HAD INDICATED IN YOUR PRESENTATION, THANK YOU VERY MUCH AGAIN FOR THAT, AS WELL AS A CONDITION THAT PURSUANT TO ANY APPLICABLE COUNTY REGULATIONS, A COVENANT SHALL BE REQUIRED TO BE RECORDED ON BOTH PARCELS TO TIE THEM AS ONE DEVELOPMENT OR ANY OTHER SIMILAR MEANS TO CONNECT THE PARCELS AS ONE DEVELOPMENT, SO SHOULD YOUR RESEARCH INDICATE THAT ANOTHER MEANS MAY BE MORE APPROPRIATE, PLEASE IMPOSE THAT AS PART OF THIS PROJECT, AND THAT WOULD BE WITHIN 90 DAYS OF APPROVAL.YES, PLEASE.IF YOU CAN HAVE A SEAT AND SAY YOUR NAME AGAIN FOR THE RECORD, THANK YOU.

>> MARK RUTHERFORD AGAIN, WITH RESPECT TO TRYING TO TIE THE PROPERTIES TOGETHER, IS THE CONCERN THE GUEST PARKING THAT'S ON THAT?

>> MS. TAE: CORRECT.

>> THERE IS CONDITION NUMBER 20 THAT STILL REQUIRES THAT THE APPLICANT MAINTAIN A MINIMUM NUMBER, WE GOT MORE THAN WHAT IS REQUIRED, THAT'S BEEN WORKING FOR 40 YEARS, I DO KNOW THERE IS THE CITY OF INDUSTRY IS VERY ADVERSE TO RESIDENTS OR MORE RESIDENTIAL, YOU MAY HIT SOME OBSTACLES THERE AND THIS HAS BEEN WORKING AS HAPPENING FOR 40 YEARS WITH THE EXISTING CONDITIONS. MAY I SUGGEST THAT WE TRY TO PUT A CONDITION ON IT RATHER THAN TRYING TO TIE THE PROPERTIES TOGETHER? AND INDEED CONDITION 20 IS I BELIEVE ADDRESSING YOUR ISSUE AND HAS FOR 40 YEARS.

>> MS. TAE: MY CONCERN WITH ADDING THE REQUIREMENT FOR A COVENANT IS SHOULD IN THE FUTURE IF THE PROPERTY CHANGES HANDS OR CONDITIONS CHANGE IN THE FUTURE, THAT WE ENSURE THAT THE PARKING IS STILL MAINTAINED FOR THE PROJECT.

>> WELL, I KNOW, AND INDEED IF THOSE PARKING ARE BY A FUTURE OWNER ARE PROPOSED TO BE REMOVED, THAT WOULD BE A VIOLATION OF CONDITION 20 AND THE OWNER WOULD HAVE TO COME IN AND GET AN AMENDMENT TO THE CUP WITH THE L.A. COUNTY. THAT'S THE WAY IT'S BEEN SET UP.

>> MS. TAE: YEAH, DOES STAFF HAVE ANY COMMENTS OR RECOMMENDATIONS BASED ON WHAT THE APPLICANT HAS INDICATED?

>> MS. BUSH: NO.

>> MS. TAE: OKAY. WHEN THE CUP IS APPROVED AND THE CONDITIONS ARE RECORDED ON THE PROPERTY DO WE KNOW IF THAT'S ALSO RECORDED ON THE NORTH EVERYONE PARCEL AS WELL?

>> MS. BUSH: I DON'T KNOW, I DON'T KNOW WHAT THE REQUIREMENTS HAVE BEEN WITH REGARD TO THE CITY OF INDUSTRY.

>> IT WOULD BE A SEPARATE JURISDICTION.

>> MS. TAE: IT WOULD BE A SEPARATE JURISDICTION, YEAH. OKAY, IF WE COULD -- SO, GIVEN THAT THIS MOBILE HOME PARK HAS BEEN OPERATING AND HASN'T HAD ANY ISSUES PARTICULARLY WITH THE GUEST PARKING THAT IS REQUIRED BUT ALSO THE OTHER AMENITIES THAT

CERTAINLY IS CRITICAL TO THE PARK, WHAT I WOULD LIKE TO DO THEN IS TO REVISE ANY CONDITIONS SO THAT IT'S CLEAR THAT THAT PARKING IS PROVIDED FOR THIS DEVELOPMENT AND SHOULD ANY CONDITIONS OR SITUATIONS CHANGE IN THE FUTURE THAT ALL REQUIRED PARKING WOULD STILL BE MET FOR THE PROJECT.

