

AGENDA

Hearing Officer:
Items 1-7 and 10: Thuy Hua
Items 8 and 9: 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: April 21, 2026 - 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, April 20, 2026, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, April 20, 2026, 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, April 20, 2026, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, April 20, 2026, will

not be provided to the Hearing Officer but will be transcribed and added to the public record.

PART I - LAND ACKNOWLEDGEMENT

1. Hearing Officer

PART II - PLEDGE OF ALLEGIANCE

2. Hearing Officer

PART III - CONSENT ITEMS FOR APPROVAL

3. Project No. 2018-000819-(3) [24-027](#)
Minor Coastal Development Permit No. RPPL2020007063
Planner: Tyler Montgomery
Applicant: Joel Cichowski and Claudia Reisenberger
20662 Callon Drive
Santa Monica Mountains Planning Area

The applicant is requesting a single, one-year time extension from April 16, 2026 to April 16, 2027.

To authorize the construction of a new 1,340-square-foot single-family residence, a detached 1,200-square-foot garage, workshop, and storage room, a swimming pool, a driveway, a deck, hardscape, and a new onsite wastewater treatment system on a vacant 1.7 acre parcel in the R-C-20 (Rural Coastal – 20 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.

PART IV- CONSENT ITEMS FOR DENIAL DUE TO INACTIVITY

4. Project No. 2019-001965-(4) [26-119](#)
Vesting Tentative Tract Map No. 82651
Planner: Phillip Smith
Applicant: Shelyn Development, LLC / Amy Hoong (Tritech Engineering)
19606 Shelyn Avenue, Rowland Heights
East San Gabriel Valley Planning Area

To create six single-family lots on a total of 2.5 gross acres within the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone. This project is statutorily exempt (Section 15270 - Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

5. Project No. 2018-002417-(2) [26-073](#)
Conditional Use Permit No. RPPL2018003598
Planner: Pauline Monroy
Applicant: American Digital Outdoor LP
18626 South Susana Road, Rancho Dominguez
Gateway Planning Area

To authorize a two-sided, illuminated outdoor advertising sign (billboard) in the M-1.5-IP (Restricted Heavy Manufacturing - Industrial Preservation) Zone. This project is statutorily exempt (Section 15270 – Projects Which Are Disapproved) pursuant to CEQA reporting requirements.

PART V - PUBLIC HEARINGS

6. (Continued from 1/20/26) [25-264](#)
Project No. PRJ2016-000284-(2)
Conditional Use Permit No. RPPL2016002040
Planner: Pauline Monroy
Applicant: Verizon Wireless
Map Coordinates 33.987572, -118.370892
Westside Planning Area

To authorize the construction and maintenance of a 50-foot tall new wireless communications facility, disguised as a utility pole, in the public-right-of-way adjacent to the formerly R-3 (Limited Density Multiple Residence) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

7. (Continued from 1/20/26) [25-295](#)
Project No. PRJ2025-003194-(1)
Conditional Use Permit No. RPPL2025003001
Planner: Steve Mar
Applicant: Elaine Tong
18888 Labin Court, C210, Rowland Heights
East San Gabriel Valley Planning Area

To authorize the addition of foot massage services at an existing beauty salon (“Vivian Beauty Center”) located in a commercial shopping center in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2025-000560-(1) [26-071](#)
Conditional Use Permit No. RPPL2025000783

Planner: Melissa Reyes
Applicant: Ruben Coronado Garcia
5340 Whittier Boulevard, East Los Angeles
Metro Planning Area

To authorize the operation of a massage establishment and spa (“Teotihuacan Spa”) in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

9. Project No. PRJ2025-006034-(2)
Yard Modification No. RPPL2025004937
Planner: Lemessis Quintero
Applicant: Brett Anderson
23208 Doble Street, West Carson
South Bay Planning Area

[26-074](#)

To authorize a reduced rear yard setback of ten feet in lieu of the required fifteen feet in the R-1 (Single-Family Residential) Zone. This project is categorically exempt (Class 3 Categorical Exemption – New Construction or Conversion of Small Structures and Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

PART VI - PUBLIC COMMENT

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

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, APRIL 28, 2026

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. Later requests will be accommodated to the extent feasible. 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。