

# LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

ELVIN W. MOON  
Chair  
Supervisory District 4

YOLANDA DUARTE-WHITE  
Vice Chair  
Supervisory District 1

DAVID W. LOUIE  
Commissioner  
Supervisory District 2

PAM O'CONNOR  
Commissioner  
Supervisory District 3

MICHAEL R. HASTINGS  
Commissioner  
Supervisory District 5

**DRAFT – Until Approved by  
the RPC September 2, 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: August 12, 2026 - Wednesday Time: 9:00 a.m.

Present: Commissioners Louie, O'Connor, Moon, Hastings

Absent: Commissioner Duarte-White

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: 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: 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

CHAIR OPENING (Cont.)

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](http://lanaic.lacounty.gov).

4. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Louie representing the Second Supervisorial District.

ADMINISTRATIVE MATTERS

5. Approval of Agenda

Motion/seconded by Commissioners Louie/Hastings – That the agenda for August 12, 2026, be approved.

At the direction of the Chair, the agenda was approved with Commissioners Louie, Hastings, O'Connor and Moon in favor and Commissioner Duarte-White being recorded as absent.

6. Minutes For Approval

Motion/seconded by Commissioners O'Connor/Hastings – That the minutes for July 15, 2026, be approved.

At the direction of the Chair, the minutes were approved with Commissioners O'Connor, Hastings, Louie, and Moon in favor and Commissioner Duarte-White being recorded as absent.

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

ADMINISTRATIVE MATTERS (Cont.)

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.

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.

- 9(a). Project No. PRJ2025-006776-(3). Administrative Coastal Development Permit No. RPPL2025005476. Planner: Jon D. Schneider. Applicant: Chris Wolf. 20626 Medley Lane, 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 — 20 Acres 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. PRJ2025-006776-(3).

- 9(b). Project No. PRJ2026-003185-(1). Zoning Conformance Review No. RPPL2026002714. Planner: Angelo Huang. Applicant: Amir Mirzadeh. 3508 City Terrace Drive. Metro Planning Area. Preliminary Application public meeting, pursuant to Senate Bill 35, for a proposed multifamily residential development project consisting of an apartment building with four new dwelling units, in the C-2 (Neighborhood Business) Zone. No vehicle parking is proposed as a part of this project. This project is statutorily exempt from CEQA pursuant to State Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it requires review.

Staff presented the Director's Report with testimony being followed by the applicant Mr. Richard Simmons, in support of the project.

Commissioner Hastings noted that the project does not provide parking and that two bicycle racks were proposed. Commissioner Hastings asked Mr. Simmons whether he would be willing to provide three additional bicycle racks. Mr. Simmons responded affirmatively and stated that he would be able to provide additional bicycle racks.

## REPORTS (Cont.)

For further action and discussion visit:

[http://lacrpd.granicus.com/ViewPublisher.php?view\\_id=1](http://lacrpd.granicus.com/ViewPublisher.php?view_id=1)

At the direction of the Chair, there is no action required. Staff will continue to work with the applicant.

### 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](mailto: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

### Subdivisions

#### Project Approved

- 11.** Project No. PRJ2025-004883-(5). Tentative Parcel Map No. 85084 (RPPL2025004178). Planner: Michelle Lynch. Applicant: Lachlan Sands. 2875 Windfall Avenue, Altadena. West San Gabriel Valley Planning Area. To legalize a previously deed-created parcel on 12,916 net square feet in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area) Zone. This project falls under the commonsense exemption under Section 15061(b)(3) pursuant to CEQA reporting requirements.

Ms. Lynch presented the staff report, with testimony being followed by the applicant Mr. Lachlan Sands, in support of the project. There being no members of the public present or virtual, no comments or questions were raised by the Commission.

For further action and discussion visit:

[http://lacrpd.granicus.com/ViewPublisher.php?view\\_id=1](http://lacrpd.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners Hastings/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 Hastings/Louie – That the Regional Planning Commission approve Tentative Parcel Map No. 85084, subject to the findings and conditions.

At the direction of the Chair, the item passed with Commissioners Hastings, Louie, O'Connor and Moon in favor and Commissioner Duarte-White being recorded as absent. The last day to file an appeal on this item is August 24, 2026

PUBLIC HEARINGS (Cont.)Coastal Development ServicesProject Approved

- 12.** Project No. PRJ2021-004371-(3). Major Coastal Development Permit No. RPPL2021012462. Planner: William Chen, AICP. Applicant: Las Virgenes Municipal Water District. 731 Malibu Canyon Road, Calabasas. Santa Monica Mountains Planning Area. To authorize the construction of five new manholes along an existing 24-inch outfall pipeline, which spans approximately 2,250 linear feet from the Tapia Water Reclamation Facility to Malibu Creek, in the IT (Institutional) and O-S-P (Open Space Park) Zones in the Santa Monica Mountains Coastal Zone. An MND was previously certified by the Las Virgenes Municipal District with a Mitigation Monitoring and Reporting Program pursuant to CEQA reporting requirements.

Mr. Merrick presented the staff report. There being no members of the public present or virtual, no comments or questions were raised by the Commission.

For further action and discussion visit:

[http://lacdnp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacdnp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners O'Connor/Louie – That the Regional Planning Commission approve Major Coastal Development Permit No. RPPL2021012462 subject to the findings and conditions as modified.

At the direction of the Chair, the item passed with Commissioners O'Connor, Louie, Moon, and Hastings in favor and Commissioner Duarte-White being recorded as absent. The last day to file an appeal for this item is August 26, 2026.

PUBLIC COMMENT

- 13. Public comment on any items not specifically agendaized 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

- 14. 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.

- 15. 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 9:29 a.m. to Wednesday, August 19, 2026.

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Elida Luna, Commission Secretary

ATTEST

APPROVE

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Elvin W. Moon, Chair

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Susie Tae, Assistant Deputy Director  
Current Planning