>> MS. BUSH: WOULD IT BE POSSIBLE TO MAYBE ADD A CONDITION THAT STATES THAT THEY NEED TO WORK WITH THE CITY OF INDUSTRY FOR ANY NECESSARY PERMITS, WOULD THAT SERVE THE PURPOSE?

>> MS. TAE: YES, YES. IF NEEDED, I THINK AT THIS TIME, WE'RE NOT SURE IF ANYTHING FROM THE CITY OF INDUSTRY IS NEEDED, BUT CERTAINLY I THINK WHAT I WOULD LIKE TO NOTE FOR THE RECORD IS THAT THE DEVELOPMENT IS CURRENTLY OPERATING WITH TWO PARCELS AND SHOULD ANYTHING CHANGE IN THE FUTURE, THE PARK IS STILL OBLIGATED TO MEET ALL OF ITS REQUIREMENTS.

>> THANK YOU.

>> MS. TAE: THANK YOU VERY MUCH. ARE THERE ANY OTHER QUESTIONS?

>> MS. BUSH: NO.

>> MS. TAE: OKAY, GREAT, THANK YOU.SO, WITH THAT CHANGE, WITH THOSE CHANGES AS NOTED TO THE FINDINGS FOR ADDITIONAL BACKGROUND AND HISTORY OF THE PROJECT AS WELL AS THE REQUIREMENT TO MAINTAIN ALL OF THE EXISTING PARK OBLIGATIONS, I WOULD CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300124 SUBJECT TO THE FINDINGS AND CONDITIONS AS DISCUSSED.

>> AND THE LAST DAY TO APPEAL THIS ACTION IS JANUARY 20, 2015.

>> MS. TAE: THANK YOU VERY MUCH.OKAY, AGENDA ITEM NUMBER 7 IS PROJECT NUMBER R201402452, THE APPLICANT IS TAWA INC.GOOD MORNING, MR. MAR.

>> MR. MAR: GOOD MORNING, HEARING OFFICER, MY NAME IS STEVE MAR AND I'M A PLANNER FOR THE ZONING PERMIT'S EAST SECTION, AGENDA ITEM NUMBER 7 IS PROJECT NUMBER R2014-02452, CONDITIONAL USE PERMIT NUMBER 201400117, THE APPLICANT IS REQUESTING A CONDITIONAL USE PERMIT FOR THE SALE OF FULL LINE ALCOHOL FOR OFF-SITE CONSUMPTION AT A NEW SUPERMARKET LOCATED WITHIN AN EXISTING SHOPPING CENTER IN THE C-2 NEIGHBORHOOD BUSINESS ZONE.ALCOHOLIC BEVERAGE SALES IS PERMITTED IN THIS ZONE PURSUANT TO COUNTY CODE ONCE A CUP IS OBTAINED.THE SUBJECT PROPERTY IS

LOCATED AT 17120 COLIMA ROAD IN THE COMMUNITY OF HACIENDA HEIGHTS WITHIN THE HACIENDA HEIGHTS ZONED DISTRICT AND FOURTH SUPERVISORIAL DISTRICT. LAND USES SURROUNDING THE SITE INCLUDE A SHOPPING CENTER, COMMERCIAL USES AND SINGLE FAMILY RESIDENCES TO THE NORTH, A HOTEL, MULTIUNIT SENIOR HOUSING AND MEDICAL OFFICES AND REGIONAL PARK TO THE EAST AND MULTIFAMILY RESIDENCES TO THE WEST. THE SITE PLAN DEPICTS THE PROPOSED 44 THOUSAND 128 SQUARE FOOT MARKET LOCATED IN A TENANT SPACE AT A SHOPPING CENTER WITH 492 PARKING SPACES LOCATED ALONG COLIMA ROAD. THE SPACE WAS PREVIOUSLY OCCUPIED BY ANOTHER SUPERMARKET CHAIN THAT SOLD ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION. ALCOHOLIC BEVERAGES WILL TAKE UP 4.97% OF THE MARKET'S TOTAL SHELF SPACE WHICH IS BELOW THE MAXIMUM 5% SHELF SPACE ALLOWED FOR THE DISPLAY OF ALCOHOLIC BEVERAGES UNDER 15:23:17 COUNTY CODE. THIS PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTS CLASS 1, EXISTING FACILITIES PURSUANT TO CEQA REPORTING REQUIREMENTS, IT HAS NO ALTERATION, CHANGES OR EXPANSION OF USE BEYOND THAT CURRENTLY EXISTING ARE PROPOSED. STAFF IS OF THE OPINION THAT THE APPLICANT'S BURDEN OF PROOF HAS BEEN MET. THE L.A. COUNTY SHERIFF'S DEPARTMENT HAS REVIEWED THE APPLICANT'S REQUEST AND NOTED ALTHOUGH THERE IS AN ISSUE WITH TRANSIENT ON THE SUBJECT PROPERTY THEY ARE FOR THE MOST PART NOT PUBLICLY INTOXICATED AND JUST ENGAGE IN PANHANDLING. THERE HAVE ALSO BEEN CALLED DUE TO ALARM ACTIVATION BUT THESE CALLS OCCURRED WHILE THE PREVIOUS SUPERMARKET LOCATED

