

# AGENDA

**Hearing Officers:  
Items 1-2; 4-8: Mark Herwick  
Item 3: Gina Natoli**

Meeting Place: In-Person: 320 W. Temple St, Rm 150, Los Angeles, CA 90012  
Virtual (Online): <https://us02web.zoom.us/j/82455739842> Webinar ID: 824 5573 9842 Or call by phone: (669) 900-6833 or (346) 248-7799.

Meeting Date: June 20, 2023 - Tuesday

Time: 1:00 PM

## **PROVIDING WRITTEN PUBLIC COMMENT**

To provide written public comment for the record, send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Thursday, June 15, 2023, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, June 15, 2023, will not be provided to the Hearing Officer but will be added to the public record.

## **OBSERVING THE MEETING VIRTUALLY (ONLINE)**

To observe the meeting without providing public comment for the record, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842), <http://facebook.com/LACDRP>, or dial (669) 900-6833 or (346) 248-7799.

## **PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)**

To provide verbal public comment for the record during the meeting, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842) and staff will assist you via the Zoom chat feature, or dial (669) 900-6833 or (346) 248-7799 and send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Thursday, June 15, 2023, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday, June 15, 2023, will not be provided to the Hearing Officer but will be transcribed and added to the public record.

## **PART I - PLEDGE OF ALLEGIANCE**

1. Hearing Officer

## **PART II - CONSENT ITEM FOR APPROVAL**

2. Project No. 04-075-(5)

[23-482](#)

Applicant: TRI Pointe Homes IE-SD (F.K.A Pardee Homes, Inc.)

Planner: Timothy Stapleton

Skyline Ranch Rd. W. of Sierra Hwy, S. of Vasquez Canyon Rd.

Santa Clarita Valley Planning Area

- a. Plan Amendment No. 2009-00009

To amend the Master Plan of Highways to delete extension of Whites Canyon Road (Secondary Highway) from Plum Canyon Road to Vasquez Canyon Road, and delete Cruzan Mesa Road (Limited Secondary Highway), and add Skyline Ranch Road as a Secondary Highway from Plum Canyon Road to Sierra Highway.

- b. Vesting Tentative Tract Map No. 060922

To create 1,032 single-family residence lots, three (3) multi-family residence lots developed with 188 detached, single-family residence condominium units, 17 open space lots, one (1) public park lot, five (5) private recreation lots, one (1) public school lot, 12 debris basin lots, two (2) water tank lots, one (1) booster station lot and 13 private drive and fire lane lots on 2,173.25 gross acres within the R-1 (Single-Family Residence) and A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zones.

- c. Highway Realignment No. 2009-00001

To authorize the realignment of Whites Canyon Road as Skyline Ranch Road, proposed Secondary Highway on the Master Plan of Highways, extending from Plum Canyon Road southeast through the project site to Sierra Highway.

- d. Conditional Use Permit No. 04-075

To ensure compliance with requirements for development within urban and non-urban Hillside Management areas, density-controlled development, on-site project grading over 100,000 cubic yards, and a temporary materials processing facility proposed during construction within the project site.

- e. Conditional Use Permit No. 2009-00121

To authorize the offsite grading and construction of Skyline Ranch Road from approximately 1,700 feet east of Whites Canyon Road/Plum Canyon Road to the western project boundary.

- f. Oak Tree Permit No. 2007-00021

To authorize the removal of one (1) oak tree (no heritage oaks).

g. This Time Extension action is categorically exempt pursuant to Class 5 (Minor Alterations in Land Use Limitations) of the CEQA guidelines.

Time extension request is from June 7, 2023 to June 7, 2024.

Approve this extension for Vesting Tentative Tract Map No. 060922 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.38.050 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the sixth and final discretionary time extension.

### **PART III - PUBLIC HEARINGS**

3. (Continued from 03/07/23) [23-429](#)  
Project No. 2019-003407-(2)  
Conditional Use Permit No. RPPL2019006012  
Planner: Sean Donnelly  
Applicant: Bodega Latina Corporation  
8601 Hooper Avenue  
Metro Planning Area  
  
To authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License at an existing supermarket in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones). This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.
4. [23-440](#)  
Project No. PRJ2022-001817-(5)  
Conditional Use Permit No. RPPL2022005399  
Administrative Housing Permit No. RPPL2022005493  
Planner: Soyeon Choi  
Applicant: Judith Cannon  
10113 Escondido Canyon Road  
Santa Clarita Valley Planning Area  
  
To authorize the continued operation and maintenance of an existing 15-unit mobilehome park with a single access and the current density in the A-1-2 (Light Agricultural - Two Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.
5. [23-438](#)  
Project No. PRJ2022-001582-(1)  
Conditional Use Permit No. RPPL2022004639  
Planner: Steve Mar  
Applicant: Qizhao Zhao  
18888 Labin Court, Suite B203

**East San Gabriel Valley Planning Area**

To authorize the operation of a new mahjong parlor (“My Player”) located in a commercial shopping center in the C-3-BE (General Commercial – Billboard Exclusion) zone within the unincorporated community Rowland Heights. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. PRJ2022-001583-(1) [23-441](#)  
Conditional Use Permit No. RPPL2022004641  
Planner: Steve Mar  
Applicant: Bobby Liu  
18888 Labin Court, Suite C201  
East San Gabriel Valley Planning Area

To authorize the continued operation of an existing karaoke center (“Melody Group”) with fourteen (14) entertainment rooms and with new on-site beer and wine sales located in a commercial shopping center in the C-3-BE (General Commercial – Billboard Exclusion) zone within the unincorporated community Rowland Heights. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2022-003202-(1) [23-442](#)  
Conditional Use Permit No. RPPL2022009637  
Planner: Steve Mar  
Applicant: Bobby Liu  
18888 Labin Court, Suite B208  
East San Gabriel Valley Planning Area

To authorize the continued operation of an existing billiards hall (“Era Billiards Club”) with new on-site beer and wine sales located in a commercial shopping center in the C-3-BE (General Commercial – Billboard Exclusion) zone within the unincorporated community Rowland Heights. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

**PART IV - PUBLIC COMMENT**

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

**PART V - ADJOURNMENT**

**ADJOURNMENT TO 9:00 A.M., TUESDAY, JUNE 27, 2023**

**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 accessible on LA County Planning'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 LA County Planning and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.

**LIVE WEB STREAMING:** LA County Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974- 6409 or [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 horas hábiles antes de la reunión. Gracias.

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如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供 特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409，電郵地址為 [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov)。謝謝。