

AGENDA

Hearing Officers:
Items 1-6, 10: Patricia Hachiya
Items 7-9: Mi Kim

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: January 21, 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 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, January 16, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, January 16, 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 Thursday, January 16, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday,

January 16, 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. (Continued without opening the public hearing from 05/28/24, 06/25/24, 08/20/24, 09/17/24, and 10/15/24)
Project No. 2019-000010-(3)
Planner: Tyler Montgomery
Applicant: Isaac Zachary
24937 Mulholland Highway
Santa Monica Mountains Planning Area

[24-071](#)

a. Minor Coastal Development Permit No. RPPL2019000016
To construct a new 4,114-square-foot single-family residence with an attached 451-square-foot garage and a new onsite wastewater treatment system (OWTS) on a 1.0-acre parcel in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

b. Minor Coastal Development Permit No. RPPL2019000017
To construct a new 4,138-square-foot single-family residence with an attached 427-square-foot garage and a new OWTS on a 1.2-acre flag lot in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

c. Minor Coastal Development Permit No. RPPL2019000018
To construct a new 4,114-square-foot single-family residence with an attached 451-square-foot garage and a new OWTS on a 10.1-acre flag lot in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

d. Minor Coastal Development Permit No. RPPL2019000019
To construct a new 4,186-square-foot single-family residence with an attached 450-square-foot garage and a new OWTS on a 3.8-acre flag lot in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

e. Environmental Assessment No. RPPL2023001199

To consider an MND with impacts to biological resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

4. Project No. PRJ2022-001917-(2) [24-291](#)
Conditional Use Permit No. RPPL2022005808
Planner: Nathan M. Merrick
Applicant: Maria Impala, Art Rodriguez Associates
4148 Via Marina
Westside Planning Area

To authorize the sale of a full line of alcoholic beverages for off-site consumption (Type 21 California Department of Alcoholic Beverage Control License) 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. 2019-000372-(3) [24-296](#)
Conditional Use Permit No. RPPL2019000710
Planner: Shawn Skeries
Applicant: Western Refining & Retail, LLC.
18541 Pacific Coast Highway
Santa Monica Mountains Planning Area

To authorize the sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) in the C-1 (Restricted Business) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

6. (Continued without opening the public hearing to April 15, 2025) [24-313](#)
Project No. PRJ2024-000982-(5)
Oak Tree Permit No. RPPL2024003171
Planner: Chris La Farge
Applicant: Willian and Sayra Alvarado
Assessor's Parcel Number: 3270-004-018
Santa Clarita Valley Planning Area

To authorize encroachment into the protected zone of three oak trees (including one heritage oak) associated with proposed construction of a new single family residence under concurrent review. This project is categorically exempt (Class 3 Categorical Exemption – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

7. (Continued without opening the public hearing from 12/17/24) [24-281](#)
Project No. PRJ2024-002726-(1)
Minor Conditional Use Permit No. RPPL2024004086
Planner: David Finck
Applicant: Marugame Udon
1015 South Nogales Street
East San Gabriel Valley Planning Area

To authorize a proposed 3,320-square-foot restaurant, consisting of tenant improvements to combine three existing tenant spaces into one space, within an existing commercial shopping center within M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone within the Rowland Heights Community Standards District. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-000971-(3) [24-263](#)
Oak Tree Permit No. RPPL2024001427
Planner: Jon D. Schneider
Applicant: Veronica Mosqueda
1362 Old Topanga Canyon Rd
Santa Monica Mountains Planning Area

To authorize encroachment into the protected zones of six oak trees in association with the installation of a roof-mounted solar energy array on an existing 20-foot tall 1,637 square-foot single-family residence, including appurtenant wiring, boxes, and panels. The array would consist of 28 panels with a maximum height of six inches and would total approximately 568 square feet in area. This project is categorically exempt (Class 4 Categorical Exemption – Minor Alterations to Land) pursuant to CEQA reporting requirements.

9. Project No. PRJ2024-003133-(1) [24-315](#)
Conditional Use Permit RPPL2024004655
Planner: Carl Nadela
Applicant: J&J Liquor / Paramjit Singh
13900 Valley Boulevard
East San Gabriel Valley Planning Area

To authorize the sale of full line of alcoholic beverages for off-site consumption, including transfer of an existing ABC license from an existing liquor store at 13916 Valley Boulevard, to a 2,460 square-foot Liquor/Convenience Store in the M-1-BE-GZ (Light Industrial – Billboard Exclusion – Industrial Preservation – Green Zones) Zone. This project is

categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, JANUARY 28, 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。