

AGENDA

**Hearing Officer:
Items 1-7: 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: May 20, 2025 - Tuesday

Time: 9:00 AM

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, May 19, 2025, will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, May 19, 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, May 19, 2025, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, May 19, 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 04/15/25) [25-039](#)
Project No. PRJ2023-002817-(5)
Planner: Joshua Pereira
Applicant: Bedros Darkjian
2653 Montrose Avenue, Montrose
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 in the R-2 (Two-Family Residence) Zone.

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 one non-heritage oak tree in association with the proposed construction of a new two-family residence and 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, and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

4. (Continued without opening the public hearing from 04/22/25. Recommended to be continued without opening the public hearing to 5/27/2025) [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 Assessor's Parcel Number 8277044900)
East San Gabriel Valley Planning Area

To authorize the continued maintenance and operation of an existing wireless communications facility 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.

5. Project No. PRJ2021-002752-(4) [25-072](#)
 Conditional Use Permit No. RPPL2021007440
 Planner: Melissa Reyes
 Applicant: Yogesh Kapoor
 8226 Santa Fe Avenue, Walnut Park
 Metro Planning Area

To authorize the continued operation and maintenance of an existing eight-unit motel and caretaker's residence in the C-3-CRS (Mixed Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

6. Project No. PRJ2024-002811-(1) [25-073](#)
 Conditional Use Permit No. RPPL2024004196
 Planner: Melissa Reyes
 Applicant: Pedro Jimenez
 5949 Whittier Boulevard, East Los Angeles
 Metro Planning Area

To authorize the continued sale of beer and wine for on-site consumption (Type 41 California Department of Alcoholic Beverage Control License) at an existing restaurant ("Mi Tierra") in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

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

PART V - ADJOURNMENT

ADJOURNMENT TO 1:00 P.M., TUESDAY, MAY 27, 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.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 info@planning.lacounty.gov 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

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。