

# LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

ELVIN W. MOON  
Chair  
Supervisorial District 4

YOLANDA DUARTE-WHITE  
Vice Chair  
Supervisorial District 1

DAVID W. LOUIE  
Commissioner  
Supervisorial District 2

PAM O'CONNOR  
Commissioner  
Supervisorial District 3

MICHAEL R. HASTINGS  
Commissioner  
Supervisorial District 5

## MINUTES

**DRAFT – Until Approved by  
the RPC 2/18/2026  
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: January 28, 2026 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor (Arrived at 9:13 a.m.), Moon, Hastings

Ex Officio Members:

Director of Public Works: Mr. Diego Rivera, 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 Moon representing the Fourth 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 Kathy Park, County Counsel.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Duarte-White/Hastings – That the agenda for January 28, 2026, 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. There were no reports given by the Assistant Deputy Director.

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Hastings/Duarte-White – That the minutes for January 7, 2026, be approved.

At the direction of the Chair, the minutes were approved unanimously.

## 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](mailto: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 HEARINGS

### Subdivisions

### Project Approved

7. **Project No. R2015-00408-(5). Planner: Jodie Sackett. Applicant: Northlake Associates LLC. North of Lake Hughes Road, east of Ridge Route Road and Interstate 5 Freeway, and west of Castaic Lake and Lagoon, Castaic. Santa Clarita Valley Planning Area.** a. Vesting Tentative Tract Map No. 073336 (RPPL2023004336). To develop Phase 1 of the Northlake Specific Plan ("SP"), creating a total of 386 lots and 2,295 dwelling units on 720 gross acres, including 288 single-family residential lots, 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots with 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use lot with 46 attached affordable dwelling units and 31,200 square feet ("sf") of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with 6 live-work units comprising 7,500 sf of commercial space in 6 buildings (all ownership; one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership), one highway commercial lot (2.5 acres), 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot (with 1.4 acre building pad) in the SP Zone. b. Vesting Tentative Parcel Map No. 073335 (RPPL2023004448). To create 21 large-lot parcels on 1,307.4 gross acres for lease and financing purposes only in the SP Zone. c. Conditional Use Permit No. (RPPL2023004316). To authorize a site plan review procedure under the SP; grading in excess of 100,000 cubic yards of cut and fill material for 34.32 million cubic yards to be balanced onsite and 3.22 million yards offsite; 315 affordable housing units, senior housing and senior affordable housing, and mixed-use and live-work development; walls and fences exceeding six feet in height; and construction of two water tanks with associated grading and infrastructure in the SP Zone. d. Environmental Assessment No. (RPPL2023004887). To consider a Recirculated Partial Final Supplemental EIR pursuant to CEQA reporting requirements and a 2023 Court ordered settlement, which mandated revisions and clarifications to the adopted 2019 Supplemental EIR.

For further action and discussion visit:

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

PUBLIC HEARINGS (Cont.)

Staff presented the staff report with testimony being followed by the applicant's representative, Damon Mamalakis in support of the project. The Commission opened the public hearing and took testimony from nine (9) community members in opposition voicing their concerns and three (3) in favor.

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

Motion/seconded by Commissioners Hastings/Duarte-White – That the Regional Planning Commission close the public hearing and certify the recirculated Partial Final Supplemental Environmental Impact Report, by finding, pursuant to state and local CEQA guidelines, that it has been completed in compliance with CEQA, presented, reviewed and considered by the Commission prior to approving the project, and reflects the Commission's independent judgment and analysis; adopt the proposed Supplemental Findings of Fact prepared pursuant to public resources code sections 21081 and 21081.5 and state CEQA guidelines section 15091, and hereto; adopt the Mitigation Monitoring and Reporting Program for the project; and determine the project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed statement of overriding considerations prepared pursuant to public resources code section 21081(b) and state CEQA guidelines section 15093, and hereto.

Motion/seconded by Commissioners Hastings/Duarte-White – That the Regional Planning Commission approve Vesting Tentative Tract Map No. 073336, Vesting Tentative Parcel Map No. 073335, and Conditional Use Permit No. RPPL2023004316, as modified by the partial creek avoidance alternative described in the recirculated partial draft supplemental environmental impact report, and subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on February 9, 2026.

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 10:17 a.m. to Wednesday, February 4, 2026.

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Elida Luna, Commission Secretary

ATTEST

APPROVE

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Elvin W. Moon, Chair

Susie Tae, Assistant Deputy Director  
Current Planning