

## 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: November 20, 2024 - Wednesday Time: 9:00 a.m.

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

Ex Officio Members:

Director of Public Works: Mr. Diego Rivera, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Mr. Mitch Glaser, Assistant Deputy Director Current Planning Division

Ms. Susie Tae, Assistant 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 O'Connor representing the Third 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, Gabrieleno/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](http://lanaic.lacounty.gov).

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Moon representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Hastings – That the agenda for November 20, 2024, 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. There were no reports given by Director/Deputy Director.

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](mailto: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

ADMISSION PROCEDURES (Cont.)

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 HEARINGSCoastal Development ServicesAction Taken as Noted

6. **(Continued from 10/02/24). Project No. PRJ2023-003853-(2). Coastal Development Permit No. RPPL2023005678. Planner: Shawn Skeries. Applicant: Los Angeles County Department of Beaches and Harbors. 14110 Palawan Way. Westside Planning Area. To authorize the renovation and expansion of an existing public restroom and boat storage building, the replacement of boat storage racks, walkway improvements, and various landscape and hardscape improvements in the B (Boat storage) and OS (Open Space) land use designations of the Marina del Rey Land Use Plan. This project is categorically exempt (Class 1 - Existing Facilities, Class 2 - Replacement or Reconstruction, Class 3 - New Construction or Conversion of Small Structures and Class 11 - Accessory Structures) pursuant to CEQA reporting requirements.**

For further action and discussion visit:

[http://lacdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission continue the public hearing for Coastal Development Permit No. RPPL2023005678 to December 11, 2024, to provide Beaches and Harbors sufficient time to complete the modifications.

At the direction of the Chair, the item was continued to Wednesday, December 11, 2024.

Coastal Development ServicesProject Approved

7. **(Appeal of the Hearing Officer's Decision on July 23, 2024. (Continued without opening the public hearing from 10/30/24). Project No. R2014-03698-(3). Planner: Tyler Montgomery. Applicant: Raymond Tran. 24600 Thousand Peaks Road. Santa Monica Mountains Planning Area. a. Minor Coastal Development Permit No. RCDP-201400019. To authorize the construction of a new 10,803-square-foot single-family residence with an attached 644-square-foot garage and a new onsite wastewater treatment system (OWTS) on an 11.2-acre parcel in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. b. Environmental Assessment No. RPPL2020009798 To consider an MND with impacts to biological resources, geology/soils, hydrology/water quality, land use/planning, noise, and wildfire reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

PUBLIC HEARINGS (Cont.)

Mr. Montgomery presented the staff report and stated the item before the Commission is an appeal of the Hearing Officer's decision to approve Minor Coastal Development Permit. The Project is located on a vacant lot located at 24600 Thousand Peaks Road, in the Santa Monica Mountains Coastal Zone.

Testimony was followed by the appellant, Ms. Joan Slimocosky on behalf of the Las Virgenes Homeowners Federation, in opposition to the project. Ms. Slimocosky cites concerns with the CEQA MND and MMRP because they do not believe the proposed mitigation measures would reduce the Project's impacts to less than significant. They object to the removal of many native trees, as replacement plantings are inferior to allowing the mature trees to remain. Furthermore, she stated that the large footprint of the single-family residence is out of character with other single-family residences in the area and objects to the large amount of proposed grading for the single-family residence.

Testimony was followed by the applicant's representatives, Ms. Alicia Bartley and Mr. John Andrews, in favor of the project. The applicant requests the Minor CDP to authorize the construction of an 18-foot-tall, 10,803 square foot single-family residence, an attached two-car garage, an onsite wastewater treatment system, a pool with a pool deck, hardscaping, landscaping, and 3,694 cubic yards of grading, as well as the removal of 12 native trees, a requirement that will provide access to the Fire Department.

One member of the public, Mr. Roger Pugliese, testified in favor of the appeal and stated his opposition to the project. There was further discussion by the Commission and Staff addressed the Commissions questions.

