Tentative - Hearing Officer Agenda

Hearing Dates for November 02, 2026 to March 31, 2027

Date	Project Plan	Type	Body	Applicant	Description	Location	Planner	SD
11/3/2026	-							
	RPCE2024006636	Code Case	HO Scheduled			19100 Arrow, Covina	Hani Sabboubeh	5
	PRJ2024-003794 - WCF Rooftop Renewal@13315 Imperial Highway, Whittier (S. Whittier – Sunshine Acres)							
	RPPL2024005590	CUP	HO Scheduled	Colt Waterbury JILLIANNE NEWCOMER Joshua Hernandez	CUP for existing T-Mobile rooftop facility (previously approved under CUP 201000044). TMO Site ID: LA02689A	13315 Imperial, Whittier	Steven Mar	4
	PRJ2025-001955 - ABC @ 3689 E Colorado							
	RPPL2025002034	CUP	HO Scheduled	Matthew Marcote	Applicant seeks a CUP to allow sales of a full-line of alcoholic beverages in conjunction with an existing small local market with shelf space over five percent.	3689 Colorado, Pasadena	Daniel Alcayaga	5
	PRJ2026-002388 - Commercial Building @ 2773 Foothill Boulevard							
	RPPL2026001986	CUP - Minor	HO Scheduled	Sepideh Nabavi	This application requests a Minor Conditional Use Permit to allow relief from Los Angeles County Code Section 22.26.030.D.5.B, which requires parking to be located at the rear of the lot.	2773 Foothill, La Crescenta	Stacy Corea	5

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					The proposed project consists of a 3,000 square-foot, single-story office building with on-site parking located along the side of the building. Due to the unique physical constraints of the site, strict compliance with the rear parking requirement is not feasible. Therefore, approval is requested to allow parking at the side of the building.			
	PRJ2026-003554 - Ferrazzani's Pasta & Market (ABC-41 & -20) @ 2082 Lincoln Ave							
	RPPL2026003043	CUP	HO Scheduled	Matthew Mello	To authorize the sale of alcoholic beverages (beer and wine) for on-site consumption, with the transfer of an existing Type 41 California Department of Alcoholic Beverage Control ("ABC") License, and for off-site consumption, with a new Type 20 ABC License, as accessory uses in an existing restaurant/deli and retail market.	2082 Lincoln, Altadena	Evan Sahagun	5
11/17/2026	-							
	RPCE2024004206	Code Case	HO Scheduled			19074 Arrow, Covina	Hani Sabboubeh	5
	RPZPE2025004826	Code Case	HO Scheduled		Appeal of Notice of Violation Zoning Permit Enforcement Case No. RPZPE2025004826 Planner: Phillip Chen Appellant: Jacob P Duginski, Megan L. Morgan, Leigh S. Barton, Counsel for Chiquita Canyon, LLC	0 No Address,	Phillip Chen	

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					Appeal of Notice of Violation for Zoning Permit Enforcement Case No. RPZPE2025004826. The subject property is in violation of Conditions 12, 54, and 56 of Conditional Use Permit Number RCUP-200400042. The violations consist of failure to comply with all grading requirements of the Department of Public Works and the County Code and failure to ensure that development structures and activities comply with the requirements of the Department of Public Works. The subject property is located at 29201 Henry Mayo Drive, Castaic, CA 91384, also known as Assessor's Parcel Numbers 3271-002-013, 3271-002-019, and 3271-002-041, in the Newhall Zoned District and is zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area).			
	PRJ2021-002231 - PRJ2021-002231							
	RPPL2021008114	Mills Act	HO Scheduled	Jeremy Hunter	Cancellation of Historic Preservation Contract (Mills Act) for previously designated County Landmark (Holmes House), lost by the Eaton Fire.	1022 Parkman, Altadena	Katrina Castañeda	5

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					Related to RPPL2020005065 (Board rescission of County Landmark designation) - approved February 3, 2026.			
	PRJ2025-005137 - Non-like-for-like SB9 MFR @ 139 E Las Flores Dr							
	CREB2025000261	Rebuild Project	HO Scheduled	Areg Vardanyan	1. EATON FIRE REBUILD - NEW 2-STORY DUPLEX, EACH UNIT 1,708 SF (3 BEDROOMS AND 3 BATHROOMS). EACH UNIT WITH 45 SF PORCH AND 45 SF BALCONY.	139 Las Flores, Altadena	Altadena Office In Box	
	R2004-00923 - R2004-00923							
	RENV-200400079	Environmental Assessment	HO Scheduled	LINDERMAN,CARL R AND DOROTHY E	Environmental Assessment associated with request for an oak tree permit to remove 7 oak trees and encroach into the protected zone of 8 oak trees in order to construct a new self-service storage facility.	24000 The Old, Newhall	Michelle Fleishman	5
	RPPL2016003390	Oak Tree Permit - Discretionary	HO Scheduled	LINDERMAN,CARL R AND DOROTHY E Tom Wong	To authorize the removal of six oak trees, including two retroactive removals, and the encroachment within the protected zone of seven oak trees, including two heritage oak trees, for the development of a new self-storage facility in the M-1 (Light Industrial) Zone.	24000 The Old, Newhall	Michelle Fleishman	5
	R2004-01159 - R2004-01159							
	RPPL2020009294	CUP	HO Scheduled	Blake Larson	[Scheduled for Hearing on 11/17/26] Superior Grocers, ABC.	1141 Carson, Torrance	Susan Zermeno	2