ON THE PROPERTY WAS CLOSED AND BOARDED UP, OTHERWISE THE SHERIFF'S DEPARTMENT HAD NO FURTHER ISSUES REGARDING THE PROPOSED PROJECT. NO PUBLIC COMMENTS HAVE BEEN RECEIVED FROM THE GENERAL PUBLIC AT THIS TIME. THE HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION REVIEWED THE APPLICATION AND VOTED UNANIMOUSLY TO SUPPORT THE PROJECT. STAFF WOULD LIKE TO ADD TWO ADDITIONAL CONDITIONS TO THE CONDITION OF APPROVAL. ONE IS TO STATE THAT THIS GRANT ALLOWS THE SALE OF FULL LINE ALCOHOL FOR OFF-SITE CONSUMPTION AT A NEW SUPERMARKET WHICH IS THE SUPERMARKET AND ANOTHER CONDITION STATING THAT THE PERMITTEE SHALL DISPLAY ALCOHOLIC BEVERAGES ONLY IN THE COOLER OR SHELVING DESIGNATED FOR STORAGE OF SAID BEVERAGES AS DEPICTED ON THE SHELF PLAN EXHIBIT A, NO DISPLAY OF ALCOHOLIC BEVERAGES SHOULD BE PROVIDED ELSEWHERE ON THE PREMISES, THE SHELF SPACE DENOTED SHALL BE NO MORE THAN [INAUDIBLE] TOTAL SHELF SPACE AS DEPICTED IN THE PREVIOUS SHELF PLAN. STAFF FINDS THAT THE PROPOSED SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION ON THE SUBJECT PROJECT IS CONSISTENT WITH THE GOALS AND POLICIES SET FORTH IN THE HACIENDA HEIGHTS COMMUNITY PLAN, COUNTY WIDE GENERAL PLAN AND CURRENT ZONING DESIGNATION, THEREFORE STAFF RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT NUMBER 201400117 WITH THE ATTACHED FINDINGS AND MODIFIED CONDITIONS. THIS CONCLUDES MY PRESENTATION.

>> MS. TAE: THANK YOU VERY MUCH.I HAVE NO QUESTIONS FOR STAFF
AT THIS TIME.IS THE SPEAKER HERE THIS MORNING?

>> YES, WE HAVE --

>> MS. TAE: THE APPLICANT.

>> WE HAVE CHRISTINA CHANG AND [INAUDIBLE] CHANG.AND DANIEL LEE.

>> MS. TAE: GREAT, THANK YOU VERY MUCH.AFTER YOU HAVE A SEAT,
CAN YOU PLEASE STATE YOUR NAME BEFORE YOU BEGIN.

>> DANIEL LEE OF [INAUDIBLE] AND ASSOCIATES, I AM THE REPRESENT
OF TAWA INC.

>> I'M CHRISTINA CHANG AND I'M WITH TAWA INC. AS WELL.

>> WE ALSO HAVE [INAUDIBLE] CHANG THAT IS THE STORE MANAGER, WE
HAVE AVAILABLE FOR ANY QUESTIONS.WE DO HAVE ONE COMMENT AND
REQUEST IF YOU COULD HEAR IT.IN REGARDS TO CONDITION NUMBER 21
FOR THE ABC LEAD TRAINING, TAWA FULLY UNDERSTANDS AND
COMPREHENDS THE IMPORTANCE OF ALCOHOL TRAINING, THEIR CONCERN IS
SINCE A PREDOMINANT AMOUNT OF THEIR EMPLOYEES ARE NON-NATIVE
ENGLISH SPEAKERS, SPEAKING CHINESE, SOME VIETNAMESE AND SPANISH,

THEY WOULD LIKE TO SUBSTITUTE IT FOR AN RBC TRAINING TAUGHT BY CALIFORNIA SERVE SMART WHO WILL PROVIDE TRANSLATORS FOR THIS TRAINING AND THEIR TRAINING SYSTEM IS ALREADY IN PLACE.THEY ARE CURRENTLY DO COURSES EVERY TWO YEARS WHEREAS FOR LEAD TRAINING, YOU ONLY HAVE TO DO IT ONCE AND THAT'S KIND OF IT.THEY OFFER A SIMILAR PROGRAM TO ABC LEAD, IT'S A FOUR HOUR INSTRUCTIONAL BLOCK.

