

AGENDA

Hearing Officers:
Items 1-6, 9: Diane Temple
Items 7-8: 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: October 22, 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, October 21, 2024, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, October 21, 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, October 21, 2024, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, October 21,

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 - PUBLIC HEARINGS

3. (Continued without opening the public hearing from 08/27/24) [24-139](#)
Project No. 96-044-(5)
Conditional Use Permit Modification No. RPPL2019002028
Planner: Marie Pavlovic
Applicant: Spring Canyon Recovery Acquisition LLC
514 Assessor's Parcel Numbers created by recorded final maps
TR48086, TR48086-1, TR48086-2 & TR48086-3: APN 3211-021-054+
Santa Clarita Valley Planning Area

To modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of the CUP No. 96-044-(5) related to timing for implementing mitigation measures and complying with Conditions of Approval pertaining to grading, infrastructure, landscaping, and parking and trails under the approved Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5) (RPPL2018004065). This project has prepared an addendum to the certified EIR pursuant to CEQA reporting requirements.

4. (Continued without opening the public hearing from 09/17/24) [24-158](#)
Project No. R2011-01126-(3)
Minor Coastal Development Permit No. RCDP-201500036
Planner: William Chen
Applicant: Gary and Jeannine Isbell
25830 Dark Creek
Santa Monica Mountains Planning Area

To authorize the construction of a new 2,479-square-foot single-family residence, a garage, and an on-site waste treatment system on a one acre parcel in the R-C-1 (Rural Coastal – One Acre Minimum Required Lot Area) Zone within 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.

5. Project No. 2020-000422-(3) [24-191](#)
Planner: William Chen
Applicant: Brett Henry
5050 Old Scandia Lane
Santa Monica Mountains Planning Area
- a. Conditional Use Permit No. RPPL2020000732
To authorize a new self-service storage facility in the M-1 (Light Manufacturing) Zone, consisting of three storage buildings, an office building, and a caretakers' residence. The total gross area of all structures will be 156,638 square feet, the maximum structure height will be 38 feet and four inches, and total grading will be 45,140 cubic yards.
- b. Environmental Assessment No. RPPL2020000735
To consider an MND with impacts to Air Quality, Biological Resources, Cultural Resources, Hydrology, Water Quality, Storm Water, Tribal Cultural Resources, and Utility Services Systems reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.
6. Project No. 2017-006506-(3) [24-209](#)
Planner: Tyler Montgomery
Applicant: Nicole Farnoush
2826 Coralglenn Drive
Santa Monica Mountains Planning Area
- a. Minor Coastal Development Permit No. RPPL2017009778
To authorize the construction of a new 5,022-square-foot single-family residence, an attached 800-square foot garage, a swimming pool, landscaping, and a new onsite wastewater treatment system on a 5.2-acre parcel in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.
- b. Variance No. RPPL2024004250
To authorize an access driveway with more than 300 feet in length. 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. Project No. PRJ2024-000060-(5) [24-198](#)
Conditional Use Permit No. RPPL2023004807
Planner: Michelle Fleishman
Applicant: Crown Castle
2023 West Avenue O

Antelope Valley Planning Area

To authorize the continued operation and maintenance of an unmanned wireless communications facility, consisting of a 72-foot-high monopalm and appurtenant facilities, with minor changes, 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.

8. Project No. PRJ2023-003721-(5)
Conditional Use Permit No. RPPL2023005455
Planner: Michelle Fleishman
Applicant: Takuma Ramen & Sushi (Chun Zhang)
29641 The Old Road
Santa Clarita Valley Planning Area

[24-199](#)

To authorize the sale of alcoholic beverages for on-site consumption at an existing restaurant, Takuma Ramen & Sushi, located within the C-2 (Neighborhood Commercial) Zone. 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, NOVEMBER 5, 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.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 info@planning.lacounty.gov 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

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。