

LOS ANGELES COUNTY HEARING OFFICERS

DIANE TEMPLE

GINA NATOLI

MARK HERWICK

PATRICIA HACHIYA

STEVEN JAREB

THUY HUA

TINA FUNG

AGENDA

Hearing Officer:

Items 1-2, 5-8, and 12: Thuy Hua

Item 3 and 4: Pat Hachiya

Items 9-11: Gina Natoli

Meeting Place: In-Person: 320 W. Temple Street, Room 150, Los Angeles, CA 90012 Virtual (Online): <https://bit.ly/ZOOM-HO> Webinar ID: 824 5573 9842 Or call by phone: (669) 444-9171 or (719) 359-4580

Meeting Date: January 20, 2026 - 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 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, January 15, 2026, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, January 15, 2026, 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), <http://facebook.com/LACDRP>, 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 Thursday, January 15, 2026, will be transcribed and

provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday, January 15, 2026, will not be provided to the Hearing Officer but will be transcribed and added to the public record.

PART I - LAND ACKNOWLEDGEMENT

1. Hearing Officer

PART II -PLEDGE OF ALLEGIANCE

2. Hearing Officer

PART III - PUBLIC HEARINGS

3. (Continued from 11/18/25) [25-248](#)
Project No. PRJ2025-000506-(2)
Conditional Use Permit No. RPPL2025000715
Planner: Daisy De La Rosa
Applicant: Peter J. Blied / Verizon
6111 Compton Avenue, Los Angeles
Metro Planning Area

To authorize a new 65-foot tall monoeucalyptus wireless communications facility in a 778-square-foot lease area in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

4. (Continued from 11/18/25) [25-257](#)
Project No. PRJ2019-000833-(3)
Planner: Tyler Montgomery
Applicant: Neelima Gadicherla
1714 Decker School Lane, Malibu
Santa Monica Mountains Planning Area

a. Minor Coastal Development Permit No. RPPL2020001110
To authorize additions, improvements, and restoration activities associated with a single-family residence, including adding 1,407 square feet to the 2,354 square-foot residence, a 496 square-foot attached garage, three (3) storage sheds, four (4) 5,000-gallon water tanks, propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, and a new an onsite wastewater treatment system on a 9.79-acre parcel in the R-C-40 (Rural Coastal - 40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

b. Variance No. RPPL2022005027

To authorize the widening of an existing driveway of more than 300 feet in length in the Santa Monica Mountains Coastal Zone.

This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures and Class 4 - Minor Alterations to Land) pursuant to CEQA reporting requirements.

5. Project No. PRJ2016-000284-(2) [25-264](#)

Conditional Use Permit No. RPPL2016002040

Planner: Reina Schaetzl

Applicant: Verizon Wireless

Map Coordinates 33.987572, -118.370892

Westside Planning Area

To authorize the construction and maintenance of a 50-foot tall new wireless communications facility, disguised as a utility pole, in the public-right-of-way adjacent to the former R-3 (Limited Density Multiple Residence) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

6. Project No. PRJ2025-003194-(1) [25-295](#)

Conditional Use Permit No. RPPL2025003001

Planner: Steve Mar

Applicant: Elaine Tong

18888 Labin Court, C210, Rowland Heights

East San Gabriel Valley Planning Area

To authorize the addition of foot massage services at an existing beauty salon ("Vivian Beauty Center") located in a commercial shopping center in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2025-002967-(1) [25-307](#)

Conditional Use Permit No. RPPL2025002816

Planner: Carl Nadela

Applicant: Puente Valley Fellowship

510 5th Avenue, La Puente

East San Gabriel Valley Planning Area

To authorize the continued operation and maintenance of an existing church within the A-1-20,000 (Light Agricultural - 20,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-002530-(1) [25-308](#)
Conditional Use Permit No. RPPL2024003803
Planner: Carl Nadela
Applicant: Chengkui Yu / Late Night Bar
18958 Daisetta Street Suite 106, Rowland Heights
East San Gabriel Valley Planning Area

To authorize the continued sale of beer and wine for on site consumption (Type 41 California Department of Alcoholic Beverage Control License) at the existing restaurant ("Late Night Bar") within the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

9. Project No. PRJ2025 001608-(2) [25-314](#)
Minor Conditional Use Permit No. RPPL2025001770
Planner: Tyler Montgomery
Applicant: Navin Phulesar
3582 Triunfo Canyon Road
Santa Monica Mountains Planning Area

To authorize exploratory geotechnical soils testing on a 24.05-acre lot in the R-R-20 (Resort and Recreation—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area Community Standards District. This project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

PART IV - DISCUSSION AND POSSIBLE ACTION

10. (Continued from 10/21/25) [25-235](#)
Appeal of Notice of Violation
Zoning Permit Enforcement Case No. RPZPE2025004826
Planner: Phillip Chen
Appellant: Jacob P Duginski, Megan L. Morgan, Leigh S. Barton, Counsel for Chiquita Canyon, LLC

Appeal of Notice of Violation for Zoning Permit Enforcement Case No. RPZPE2025004826.

The subject property is in violation of Conditions 12, 54, and 56 of Conditional Use Permit Number RCUP-200400042. The violations consist of failure to comply with all grading requirements of the Department of Public Works and the County Code and failure to ensure that development structures and activities comply with the requirements of the Department of Public Works. The subject property is located at 29201 Henry Mayo Drive, Castaic, CA 91384, also known as Assessor's Parcel

Numbers 3271-002-013, 3271-002-019, and 3271-002-041, in the Newhall Zoned District and is zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area).

11. Appeal of Final Zoning Enforcement Order Enforcement Case No. [26-001](#)
RPCE2025002770
Planner: Bruce Chow
Appellant: Grant Kennedy

The subject property is in violation of the following:

(1) Development (unpermitted vegetation removal, unpermitted grading, unpermitted wood posts in the ground, and unpermitted camping tents) as defined in the Santa Monica Mountains Local Coastal Program has occurred on the premises without approval from the Department of Regional Planning.
(2) A recreational vehicle is being stored on a vacant property without an established primary use.

The subject property located at Assessor's Parcel Number 4448-027-059 and is zoned R-C (Rural Coastal) within the Santa Monica Mountains Coastal Zone.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, JANUARY 27, 2026

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. Later requests will be accommodated to the extent feasible. 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。