

MINUTES

Meeting Place: Virtual (Online) and by Teleconference

Meeting Date: September 11, 2024 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor (via Zoom), Moon, Hastings

Ex Officio Members:

Director of Public Works: Mr. Jose Suarez, Senior Civil Engineer

Mr. Kent Tsujii, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Mr. David DeGrazia, Deputy Director, Current Planning Division

Mr. Mitch Glaser, Assistant Deputy Director, Current Planning Division

Ms. Connie Chung, Deputy Director, Advance Planning Division

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

LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Vice Chair Louie 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 Indians - Kizh Nation, San

LAND ACKNOWLEDGMENT (Cont.)

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.

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Hastings representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Louie/Duarte-White – That the agenda for September 11, 2024, 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 agendized 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 agendized 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. David DeGrazia, Deputy Director introduced and welcomed Ms. Sharon Guidry to the Department of Planning. Ms. Guidry is our Deputy Director for Land Use Division.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

Ms. Guidry stated that she's happy to be part of Regional Planning and looks forward to working with everyone.

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Duarte-White/Louie – That the minutes for July 31, 2024, which were continued without opening the public hearing due to a lack of quorum from August 21, 2024, be approved.

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

Motion/seconded by Commissioners Hastings/Duarte-White – That the minutes for August 7, 2024, which rolled over from August 28, 2024, be approved.

At the direction of the Chair, the minutes were approved 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

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

Foothills Development Services

Action Taken as Noted

7. **(Continued without opening the public hearing due to a lack of quorum from 08/21/24). (Staff is requesting a continuance to 09/18/24). Project No. PRJ2024-000133-(5). Conditional Use Permit No. RPPL2021006454. Planner: Sean Donnelly. Applicant: Pi O Jan Trust and Vincent Tong. 3853 East Colorado Boulevard. West San Gabriel Valley Planning Area. To authorize the continued operation and maintenance of an existing 17-unit motel with one manager unit in the C-2 (Neighborhood Business) and MXD (Mixed Use Development) Zones. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.**

For further action and discussion visit:

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

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners Hastings/Duarte-White – That the Regional Planning Commission continue to September 18, 2024, due to scheduling

At the direction of the Chair, the item was continued to Wednesday, September 18, 2024.

SubdivisionsProject Approved

8. **(Rolled over from 08/28/24). Project No. PRJ2023-000018-(5). Planner: Alejandrina Baldwin. Applicant: Mid Cities Engineer. 4946 North Grand Avenue. East San Gabriel Valley Planning Area. a. Tentative Tract Map No. 83724 (RPPL2023000023). To create one multi-family residential lot with eight attached residential condominium units within two buildings on 0.39 gross/net acres within the R-3 (Limited Density Multiple Residence – 5,000 Square Feet Minimum Required Lot Area) Zone. This project is categorically exempt (Class 15 – Minor Land Divisions) pursuant to CEQA reporting requirements. b. Administrative Housing Permit No. RPPL2023003365. To provide one set-aside housing unit at a maximum affordability of 135% Area Median Income.**

Staff presented the project with testimony being followed by the applicant's agent, Mr. Firas Jamal and Mr. Ousama Moughraby, in support of the project. Mr. Moughraby requested that the Commission waive the project's street lighting in the conditions of approval because the shape and size of the property makes it difficult to comply with this condition of approval.

The Commission discussed the possibility and asked if the Department of Public Works can discuss amending the street lighting condition. Mr. Jose Suarez of Public Works stated that the Project would have to be re-evaluated for this request and agreed to amending the condition to take site conditions into account. Commissioner Hastings also stated that public safety is a priority and would have to be taken into consideration. The Commission asked Public Works to work with the developer and evaluate the site to confirm that street light installation is feasible. If the Director of Public Works finds that street light installation is feasible, the requirement stands. If the Director of Public Works finds that street light installation is not feasible, the requirement to install a streetlight would be waved. Commissioner Moon asked the price range for the condominium units and the agents stated that they would be priced between \$500,000 and \$700,000.

For further action and discussion visit:

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

Motion/seconded by Commissioners Hastings/Moon – 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/Moon – That the Regional Planning Commission approve TR83724 and Administrative Housing Permit No. RPPL2023003365 subject to the findings and conditions.

PUBLIC HEARINGS (Cont.)

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on September 23, 2024.

North County Development ServicesProject Approved

9. **Project No. 2018-003069-(5). Planner: Richard Claghorn. Applicant: Bungee America, Inc. Assessor's Parcel Numbers: 8678-002-015 and 8678-002-016, a private inholding within the Angeles National Forest also known as the Bridge to Nowhere. Antelope Valley Planning Area. a. Conditional Use Permit No. RPPL2018004676. To authorize an amusement ride (bungee jumping) a private heliport, and overnight camping with appurtenant facilities (a container used as a hangar to store a helicopter, two storage containers, a storage building, an office, a security booth, restroom building with composting toilets, a removable shade canopy, a directional/informational sign, and fencing) ("Project") in the C-R (Commercial Recreation) Zone. This project is categorically exempt (Class 1 - Existing Facilities, Class 3 - New Construction or Conversion of Small Structures, Class 5 - Minor Alterations in Land Use Limitations, and Class 23 - Normal Operations of Facilities for Public Gatherings) pursuant to CEQA reporting requirements. b. Variance No. RPPL2018004861. To waive the parking requirements for the Project.**

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission reduce the public testimony time to one (1) minute.

