

# LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

DAVID W. LOUIE  
Chair  
Supervisorial District 2

ELVIN W. MOON  
Vice Chair  
Supervisorial District 4

YOLANDA DUARTE-WHITE  
Commissioner  
Supervisorial District 1

PAM O'CONNOR  
Commissioner  
Supervisorial District 3

MICHAEL R. HASTINGS  
Commissioner  
Supervisorial District 5

## MINUTES

**DRAFT – Until Approved  
by the RPC 1/21/26.  
Prepared by:  
Elida Luna**

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: December 17, 2025 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor, Moon (left at 10:30 a.m.), Hastings

Ex Officio Members:

Director of Public Works: (Absent)

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 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: Fernandeño Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrieleño/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, Yuhaaviatam of San Manuel Nation, San Fernando Band of Mission Indians, Coastal Band of Chumash Nation, Gabrielino/Tongva Nation, Gabrielino Tongva Tribe. 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 Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Duarte-White – That the agenda for December 17, 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 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, at yesterday's meeting of the Board of Supervisors, the Board continued the appeal of Project No. PRJ2023-002405-(5), CUP No. RPPL2023005137, and Environmental Plan No. RPPL2023005138, to January 27, 2026.

Commissioner Duarte-White inquired about the appeal process. Assistant Deputy Director provided an explanation and responded to the Commissioner's questions.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

**5(a).** RPC Special No. RPPL2025005020 Planner: Glenn Kam A presentation regarding LA County eCheck, featuring the Archistar team.

Presentation by Mr. Ben Coorey, Founder and CEO of Archistar, on the LA County eCheck. Mr. Coorey provided an overview of the LA County eCheck, a cutting-edge tool powered by artificial intelligence that reviews disaster rebuild projects for compliance with the County Zoning Code and the County Building Code before fire survivors submit their County Disaster Recovery Permit applications. He described how the tool was created, how it worked, and how it had been implemented by local governments around the world, including the County.

Mr. Glenn Kam, Principal Planner of the Operations and Major Projects Team, who's led LA County Planning's implementation efforts, described staffs training and testing of the artificial intelligence model and how fire survivors have used it to streamline their rebuilding process and obtain approvals quickly.

For further action and discussion visit:

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

**5(b).** RPC Special No. RPPL2025005021 Planner: Sean Donnelly A presentation regarding the Historic House Relocation Project, featuring the Omgivning Team.

Mr. Sean Donnelly, Principal Planner of the Disaster Recovery Team, and Morgan Sykes Jaybush, Director of Omgivning, presented on the Historic House Relocation Project.

Mr. Morgan Sykes Jaybush, who led and implemented the project, explained how it pays homage to the history of house relocations in Southern California such as moves associated with street widenings and freeway construction and to the region's architectural heritage. They also shared stories of the first two houses relocated to Altadena, with many more planned.

Mr. Donnelly, who is reviewing and approving all house relocation projects, discussed the team's experience and some innovative approaches taken to facilitate the process.

For further action and discussion visit:

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

**5(c).** RPC Special No. RPPL2025005022 Planner: Zoe Axelrod A presentation regarding bungalow courts, with a focus on their relationship to Altadena recovery, featuring the Altadena Heritage team, the Beacon Housing team, and the Casa Nova team.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

Palin Ngaotheppitak, Executive Director of the Beacon Housing, shared their efforts to complete a “like-for-like” rebuild of a bungalow court destroyed by the Eaton Fire that will provide income-restricted affordable housing.

Ms. Zoe Axelrod, Senior Regional Planner with the Disaster Recovery Team, delivered a presentation on her work assisting Beacon Housing and other stakeholders in expanding affordable housing options in Altadena, and explained the current policies and regulations that enable bungalow court-style housing developments in our unincorporated communities.

Mark Goldschmidt and Michele Zack shared the history of bungalow courts in Altadena and surrounding communities.

Caroline Paules, Lead Engineer and Karin Najarian, Lead Designer of Casa Nova shared their innovative home designs and how those homes can be incorporated into bungalow courts.

For further action and discussion visit:

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

MINUTES FOR APPROVAL

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

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

PUBLIC COMMENT

7. **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

8. **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.

9. **Commission/Counsel/Director Reports**

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

CONTINUATION OF REPORTS (Cont.)

Chair Louie concluded the meeting with remarks of gratitude, stating that serving as Chair had been a rewarding experience. Chair thanked his fellow Commissioners and Department Staff for their support throughout the year.

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 12:20 p.m. to Wednesday, January 7, 2026.

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Elida Luna, Commission Secretary

ATTEST

APPROVE

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David Louie, Chair

Mitch Glaser, Assistant Deputy Director  
Current Planning Division