

AGENDA

Hearing Officer: Items 1-10: Mark Herwick

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: August 18, 2026 - Tuesday

Time: 9:00 AM

LANGUAGE INTERPRETATION

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 no later than 9:00 a.m. on the Thursday prior to the meeting.

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 no mas tarde que las 9:00 a.m. el Jueves antes de la junta.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 지역 계획 위원회 서기에게 공청회 전 목요일 오전 9시 이전까지 (213) 974-6409 또는 info@planning.lacounty.gov로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如有非英語人士需要口語翻譯服務，或依據《美國身心障礙者法案》（Americans with Disabilities Act）申請特殊協助，請於會議前一週星期四上午 9:00點前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。

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 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, August 17, 2026 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, August 17, 2026, will not be provided to the Hearing Officer but will be added to the public record.

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, August 17, 2026, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, August 17, 2026, 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 APPROVAL

3. Project No. PRJ2021-002011-(1)
Vesting Tentative Tract Map No. 83534 (RPPL2021007149)
Planner: Timothy Stapleton
Applicant: Lennar
20100 Block of Colima Road and 19816 Walnut Drive (a portion of the former Royal Vista Golf Course facility)

[26-200](#)

East San Gabriel Valley Planning Area

To create 248 lots (200 single-family residential lots, 35 multi-family residential lots, and 13 open space lots) on 75.65 gross acres that facilitate 360 for-sale residential units (200 detached single-family and 160 attached condominiums) in the RPD-5,000-6U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6 Dwelling Units Per Acre), RPD-5,000-12U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre), and RPD-5,000-17U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 17 Dwelling Units Per Acre) Zones.

This time extension action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting guidelines.

Time extension request is from October 1, 2026 to October 1, 2027.

Approval of this extension for Vesting Tentative Tract Map No. 83534 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.38.050 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the first discretionary time extension.

4. Project No. R2015-00356-(1)
Tentative Parcel Map No. 74267 (RPPL2016002279)
Planner: Timothy Stapleton
Applicant: EGL Associates
1218 San Gabriel Boulevard
West San Gabriel Valley Planning Area

[26-206](#)

To create one multi-family parcel with four detached condominium units on 0.56 gross acres within the R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.

This time extension action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting guidelines.

Time extension request is from August 1, 2026 to August 1, 2027.

Approval of this extension for Tentative Parcel Map No. 74267 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.48.120 of the Los Angeles County Code (Subdivision

Ordinance) subject to the findings and conditions of the tentative approval. This is the first discretionary time extension.

5. Project No. R2014-02459-(5)
Tentative Tract Map No. 072942
Planner: Timothy Stapleton
Applicant: EGL Associates
5426 Santa Anita Avenue
West San Gabriel Valley Planning Area

[26-209](#)

To create one multi-family lot with five detached condominium units on 0.68 net acres within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.

This time extension action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting guidelines.

Time extension request is from July 26, 2026 to July 26, 2027.

Approval of this extension for Tentative Tract Map No. 072942 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the second discretionary time extension.

6. Project No. PRJ2023-000193-(5)
Tentative Parcel Map No. 84008 (RPPL2023000275)
Planner: Timothy Stapleton
Applicant: Carlos Torres/Randy Gorman
Northeast corner of West Avenue M-4 and 25th Street West
Antelope Valley Planning Area

[26-241](#)

To create two parcels on 5.03 gross (4.33 net) acres in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone.

This time extension action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting guidelines.

Time extension request is from August 14, 2026 to August 14, 2027.

Approval of this extension for Tentative Parcel Map No. 84008 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.48.120 of the Los Angeles County Code (Subdivision

Ordinance) subject to the findings and conditions of the tentative approval. This is the first discretionary time extension.

PART IV - PUBLIC HEARINGS

7. Project No. PRJ2025-004454-(3) [26-211](#)
Oak Tree Permit No. RPPL2025004079
Planner: Monica Gonzalez Jimenez
Applicant: Irvin Vasquez
30473 Mulholland Highway Agoura Hills
Santa Monica Mountains Planning Area

To authorize the encroachment into the protected zones of 14 oak trees and two designated Santa Monica Mountains North Area Protected Trees (sycamores) in association with the installation of underground utilities, including directional boring to install a three-inch Community Antenna Television ("CATV") conduit and vault at a depth of five feet, and the placement of 71 new CATV pull boxes within Seminole Springs Mobile Home Park in the R-R-1 (Rural and Recreation – One Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area. This project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-004225-(1) [26-222](#)
Community Standards District Modification No. RPPL2024006082
Planner: Evan Sahagun
Applicant: Robert Mahlebashian
5548 North Willard Avenue, East Pasadena – East San Gabriel
West San Gabriel Valley Planning Area

To authorize a reduction to the required rear yard setback required by the East Pasadena – East San Gabriel CSD for an addition for a single-family residence, and a reduction to the required side yard setback, to accommodate an existing heating, ventilation, and air conditioning ("HVAC") unit in the A-1 (Light Agricultural) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

9. Project No. PRJ2024-000806-(5) [26-223](#)
Oak Tree Permit No. RPPL2024001187
Planner: Sean Donnelly, AICP
Applicant: Ndubisi Ezeolu
1117 East Altadena Drive Altadena
West San Gabriel Valley Planning Area

To encroach on two non-heritage oak trees related to the request to construct a new detached 784-square-foot garage with second floor accessory dwelling unit. This project is categorically exempt (Class 1 – Existing Facilities, Class 3 – New Construction or Conversion of Small Structures, and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

10. Public comment on any items not specifically agendized pursuant to Section 54954.3 of the Government Code.

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, AUGUST 25, 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>.