

## MINUTES

**DRAFT – Until Approved  
by the RPC on 12/4/24.  
Prepared by:  
Elida Luna**

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: October 23, 2024 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor, Moon, Hastings

Ex Officio Members:

Director of Public Works: Mr. Kent Tsuji, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Ms. Connie Chung, Deputy Director, Advance Planning Division

Forester and Fire Warden: Mr. Juan Padilla, Supervising Fire Prevention Engineer

### LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Chair O'Connor representing the Third 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](http://lanaic.lacounty.gov).

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Hastings representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Duarte-White/Moon – That the agenda for October 23, 2024, 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 Director/Deputy Director.

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

ADMISSION PROCEDURES (Cont.)

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 HEARINGGeneral Plan/Transit-Oriented CommunitiesProject Approved

6. **Project No. PRJ2023-001700-(2,3). Westside Area Plan. General Plan Amendment No. RPPL2023002433. Advance Planning Project No. RPPL2023002448. Environmental Assessment No. RPPL2023002449. Zone Change No. RPPL2023002450. Planners: Julie Yom and Miriam Thompson. Project location: Unincorporated communities of Ladera Heights/View Park – Windsor Hills, West Fox Hills, West LA (Sawtelle VA), Marina del Rey/Ballona Wetlands, Franklin Canyon, Gilmore Island and Beverly Hills Island. Project description: The proposed Westside Area Plan (WSAP or Project) is a component of the General Plan focused on the unique needs and characteristics of the unincorporated communities within the Westside Planning Area. The purpose of the WSAP is to enhance, guide, and support the long-term growth, development, and maintenance of these communities by focusing on land use and policy issues that are specific to their unique characteristics and needs. The WSAP consists of area-wide goals, policies, and implementation actions. The area-wide elements address the following topics: land use, economic development, conservation and open space, public services and facilities, mobility, and historic preservation. The WSAP includes changes to land use and zoning designations to accommodate opportunity areas near commercial corridors, implement the Housing Element Rezoning Program, and bring zoning, land use policy, and existing use into consistency. The Project includes zoning and land use policy change maps to implement the proposed changes. The Project also includes an ordinance with new area-wide standards. Environmental Documentation: As the lead agency, pursuant to the California Environmental Quality Act (“CEQA”), the County Regional Planning Commission will consider the certification of the Program Environmental Impact Report (“PEIR”), which includes the Final Program EIR (“FPEIR”) and Draft Program EIR (“DPEIR”). The Commission will also consider the adoption of the County Mitigation Monitoring and Reporting Program (“MMRP”), the CEQA Findings of Fact, and a Statement of Overriding Considerations. The FPEIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 ss 15089(b)).**

Staff provided the Commission with an overview of the Westside Planning Area Plan (WSAP) Project that consist of Area Plan information, opportunity sites, Planning Area Standards District, a review of their community engagement efforts, and the environmental analysis.

The Westside Planning Area (Planning Area) is comprised of a western portion of Los Angeles. It includes the eastern extension of the Santa Monica Mountains on the north and is bounded by the Pacific Ocean on the west, Los Angeles International Airport in the south, and an irregular boundary generally running along Centinela Boulevard, Crenshaw Boulevard, and the 405 freeway in the east.

PUBLIC HEARING (Cont.)

The Planning Area consists of the following seven unincorporated communities: 1) Ladera Heights and View Park-Windsor Hills; 2) West Fox Hills; 3) Marina del Rey; 4) Ballona Wetlands; 5) West Los Angeles (LA) (Sawtelle Veterans Affairs [VA]); 6) Franklin Canyon; and 7) Gilmore Island.

The General Plan's countywide values and vision provide goals, policies, and programs for resilient and sustainable communities. The Area Plan builds on those goals and refines them at the local scale. The Area Plan is a policy document that guides long-term development but does not approve any development project.

The WSAP contains three components: 1) General Plan Amendment; 2) Changes to the Land Use Policy and Zoning Maps; and 3) Implementation Ordinance which establishes the Planning Area Standards District.

