

## 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: July 24, 2024 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor, Moon, Hastings

Absent: Commissioner Hastings

Ex Officio Members:

Director of Public Works: Mr. Kent Tsujii, 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

### LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Chair O'Connor representing the Third 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 [lanaic.lacounty.gov](http://lanaic.lacounty.gov).

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Duarte-White/Moon – That the agenda for July 24, 2024, be approved and modified to begin with Item Nos. 1 through 6, then 8, then 7, and then Items 9 through 11.

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

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 the Assistant Deputy Director.

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Duarte-White/Moon – That the minutes for June 26, 2024, and July 10, 2024, be approved.

MINUTES FOR APPROVAL (Cont.)

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

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 HEARINGSSubdivisionsProject Approved

8. **Project No. PRJ2022-004295-(2). Tentative Parcel Map No. 83943 (RPPL2022013243). Planner: Alejandrina Baldwin. Applicant: Silk Group Development. 1116 Fiat Street. South Bay Planning Area. To create one multi-family residential lot with four detached condominium units on 0.4 gross acres. The project is categorically exempt (Class 15 - Minor Land Divisions) pursuant to CEQA reporting requirements.**

Ms. Baldwin presented the staff report with testimony being followed by Chris Silk, the applicant in favor of the project.

Commissioner Moon inquired about the price of the condo units and asked the applicant if he would voluntarily be willing to set aside one of the units for low to moderate income for low-income families. The applicant stated that he is proposing 1.5 million per unit and informed the Commissioners that he would not be able set aside a unit for low to moderate income due to financial difficulties in moving the project along.

The Commission opened the public hearing and took testimony from one member of the public in opposition to the project indicating that it would cause congestion and that the project is not meeting the needs of the neighborhood.

In rebuttal, Mr. Silk stated that before purchasing the property there had been ongoing unlawful activity in which law enforcement was involved. When Mr. Silk purchased the property there were code violations, he was able to demolish the property and eliminate misdeeds.

For further action and discussion visit:

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

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners Louie/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.

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission approve Tentative Parcel Map No. 83943 subject to the findings and conditions.

At the direction of the Chair, the item passed with Commissioners Duarte-White, Louie, O'Connor, Moon in favor and Commissioner Hastings being recorded as absent. The appeal period for this item ends on August 5, 2024.

Project Approved

7. **(Continued Without Opening Public Hearing from 06/26/24). Project No. PRJ2021-002011-(1). Planner: Marie Pavlovic. Applicant: RV DEV, LLC. 20100 Block of Colima Road and 19816 Walnut Drive (a portion of the former Royal Vista Golf Course facility). East San Gabriel Valley Planning Area. a. Plan Amendment No. RPPL2021004860. To amend the Land Use designation of the Rowland Heights Community Plan, a component of the General Plan, for portions of Planning Areas 1, 2, and 5 from O (Open Space) to U2 (Urban 2 – 3.3. to 6 Dwelling Units Per Gross Acre) and U3 (Urban 3 – 6.1 to 12 Dwelling Units Per Gross Acre), and a portion of Planning Area 3 from O to U4 (Urban 4 – 12.1 to 22 Dwelling Units Per Gross Acre). b. Zone Change No. RPPL2021007152. To amend portions of the Project Site's zoning for Planning Areas 1, 2, 3, and 5 from A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) to RPD-5,000-6U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6 Dwelling Units Per Acre), RPD-5,000-12U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre), and RPD-5,000-17U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 17 Dwelling Units Per Acre). c. Vesting Tentative Tract Map No. 83534 (RPPL2021007149). To create 248 lots (200 single-family residential lots, 35 multi-family residential lots, and 13 open space lots) on 75.65 gross acres that facilitate 360 for-sale residential units (200 detached single-family and 160 attached condominiums). The property is located within the Rowland Heights Community Standards District. d. Conditional Use Permit No. RPPL2021007151. To authorize on-site Project grading in excess of 100,000 cubic yards including soil export in excess of 100,000 cubic yards, and a Residential Planned Development. e. Administrative Housing Permit No. RPPL2021007161. To set-aside 82 inclusionary housing units for affordable housing at the moderate-income level (120 percent of the Area Median Income) and the middle-income level (150 percent Average Median Income), and to allow a development standard modification and waiver of a requirement. f. Environmental Assessment No. RPPL2021007150. To consider an EIR, Findings of Fact, and Statement of Overriding Consideration for significant impacts to Greenhouse Gas Emissions, Noise, and Transportation pursuant to CEQA reporting requirements.**

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission reduce the public testimony time to one (1) minute and for those that have a translator, two (2) minutes.

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

For further action and discussion visit:

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

Ms. Pavlovic presented the staff report with testimony being followed by the applicant's agent, Mr. Jon Conk, in favor of the Project.

The Commission opened the public hearing and took testimony from 32 community members in favor (5), with concerns (7), and in opposition (20) to the project. Those who spoke in opposition were due to concerns about traffic congestion, crime, public services, street parking, placement of affordable housing next to a noisy freeway, loss of open space, not receiving public notices, and degradation of air quality. Those in favor supported the need for housing.

Commissioner Duarte-White requested that the applicant consider distributing the inclusionary units across the Project Site instead of clustering the affordable units in a single area.

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission close the public hearing and certify the Final Environmental Impact Report No. RPPL2021007150 along with the required Findings of Fact and Statement of Overriding Considerations and adopt the Mitigation Monitoring and Reporting Program for the project pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission approve Vesting Tentative Tract Map No. TR83534, and the associated Conditional Use Permit No. RPPL2021007151 and Administrative Housing Permit No. RPPL2021007161, subject to the findings and conditions with the additional recommendation to consider distributing the affordable units and adopt a resolution recommending that the Board Of Supervisors approve the Associated Plan Amendment No. RPPL2021004860 and Zone Change No. RPPL2021007152.

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

Please be advised that because Item 7 has legislative items, this matter will be set for another public hearing before the Board of Supervisors. The planned date for the public hearing is September 17, and official notices will go out for the Board meeting. All of the related entitlements are timely appealed and will be heard together by the Board. Any additional comments received after today's public hearing will be transmitted to the Board. Please submit your comments to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov).

PUBLIC COMMENT

**9. 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

**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.

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 12:12 p.m. to Wednesday, July 31, 2024.



Elida Luna, Commission Secretary

ATTEST

APPROVE



Pamela O'Connor, Chair



Susie Tae, Assistant Deputy Director  
Current Planning Division