

## AGENDA

Meeting Place: In-Person: 320 W. Temple Street, Room 150, Los Angeles, CA 90012 Virtual (Online): <https://bit.ly/ZOOM-RPC> Webinar ID: 858 6032 6429 Or call by phone: (669) 444-9171 or (719) 359-4580

Meeting Date: February 12, 2025 - Wednesday

Time: 9:00 AM

### **PROVIDING WRITTEN PUBLIC COMMENT**

To provide written public comment for the record, send an email to [comment@planning.lacounty.gov](mailto: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 Tuesday, February 11, 2025, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, February 11, 2025, will not be provided to the Regional Planning Commission but will be added to the public record.

### **OBSERVING THE MEETING VIRTUALLY (ONLINE)**

To observe the meeting without public comment for the record, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429), <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-RPC> (Webinar ID: 858 6032 6429) 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](mailto: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 Tuesday, February 11, 2025, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, February 11, 2025, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

## **PART I - LAND ACKNOWLEDGMENT STATEMENT**

1. Commission

## **PART II - PLEDGE OF ALLEGIANCE**

2. Commission

## **PART III - REPORTS**

3. Approval of Agenda
4. County Counsel
5. Director/Deputy Director

## **PART IV - PUBLIC HEARINGS**

6. (Continued without opening the public hearing to 03/12/25) [24-303](#)  
Project No. PRJ2022-002703-(5)  
Planner: Erica G. Aguirre  
Applicant: KD Treasure LLC / David Dai  
8744 Duarte Road  
West San Gabriel Valley Planning Area
  - a. Tentative Parcel Map No. 83190 (RPPL2020005167)  
To create one multi-family parcel with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres) within the R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone and within the East Pasadena - East San Gabriel Community Standards District.
  - b. Community Standards District Modification No. RPPL2021010898  
To reduce the required average lot width from 100 to 80 feet and the front yard setback from the required approximately 45 to 25 feet, and allow air conditioning units within the required 20-foot building separation.
  - c. Environmental Assessment No. RPPL2020005388  
This project is categorically exempt (Class 15 - Minor Land Divisions and Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.
7. Appeal of the Hearing Officer's 10/22/2024 Approval) [25-020](#)  
Project No. 96-044-(5)  
Conditional Use Permit Modification No. RPPL2019002028

Planner: Marie Pavlovic

Applicant: Spring Canyon Recovery Acquisition LLC

514 Assessor's Parcel Numbers created by recorded final maps

TR48086, TR48086-1, TR48086-2 & TR48086-3: APN 3211-021-054+

Santa Clarita Valley Planning Area

To modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of Conditional Use Permit No. 96-044-(5) related to timing for implementing mitigation measures and complying with Conditions of Approval pertaining to grading, infrastructure, landscaping, and parking and trails under the approved Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5) (RPPL2018004065). This project has prepared an addendum to the certified EIR pursuant to CEQA reporting requirements.

8. (Continued without opening the public hearing from 12/18/24 and 02/05/25)

[24-284](#)

Project No. TR071251-(2)

Planner: Marie Pavlovic

Applicant: Victoria Properties, LLC

1701 West 120th Street

Metro Planning Area

a. Vesting Tentative Tract Map No. TR071251

To create five residential lots on 0.80 net acres in the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone. No grading is proposed.

b. Variance No. R200900013

To authorize one 46-foot-wide lot, which is less than the minimum required lot width of 50 feet. The other four lots provide a width of 50 feet.

c. Environmental Assessment No. 200900129

To consider an MND with impacts to Cultural Resources, Hazards/Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

9. (Continued from 02/05/25)  
(Appeal of Hearing Officer Approval of October 22, 2024)

[25-012](#)

Project No. R2011-01126-(3)

Planner: William Chen

Applicant: Gary and Jeannine Isbell

25830 Dark Creek Road

Santa Monica Mountains Planning Area

a. Minor Coastal Development Permit No. RCDP-201500036

To authorize the construction of a new 2,479-square-foot single-family residence, a garage, and an on-site waste treatment system (“OWTS”) on a one acre parcel in the R-C-1 (Rural Coastal – One Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

b. Variance No. RPPL2019006788

To authorize the development of the OWTS within 100 feet of the riparian canopy of a stream and within 50 feet of oak and native trees.

This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

**PART V - PUBLIC COMMENT**

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

**PART VI - CONTINUATION OF REPORTS**

11. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.
12. Commission/Counsel/Director Reports

**PART VII - ADJOURNMENT**

**ADJOURNMENT TO 9:00 A.M., WEDNESDAY, FEBRUARY 19, 2025**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Commission 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 two (2) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair 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 Commission 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 meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

**LOBBYIST REGISTRATION:** Any person who seeks support or endorsement from the Regional Planning Commission 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 may be accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

**LIVE WEB STREAMING:** LA County Planning broadcasts all regularly scheduled Regional Planning Commission 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](mailto: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](mailto:info@planning.lacounty.gov) 72 horas hábiles antes de la reunión. Gracias.

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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](mailto:info@planning.lacounty.gov)。謝謝。