

# AGENDA

**Hearing Officer:  
Items 1-7: Gina Natoli**

Meeting Place: In-Person: 320 W. Temple St, Rm 150, Los Angeles, CA 90012 Virtual (Online):  
<https://bit.ly/ZOOM-HO> or call +1 323-776-6996,,391609802# United States, LA

Meeting Date: September 05, 2023 - 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, August 31, 2023, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, August 31, 2023, 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>, or call +1 323-776-6996,,391609802# United States, Los Angeles. Phone Conference ID: 391 609 802#

## **PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)**

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-HO>, or dial +1 323-776-6996,,391609802# United States, Los Angeles; Phone Conference ID: 391 609 802# and 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, August 31, 2023, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday, August 31, 2023, 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. (Continued from 05/02/23)  
Project No. PRJ2022-003180-(5)  
Yard Modification No. RPPL2022009659  
Planner: Soyeon Choi  
Applicant: Ekaterina Linkov  
4255 Conestoga Drive  
Antelope Valley Planning Area

[22-377](#)

To retroactively authorize over-height fences within the side and rear yards for an existing single-family residence in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

4. Project No. PRJ2022-003003-(3)  
Oak Tree Permit No. RPPL2023000244  
Planner: Anthony Richardson  
Applicant: Roy and Teruko Nakawatase  
19970 Observation Drive  
Santa Monica Mountains Planning Area

[23-542](#)

To encroach into the protected zone of four oak trees during the reconstruction of a deteriorated wood deck attached to an existing single-family residence. 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. PRJ2021-003767-(2)  
Yard Modification No. RPPL2021010501  
Planner: Sean Donnelly  
Applicant: Lida Benham  
5322 West 119th Place  
South Bay Planning Area

[23-555](#)

To retroactively allow a nine-foot-tall wall exceeding the maximum six-foot allowable height in the side yard setback in the R-1 (Single-Family Residence) Zone. This project is statutorily exempt (Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

#### **PART IV - DISCUSSION AND POSSIBLE ACTION**

6. Appeal of Final Zoning Enforcement Order [23-479](#)  
Enforcement Case No. RPCE2021003265  
Planner: Jackson Piper  
Appellant: Victoria Martin  
Enforcement Violations: Unpermitted Use A tent is being maintained as  
a residence, Development Standards Tent/Camping is maintained within  
the front yard setback

The above violations are maintained on the property located at 16106  
Rawhide Avenue, Lake Los Angeles, CA 93591, also known as  
Assessor's Parcel Number 3074-021-012.

The subject property is zoned R A (Residential Agricultural) and is located  
in the Antelope Valley Planning Area.

#### **PART V - PUBLIC COMMENT**

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

#### **PART VI - ADJOURNMENT**

**ADJOURNMENT TO 9:00 A.M., TUESDAY, SEPTEMBER 19, 2023**

**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。