

# AGENDA

**Hearing Officer:**  
**Items 1-2, 5-8, and 11: Pat Hachiya**  
**Item 3: Mi Kim**  
**Item 4: Gina Natoli**  
**Item 9-10: Steven Jareb**

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 22, 2025 - 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, April 21, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, April 21, 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 Monday, April 21, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, April 21, 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. (Continued without opening the public hearing from 01/21/25) [24-263](#)  
Project No. PRJ2024-000971-(3)  
Oak Tree Permit No. RPPL2024001427  
Planner: Jon D. Schneider  
Applicant: Veronica Mosqueda  
1362 Old Topanga Canyon Road  
Santa Monica Mountains Planning Area

To authorize encroachments into the protected zones of six oak trees in association with the installation of a roof-mounted solar energy array on an existing 20-foot-tall 1,637-square-foot single-family residence, including appurtenant wiring, boxes, and panels. The array would consist of 28 panels with a maximum height of six inches and would total approximately 568 square feet in area. This project is categorically exempt (Class 4 Categorical Exemption – Minor Alterations to Land) pursuant to CEQA reporting requirements.

4. (Continued from 02/18/25) [24-305](#)  
Project No. PRJ2024-003105-(2)  
Conditional Use Permit No. RPPL2024003325  
Planner: Melissa Reyes  
Applicant: California Tower, Inc.  
18626 South Susana Road  
Gateway Planning Area

To authorize the continued maintenance and operation of an existing 61-foot-and-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.

5. (Continued without opening the public hearing from 01/21/25 and 03/18/25) [24-296](#)  
Project No. 2019-000372-(3)  
Conditional Use Permit No. RPPL2019000710  
Planner: Shawn Skeries  
Applicant: Western Refining & Retail, LLC.  
18541 Pacific Coast Highway  
Santa Monica Mountains Planning Area

To authorize the sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) in the C-1 (Restricted Business) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. 2019-003416-(5) [25-043](#)  
Conditional Use Permit No. RPPL2019006034  
Planner: Soyeon Choi  
Applicant: Castaic Auto Performance  
31531 Ridge Route Road  
Antelope Valley Planning Area

To authorize a new automobile body and fender repair shop with painting and towing services within an existing multi-tenant auto repair facility in the C-3 (General Commercial) 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.

7. (To be continued without opening the public hearing to 5/20/25) [25-050](#)  
Project No. PRJ2023-003525-(1)  
Conditional Use Permit No. RPPL2023005222  
Planner: Carl Nadela  
Applicant: Verizon  
Public Right-of-Way on Grand Avenue in Covina Highlands (adjacent to APN: 8277044900)  
East San Gabriel Valley Planning Area

To authorize the continued maintenance and operation of an existing wireless communications facility ("WCF") in the public right-of-way. The existing WCF will be transferred from an existing wood pole at a height of 33 feet and six inches to an adjacent wood utility pole at a height of 30 feet in the A-1-40,000 (Light Agricultural – 40,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3 – New Construction and Conversion of

Small Structures) pursuant to CEQA reporting requirements.

8. Project No. PRJ2024-001920-(1)  
Conditional Use Permit No. RPPL2024002872  
Planner: Steve Mar  
Applicant: Stevie Tu  
18888 Labin Court, Suite C201  
East San Gabriel Valley Planning Area

[25-045](#)

To authorize the continued operation of an existing karaoke center ("Full House KTV"), and to change its sale of alcoholic beverages for on-site consumption from beer and wine to a full-line of alcoholic beverages, within a commercial shopping center in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

9. Project No. PRJ2023-000755-(5)  
Conditional Use Permit No. RPPL2023001091  
Planner: Christopher Keating  
Applicant: Avetik Saroyan  
Address: 43639 Tomahawk Place, Quartz Hill  
Antelope Valley Planning Area

[25-048](#)

To authorize the continued maintenance of a six-foot-high fence within the front yard setback area, which exceeds the maximum allowable height of three and one-half feet, and a nine-foot-high fence within the side and rear yard setback areas, which exceeds the maximum allowable height of six feet, in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. This project is statutorily exempt (Projects Which Are Disapproved) pursuant to CEQA Guidelines section 15270.

10. (Continued without opening the public hearing from 02/25/2025 and 04/01/2025)  
Project No. 2017-003699-(3)  
Minor Coastal Development Permit No. RPPL2017008418  
Planner: Tyler Montgomery  
Applicant: Martin Rasmussen  
21653 Saddle Peak Road  
Santa Monica Mountains Planning Area

[24-329](#)

To authorize the construction of a new 2,825-square-foot single-family residence in the R-C-10 (Rural Coastal - 10 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. 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.

## **PART IV - PUBLIC COMMENT**

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

## **PART V - ADJOURNMENT**

### **ADJOURNMENT TO 9:00 A.M., TUESDAY, MAY 6, 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](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。