>> MS. TAE: AND DOES THIS PROGRAM ISSUE ANY SORT OF CERTIFICATION, ANY SORT OF VERIFICATION THAT PARTICIPANTS HAVE COMPLETED THAT PROGRAM?

>> YES, IT DOES.

>> MS. TAE: OKAY.ARE THERE ANY OBJECTIONS OR COMMENTS FROM STAFF REGARDING THIS REQUEST?

>> MR. MAR: I'M NOT FAMILIAR WITH THE PROGRAM, BUT IF IT IS A CERTIFIED PROGRAM, THEN I HAVE NO OBJECTIONS TO MODIFYING THAT.

>> IF I MAY COMMENT, THEY ARE A RESPONSIBLE BEVERAGE SERVICE TRAINER THAT IS ON THE CALIFORNIA RBC TRAINING LIST.

>> MS. TAE: OKAY.WERE THERE ANY OTHER COMMENTS OR QUESTIONS FROM THE APPLICANT?

>> NO, THAT'S IT.

>> MS. TAE: OKAY, THANK YOU VERY MUCH.ARE THERE ANY OTHER SPEAKERS?I THINK WE'VE COVERED THE THREE, RIGHT?

>> NO OTHER SPEAKERS.

>> MS. TAE: THANK YOU VERY MUCH, OKAY.SO, THE REQUEST TO CHANGE THE CONDITION AND REPLACE LEAD LICENSE AND ALCOHOL DRUGS PROGRAM WITH CALIFORNIA SERVE SMART IS SOMETHING THAT I'M OKAY WITH INCORPORATING INTO THE CONDITIONS, SO THAT WOULD AMEND CONDITION NUMBER 21 TO CHANGE THE PROGRAM THAT THE PERMITTEE'S REQUIRED TO COMPLETE, AND WITH THE ADDITIONAL CHANGES TO THE CONDITIONS AS STAFF INDICATED BY -- AS INDICATED BY STAFF, I HEREBY CLOSE THE PUBLIC HEAR, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400117 WITH THE FINDINGS AND CONDITIONS AS AMENDED.

>> AND THE LAST DAY TO APPEAL THIS ACTION IS JANUARY 20, 2015.

>> MS. TAE: THANK YOU VERY MUCH.OKAY.WE WILL BE MOVING ON TO PART III OF OUR AGENDA THIS MORNING, DISCUSSION AND POSSIBLE ACTION, AGENDA ITEM NUMBER 8 IS PROJECT NUMBER R201300430, MS. NAZAR, THIS ITEM HAD BEEN CONTINUED FROM APRIL 15, 2014, MAY 20, 2014 AND SEPTEMBER 2, 2014.MS. NAZAR, THANK YOU.

>> MS. NAZAR: GENTEEN NAZAR FROM ZONING PERMIT'S EAST SECTION, AS THE HEARING OFFICER INDICATED, TODAY'S AGENDA ITEM NUMBER 8 IS A DISCUSSION ITEM FOR A RETROACTIVE OAK TREE PERMIT ASSOCIATED WITH A BREAKING PROJECT.THIS PROJECT IS NOT SCHEDULED FOR DENIAL BUT IT IS A DISCUSSION ITEM.THE PROJECT IS LOCATED AT 2831 EAT TON CANYON DRIVE WITHIN THE EAST PASADENA ZONED DISTRICT IN UNINCORPORATED LOS ANGELES COUNTY AND IN THE HILLSIDE MANAGEMENT AREA.THIS ITEM WAS SCHEDULED FOR DENIAL DUE TO INACTIVITY ON APRIL 15, 2014 HEARING OFFICER MEETING AND CONTINUED TO MAY 20TH, SEPTEMBER 2, 2014 HEARINGS AND JANUARY 6, 2015 AS A DISCUSSION ITEM IN ORDER TO EVALUATE THE CASE PROGRESS.FOLLOWING THE HEARING OFFICER'S MEETING OF SEPTEMBER 2, 2014, THE PROJECT MANAGER PROVIDED A SUBMITTAL TIMELINE FROM AUGUST TO OCTOBER OF 2014.STAFF FOUND RECENTLY THAT THE APPLICANT FAILED TO COMPLY WITH THE TIMELINE AND HAS NOT SUBMITTED THE REQUESTED MATERIALS AS SCHEDULED.STAFF REQUESTED THAT THE APPLICANT PLACE THE ADDITIONAL FEES FOR AN APPLICATION FOR AN OAK TREE PERMIT WITH PUBLIC HEARING.AT THIS TIME, THE

