

# NOTICE OF PUBLIC HEARING

## Notice of Oak Tree Permit Filing

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Hearing Officer will then consider to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing

**Hearing Date and Time:** Tuesday, September 24 at 9:00 a.m.

**Hearing Location:** Hall of Records, [320 W. Temple Street, Room 150, Los Angeles, CA 90012](#). Virtual (Online) at [bit.ly/ZOOM-HO](https://bit.ly/ZOOM-HO). By phone at (669) 444-9171 or (719) 359-4580 (ID: 824 5573 9842).

**Project No.:** PRJ2023-003518-(5)

**Project Location:** 3425 Huntington Drive, within the West San Gabriel Valley Planning Area

**CEQA Categorical Exemption:** Class 1– Existing Facilities, Class 3– New Construction or Conversion of Small Structures

**Project Description:** To authorize encroachment into the protected zone of three non-heritage sized oak trees, and the removal of one non-heritage sized oak tree, to construct a new 1,198 square foot accessory dwelling unit..

**More information:** Sean Donnelly, 320 W. Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012. (213) 974-6411. [sdonnelly@planning.lacounty.gov](mailto:sdonnelly@planning.lacounty.gov). [planning.lacounty.gov](https://planning.lacounty.gov).

**Case Material:** <https://bit.ly/PRJ2023-003518>

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.

Para leer este aviso en español visite <<https://bit.ly/PRJ2023-003518>>

若要閱讀中文通知，請訪 (<https://bit.ly/PRJ2023-003518>)。

**NOTICE OF PUBLIC HEARING  
AND CONSIDERATION OF A FINAL ENVIRONMENTAL IMPACT REPORT  
FOR  
WEST SAN GABRIEL VALLEY AREA PLAN  
PROJECT NO. 2023-003982-(SD1, 5)  
ADVANCE PLANNING CASE NO. RPPL2023005880  
GENERAL PLAN AMENDMENT NO. RPPL2023005882  
ORDINANCE NO. RPPL2024002630  
ZONE CHANGE NO. RPPL2023005883  
ENVIRONMENTAL ASSESSMENT NO. RPPL2023005884  
STATE CLEARINGHOUSE NO. 2023110351**

The Los Angeles County (“County”) Regional Planning Commission (“Commission”) will conduct a public hearing to consider the Final EIR (“FEIR”) and project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**HEARING DATE AND TIME:** September 25, 2024 at 9:00 a.m.

**HEARING LOCATION:** Hall of Records, 320 West Temple Street Room 150, Los Angeles, CA 90012. Virtual (Online) at [bit.ly/ZOOM-RPC](https://bit.ly/ZOOM-RPC). By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429). Visit [lacrdrp.legistar.com/Calendar.aspx](https://lacrdrp.legistar.com/Calendar.aspx) and select the hearing date for more information.

**PROJECT LOCATION:** Unincorporated communities of Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, Whittier Narrows, and South El Monte Island.

**PROJECT DESCRIPTION:** The proposed West San Gabriel Valley Area Plan (Area Plan or Project) is an extension of the General Plan focused on the unique needs and characteristics of 9 unincorporated communities within the West San Gabriel Valley Planning Area. The purpose of the Area Plan is to enhance, guide, and support the long-term growth, development, and maintenance of these communities. The Area Plan consists of areawide goals and policies on land use, economic development, conservation and open space, mobility, public services and facilities, and historic preservation. The Area Plan also includes community-specific goals and policies. In addition, the Area Plan contains areawide and community-specific implementation actions. Zoning and land use policy map changes are proposed as part of the Project to bring zoning and land use policy into conformance, conserve natural resources, limit development in hazard areas, accommodate growth and land use diversity near major transit stops and along major corridors, and implement the Housing Element Rezoning Program. The Project includes ordinance amendments to implement the goals and policies of the Area Plan and consists of new areawide standards and the reorganization

and updates to existing standards. A historic context statement for the project area was also prepared and is attached to the Area Plan.

**ENVIRONMENTAL DOCUMENTATION:** As the lead agency, pursuant to the California Environmental Quality Act (“CEQA”), the County Regional Planning Commission will consider the certification of the Programmatic Environmental Impact Report (“EIR”), which includes the Final EIR (“FEIR”) and Draft EIR (“DEIR”). The Commission will also consider the adoption of the County Mitigation Monitoring and Reporting Program (“MMRP”), the CEQA Findings of Fact, and a Statement of Overriding Considerations. The FEIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 ss 15089(b)).

**PROJECT MATERIALS:** Project documents, including the West San Gabriel Valley Area Plan, ordinance, and Final EIR will be available online at this link, [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/). CEQA notices are also posted here, [planning.lacounty.gov/environmental-review/public-notice/](http://planning.lacounty.gov/environmental-review/public-notice/).

A printed copy of the Final EIR will be available by appointment during normal business hours at the Los Angeles County Department of Regional Planning’s headquarter office (320 W. Temple St., 13<sup>th</sup> Floor, Los Angeles, CA 90012). Printed copies of the project materials, including the Final EIR, will also be available at several public libraries in West San Gabriel Valley and at DRP’s San Gabriel Valley Field Office. Please visit [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/) for a list of the libraries and the Field Office locations and hours. All correspondence received by DRP shall be considered a public record.

For more information regarding this project, contact Community Studies East Section via email at [wsgvap@planning.lacounty.gov](mailto:wsgvap@planning.lacounty.gov), by telephone at (213) 974-6425, or by mail at Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., 13th Floor, Los Angeles, CA 90012.

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**Si necesita más información por favor llame al (213) 974-6427 o visite [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/).**

**如果您有任何疑問請致電 (213) 974-6427 或請參閱項目官网 或造訪 [planning.lacounty.gov/long-range-planning/wsgvap/documents/](http://planning.lacounty.gov/long-range-planning/wsgvap/documents/).**