

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
the RPC on 05/14/2025.
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: March 19, 2025 - Wednesday Time: 9:00 a.m.

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

Ex Officio Members:

Director of Public Works: Ms. Aracely Lasso, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Ms. Connie Chung, Deputy Director, Advance Planning Division

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 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, 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.

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Hastings representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Hastings – That the agenda for March 19, 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. Mr. Glaser stated that during yesterday's Board of Supervisors meeting, they received the Annual General Plan and Housing Element Progress Report, as a receive and file item on their consent calendar in which you'll be receiving shortly.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

- 5(a). General Plan and Housing Element Annual Progress Reports CY 2024. (a) Project No. PRJ2024-003770- (1-5). Advance Planning Project No. RPPL2024005554- (1-5). A presentation of the Housing Element Annual Progress Report CY 2024. Planner: Lindsey Squirewell. (b) Project No. PRJ2024-003770- (1-5). Advance Planning Project No. RPPL2024005554- (1-5). A presentation of the General Plan Annual Progress Report CY 2024. Planner: Thomas Dearborn.**

Ms. Lindsey Squirewell presented a three-part overview of the Housing Element Annual Progress Report for calendar year 2024. Pursuant to Government Code Section 65400, the County must prepare an Annual Progress Report (APR) on the status and progress of its implementation of the housing element using forms and definitions adopted by Housing Community Development. LA County's Housing Element was adopted by the Board of Supervisors (BOS) on May 17, 2022, and certified by the State Department of Housing and Community Development (HCD) on May 27, 2022. LA County Planning is required to submit the County's APR to HCD and the Governor's Office of Land Use and Climate Innovation by April 1, 2025, covering the previous calendar year.

The presentation covered the progress toward meeting its Regional Housing Needs Allocation (RHNA) goal based on building permit activities, entitlement activities for housing development in 2024, and a status update on a selection of Housing Element Implementation programs. The State estimates each region's housing needs in an eight-year cycle. State law requires the County plan for the estimated number of homes for its current and future residents through land use and zoning regulations.

Staff stated that building permits are used by the State to count units constructed toward a jurisdiction's progress on its RHNA. In 2024, building permits were issued for a total of 2,146 units, most of which were above moderate-income units. To date, the County has achieved 7,306 units of its RHNA goal in which 49% of the total units permitted in 2024 were Accessory Dwelling Units (ADUs).

The Department of Planning uses building permits as the proxy for units constructed in a calendar year. However, tracking land use entitlements alongside building permits allows us to identify if there are gaps between units entitled and units built over time. A total of 4,412 units were entitled last calendar year. Moreover, in 2024 the County broke its previous ADU entitlement record of 1,500 with a total of 1,756 units, due to an ease in regulations by the state in 2016. In 2024, a total of 4,412 units were entitled by Regional Planning. Income-restricted units are typically created pursuant to the County's Density Bonus and/or Inclusionary Housing Ordinances. In 2024, 541 income restricted units were entitled through the County's Density Bonus.

Lastly, the Housing Element also includes a total of 61 programs that implement the County's housing goals and policies. These programs are implemented by various County departments and agencies. As part of the Housing Element APR, the County is required to provide a status update on each program, highlighting any major milestones and achievements in the previous calendar year. As such, staff provided a comprehensive account of these accomplishments.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

Mr. Thomas Dearborn presented the General Plan Annual Progress Report for calendar year 2024. The presentation provided an overview of the major General Plan Amendments that were adopted in 2024 and provided updates on the progress of the General Plan Implementation covering the following categories: 1) Implementation Programs; 2) Other Plans, Ordinances, and Programs; and 3) The Bicycle Master Plan.

Staff stated that a General Plan Amendment is any change made to the General Plan text or maps, including adding new or amending existing Area Plans or other localized plans. In 2024, the major plan amendments included:

- The adoption of four additional Community Pedestrian Plans for the unincorporated communities of East Los Angeles, Florence-Firestone, East Rancho Dominguez, and Willowbrook/West Rancho Dominguez, which were adopted on March 19, 2024.
- A General Plan Amendment for a land use category change in Rowland Heights to establish a residential condominium comprised of 17 townhouses on Colima Road, also adopted on March 19, 2024.
- The East San Gabriel Valley Area Plan which consists of areawide and community specific goals and policies to address the unique needs of the 24 unincorporated communities in the East San Gabriel Valley Planning Area. The Area Plan also rezoned parcels to accommodate additional housing opportunities as identified in the Housing Element Update.
- The Metro Area Plan which consists of areawide and community specific goals and policies to address the unique needs of the seven unincorporated communities in the Metro Planning Area. The Area Plan also rezoned parcels to accommodate additional housing opportunities as identified in the Housing Element Update. Both Area Plans were adopted on May 21, 2024.
- The 2045 Climate Action Plan which was developed as a comprehensive update to the Community Climate Action Plan 2020 an implementing component of the General Plan's Air Quality Element. The plan includes updates related to greenhouse gas emissions forecasts and reduction targets for 2030, 2035, and 2045, adopted on June 25, 2024.
- Finally, a General Plan Amendment for a land use category change in Rowland Heights to create a Residential Planned Development for 360 units, including 82 affordable units and 28 acres of publicly accessible, privately-owned open space and trails on a 75-acre portion of a former golf course, which was adopted on October 1, 2024.

