

# 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 RPC 2/4/26. 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 14, 2026 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor, 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: Mr. Kevin Finkal, Supervising Regional Planner, 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: 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 Kevin Finkel, Supervising Regional Planner.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Hastings/Duarte-White – That the agenda for January 14, 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 Staff.

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 HEARINGS

### Puente Whittier Development Services

#### Project Approved

6. **Project No. PRJ2023-002080-(1). Conditional Use Permit No. RPPL2023003033. Planner: Steve Mar. Applicant: Teresa Tabah. 13165 Valley Boulevard, Avocado Heights. East San Gabriel Valley Planning Area. To authorize the continued operation of an existing auto parts retail store with outdoor storage of auto parts in the M-1-BE-GZ (Light Manufacturing – Billboard Exclusion – Green Zone) Zone. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.**

Mr. Mar presented the staff report, followed by testimony from the applicants, Teresa Tabah and Allan Lim, in support of the project. With no members of the public appearing either in person or virtually in opposition, no rebuttal was required. The Commission then engaged in further discussion with the applicants and staff during which staff responded to questions from the Commissioners.

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 Duarte-White/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 Duarte-White/Louie – That the Regional Planning Commission approve Conditional Use Permit No. RPPL2023003033 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on January 28, 2026.

## 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 9:33 a.m. to Wednesday, January 21, 2026.

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Elida Luna, Commission Secretary

ATTEST

APPROVE

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Elvin W. Moon, Chair

Kevin Finkel, Supervising Regional Planner  
Current Planning Division