

AGENDA

**Hearing Officer:
Items 1-10: Diane Temple**

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: June 16, 2026 - 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, June 15, 2026 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, June 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 Monday, June 15, 2026 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, June 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- CONSENT ITEMS FOR APPROVAL

3. Project No. 2019-003283-(3) [24-070](#)
Planner: Shawn Skeries
Applicant: George Ghazarian
2140 Stunt Road, Calabasas
Santa Monica Mountains Planning Area

The applicant is requesting a single, one-year time extension from June 18, 2026 to June 18, 2027.

a. Minor Coastal Development Permit No. RPPL2019005771
To authorize the construction of a 2,365 square-foot, 18-foot tall single-family residence with a detached 360-square-foot garage in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone.

b. Variance No. RPPL2019005776
To allow the construction of an access driveway over the maximum length of 300 feet.

c. Environmental Plan No. RPPL2021000702
To consider a Mitigated Negative Declaration with impacts to biological resources, historical resources, geology and soils, noise, tribal cultural resources, and wildfire to reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

4. Project No. PRJ2021-003817-(3) [26-192](#)
Major Coastal Development Permit No. RPPL2022005199
Planner: Shawn Skeries
Applicant: Los Angeles County Department of Public Works
Encinal Canyon Road Public Right of Way, Malibu
Santa Monica Mountains Planning Area

The applicant is requesting a single, one-year time extension from May 8, 2026 to May 8, 2027.

To authorize the installation of 260 linear feet of 12-inch water line and

one pressure reducing station, and associated grading within the public right-of-way in the R-C-10 (Rural Coastal - 10 Acre Minimum Required Lot Area) 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. 2022-001520-(5) [26-195](#)
Conditional Use Permit No. RPPL2022008844
Planner: Abby Coyle-Richards
Applicant: CMSLA, LLC
31754 Castaic Road, Castaic
Santa Clarita Valley Planning Area

The applicant is requesting a single, one-year time extension from April 10, 2026 to April 10, 2027.

To authorize the sale of beer and wine for off site consumption at a convenience store with an automobile service station in the M-1 (Light Manufacturing) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3- New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

PART IV - PUBLIC HEARINGS

6. Project No. PRJ2024-003918-(5) [26-133](#)
Conditional Use Permit No. RPPL2024005752
Planner: Anthony M. Curzi
Applicant: Sherrie Olson
3744 East Colorado Boulevard, East Pasadena – East San Gabriel
West San Gabriel Valley Planning Area

To authorize the sale of beer, wine, and distilled spirits (Type 21 California Department of Alcoholic Beverage Control License) in a new specialty market in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2025-004279-(1) [26-148](#)
Conditional Use Permit No. RPPL2025003688
Planner: Susan Zermeno
Applicant: American Tower
5125 Telegraph Road, East Los Angeles
Metro Planning Area

To authorize the continued operation and maintenance of an existing

50-foot-tall wireless communications facility with a request to waive the design standard for mounting arms that extend more than two feet from the monopalm in the M-1-GZ (Light Manufacturing - Green Zone) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2022-004403-(3) [26-167](#)
 Oak Tree Permit No. RPPL2022013637
 Planner: Tyler Montgomery
 Applicant: Martin Rasmussen
 867 Crater Oak Drive
 Santa Monica Mountains Planning Area

To authorize the encroachment into the protected zones of 16 oak trees in association with a proposed 530-square-foot first-floor addition and a 1,448-square-foot basement addition to an existing 1,604-square-foot single-family residence in the R-C-1 (Rural Coastal – One Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. This project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

9. Project No. PRJ2025-003139-(5) [26-142](#)
 Conditional Use Permit No. RPPL2025002972
 Planner: Michelle Fleishman
 Applicant: Fox Television Stations Inc.
 APN 5862-017-002 & 5862-017-033
 Antelope Valley Planning Area

To authorize the continued operation and maintenance of a television broadcast-facility in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures) 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, JUNE 23, 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>.