

MINUTES

Meeting Place: In Person: 320 W. Temple Street, Room 150, Los Angeles, CA 90012 Virtual
(Online): <https://bit.ly/ZOOM-RPC> or call +1 323-776-6996, 577296386# United
States, LA

Meeting Date: September 13, 2023 - 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. Connie Chung, Deputy Director, Advance Planning Division

Forester and Fire Warden: Mr. Juan Padilla, Supervising Fire Prevention Engineer

LAND ACKNOWLEDGMENT STATEMENT

1. The Land Acknowledgment Statement was led by Commissioner Duarte-White representing the First Supervisory 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: Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians, San Fernando Band of Mission Indians. To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at Los Angeles City/County Native American Indian Commission – government organization (lacounty.gov).

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Moon representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Louie – That the agenda for September 13, 2023 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 Director/Deputy Director.

Ms. Alyson Stewart presented the 100th Anniversary, *Did You Know Series*. Did you know, that the very first air show in the United States took place in the City of Carson, on January 19 and 20, 1910? The Los Angeles International Air Meet took place only seven years after the Wright Brothers' first flight. One of the first airplane factories was also located in our County. Did you know, that at one time there were as many as 50 airfields that dotted the landscapes all over the County, in the 1920s and 1930s? The Rogers Airport once occupied an area that is now known

DIRECTOR/DEPUTY DIRECTOR (Cont.)

as Fairfax and Wilshire, or the Miracle Mile. These airfields were often nothing more than dirt and grass, with a few hangars and spectator stands. With a booming airplane manufacturing industry (Douglas, Lockheed, and Martin), there was a need to develop a coordinated plan to identify suitable spots to support new airports. By 1939, Los Angeles County had a higher number of airplanes than most states.

Did you know that the Regional Planning Commission, with sponsorship provided by the Los Angeles Chamber of Commerce, commissioned a study to develop a plan for existing and proposed 41 airports Countywide? There would be four major airports, three seaplane terminals, three factory airports, and 31 smaller feeder airports. I suppose there was a pie-in-the-sky vision (pun intended) for an air freeway system from one end of the County to another, paralleling the Master Plan of Highways on the ground. This plan was intended to support manufacturers in the region and build a robust air defense system.

Did you know, there is an airport in the Antelope Valley named after one of our early planning directors? General William J. Fox, who was Chief Engineer and Planning Director from 1934 through 1947, for the Regional Planning Commission, led the effort to produce a Master Plan for Airports which came out in 1940. There were seven proposed airports in the San Gabriel Valley as part of that Master Plan, only two are in existence, San Gabriel Valley in El Monte and Brackett Field in La Verne. The 1940 Master Plan never came to fruition because World War II commandeered several airports for wartime and other military efforts. After the war came a huge housing boom and all available lands otherwise earmarked for these airports were built up with houses. FAA was established in 1958 to assume control over all airport operations.

One such airport was critical to the war effort, and it was known as Mines Field. Did you know, that was the original name for what is now Los Angeles International Airport? Established in 1927, Mines Field was just like any other airport, a dirt field with some dusty airstrips. At this time, it was a huge, undeveloped open field. It was the region's first municipal airport offering commercial flights. The City of L.A. bought the airport in 1937 and renamed it Los Angeles Municipal Airport. During the war, it became the home of several major aviation companies that brought thousands of employees to help build war planes. Demand for employee housing nearby led to rapid development of adjacent agricultural communities such as Lennox and Del Aire.

After the war, the airport expanded to become the premiere international commercial airport for the Los Angeles basin. Four terminals were erected, and then there were eight. In 1957, as a homage to the Jet Age, the famous Theme Building was erected. Did you know that you could just drive up to the surface parking lot by the Theme Building and make a straight beeline for a terminal? The rise in air travel put pressure on LAX to expand, and the surface parking lot was no longer adequate to handle traffic. In 1980, LAX began a transformation with larger terminals, parking garages and a new U-shaped double-deck driveway, to welcome the 1984 Olympics. However, the departure of aviation companies with loss of high-quality jobs in the late 1980s put a huge damper on growth of the area. LAX saw a continual, year-over-year increase in the number of visitors to Southern California, and starting in mid-2000s, began another series of renovations to its passenger facilities. In 2019, it began constructing a peplemover and new,

DIRECTOR/DEPUTY DIRECTOR (Cont.)

larger parking facilities at the perimeters in the ramp-up to the 2028 Olympics. Just south of LAX, we have a municipal airport in Hawthorne that accommodates specifically for small planes, that was established in 1939.

