

# LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

DAVID W. LOUIE  
Chair  
Supervisory District 2

ELVIN W. MOON  
Vice Chair  
Supervisory District 4

YOLANDA DUARTE-WHITE  
Commissioner  
Supervisory District 1

PAM O'CONNOR  
Commissioner  
Supervisory District 3

MICHAEL R. HASTINGS  
Commissioner  
Supervisory District 5

**DRAFT – Until Approved by  
RPC 08/20/2025  
Prepared by: Elida Luna**

## 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: July 23, 2025 - Wednesday Time: 9:00 a.m.

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

Absent: Commissioners Louie, 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

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

### LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Vice Chair Moon representing the Fourth 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 O'Connor representing the Third Supervisorial District.

### APPROVAL OF AGENDA

3. Motion/seconded by Commissioners O'Connor/Duarte-White – That the agenda for July 23, 2025, be approved.

At the direction of the Chair, the agenda was approved with Commissioners O'Connor, Duarte-White, Moon in favor and Commissioners Louie and Hastings being recorded as absent.

### 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 agendized 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 agendized 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. The Assistant Deputy Director reported that during yesterday's Board of Supervisors meeting (Board), the Board heard an appeal on Project No. 96-044-(5), CUP No. RPPL2019002028-(5), for the Spring Canyon Project. Your commission previously considered that matter and approved that modification and certified that environmental impact record. The Board of Supervisors denied the appeal and upheld your approval. Lastly, the Board heard on the Historic Highlands Historic District Ordinance and Landmark Designation Project No. 2019-002209-(5) Case No. RPPL2019003965-(5). This is the Historic Designation in Altadena, it

DIRECTOR/DEPUTY DIRECTOR (Cont.)

applies to a portion of the community that was not impacted by the Eaton fire. This is the first Historic District in the unincorporated area, a major milestone.

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Duarte-White/O'Connor – That the minutes for June 25, 2025, be approved.

At the direction of the Chair, the minutes were approved with Commissioners Duarte-White, O'Connor, Moon in favor and Commissioners Louie and Hastings being recorded as absent.

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

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 HEARINGS

Operations & Major Projects

Action Taken as Noted

7. **Project No. PRJ2024-000564-(2) Conditional Use Permit No. RPPL2024001888. Planner: Larry Jaramillo. Applicant: Primestor. 8488 S. Vermont Avenue, City of Los Angeles. Metro Planning Area. To authorize the sale of alcoholic beverages (beer and wine) for on-site consumption (Type 41 California Department of Alcoholic Beverage Control License) in an existing restaurant ("South LA Cafe") on a County owned property located in the City of Los Angeles pursuant to the County's "sovereign immunity," which is based on Government Code Sections 53090 through 53095 and allows the County to review a project on County-owned land instead of the relevant incorporated city. This project is categorically exempt (Class 1 - Existing Facilities) 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 O'Connor/Duarte-White – That the Regional Planning Commission continue Conditional Use Permit No. RPPL2024001888 to August 6, 2025, without opening the public hearing.

PUBLIC HEARINGS (Cont.)

At the direction of the Chair, the item was continued to Wednesday, August 6, 2025, with Commissioners O'Connor, Duarte-White, Moon in favor and Commissioner Louie and Hastings being recorded as absent.

Coastal Development ServicesProject Approved

8. **(Appeal of the Hearing Officer's approval of May 6, 2025). Project No. 2019-000010-(3) Planner: Tyler Montgomery. Applicant: Isaac Zachary. Appellant: Las Virgenes Homeowners Federation. 24937 Mulholland Highway. Santa Monica Mountains. Planning Area a. Minor Coastal Development Permit No. RPPL2019000016. To construct a new 4,114-square-foot single-family residence with an attached 451-square-foot garage and a new onsite wastewater treatment system (OWTS) on a 1.0-acre parcel in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. b. Minor Coastal Development Permit No. RPPL2019000017. To construct a new 4,138-square-foot single-family residence with an attached 427-square-foot garage and a new OWTS on a 1.2-acre flag lot in the R-C-20 Zone within the Santa Monica Mountains Coastal Zone. c. Minor Coastal Development Permit No. RPPL2019000018. To construct a new 3,291-square-foot single-family residence with an attached 451-square-foot garage and a new OWTS on a 10.1-acre flag lot in the R-C-20 Zone within the Santa Monica Mountains Coastal Zone. d. Minor Coastal Development Permit No. RPPL2019000019 To construct a new 4,186-square-foot single-family residence with an attached 450-square-foot garage and a new OWTS on a 3.8-acre flag lot in the R-C-20 Zone within the Santa Monica Mountains Coastal Zone. e. Environmental Assessment No. RPPL2023001199. To consider an MND with impacts to biological resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

For further action and discussion visit:

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

Motion/seconded by Commissioners O'Connor/Duarte-White – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration associated with Environmental Assessment No. RPPL2023001199 along with the required findings of fact for the project pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners O'Connor/Duarte-White – That the Regional Planning Commission deny the appeal and approve Minor Coastal Development Permit No. RPPL2019000016 subject to the findings and conditions.

Motion/seconded by Commissioners O'Connor/Duarte-White – That the Regional Planning Commission deny the appeal and approve Coastal Development Permit No. RPPL2019000017 Subject to the findings and conditions.

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners O'Connor/Duarte-White – That the Regional Planning Commission deny the appeal and approve Minor Coastal Development Permit No. RPPL2019000018 subject to the findings and conditions.

Motion/seconded by Commissioners O'Connor/Duarte-White – That the Regional Planning Commission deny the appeal and approve Minor Coastal Development Permit No. RPPL2019000019 subject to the findings and conditions.

At the direction of the Chair, the item passed with Commissioners O'Connor, Duarte-White, Moon in favor and Commissioner Louie, Hastings being recorded as absent. The appeal period for this item ends on August 6, 2025.

PUBLIC COMMENT

**9. 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

**10. 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.

**11. 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 10:29 a.m. to Wednesday, July 30, 2025.

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Elida Luna, Commission Secretary

ATTEST

APPROVE

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David Louie, Chair

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Mitch Glaser, Assistant Deputy Director  
Current Planning Division