

AGENDA

Hearing Officer:
Items 1-2, 10-13, and 16: Mi Kim
Item 3 Diane Temple
Items 4-7 Steven Jareb
Items 8-9 Pat Hachiya
Items 14-15: Tina Fung

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 24, 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 23, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, June 23, 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 23, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, June 23, 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. (Continued without opening the public hearing from 4/22/25, 5/20/25, 5/27/25 and 6/17/25) [25-050](#)
Project No. PRJ2023-003525-(1)
Conditional Use Permit No. RPPL2023005222
Planner: Carl Nadela
Applicant: Verizon
Public Right-of-Way on Grand Avenue in Covina Highlands (adjacent to Assessor's Parcel Number 8277044900)
East San Gabriel Valley Planning Area

To authorize the continued maintenance and operation of an existing wireless communications facility in the public right-of-way. The existing WCF will be transferred from an existing wood pole at a height of 33 feet and six inches to an adjacent wood utility pole at a height of 30 feet in the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3 – New Construction and Conversion of Small Structures) pursuant to CEQA reporting requirements.

4. (Continued from 6/17/25) [23-435](#)
Project No. PRJ2020-002005-(3)
Minor Coastal Development Permit No. RPPL2020006315
Planner: Tyler Montgomery
Applicant: Don Reith
25755 Piuma Road
Santa Monica Mountains Planning Area

To construct a new 2,740-square-foot single-family residence on a 0.7-acre parcel in the R-C-1 (Rural Coastal — One Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. This project is categorically exempt (Class 3 — New Construction

or Conversion of Small Structures and Class 4 — Minor Alterations to Land) pursuant to CEQA reporting requirements.

5. (Continued from 6/17/25) [25-116](#)
Project No. R2005-01452-(3)
Variance No. 200900001
Planner: Tyler Montgomery
Applicant: Cory Isaacson
2354 Topanga Canyon Boulevard
Santa Monica Mountains Planning Area

To construct a new 4,000-square-foot single-family residence on a mapped significant ridgeline in the A-1-5 (Light Agricultural — Five Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area Community Standards District. This project is categorically exempt (Class 3 — New Construction or Conversion of Small Structures and Class 4 — Minor Alterations to Land) pursuant to CEQA reporting requirements.

6. (Continued from 6/17/25) [25-103](#)
Project No. PRJ2023-002552-(5)
Conditional Use Permit No. RPPL2023003721
Planner: Christopher Keating
Applicant: AT&T
Assessor's Parcel Number 3214-042-024
Santa Clarita Valley Planning Area

To authorize the construction, operation and maintenance of a new wireless communication facility consisting of a 55-foot-tall faux water tank and appurtenant facilities in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

7. (Continued from 6/17/25) [25-101](#)
Project No. PRJ2024-000615-(2)
Conditional Use Permit No. RPPL2024000902
Planner: Evan Sahagun
Applicant: Torrance Park LLC
22516 Normandie Avenue, West Carson
South Bay Planning Area

To authorize the continued operation of an existing mobilehome park with 63 spaces located in the R-3 (Limited Density Multiple Residence) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. (Continued from 6/17/25)
Project No. PRJ2025-000721-(4)
Conditional Use Permit No. RPPL2025000943
Planner: Carl Nadela
Applicant: SBA Communications Corporation
11703 Carmenita Road, Whittier
East San Gabriel Valley Planning Area

[25-104](#)

To authorize the continued maintenance and operation of a 69-foot-tall existing wireless communications facility disguised as a palm tree at an existing auto sales lot in the C-3-BE (General Commercial – Billboard Exclusion) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

9. (Continued from 6/17/25)
Project No. PRJ2023-000157-(5)
Minor Conditional Use Permit No. RPPL2023000222
Planner: Richard Claghorn
Applicant: Sigman and Maria Brichaux
7655 East Avenue T-8, Littlerock
Antelope Valley Planning Area

[25-102](#)

To authorize a Restoration Permit for remedial grading to remove unpermitted fill and to provide erosion control and native landscaping to restore an area within a Significant Ecological Area in the M-2 (Heavy Manufacturing) Zone. This project is categorically exempt (Class 33- Small Habitat Restoration Projects) pursuant to CEQA reporting requirements.

10. (Continued without opening the public hearing from 01/21/25 and 4/22/25)
Project No. PRJ2024-000971-(3)
Oak Tree Permit No. RPPL2024001427
Planner: Jon D. Schneider
Applicant: Veronica Mosqueda
1362 Old Topanga Canyon Road
Santa Monica Mountains Planning Area

[24-263](#)

To authorize encroachments into the protected zones of five non-heritage oak trees in association with the installation of a roof-mounted solar energy array on an existing 20-foot-tall 1,637-square-foot single-family residence, including appurtenant wiring, boxes, and panels. The array would consist of 28 panels with a maximum height of six inches and would total approximately 568 square feet in area. This project is categorically exempt (Class 4 Categorical Exemption – Minor Alterations to Land)

pursuant to CEQA reporting requirements.

- 11.** Project No. PRJ2024-001034-(1) [25-118](#)
Tentative Parcel Map No. 84343 (RPPL2024001529)
Planner: Marie Pavlovic
Applicant: Tanforan Partners, LLC
APN 8710-035-001 through 27 and 8710-034-001 through 13
East San Gabriel Valley Planning Area

To authorize a reversion to acreage from 40 lots to one lot on 51.7 gross acres. This project falls under the common sense exemption under Section 15061(b)(3) pursuant to CEQA reporting requirements.

- 12.** Project No. PRJ2024-001654-(5) [25-081](#)
Conditional Use Permit No. RPPL2024005120
Planner: Soyeon Choi
Applicant: T-Mobile
6709 W Columbia Way, Lancaster
Antelope Valley Planning Area

To authorize the construction, operation, and maintenance of a new wireless communications facility mounted on the rooftop of an existing residential building in the R-3 (Limited Density Multiple Residence) Zone. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

- 13.** Project No. PRJ2024-004046-(5) [25-111](#)
Conditional Use Permit No. RPPL2024005952
Planner: Carl Nadela
Applicant: Solomon, Saltsman and Jamieson
20858 E Arrow Highway, Covina
East San Gabriel Valley Planning Area

To authorize the sale of beer and wine for off-site consumption in conjunction with a convenience store at an existing Shell Service Station in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

- 14.** Project No. PRJ2024-002230-(5) [25-115](#)
Conditional Use Permit No. RPPL2024003365
Planner: Christopher Keating
Applicant: Crown Castle
18348 W Avenue D, Fairmont

Antelope Valley Planning Area

To authorize the continued operation and maintenance of an existing wireless communication facility consisting of an 85-foot-tall monopole and appurtenant facilities for three carriers (AT&T, T-Mobile, and Verizon), with waivers to maintain the tower's current height and arm mount length, in the C-RU (Rural Commercial) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

- 15.** Project No. PRJ2023-001936-(5)
Conditional Use Permit No. RPPL2023002815
Planner: Christopher Keating
Applicant: The Original Karen's Kitchen
42123 50th Street W, Quartz Hill
Antelope Valley Planning Area

[25-114](#)

To authorize the sale of distilled spirits, beer, and wine for on site consumption (Type 47) at an existing restaurant ("The Original Karen's Kitchen") in the MXD-RU (Rural Mixed Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M., TUESDAY, JULY 1, 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。