

AGENDA

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, 577 296 386# United States, LA

Meeting Date: August 30, 2023 - 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 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, August 29, 2023, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, August 29, 2023, 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> or call +1 323-776-6996, 577 296 386# United States, Los Angeles. Phone Conference ID: 577 296 386#

PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-RPC> or call +1 323-776-6996, 577 296 386# United States, Los Angeles
Phone Conference ID: 577 296 386# and staff will assist you or send an email to 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, August 29, 2023, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, August 29, 2023, 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. July 26, 2023

[23-466](#)

PART V - PUBLIC HEARINGS

7. Project No. 2019-003515-(1)
Tentative Parcel Map No. 82810 (RPPL2019006206)
Environmental Assessment No. RPPL2019006207
Planner: Michelle Lynch
Applicant: Eddie Peng, JWL Designs
East San Gabriel Valley Planning Area

[23-553](#)

To create two parcels from an existing 21, 923 square-foot parcel within the A-1 (Light Agricultural -6,000 square feet minimum required lot area) zone . This project is categorically exempt (Class 3-New Construction or Conversion of Small Structures) and (Class 15- Minor Land Divisions) pursuant to CEQA reporting requirements.

8. Project No. 03-250-(5)
Vesting Tentative Tract Map No. 060257
Conditional Use Permit No. 03-250
Oak Tree Permit No. 200700007
Highway Realignment P-289
Planner: Jodie Sackett
Applicant: Sterling Gateway LP
Intersection of Del Valle Road & Hunstock Street
Santa Clarita Valley Planning Area

[23-557](#)

PUBLIC MEETINGS HELD: 4 of 5

INCLUSIONARY HOUSING ORDINANCE ("IHO"): The Project is not subject to the IHO as it was deemed on 03/28/2019 prior to the effective date of the IHO.

The project includes a Vesting Tentative Tract Map to create 247 lots total including 222 single-family lots, one commercial lot, two private park lots,

seven open space lots, seven public facility lots, six HOA lots, and two access road lots on 113.9 gross acres ("Project"). An offsite open space conservation area (APN 3271-005-032) is proposed as part of the Project, bringing the total acreage to 151.8 gross acres. The Project is proposed in six phases and includes a one-million-gallon water tank located offsite approximately two miles to the west on W. Cuyama Road in Castaic. Related entitlements include a Conditional Use Permit ("CUP") and an Oak Tree Permit ("OTP"). The CUP is for development within an urban hillside management area, onsite project grading exceeding 100,000 cubic yards, and offsite water/wastewater infrastructure and facilities. The OTP is for 14 removals and 11 encroachments, which include removal of two onsite oak trees (1 heritage oak), and the removal of 12 oak trees (0 heritage oaks) and encroachment of 11 oak trees (0 heritage oaks) located offsite at the water tank site. The Project also includes a realignment of Del Valle Road, a Limited Secondary Highway on the County Master Plan of Highways. The realignment was approved by the County Interdepartmental Engineering Committee ("IEC") on February 12, 2020. Finally, the Project exceeds the maximum number of units allowed within the H2 (Large Lot Residential - 0 to 2 dwelling units per acre) land use designation, and a density transfer of 12 units from the H5 (Suburban Residential - 0 to 5 dwelling units per acre) designation to the H2 designation is proposed.

PART VI - PUBLIC COMMENT

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

PART VII - 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.
11. Commission/Counsel/Director Reports

PART VIII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, SEPTEMBER 13, 2023

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 three (3) 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 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 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。謝謝。