

LOS ANGELES COUNTY HEARING OFFICERS

DIANE TEMPLE

GINA NATOLI

MARK HERWICK

PATRICIA HACHIYA

STEVEN JAREB

THUY HUA

TINA FUNG

AGENDA

Hearing Officer:

Items 1-6 and 11: Steven Jareb

Items: 7-10: 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: January 27, 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, January 26, 2026, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, January 26, 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, January 26, 2026, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, January 26,

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 I - PLEDGE OF ALLEGIANCE

2. Hearing Officer

PART III - CONSENT ITEM FOR DENIAL DUE TO INACTIVITY

3. Project No. TR062358-(5) [25-300](#)
Planner: Marie Pavlovic
Applicant: QES, Inc.
Vacant lot (APN 3004-014-015) located east of West Avenue
R-12 and 10th Street West, Palmdale
Antelope Valley Planning Area

a. Vesting Tentative Tract Map No. 062358
To create 21 single-family lots and one public facility lot on a 27.32 gross acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.

b. Conditional Use Permit No. 200500176
To authorize a density-controlled development that avoids impacts to the hillside management area in the northern portion of the project site.

c. Environmental Assessment No. 200500171
This project is statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

PART IV - PUBLIC HEARINGS

4. Project No. PRJ2025-002075-(5) [25-313](#)
Planner: Joshua Pereira
Applicants: Aaron Clark & John Marrujo
2647 Foothill Boulevard, La Crescenta-Montrose
West San Gabriel Valley Planning Area

a. Conditional Use Permit No. RPPL2025004191
To authorize the establishment, operation and maintenance of a recreational facility ("Planet Fitness") in an existing shopping center tenant space, within the MXD (Mixed Use Development) Zone.

b. Minor Parking Deviation No. RPPL2025005158

To authorize a reduction in required parking for the shopping center from 497 spaces to the existing 434 spaces, a reduction of approximately 13 percent.

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

5. Project No. PRJ2025-003002-(1) [25-310](#)
Conditional Use Permit No. RPPL2025002864
Planner: Steve Mar
Applicant: Kevin Franklin
18900 Gale Avenue, Unit B, Rowland Heights
East San Gabriel Valley Planning Area

To authorize the sale of full line alcohol for on site consumption (Type 47 California Department of Alcoholic Beverage Control License) at an existing restaurant ("Mongolian Home Made Pie") located in a commercial shopping center 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.

6. Project No. PRJ2025001211-(1) [25-309](#)
Conditional Use Permit No. RPPL2025001440
Planner: Steve Mar
Applicant: Ernest Wang
18977 & 18979 Colima Road, Rowland Heights
East San Gabriel Valley 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 ("Red Pepper Hunan Restaurant") located in a commercial shopping center in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2024-001752-(5) [25-281](#)
Oak Tree Permit No. RPPL2024002242
Planner: Michelle Lynch
Applicant: John Kelly
11108 Freer Street, South Monrovia Islands
West San Gabriel Valley Planning Area

To retroactively authorize the pruning of branches greater than two inches

in diameter on four existing non-heritage replacement oak trees in the A-1 (Light Agricultural) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-002835-(5) [25-315](#)
Planner: Soyeon Choi
Applicant: Mike Hubbard
8807 East Palmdale Blvd, Palmdale
Antelope Valley Planning Area

a. Conditional Use Permit No. RPPL2024004220
To authorize the continued operation and maintenance of an existing 16-unit mobilehome park and include one of the units to a caretaker unit on a 0.68-acre parcel in the C-RU (Rural Commercial) Zone.

b. Administrative Housing Permit No. RPPL2024004514
To authorize a density bonus for an existing 16-unit mobilehome park in lieu of five (5) units permitted by the General Plan.

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

9. (Recommended to be continued without opening the public hearing to February 24, 2026) [25-311](#)
Project No. PRJ2021 004336-(2)
Conditional Use Permit No. RPPL2021012394
Planner: Susan Zermenio
Applicant: Garfield Beach CVS LLC
4501 W. Slauson Avenue, Ladera Heights View Park-Windsor Hills
Westside Planning Area

To authorize the continued sale of beer, wine, and distilled spirits for offsite consumption (Type 21 California Department of Alcoholic Beverage Control License) at an existing drugstore ("CVS Pharmacy") in the C-2 (Neighborhood Business) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

10. Project No. 2018 003016-(2) [25-312](#)
Conditional Use Permit No. RPPL2018004607
Planner: Kevin Pascasio
Applicant: Rosa M. Perez Cortez
433 East Alondra Blvd, West Rancho Dominguez
Metro Planning Area

To authorize the continued operation and maintenance of an outdoor pallet yard in the M-1.5-DP-IP (Restricted Heavy Manufacturing - Development Program - Industrial Preservation) Zone. This project is categorically exempt (Class 1 Categorical Exemption – Existing Facilities and Class 3 Categorical Exemption – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY FEBRUARY 3, 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 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。