NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission 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 Regional Planning Commission will then consider a vote 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: Wednesday, August 05, 2026, 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-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).
Project No.: PRJ2018-002031
Project Location: 8704 East Broadway within the West San Gabriel Valley Planning Area
CEQA Categorical Exemption: Class 15 Categorical Exemption – Minor Land Division
Project Description: To create two parcels on a site that is 21,155 gross (11,301 net) square feet in size with the R-1 (Single-Family Residential - 5,000 Square Feet Minimum Required Lot Area) Zone. The project includes an Oak Tree Permit request to remove one heritage oak to allow for the future development of a single-family residence. This will require mitigation at a ratio of ten to one (10:1), including five mitigation trees to be planted on-site.
More information: Erica G. Aguirre, AICP, Principal Planner, 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6411. eaguirre@planning.lacounty.gov. planning.lacounty.gov.
Case Material: https://bit.ly/PRJ2018-002031

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/PRJ2018-002031

若要閱讀中文通知，請訪 https://bit.ly/PRJ2018-002031

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Hearing Date and Time: Wednesday, August 12, 2026 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-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).
Project No.: PRJ2025-004883
Project Location: 2875 Windfall Avenue, Altadena within the West San Gabriel Valley Planning Area
CEQA Categorical Exemption: This project falls under the common sense exemption under Section 15061(b)(3).
Project Description: To legalize a previously deed-created parcel on 12,916 net square feet in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) Zone.
More information: Michelle Lynch, 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6411. mlynch@planning.lacounty.gov. planning.lacounty.gov.
Case Material: https://bit.ly/PRJ2025-004883

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.

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