

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: July 01, 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, June 30, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, June 30, 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, June 30, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, June 30, 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 - PUBLIC HEARINGS

3. Project No. PRJ2023-001348-(2)
Conditional Use Permit No. RPPL2023001889
Planner: Melissa Reyes
Applicant: California Saewoo Co., Steve Hack Cho
5383 W Centinela Avenue
Westside Planning Area

[25-061](#)

To authorize the sale of beer and wine for on-site consumption (Type 41 California Department of Alcoholic Beverage Control License) at an existing restaurant ("Star Crab") in the C-2 (Neighborhood Business) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

4. Project No. PRJ2022-003669-(5)
Conditional Use Permit No. RPPL2022011581
Planner: Anthony M. Curzi
Applicant: Steinberg Properties
21210 East Arrow Highway
East San Gabriel Valley Planning Area

[25-119](#)

To authorize the continued operation and maintenance of an existing mobilehome park with the R-3 (Limited Density Multiple Residence) Zone. This project is categorically exempt (Class 1- Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - DISCUSSION AND POSSIBLE ACTION

5. (Continued from 03/04/25 and 06/03/25)
Appeal of Final Zoning Enforcement Order
Enforcement Case No. RPCE2023003086
Planner: Samantha Avalos
Appellant: Alexander Radford Corp.

[25-031](#)

Appeal of Final Zoning Enforcement Order violations for RPCE2023003086: The property owner maintains unpermitted outdoor

storage and an unpermitted sewage treatment and disposal facility located at 14700 Avalon Boulevard, Gardena, CA 90248 also known as Assessor's Parcel Number 6137-005-005. The subject property is zoned M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) and B-1-GZ (Buffer - Green Zone) and is located in the community of West Rancho Dominguez - Victoria.

6. (Continued from 03/04/25)

25-032

Appeal of Final Zoning Enforcement Order

Enforcement Case No. RPCE2024000146

Planner: Samantha Avalos

Appellant: Gardena Property LLC C/O Sheila Halvorsen

Appeal of Final Zoning Enforcement Order violations for RPCE2024000146: The property owner maintains unpermitted outdoor storage and an unpermitted sewage treatment and disposal facility located at 14612 Avalon Boulevard, Gardena, CA 90248 also known as Assessor's Parcel Number 6137-005-026. The subject property is zoned M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) and is located in the community of West Rancho Dominguez - Victoria.

7. (Continued from 03/04/25 and 06/03/25)

25-033

Appeal of Final Zoning Enforcement Order

Enforcement Case No. RPCE2024000145

Planner: Samantha Avalos

Appellant: Lathan Reginald and Nancy J TRS Lathan Family Trust

Appeal of Final Zoning Enforcement Order violations for RPCE2024000145. The property owner maintains unpermitted outdoor storage located at 14502 Avalon Boulevard, Gardena, CA 90248 also known as Assessor's Parcel Number 6137-005-025. The subject property is zoned M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) and is located in the community of West Rancho Dominguez - Victoria.

8. Appeal of Final Zoning Enforcement Order

25-148

Enforcement Case No. RPCE2024001323

Planner: Edward Real

Appellant: Elysian Property Holding LLC

Appeal of Final Zoning Enforcement Order Violation for a transfer station operating on the premises located at 4373 Telegraph Road, Assessor's Parcel Number 5236-008-033. The subject property is zoned C-M (Commercial Manufacturing) in the East Los Angeles Community Standards District.

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, JULY 15, 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。