APPLICANT IS REQUESTING AN EXTENSION TO PAY THE FEES. STAFF HAS ALREADY GRANTED AN EXTENSION AT THE MEETING ON APRIL 1, 2014 AND WOULD LIKE TO EXTEND THIS REQUIREMENT FOR THE APPLICANT TO PAY THE REQUIRED FEES WITHIN 30 DAYS. THEREFORE, STAFF RECOMMENDS THAT THE HEARING AS A DISCUSSION ITEM BE CONTINUED IF THE EXTENSION IS GRANTED WITHIN 30 DAYS OR THE NEXT HEARING OFFICER MEETING IN FEBRUARY. THIS CONCLUDES MY PRESENTATION.

>> MS. TAE: THANK YOU VERY MUCH. I HAVE NO QUESTIONS FOR STAFF. IS THE APPLICANT SIGNED UP? AND IF YOU CAN PLEASE START BY STATING YOUR NAME.

>> MY NAME IS JIN HAY LEW, WEAN THE HOLIDAY SEASON, I HAVEN'T HAD MUCH TIME TO TALK WITH MS. NAZAR, DUE TO SEVERAL REASONS, OUR PROJECT MANAGER JUST GAVE UP ON MY PROJECT RIGHT BEFORE THE HOLIDAYS, RIGHT BEFORE THE -- WITH THE COURT DATE, WITH THE D.A.'S OFFICE AS WELL, SO I WAS RUSHED TO HIRE SOMEBODY ELSE TO TAKE OVER THE PROJECT. RIGHT NOW, I HAVE CURRENTLY THERE IS A COMPANY CALLED WEINSTEIN CONSTRUCTION COMPANY, THEY DO RETAINING WALLS, THEY DO LAND DEVELOPMENT AS WELL AND SO FORTH. THEY HAVE TOLD ME THAT IT IS POSSIBLE TO DO THE CONSTRUCTION THAT IS REQUIRED WITHOUT REMOVING ANY OAK TREES, SO THIS IS SOMETHING THAT I JUST WOULD LIKE TO ASK THE WISDOM OF THE COURT AS WELL MS. NAZAR TO SEE WHAT IS THE BEST FEASIBLE WAY FOR ME AS A

HOMEOWNER TO REACH THE BEST CONCLUSION OR WHATEVER THE COURT WOULD ADVISE ME TO DO. UNFORTUNATELY, BECAUSE OF THE REQUIREMENTS OF THE OAK TREE FEES, IT IS WAY BEYOND SOMETHING THAT I CAN PAY AT THIS MOMENT, SO IF THE COURT COULD GIVE ME MORE THAN 30 DAYS TO CONTINUE, I WOULD DO THAT, BUT I'M NOT SURE IF THE CONSTRUCTION COMPANY'S TELLING ME WE DO NOT NEED TO REMOVE ANY OAK TREES, WHAT WOULD BE THE -- WOULD THERE BE OTHER CHOICES OR ALTERNATIVES FOR ME, THAT WOULD BE MY QUESTION, AND WHATEVER THE COURT ADVISES ME TO DO AND WHAT THE COUNTY ADVISES ME TO DO, I'M MORE THAN WILLING TO COOPERATE, BUT WITH THE FEES RIGHT NOW, I REALLY DO NEED SOME MORE TIME TO PREPARE FOR THE FEES. THANK YOU.

>> MS. TAE: SO, THIS CONSTRUCTION COMPANY THAT YOU'VE BEEN COMMUNICATING WITH AND THEY'VE INDICATED IT'S POSSIBLE TO CONSTRUCT THESE RETAINING WALLS WITHOUT ANY OAK TREE REMOVALS?

>> THAT IS CREDIBILITY.

>> MS. TAE: HAVE YOU GONE FAR ENOUGH TO THE PROCESS TO DEVELOP A SITE PLAN AND HAVE THAT KIND OF CONCURRENCE FROM THE COUNTY?

