

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 2/25/2026
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: February 4, 2026 - Wednesday Time: 9:00 a.m.

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

Ex Officio Members:

Director of Public Works: Ms. Aracely Lasso, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Mr. Kevin Finkel, Acting 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.

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Edrik Zohrabi of Systems Analysis.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Hastings/Louie – That the agenda for February 4, 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. The Acting Assistant Deputy Director reported that at yesterday's Board of Supervisors meeting, the following items were heard: 1) Appeal of Project No. PRJ2023-002405-(5), Conditional Use Permit No. RPPL2023005137, and Environmental Plan No. RPPL2023005138 was denied, thereby upholding the Commission's decision of approval; and 2) At the direction of the Board of Supervisors, County Counsel presented the final findings, conditions and order for approval of Project No. 2019-000010-(3), consisting of Minor Coastal Development Permit Nos. RPPL2019000016-(3), RPPL2019000017-(3), RPPL2019000018-(3), and RPPL2019000019-(3) for four single-family residences. The project was approved.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

5(a). Project No. PRJ2025-000388-(3). Administrative Coastal Development Permit No. RPPL2025000687. Planner: Jon D. Schneider. Applicant: Beth James. 2128 Tuna Canyon Road, Topanga. Santa Monica Mountains Planning Area. To authorize the construction and maintenance of a roof-mounted solar array and appurtenant equipment and infrastructure in association with an existing single-family residence in R-C-20 (Rural Coastal—Twenty Acre Minimum Required Lot Area). This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

There being no presentation, the Commission received and accepted the information for Project No. PRJ2025-000388-(3).

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Duarte-Whtie/Hastings – That the minutes for January 14, 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 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 HEARINGCoastal Development ServicesAction Taken as Noted

7. (Continued without opening the public hearing from 9/24/25 and 12/10/25). (Appeal of the Hearing Officer's Approval of 6/24/25). Project No. R2005-01452-(3). Variance No. 200900001. Planner: Tyler Montgomery. Appellant: Las Virgenes Homeowners Federation. 2354 Topanga Canyon Boulevard. Santa Monica Mountains Planning Area. To construct a new 4,000-square-foot single-family residence on a mapped significant ridgeline in the A-1-5 (Light Agricultural — Five Acre Minimum Required Lot Area) Zone. 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.

PUBLIC HEARINGS (Cont.)

Mr. Montgomery presented the project, followed by testimony from the appellant, Mr. Pugliese, in support of the appeal. The applicant then provided testimony in opposition to the appeal. The Commission opened the public hearing and heard comments from two members of the public, both in favor of the appeal. The Commission and staff discussed the matter, including consideration of a potential continuance to allow the applicant time to redesign the project and submit revised site plans, as raised by Commissioner Louie.

For further action and discussion visit:

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

Motion/seconded by Commissioners O'Connor/Moon – That the item be continued to Wednesday, July 22, 2026, to allow the applicant time to redesign the project and submit revised site plans. At the direction of the Chair, the item was continued.

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 9:48 a.m. to Wednesday, February 11, 2026.

Elida Luna, Commission Secretary

ATTEST

APPROVE

Elvin W. Moon, Chair

Kevin Finkel, Acting Assistant Deputy Director
Current Planning