

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	November 6, 2025	
HEARING DATE:	November 19, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	2015-01232	
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 073082 Conditional Use Permit (“CUP”) No. 201500052 Environmental Assessment No. 201500089 (Referred to collectively as the “Project”)	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	5101 Overhill Drive	
OWNER:	Peak Capital Investments, LLC c/o Scott Tran	
APPLICANT:	The Bedford Group	
PUBLIC MEETINGS HELD:	4 of 5	
INCLUSIONARY HOUSING ORDINANCE (“IHO”):	The Project is not subject to the IHO because it was deemed complete prior to the effective date of the IHO.	
CASE PLANNER:	Erica G. Aguirre, AICP, Principal Planner eaguirre@planning.lacounty.gov	

Purpose

The purpose of this memo is to provide the Regional Planning Commission (“Commission”) with additional information regarding this Project.

Project Description

This is a request for a Vesting Tentative Tract Map to create one multi-family lot with 88 attached condominium units within one building on 1.84 gross (1.77 net) acres within the unincorporated community of Ladera Heights/View Park-Windsor Hills. A CUP is also required to authorize residential uses in the C-1 (Restricted Business – 5,000 Square Feet Minimum Lot Size) Zone, and for development within a designated Hillside Management Area (“HMA”).

Recent Commission Proceedings

- **June 4, 2025** – Project continued without opening the public hearing
- **September 10, 2025** – Public hearing opened and testimony regarding the project was heard. The Project was continued to October 8, 2025, to allow time for the applicant to provide information to the Commission, as requested.

- **October 8, 2025** – Project continued without discussion to November 19, 2025, at the request of the applicant.

Recent Updates

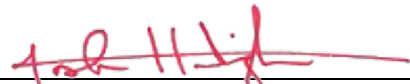
LA County (“County”) Planning staff (“Staff”) has been in communication with the applicant, County Staff from the Departments of Public Works and Fire, and representatives from Cal American Water, the water purveyor for the Project site. Staff met with all these individuals on October 30, 2025. At that meeting, representatives from Cal American Water said that they are working on the issuance of an updated will-serve letter for the Project. They also said that the water infrastructure required for the Project will be dedicated to serve the Project only and will not negatively or positively impact water availability for the surrounding neighborhood. Representatives from Cal American Water said that they will provide an updated will-serve letter on or before November 14, 2025, in advance of the November 19, 2025, public hearing date.

As previously mentioned, the County Fire Department also strengthened and reissued their conditions of approval to make it abundantly clear that, as per the usual process, the engineering and design for the required improvements to the existing water system improvements must be finalized and bonded for prior to final map recordation, and that these improvements must be constructed and completed prior to the issuance of building permits for the project.

Staff anticipates having more information and materials (e.g., an updated will-serve letter from Cal American Water) to share with the Commission in advance of the November 19, 2025, public hearing.

Report

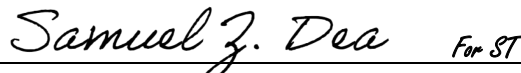
Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director *For ST*
