

AGENDA

Hearing Officer:

Items 1-3, 5-7 and 9: Pat Hachiya

Item 4: Tina Fung

Item 8: 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: February 24, 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, February 23, 2026, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, February 23, 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, February 23, 2026, will be transcribed and provided

to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, February 23, 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. R2019-000743-(1) [26-021](#)
Tentative Parcel Map No. 82543
Planner: Timothy Stapleton
Applicant: Yanxia Yang
443 Ginao Avenue
Puente Zoned District

To create two single-family lots, including one flag lot, on 0.53 net acres within the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from February 28, 2026 to February 28, 2027.

Approve this extension for Tentative Parcel Map No. 82543 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.48.120 of the Los Angeles County Code. This is the first discretionary time extension.

PART IV - PUBLIC HEARINGS

4. (Continued from 10/21/25, 12/16/25 and 1/6/26) [25-214](#)
Project No. R2014-02985-(4)
Planner: Carl Nadela
Applicant: South Whittier Four Square Church
11413 Laurel Avenue, Whittier
Gateway Planning Area

a. Conditional Use Permit No. 201400140
To authorize the retroactive conversion of an existing accessory single-family residence at an existing church into an adult residential

facility (now classified as a sober living facility) with 22 residents and six staff in the C-3-BE (General Commercial - Billboard Exclusion) Zone.

b. Minor Parking Deviation No. RPPL2025003832

To authorize a minor reduction in parking for an existing church.

This project is categorically exempt (Class – 1 Existing Facilities) pursuant to CEQA reporting requirements.

5. (Continued from 1/27/26) [25-311](#)
Project No. PRJ2021-004336-(2)
Conditional Use Permit No. RPPL2021012394
Planner: Susan Zermenio
Applicant: Garfield Beach CVS LLC
4501 W. Slauson Avenue, Ladera Heights View Park-Windsor Hills
Westside Planning Area

To authorize the continued sale of beer, wine, and distilled spirits for off-site consumption (Type 21 California Department of Alcoholic Beverage Control License) at an existing drugstore ("CVS Pharmacy") in the C-2 (Neighborhood Business) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. PRJ2025-003047-(5) [25-330](#)
Conditional Use Permit No. RPPL2025002880
Planner: Christopher Keating, AICP
Applicant: Green Valley Market
16166 Spunky Canyon Road, Green Valley
Antelope Valley Planning Area

To authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) at an existing convenience store ("Green Valley Market") associated with an automobile service station in the C-RU (Rural Commercial) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2024-002347-(5) [26-011](#)
Conditional Use Permit No. RPPL2024003530
Planner: Michelle Lynch
Applicant: Sara Houghton
871 East Mariposa Street, Altadena
West San Gabriel Valley Planning Area

To authorize the sale of beer and wine for on-site consumption (Type 41 California Department of Alcoholic Beverage Control License) at a new restaurant ("Bar Betsy") within an existing commercial center in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

PART V - DISCUSSION AND POSSIBLE ACTION

8. (Continued from 1/20/26) [26-001](#)
Appeal of Final Zoning Enforcement Order Enforcement Case No.
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 VI - PUBLIC COMMENT

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

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., MARCH 3, 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。