

AGENDA

Hearing Officers:
Items 1-2, 4-7, and 12: Mark Herwick
Items 3, 8-11: 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: December 16, 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, December 15, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, December 15, 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, December 15, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday,

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PART I - LAND ACKNOWLEDGMENT

1. Hearing Officer

PART II - PLEDGE OF ALLEGIANCE

2. Hearing Officer

PART III - PUBLIC HEARINGS

3. (Continued from October 21, 2025)
Project No. R2014-02985-(4)
Planner: Carl Nadela
Applicant: South Whittier Four Square Church
11413 Laurel Avenue, Whittier
Gateway Planning Area

[25-214](#)

a. Conditional Use Permit No. 201400140

To authorize the retroactive conversion of an existing accessory single-family residence at an existing church into an adult residential facility (now classified as a sober living facility) with 22 residents and six staff in the C-3-BE (General Commercial - Billboard Exclusion) Zone.

b. Minor Parking Deviation No. RPPL2025003832

To authorize a minor reduction in parking for an existing church.

This project is categorically exempt (Class – 1 Existing Facilities) pursuant to CEQA reporting requirements.

4. Project No. PRJ2025-000415-(2)
Nonconformance Review No. RPPL2025000572
Planner: Melissa Reyes
Applicant: Extra Space Storage, Inc
19106 Normandie Avenue, West Carson
South Bay Planning Area

[25-280](#)

To authorize the continued operation and maintenance of an existing self-service storage facility in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

5. Project No. PRJ2024-001301-(2)**25-279**

Planner: Melissa Reyes

Applicant: Lift II South Main Street LLC

13009 S Main St, West Rancho Dominguez-Victoria

Metro Planning Area

a. Conditional Use Permit No. RPPL2024001680

To authorize the continued outside storage of trucks, trailers, other vehicles, and materials on the property.

b. Variance No. RPPL2025000316

To authorize an existing fence and a 15-foot-tall hedge within the required front yard setback in the West Rancho Dominguez-Victoria Community Standards District.

This project is categorically exempt (Class 1 – Existing Facilities and Class 5 – Minor Alterations to Land Use Limitations) pursuant to CEQA reporting requirements.

6. Project No. PRJ2024-003906-(1)**25-273**

Oak Tree Permit No. RPPL2024005736

Planner: David Finck

Applicant: Andy Kaoh

14614 Palm Avenue

East San Gabriel Valley Planning Area

To authorize a retroactive encroachment and a proposed encroachment into the protected zone of one heritage oak tree, in conjunction with existing patio footing trenches for a previously standing structure and a proposed 1,200-square-foot patio cover associated with an existing single-family residence, in the R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 4 – Minor Alteration of Land) pursuant to CEQA reporting requirements.

7. Project No. PRJ2025-002511-(1)**25-278**

Conditional Use Permit RPPL2025002483

Planner: Carl Nadela

Applicant: Welbrook Senior Living / Jeremy Chan

19850 Colima Road, Walnut, CA 91789

East San Gabriel Valley Planning Area

To authorize the continued operation and maintenance of an existing 88-unit Adult Residential Facility for Seniors within the R-1-10000

(Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. 87044-(5) [25-267](#)
Oak Tree Permit No. RPPL2024000596
Planner: Michelle Lynch
Applicant: Sarah Kevorkian
Trail Easement associated with Open Space Parcel Numbers 5830-013-919, 5863-004-064, -065, and -066, 5863-028-026, and 5863-029-032, and -033, Altadena
West San Gabriel Valley Planning Area

To authorize encroachments in the protected zone of 45 non heritage oak trees associated with the installation of a 7,874 linear foot unpaved pedestrian hiking trail along the La Vina East trail easement within 57.4 gross acres in the SP (Specific Plan - Open Space) Zone within the La Vina Specific Plan. A Fourth Addendum to the Certified Supplemental EIR was prepared in compliance pursuant to CEQA reporting requirements.

9. Project No. 2025-000279-(2) [25-277](#)
Conditional Use Permit No. RPPL2025000390
Planner: Susan Zermeno
Applicant: Kevin Pickett
5005 South La Brea Avenue, Ladera Heights/View Park-Windsor Hills
Westside Planning Area

To authorize the continued operation and maintenance of an existing 28-unit motel in the C-1 (Restricted Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

10. Project No. PRJ2025-000276 [25-282](#)
Conditional Use Permit No. RPPL2025000384
Planner: William Chen
Applicant: Tammy Hamilton
24480 West Saddle Peak Road
Santa Monica Mountains Planning Area

To authorize the continued operation and maintenance of an existing wireless communications facility in the R-C (Rural Coastal) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

11. Project No. PRJ2023-003997-(2) [25-274](#)

Nonconforming Review No. RPPL2023005625

Planner: Evan Sahagun

Applicant: Thomas Kim

2787 East Del Amo Boulevard

Gateway Planning Area

To authorize the continued operation and maintenance of an indoor swap meet in an existing 105,758 square foot warehouse building, which is nonconforming due to use, in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., JANUARY 6, 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. 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 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。