

AGENDA

**Hearing Officer:
Items 1-9: Mi Kim**

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: September 24, 2024 - 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, September 23, 2024, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, September 23, 2024, 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, September 23, 2024, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, September 23, 2024, 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 - CONSENT ITEMS FOR APPROVAL

3. Project No. 2017-003281-(5) [24-185](#)
Planner: Timothy Stapleton
Applicant: Hank Jong, EGL Associates
8800-8810 ½ Arcadia Avenue
West San Gabriel Valley Planning Area

- a. Tentative Tract Map No. 74826 (RPPL2017005683)
To create one (1) multi-family lot with six (6) detached residential condominium units on 0.70 net acres within the R-A (Residential Agricultural – 5,000-Square-Foot Minimum Required Lot Area) Zone.

- b. Environmental Assessment No. RPPL2017005686
A statutory exemption from CEQA pursuant to State CEQA section 21159.25 (Limited Exemption for Certain Multi-Family Residential and Mixed-Use Housing Projects).

The time extension request is from October 26, 2024 to October 26, 2025 and is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Approve this extension for Tentative Tract Map No. 74826 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the first discretionary time extension.

4. Project No. R2015-02609-(5) [24-188](#)
Planner: Timothy Stapleton
Applicant: Huntington East Pasadena LLC
3723 Huntington Drive
West San Gabriel Valley Planning Area

- a. Vesting Tentative Tract Map No. 073683
To authorize the development of one (1) multi-family lot with eleven (11) attached and detached condominium units in three (3) buildings on 0.40

net acres within the R-3 (Limited Density Multiple Residence) Zone.

b. Environmental Determination

An MND with impacts to Cultural Resources and Tribal Cultural Resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

The time extension request is from September 30, 2024 to September 30, 2025 and is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Approve this extension for Vesting Tentative Tract Map No. 073683 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.38.050 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the third discretionary time extension.

PART IV - PUBLIC HEARINGS

5. Project No. PRJ2023-003518-(5) [24-175](#)
Oak Tree Permit No. RPPL2024000676
Planner: Sean Donnelly
Applicant: Jin Yu and Yanhong Zhou
3425 Huntington Drive
West San Gabriel Valley Planning Area

To authorize encroachment into the protected zones of three non-heritage sized oak trees, and the removal of one non-heritage sized oak tree, to construct a new 1,198-square-foot accessory dwelling unit in the R-1-40000 (Single-Family Residence, 40,000-Square-Foot Minimum Lot Size) Zone. This project is categorically exempt (Class 1 - Existing Facilities, Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

6. Project No. PRJ2024-000901-(5) [24-179](#)
Conditional Use Permit No. RPPL2024001313
Planner: Christopher Keating
Applicant: Green Valley Smokehouse
15488 Spunky Canyon Road
Antelope Valley Planning Area

To authorize the sale of beer and wine for on-site consumption at an existing restaurant named Green Valley Smokehouse in the C-RU (Rural Commercial) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2024-000056-(1) [24-171](#)
 Conditional Use Permit No. RPPL2024000558
 Planner: Steve Mar
 Applicant: Stanley Szeto
 2020 South Hacienda Boulevard, Suite F
 East San Gabriel Valley Planning Area

To authorize the sale of beer and wine for on-site consumption at an existing restaurant named Grab a Crab in the C-2 (Neighborhood Business) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2023-003290-(1) [24-172](#)
 Conditional Use Permit No. RPPL2023004831
 Planner: Steve Mar
 Applicant: Stanley Szeto
 1655 South Azusa Avenue, Suite C-D
 East San Gabriel Valley Planning Area

To authorize the sale of a full line alcoholic beverages for on-site consumption at an existing restaurant named Wonde Harbor in the C-2-BE (Neighborhood Business – Billboard Exclusion) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, OCTOBER 1, 2024

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。