>> YES, THE ONLY THING RIGHT NOW IS SINCE THE BEGINNING OF THE LAST WEEK OF NOVEMBER I BELIEVE UNTIL THIS TIME, WE HAVE HAD THE REPRESENTATIVE FROM WEINSTEIN CORPORATION LOOK INTO EVERYTHING

AS WELL AS THE ENGINEERS INVOLVED ARE FORTUNATELY ENGINEERS THAT -- THEY ARE VERY FAMILIAR WITH, SO RIGHT NOW, THEY'RE INCORPORATING ALL THIS INFORMATION AND THE ONLY THING FOR THEM TO FIND OUT IS HOW WE CAN MITIGATE THE WHOLE REMEDIAL GRADING PLAN WITHIN THE COST OF WHAT I CAN PHYSICALLY, POSSIBLY BE ABLE TO START AND FINISH, SO THE OTHER COURT DATE THAT I HAVE RIGHT NOW IS AT THE END OF THIS MONTH, THE 29TH, AND BY THEN, I HAVE TO ALSO PRESENT TO THE D.A.'S OFFICE BECAUSE OF MY CONDITIONAL PLEA, I AM DEFINITELY TRYING TO FIND A WAY IN ORDER FOR ME TO DO THIS WITHIN MY BUDGET AND THAT IS THE MOST IMPORTANT THING BECAUSE I DO NOT WANT TO START SOMETHING THAT I CANNOT FINISH, BUT I'M TRYING MY BEST RIGHT NOW TO DO THAT AND THE OAK TREE PERMIT DEFINITELY -- IF WE DO NEED TO REMOVE SOMETHING, BUT THEY'RE SAYING WE DON'T NEED TO DO THAT. I DON'T KNOW WHAT THE COUNTY CAN HELP ME OUT WITH SO WE DON'T HAVE TO POSTPONE THIS WHOLE PROCESS. THANK YOU.

>> MS. TAE: THANK YOU. SO, I HAVE A QUESTION FOR STAFF THEN. IF IT DOES TURN OUT THAT IT IS POSSIBLE TO DO THE REMEDIAL GRADING AND CORRECT THE ISSUES WITH BUILDING AND SAFETY, WITHOUT REQUIRING ANY REMOVALS OR ENCROACHMENTS, THEN WHAT WOULD BE PLANNING'S 15:36:20 INVOLVEMENT WITH THIS, WOULD THAT OAK TREE PERMIT REQUIREMENT GO AWAY ESSENTIALLY?

>> MS. NAZAR: THIS PROJECT IS RETROACTIVE, THERE ARE 7 OAK TREES THAT HAVE BEEN AFFECTED, THERE WOULD BE ONE REMOVAL AND REMAINING OAK TREES ARE ENCROACHED.THERE ARE A TOTAL OF 8 OAK TREES ON THE PROPERTY AND 7 OF THOSE TREES ARE IMPACTED.NOW, ACCORDING TO THE BIOLOGIST, WE MAY HAVE OTHER OAK TREES THAT WILL BE IMPACTED, SO THERE WILL BE A MITIGATION AND MONITORING OF THIS PROPERTY SO THERE'S QUESTION THAT THERE ARE NO OAK TREES THAT ARE IMPACTED, THERE ARE ALREADY OHM OAK TREES THAT HAVE BEEN IMPACTED.

>> MS. TAE: THANK YOU VERY MUCH FOR THAT CLARIFICATION, AND IS THAT YOUR UNDERSTANDING AS WELL BASED ON WHERE WE ARE TODAY?

>> RIGHT NOW, ALL OF OUR OAK TREES HAVE BEEN -- HAVE PERIMETERS AROUND THEM.I HOPE THAT IT IS POSSIBLE TO JUST HAVE AN ARBORIST OR SOMEBODY WHO CAN MAKE SURE THAT THESE OAK TREES ARE OKAY.IF THESE OAK TREES ARE OKAY, I DON'T KNOW WHAT THE LABELING OF THIS WHOLE -- ALL THE -- YOU KNOW, THAT ENCROACHMENT, I KNOW THERE'S A LOT OF -- THE SITUATION IS IN THIS WAY, BUT I DON'T KNOW IF IT WOULD BE POSSIBLE TO JUST VERIFY THE WELL BEING OF THE OAK TREES AND BE ABLE TO MOVE ON FROM THERE.

>> MS. TAE: YEAH, COUNTY 15:38:05CODE, OUR REGULATIONS IN THE COUNTY DO REGULATE AND PROTECT OAK TREES, SO IF THERE HAS

ALREADY BEEN IMPACTS WHICH IT SOUNDS LIKE THERE ARE STRUCTURES,
THERE'S WALLS OR OTHER FENCES THAT HAVE BEEN CONSTRUCTED AND
HAVE BEEN --

>> YES, JUST A LITTLE BIT OF DIRT BUT ALL OF OUR TREES HAVE --
WE'VE ALREADY DONE EXTENSIVE MEASURES TO PROTECT THEM FROM NOW
UNTIL WHENEVER WE CAN TAKE CARE OF THIS MATTER.

