

ALEX GARCIA

BRUCE DURBIN

DAVID MUNOZ

DIANE TEMPLE

EDWARD ROJAS GINA NATOLI

MARK HERWICK

PATRICIA HACHIYA



THUY HUA

TINA FUNG

# AGENDA

**Hearing Officer:  
Items 1-6: Gina Natoli**

Meeting Place: In-Person: 320 W. Temple St, Rm 150, Los Angeles, CA 90012  
Virtual (Online): <https://us02web.zoom.us/j/82455739842> Webinar ID: 824 5573 9842 Or call by phone: (669) 900-6833 or (346) 248-7799.

Meeting Date: June 06, 2023 - 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, June 5, 2023, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, June 5, 2023, 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://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842), <http://facebook.com/LACDRP>, or dial (669) 900-6833 or (346) 248-7799.

## **PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)**

To provide verbal public comment for the record during the meeting, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842) and staff will assist you via the Zoom chat feature, or dial (669) 900-6833 or (346) 248-7799 and 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, June 5, 2023, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, June 5, 2023, will not be provided to the Hearing Officer but will be transcribed and added to the public record.



**PART I - PLEDGE OF ALLEGIANCE**

1. Hearing Officer

**PART II - PUBLIC HEARINGS**

2. (Continued from 08/03/21, 11/02/21, 01/04/22, 04/05/22, 05/03/22, 08/02/22, 12/06/22, and 03/07/23)  
Project No. 2020-000436-(3)  
Planner: William Chen  
Applicant: Ronald Mass  
128 Old Topanga Canyon Road  
Santa Monica Mountains Planning Area

[23-423](#)

- a. Conditional Use Permit No. RPPL2020000759  
To authorize the sale of a full-line of alcoholic beverages Type 47 License for onsite consumption at an existing restaurant in the C-1 (Restricted Business) Zone within the Santa Monica Mountains Coastal Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

- b. Parking Permit No. RPPL2021010465  
To authorize tandem parking with valet service at an existing restaurant in the C-1 (Restricted Business) Zone within the Santa Monica Mountains Coastal Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

3. (Continued from 03/07/23)  
Project No. PRJ2020-002324-(2)  
Conditional Use Permit No. RPPL2020007231  
Planner: Sean Donnelly  
Applicant: Smart & Final Stores LLC  
1125 East El Segundo Boulevard  
Metro Planning Area

[23-424](#)

To authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 Alcoholic Beverage Control ("ABC") License at an existing grocery store in the C-1 (Restricted Business) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones). This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

4. Project PRJ2020-002005-(3) [23-435](#)  
Minor Coastal Development Permit No. RPPL2020006315  
Planner: Tyler Montgomery  
Applicant: Don Reith  
25755 Piuma Road  
Santa Monica Mountains Planning Area

Construction of a new 2,740-square-foot single-family residence on a 0.7-acre parcel in the R-C-1 (Rural Coastal—One Acre Minimum Required Lot Area) Zone of the Santa Monica Mountains Coastal Zone. The 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 III - DISCUSSION AND POSSIBLE ACTION**

5. Appeal of Final Zoning Enforcement Order No. RPZE2022006704 [23-419](#)  
Planner: Phillip Smith  
Appellant: John Abell  
1254, 1271, 1276, and 1284 Galemont Avenue  
East San Gabriel Valley Planning Area

The Final Zoning Enforcement Order was issued for violation(s) of the conditions of approval of Housing Permit No. 201300009, associated with Tract Map No. 060358. Condition No. 21 required the permittee to enter into a covenant with the Los Angeles County Development Authority (LACDA) to set aside four dwelling units for initial sale to lower income households prior to issuance of a Certificate of Occupancy.

### **PART IV - PUBLIC COMMENT**

- 6 Public comment pursuant to Section 54954.3 of the Government Code

### **PART V - ADJOURNMENT**

**ADJOURNMENT TO 1:00 P.M., TUESDAY, JUNE 20, 2023**

**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。