Staff presented the Project with testimony being followed by the applicants Mr. Aaron Clark and Mr. Ron Jones in favor of the project. Mr. Jones requested two modifications to the draft conditions; 1) to modify the draft condition to increase the grant term of the CUP and Variance from 20 years to 30 years; and 2) a request to modify the draft condition to require composting toilet system inspections every two years, instead of annually.

The Commission opened the public hearing and took testimony from 26 members of the public, 25 speakers in support of the project and one (1) speaker in opposition with concerns regarding the variance request and parking issues at the trailhead, potential impacts to the Sheep Mountain Wilderness Area, and the need for an outfitter/guide permit.

The Commissioners asked Staff about Mr. Jones' request to modify two draft conditions. Staff stated that they did not object to the requested modifications. However, if the Commission decided to modify the draft condition to increase the grant term of the CUP and Variance to 30 years, Staff would request that the Commission also modify the condition to provide for additional inspections and a higher deposit into the performance fund to cover the cost of additional inspections over the longer grant term. Staff also recommended a revised motion that would direct Staff to schedule the Project's private heliport for consideration by the Airport Land Use Commission (ALUC) in a separate public hearing.

For further action and discussion visit:

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

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners Hastings/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 Hastings/Duarte-White – That the Regional Planning Commission approve Conditional Use Permit No. RPPL2018004676 and Variance No. RPPL2018004861 with modifications to conditions No. 7 and No. 9, resulting in a grant term of 30 years with the commensurate additional inspections and higher deposit 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, 2024.

Motion/seconded by Commissioners Hastings/Duarte-White – That the Regional Planning Commission direct Staff to schedule the Project's private heliport for consideration by the Airport Land Use Commission (ALUC) in a separate public hearing.

Environmental Planning and Sustainability

- 10. Project No. PRJ2021-002039-(1-5). General Plan Amendment No. RPPL2024003096. General Plan Safety Element Amendment. Planner: Iris Chi. An amendment to the General Plan Safety Element to identify residential developments in any hazard area identified in the Safety Element that do not have at least two emergency evacuation routes in compliance with Government Code section 65302, subdivision (g)(5). This project has prepared an addendum to the adopted Negative Declaration pursuant to CEQA reporting requirements.**

Ms. Iris Chi presented the Safety Element, a mandated element of the General Plan. Concisely, the Safety Element serves as a policy guide to reduce the potential risk of death, injuries, property damage, economic loss, and social dislocation resulting from natural and human-made, climate-induced hazards, such as earthquakes, fire, flood, extreme heat, and drought. The Board of Supervisors adopted a comprehensive update to the Safety Element, July 12, 2022.

The project is a limited scope amendment to the Safety Element to comply with the court judgement resulting from a legal challenge to the 2022 Safety Element Update. The judgement required the County to Revise the Safety Element of the Los Angeles County General Plan to comply with Government Code, section 65302, subdivision (g)(5), also known as SB 99.

The amendment to the General Plan Safety Element consists of the following:

- Revision to Section VIII of the Safety Element – The discussion previously entitled “Identifying Communities with Residential Development with Limited Egress” was retitled to “Identifying Residential Developments In Any Hazard Area Identified In The Safety Element That Do Not Have At Least Two Emergency Evacuation Routes.” Additional revisions to the text were made to describe the inclusion of a new informational map.

PUBLIC HEARINGS (Cont.)

- New Informational Map – Residential Developments In Any Hazard Area Identified In The Safety Element That Do Not Have At Least Two Emergency Evacuation Routes was added to comply with Government Code section 65302, subdivision (g)(5) by identifying residential developments in any hazard areas identified in the Safety Element that do not have at least two emergency evacuation routes.
- Revision to Section XI of Appendix H – The discussion previously entitled “Methodology for Identifying Communities with Residential Developments with Limited Egress” in section XI was retitled “Methodology for Identifying Residential Developments In Any Hazard Area Identified In The Safety Element That Do Not Have At Least Two Emergency Evacuation Routes,” and was revised to describe the updated methodology in section XI.

This project interlocks with legislation AB 2911, that requires the State Board of Forestry and Fire Protection to work with local governments to identify and update a list of at-risk subdivisions. This Safety Element Amendment does not affect any County services or development processes and will not be used to initiate any infrastructure upgrades.

A Negative Declaration was adopted for the Safety Element Update in 2022. For this Safety Element Amendment, an Addendum to the adopted Negative Declaration was prepared in compliance with CEQA and the County environmental guidelines. The Addendum demonstrates that the proposed revisions will not result in any increased or additional environmental impacts beyond those that were analyzed in the adopted Negative Declaration. The Addendum also concludes that a supplemental environmental is not required.

For further action and discussion visit:

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

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission close the public hearing and Adopt the Resolution recommending approval to the County of Los Angeles Board of Supervisors the General Plan Safety Element Amendment, Plan Amendment No. RPPL2024003096, with the additional staff recommendations, including that the Board consider the Addendum to the Negative Declaration for PRJ2021-002039 Safety Element Update, Environmental Assessment No. RPPL2024004068, along with the previously Adopted Negative Declaration, prior to making a final decision on the General Plan Safety Element Amendment.

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

PUBLIC COMMENT**11. 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

12. 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.

13. 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 11:19 a.m. to Wednesday, September 18, 2024.



Elida Luna, Commission Secretary

ATTEST

APPROVE



David W. Louie, Vice Chair



David DeGrazia, Deputy Director Current Planning Division (Item Nos. 5, 7& 8)



David W. Louie, Vice Chair



Mitch Glaser, Assistant Deputy Director, Current Planning (Item No. 9)



David W. Louie, Vice Chair



Connie Chung, Deputy Director, Advance Planning Division (Item No. 10)