>> MS. TAE: RIGHT, SO THE WORK THAT HAS ALREADY BEEN DONE,
THAT IS AN ISSUE THAT THE OAK TREE PERMIT IS REQUIRED TO
ADDRESS. THAT'S NOT SOMETHING THAT WE COULD WAIVE DEPENDING ON
THE IMPACTS. NOW, THROUGH THAT PERMIT IF THE OAK TREES ARE DOING
WELL AND THEY'RE CONTINUING TO THRIVE, THEN THAT'S TAKEN INTO
ACCOUNT. IF THEY ARE NOT DOING WELL, ADDITIONAL MITIGATION OR
MEASURES MAY BE REQUIRED TO MAKE SURE THOSE TREES ARE HEALTHY.

>> UNDERSTOOD, YES.

>> MS. TAE: SO, IT IS VERY IMPORTANT TO CONTINUE WITH THAT OAK
TREE PERMIT PROCESS. I UNDERSTAND THAT YOU HAVE BEEN IN THIS
PROCESS FOR A VERY LONG TIME AND I HOPE TO STRESS AND HOPEFULLY
YOU'VE BEEN WORKING WITH THE PLANNER AS WELL TO STRESS THAT IT
IS VERY IMPORTANT THAT WE CONTINUE TO MOVE FORWARD AND GET TO

THESE DIFFERENT MILESTONES SO THAT YOU CAN HAVE EVERYTHING UP TO DATE IN YOUR COMPLIANCE WITH THE COUNTY REGULAR -- REGULATIONS.

>> OF COURSE, YES.

>> MS. TAE: WITH THAT, I WOULD LIKE TO HAVE YOU COME BACK SOONER RATHER THAN LATER. I WOULD LIKE TO HEAR AN UPDATE, ESPECIALLY SINCE IT SOUNDS LIKE YOU HAVE NOW SWITCHED FROM YOUR PREVIOUS PROJECT MANAGER TO THIS NEW CONSTRUCTION COMPANY NOW, SO STAFF, I BELIEVE YOU RECOMMENDED A 30 DAY CONTINUANCE AND THAT WOULD BE A CONTINUANCE TO PAY THE REMAINING FEES THAT ARE DUE FOR THE OAK TREE PERMIT. IS THAT A TIMEFRAME THAT YOU BELIEVE YOU CAN MEET?

>> I WOULD PROBABLY NEED MORE TIME IF THAT WOULD BE POSSIBLE, PLEASE.

>> MS. TAE: AND HOW MUCH TIME DO YOU FEEL THAT YOU NEED.

>> I WOULD NEED ABOUT TWO MONTHS AT LEAST.

>> MS. TAE: TWO MONTHS.

>> YES.AND RIGHT NOW BETWEEN NOW AND DEFINITELY -- I COULD PROBABLY UPDATE YOU NEXT MONTH, BUT RIGHT NOW, MY -- BECAUSE OF MY COURT HEARING ON THE 29TH, IT WOULD PROBABLY BE BETTER FOR ME TO HAVE MORE -- PREPARE IF IT WAS AFTER 30 DAYS FROM NOW, SO LIKE TWO MONTHS FROM NOW, IF THAT WOULD BE POSSIBLE BECAUSE OF THE FACT THAT IF THE D.A.'S OFFICE WANTS ME TO DO A DIFFERENT WAY, THEN MY WHOLE DIRECTION MIGHT BE CHANGED OR NOT.AND ALSO WITH WEINSTEIN, I HAVE YET TO SIGN THE CONTRACT WITH THEM, BUT THEY HAVE ALREADY UNDERTAKEN MINE ORALLY AND VERBALLY AND THEY HAVE ALL MY INFORMATION, SO RIGHT NOW, MY JOB IS TO MAKE SURE THAT OUR AGREEMENT IS IN PLACE, WRITTEN ORDER AND THAT'S WHAT I'M HOPING TO GET BEFORE THE NEXT COURT DATE IN PASADENA COURT, AND THEN FROM THERE, WE CAN MOVE ON AND THE WEINSTEIN COMPANY CAN SAY, OKAY, WE CAN DO IT THIS WAY, BUT THEY DEFINITELY TOLD ME THAT WE CAN DO IT WITH OR WITHOUT THE OAK TREE PERMIT.IF THE PERMIT REQUIRES US TO SAY, OKAY, WE CAN -- IF THE COUNTY SAYS, OKAY, WITHIN THE OAK TREE PERMIT HEARING, WE NEED TO MOVE ONE, WE CAN -- I MEAN, THERE MIGHT BE AN OAK TREE THAT WE MIGHT NEED TO DO, BUT THEY'RE SAYING NOT NECESSARILY, WE DON'T NEED TO DO IT WITHOUT IT, SO I JUST NEED TO FIND MORE WISDOM IN THIS MATTER AND MORE TIME, AND MORE THAN 30 DAYS FOR SURE AS WELL AS MY ABILITY TO PAY THE FEES.

