

AGENDA

Hearing Officer:
Items 1-2, 5-8, and 10: Pat Hachiya
Items 3-4 and 9: Tina Fung

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: August 19, 2025 - 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, August 18, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, August 18, 2025, 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, August 18, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, August 18, 2025,

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PART I - LAND ACKNOWLEDGMENT

1. Hearing Officer

PART II - PLEDGE OF ALLEGIANCE

2. Hearing Officer

PART III - CONSENT ITEMS FOR APPROVAL

3. Project No. PRJ2022-003094-(2)
Conditional Use Permit No. RPPL2022009253
Planner: Shawn Skeries
Applicant: CAH Marina 1, LLC
4451 Admiralty Way
Westside Planning Area

[23-526](#)

To authorize a request for a one-time one-year time extension to establish the sale of a full line of alcoholic beverages for on-site consumption in association with the Cafe del Rey restaurant. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - CONSENT ITEMS FOR DENIAL DUE TO INACTIVITY

4. Project Number: 2015-02638
Planner: Phillip Smith
Vesting Tentative Tract Map No. 73766
Owner/Applicant: 26 Bell Canyon, LLC / Ramy Awad
Bell Canyon Road at Overland Drive
San Fernando Valley Planning Area

[25-187](#)

a. Vesting Tentative Tract Map No. 73766

To create 46 single family lots with one water tank lot, one private driveway lot, and three open space lots on 89.9 acres within the A-1-2 (Light Agricultural - Two Acre Minimum Required Lot Area) Zone.

b. Conditional Use Permit No. 201500109

To authorize a density-controlled development, on-site grading exceeding 100,000 cubic yards ("cy") and the export of over 42,000 cy, and to develop within a Significant Ecological Area and a Hillside Management Area.

This action is statutorily exempt (Projects Which are Disapproved, Section

15270) pursuant to CEQA reporting requirements.

PART V - PUBLIC HEARINGS

5. Project No. PRJ2023-001337-(5)
Planner: Christopher Keating, AICP
Yard Modification No. RPPL2018005165
Applicant: Brenda Hernandez
10061 E. Avenue S-2, Littlerock
Antelope Valley Planning Area

[25-144](#)

To authorize a six-foot-high wall in lieu of the maximum allowed height of three-and-one-half feet within the required corner side yard setback area in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1- Existing Facilities and Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

6. Project No. PRJ2024-002406-(5)
Planner: Christopher Keating, AICP
Surface Mining Permit No. RPPL2024003614
Applicant: Lebata
13114 E. Avenue T, Pearblossom
Antelope Valley Planning Area

[25-146](#)

To authorize an amendment to the Reclamation Plan for Surface Mining Permit No. 200700001 in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. The amendment requests the following changes: 1) maintain the existing processing facilities at-grade and in their current location, no longer relocating the processing facilities approximately 25 to 35 feet below grade in the Lowered Facilities Alternative, 2) authorize the use of inert materials to refill the existing excavation pit and incorporate this into the final reclamation design, 3) authorize an on-site inert material grinding plant, and 4) authorize on-site operations seven days per week. This project is subject to an Addendum to the previously adopted Environmental Impact Report, pursuant to CEQA reporting requirements.

7. Project No. PRJ2025-000567-(5)
Conditional Use Permit No. RPPL2025000787
Planner: Michelle Fleishman
Applicant: AT&T (Rafael Garcia)
9000 Leona Avenue
Antelope Valley Planning Area

[25-143](#)

To authorize the continued operation and maintenance of an existing unmanned telecommunications facility ("telephone repeater station"), consisting of a 3,420 square foot facility with associated parking area, in the A-1-2.5 (Light Agricultural – Two- and One-Half Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-002767-(5)

[25-149](#)

Planner: Anthony M. Curzi

Community Standards District Modification No. RPPL2024004146

Applicant: Benjamin Maynard & Kaitlyn Shearin

1284 Eastlyn Place

West San Gabriel Valley Planning Area

To authorize reductions in the required rear yard setback from 25 feet to 15 feet and in the required side yard setback from seven feet to one foot and five inches in association with the construction of a 332-square-foot addition to an existing single-family residence in the R-1 (Single-Family Residence) 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.

9. Project No. PRJ2023-001736-(1)

[25-151](#)

Conditional Use Permit No. RPPL2023002511

Planner: Pauline Monroy

Applicant: Raul Luis

760 S. Atlantic Boulevard, East Los Angeles

Metro Planning Area

To authorize the continued sale of beer and wine for on-site consumption at an existing restaurant in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART VI - PUBLIC COMMENT

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

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, AUGUST 26, 2025

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。