

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 10/ 15/25.
Prepared by: Elida Luna**

MINUTES

Meeting Place: In Person: Hall of Administration Building at 500 W. Temple Street, Board of Supervisors Hearing Room 381-B, 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 10, 2025 - Wednesday Time: 1:00 p.m.

Present: Commissioners Duarte-White, Louie, Hastings

Absent: Commissioners Moon and O'Connor

Ex Officio Members:

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

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: 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 Duarte-White representing the First Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Duarte-White/Hastings – That the agenda for September 10, 2025, be approved.

At the direction of the Chair, the agenda was approved with Commissioners Duarte-White, Hastings, Louie in favor and Commissioners O'Connor, Moon 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. Ms. Bodek, the Director of Planning, reported that during Tuesday's Board of Supervisors meeting, the Interim Ordinance to Rebuild Altadena was adopted. She further indicated that a presentation on this matter will be made to the Regional Planning Commission.
- 5 (a). **Project No. PRJ2024-002036-(3). Emergency Coastal Development Permit No. RPPL2025003179. Planner: Tyler Montgomery. Applicant: California Department of Transportation. State Highway 27 at Milepost 3.69. Santa Monica Mountains Planning**

DIRECTOR/DEPUTY DIRECTOR (Cont.)

Area. To authorize grading and slope stabilization to remediate a landslide adjacent to State Highway 27. This project is statutorily exempt (Section 15269 - Emergency Projects) pursuant to CEQA reporting requirements.

There being no presentation, the Commission received and accepted the information for Project No. PRJ2024-002036-(3).

- 5 (b). Project No. PRJ2025-002201-(3). Administrative Coastal Development Permit No. RPPL2025002265. Planner: Jon D. Schneider. Applicant: Nicolo Bin. 1401 Corral Canyon Road, Malibu. Santa Monica Mountains Planning Area. To authorize a 606-square-foot external remodel and expansion of a kitchen and a dining room, the conversion of an office into a bedroom, and the expansion of the primary closet associated 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. PRJ2025-002201-(3).

MINUTES FOR APPROVAL

- 6.** Motion/seconded by Commissioners Hastings/Duarte-White – That the minutes for July 30, 2025, and August 6, 2025, be approved.

At the direction of the Chair, the agenda was approved with Commissioners Hastings, Duarte-White, Louie in favor and Commissioners O'Connor, Moon 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 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 HEARING

Subdivisions

Action Taken as Noted

- 7. (Continued without Opening the Public Hearing from 6/4/25). Project No. 2015-01232-(2) - ("The View"). Planner: Erica G. Aguirre. Applicant: The Bedford Group / Peak Capital Investments, LLC. 5101 South Overhill Drive. Westside Planning Area. a.**

PUBLIC HEARING (Cont.)

Vesting Tentative Tract Map No. 073082 (RTM TR073082). To create one multi-family lot with 88 attached condominium units within one building on 1.84 gross acres (1.77 net acres) with the C-1 (Restricted Business) Zone. b. Conditional Use Permit No. 201500052. To authorize a single-family residential development within the C-1 Zone and development in a designated Hillside Management Area. c. Environmental Assessment No. 201500089. To consider an EIR with impacts reduced to less than significant with mitigation measures to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources, pursuant to CEQA reporting requirements.

Ms. Aguirre presented the staff report, followed by testimony from the applicant's representatives, Ms. Ella Thompson and Ms. Sharon Sumpter, in support of the project. The Commission then opened the public hearing and heard from 16 members of the public, all of whom opposed the project. Their concerns focused on:

- Public health and safety;
- Potential traffic congestion and safety impacts;
- Adequacy of the existing water system and fire hazards risk;
- Proximity to oil fields;
- The geotechnical review and analysis, given its adjacency to earthquake fault lines and location within an HMA; and
- The proposed building's height.

The Commission asked to hear from staff, applicant representatives and the Fire Department regarding the southern setbacks, balconies, building height, electric vehicle parking, the geotechnical review, and the existing water system and the upgrades proposed to satisfy fire flow requirements.

In Rebuttal, the applicant's representatives addressed communities' concerns. Staff and the applicant's team engaged in a thorough exchange, addressing the Commission's inquiries. Finally, the Commission requested additional information regarding the proposed water system upgrades necessary to meet fire flow requirements.

For further action and discussion visit:

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

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission close the public hearing and certify the Environmental Impact Report along with the required Findings of Fact and adopt the Mitigation Monitoring and Reporting Program for the project, pursuant to state and local CEQA guidelines.

Ayes: Commissioners Louie, Duarte-White

No: Commissioner Hastings

Absent: Commissioners O'Connor, Moon

Motion fails 2-1

PUBLIC HEARING (Cont.)

At the direction of the Chair, the item passed with Commissioners Louie/Duarte-White in favor, Commissioner Hastings being recorded in opposition, and Commissioners O'Connor, Moon as absent.

County Counsel stated that following the failure of the motion for the certification, the Commission is precluded from proceeding with the entitlement motion at this time, therefore, the matter will be continued pursuant to the Regional Planning Commission Rules and Procedure.

At the direction of the Chair, the item was continued to Wednesday, October 8, 2025, to allow Commissioners O'Connor and Moon to be present for voting.

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 3:03 p.m. to Wednesday, September 17, 2025.

Elida Luna, Commission Secretary

ATTEST

APPROVE

David Louie, Chair

Susie Tae, Assistant Deputy Director
Current Planning Division