>> MS. TAE: OKAY, NO, I UNDERSTAND, THANK YOU VERY MUCH. I THINK WHAT I WANT TO DO, TWO THINGS, ONE, I WANT TO MAKE SURE WE LEAVE TODAY WITH A CLEAR UNDERSTANDING THAT AN OAK TREE PERMIT IS REQUIRED FOR THE WORK THAT HAS ALREADY BEEN DONE. NOW, IT SOUNDS LIKE WEINSTEIN IS SPECULATING IN TERMS OF WHAT ADDITIONAL WORK MAY NEED TO BE DONE, SO THEY'RE COMING ON IN TERM OF CORRECTING THE OTHER BUILDING AND SAFETY ISSUES AND OTHER THINGS, SO IN TERMS OF WHETHER OR HOW MUCH ADDITIONAL WORK IS REQUIRED, I THINK THAT'S A SEPARATE ISSUE THAN ADDRESSING WHAT THE WORK THAT HAS ALREADY BEEN DONE, SO I WANT TO MAKE SURE THAT THE OAK TREE PERMIT IS REQUIRED AND SO WE NEED TO CONTINUE MOVING FORWARD TO GET THOSE FEES FILED AND PROCESS THAT.

>> OKAY.

>> MS. TAE: IT WOULD BE IMPERATIVE FOR YOU TO HIRE, WHETHER IT BE WEINSTEIN OR SOMEONE AS SOON AS POSSIBLE, THIS IS VERY TECHNICAL WOBBLING. IT SOUNDS LIKE THERE ARE A LOT OF SPECIFIC ENGINEERING DETAILS THAT DO NEED TO BE RESOLVED AND I KNOW THERE'S TIMEFRAME THAT WE REALLY WANT TO MOVE QUICKLY ON SO WE MAKE SURE THE PROJECT COMPLIES WITHIN THOSE MANDATED TIMEFRAME, SO THE EARLY ON THAT YOU HAVE THAT TECHNICAL CONSULTANT TO HELP YOU THROUGH THIS PROCESS, THE SMOOTHER IT WILL BE FOR
15:43:15EVERYONE. STAFF RECOMMENDED 30 DAYS, I'M GOING TO

RECOMMEND 45 DAYS SO THAT AFTER THE COURT DATE AT THE END OF JANUARY, WE'LL HAVE TIME TO DOCUMENT WHAT OUTCOME HAD BEEN DETERMINED FROM THAT MEETING, SO WHAT I'LL DO IS RECOMMEND THAT THIS BE CONTINUED TO FEBRUARY 17TH WHICH IS MID FEBRUARY, AND I BELIEVE THAT'S AN AFTERNOON HEARING, IS THAT CORRECT?OKAY, SO THAT MEETING WILL START AT 1:00, MR. LEW HERE ON FEBRUARY 17TH, AND PLEASE CONTINUE TO WORK WITH MS. NAZAR TO GIVE HER UPDATES, PARTICULARLY AFTER YOUR NEXT COURT MEETING AT THE END OF JANUARY SO WE CAN CONTINUE TO MAKE SURE THIS MOVES FORWARD.

>> I SURE WILL, THANK YOU SO MUCH.

>> MS. TAE: THANK YOU.OKAY.AND THAT CONCLUDES PART III OF THIS MORNING'S AGENDA, PART 4 IS PUBLIC COMMENT PERIOD.PURSUANT TO SECTION 54954.3 OF THE GOVERNMENT CODE, IS THERE ANYONE IN THE AUDIENCE WHO WISHES TO MAKE A PUBLIC COMMENT?AND SEEING NO ONE IN THE AUDIENCE, WE ARE NOW ADJOURNED TO 1:00 P.M. TUESDAY JANUARY 20, 2015.(MEETING IS ADJOURNED).