

**DRAFT – Until Approved by
the RPC July 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: June 10, 2026 - Wednesday Time: 9:00 a.m.

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

Ex Officio Members:

Director of Public Works: Mr. Clarence Su, 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

CHAIR OPENING

1. Opening Remarks
2. Roll Call
3. Land Acknowledgment

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, Gabrieleno 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

CHAIR OPENING (Cont.)

about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at lanaic.lacounty.gov.

4. Pledge of Allegiance

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

ADMINISTRATIVE MATTERS

5. Approval of Agenda

Motion/seconded by Commissioners Hastings/Louie – That the agenda for June 10, 2026, be approved.

At the direction of the Chair, the agenda was approved unanimously.

6. Minutes For Approval

Motion/seconded by Commissioners Hastings/Duarte-White – That the minutes for May 13, 2026, be approved.

At the direction of the Chair, the minutes were approved unanimously.

7. County Counsel Instructions

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,

ADMINISTRATIVE MATTERS (Cont.)

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.

REPORTS

8. County Counsel

There were no reports given by Counsel.

9. Director/Deputy Director

There were no reports given by the Assistant Deputy Director.

10. 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 HEARINGSCoastal Development ServicesProject Approved

- 11. Project No. PRJ2022-001924-(3). Planner: Shawn Skeries. Applicant: Ribbit Ribbit, LLC. 1105 North Topanga Canyon Boulevard, Topanga. Santa Monica Mountains Planning Area. a. Conditional Use Permit No. RPPL2022005826. To authorize the sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant ("Froggies") in the C-1 (Restricted Business) Zone. b. Parking Permit No. RPPL2025000906. To authorize a valet service to comply with Americans with Disabilities Act requirements for on-site parking. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.**

Staff presented the staff report, followed by testimony from the applicant's representatives, Sabrina Petrescu and Lance Roberts, in support of the project. The Commission opened the public hearing and received testimony from 25 members of the public, with speakers expressing both support for and opposition to the project.

PUBLIC HEARINGS (Cont.).

In Rebuttal, the applicant's representatives addressed communities' concerns. Staff and the applicant's representative engaged in a thorough exchange, addressing the Commission's inquiries.

For further action and discussion visit:

http://lactrp.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/Moon – That the Regional Planning Commission approve Conditional Use Permit No. RPPL2022005826 subject to the findings and conditions.

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission approve Parking Permit No. RPPL2025000906 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on June 24, 2026.

Metro Development ServicesProject Intended to Be Approved

- 12. Project No. PRJ2025-002451-(2). Planner: Evan Sahagun. Applicant: Kevin Kohan. 159 East Rosecrans Avenue, West Rancho Dominguez-Victoria. Metro Planning Area. a. Conditional Use Permit No. RPPL2025003552. To authorize an existing warehouse with a gross floor area over 100,000 square feet in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) Zone. b. Variance No. RPPL2026000396. To authorize outdoor operations from 7:00 a.m. to 8:00 p.m. instead of the permitted hours from 8:00 a.m. to 6:00 p.m. This project is categorically exempt (Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.**

For further action and discussion visit:

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

Motion/seconded by Commissioners Louie/Hastings – 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 Louie/Hastings – That the Regional Planning Commission voted to approve Conditional Use Permit No. RPPL2025003552 and Variance No.

PUBLIC HEARINGS (Cont.)

RPPL2026000396, subject to findings and conditions as modified for a grant term of 20 years (starting 2027).

At the direction of the Chair, the vote passed with Commissioners Louie, Hastings, O'Connor, Moon in favor and Commissioner Duarte-White being recorded as No. The appeal period for this item was announced as ending on June 24, 2026.

As the findings to approve the Conditional Use Permit as modified and Variance were not before the Commission on June 10, the Commission will review and adopt revised findings consistent with the June 10 RPC discussion at a future date. The last date to appeal was therefore prematurely announced and the new last date to appeal will be announced upon the Commission's adoption of the revised findings.

Project Intended to Be Approved

- 13. Project No. PRJ2025-002452-(2). Planner: Evan Sahagun. Applicant: Kevin Kohan. 14220 South Main Street, West Rancho Dominguez-Victoria. Metro Planning Area. a. Conditional Use Permit No. RPPL2025003555. To authorize an existing warehouse with a gross floor area over 100,000 square feet in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) and M-1-GZ (Light Manufacturing - Green Zone) Zones. b. Variance No. RPPL2026000397. To authorize outdoor operations from 7:00 a.m. to 8:00 p.m. instead of the permitted hours from 8:00 a.m. to 6:00 p.m. This project is categorically exempt (Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.**

For further action and discussion visit:

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

Motion/seconded by Commissioners Louie/Hastings – 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 Louie/Hastings – That the Regional Planning Commission voted to approve Conditional Use Permit No. RPPL2025003555 and Variance No. RPPL2026000397, subject to findings and conditions as modified for a grant term of 20 years (starting 2027).

At the direction of the Chair, the vote passed with Commissioners Louie, Hastings, O'Connor, Moon in favor and Commissioner Duarte-White being recorded as No. The appeal period for this item was announced as ending on June 24, 2026.

As the findings to approve the Conditional Use Permit as modified and Variance were not before the Commission on June 10, the Commission will review and adopt revised findings consistent with the June 10 RPC discussion at a future date. The last date to appeal was therefore prematurely announced and the new last date to appeal will be announced upon the Commission's adoption of the revised findings.

PUBLIC COMMENT

14. Public comment on any items not specifically agendized 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

15. 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.

16. 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 12:04 p.m. to Wednesday, July 17, 2026.

Amanda Pacheco, Acting Commission Secretary

ATTEST

APPROVE

Elvin W. Moon, Chair

Susie Tae, Assistant Deputy Director
Current Planning