

# AGENDA

**Hearing Officer:  
Items 1-11: 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: November 19, 2024 - Tuesday

Time: 9:00 AM

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## **PROVIDING WRITTEN PUBLIC COMMENT**

To provide written public comment for the record, send an email to [comment@planning.lacounty.gov](mailto: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, November 18, 2024, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, November 18, 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), <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](mailto: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, November 18, 2024, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, November 18, 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 ITEM FOR APPROVAL**

3. Project No. PRJ2021-001954-(5) [24-277](#)  
Planner: Timothy Stapleton  
Applicant: Eric Yu, JLE Investments, Inc.  
3208 8th Avenue  
West San Gabriel Valley Planning Area

a. Tentative Parcel Map No. 83316 (RPPL2021005281)  
To create two single-family lots on 0.33 net acres within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.

b. Yard Modification No. RPPL2022001727  
To maintain existing over-height fences within front yard setbacks.

c. Environmental Assessment No. RPPL2021005373  
This action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from November 9, 2024 to November 9, 2025.

Approve this extension for Tentative Parcel Map No. 83316 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 (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the first discretionary time extension.

**PART IV - PUBLIC HEARINGS**

4. Project No. PRJ2022-004082-(5) [24-201](#)  
Conditional Use Permit No. RPPL2023001369  
Planner: Soyeon Choi  
Applicant: AT&T  
2035 West Avenue O  
Antelope Valley Planning Area

To authorize the construction, operation and maintenance of a new

70-foot-high wireless communications facility in the A-2-2 (Heavy Agricultural - Two Acres Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

5. Project No. PRJ2022-003300-(5) [24-205](#)  
Oak Tree Permit No. RPPL2022011582  
Planner: Anthony M. Curzi  
Applicant: Hamlet Hovespian  
2242 Del Mar Road  
West San Gabriel Valley Planning Area

To authorize an oak tree permit to allow for the removal of one non-heritage oak tree to accommodate the construction of a six-unit apartment house. The project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

6. Project No. PRJ2024-000447-(5) [24-211](#)  
Conditional Use Permit No. RPPL2024000640  
Planner: Michelle Fleishman  
Applicant: SBA 2012 TC Assets, LLC  
19877 West Blue Cloud Road  
Santa Clarita Valley Planning Area

To authorize the continued operation of an existing unmanned wireless communications facility, consisting of a 50-foot-high faux pine tree (monopine) and appurtenant facilities, in the A-1-1 Zone (Light Agricultural – One Acre Minimum Required Lot Area) in the Sand Canyon Zoned District. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2022-001100-(5) [24-233](#)  
Conditional Use Permit No. RPPL2022003194  
Planner: Christopher Keating  
Applicant: Crown Castle  
Assessor's Parcel Number: 2865-021-903  
Santa Clarita Valley Planning Area

To authorize the continued operation and maintenance of an existing wireless communications facility consisting of a 72-foot-tall monopole and appurtenant facilities for two carriers, T-Mobile and Verizon, on a property located at Assessor's Parcel Number 2865-021-903 in the unincorporated community of Castaic in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. The project is categorically exempt (Class 1 - Existing Facilities and Class 11 - Accessory Structures)

pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-001706-(1) [24-231](#)  
Conditional Use Permit No. RPPL2024002594  
Planner: Carl Nadela  
Applicant: New Garden Restaurant  
18740 Colima Road  
East San Gabriel Valley Planning Area

To authorize the sale of a full line of alcoholic beverages for on-site consumption at an existing restaurant in the C-1 (Restricted Commercial) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

9. Project No. PRJ2024-000220-(5) [24-230](#)  
Community Standards District Modification No. RPPL2024000292  
Planner: Sean Donnelly  
Applicant: Jeffrey Ropp  
1270 Meadowbrook Road  
West San Gabriel Valley Planning Area

To authorize a reduced yard setback to convert a storage/workshop space into a home office in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 - Existing Facilities, Class 3 - New Construction or Conversion of Small Structures, Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

10. Project No. PRJ2021-002580-(5) [24-232](#)  
Oak Tree Permit No. RPPL2021006902  
Planner: Sean Donnelly  
Applicant: Frank Kim  
4329 Briggs Avenue  
West San Gabriel Valley Planning Area

To retroactively authorize the encroachment into the protected zone of three oak trees, and pruning of two oak trees in association with the legalization of the construction of an enclosed patio to create livable space in the existing single-family residence. in the R-1 (Single-Family Residence) Zone. This project is categorically exempt (Class 1 - Existing Facilities, Class 4 - Minor Alterations to Land) pursuant to CEQA reporting requirements.

## **PART V - PUBLIC COMMENT**

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

## **PART VI - ADJOURNMENT**

### **ADJOURNMENT TO 9:00 A.M., TUESDAY, DECEMBER 3, 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](mailto: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](mailto: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](mailto:info@planning.lacounty.gov)。謝謝。