

AGENDA

Hearing Officers:
Items 1-5, 10-14: Mark Herwick
Items 6-9: Steven Jareb

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 28, 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, January 27, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, January 27, 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, January 27, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, January 27,

2025, 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 ITEMS FOR DENIAL DUE TO INACTIVITY

3. Project No. PM071028-(1) [24-332](#)
Tentative Parcel Map No. 071028
Planner: Phillip Smith
Applicants: Ng, King W and Fuh H
5135 Bartlett Avenue
West San Gabriel Valley Planning Area

Denial due to inactivity for an application to create one multi-family lot with two detached condominium units on 0.34 gross acres in the unincorporated community of East Pasadena-East San Gabriel. This project is statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

4. Project No. R2015-02385-(5) [24-334](#)
Tentative Parcel Map No. 073642
Planner: Phillip Smith
Applicants: Kebing Yu and Lan Xu
Address: 8536 Huntington Drive
West San Gabriel Valley Planning Area

Denial due to inactivity for an application to create three single-family residential parcels on 0.82 gross acres in the unincorporated community of East Pasadena-East San Gabriel community. This project is statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

5. Project No. TR070647-(5) [24-335](#)
Vesting Tentative Tract Map No. 070647
Planner: Phillip Smith
Applicant: Bonita Real Estate Investment, LLC
2340 Montrose Avenue
West San Gabriel Valley Planning Area

Denial due to inactivity for an application to create one multi-family lot with 16 attached condominium units in one building on 0.76 gross acres within the unincorporated community of La Crescenta-Montrose. This project is statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

6. Project No. R2014-00839-(2) [24-319](#)
Nonconforming Review No. RNCR-201400002
Applicant: Dale Thrush
Planner: Evan Sahagun
10800 Hawthorne Boulevard
South Bay Planning Area

Denial due to inactivity for an application to authorize the continued operation and maintenance of an existing nonconforming pawn shop. This project is statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

7. Project No. 2017-005630-(2) [24-320](#)
Conditional Use Permit No. RPPL2017008607
Applicant: Verizon Wireless
Planner: Evan Sahagun
Right-of-way adjacent to 5122 Angeles Vista Boulevard
Westside Planning Area

Denial due to inactivity for an application to authorize a new wireless communications facility mounted on an existing wooden utility pole. This project is statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

8. Project No. PRJ2021-000035-(1) [24-321](#)
Yard Modification No. RPPL2021000100
Applicant: Salvador Carbajal
Planner: Evan Sahagun
Assessor's Parcel Number: 5277-019-022
West San Gabriel Valley Planning Area

Denial due to inactivity for an application to authorize reductions to setback requirements associated with the construction of a new single-family residence. This project is statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

9. Project No. PRJ2023-000135-(2) [24-322](#)
Conditional Use Permit No. RPPL2023000190

Applicant: Sherrie Olson
Planner: Evan Sahagun
2060 East Florence Avenue
Metro Planning Area

Denial due to inactivity for an application to authorize the sale of beer and wine for off-site consumption (Type 20 California Department of Alcohol Beverage Control License). This project is statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

PART IV - PUBLIC HEARINGS

10. Project No. PRJ2024-000509-(2) [24-272](#)
Conditional Use Permit No. RPPL2024000731
Planner: James Knowles
Applicant: John Merritt, American Tower Corp.
24180 South Vermont Avenue
South Bay Planning Area

To authorize the continued operation of an existing wireless communications facility in the M-2-IP-GZ (Heavy Manufacturing – Industrial Preservation – Green Zone) Zone. This project is categorically exempt (Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

11. (Staff will recommend that the item be taken off calendar) [24-316](#)
Project No. PRJ2022-000551-(5)
Community Standards District Modification No. RPPL2022001501
Planner: Anthony M. Curzi
Applicant: Lonnie Moore
3726 Glenrose Avenue
West San Gabriel Valley Planning Area

To authorize a modification to the Altadena Community Standards District yard setback regulations to allow an over height fence in the rear and reverse corner side yards. This project is categorically exempt (Class 1 – Existing Facilities and Class 5 – Minor Alterations to Land Use Limitations) pursuant to CEQA reporting requirements.

12. Project No. PRJ2024-002534-(1) [24-324](#)
Oak Tree Permit No. RPPL2024005138
Planner: Carl Nadela
Applicant: Connie Chee
20310 Holcroft Drive

East San Gabriel Valley Planning Area

To authorize past and proposed encroachments into the protected zone of three oak trees, in conjunction with various backyard improvements at an existing single-family residence. This project is categorically exempt (Class 1 - Existing Facilities and Class 4 - Minor Alterations to Land) pursuant to CEQA reporting requirements.

- 13.** Project No. PRJ2022-002226-(5)
 Conditional Use Permit No. RPPL2022007398
 Planner: Sean Donnelly
 Applicant: Marand Food Inc
 761 East Altadena Drive
 West San Gabriel Valley Planning Area

[24-323](#)

To authorize the sale of a full line of alcohol for on-site consumption (Type 47 California Department of Alcohol Beverage Control License) in an existing restaurant (Nancy's Greek Cafe) in the CPD (Commercial Planned Development) 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.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., FEBRUARY 4, 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。