

AGENDA

**Hearing Officer:
Items 1-6 and 8: Gina Natoli
Item 7: Pat Hachiya**

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: May 19, 2026 - 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, May 18, 2026 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, May 18, 2026 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, May 18, 2026 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, May 18, 2026 will

not be provided to the Hearing Officer but will be transcribed and added to the public record.

PART I - LAND ACKNOWLEDGEMENT

1. Hearing Officer

PART II - PLEDGE OF ALLEGIANCE

2. Hearing Officer

PART III - PUBLIC HEARINGS

3. Project No. PRJ2025-001000-(1) [26-094](#)
Conditional Use Permit No. RPPL2025001278
Planner: Steve Mar
Applicant: Network Connex
19433 San Jose Avenue, Rowland Heights
East San Gabriel Valley Planning Area

To authorize the continued operation of an existing 79-foot-tall wireless communications facility monopole with development standard waiver requests to allow the existing maximum facility height, exposed cables, chain-link fencing, and antenna arm mount lengths, located on an industrial park property in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

4. Project No. PRJ2025-001195-(1) [26-095](#)
Conditional Use Permit No. RPPL2025001426
Planner: Steve Mar
Applicant: Network Connex
444 N Azusa Avenue, La Puente (S. San Jose Hills)
East San Gabriel Valley Planning Area

To authorize the continued operation of an existing 62-foot, nine-inch-tall wireless communications facility monopole with a development standards waiver request to allow the existing antenna arm mount lengths, located on a church and school property in the C-1 (Restricted Business) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

5. Project No. PRJ2024-001529-(3) [26-125](#)
Minor Coastal Development Permit No. RPPL2024004252
Planner: Tyler Montgomery
Applicant: Vertebrae Architecture, Inc.
33100 Mulholland Highway

Santa Monica Mountains Planning Area

To authorize grading for hillside stabilization adjacent to a single-family residence in the R-C-20 (Rural Coastal — 20 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

6. Project No. PRJ2024-002738-(3) [26-102](#)
 Minor Coastal Development Permit No. RPPL2024004097
 Planner: Shawn Skeries
 Applicant: Nita Mehta
 2295 Little Las Flores Road
 Santa Monica Mountains Planning Area

To authorize exploratory testing, consisting of drilling one test hole, to determine water availability for a proposed single-family residence in the R-C-10 (Rural Coastal – 10 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

7. Project No. 2019-002062-(5) [26-104](#)
 Conditional Use Permit No. RPPL2019003697
 Planner: Anthony M. Curzi
 Applicant: J&J Foot Care
 3575 East Colorado Boulevard
 West San Gabriel Valley Planning Area

To authorize the continued operation and maintenance of an existing massage establishment in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT

ADJOURNMENT TO 1:00 P.M., TUESDAY, MAY 26, 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>.

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。