

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: October 1, 2025 - Wednesday Time: 9:18 a.m.

Present: Commissioners Duarte-White, Louie, Moon, Hastings

Absent: Commissioner O'Connor

Ex Officio Members:

Director of Public Works: Mr. Diego Rivera, Senior Civil Engineer

Mr. Kent Tsuji, 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 Hastings representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Duarte-White – That the agenda for October 1, 2025, be approved.

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

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission reduce the public testimony time to one (1) minute and for those that have a translator, two (2) minutes.

At the direction of the Chair, the public testimony time was revised with Commissioners Duarte-White, Moon, Louie, Hastings, in favor and Commissioner O'Connor being recorded as absent.

Subdivisions

Project Approved

6. **Project No. 00-210-(5) (“Entrada South”). Project No. 87-150-(5) (“Valencia Commerce Center”) (“VCC”). Planner: Jodie Sackett. Owner: The Newhall Land and Farming Company (“FivePoint”) Entrada South: West of The Old Road and North and South of Magic Mountain Parkway. VCC: West of Interstate 5 and The Old Road, North of State Route 126, and East of Commerce Center Drive and the Chiquita Canyon landfill Santa Clarita Valley Planning Area. (ENTRADA SOUTH AND VCC) a. Development Agreement No. RPPL2025003357. For a Development Agreement between FivePoint Holdings and the County to be approved and executed by the Los Angeles County Board of Supervisors, to memorialize the terms, conditions, and obligations for development of the Entrada South Project and VCC Project and provide vested development rights for the Entrada South Project and VCC Project. b. Environmental Assessment No. RPPL2021007114. A Supplemental Environmental Impact Report (“SEIR”) for the Entrada South Project and VCC Project located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (“RMDP/SCP”) approved by the California Department of Fish and Wildlife (“CDFW”), which was the subject of an EIR and Additional Environmental Analysis that was certified by CDFW in 2017 (SCH No. 2000011025, the “State-certified EIR”). The SEIR tiers off the State-certified EIR for the RMDP/SCP. Areas of potential significant environmental impact addressed in the Draft SEIR (“DSEIR”) include Air Quality, Land Use, Noise, and Wildfire. (ENTRADA SOUTH) c. Vesting Tentative Tract Map No. 53295. To create 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 51 open space lots (totaling 115.1 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and**

PUBLIC HEARINGS (Cont.)

six private drive lots on 328.3 acres. d. Zone Change No. 00-210. To modify the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to C-3 (General Commercial) Zone. e. Conditional Use Permit No. 00-210. To authorize a hotel use in the C-3 Zone, development within an urban hillside management area, and onsite grading in excess of 100,000 cubic yards. f. Oak Tree Permit No. 200700018. To authorize the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree, for a total of 35 oak tree related impacts. g. Parking Permit No. 200700013. To allow shared, reciprocal and offsite parking across the entire Project (i.e., residential and non residential areas). h. Administrative Housing Permit No. RPPL2024000343. To provide 110 rental affordable units out of the 1,574 total units (or seven percent of the Project) not subject to the Inclusionary Housing Ordinance. (VCC) i. Vesting Tentative Parcel Map No. 18108. To create 104 lots including 61 commercial lots with 3.4 million square feet of proposed building area and 43 open space lots on 328.8 gross acres. j. Parking Permit No. RPPL2022007239. To allow shared, reciprocal, and offsite parking. k. Oak Tree Permit No. 200700022. To authorize the removal of 26 non-heritage oak trees.

For further action and discussion visit:

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

Staff presented the staff report with testimony being followed by the applicant's representatives, Alex Herrell, Don Kimble, and Jennifer Hernandez in support of the project. The Commission opened the public hearing and took testimony from 30 community members in favor and 16 opposing voicing their concerns about the project. There was further discussion by the Commissioners and staff addressed the Commission's questions.

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.

Motion/seconded by Commissioners Hastings/Duarte-White – That the Regional Planning Commission close the public hearing, and recommend that the Board of Supervisors: Certify the Final Supplemental Environmental Impact Report, Environmental Assessment No. RPPL2021007114, by finding, pursuant to state and local CEQA guidelines, the final supplemental Environmental Impact Report has been completed in compliance with CEQA, the final supplemental Environmental Impact Report was presented and reviewed and considered by the Board of Supervisors prior to approving the Entrada South Project and VCC Project, and the final supplemental Environmental Impact Report reflects the Board of Supervisor's independent judgment and analysis; adopt the proposed Findings of Fact prepared pursuant to Public Resources Code Sections 21081 and 21081.5 and State CEQA Guidelines Section 15091, and attached hereto in Exhibit F; adopt the Mitigation Monitoring and Reporting Program for the Entrada South Project and VCC Project; and determine the Entrada South Project's and VCC 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 CEQA Guidelines Section 15093, and attached hereto in Exhibit F.

PUBLIC HEARINGS (Cont.)

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

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission adopt the attached resolutions recommending that the Board of Supervisors approve: Development Agreement No. RPPL2025003357; Zone Change No. 00-210; Vesting Tentative Tract Map No. 53295 and associated Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343, subject to the attached findings and conditions; and Vesting Tentative Parcel Map No. 18108 and associated Parking Permit No. RPPL202207239 and Oak Tree Permit No. 200700022, subject to the findings and conditions and the removal of Conditions 26 and 27.

Ayes: Commissioners Duarte-White, Hastings
No: Commissioners Louie, Moon

Motion Fails 2 – 2

At the direction of the Chair, the item passed with Commissioners Duarte-White and Hastings in favor; Commissioners Louie and Moon being recorded in opposing and voted no; and Commissioner O'Connor being recorded as absent.

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission adopt the attached resolutions recommending that the Board of Supervisors approve: Development Agreement No. RPPL2025003357; Zone Change No. 00-210; Vesting Tentative Tract Map No. 53295 and associated Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343, subject to the attached findings and conditions; and Vesting Tentative Parcel Map No. 18108 and associated Parking Permit No. RPPL202207239 and Oak Tree Permit No. 200700022, subject to the findings and conditions along with recommending to the Board of Supervisors to include a term in the development agreement requiring FivePoint to encourage future developers to pay prevailing wages for home construction.

At the direction of the Chair, the item passed with Commissioners Duarte-White, Moon and Louie in favor; Commissioner Hastings being recorded in opposing and voted no; and Commissioner O'Connor being recorded as absent. This matter is scheduled for a public hearing before the Board of Supervisors on November 18, 2025.

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 11:52 a.m. to Wednesday, October 8, 2025.



Elida Luna, Commission Secretary

ATTEST

APPROVE



David Louie, Chair



Susie Tae, Assistant Deputy Director
Current Planning Division