

AGENDA

Hearing Officers:
Items 1-7 and 13: Diane Temple
Items 8-11: Tina Fung
Item 12: 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: October 21, 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, October 20, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, October 20, 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, October 20, 2025, will be transcribed and provided

to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, October 20, 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 ITEM FOR APPROVAL

3. Project No. PRJ2022-004570-(5)
Conditional Use Permit No. RPPL2022014120
Planner: Soyeon Choi
Applicant: Verizon Wireless c/o Kevin Moe
10833 East Avenue R, Littlerock
Antelope Valley Planning Area

[25-251](#)

To authorize a single one-year time extension of the approval period for a new wireless communications facility. The time extension is from September 5, 2025 to September 5, 2026. This time extension action is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

PART IV - PUBLIC HEARINGS

4. (Continued without opening the public hearing from 6/24/25)
Project No. PRJ2024-004046-(5)
Conditional Use Permit No. RPPL2024005952
Planner: Carl Nadela
Applicant: Solomon, Saltsman and Jamieson
20858 East Arrow Highway, Covina
East San Gabriel Valley Planning Area

[25-111](#)

To authorize the sale of beer and wine for off site consumption (Type 20 California Department of Alcoholic Beverage Control License) at a convenience store at an existing automobile service station ("Shell") in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

5. (Recommending a continuance without opening the public hearing to 11/18/25)
Project No. PRJ2022-001789-(5)

[25-219](#)

Conditional Use Permit No. RPPL2022005331

Planner: Soyeon Choi

Applicant: Elyse M. Salvage

411 West Avenue U, Palmdale

Antelope Valley Planning Area

To authorize the retroactive grading of 17,908 cubic yards (9,900 cubic yards of cut and 8,000 cubic yards of fill) for the construction of an access driveway, drainage improvements, and retaining walls and the proposed restoration of a previously disturbed area within a rural Hillside Management Area, in the A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) Zone . This project is categorically exempt (Class 4 – Minor Alterations to Land and Class 33 – Small Habitat Restoration Projects) pursuant to CEQA reporting requirements.

6. Project No. R2014-02775-(3)

25-226

Planner: Tyler Montgomery

Applicant: Nicole Farnoush, Schmitz & Associates

34314 Mulholland Highway, Malibu

Santa Monica Mountains Planning Area

a. Minor Coastal Development Permit No. 201500115

To construct a new 2,318-square-foot, 25-foot-tall single-family residence with an attached 400-square-foot garage and a new onsite wastewater treatment system on a 2.2-acre parcel in the R-C-40 (Rural Coastal - 40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal 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.

b. Variance No. 201500116

To authorize a structure exceeding 18 feet in height in a Scenic Resource Area within the Santa Monica Mountains Coastal Zone.

7. Project No. PRJ2024-003579

25-197

Conditional Use Permit No. RPPL2024005284

Planner: Michelle Fleishman

Applicant: Ralphs Grocery Company

29675 The Old Road, Castaic

Santa Clarita Valley Planning Area

To authorize the continued sale of a full-line of alcoholic beverages for off-site consumption (Type 21 California Department of Alcoholic Beverage Control License) at an existing grocery store ("Ralphs") in the C-2 (Neighborhood Commercial) Zone. This project is categorically

exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2025-000100-(5) [25-198](#)
Conditional Use Permit No. RPPL2025000118
Planner: Michelle Fleishman
Applicant: Crown Castle
22355 U The Old Road, Newhall
Santa Clarita Valley Planning Area

To authorize the continued operation of an existing unmanned wireless communications facility, consisting of a 60-foot-high monopole and appurtenant facilities, in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

9. Project No. R2014-02985-(4) [25-214](#)
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 with 22 residents and six staff in the C-3-BE (General Commercial - Billboard Exclusion) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

b. Minor Parking Deviation No. RPPL2025003832

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

10. Project No. PRJ2021-004681-(1) [25-216](#)
Non-Conforming Review No. RPPL2021013306
Planner: Pauline Monroy
Applicant: Jose Alfredo Luevano
600 North Brannick Avenue, East Los Angeles
Metro Planning Area

To authorize the continued operation of an existing grocery store and bakery ("La Favorita Tortilleria") in the R-2 (Two-Family Residence) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

11. Project No. PRJ2024-001695-(3) [25-215](#)

Oak Tree Permit No. RPPL2024003179
Planner: Jon D. Schneider
Applicant: Jason Herriven
22009 Canon Drive, Topanga
Santa Monica Mountains Planning Area

To authorize encroachment into the protected zones of eight non-heritage oak trees associated with the conversion of an existing accessory dwelling unit into a storage structure in the A -1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 4 - New Minor Alterations to Land) pursuant to CEQA reporting requirements.

PART V - DISCUSSION AND POSSIBLE ACTION

12. Appeal of Notice of Violation [25-235](#)
Zoning Permit Enforcement Case No. RPZPE2025004826
Planner: Phillip Chen
Appellant: Jacob P Duginski, Megan L. Morgan, Leigh S. Barton, Counsel for Chiquita Canyon, LLC

Appeal of Notice of Violation for Zoning Permit Enforcement Case No. RPZPE2025004826.

The subject property is in violation of Conditions 12, 54, and 56 of Conditional Use Permit Number RCUP-200400042. The violations consist of failure to comply with all grading requirements of the Department of Public Works and the County Code and failure to ensure that development structures and activities comply with the requirements of the Department of Public Works. The subject property is located at 29201 Henry Mayo Drive, Castaic, CA 91384, also known as Assessor's Parcel Numbers 3271-002-013, 3271-002-019, and 3271-002-041, in the Newhall Zoned District and is zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area).

PART VI - PUBLIC COMMENT

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

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, OCTOBER 28, 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。