

# AGENDA

**Hearing Officer:**  
**Items 1-6, and 11: Mi Kim**  
**Items 7-10: Diane Temple**

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 27, 2025 - 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](mailto: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 Thursday, May 22, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, May 22, 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](mailto: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 Thursday, May 22, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday, May 22, 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. 2019-003128-(3) [25-090](#)  
Minor Coastal Development Permit No. RPPL2019005489  
Planner: Shawn Skeries  
Applicant: Brian Bright  
20266 Reigate Road  
Santa Monica Mountains Planning Area

To authorize the construction of an 800-square-foot single-family residence within the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) 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.

4. Project No. PRJ2023-004500-(2) [25-088](#)  
Conditional Use Permit No. RPPL2023006634  
Planner: Shawn Skeries  
Applicant: Pro SUP Shop  
4175 Admiralty Way  
Westside Planning Area

To authorize the continued operation of a stand-up paddle board and kayak rental business in the H (Hotel) land use category of the Marina del Rey Land Use Plan. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

5. Project No. PRJ2024-001043-(1) [25-074](#)  
Conditional Use Permit No. RPPL2024001544  
Planner: Evan Sahagun  
Applicant: Marco Prado  
4736 Whittier Boulevard, East Los Angeles  
Metro Planning Area

To authorize the continued operation of an existing tattoo and body piercing parlor located in a multi-tenant commercial building in the C-3

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

6. Project No. PRJ2023-000359-(2) [25-078](#)  
Conditional Use Permit No. RPPL2023000504  
Planner: Melissa Reyes  
Applicant: Kai Tsukiyama  
19106 Normandie Avenue  
South Bay 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 ("Auntie Maile's Hawaiian Restaurant") in the M-2-IP (Heavy Manufacturing - Industrial Preservation) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. (Continued without opening the public hearing from 4/22/25 and 5/20/25) [25-050](#)  
Project No. PRJ2023-003525-(1)  
Conditional Use Permit No. RPPL2023005222  
Planner: Carl Nadela  
Applicant: Verizon  
Public Right-of-Way on Grand Avenue in Covina Highlands (adjacent to Assessor's Parcel Number 8277044900)  
East San Gabriel Valley Planning Area

To authorize the continued maintenance and operation of an existing wireless communications facility in the public right-of-way. The existing WCF will be transferred from an existing wood pole at a height of 33 feet and six inches to an adjacent wood utility pole at a height of 30 feet in the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3 – New Construction and Conversion of Small Structures) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-001524-(5) [25-079](#)  
Minor Conditional Use Permit No. RPPL2024004027  
Planner: Soyeon Choi  
Applicant: Ronnie Spang  
7740 W Avenue B  
Antelope Valley Planning Area

To authorize the continued operation and maintenance of an existing small-scale wind energy system as an 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.

9. Project No. PRJ2022-000138-(3) [25-095](#)  
Conditional Use Permit No. RPPL2022010983  
Planner: William Chen  
Applicant: James Kay  
918 Latigo Canyon Road  
Santa Monica Mountains Planning Area

To authorize a request for the continued operation and modification of an existing wireless communications facility in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

10. Project No. PRJ2024-003039-(3) [25-080](#)  
Administrative Coastal Development Permit No. RPPL2024004507  
Planner: Jon D. Schneider  
Applicant: Idan Shimony  
Address: 23407 Red Rock Road, Topanga  
Santa Monica Mountains Planning Area

To authorize the construction and maintenance of a roof-mounted solar array and appurtenant equipment and infrastructure in association with an existing single-family residence. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

#### **PART IV - PUBLIC COMMENT**

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

#### **PART V - ADJOURNMENT**

##### **ADJOURNMENT TO 9:00 A.M., TUESDAY, JUNE 3, 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](mailto: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](mailto: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](mailto:info@planning.lacounty.gov)。謝謝。