

MINUTES

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 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor, Moon, Hastings

Ex Officio Members:

Director of Public Works: Ms. Phoenix Khoury, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Mr. David DeGrazia, Deputy Director, Current Planning Division

Forester and Fire Warden: Mr. Juan Padilla, Supervising Fire Prevention Engineer

LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Chair Louie representing the Second District. The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants -- past, present, and emerging -- as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order) the: Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrielino/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians, San Fernando Band of Mission Indians. To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at lanaic.lacounty.gov.

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner O'Connor representing the Third Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Duarte-White – That the agenda for February 12, 2025, be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

4. County Counsel stated for the record that while this is an online meeting, it is a public meeting the same as if it were held in person in the Commission's hearing room and rules that allow for an orderly meeting shall apply. As such, when speaking on an agenda item, comments should address the item on the agenda and no other issues.

Similarly, if speaking during public comment, comments should be limited to issues related to the business of the Regional Planning Commission.

If speakers do not remain on topic, they may be reminded by the Chair or myself to do so. Failure to discuss issues not related to the agenda item, may result in the loss of the right to speak on the item or other items, if directed by the Chair. In addition, speakers should refrain from conduct that is disruptive of the meeting. Doing so also could result in the loss of the right to speak on the agenda item or any other items.

Disruptive conduct can include, but is not limited to, threats made against other speakers, the Commission or its members, or any others participating in the meeting, profane comments not related to the agenda item, or disorderly or contemptuous behavior leading to a disruption of the orderly progression and holding of the meeting.

In such cases, the Chair will advise that the behavior is disruptive and direct that the speaker's microphone be disabled. That person may, however, continue to observe the meeting. Further, disruptive behavior communicated to the panelists of the meeting, which include the Commission and County staff, may result in the removal of that person from the meeting by disconnecting them from the online connection.

DIRECTOR/DEPUTY DIRECTOR

5. Ms. Bodek, the Director of Planning, stated that Monday, FEMA opened a new temporary permit center in Altadena as part of the disaster recovery center. The Department's within this recovery center include Public Works, Public Health, Fire and Regional Planning who are available to accept permits for temporary housing or rebuilds. We expect to open a semi-permanent permitting center soon located at 464 Woodbury Road in West Altadena. The Director along with staff toured the Altadena area with the Federal Department of Energy, FEMA, California Energy Commission and other state representatives.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

Lastly, the Department did not have any items at yesterday's BOS meeting, however, there have been budget hearings and ours will be held tomorrow at which the Director will present our proposed budget for next year. For the first time, the Board has decided to hold public budget meetings in a controlled format. About seven departments presented yesterday, another seven are presenting today and the Director will be in the group next week.

ADMISSION PROCEDURES

Staff announced if you are joining us via telephone and want to provide comment on any of the agenda items, please send an email to comment@planning.lacounty.gov and provide the agenda item number, your first name, your last name, your email address, your phone number, and indicate if you are the applicant or not the applicant

All participants' microphones will be muted during the meeting unless you have signed up to provide comment. If you have signed up to provide comment, your microphone will be unmuted when it is time for you to speak, and staff will call your name.

PUBLIC HEARINGSSubdivisionsAction Taken as Noted

6. **(Continued without opening the public hearing to 03/12/25). 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.**

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission continue Project No. PRJ2022-002703, without opening the public hearing, to March 12, 2025.

At the direction of the Chair, the item was continued to Wednesday, March 12, 2025.

PUBLIC HEARINGS (Cont.)Project Approved

7. **(Appeal of the Hearing Officer's 10/22/2024 Approval) 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.**

Ms. Pavlovic presented the staff report and stated the item before the Commission is an appeal of a CUP Modification by the Hearing Officer on October 22, 2024. The Project consists of modifications to 12 Conditions of Approval of CUP 96044, which was originally approved for the Spring Canyon Project. The Project is not before the Commission for reconsideration, the item before them is the requested changes to 12 conditions of approval.

Testimony was followed by Mr. Patrick Paker, the applicant's representative who acknowledged the CUP Mod is an implementing permit for continued compliance with previously approved conditions of approval. Mr. Parker stated that the bonds have been posted for all subdivision improvements.

Testimony was followed by the appellant, Mr. Paul Edelman for MRCA, who sought clarification on when the tax would be assessed given the projects construction has not started, whether the Landscaping and Lighting District would still be valid in two years if the Project remained in an inactive state, whether the County would still collect the tax if the land doesn't get accepted by a public agency. The appellant urged the Commission to modify Condition No. 17 to require the establishment of an endowment in the event LLD does not go forward and require transfer of the open space prior to the first building permit instead of a Certificate of Occupancy to sufficiently protect the lands.

In rebuttal, Mr. Parker stated that it shares the same goal as MRCA to have open space land to be maintained as it is an important feature of the community. Further, he stated that approximately 225 acres have been set-aside as open space. Implementing permits were obtained from other agencies which require the permittee to maintain the open space regardless of whether there is a LLD.

A member of the public, Ms. Lynne Plambeck for Santa Clarita Organization for Planning and the Environment (SCOPE), expressed doubt that the project had not been built. She stated that they appealed ATM4 due to the delay in constructing the second phase amenities and were concerned the second phase wouldn't get built depriving the residents of the first phase of a school and park. Furthermore, SCOPE agreed then with the imposition of additional conditions to make the project sustainable, and they support the conditions included in the CUP Mod

PUBLIC HEARINGS (Cont.)

except for the condition that allows the construction of 300 residential units before construction of the second means of access. Lastly, she stated that her measurement of the paved width of Stonecrest Road is 22 feet, an access point associated with the first phase of development, is less than the Fire Department's requirement.

There was further discussion by the Commission, Staff and Mr. Parker, who addressed the Commissions questions.

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission close the public hearing and having considered the Certified Final Environmental Impact Report along with the Addendum thereto, approve the Addendum pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission approve the Modification of Conditions as requested under CUP Modification No. RPPL2019002028, subject to the findings, including the additional conditions recommended by the Commission.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on February 24, 2025.

Project Approved

8. **(Continued without opening the public hearing from 12/18/24). 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.**

Ms. Pavlovic presented the staff report with testimony being followed by the applicants Mr. Moe Farrag and Mr. Kevin Kohan, in support of the project. No members of the public were present in opposition, no rebuttal was required. There was further discussion by the Commission and Staff addressed the Commissions questions.

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the project pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission approve Vesting Tentative Tract Map No. 071251 and Variance No. 200900013 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on February 24, 2025.

Coastal Development ServicesAction Taken as Noted

9. **(Appeal of Hearing Officer Approval of October 22, 2024). 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.**

For further action and discussion visit:

http://lacrdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners O’Connor/Moon – That the Regional Planning Commission continue Minor Coastal Development Permit No. 201500036 and Variance Number RPPL2019006788 to March 19, 2025.

At the direction of the Chair, the item was continued to Wednesday, March 19, 2025.

PUBLIC COMMENT

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

There were no requests by members of the public to address the Commission.

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.

There were no items Called up for Review by the Commission.

12. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:06 a.m. to Wednesday, February 19, 2025.



Elida Luna, Commission Secretary

ATTEST

APPROVE



David Louie, Chair



David DeGrazia, Deputy Director
Current Planning Division