

AGENDA

**Hearing Officer:
Items 1-7, and 11: Gina Natoli
Item 8-10: Thuy Hua**

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: April 15, 2025 - Tuesday

Time: 9:00 AM

REVISED

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, April 14, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, April 14, 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, April 14, 2025, will be transcribed and provided to

the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, April 14, 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 - CONSENT ITEM FOR APPROVAL

3. Project No. PRJ2022-000643-(5) [25-071](#)
Minor Conditional Use Permit No. RPPL2022004401
Planner: Soyeon Choi
Applicant: Betty Torstenson
Southeast corner of the intersection of State Route 14 Freeway and West Avenue D, Lancaster

To authorize a single one-year time extension of the approval period for a freestanding sign exceeding the height limit. The time extension is from April 4, 2025, to April 4, 2026. This time extension action is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

PART IV - PUBLIC HEARINGS

4. (Continued without opening the public hearing from 01/21/25) [24-313](#)
Project No. PRJ2024-000982-(5)
Oak Tree Permit No. RPPL2024003171
Planner: Chris La Farge
Applicant: Willian and Sayra Alvarado
Assessor's Parcel Number: 3270-004-018
Santa Clarita Valley Planning Area

To authorize encroachments into the protected zones of two non-heritage oak trees and one heritage-sized oak tree in association with the proposed construction of a new single-family residence that will be separately and subsequently approved under Ministerial Site Plan Review No. RPPL2024001451. This 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.

5. Project No. PRJ2023-002817-(5) [25-039](#)
Planner: Joshua Pereira

Applicant: Bedros Darkjian
2653 Montrose Avenue Montrose, CA 91020
West San Gabriel Valley Planning Area

a. Yard Modification No. RPPL2023006469

To authorize a three-foot-and-six-inch west side yard setback in lieu of the required five-foot setback and a zero-foot rear yard setback in lieu of the required 20-foot setback.

b. Oak Tree Permit No. RPPL2023004186

To authorize the removal of one non-heritage oak tree, and an encroachment into the protected zone and crown reduction pruning of another non-heritage oak tree, associated with the construction of a new two-family residence with an attached accessory dwelling unit that will be separately and subsequently approved under Ministerial Site Plan Review No. RPPL2023003860.

This project is categorically exempt (Class 1 – Existing Facilities, 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.

6. Project No. PRJ2024-001449-(5)
Oak Tree Permit No. RPPL2024002159
Planner: Jolee Hui
Applicant: Chih-Lin Liu
6345 North Charlotte Avenue
West San Gabriel Valley Planning Area

[25-049](#)

To authorize the removal of one heritage-sized oak tree in association with the construction of two single-family residences and an accessory dwelling unit pursuant to Senate Bill 9 in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) Zone. The residential development will be separately and subsequently approved under Ministerial Site Plan Review No. RPPL2024002158. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures and Class 4 Exemption – Minor Alterations to Land) pursuant to CEQA reporting requirements.

7. Project No. PRJ2024-001757-(1)
Conditional Use Permit No. RPPL2024002614
Planner: Steve Mar
Applicant: Alicia Fan
15842A E. Gale Avenue
East San Gabriel Valley Planning Area

[25-036](#)

To authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Spicy Home”) located in a commercial shopping center in the C-2 (Neighborhood Business) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. R2013-03298-(1) [25-037](#)
Modification to Conditional Use Permit No. RPPL2023003172
Planner: Steve Mar
Applicant: Phillip Hou
18888 Labin Court, Suite C209
East San Gabriel Valley Planning Area

To authorize the elimination of Condition No. 31 of Conditional Use Permit No. 201300164, which prohibits accessory live entertainment (music and singing performances) at an existing restaurant (“Chuan Men Chuan Ba”) in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

9. (Continued without Opening the Public Hearing from 02/25/25) [24-326](#)
Project No. PRJ2024-001984-(5)
Minor Conditional Use Permit No. RPPL2024002969
Planner: Michelle Fleishman
Applicant: John Jacob
5541 Shannon Valley Road
Antelope Valley Planning Area

To authorize the continued operation and maintenance of an existing small-scale wind energy system with minor improvements, that is accessory to an existing single-family residence in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

10. (Continued Without Opening the Public Hearing from 02/25/25) [24-327](#)
Project No. PRJ2020-000854-(5)
Conditional Use Permit No. RPPL2020003030
Planner: Michelle Fleishman
Applicant: Shadowland Foundation (Colette Pondella)
18832 Pine Canyon Road
Antelope Valley Planning Area

To authorize the establishment and operation of a menagerie containing

Alaskan Timber Wolfdog hybrids and an educational facility in the A-2-2.5 (Heavy Agricultural – Two and One Half Acres Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

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

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, APRIL 22, 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。