

## AGENDA

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: September 18, 2024 - Wednesday

Time: 9:00 AM

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### **PROVIDING WRITTEN PUBLIC COMMENT**

To provide written public comment for the record, send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Tuesday, September 17, 2024, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, September 17, 2024, will not be provided to the Regional Planning Commission but will be added to the public record.

### **OBSERVING THE MEETING VIRTUALLY (ONLINE)**

To observe the meeting without public comment for the record, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429), <http://facebook.com/LACDRP>, or call by phone: (669) 444-9171 or (719) 359-4580.

### **PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)**

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429) or call by phone: (669) 444-9171 or (719) 359-4580 and staff will assist you or send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Tuesday, September 17, 2024, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, September 17, 2024, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

**PART I - LAND ACKNOWLEDGMENT STATEMENT**

1. Commission

**PART II - PLEDGE OF ALLEGIANCE**

2. Commission

**PART III - REPORTS**

3. Approval of Agenda
4. County Counsel
5. Director/Deputy Director

- 5(a)** Project No. PRJ2023-003604-(3) [24-077](#)  
Administrative Coastal Development Permit No. RPPL2024000498  
Planner: Anthony Richardson  
Applicant: John and Jennifer Gonzalez  
645 Latigo Canyon Road  
Santa Monica Mountains Planning Area

To authorize the development of a steel framed carport with an attached roof mounted solar photovoltaic array and appurtenant equipment and infrastructure, a six-foot-tall security gate, and an above ground spa 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.

**PART IV - MINUTES FOR APPROVAL**

6. August 14, 2024 [24-197](#)

**PART V - PUBLIC HEARINGS**

7. (Continued without opening the public hearing due to a lack of quorum from 08/21/24) [24-146](#)  
(Continued without opening the public hearing from 09/11/24)  
Project No. PRJ2024-000133-(5)  
Conditional Use Permit No. RPPL2021006454  
Planner: Sean Donnelly  
Applicant: Pi O Jan Trust and Vincent Tong  
3853 East Colorado Boulevard  
West San Gabriel Valley Planning Area

To authorize the continued operation and maintenance of an existing 17-unit motel with one manager unit in the C-2 (Neighborhood Business) and MXD (Mixed Use Development) Zones. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

8. Project No. PRJ2023-003193-(1-5) [24-149](#)  
Advance Planning Case No. RPPL2023004662  
Planner: Kenneth Warner  
Countywide

Title 22 Tune Up "Series 003" Ordinance (Ordinance) amending County Code, Title 2 - Administration and Title 22 - Planning and Zoning to make modifications where necessary to correct discrepancies, typographical errors and outdated and redundant provisions, including, but not limited to, removing outdated language regarding Regional Planning Commission advisory membership (Chapter 2.108 - Regional Planning Commission); clarifying the requirements for an Application Where Violation Exists (Section 22.02.070); clarifying definitions (Section 22.14.160 - P) and provisions (Section 22.246.090) of the Public Art in Private Development Program; illustrating provisions for Fences and Walls (Section 22.110.070); correcting procedures for modifying or removing required fences and walls for Outdoor Storage (Section 22.140.430); correcting commercial zone accessory use code references (Section 22.20.030 - Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) for Home-Based Occupations (Section 22.140.290); correcting typographical errors (Sections 22.20.050 - Development Standards for Zones C-H, C-1, C-2, C-3, and C-M; 22.166.050 - Discretionary Housing Permit; 22.196.010 - Applicability (Yard Modifications); 22.312.080 - Area-Specific Development Standards (Castaic Area Community Standards District); and Chapter 22.140 - Standards for Specific Uses); correcting outdated names of County offices (Sections 22.22.080 - Development Standards for Zone M-2.5; 22.124.090 - Process for Designation of a Landmark; 22.124.100 - Process for Designation of a Historic District; 22.222.290 - Bonds and Insurance; 22.240.050 - Fee for Appeals; 22.250.010 - Filing Fees and Deposits; and 22.250.040 - eRecordation Fee); correcting the qualifying zones for Parking as a Transitional Use (Section 22.140.440); clarifying Procedures for Appeals and Calls for Review (Section 22.240.060); clarifying the Director's Authority to withdraw or revise interpretations (Section 22.234.020); streamlining the administration of a Supplemental Fee Agreement (Section 22.262.040); administratively re-formatting Community Standards Districts to conform with the Planning Areas Framework of the General Plan (Division 10 - Planning Area and Community Standards Districts); clarifying the prohibition of incidental walkways in landscaped buffers in

the Altadena Community Standards District (22.306.070 - Zone-Specific Development Standards); and correcting errors in the Florence-Firestone Transit-Oriented District Specific Plan Zones and Development Standards (Chapter 22.418). The adoption of this Ordinance is exempt from the California Environmental Quality Act (Class 5 and Section 15061(b)(3)).

9. Project No. PRJ2024-001743-(5) [24-169](#)  
Conditional Use Permit No. RPPL2024002601  
Planner: Christopher Keating  
Applicant: Orlando Gutierrez  
24930 Pico Canyon Road  
Santa Clarita Valley Planning Area

CUP to authorize the sale of distilled spirits, beer, and wine for on-site consumption (Type 47) at an existing restaurant known as Casa Canela in the C-3 (General Commercial) Zone in the Newhall Zoned District. The requested hours of alcohol beverage sales are from 7:00 a.m. to 10:00 p.m. Monday through Sunday.

## **PART VI - DISCUSSION ITEM**

10. Project No. PRJ2024-002632-(1) [24-195](#)  
Zoning Conformance Review No. RPPL2024003986  
Planner: Evan Sahagun  
Applicant: Yue Zhao  
944 North Eastman Avenue  
Metro Planning Area

Preliminary Application public meeting, pursuant to Senate Bill 35, for a proposed multifamily development consisting of an apartment building with four (4) new dwelling units with seven attached one (1) car garages, one (1) attached Accessory Dwelling Unit (ADU), and two (2) detached ADUs, on a vacant property. 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.

## **PART VII - PUBLIC COMMENT**

11. Public comment pursuant to Section 54954.3 of the Government Code.

## **PART VIII - CONTINUATION OF REPORTS**

12. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.

13. Commission/Counsel/Director Reports

**PART IX - ADJOURNMENT**

**ADJOURNMENT TO 9:00 A.M., WEDNESDAY, SEPTEMBER 25, 2024**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act  
EIR – Environmental Impact Report  
MND – Mitigated Negative Declaration  
ND – Negative Declaration  
CE – Categorical Exemption

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to two (2) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package may be accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at <http://planning.lacounty.gov>.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974- 6409 or [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 horas hábiles antes de la reunión. Gracias.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供 特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409, 電郵地址為 [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov)。謝謝。