Staff stated that as a policy document and a component of the General Plan, the WSAP directs future development and land use decisions to achieve a shared vision for managing growth and the built environment within the Planning Area. The vision for the WSAP guides the Planning Area toward sustainable development while recognizing and celebrating history, people, diversity, and culture. To achieve its vision, the WSAP Project is shaped by five guiding principles. Community Character, Growth and Land Use Development, Environment, Economic Health, and lastly, Mobility.

The Area Plan is organized into three sections: Introduction, Six Areawide Elements, and Implementation Programs and Actions. Staff provided detailed information on each of the plan's Areawide Elements and highlighted a few of their goals and policies.

- The Historic Resources Element – guides the preservation of historic and cultural resources with goals that support identification and documentation of historical resources as well as to protect and preserve the historic character of neighborhoods.
- The Land Use Element – guides the location and designations of different land uses.
- The Mobility Element – guides the development of a safe, efficient, and accessible transportation with goals that support improved access to transit service, safe and connected pedestrian and bicycle network, and managed parking to optimize efficient use of community space.
- The Economic Development Element – guides decision-making to support economically sustainable communities. Some of the goals and policies include economic support for seniors, equitable access to jobs in growing industries and vibrant commercial areas that support small businesses.
- The Conservation and Open Space Element – guides decision-making on conservation of natural and open space resources with goals and policies that focus on:
  - Sustainable natural environment and resources for equitable use by future generations
  - The Inglewood Oil Field as public and environmental asset; and
  - Conservation of Resources and infrastructure to improve resilience and minimize contributions to climate change.
- The Public Services and Facilities Element – discusses goals and policies that includes improved access to County facilities and public parks, provision of the social, physical,

PUBLIC HEARING (Cont.)

- and mental health services as well as equitable and reliable infrastructure and utility systems.
- The Land Use and Zone Change – program was developed to satisfy various objectives in line with the Project’s vision and goals.
    - Consistency with General Plan: Land use designations are brought into consistency with the General Plan and Area Plan’s goals and policies.
    - Housing element: These changes are required to meet the Regional Housing Needs Allocation (RHNA) as identified in the Housing Element, which includes a list of sites to be redesignated by 2024 to accommodate the County’s RHNA shortfall.
    - Opportunity Sites: Opportunity sites, or future growth areas, were identified based on specific criteria including proximity to transit and major corridors, adequate means of access, and consistency of community character. The Westside Area Plan project identifies 10 opportunity sites.

As part of the WSAP, the project team has identified 10 opportunity sites to enhance the quality of life for community residents. These sites were carefully selected through extensive community input. The Opportunity Sites implement the Project’s and General Plan’s goals to increase housing diversity and commercial options along major corridors and near transit, increase housing opportunities promote walkable communities, and focus growth in areas with existing infrastructure while preserving the community’s character and culture.

The Planning Area Standards District (or PASD) was established to implement specific development standards for the unincorporated communities of the Westside Planning Area. This PASD is in accordance with a recently reorganized Division 10 of Title 22 which consolidates these new Planning Area Standards Districts, and Community Standards Districts (CSD) with the existing Baldwin Hills CSD into a single chapter of the Zoning Code. New standards are related to height limits, front yards, landscaping, loading, lighting, fencing, and historic resources. The PASD proposes new standards that are applicable to the entire Planning Area, height limits to elevator shafts and stairwells are excluded, standards to ensure that service areas and mechanical equipment are visually discreet and standards that recommend landscaped buffers and screening.

Staff stated that the following new standards will apply to mixed-use developments in the Westside PASD.

- Loading Spaces: standards for loading spaces now require their location in the rear of a structure, away from adjoining residentially zoned lots and screening with decorative masonry.
- Decorative fencing: standards now require decorative fencing and/or landscaping when visible from the street, alley, or residentially zoned properties. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.
- Loading and Unloading: operations shall not be conducted between 10:00 p.m. and 6:00 a.m.

PUBLIC HEARING (Cont.)

