

# AGENDA

**Hearing Officer:  
Items 1-11: 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: March 03, 2026 - 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, March 2, 2026 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, March 2, 2026 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, March 2, 2026 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, March 2, 2026 will not be provided to the Hearing Officer but will be transcribed and added to the public record.

**PART I - LAND ACKNOWLEDGEMENT**

1. Hearing Officer

**PART II - PLEDGE OF ALLEGIANCE**

2. Hearing Officer

**PART III - CONSENT ITEMS FOR DENIAL DUE TO INACTIVITY**

3. Project No. 2018-000526-(1) [26-056](#)  
Tentative Parcel Map No. 81330  
Planner: Phillip Smith  
Applicant: Amy Hoong/Tritech Engineering Associates  
503 Wyman Avenue, Los Angeles  
Metro Planning Area  
  
To create 4 single family residential lots on 0.584 acres within zone LMD (Low-Medium Density) of the 3rd Street East LA Specific Plan. This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.
4. Project No. 2019-002381-(5) [26-057](#)  
Planner: Phillip Smith  
Applicant: Hank Jong/EGL Engineering  
1796 Sierra Bonita Avenue, Pasadena  
West San Gabriel Valley Planning Area  
  
a. Tentative Parcel Map No. 82794  
To create one multi-family residence parcel with one existing and two new detached residential condominium units on 0.39 net acre within the R-2 (Two-Family Residence) Zone.  
  
b. Oak Tree Permit No. 2017007054  
To authorize the removal of two oak trees.  
  
This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.
5. Project No. 2019-003524-(1) [26-058](#)  
Tentative Parcel Map No. 82920  
Planner: Phillip Smith  
Applicant: 543 La Puente LLC/ Karen Petrosyan  
543 3rd Avenue, La Puente  
East San Gabriel Valley Planning Area

To create two single-family residence parcels on 1.24 acres within the A-1-20,000 (Light Agricultural – 20,000 Square Feet Minimum Required Lot Area) Zone. This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

6. Project No. 2019-004108–(1) [26-059](#)  
Tentative Tract Map No. 82981  
Planner: Phillip Smith  
Applicant: Thuan Phong Lee  
16722 Arrow Highway, Covina  
East San Gabriel Valley Planning Area

To create one multi-family lot with 9 detached condominium units on 1.04 acres within the C-1 (Restricted Business) Zone. This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

7. Project No. 2020-000330–(5) [26-060](#)  
Tentative Parcel Map No. 82698  
Planner: Phillip Smith  
Applicant: Jagesh Patel/Tujhmm Inc/Cornerstone Engineering  
42810 Frazier Mountain Park Road, Lebec  
Antelope Valley Planning Area

To create two commercial parcels on 80.85 acres within the C-RU (Rural Commercial) and A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zones. This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

8. Project No. 2020-000366-(3) [26-061](#)  
Planner: Phillip Smith  
Applicant: Cathleen Messina/Pacific Coast Civil  
31335 Lobo Canyon Road, Agoura Hills  
Santa Monica Mountains Planning Area

a. Tentative Parcel Map No. 82856

To create two single-family lots on 4.71 acres within the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) Zone.

b. Conditional Use Permit No 2021005546

To authorize development within a Hillside Management Area and a Significant Ecological Area.

This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

9. Project No. 2022-004327-(1) [26-062](#)  
 Tentative Tract Map No. 84015  
 Planner: Phillip Smith  
 Applicant: Ping Yang/Nam Tran  
 1858 Valinda Ave, La Puente  
 East San Gabriel Valley Planning Area

To create one multi-family lot with 9 detached condos on 0.91 acres within the R-1-7,500 (Single Family Residence – 7,500 Square Feet Minimum Required Lot Area) Zone. This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

10. Project No.2015-00420–(5) [26-063](#)  
 Tentative Parcel Map No. 73439  
 Planner: Phillip Smith  
 Applicant: CCL Engineering Inc  
 39767 Bouquet Canyon Rd, Leona Valley  
 Antelope Valley Planning Area

To create four single-family lots greater than five acres, each with one remainder parcel on 58.84 acres within the A-2-2.5 (Heavy Agricultural – 2.5 Acre Minimum Required Lot Area) Zone. This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

#### **PART IV - PUBLIC COMMENT**

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

#### **PART V - ADJOURNMENT**

#### **ADJOURNMENT TO 9:00 A.M., TUESDAY, MARCH 17, 2026**

##### 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. Later requests will be accommodated to the extent feasible. 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.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

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。