

# AGENDA

**Hearing Officer:  
Items 1-8,10: Gina Natoli  
Item 9: Mark Herwick**

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: March 18, 2025 - Tuesday

Time: 9:00 AM

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## **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, March 17, 2025 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, March 17, 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, March 17, 2025 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, March 17, 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. (Case has been withdrawn) [25-016](#)  
Project No. PRJ2024-001737-(1)  
Animal Permit No. RPPL2024002585  
Planner: Steve Mar  
Applicant: Julio Santamaria  
2237 Kella Avenue  
East San Gabriel Valley Planning Area  
  
To authorize the keeping of up to 11 horses at a single-family residence on a 10,840-square-foot (0.25 acre) lot in the R-1-7500 (Single-Family Residence – 7,500 Square Feet Minimum Required Area) Zone in the Pellisier Village Equestrian District within the unincorporated community of Whittier Narrows. The project is categorically exempt (Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.
4. [25-017](#)  
Project No. PRJ2023-004558-(1)  
Conditional Use Permit No. RPPL2023006714  
Planner: Steve Mar  
Applicant: Raj Van  
19732 Colima Road  
East San Gabriel Valley Planning Area  
  
To authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Yuk Dae Jang”) located in a commercial shopping center in the C-2 (Neighborhood Business) Zone within the unincorporated community of Rowland Heights. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.
5. [25-015](#)  
Project No. PRJ2024-000924-(5)  
Oak Tree Permit No. RPPL2024002516  
Planner: Jolee Hui  
Applicant: Mary Hines

2980 Crestford Drive,  
West San Gabriel Valley Planning Area

To authorize encroachment into the protected zone of one heritage sized oak tree, associated with the legalization of a 283-square-foot addition to and remodeling of an existing single-family residence under separate approval. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures, Class 4 Categorical Exemption – Minor Alterations to Land) pursuant to CEQA reporting requirements.

6. Project No. PRJ2024-001760-(5) [25-019](#)  
Oak Tree Permit No. RPPL2024002836  
Planner: Stacy Corea  
Applicant: Lauryn Pinsak  
1550 Homewood Drive, Altadena  
West San Gabriel Valley Planning Area

To encroach into the protected zone of three non-heritage oak trees to allow for the widening of an existing paved driveway, demolition of a retaining wall, and a new garden wall in association with the construction of two new single-family residences under separate approval.

7. Project No. R2021-004689-(5) [25-014](#)  
Planner: Marie Pavlovic  
Applicant: Sushil and Kamatchi Anand  
849 Madre Street, Pasadena  
West San Gabriel Valley Planning Area

a. Oak Tree Permit No. 2021011244

To authorize the removal of five oak trees including two heritage trees, removal of a limb from one non-heritage oak tree, and encroachment into the protected zone of 18 non-heritage oak trees to facilitate a new single-family residence, accessory dwelling unit, and other accessory structures in the R-1 (Single Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone.

b. Environmental Assessment No. 2024003297

To consider an ND as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

8. (Continued without opening the public hearing from 01/21/25) [24-296](#)  
Project No. 2019-000372-(3)  
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.

9. (Continued without opening the public hearing from 05/28/24, 06/25/24, 08/20/24, 09/17/24, 10/15/24, and 01/21/25)

[24-071](#)

Project No. 2019-000010-(3)

Planner: Tyler Montgomery

Applicant: Isaac Zachary

24937 Mulholland Highway

Santa Monica Mountains Planning Area

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.

## **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, MARCH 25, 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。