Under the umbrella of the PASD are Community Standards Districts (CSDs), below are the new CSD for Ladera Heights which proposes the following standards:

- Building Height Limit: for buildings in the Mixed –Use Zone the maximum height shall be 45' above grade.
- Exterior Lighting Standards: lighting shall be shielded in all residential zones.
- Fence Transparency: new standards establish front yard fences and walls. fences and walls shall be non-view obscuring, maintain a minimum vertical support distance of five feet apart; and chain-link fences are prohibited.
- Front Yard Setback Overlay Zone: new standards are established to reduce front yard setback requirements on selected properties with expansion constraints characterized by at least 25% sloping terrain and identified on a map and table within the ordinance.
- Historic Resources: reduced front yard setback requirements shall not apply to properties or districts listed in the National, State, or County register of historic resources.

Similarly, in the View Park Windsor Hills CSD there are new standards to limit building height, required shielded exterior lighting, maintain community character by preventing view-obscuring fences and walls in front yards, while protecting existing Historic Resources.

Staff stated that the Project also includes an amendment to Title 22 (Planning and Zoning), codifying a State-mandated inclusionary zoning policy for certain parcels included in the Housing Element. Specifically, state law requires an affordable housing set-aside in a housing development if the project site is one of three categories, which all relate to the site being specifically identified in the Housing Element.

- Nonvacant, identified in the Housing Element Sites Inventory to accommodate very low- and/or lower-income units, and was included in previous Housing Element;
- Vacant, identified in the Housing Element Sites Inventory to accommodate very low- and/or lower-income units, and was included in two previous Housing Elements; or
- Identified in the Housing Element Rezoning Program to accommodate very low- and/or lower-income units.

Staff provided an outline of staff's extensive community engagement that staff cultivated from the start of the Westside Planning Area Project. This included 46 community engagement events with stakeholders, community groups and members of the public. 1,207 notifications letters for proposed zoning and land use changes. Staff responded to over 504 phone calls and emails in multiple languages. Over 1,000 people attended the community meetings and workshops in-person and virtual. In addition, 18,900 postcards notices were sent regarding the survey, availability of draft documents for review and public hearing notice in the Planning Area. Staff regularly provided updates via email to a courtesy list of 1,167 recipients. Staff held weekly virtual office hours for Q&A. Lastly, Staff worked in collaboration with County Departments of Public Works, Parks and Recreation, County Library and the office of Second Supervisorial District 2.

The Commission opened the public hearing and took testimony from 28 community members opposing the project and voicing their concerns. There was further discussion by the Commission and staff addressed the Commissions questions.

PUBLIC HEARING (Cont.)

For further action and discussion visit:

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

Motion/seconded by Commissioners Louie/Moon – That the Regional Planning Commission close the public hearing and recommend Certification of the Final Environmental Impact Report along with the required findings of fact and statement of overriding considerations with changes as recommended by staff and adopt the Mitigation Monitoring and Reporting Program for the Westside Area Plan pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Louie/Moon – That the Regional Planning Commission adopt the resolution recommending approval to the County of Los Angeles Board of Supervisors (BOS) the Westside Area Plan, Project No. PRJ2023-001700, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, Advance Planning Project No. RPPL2023002448, and Environmental Assessment No. RPPL2023002449 with the revisions as recommended by staff and the following recommendations by the Commission: 1) To recommend to the BOS to prioritize a historic survey to preserve the historic and cultural resources of the communities, and cultural capital; 2) To recommend stronger coordination with City of Los Angeles in planning efforts with the Westside Planning Area; 3) To recommend that the Department of Planning include early and ongoing robust and meaningful engagement in the development of the Capital Improvement Plan for the Westside Planning Area; and 4) To recommend to the BOS to raise concerns to the State over the continued housing State mandates that do not provide the necessary time and space to comprehensively engage with the community and develop local solutions to the housing crisis and RHNA reform.

At the direction of the Chair, the item passed unanimously. This matter will be scheduled for a future Public Hearing before the Board of Supervisors.

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.

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 11:32 a.m. to Wednesday, October 30, 2024.

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Elida Luna, Commission Secretary

ATTEST

APPROVE

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Pamela O'Connor, Chair

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Connie Chung, Deputy Director  
Advance Planning Division