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		CUP	HO Scheduled	Keith Oki	[Scheduled for Hearing on 11/17/26] Superior Grocers, ABC.	1141 Carson, Torrance	Susan Zermeno	2
	R2015-03308 - R2015-03308							
	RPPL2016003088	CDP - SMMLCP - Minor	HO Scheduled	Greg Ugarte	Minor Coastal Development Permit (MCDP) to authorize the construction of a proposed 1,822-square-foot, 12-foot none-inch tall, one-story single-family residence with a 400-square-foot garage, spa, septic system, driveway, required fire dept. turnaround, and 500 cu. yds. of grading in the R-C-10,000 (Rural Coastal) Zone and within H-3 and H-1 Buffer Habitat categories. The project is within the El Nido Rural Village, an existing residential area, with neighboring residences to the north, east, and southeast. The proposed residence is within a scenic resource area because of its proximity to scenic trails (Coastal Slope Trail, Dry Creek Trail) and public park lands (Solstice Canyon Park). Therefore, the height of the proposed residence is restricted to 18 feet maximum.	3004 Sequit, Malibu	William Chen	3
12/1/2026	-							
	RPZPE2023005856	Code Case	HO Scheduled	Richard Skaggs	(Continued without staff appellant presentation from 10/6/26) Appeal of Final Zoning Enforcement Order	22847 Avenue D, Lancaster	Jose De La Rosa	5

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					Zoning Permit Enforcement Case No. RPZPE2023005856 Planner: Jose De La Rosa Appellant: Richard Skaggs 22847 W Avenue D, Lancaster, CA 93536 Antelope Valley Area Plan The subject property is in violation of the following: (1) Violation of Conditions 14, 15, 16, 17, 20, 22, 26, 32, and 36 of Conditional Use Permit 2019003058 which consist of failure to have an approved Exhibit A; maintain the property in conformance with the approved permit and Title 22; maintain the property in a neat and orderly fashion; maintain banner style signs; retain the conditions of approval on the premises; maintain, display, and provide the Certificate of Licensee Education on Alcohol and Drugs (LEAD); maintain the required signage with law enforcement and taxicab phone numbers; maintain signage prohibiting the sale of single bottles or containers of malt beverages less than16 ounces and greater than 25.4 ounces, selling alcohol for sale in single quantities that are 12 ounces in volume; and			

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					maintain a minimum of three (3) varieties of fresh produce. (2) Operating a truck/trailer rental use without approval. (3) Maintaining two (2) cargo shipping containers on the premises without a Conditional Use Permit. (4) Conducting automobile repair on the premises without approval. (5) Conducting unpermitted storage of vehicles, buses, equipment, including but not limited to a forklift and front loader, and a box trailer on the premises. (6) Maintaining an occupied Recreational Vehicle for living and sleeping on the premises. (7) Maintaining one (1) cargo shipping container on the premises without a Site Plan Approval. (8) Maintaining a banner on the premises. (9) Outdoor lighting on the premises is not being maintained fully shielded.			
	2017-006630 - 2017-006630							
	RPPL2017009940	CUP	HO Scheduled	Alex Gonzales	[PUBLIC MEETING ON 12/1/2026- DENIAL DUE TO INACTIVITY] CUP request to convert an (e) commercial structure into a 4 (n) residential units with 10 parking spaces in the C-2 zone in the community of Lennox.	10907 Inglewood, Inglewood	Daisy De La Rosa	2
	96158 - 96158							
	RCUP-200800158							

