

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 12/03/2025
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: October 29, 2025 - Wednesday Time: 9:00 a.m.

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

Ex Officio Members:

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

Mr. Kent Tsuji, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Ms. Connie Chung, Deputy Director, Advance 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 O'Connor representing the Third Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Duarte-White – That the agenda for October 29, 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. The Deputy Director reported that, at yesterday's Board of Supervisors meeting, the hearing on the appeal of Project No. R2011-01126(3), Minor Coastal Development Permit No. 201500036, and Variance No. RPPL2019006788 was denied, thereby upholding the Commission's original decision of approval.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

- 5(a).** RPC Special No. RPPL2025000604. Presenter: Kristina Kulczycki, Principal Planner, LA County Planning Advance Planning Division San Fernando Valley Planning Area.

Report by Kristina Kulczycki, Principal Planner provided an overview of the San Fernando Valley Area Plan Project, a comprehensive planning initiative covering the San Fernando Valley Planning Area. The project included a new area plan, updated land-use policy and zoning changes for Kagel Canyon, Lopez Canyon, Sylmar Island, Oat Mountain (including Twin Lakes), West Chatsworth, and Westhills. Universal Studios Specific Plan, which was adopted by the Board of Supervisors in 2013, was also within the planning area.

For further action and discussion visit:

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

After discussion, at the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

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 12/10/25). Project No. R2020-000270-(1). Tentative Tract Map No. 82860 (RPPL2020000441). Planner: Marie Pavlovic. Applicant: Green City Real Estate LLC. 269 Coberta Avenue, La Puente. East San Gabriel Valley Planning Area. To create five single-family residential lots, including three flag lots, on 38,324 gross (35,950 net) square feet within the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) Zone. The project qualifies for streamlined environmental review pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

PUBLIC HEARINGS (Cont.)

For further action and discussion visit:

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

Motion/seconded by Commissioners Moon/Duarte-White – That the Regional Planning Commission continue Project No. R2020-000270-(1) without opening the public hearing to December 10, 2025.

At the direction of the Chair, the item was continued to Wednesday, December 10, 2025.

Puente Whittier Development ServicesProject Approved

7. **Project No. PRJ2022-000557-(4). Planner: Carl Nadela. Applicant: Marisela Garcia. 7914 Broadway Avenue. Gateway Planning Area. a. General Plan Amendment No. RPPL2022001526. To amend the General Plan land use designation from H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) to H50 (Residential 50 – 20 to 50 Dwelling Units per Net Acre). b. Zone Change No. RPPL2022001527. To change zoning from R-1 (Single-Family Residence) to R-3 (Limited Density Multiple Residence) Zone. c. Administrative Housing Permit No. RPPL2023004066. To authorize waiver of the maximum height of 35 feet and the minimum front and rear yards of 20 feet and 15 feet, respectively, to allow for a total height of 69 feet and 10 inches and front and rear yard setbacks of five feet with the set-aside of seven Very Low Income (50% Area Median Income) affordable rental units. d. Environmental Assessment No. RPPL2023003948. To consider an MND with impacts to aesthetics, noise, and tribal cultural resources, reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Nadela presented the staff report, followed by testimony from the applicants, Mr. Hamid Pournamderi and Mr. Patricio Culqui, in support of the project. The Commission then opened the public hearing and heard from five members of the public, with concerns, in opposition, and in favor of the project. Their concerns focused on:

- Traffic, congestion and pollution
- Height of the building
- Insufficient street parking

In Rebuttal, the applicants addressed the communities' concerns. Staff and the applicant's team engaged in a thorough exchange, addressing the Commission's inquiries.

For further action and discussion visit:

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

Motion/seconded by Commissioners Moon/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.

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners Moon/Duarte-White – That the Regional Planning Commission Adopt the draft Resolution Recommending to the Board of Supervisors Approval of General Plan Amendment No. RPPL2022001526, Zone change No. RPPL2022001527 and Administrative Housing Permit No. RPPL2023004066 with the following modified changes: 1) the building overall height reduction by eight feet; 2) the increase of very low affordable units set-aside to 12 units; and 3) the balcony removal on the south side facing the school.

At the direction of the Chair, the item passed with Commissioners Moon, Duarte-White, Louie, Hastings in favor and Commissioner O'Connor being recorded as No. This matter will be scheduled for a future public hearing before the Board of Supervisors.

PUBLIC COMMENT

8. 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

9. 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.

10. 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 10:43 a.m. to Wednesday, November 19, 2025.

Elida Luna, Commission Secretary

ATTEST

APPROVE

David Louie, Chair

Connie Chung, Deputy Director
Advance Planning

David Louie, Chair

Susie Tae, Assistant Deputy Director
Current Planning