For further action and discussion visit:

[http://lacrdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacrdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners Moon/Hastings – 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 Moon/Hastings – The Regional Planning Commission Deny the appeal and approve Minor Coastal Development Permit No. 201400019 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on December 4, 2024.

North County Development ServicesProject Approved

8. **Appeal of the Hearing Officer's Decision on July 16, 2024). Project No. PRJ2023-001989-(5). Conditional Use Permit No. RPPL2023002887. Planner: Soyeon Choi. Applicant: ATC Tower, Inc. 4718 Sierra Highway. Antelope Valley Planning Area. To authorize the continued operation and maintenance of an existing wireless communications facility in**

PUBLIC HEARINGS (Cont.)

**in the M-1 (Light Manufacturing) Zone. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.**

Ms. Choi presented the staff report and stated the item before the Commission is an appeal of the Hearing Officer's decision to approve the continued operation and maintenance of an existing unmanned macro wireless facility, repair of an existing seven 7-foot-tall chain link fence with slats, and repainting of the monopole.

Testimony was followed by the appellant, Ms. Jacqueline Ayer on behalf of the Acton Town Council, in opposition to the project. Ms. Ayer stated the following reasons for the appeal: 1) The Town Council did not support the project but opposed the convening of a public hearing until the land use and code violations on the property were addressed; 2) the approval of the Project does not comply with County Code Section 22.02.070 (Application Where Violation Exists); and 3) a 15-year grant term for the CUP is unreasonable due to the existing violations on the subject property.

Testimony was followed by the applicant's representative, Ms. Emily Murray, in favor of the project. She stated that the applicant has no control over the landlord or the landlords use of the property and that the alleged violations do not concern the wireless facility. Furthermore, that federal law requires the County to proceed with wireless applications.

The Commission asked staff if the violations at the property had been substantiated. Staff stated that Zoning Enforcement staff are aware of these issues and that they have issued a Notice of Violation to address the issue and bring the property into compliance.

Mr. Oscar Gomez, Section Head of Zoning Enforcement North stated that the Notice of Violation was issued regarding outdoor storage and other violations. The Property owner has been in contact with Staff to discuss the application requirements and process as well as the billboard. However, the billboard is regulated by Caltrans who are currently investigating the billboard. Staff is coordinating with Caltrans and are awaiting their findings.

For further action and discussion visit:

[http://lacdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners Hastings/Louie – The Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Hastings/Louie – The Regional Planning Commission deny the appeal and affirm approval of Conditional Use Permit No. RPPL2023002887 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on December 4, 2024.

DISCUSSION ITEMMetro Development Services

9. **Project No. PRJ2024-003551-(1). Zoning Conformance Review No. RPPL2024005246. Planner: Evan Sahagun. Applicant: Tony Pleskow. 3303 Floral Drive. Metro Planning Area. Preliminary Application public meeting, pursuant to Senate Bill 35, for a proposed multifamily residential development project consisting of an apartment building with three new dwelling units, one attached Accessory Dwelling Unit (ADU), and two detached ADUs in the R-2 (Two-Family Residence) Zone. This project is statutorily exempt from CEQA pursuant to State Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it requires ministerial approval.**

Staff presented the Director's Report and stated that the proposed project is a three-unit apartment with three accessory dwelling units for a total of six units on a hillside lot in East Los Angeles. There are three parking spaces included in the project. The applicant is requesting to streamline the review of the project pursuant to senate bill 35.

Testimony was followed by the applicant's Mr. Mohammad Shirloo and Mr. Anthony Pleskow, in support of the project. 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](http://lacdrp.granicus.com/ViewPublisher.php?view_id=1)

At the direction of the Chair, there is no action required. Saff will continue to work with the applicant.

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 10:55 a.m. to Wednesday, December 4, 2024.



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Elida Luna, Commission Secretary

ATTEST

APPROVE



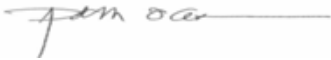
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Pamela O'Connor, Chair



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Mitch Glaser, Assistant Deputy Director  
Current Planning Division



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Pamela O'Connor, Chair



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Susie Tae, Assistant Deputy Director  
Current Planning Division