

AGENDA

**Hearing Officers:
Items 1-6, 9: Steven Jareb
Items 7-8: Patricia 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: February 25, 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, February 24, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, February 24, 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, February 24, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, February 24,

2025, 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 - PUBLIC HEARINGS

3. Project No. PRJ2021-001331-(5) [25-001](#)
Conditional Use Permit No. RPPL2021003482
Planner: Christopher Keating
Applicant: American Tower
Assessor's Parcel Number: 3033-012-037
Antelope Valley Planning Area

To authorize the continued operation and maintenance of an existing wireless communications facility consisting of a 76-foot-tall monopole and appurtenant facilities, with a waiver to maintain the tower's current height, for one carrier, Verizon, on a property located at 20719 E Avenue V-13 in the unincorporated community of Llano in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

4. (To Be Continued without Opening the Public Hearing to 04/15/25) [24-326](#)
Project No. PRJ2024-001984-(5)
Minor Conditional Use Permit No. RPPL2024002969
Planner: Michelle Fleishman
Applicant: John Jacob
5541 Shannon Valley Road
Antelope Valley Area Plan

To authorize the continued operation and maintenance of an existing small-scale wind energy system with minor improvements, accessory to an existing single-family residence in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

5. Project No. PRJ2020-000854-(5) [24-327](#)
Conditional Use Permit No. RPPL2020003030

Planner: Michelle Fleishman
Applicant: Shadowland Foundation (Colette Pondella)
18832 Pine Canyon Road
Antelope Valley Planning Area

To authorize the establishment and operation of a menagerie containing Alaskan Timber Wolfdog hybrids and an educational facility in the A-2-2.5 (Heavy Agricultural – Two and One Half Acres Minimum Required Lot Area) 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.

6. Project No. 2017-003699-(3) [24-329](#)
Minor Coastal Development Permit No. RPPL2017008418
Planner: Tyler Montgomery
Applicant: Martin Rasmussen
21653 Saddle Peak Road
Santa Monica Mountains Planning Area

To authorize the construction of a new 2,825-square-foot single-family residence in the R-C-10 (Rural Coastal - 10 Acre Minimum Required Lot Area) zone of the Santa Monica Mountains Coastal Zone. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures and Class 4 - Minor Alterations to Land) pursuant to CEQA reporting requirements.

7. (Continued without Opening the Public Hearing from 01/28/25) [24-323](#)
Project No. PRJ2022-002226-(5)
Conditional Use Permit No. RPPL2022007398
Planner: Sean Donnelly
Applicant: Marand Food Inc
761 East Altadena Drive
West San Gabriel Valley Planning Area

To authorize the sale of a full line of alcohol for on-site consumption (Type 47 California Department of Alcohol Beverage Control License) in an existing restaurant (Nancy's Greek Cafe) in the CPD (Commercial Planned Development) Zone. This project is categorically exempt (Class 1 - Existing Facilities, Class 3 - New Construction or Conversion of Small Structures, and Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

8. Project No. 00-21-(5) [24-340](#)
Surface Mining Permit No. 201300002
Planner: Richard Claghorn

Applicant: North Star Minerals, Inc.
BP & L Rd. (Forest Service Road 4N32)
Antelope Valley Planning Area

To authorize an amendment to the Reclamation Plan for Surface Mining Permit (SMP) No. 00-21 for the existing Acton Clay Quarries in the W (Watershed) Zone in the Antelope Valley East Zoned District. The amendment requests the following changes: 1) extend the SMP expiration date to December 31, 2029, consistent with the United States Forest Service Plan of Operations (POO) for the project; 2) allow for a maximum of five acres of open excavation in each of the two quarries (10 acres total), consistent with the POO; and 3) allow a land swap of three acres of undisturbed land at the Gray Quarry for an adjacent three acres of undisturbed land. This project is subject to an Addendum to the previously adopted Mitigated Negative Declaration for the Project, 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, MARCH 4, 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. 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。