

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

DAVID W. LOUIE
Chair
Supervisory District 2

ELVIN W. MOON
Vice Chair
Supervisory District 4

YOLANDA DUARTE-WHITE
Commissioner
Supervisory District 1

PAM O'CONNOR
Commissioner
Supervisory District 3

MICHAEL R. HASTINGS
Commissioner
Supervisory District 5

**DRAFT – Until Approved
by the RPC 1/7/2026.
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: December 10, 2025 - 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: Ms. Susie Tae, Assistant Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. 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: 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 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 O'Connor representing the Third Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Duarte-White – That the agenda for December 10, 2025, 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 Assistant Deputy Director reported that at yesterday's Board of Supervisors meeting, they approved the Electronic Permitting and Inspections Sole Source Contract with Tyler Technologies.
- 5(a). **Project No. PRJ2025-004078-(3). Administrative Coastal Development Permit No. RPPL2025003537. Planner: Tyler Montgomery. Applicant: Travis Bruce. 2939 Gorge Road. Santa Monica Mountains Planning Area. To add 34 square feet to the northwest side of an existing 2,069-square-foot single-family residence on a 1.98-acre lot in the R-C-**

DIRECTOR/DEPUTY DIRECTOR

1 (Rural Coastal — One Acre Minimum Required Lot Area) Zone. 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. PRJ2025-004078-(3).

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

Action Taken as Noted

6. **Note: Staff is recommending a continuance without opening the public hearing to 2/04/26. (Continued without opening the public hearing from 9/24/25). (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.**

For further action and discussion visit:

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

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission continue Variance No. 200900001 to February 4, 2026, without opening the public hearing.

At the direction of the Chair, the item was continued to Wednesday, February 4, 2026.

PUBLIC HEARINGS (Cont.)SubdivisionsProject Approved

7. **(Continued without opening the public hearing from 10/29/25). Project No. R2020-000270-(1). Tentative Tract Map No. 82860 (RPPL2020000441). Planner: Marie Pavlovic. Applicant: Green City Real Estate LLC. 269 Coberta Avenue, La Puente. East San Gabriel Valley Planning Area. To create five single-family residential lots, including three flag lots, on 38,324 gross (35,950 net) square feet within the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) Zone. The project qualifies for streamlined environmental review pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).**

Staff presented the staff report, followed by testimony from the applicant's representative, Hyung Jin Seo, in support of the project. With no members of the public present in person or virtually in opposition, no rebuttal was required.

For further action and discussion visit:

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

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission close the public hearing, and, having considered the Streamlined Environmental Review along with the Final EIR for the General Plan (State Clearinghouse No. 2011081042), hereby approve the Streamlined Environmental Review (Environmental Assessment No. 2021012617) to the Certified Final EIR.

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission approve Tentative Tract Map No. 82860, subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on December 22, 2025.

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 9:19 a.m. to Wednesday, December 17, 2025.

Elida Luna, Commission Secretary

ATTEST

APPROVE

David Louie, Chair

Susie Tae, Assistant Deputy Director
Current Planning Division