

## AGENDA

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 02, 2024 - Wednesday

Time: 9:00 AM

### **PROVIDING WRITTEN PUBLIC COMMENT**

To provide written public comment for the record, send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Tuesday, October 1, 2024, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, October 1, 2024, will not be provided to the Regional Planning Commission but will be added to the public record.

### **OBSERVING THE MEETING VIRTUALLY (ONLINE)**

To observe the meeting without public comment for the record, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429), <http://facebook.com/LACDRP>, or call by phone: (669) 444-9171 or (719) 359-4580.

### **PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)**

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429) or call by phone: (669) 444-9171 or (719) 359-4580 and staff will assist you or send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Tuesday, October 1, 2024, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, October 1, 2024, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

## **PART I - LAND ACKNOWLEDGMENT STATEMENT**

1. Commission

## **PART II - PLEDGE OF ALLEGIANCE**

2. Commission

## **PART III - REPORTS**

3. Approval of Agenda
4. County Counsel
5. Director/Deputy Director

## **PART IV - MINUTES FOR APPROVAL**

6. September 11, 2024

[24-208](#)

## **PART V - PUBLIC HEARINGS**

7. Project No. PRJ2023-003853-(2)  
Coastal Development Permit No. RPPL2023005678  
Planner: Shawn Skeries  
Applicant: Los Angeles County Department of Beaches and Harbors  
14110 Palawan Way  
Westside Planning Area

[24-176](#)

To authorize the renovation and expansion of an existing public restroom and boat storage building, the replacement of boat storage racks, walkway improvements, and various landscape and hardscape improvements in the B (Boat storage) and OS (Open Space) land use designations of the Marina del Rey Land Use Plan. This project is categorically exempt (Class 1 - Existing Facilities, Class 2 - Replacement or Reconstruction, Class 3 - New Construction or Conversion of Small Structures and Class 11 - Accessory Structures) pursuant to CEQA reporting requirements.

8. Project No. R2006-01160-(2)  
Conditional Use Permit No. RCUP-200600261  
Planner: Elsa Rodriguez  
Applicant: Paul and Lee Madick  
9401 South Alameda Street  
Metro Planning Area

[24-181](#)

To authorize the operation and maintenance of two pallet yards and a recycling collection business in the M-2 (Heavy Manufacturing) Zone. This project is categorically exempt (Class 1 - Existing Facilities and Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

9. Project No. PRJ2023-004588-(1) [24-180](#)  
Conditional Use Permit No. RPPL2023005706  
Planner: Steve Mar  
Applicant: Kevin Franklin  
1569 Fairway Drive # 126A  
East San Gabriel Valley Planning Area

To authorize the sale of wine for on-site consumption at a proposed wine bar ("Sip LA") located in a commercial shopping center in the C-2-DP-BE (Neighborhood Commercial - Development Program - Billboard Exclusion) Zone within the unincorporated community of Rowland Heights. The project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

10. Project No. PRJ2023-004409-(1) [24-183](#)  
Conditional Use Permit No. RPPL2023006493  
Planner: Steve Mar  
Applicant: Steven Chen  
1388 Fullerton Road, Suite B  
East San Gabriel Valley Planning Area

To authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Chubby Cattle BBQ") located in a commercial shopping center in the C-2-DP-BE (Neighborhood Business - Development Program - Billboard Exclusion) Zone. The project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

## **PART VI - DISCUSSION ITEM**

11. Project No. PRJ2024-002979-(1) [24-196](#)  
Zoning Conformance Review No. RPPL2024004424  
Planner: Zoe Axelrod  
Applicant: Atabak Youssefzadeh  
4600 East Olympic Boulevard  
Metro Planning Area

Preliminary Application public meeting, pursuant to Senate Bill 35, for a proposed 100-percent affordable, 69-unit apartment building in the C-M

(Commercial Manufacturing) Zone. The project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it requires ministerial approval.

## **PART VII - PUBLIC COMMENT**

12. Public comment pursuant to Section 54954.3 of the Government Code.

## **PART VIII - CONTINUATION OF REPORTS**

13. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.
14. Commission/Counsel/Director Reports

## **PART IX - ADJOURNMENT**

### **ADJOURNMENT TO 9:00 A.M., WEDNESDAY, OCTOBER 9, 2024**

#### GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

**TIME LIMITS:** The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to two (2) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

**TIME LIMITS FOR APPEAL ITEMS:** Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

**WRITTEN TESTIMONY:** Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

**PUBLIC HEARING CLOSING AND RE-OPENING:** Public hearings that are closed during the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

**LOBBYIST REGISTRATION:** Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

**MEETING MATERIALS:** The agenda package may be accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at <http://planning.lacounty.gov>.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974- 6409 or [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 horas hábiles antes de la reunión. Gracias.

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如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供 特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409, 電郵地址為 [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov)。謝謝。