Staff provided detailed comprehensive accounts of the following general plan implementation programs:

Land use Element

- Planning Areas Framework Program
 - San Fernando Valley Area Plan
 - South Bay Area Plan
 - West San Gabriel Valley Area Plan
 - Westside Area Plan
- Transit Oriented District (TOD) Program
 - West Carson TOD Specific Plan
- Civic Art Program (Arts & Culture)
- Art and Cultural Resources Program

DIRECTOR/DEPUTY DIRECTOR (Cont.)

- Livable Community Design Guidelines
- Early Care and Education Program

Mobility Element

- Parking Ordinance
- Community Pedestrian Plans
- Safe Routes to School Programs
- Multimodal Transportation Planning Function

Air Quality Element

- Climate Change Adaptation Program

Parks and Recreation Element

- County Parks and Recreation Master Plan
- Trails Program
- Parks Sustainability Program

Safety Element

- Oil and Gas Operation Strategy
- OurCounty Sustainability Plan
- Reduce Damage from Wildfire

Economic Development Element

- Economic Development Incentives Program
- Economic Development Outreach and Coordination Initiative
- Economic Development Land Use Strategy

Other Plans, Ordinances, and Programs

- Baldwin Hills Community Standards District Amendment
- Cannabis Regulations
- Countywide Community Wildfire Protection Plan
- Green Zones Program
- Habitat Impact Fee Study
- Historic Preservation Program
- Sidewalk Vending Ordinance
- Short-Term Rentals Ordinance

In 2019, the Board directed Public Works in partnership with the Departments of Beaches and Harbors, Parks and Recreation, Public Health, Regional Planning, Sheriff, and the California Highway Patrol to update the 2012 Bicycle Master Plan. The Bicycle Master Plan Update is expected to be completed by 2025. Public Works continually pursues available grant opportunities to fund the implementation of the Plan's proposed bikeway network. One bikeway project was completed, and 12 projects began construction in 2024.

There was further discussion by the Commissioners and Staff addressed their questions.

For further action and discussion visit:

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

DIRECTOR/DEPUTY DIRECTOR (Cont.)

At the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

- 5(b). **Project No. PRJ2024-003699-(3). Administrative Coastal Development Permit No. RPPL2024005462. Planner: Jon Schneider. Applicant: Michael Kahn. Address: 2910 Valmere Drive. Santa Monica Mountains Planning Area. To authorize the construction and maintenance of a roof-mounted solar array and appurtenant equipment and infrastructure in association with an existing single-family residence. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.**

There being no presentation, the Commission received and accepted the information for Project No. PRJ2024-003699-(3).

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Moon/O'Connor – That the minutes for February 19, 2025, be approved.

At the direction of the Chair, the minutes were approved unanimously.

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 HEARINGSCoastal Development ServicesProject Approved

7. (Continued from 02/05/25 and 2/12/25). (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**

PUBLIC HEARINGS (Cont.)

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.

Mr. Chen presented the staff report and stated that the item before the Commission is an appeal of the Hearing Officer's decision. Testimony was followed by the appellant, Mr. Mark Marshall, in opposition to the project. Testimony was then followed by the applicants, Mr. and Mrs. Isbell, requesting that the Commission deny the appeal and approve their project. The appellant and applicants were given an opportunity to rebut.

Commissioner Duarte-White inquired about the project's conditions and staff addressed her questions.

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 close the public hearing and find that the project is categorically exempt Pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission deny the appeal and approve Minor Coastal Development Permit No. 201500036 and Variance No. RPPL2019006788 Subject to the Findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on April 2, 2025.

SubdivisionsProject Approved

- 8. Project No. 87-360-(5). Conditional Use Permit No. RPPL2023005350. Assigned Planner: Jodie Sackett. Intersection of Commerce Center Drive and Franklin Parkway. Valencia Commerce Center ("VCC"). Santa Clarita Valley Planning Area. To authorize a solid fill project to include imported earthwork and haul route for up to 1.35 million cubic yards (mcy) of earthwork (all imported to site), to a previously disturbed area identified as a "borrow site" on the approved Parcel Map 26363 rough grading plan. The site, referred to as Planning Area 4 ("PA 4") within the VCC, is approximately 33.3 acres and the underlying VCC master Conditional Use Permit. PA-4 is part of a larger parcel that lies north of SR 126 and Castaic Creek, west of Commerce Center Drive, and south of Franklin Parkway. The project also includes a related revised rough grading plan under separate approval. The project qualifies for a Class 4 (Minor Alteration to Private Land) Categorical Exemption under CEQA Guidelines Section 15304(c).**

Staff presented the staff report with testimony being followed by the applicant, Mr. Alex Herrell, in support of the project.

PUBLIC HEARINGS (Cont.)

The Commission opened the public hearing and took testimony from one member of the public, Mr. Ed Masterson, a board member of the Valley Industrial Association of Santa Clarita, in support of the project. No members of the public were present or virtual in opposition, no rebuttal was required.

For further action and discussion visit:

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

Motion/seconded by Commissioners Hastings/Moon – That 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/Moon – That the Regional Planning Commission approve Conditional Use Permit No. RPPL2023005350 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on April 2, 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 11:01 a.m. to Wednesday, March 26, 2025.

Elida Luna, Commission Secretary

ATTEST

APPROVE

David Louie, Chair

Connie Chung, Deputy Director,
Advance Planning Division

David Louie, Chair

Mitch Glaser, Assistant Deputy Director,
Current Planning Division

David Louie, Chair

Susie Tae, Assistant Deputy Director,
Current Planning Division