What has changed is housing development around the airport. Did you know, that of the 50-plus airports we had prior to World War II, only 15 survive today and a few are under threat to close. There was another airport in Playa Vista, between LAX and Marina Del Rey that was privately owned by Hughes Corporation. This is where “Spruce Goose” was built. The airport lost its usefulness after Hughes merged with GM in 1985 and laid off its local aviation employees. Now, the airport is completely redeveloped with new office and residential uses, and the original hangar for Spruce Goose is still there, preserved as a historic landmark. In 1990, California enacted the State Aeronautics Act, which required that each county establish an Airport Land Use Commission (ALUC) for airports within its boundaries and adopt an Airport Land Use Compatibility Plan (ALUCP).

Some counties (and cities) adopted ALUCPs for individual airports, while others have a single plan for all airports in the county. The Aeronautics Act made a provision to delegate ALUC duties to the Regional Planning Commission for LA County. In 1991, the County ALUC adopted an Airport Land Use Plan for 15 public-use airports. The Act requires that ALUC review general plans and ordinances, new development projects, and airport plans to resolve any conflicts between airports and surrounding development in terms of noise, safety, overflight, and airspace protection impacts. In 2004, an Airport Land Use Compatibility Plan was adopted for William J. Fox Airfield north of Lancaster, and in 2015, the ALUC adopted another compatibility plan for Brackett Field in La Verne, adjacent to Fairplex. ALUC staff is trying to secure funding to develop more compatibility plans for a few of the remaining airports. The County has a rich 113-year aviation history.

DISCUSSION AND POSSIBLE ACTION**6. Request to consider updated Regional Planning Commission Rules of Procedure.**

Motion/seconded by Commissioners Hastings/Louie – That the Regional Planning Commission find that updating the Regional Planning Commission Rules of Procedure is not a project under CEQA. I further move that the Regional Planning Commission adopt the updated Rules of Procedure with the revisions recommended by the Commission and begin operating pursuant to those Rules at the next Commission meeting.

At the direction of the Chair, the item passed 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.

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 HEARINGSSubdivisionsProject Approved

7. **Project No. PRJ2021-004406-(4). Planner: Marie Pavlovic. Applicant: Project Verve, LLC (Matt Hamilton). 7824 Chatfield & 7823 Sorensen Avenues. Gateway Planning Area. Vesting Tentative Tract Map No. 83666 (RPPL2021012612) To create 14 lots on 1.3 net acres in the R-A (Residential-Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone. b. Administrative Housing Permit No. RPPL2021012617. To authorize an 11% density bonus (two units) and a waiver of development standards (lot size, yard reductions, lot width) in return for setting aside 16% (two units) of the baseline density as affordable housing at the moderate-income level. The two-unit set-aside also fulfills the project's inclusionary requirement of 10% for a small project in the East Los Angeles/Gateway Submarket Area. c. Environmental Assessment No. RPPL2021012608. This project is categorically exempt from additional environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).**

Staff presented the staff report with testimony being followed by the Applicant, Matt Hamilton in support of the project. There being no members of the public in opposition, no rebuttal was required.

For further action and discussion visit:

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

Motion/seconded by Commissioners Moon/Duarte-White – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines and approve Vesting Tentative Tract Map No. 83666 and Administrative Housing Permit No. RPPL2021012608 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on September 25, 2023.

Housing PolicyProject Approved

8. **Project No. PRJ2021-004165. Metro Area Plan. Planner: Leon Freeman. Project No. PRJ2021-004165, the Metro Area Plan and the associated Title 22 and Specific Plan amendments, collectively referred to as “the Metro Area Plan Project.” a. General Plan Amendment No. RPPL2021011925. To amend the General Plan to 1) establish the Metro**

PUBLIC HEARINGS (Cont.)

