

# AGENDA

**Hearing Officer:**  
**Items 1-2, and 5-8: Gina Natoli**  
**Item 3 Mark Herwick**  
**Item 4: 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: May 06, 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, May 5, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, May 5, 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, May 5, 2025, will be transcribed and provided to

the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, May 5, 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 05/28/24, 06/25/24, 08/20/24, 09/17/24, 10/15/24, 01/21/25, and 03/18/25)  
Project No. 2019-000010-(3)  
Planner: Tyler Montgomery  
Applicant: Isaac Zachary  
24937 Mulholland Highway  
Santa Monica Mountains Planning Area

[24-071](#)

a. Minor Coastal Development Permit No. RPPL2019000016  
To construct a new 4,114-square-foot single-family residence with an attached 451-square-foot garage and a new onsite wastewater treatment system (OWTS) on a 1.0-acre parcel in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

b. Minor Coastal Development Permit No. RPPL2019000017  
To construct a new 4,138-square-foot single-family residence with an attached 427-square-foot garage and a new OWTS on a 1.2-acre flag lot in the R-C-20 Zone within the Santa Monica Mountains Coastal Zone.

c. Minor Coastal Development Permit No. RPPL2019000018  
To construct a new 4,114-square-foot single-family residence with an attached 451-square-foot garage and a new OWTS on a 10.1-acre flag lot in the R-C-20 Zone within the Santa Monica Mountains Coastal Zone.

d. Minor Coastal Development Permit No. RPPL2019000019  
To construct a new 4,186-square-foot single-family residence with an attached 450-square-foot garage and a new OWTS on a 3.8-acre flag lot in the R-C-20 Zone within the Santa Monica Mountains Coastal Zone.

e. Environmental Assessment No. RPPL2023001199  
To consider an MND with impacts to biological resources reduced to less

than significant with mitigation measures pursuant to CEQA reporting requirements.

4. (Continued from 4/15/2025) [25-037](#)  
Project No. R2013-03298-(1)  
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 statutorily exempt (Section 15270, Projects Which Are Disapproved) pursuant to CEQA reporting requirements.
5. (Continued from 03/18/25) [25-014](#)  
Project No. R2021-004689-(5)  
Planner: Marie Pavlovic  
Applicant: Sushil and Kamatchi Anand  
849 Madre Street, Pasadena  
West San Gabriel Valley Planning Area
- a. Oak Tree Permit No. 2021011244  
To authorize the removal of five oak trees including two heritage trees, removal of a limb from one non-heritage oak tree, and encroachment into the protected zone of 18 non-heritage oak trees to facilitate a new single-family residence, accessory dwelling unit, and other accessory structures in the R-1 (Single Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone.
- b. Environmental Assessment No. 2024003297  
To consider an ND as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.
6. Project No. PRJ2023-001348-(2) [25-061](#)  
Conditional Use Permit No. RPPL2023001889  
Planner: Melissa Reyes  
Applicant: California Saewoo Co., Steve Hack Cho  
5383 W Centinela Avenue  
Westside Planning Area

To authorize the sale of beer and wine for on-site consumption (Type 41 California Department of Alcoholic Beverage Control License) at an existing restaurant ("Star Crab") in the C-2 (Neighborhood Business) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

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

7. Appeal of Final Zoning Enforcement Order 25-098  
Enforcement Case No. RPCE2023005537  
Planner: Kerstin Schlegel  
Appellant: (David) Wayne Crawford, Wayne Crawford Enterprises Inc

Enforcement Violations:

1. Unpermitted Use (A contractor's equipment yard (outdoor) operated by Santa Clarita Concrete and/or Santa Clarita Concrete and Pumping is being maintained, operated and conducted on the premises).

2. Unpermitted Use (Unpermitted storage of storage of commercial vehicles, construction vehicles and construction equipment (including but not limited to: solar light trailer, concrete rolling machine, cement mixer, various boxes, wheelbarrows, utility trailer, power curber machine, commercial vehicle with flatbed trailer)).

3. Site Plan Violation (Not in compliance with Site Plan 201100390, including, the proposed "Future Office" area is used for tool, construction vehicle and equipment repair and maintenance, the accessory storage space is used as an indoor contractor's equipment and materials yard and/or warehouse, the property is used to store contractor's equipment, materials, concrete trucks, and/or vehicles, and the parking area is not being maintained for parking but used to store equipment and contractor's equipment).

4. Unpermitted Use (Use of commercial building as contractor's equipment and materials storage yard (indoor), and as construction vehicle and equipment repair and maintenance shop).

The above violations are maintained on the property located at 16164 Sierra Highway, Santa Clarita 91390, also known as Assessor's Parcel Number 3231-006-006. The subject property is split-zoned C-3 (General Commercial) and A-1 (Light Agricultural) and is located in the Sand Canyon Zoned District.

#### **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, MAY 20, 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。