LOS ANGELES COUNTY HEARING OFFICERS

DIANE TEMPLE | GINA NATOLI | MARK HERWICK | PATRICIA HACHIYA
STEVEN JAREB | THUY HUA | TINA FUNG

AGENDA

Hearing Officer:
Items 1-8: Gina Natoli

Meeting Place: In person: Various - click on a meeting date to view the meeting location, 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: November 03, 2026 - Tuesday Time: 9:00 AM

LANGUAGE INTERPRETATION

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 no later than 9:00 a.m. on the Thursday prior to the meeting.

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 no mas tarde que las 9:00 a.m. el Jueves antes de la junta.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 지역 계획 위원회 서기에게 공청회 전 목요일 오전 9시 이전까지 (213) 974-6409 또는 info@planning.lacounty.gov로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如有非英語人士需要口語翻譯服務, 或依據《美國身心障礙者法案》 (Americans with Disabilities Act) 申請特殊協助, 請於會議前一週星期四上午 9:00點前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。

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 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, November 2, 2026 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, November 2, 2026, will not be provided to the Hearing Officer but will be added to the public record.

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, November 2, 2026, will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, November 2, 2026, 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. Recommended to be continued without opening the public hearing to 11/17/2026 **26-300**
Project No. PRJ2024-003794-(4)
Conditional Use Permit No. RPPL2024005590
Planner: Steve Mar

Applicant: Network Connex
13315 Imperial Highway, Whittier (South Whittier – Sunshine Acres)
East San Gabriel Valley Planning Area

To authorize the continued operation of an existing rooftop wireless communications facility on an industrial building in the M-1-BE-IP (Light Manufacturing – Billboard Exclusion – Industrial Preservation) Zone. This project is categorically exempt (Class 1- Existing Facilities) pursuant to CEQA reporting requirements.

4. Project No. PRJ2025-001955-(5) **26-296**
Conditional Use Permit No. RPPL2025002034
Planner: Daniel Alcayaga
Applicant: Matthew Marcote
3689 Colorado Boulevard, Pasadena
West San Gabriel Valley Planning Area

To authorize the sale of beer, wine, and distilled spirits for off-site consumption (Type 21 California Department of Alcoholic Beverage Control License) at an existing market ("Pasadena Wine and Beer") in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

5. Project No. PRJ2026-002388-(5) **26-313**
Minor Conditional Use Permit No. RPPL2026001986
Planner: Stacy Corea
Applicant: Sepideh Nabavi
2773 Foothill Boulevard, La Crescenta
West San Gabriel Valley Planning Area

To modify parking location within the West San Gabriel Valley Planning Area Standards District to authorize the placement of required parking along the side of a new commercial building and front of the property in the MXD (Mixed Use Development) Zone. This project is categorically exempt (Class 3 exemption - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

6. Project No. PRJ2026-003554-(5) **26-307**
Conditional Use Permit No. RPPL2026003043
Planner: Evan R. Sahagun
Applicant: Matthew Mello
2082 Lincoln Avenue, Altadena
West San Gabriel Valley Planning Area

To authorize the sale of beer and wine for on-site consumption (with

transfer of existing Type 41 California Department of Alcoholic Beverage Control ("ABC") License) and for off-site consumption (new Type 20 ABC License) as accessory uses at an existing restaurant/deli and retail market ("Ferrazzani's Pasta & Market") in the C-M (Commercial Manufacturing) 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 **26-367**
Enforcement Case No. RPCE2024006636
Planner: Hani Sabboubeh
Appellant: Ramon Eduardo Flores Velasquez

Enforcement Violations:

1) Unpermitted Land Use (Occupancy of an RV within this zone is not permitted, as the applicable zoning regulations do not allow RV parks or RV storage at this location) is being maintained and operated on the premises.

The above violations are maintained on the property located at 19100 W Arrow Highway Covina, CA 91722, also known as Assessor's Parcel Number 8405002017.

The subject property is zoned M-1-IP (Light Manufacturing - Industrial Preservation) and is located in Supervisorial District 5, DRP East Service Area.

PART V - PUBLIC COMMENT

8. Public comment on any items not specifically agendized pursuant to Section 54954.3 of the Government Code.

PART VI - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, NOVEMBER 17, 2026

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.