Area Plan; 2) update Chapters 3, 5, and 6 of the County 2035 General Plan; and 3) rescind the East Los Angeles Community Plan, the Walnut Park Neighborhood Plan, the West Athens-Westmont Community Plan, and the Florence-Firestone Community Plan. b. Zone Change No. RPPL2021011985. To amend the Zoning Map to 1) maintain consistency with the updated Land Use Policy Map; 2) incorporate the proposed zone changes on sites identified in the Housing Element Rezoning Program; 3) add a “-GZ” combining zone on industrial lots that are subject to the Green Zones Ordinance (GZO) for easier identification and ease of use; and 4) correct other mapping errors to better reflect the existing, on-the-ground uses in certain single-family residential areas and to eliminate unnecessary split-zoning. c. Advance Planning Project No. RPPL2021011918. To amend Title 22 (Planning and Zoning) of the County Code to: o Allow accessory commercial units (ACUs) as an accessory use on corner lots in residential zones; o Allow certain existing neighborhood-serving commercial uses to continue operation in the residential zones subject to a Ministerial Site Plan Review (SPR); o Allow shared kitchen complexes in certain commercial and industrial zones; o Require a Conditional Use Permit (CUP) for K-12 schools in Zones R-4, C-H, C-1, C-2, C-3, C-M and MXD in the Metro Planning Area; o Require housing developments on certain parcels identified in the Housing Element to provide a 20 percent affordable housing set-aside for lower-income households pursuant to Government Code sections 65583.2(c) and (h); o Establish the Metro Planning Area Standards District (PASD) zoning overlay to streamline and simplify development standards that are applicable to all communities in the Planning Area. Under the PASD regulatory framework, existing Community Standards Districts (CSDs) are deleted or modified, and the existing Setback Districts are recategorized as CSD Sub-Areas under the PASD so that applicable development standards are centralized in one chapter in Title 22 (Chapter 22.364); and o Reorganize the Connect Southwest Los Angeles and Willowbrook TOD Specific Plans to add regulations and development standards to Title 22, while other non-regulatory information remain in the separate Specific Plan documents outside of Title 22. d. Advance Planning Project No. RPPL2022010129. To amend the Florence-Firestone Transit Oriented District (TOD) Specific Plan to 1) amend the Florence-Firestone TOD Specific Plan Zoning Map to add a “-GZ” combining zone on industrial lots that are subject to the GZO for easier identification; 2) require a CUP for K-12 schools in the TOD Mixed Use zones; 3) allow shared kitchen complexes in Zone IX; 4) remove minimum parking requirements that are inconsistent with Assembly Bill (AB) 2097; and 5) correct discrepancies and typographical errors. e. Advance Planning Project No. RPPL2022010131. To amend the East Los Angeles Third Street Specific Plan Form-Based Code to 1) allow ACUs as an accessory use on corner lots in the residential zones; 2) allow certain existing neighborhood-serving commercial uses to continue operation in the residential zones subject to an SPR; 3) allow shared kitchen complexes in Transect Zones CC, FS, AB and NC subject to a CUP; 4) require a CUP for K-12 schools in Transect Zones TOD, CC, FS, AB, and NC; 5) allow short-term rental as an accessory use in all Transect Zones where residential uses are permitted; and 6) clarify projecting sign development standards. f. Advance Planning Project No. RPPL2022010133. To amend the Willowbrook TOD Specific Plan to 1) reorganize various components of the Specific Plan so that only regulations are codified in Title 22; 2) require a CUP for K-12 public schools in Zones MU-1 and MU-2; 3) allow short-term rental as an accessory use in Zones MU-1, MU-2, the MLK Medical Zone and the MLK Medical Overlay; and 4) remove minimum parking

PUBLIC HEARINGS (Cont.)

