

**DRAFT – Until Approved by
RPC 4/15/2026.
Prepared by Elida Luna**

MINUTES

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: March 18, 2026 - Wednesday Time: 9:00 a.m.

Present: Commissioners Louie, O'Connor, Moon, Hastings

Absent: Commissioner Duarte-White

Ex Officio Members:

Director of Public Works: Mr. Clarence Su, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Mr. Ed Rojas, Assistant Deputy Director, Advance Planning Division

Mr. David DeGrazia, 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 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: Fernandeano 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, 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

LAND ACKNOWLEDGMENT (Cont.)

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 Chair Moon representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Louie/Hastings – That the agenda for February 25, 2026, be approved.

At the direction of the Chair, the agenda was approved with Commissioners Louie, Hastings, O'Connor, Moon in favor and Commissioner Duarte-White 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. There were no reports given by the Assistant Deputy Director.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

- 5a. General Plan and Housing Element Annual Progress Reports CY 2025. (a) Project No. PRJ2025-006463- (1-5). Advance Planning Project No. RPPL2025005254- (1-5). A presentation of the Housing Element Annual Progress Report CY 2025. Planner: Leon Freeman. (b) Project No. PRJ2025-006463- (1-5). Advance Planning Project No. RPPL2025005254- (1-5). A presentation of the General Plan Annual Progress Report CY 2025. Planner: Arturo Jacobo.**

Mr. Leon Freeman presented an overview of the 2025 Housing Element Annual Progress Report (APR), which is required under state law to track implementation of the County's Housing Element. The County's Regional Housing Needs Allocation (RHNA) for the 2021–2029 planning cycle is 88,482 units, adjusted from the original total due to annexations.

Staff stated that in 2025, the County issued building permits for 3,224 housing units, bringing total progress to 10,530 units toward the RHNA goal. Most permitted units were above moderate-income. Housing production trends show that Accessory Dwelling Units (ADUs) accounted for the largest share at 43%, followed by single-family residences at 34%, multifamily housing at 24%, and less than 1% manufactured homes. The increase in single-family homes was largely attributed to expedited rebuilding efforts following recent wildfire events. A total of 7,611 housing units were entitled in 2025, with approximately 97% categorized as above moderate-income. ADUs and single-family homes made up the majority of these entitlements, with ADUs reaching a record 2,609 units. The County also approved 261 income-restricted units, with nearly half designated for very low-income households.

Staff stated that significant progress was made in disaster recovery following the Eaton and Palisades fires. Of the 6,571 affected properties, 3,289 rebuild applications were submitted, with 1,957 permits issued, 986 units under construction, and 24 completed. In total, 3,169 housing units were approved in fire-affected areas, including 2,341 replacement units and a net increase of 828 new units.

Staff also highlighted progress on Housing Element implementation programs. Several area plans were adopted in 2025, contributing to the County's rezoning efforts to meet RHNA requirements. Additional sites were identified to maintain compliance with No-Net-Loss provisions and expand housing capacity. Key ordinance updates included programs to support acutely low-income households, improve reasonable accommodation procedures, expand housing type definitions, and enhance ADU regulations, including the introduction of pre-approved ADU plans to facilitate rebuilding.

Mr. Arturo Jacobo presented an informational report on the 2025 General Plan Annual Progress Report (APR). The presentation provided an overview of major General Plan Amendments adopted during the year and updates on implementation efforts across multiple elements. Staff summarized major General Plan Amendments adopted in 2025, including updates to the Safety Element and adoption of the South Bay, Westside, and West San Gabriel Valley Area Plans, which included rezoning to support Housing Element goals. Implementation efforts across multiple General Plan elements, included ongoing work on area plans, mobility and transportation programs, water quality and watershed initiatives, park development projects, and sustainability efforts. Progress was also reported on Safety Element programs, including wildfire risk reduction, climate planning, and related ordinances.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

Additional updates included work on Capital Improvement Plans, economic development programs, and implementation of various ordinances and planning efforts, such as accessory dwelling units, renewable energy, wildfire protection, and historic preservation. Staff also highlighted progress on the Bicycle Master Plan update and implementation of the 2045 Climate Action Plan, including development of data tracking and reporting tools.

Following the presentation, the Commissioners engaged in further discussion, and staff addressed their questions.

For further action and discussion visit:

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

At the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners O'Connor/Hastings – That the minutes for February 25, 2026, be approved.

At the direction of the Chair, the minutes were approved with Commissioners O'Connor, Hastings, Louie, Moon in favor and Commissioner Duarte-White 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 HEARINGS

Coastal Development Services

Project Approved

7. **Project No. PRJ2023-001003-(3). Planner: Tyler Montgomery. Applicant: Arfakhashad Munaim. 2643 Corral Canyon Road. Santa Monica Mountains Planning Area. a. Minor Coastal Development Permit No. RPPL2023001410. To allow the construction of a 5,897-square-foot, two story single-family residence with a maximum height of 18 feet in the R-C-40 (Rural Coastal - 40 Acre Minimum Required Lot Area) Zone. Other proposed improvements include an 810-square-foot detached garage, a swimming pool, a partially covered deck, a 282-foot-long driveway with a hammerhead turnaround, and a new**

PUBLIC HEARINGS (Cont.)

onsite wastewater treatment system. b. Variance No. RPPL2023001417 To allow development within 50 feet (vertical or horizontal) of a mapped significant ridgeline. c. Lot Line Adjustment No. RPPL2023001914 To merge two lots into one to increase the allowed building site area from 10,000 square feet to 20,000 square feet. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures and Class 4 - Minor Alterations to Land) pursuant to CEQA reporting requirements.

Mr. Montgomery presented the staff report, followed by testimony from the applicant's representative, Mr. Don Schmitz, in support of the project. With no members of the public appearing either in person or virtually in opposition, no rebuttal was required. There was further discussion by the Commissioners and Staff addressed their questions.

For further action and discussion visit:

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

Motion/seconded by Commissioners O'Connor/Louie – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners O'Connor/Louie – That the Regional Planning Commission approve Minor Coastal Development Permit No. RPPL2023001410, Variance No. RPPL2023001417, and Lot Line Adjustment No. RPPL2023001914 Subject to the findings and conditions.

At the direction of the Chair, the item passed with Commissioners O'Connor, Louie, Moon, Hastings in favor and Commissioner Duarte-White being recorded as absent. The appeal period for this item ends on April 1, 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 10:29 a.m. to Wednesday, March 25, 2026.

Elida Luna, Commission Secretary

ATTEST

APPROVE

Elvin W. Moon, Chair

Ed Rojas, Assistant Deputy Director
Advance Planning

Elvin W. Moon, Chair

David DeGrazia, Deputy Director
Current Planning