

# AGENDA

**Hearing Officer:  
Items 1-9: Gina Natoli**

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: February 18, 2025 - Tuesday

Time: 1:00 PM

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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 Thursday, February 13, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, February 13, 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 Thursday, February 13, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday, February 13, 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. Project No. PRJ2024-002862-(1) [24-331](#)  
Conditional Use Permit RPPL2024004263  
Planner: Carl Nadela  
Applicant: Christian Zion Church in Los Angeles  
2628 Fullerton Road  
East San Gabriel Valley Planning Area

To authorize the continuation of an existing church, a pre-school/kindergarten and other accessory uses, including a three-story administration/dormitory building, a one-story gymnasium/multipurpose building and a single-family residence in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

4. Project No. PRJ2023-001993-(1) [24-338](#)  
Yard Modification No. RPPL2023002892  
Planner: Melissa Reyes  
Applicant: Rafael C. Aguilar  
934 N Bonnie Beach Place  
Metro Planning Area

To authorize an existing 66-square-foot addition to an existing single-family residence with a front yard setback of 13 feet and three inches in lieu of the required 20-foot minimum front yard setback, and to authorize an existing five-foot-tall wrought iron fence within the required front yard setback area, which exceeds the four-foot maximum height limit in the R-2 (Two-Family Residence) Zone. This project is categorically exempt Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations pursuant to CEQA reporting requirements.

5. Project No. PRJ2024-003105-(2) [24-305](#)  
Conditional Use Permit No. RPPL2024003325  
Planner: Melissa Reyes  
Applicant: California Tower, Inc.

Assessor's Parcel Number: 7306021033  
Gateway Planning Area

To authorize the continued operation and maintenance of an existing 61-foot-five-inch tall wireless communications facility in the M-1.5-IP (Restricted Heavy Manufacturing – Industrial Preservation) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

6. (Continued from 09/03/24, 11/05/24, 12/03/24, 01/07/25, and 02/04/25) [24-155](#)  
Project No. PRJ2023-003960-(1)  
Oak Tree Permit No. RPPL2024001753  
Planner: Carl Nadela  
Applicant: Ping Wei and Yong Chen  
2907 Rio Lempa Drive  
East San Gabriel Valley Planning Area

To authorize past and proposed encroachments into the protected zone of two oak trees, including one heritage oak tree, in conjunction with a proposed accessory dwelling unit and retaining walls at an existing single-family residence. This project is categorically exempt (Class 1- Existing Facilities and Class 4 - Minor Alterations to Land) pursuant to CEQA reporting requirements.

7. (Continued from 01/07/25 and 02/04/25) [24-203](#)  
Project No. PRJ2023-000349-(2)  
Yard Modification Permit No. RPPL2023000478  
Planner: Evan Sahagun  
Applicant: Isabel Giraldo  
5486 Valley Ridge Avenue  
Westside Planning Area

To authorize an existing five-foot and eight-inch tall front yard fence with modifications and an existing 236-square-foot covered patio encroaching into the front yard. This project is categorically exempt (Class 1 - Existing Facilities and Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

#### **PART IV - DISCUSSION AND POSSIBLE ACTION**

8. Appeal of Final Zoning Enforcement Order [25-021](#)  
Enforcement Case No. RPCE2019005541  
Planner: Tiffany Caldwell  
Appellants: Cade L Peterson and Jeanice R Peterson

Enforcement Violation:

1) A land use that is not permitted in this zone is being maintained on the premises (Operating/ maintaining an organic waste facility, including, but not limited to disposal, storage, and composting of organic waste on a parcel within 1,500 of a sensitive use (residences))

The above violation is maintained on the property known as Assessor's Parcel Number 3264 012 026 (47747 91st W Lancaster CA 93536) located in the unincorporated community of Antelope Acres, CA.

The subject property is zoned A-2-2 (Heavy Agricultural) and is located in the Antelope Valley West Zoned District.

**PART V - PUBLIC COMMENT**

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

**PART VI - ADJOURNMENT**

**ADJOURNMENT TO 9:00 A.M., TUESDAY, FEBRUARY 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 two (2) 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。