

AGENDA

Hearing Officer:
Items 1-6 and 10: Thuy Hua
Items 7-9: Diane Temple

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: September 16, 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 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, September 15, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, September 15, 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 Monday, September 15, 2025, will be transcribed and

provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, September 15, 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 - REPORTS

3. Project No. PRJ2023-003116-(3) [25-212](#)
Administrative Coastal Development Permit No. RPPL2025002490
Planner: Jon D. Schneider
Applicant: Margot Mandel
2105 Newell Road, Malibu
Santa Monica Mountains Planning Area

To authorize the withdrawal of an application to establish a construction trailer on the property to be used as a contractor's office during the reconstruction of a single-family residence destroyed by the Woolsey Fire, which was authorized by Coastal Development Permit Exemption No. RPPL2023004568, in the R-C-10,000 (Rural Coastal – 10,000 Square Feet Minimum Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

4. Project No. PRJ2023-002003-(3) [25-213](#)
Minor Coastal Development Permit No. RPPL2023002909
Planner: Jon Schneider
Applicant: Wayne Lu
4303 S. Ocean View Drive, Malibu
Santa Monica Mountains Planning Area

To authorize the withdrawal of an application for the exploratory drilling of four boreholes to investigate the feasibility of an onsite wastewater treatment system to support the future development of a new single-family residence in the R-C-10,000 (Rural Coastal – 10,000 Square Feet Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

PART IV - PUBLIC HEARINGS

5. (Continued without opening the public hearing from 08/26/25) [25-157](#)
Project No. PRJ2025-000807-(1)
Conditional Use Permit No. RPPL2025001059
Planner: Carl Nadela
Applicant: Sprouts Farmers Market
2060 S. Hacienda Boulevard, Hacienda Heights
East San Gabriel Valley Planning Area

To authorize the sale of beer and wine for off site consumption within a new supermarket ("Sprouts") in the C-2 (Neighborhood Business) Zone. This project is categorically exempt (Class 1– Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. PRJ2019-002419-(2) [25-175](#)
Conditional Use Permit No. RPPL2019004291
Planner: Melissa Reyes
Applicant: Wei Wei Tao
1147 W. Carson Street, West Carson
South Bay Planning Area

To authorize the continued operation of an existing massage establishment in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

7. Project No. PRJ2023-003701-(1) [25-176](#)
Nonconformance Review No. RPPL2023005436
Planner: Melissa Reyes
Applicant: Jenaro Espana
801 N. Marianna Avenue, East Los Angeles
Metro Planning Area

To authorize the continued operation and maintenance of an existing nonconforming neighborhood market in the R-2 (Two-Family Residence) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-003550-(1) [25-174](#)
Conditional Use Permit No. RPPL2024005245
Planner: Marlene Vega
Applicant: Jake Hamilton / Crown Castle
2050 Workman Mill Drive
East San Gabriel Valley Planning Area

To authorize the continued operation of an existing 100-foot-tall monopole

wireless communications facility, including a waiver of the maximum height of 75 feet to allow a height of 100 feet, in the M-1-DP-BE (Light Manufacturing – Development Program – Billboard Exclusion) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

9. Project No. PRJ2024-002859-(3) [25-168](#)
Minor Conditional Use Permit No. RPPL2024004254
Planner: Jerry Hittleman
Applicant: Neelima Gadicherla
23629 Zuniga Road, Topanga (Assessor's Parcel Number: 4455-007-007)
Santa Monica Mountains Planning Area

To retroactively authorize exploratory testing for the preparation of a geologic report and percolation testing in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, SEPTEMBER 23, 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。