requirements that are inconsistent with AB 2097. g. Advance Planning Project No. RPPL2022010143. To amend Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont to 1) reorganize various components of the Specific plan so that only regulations are codified in Title 22 while other non-regulatory information remains in a separate Specific Plan document outside of Title 22; 2) clarify that onsite alcoholic beverage sales are conditionally permitted in Zones CSLA NC, CSLA CC, CSLA MXD-1, and CSLA MXD-2 only if such sales are incidental to restaurants or other eating establishments (bars and cocktail lounges are prohibited); 3) clarify that offsite alcoholic beverage sales are conditionally permitted in establishments with floor area 10,000 SF or more in Zone CSLA MXD-2 only if such establishments are not liquor stores; 4) require a CUP for public K-12 schools and prohibit private K-12 schools in Zone CSLA CC; 5) clarify that mixed use developments are permitted in Zone CSLA CC; 5) allow short-term rental as an accessory use in Zones CSLA CC, CSLA MXD-1 and CSLA MXD-2; 6) allow shared kitchen complexes in Zone CSLA CC subject to a CUP; and 7) remove minimum parking requirements that are inconsistent with AB 2097. h. Environmental Assessment No. RPPL2021011920. To consider a Programmatic Environmental Impact Report (EIR) prepared for the Metro Area Plan Project, including consideration for the CEQA Findings of Fact, and adoption of the Mitigation and Monitoring Program and the Statement of Overriding Consideration. Pursuant to CEQA reporting requirements, consider impacts to Aesthetics, Agriculture/Forestry Resources, Energy, Geology and Soils, Greenhouse Gas (GHG) Emissions, Hydrology/Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire reduced to less than significant with mitigation measures. Pursuant to CEQA reporting requirements, consider significant and unavoidable impacts to the following: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service.

Mr. Leon Freeman presented the Metro Area Plan (MAP), a component of the General Plan that provides a policy framework to guide development in the seven unincorporated communities within the Metro Planning Area.

The purpose goals of the MAP aim to:

- Celebrate unique community cultures and identities;
- Support small businesses and entrepreneurs;
- Promote housing opportunities;
- Encourage active transportation, safety, and mobility;
- Promote environmental justice; and
- Streamline and standardize zoning regulations.

The Commission opened the public hearing and took testimony from 27 community members with concerns and in opposition to the project for the following reasons: 1) Fear of being displaced from their homes; 2) Community requesting green spaces; 3) CUP for schools in industrial & commercial zones are hazardous; 4) Not enough public outreach; 5) Zone changes will alter the landscape of their community; and 6) That a health impact assessment should be completed. There was further discussion by the Commissioners and staff addressed their questions and those from the members of the public.

PUBLIC HEARINGS (Cont.)

For further action and discussion visit:

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

Motion/Seconded by Commissioners Louie/O'Connor – That the Regional Planning Commission close the public hearing and recommend certification of the Final Environmental Impact Report along with the required findings of fact and statement of overriding considerations with changes as recommended by staff and adopt the Mitigation Monitoring and Reporting Program for the Metro Area Plan pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Louie/O'Connor – That the Regional Planning Commission adopt the resolution recommending approval to the County of Los Angeles Board of Supervisors the Metro Area Plan, Project No. PRJ2021-004165, General Plan Amendment No. RPPL2021011925, Zone Change No. RPPL2021011985, Advance Planning Project No. RPPL2021011918, Advance Planning Project No. RPPL2022010129, Advance Planning Project No. RPPL2022010131, Advance Planning Project No. RPPL2022010133, and Advance Planning Project No. RPPL2022010143 with the revisions as recommended by staff.

At the direction of the Chair, the item passed unanimously. This matter will be scheduled for a future Public Hearing before the Board of Supervisors.

PUBLIC COMMENT**9. Public comment pursuant to Section 54954.3 of the Government Code.**

Six members of the public voiced their concerns in opposition of the Huntington Park/Walnut Park KIPP Charter School project due to the following reasons: 1) Unsafe environmental conditions for students; 2) Requesting an EIR on this soil due to possible contamination; 3) Traffic hazards and difficulties for students and community with three schools on the same block; and 4) There are already several middle schools within a half mile radius of this site.

CONTINUATION OF REPORTS**10. 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.

11. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

11(a).Request to reinstate November 15, 2023 to the Approved Meeting Schedule.

Motion/seconded by Commissioners Hastings/O'Connor – That the Regional Planning Commission reinstate the Wednesday, November 15, 2023 meeting.

At the direction of the Chair, the item passed unanimously.

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: 58 p.m. to Wednesday, September 20, 2023.



Elida Luna, Commission Secretary

ATTEST



APPROVE



Michael R. Hastings, Chair

Connie Chung, Deputy Director
Advance Planning Division