

AGENDA

Hearing Officers:
Items 1-5, 7-10: Patricia Hachiya
Item 6: Gina Natoli

Meeting Place: In-Person: Hall of Administration Building at 500 W. Temple Street (Basement), Assessment Appeal Board Hearing Room B4 (Board Room C), Los Angeles, CA 90012 Virtual (Online): <https://bit.ly/ZOOM-HO> Webinar ID: 824 5573 9842 Or call by phone: (669) 444-9171

Meeting Date: April 23, 2024 - Tuesday

Time: 9:00 AM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to 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 Monday, April 22, 2024, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, April 22, 2024, 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://bit.ly/ZOOM-HO> (Webinar ID: 824 5573 9842), or call by phone: (669) 444-9171 or (719) 359-4580.

PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-HO> (Webinar ID: 824 5573 9842), or call by phone: (669) 444-9171 or (719) 359-4580 and staff will assist you or send an email to 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 Monday, April 22, 2024, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, April 22, 2024, will not be provided to the Hearing Officer but will be transcribed and added to the public record.

PART I - LAND ACKNOWLEDGMENT

1. Hearing Officer

PART II - PLEDGE OF ALLEGIANCE

2. Hearing Officer

PART III - CONSENT ITEMS FOR APPROVAL

3. Project No. 2019-000181-(1)

[24-060](#)

Planner: Timothy Stapleton

Applicant: Lennar Homes

16234 Folger Street

East San Gabriel Valley Planning Area

a. Vesting Tentative Tract Map No. 82159

To create one multi-family lot with 85 new detached residential condominium units on 11.47 gross acres in the R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required Lot Area) Zone.

b. Conditional Use Permit No. RPPL2020002262

To authorize on-site project grading exceeding 100,000 cubic yards.

c. Environmental Assessment No. RPPL2019000323

A Mitigated Negative Declaration that the project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the project.

d. This action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from May 18, 2024, to May 18, 2025.

Approve this extension for Vesting Tentative Tract Map No. 82159 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 first discretionary time extension.

4. Project No. 2019-001063-(1)

[24-061](#)

Planner: Timothy Stapleton

Applicant: Lennar Homes

15405 La Subida Drive

East San Gabriel Valley Planning Area

a. Vesting Tentative Tract Map No. 82160

To create one multi-family lot with 52 new detached residential

condominium units on 12.58 gross acres in the R-A-10,000 (Residential Agricultural - 10,000 Square Feet Minimum Required Lot Area) Zone.

b. Conditional Use Permit No. RPPL2019002048

To authorize on-site project grading exceeding 100,000 cubic yards.

c. Environmental Assessment No. RPPL2019002049

A Mitigated Negative Declaration to ensure the project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the project.

d. This action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from June 29, 2024, to June 29, 2025.

Approve this extension for Vesting Tentative Tract Map No. 82160 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 first discretionary time extension.

5. Project No. R2014-00285-(5)

Planner: Timothy Stapleton

Applicant: Claremont Homes, Inc.

28701 Sloan Canyon Road

Santa Clarita Valley Planning Area

24-065

a. Zone Change No. RPPL2016003663

A request to authorize a change from the existing Zone A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) and Zone A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) to Zone RPD 8,000 - 0.74U (Residential Planned Development – 8,000 Square Feet Minimum Required Lot Area - 0.74 Dwelling Units Per Acre) on 186.45 acres located at 28701 Sloan Canyon Road ("Project Site") within the Castaic Area Community Standards District ("CSD") in the Castaic Zoned District.

b. Vesting Tentative Tract Map No. 072680

To authorize the creation of 157 lots comprised of 137 residential lots, four (4) open space lots, two (2) private recreation lots, and 14 public facility lots on 186.45 acres within the RPD 8,000 - 0.74U zone.

c. Conditional Use Permit No. RCUP-201400014

To authorize hillside management development, onsite grading exceeding 100,000 cubic yards, retaining walls and fences heights exceeding zone regulations, development within Zone RPD-8,000-0.74U and to modify the

CSD development standards to allow clustering and an 8,000 square-foot minimum lot size.

d. Oak Tree Permit No. ROAK-201400008

To authorize the removal of eight oak trees and the encroachment into the protected zones of 17 oak trees.

e. Environmental Assessment No. RENV-201400027

To consider a Mitigated Negative Declaration with impacts to biological, cultural and tribal cultural resources, geology and soils, noise, transportation and traffic and utilities and service systems reduced to less than significant with mitigation measures pursuant to the CEQA reporting requirements.

f. 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 8, 2024 to June 8, 2025.

Approve this extension for Vesting Tentative Tract Map No. 072680 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 second discretionary time extension.

PART IV - PUBLIC HEARINGS

6. (Continued from 04/02/24)
Project No. PRJ2022-001048-(5)
Conditional Use Permit No. RPPL2022003002
Planner: Sean Donnelly
Applicant: Jessica Padilla
2100 North Fair Oaks Avenue
West San Gabriel Valley Planning Area

[24-018](#)

A request to authorize the sale of beer and wine for on-site consumption in association with an existing restaurant in the C-3 (General Commercial) Zone. The project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2020-001956-(2)
Conditional Use Permit No. RPPL2020006176
Planner: Elsa M. Rodriguez
Applicant: Williams Recycling Co.
2225 E 92nd Street
Metro Planning Area

[24-044](#)

To authorize the continued operation of an existing scrap metal yard in

the M-2 (Heavy Manufacturing) Zone. This project is exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2023-003102-(1) [24-048](#)
Conditional Use Permit RPPL2023004553
Planner: Carl Nadela
Applicant: 88Q Korean BBQ
1725 South Nogales Street #112
East San Gabriel Valley Planning Area

To authorize the sale of beer and wine for on-site consumption at an existing restaurant (88Q Korean BBQ) at an existing commercial complex in the C-2-BE (Neighborhood Commercial - Billboard Exclusion) Zone. The project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

9. Project No. PRJ2023-001850-(1) [24-049](#)
Conditional Use Permit No. RPPL2023002673
Planner: Carl Nadela
Applicant: Sola Salon
17450 Colima Road
East San Gabriel Valley Planning Area

To authorize the establishment and operation of a salon with tattoo services at an existing commercial complex in the C-3-DP-BE (General Commercial - Development Program - Billboard Exclusion) Zone. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Facilities) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, MAY 7, 2024

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 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 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。謝謝。