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		CUP	HO Scheduled	Kim Marsh	[Scheduled for Public Hearing on December 1, 2026.] To reauthorize a CUP and PKP for an adult day care facility, located in the C-3 zone, Compton.	14927 Atlantic, COMPTON	Susan Zermeno	2
	PRJ2024-002453 - Garage (Yard Mod) @ 5165 Onacrest Dr							
	RPPL2025000401	Site Plan Review - Discretionary	HO Scheduled	Neil Smith	[Hearing Package] Yard Modification to authorize a reduced front yard setback of 10 feet and one inch, in lieu of the minimum 20 feet required, for a (N) attached two-car garage.	5165 Onacrest, Los Angeles	Angelo Huang	2
	PRJ2024-002738 - Exploratory testing at 4448023028							
	RPPL2024004097	CDP - SMMLCP - Minor	HO Continued	Nita Mehta	Exploratory test holes for water well		Shawn Skeries	3
12/15/2026	*PRJ2024-001208 - SFR & ADU (OTP) @ 9160 E Fairview Ave*							
	RPPL2025000945	Oak Tree Permit - Discretionary	HO Scheduled	Jenny Hu	To retroactively authorize encroachment into the protected zone of two (2) oak trees, consisting of one (1) heritage-sized and one (1) non-heritage-sized Coast Live Oak, identified as Tree Nos. 1 and 2, respectively, for purposes of constructing a driveway and curb cut associated with a new single-family residence (“SFR”) and accessory dwelling unit (“ADU”) which was previously approved under Ministerial Site Plan Review No. RPPL2024001809.	9160 Fairview, San Gabriel	Evan Sahagun	5

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	PRJ2024-003833 - ABC @ 39 N Rosemead							
	RPPL2024005645	CUP	HO Scheduled	Terri Dickerhoff	To authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) at an existing market ("Sprouts Farmers Market') in the MXD (Mixed Use Development) Zone.	39 Rosemead, Pasadena	Daniel Alcayaga	5
	PRJ2025-000167 - CSD Mod for SFR @ 8353 Halford St							
	RPPL2025000215	CSD Modification	HO Scheduled	Sandra Flores	Minor CUP for modification to CSD-required side and rear yards and deviate from one development standard of the Residential Design Standards.	8353 Halford, San Gabriel	Anthony Curzi	5
	PRJ2025-003062 - Harbor Trailer Park (Mobilehome Park) @ 22503 Meyler St							
	RPPL2025002896	CUP	HO Scheduled	Charlotte Ramos Drew Helms	[Continued from 10/20/2026 to 12/15/2026] To authorize the continued operation of an existing mobilehome park with 34 spaces and appurtenant/ facilities. The mobilehome park was previously a legal nonconforming use, authorized by Nonconforming Use Review Nos. 90399 and 201000013, until the South Bay Area Plan rezoned and redesignated the property from agricultural to residential in 2025.	22503 Meyler, Torrance	Pauline Monroy	2
	PRJ2025-004159 - WCF @ 15945 E Avenue Q							
	RPPL2025003607	CUP	HO Scheduled	Conrad Serrano	To authorize the construction and operation of a new	15945 Avenue Q, Palmdale	Michelle Fleishman	5

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				Damien Pichardo	unmanned wireless communication facility, consisting of a 75-foot-high faux water tank and appurtenant facilities, in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone.			
	PRJ2026-001577 - NEW WCF @ SCE Property Stocker St							
	RPPL2026001243	CUP	HO Scheduled	Justin Robinson	[Hearing Package] Verizon Wireless is requesting a Conditional Use Permit for the installation, operation and maintenance of a new Wireless Telecommunications Facility. The project consists of a proposed 60-foot mono-eucalyptus supporting concealed Verizon antennas and remote radio units (RRUs), along with a new ground-mounted equipment including three radio cabinets and a new standby generator in an enclosure screened within an 8-foot CMU wall. The facility is located within an existing undisturbed SCE fee-owned parcel(s) across Stocker Street from the West Los Angeles College campus. The site will operate unmanned, requires only periodic maintenance visits, and meets all applicable FCC and State safety standards.		Angelo Huang	2

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	PRJ2026-001647 - WASH Site Improvement-Communications Facility							
	RPPL2026001620	CUP	HO Scheduled	JACLYN BELLICITTI	CUP application for the continued operation of an unmanned wireline communications facility previously approved under CUP 01-133(5). The proposal includes modifications to the existing facility.		Richard Claghorn	5
	PRJ2026-002610 - Farmer's Market @ 3037006023							
	RPPL2026002138	Special Events Permit	HO Scheduled	Howard Pak	Special Event -- Community Farmers Market, C-RU zone, Saturdays and Sundays 8 a.m. to 8 p.m. throughout 2027.	Vac / Pearblossom Hwy / Vic 133rd Street E, , Littlerock	Soyeon Choi	5
	PRJ2026-002637 - CVS (ABC) @ 7300 S. Alameda Street							
	RPPL2026002166	CUP	HO Scheduled	CVS PHARMACY # 8898 Jenna Spivey	[Scheduled for hearing December 15, 2026] The Applicant, Garfield Beach CVS, LLC, is requesting with this application to renew its existing Conditional Use Permit ("CUP") to allow the continued sale of a full line of alcoholic beverages for off-site consumption (Type 21) at an existing CVS Pharmacy.	7300 Alameda, Huntington Park	Susan Zermeno	2