

AGENDA

**Hearing Officer:
Items 1-9: 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: December 03, 2024 - 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, December 2, 2024, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, December 2, 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 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, December 2, 2024, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, December 2, 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 - PUBLIC HEARINGS

3. (Continued from 02/07/23, 04/04/23, 07/18/23, 08/01/23, 12/05/23, and 07/02/24)

[23-437](#)

Project No. PRJ2022-000782-(3)

Administrative Coastal Development Permit No. RPPL2022002209

Planner: Shawn Skeries

Applicant: Magic Solar

25044 Mulholland Highway

Santa Monica Mountains Planning Area

To authorize the construction and maintenance of forty-nine (49) roof-mounted solar modules and appurtenant equipment including junction boxes and associated wiring affixed to the existing single-family residence in the R-C-40 (Rural Coastal - 40 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

4. (Continued from 09/03/24 and 11/05/24)

[24-155](#)

Project No. PRJ2023-003960-(1)

Oak Tree Permit No. RPPL2024001753

Planner: Carl Nadela

Applicant: Ping Wei and Yong Chen

2907 Rio Lempa Drive

East San Gabriel Valley Planning Area

To authorize past and proposed encroachments into the protected zone of two oak trees, including one heritage oak tree, in conjunction with a proposed accessory dwelling unit and retaining walls 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.

5. Project No. PRJ2024-001016-(4)
Conditional Use Permit RPPL2024001493
Planner: Carl Nadela

[24-260](#)

Applicant: Legend Oil LLC
10506 Whittier Boulevard
Gateway Planning Area

To authorize the sale of beer and wine for off-site consumption at a convenience store associated with an existing gas station in the C-3-BE (General Commercial – Billboard Exclusion) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. 2020-000436-(3) [24-248](#)
Planner: William Chen
Applicant: Inn of the Seventh Ray C/O Ronald Mass
128 Old Topanga Canyon Road
Santa Monica Mountains Planning Area

a. Conditional Use Permit No. RPPL2020000759
To authorize the sale of a full line of alcoholic beverages for onsite consumption (Type 47 California Department of Alcoholic Beverage Control License) at an existing restaurant in the C-1 (Restricted Business) Zone within the Santa Monica Mountains Coastal Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

b. Parking Permit No. RPPL2021010465
To authorize tandem parking with valet service and reduction of the minimum required parking at an existing restaurant in the C-1 (Restricted Business) Zone within the Santa Monica Mountains Coastal Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2023-003825-(2) [24-271](#)
Conditional Use Permit No. RPPL2023006331
Planner: Elsa M. Rodriguez
Applicant: Adam Berger and Patrick Burris
13205, 13207, 13209 South Inglewood Avenue
South Bay Planning Area

To authorize the expansion and continued operation of an existing automobile body and fender repair shop with a spray booth in the C-3 (General Commercial) 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

PART IV - DISCUSSION AND POSSIBLE ACTION

8. Appeal of Final Zoning Enforcement Order [24-294](#)
Enforcement Case No. RPCE2022006459
Planner: Brian McGinnis
Appellant: William Martinez and Irlanda Mendez, Trustees of the Roca Trust

Enforcement Violations: The property owner maintains an unpermitted vineyard on the property. The above violation is maintained on the property located at 29424 Malibu View Court, Agoura Hills, also known as Assessor's Parcel Number 2063-047-013. The subject property is zoned A-1-10 (Light Agricultural - Ten Acre Minimum Required Lot Area) and is located in the Santa Monica Mountains North Area.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, DECEMBER 17, 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 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。