

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: Mark Herwick

Items 7-9: Steven Jareb

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: February 17, 2026 - Tuesday

Time: 1:00 PM

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, February 16, 2026, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, February 16, 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, February 16, 2026, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, February 16,

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.	(Continued without opening the public hearing from 9/16/25 and 10/28/25) Project No. PRJ2024-002859-(3) Minor Conditional Use Permit No. RPPL2024004254 Planner: Jerry Hittleman Applicant: Neelima Gadicherla 23629 Zuniga Road, Topanga (Assessor's Parcel Number: 4455-007-007) Santa Monica Mountains Planning Area	25-168
<p>To retroactively authorize exploratory testing for the preparation of a geologic report and percolation testing in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.</p>		
4.	Project No. PRJ2021-003248-(2) Conditional Use Permit No. RPPL2021008888 Planner: Kevin Pascasio Applicant: Stan and Peggy Barron 12415 W Jefferson Boulevard, Del Rey Westside Planning Area	25-320
<p>To authorize the continued operation and maintenance of an existing automobile body and fender repair shop with no proposed changes in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.</p>		
5.	Project No. PRJ2025-000788-(5) Conditional Use Permit No. RPPL2025001032 Planner: Michelle Fleishman Applicant: Sweetwater Farms 33301 Agua Dulce Canyon Road, Agua Dulce Santa Clarita Valley Planning Area	25-293

To authorize the sale of a full line of alcohol for off-site consumption (Type 21 California Department of Alcohol Beverage Control License) at an existing grocery store ("Sweetwater Farms"), located in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. R2013-00525-(2) [25-321](#)
Conditional Use Permit No. 201300026
Planner: Daisy De La Rosa
Applicant: Randy Steinberg
8919 Miner Street, Florence-Firestone
Metro Planning Area

To authorize the operation and maintenance of 16 existing auto body and fender repair shops, two pallet yards, and three wood and iron manufactures with outside storage in the former M-1 (Light Manufacturing) 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.

7. Project No. PRJ2018-004160-(5) [25-301](#)
Oak Tree Permit No. RPPL2018006542
Planner: Michelle Fleishman
Applicant: Castle Film Group Inc. (Erika Ialgasheva)
10002 Soledad Canyon Road, Santa Clarita
Santa Clarita Valley Planning Area

To authorize the retroactive removal of two dead oak trees of the Oak genus (*Quercus agrifolia*). This project is categorically exempt (Class 4 Exemption – Minor Alterations to Land, and Class 33 Exemption – Small Habitat Restoration Projects) pursuant to CEQA reporting requirements.

8. Project No. R2013-03388-(2) [25-332](#)
Conditional Use Permit No. 201300169
Planner: Reina Schaetzl
Applicant: Saki Investments Inc.
11711 South Western Avenue, West Athens-Westmont
Metro Planning Area

To authorize the continued operation and maintenance of an existing 17,978-square foot, two-story motel ("La Mirage Motel") in the former C-2 (Neighborhood Commercial) and R-3-P (Limited Multiple Residence-Parking) Zones. This project is categorically exempt (Class 1– Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT**ADJOURNMENT TO 9:00 A.M., TUESDAY, FEBRUARY 24, 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。