

# AGENDA

**Hearing Officer:  
Items 1-8: 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: June 18, 2024 - 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 17, 2024, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, June 17, 2024, 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), 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, June 17, 2024, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, June 17, 2024, 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. TR065296-(4) [24-085](#)  
Planner: Timothy Stapleton  
Applicant: Sun Dafa Development, Inc.  
15577 Denley Street  
East San Gabriel Valley Planning Area

- a. Vesting Tentative Tract Map No. 065296  
To authorize the creation nine single-family lots and one private recreation lot for a total of ten (10) lots on 1.97 gross acres within the R-1 (Single-Family Residence) Zone.

- b. Environmental Assessment No. 200600020  
To consider a Negative Declaration pursuant to CEQA reporting requirements.

- c. This Time Extension action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from June 11, 2024 to June 11, 2025.

Approve this extension for Vesting Tentative Tract Map No. 065296 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.38.050 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the second discretionary time extension.

4. Project No. 2021-002048-(1) [24-093](#)  
Planner: Timothy Stapleton  
Applicant: Taller Inc. c/o Luis Gil  
925 South Brannick Avenue  
Metro Planning Area

- a. Tentative Parcel Map No. 83468  
To create a compact lot subdivision of a single-family lot into four (4)

residential parcels and a parking lot R-3 (Limited Density Multiple Residence) Zone.

b. Conditional Use Permit No. RPPL2021005527

To allow the reduction of the required net area for the development of single-family residences.

c. This action is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from June 15, 2024, to June 15, 2025.

Approve this extension for Tentative Parcel Map 83468 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.48.120 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.

#### **PART IV - PUBLIC HEARINGS**

5. (Continued without opening public hearing on 02/27/24 and Continued from 03/26/24)

[23-727](#)

Project No. PRJ2023-003125-(5)  
Oak Tree Permit No. RPPL2023004582  
Planner: Sean Donnelly  
Applicant: Alan Zorthian  
4010 Fair Oaks Avenue  
West San Gabriel Valley Planning Area

To encroach into the protected zone of three oak trees, of which none are heritage oaks, associated with the repair and maintenance of an existing wooden bridge. This project is categorically exempt (Class 2 – Replacement or Reconstruction) and (Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

6. Project No. PRJ2023-001119-(2)  
Variance Permit No. RPPL2023001583  
Planner: Evan Sahagun  
Applicant: Henry Hernandez  
7507 Crockett Boulevard  
Metro Planning Area

[24-064](#)

To authorize an undersized lot to allow the construction and maintenance of a proposed three-story duplex. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures, Class 4 -

Minor Alterations to Land, and Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

7. Project No. 2019-003283-(3)  
Planner: Shawn Skeries  
Applicant: George Ghazarian  
2140 Stunt Road  
Santa Monica Mountains Planning Area

[24-070](#)

a. Minor Coastal Development Permit No. RPPL2022012333  
To authorize the construction of a 2,365 square-foot, 18-foot tall single-family residence with a detached 360-square-foot garage in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone.

b. Variance No. RPPL2019005776  
To allow the construction of an access driveway over the maximum length of 300 feet.

c. Environmental Plan No. RPPL2021000702  
To consider a Mitigated Negative Declaration with impacts to biological resources, historical resources, geology and soils, noise, tribal cultural resources, and wildfire to reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

## **PART V - PUBLIC COMMENT**

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

## **PART VI - ADJOURNMENT**

### **ADJOURNMENT TO 9:00 A.M., TUESDAY, JUNE 25, 2024**

#### 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。