

AGENDA

Hearing Officer:
Items 1-9: 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: June 23, 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, June 22, 2026, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, June 22, 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, June 22, 2026, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, June 22, 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. PRJ2023 000658-(4)
Tentative Parcel Map No. 84091
Applicant: Alex Mendrin
Planner: Timothy Stapleton
13902 Close Street
Gateway Planning Area

[26-154](#)

To create two (2) single-family parcels on 18,354.20 net square feet within the R-1 (Single-Family Residential – 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 May 22, 2026 to May 22, 2027.

Approve of this extension for Tentative Parcel Map No. 84091 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.

4. Project No. PRJ2023 002104-(5)
Tentative Parcel Map No. 84140 (RPPL2023003055)
Planner: Timothy Stapleton
Applicant: Randy Gorman
South Side of West Avenue L-10
Antelope Valley Planning Area

[26-183](#)

To create two (2) single-family parcels on 1.13 gross acres in the R-1 (Single-Family Residential – 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 14, 2026, to August 14, 2027.

Approve of this extension for Tentative Parcel Map No. 84140 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

5. Project No. PRJ2025-001469-(5)
Conditional Use Permit No. RPPL2025001632
Planner: Christopher Keating, AICP

[26-151](#)

Applicant: Crown Castle
5041 Columbia Way, Quartz Hill
Antelope Valley Planning Area

To authorize the continued operation, and maintenance of an existing wireless communications facility consisting of a 74-foot-tall monopole and appurtenant facilities for one carrier, T-Mobile, with a waiver for a four-foot-long arm mount in lieu of the maximum two-foot-long arm mount development standard in the M-1 (Light Manufacturing) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. 2019-001416-(5) [26-174](#)
Minor Modification to Conditional Use Permit No. RPPL2026001631
Planner: Richard Claghorn
Applicant: James C. Ball
16612 Sierra Highway, Canyon Country
Santa Clarita Valley Planning Area

To authorize a minor modification to Conditional Use Permit No. RPPL2019002661 to eliminate Condition No. 35, which requires archaeological monitoring, associated with the construction of six single family residences on six existing contiguous legal lots, including related grading and development within a Hillside Management Area and to authorize a water storage and distribution system, Ball Mountain Water Company, in the A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) Zone. This project is subject to a Negative Declaration pursuant to CEQA reporting requirements.

7. Project No. PRJ2025-004234-(2) [26-159](#)
Conditional Use Permit No. RPPL2025003640
Planner: Lemessis Quintero
Applicant: Brett Engstrom
1019 W Carson Street, West Carson
South Bay Planning Area

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 with outdoor dining ("Chipotle") in the West Carson Transit-Oriented District Specific Plan MU-1 (Mixed Use 1) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2025-006302-(1) [26-161](#)
Conditional Use Permit No. RPPL2025005117

Planner: Susan Zermeno
Applicant: AT & T Wireless
1154 S. Downey Road, East Los Angeles
Metro Planning Area

To authorize the continued operation and maintenance of an existing 40-foot-tall wireless communication facility with a waiver for mounting arms that extend more than two feet from the monopine in the C-M (Commercial Manufacturing) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

9. 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, JULY 7, 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>.