

# AGENDA

**Hearing Officer:**  
**Items 1-7 and 12: Mark Herwick**  
**Items 8-11: Pat Hachiya**

Meeting Place: In-Person: Hall of Administration Building at 500 W. Temple Street (Basement), Assessment Appeal Board Hearing Room B4 (Board Room C), Los Angeles, CA 90012 Virtual (Online): <https://bit.ly/ZOOM-HO> Webinar ID: 824 5573 9842 Or call by phone: (669) 444-9171

Meeting Date: August 26, 2025 - 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](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 Monday, August 25, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, August 25, 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 Monday, August 25, 2025, will be transcribed and provided

to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, August 25, 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 - CONSENT ITEMS FOR APPROVAL**

3. Project No. R2014-02459-(5)  
Applicant: Xueyong Cheng  
Planner: Timothy Stapleton  
5426 Santa Anita Avenue  
South Arcadia Zoned District

[25-194](#)

- a. Tentative Tract Map No. 072942

To create one (1) multi-family lot with five (5) detached condominium units on 0.68 net acres within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.

- b. Environmental Assessment No. 201400200

A Negative Declaration was prepared for the project.

Time extension request is from July 26, 2025 to July 26, 2026.

Approve this extension for Tentative Tract Map No. 072942 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the first discretionary time extension. This action is categorically exempt (Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

## **PART IV - PUBLIC HEARINGS**

4. Project No. PRJ2025-001482-(5)  
Planner: Christopher Keating, AICP  
Minor Conditional Use Permit No. RPPL2025001641  
Applicant: Chinagozi Wogu  
135 East Lago Lindo Road, Palmdale  
Antelope Valley Planning Area

[25-145](#)

To authorize the continued operation and maintenance of an existing small-scale wind energy system, consisting of an 85-foot-high steel lattice tower and a 15.6 kilowatt turbine, that is accessory to an existing 3,555-square-foot two-story single-family residence. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

5. Project No. PRJ2024-004321-(5) [25-156](#)  
Planner: Christopher Keating, AICP  
Nonconforming Review No. RPPL2024006206  
Applicant: Super Store #6  
37902 90th Street East, Littlerock  
Antelope Valley Planning Area

To authorize the continued sale of distilled spirits, beer, and wine for off-site consumption at an existing convenience store operated in conjunction with an existing automobile service station in the C-RU (Rural Commercial) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. PRJ2025-000192-(1) [25-130](#)  
Conditional Use Permit RPPL2025000254  
Planner: Carl Nadela  
Applicant: Michael Pauls Associates  
1160 S 7th Avenue, Hacienda Heights CA 91745  
East San Gabriel Valley Planning Area

To authorize the continued sale of beer and wine for off-site consumption at an existing convenience store operated in conjunction with an existing automobile service station in the CPD (Commercial Planned Development) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2024-003198-(2) [25-158](#)  
Conditional Use Permit No. RPPL2024004738  
Planner: Melissa Reyes  
Applicant: Jose Gonzalez  
4445 W Slauson Ave  
Westside Planning Area

To authorize the sale of distilled spirits, beer, and wine for on site consumption, and to authorize music in the outdoor dining area, at an existing restaurant in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

8. (Continued without opening the public hearing from 6/17/25, 6/24/25, 7/15/25 and 8/5/25) [25-102](#)  
Project No. PRJ2023-000157-(5)  
Minor Conditional Use Permit No. RPPL2023000222  
Planner: Richard Claghorn  
Applicant: Sigman and Maria Brichaux  
7655 East Avenue T-8, Littlerock  
Antelope Valley Planning Area
- To authorize a Restoration Permit for remedial grading to remove unpermitted fill and provide erosion control, and for the installation of native landscaping, to restore an area within a Significant Ecological Area in the M-2 (Heavy Manufacturing) Zone. This project is categorically exempt (Class 33 - Small Habitat Restoration Projects) pursuant to CEQA reporting requirements.
9. Project No. PRJ2025-000807-(1) [25-157](#)  
Conditional Use Permit RPPL2025001059  
Planner: Carl Nadela  
Applicant: Sprouts Farmers Market  
2060 S Hacienda Boulevard, Hacienda Heights CA 91745  
East San Gabriel Valley Planning Area
- To authorize the sale of beer and wine for off-site consumption within a new supermarket in the C-2(Neighborhood Business) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.
10. Project No. PRJ2021-004558-(3) [25-162](#)  
Minor Coastal Development Permit No. RPPL2021012997  
Planner: Tyler Montgomery  
Applicant: Lynn Heacox  
3006 Sequit Drive  
Santa Monica Mountains Planning Area
- To construct a new 1,842-square-foot, 24-foot-tall single-family residence in the R-C-10,000 (Rural Coastal – 10,000-square-foot 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.
11. Project No. PRJ2021-004197-(3) [25-163](#)  
Minor Coastal Development Permit No. RPPL2025002105  
Planner: Tyler Montgomery

Applicant: Matthew Haines  
26333 Cool Glen Way  
Santa Monica Mountains Planning Area

To construct a new 1,153-square-foot, 18-foot-tall volunteer fire station in the R-C-10,000 (Rural Coastal – 10,000-square-foot 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 V - PUBLIC COMMENT**

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

## **PART VI - ADJOURNMENT**

### **ADJOURNMENT TO 1:00 P.M., SEPTEMBER 2, 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。