

## MINUTES

**Meeting Place:** In Person: 500 W. Temple Street, 3<sup>rd</sup> Floor, Room 372, 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:** March 20, 2024 - Wednesday **Time:** 9:00 a.m.

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

**Ex Officio Members:**

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

**County Counsel:** Ms. Kathy Park, Deputy County Counsel

**Planning Director:** Ms. Connie Chung, Deputy Director, Advance Planning Division

Mr. Mitch Glaser, 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, Gabrielino/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

LAND ACKNOWLEDGMENT (Cont.)

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 Moon representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Hastings – That the agenda for March 20, 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. There were no reports given by the Deputy Director.

DIRECTOR/DEPUTY DIRECTOR (Cont.)Housing Policy**5(a). Project No. PRJ2023-004388-(1-5). Advance Planning Project No. RPPL2023006462. A presentation on the Housing Element Annual Progress Report CY 2023. Planner: Lindsey Squirewell.**

Ms. Squirewell presented an update of the Housing Element Annual Progress Report (APR) for calendar year (CY) 2023. The update is a three-part overview of the following: 1) Progress toward meeting its Regional Housing Needs Allocation (RHNA) goal on building permit activities; 2) Entitlement Activities; and 3) Housing Element Implementation programs.

The Housing Element planning cycle covers the planning period of October 15, 2021, through October 14, 2029, the County's required to plan for a total of 89,232 units. The County's RHNA was reduced from the original 90,052 units in 2022 due to an annexation by the City of Santa Clarita. In 2023, a total of 3,047 residential units were permitted, most of which were above moderate-income units. To date, the County has achieved 5,160 units of its RHNA goal.

Ms. Squirewell stated that the County is required to report land use entitlement data as part of the Housing Element APR. While building permits are used as the proxy for units constructed in a calendar year, tracking land use entitlements alongside building permits allows us to identify if there are gaps between units entitled and units built over time. In CY 2023, the Department received 1,801 applications for 5,647 units. Of those, 4,832 residential units were approved. Additionally, the County approved 1,500 ADUs. The number of ADU approvals have increased steadily since state policymakers eased ADU regulations in 2016.

In 2023, the Department entitled a total of 933 income-restricted units, including 142 very low-income units, 782 low-income units, and 9 moderate-income units. Income-restricted units are typically created pursuant to the County's Density Bonus and/or Inclusionary Housing Ordinances. In addition, 551 income-restricted units, which account for about 59% of all income-restricted units entitled in 2023, resulted from the County's Project Homekey efforts. Homekey makes grant funding from HCD available to the County to acquire and then convert hotels, motels, and multifamily buildings into permanent supportive or interim housing.

Ms. Squirewell highlighted a few of the programs that have hit major milestones in 2023:

- The Florence-Firestone Transit Oriented District Specific Plan – adopted by the Board of Supervisors on February 7, 2023.
- The East San Gabriel Area Plan and the Metro Area Plan – community engagement continued through the first half of 2023. Outreach activities include virtual and in-person community meetings, the mailing of courtesy zone change notices, and neighborhood walkabout with community leaders. The area plans were unanimously recommended for the Board approval by your commission in August and September respectively. Final adoption of both plans is anticipated by the second quarter of 2024.
- Adequate Sites for RHNA – the County's strategy is to complete the Housing Element rezoning through various community-based planning efforts. In 2023, the rezoning was

DIRECTOR/DEPUTY DIRECTOR (Cont.)

completed in Florence-Firestone through the adoption of the Florence-Firestone TOD Specific Plan, and in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos through the adoption of the Gateway Planning Area Rezoning Program.

- Comprehensive Residential Design and Development Standards Ordinance – was approved by the Board in July 2023 and is anticipating final adoption by Spring 2024.
- Residential Parking Program Analysis and Code Update Ordinance – was recommended for the Board approval in December 2023 and is anticipating final adoption in 2024.

Lastly, several outreach efforts were launched in 2023 for the remaining projects that will complete the Housing Element rezoning, including the South Bay Area Plan, the West San Gabriel Valley Area Plan, and the Westside Area Plan. All three area plans are anticipated for adoption by early 2025.

There was further discussion by the Commissioners and staff regarding the possibility of ADU income restrictions, tracking of building permits to confirm the project is complete, the downside if the Department doesn't meet the RHNA goals, and Staff addressed their questions.

For further action and discussion visit:

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

At the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

General Plan/Transit-Oriented Communities

**5(b). Project No. PRJ2023-004388-(1-5). Advance Planning Project No. RPPL2023006462. A presentation on the General Plan Annual Progress Report CY 2023. Planner: Arturo Jacobo.**

Mr. Jacobo presented an overview of the General Plan Annual Progress Report for Calendar Year (CY) 2023. The update is a three-part overview of the major General Plan amendments that were adopted in 2023 and an update on the progress of the General Plan implementation covering the following three categories:

- Implementation Programs
- Other Plans, Ordinances and Programs
- The Bicycle Master Plan

Mr. Jacobo stated that a General Plan Amendment is any change made to the General Plan text or maps. This includes adding new or amending existing Area Plans or local plans. In 2023, the major plan amendments included:

- The Florence-Firestone Transit-Oriented District Specific Plan
- A General Plan Amendment and Zone Change – to support a 100% affordable housing development for individuals transitioning out of homelessness in the unincorporated

DIRECTOR/DEPUTY DIRECTOR (Cont.)

community of Willowbrook, adopted by the Board of Supervisors (Board) on April 18, 2023.

- A General Plan Amendment and Zone Change in the unincorporated community of Rowland Heights to create a multi-family lot with townhome condominiums, was also adopted by the Board on November 28, 2023.
- The Board adopted the Gateway Planning Area Rezoning Program which was a part of the rezoning efforts to implement the Housing Element.

In 2023, the Department continued its work on the Planning Areas Framework Program in the development of six Area Plans: 1) The East San Gabriel Valley Area Plan, 2) The Metro Area Plan; 3) The San Fernando Valley Area Plan; 4) The South Bay Area Plan; 5) The West San Gabriel Valley Area Plan; and 6) The Westside Area Plan.

Mr. Jacobo stated that the Department of Arts and Culture's Civic Art Division managed 154 active Civic Art projects throughout the County and also launched the Public Artists in Development program to address structural barriers that hinder the participation of underrepresented artists in public art. The Livable Community Design Guidelines Implementation Program, the Board considered the Residential Design Standards Ordinance during a public hearing in July 2023 and was tentatively approved. This project amends Title 22 of the County Code to establish objective design standards for residential projects. Lastly, for the Early Care and Education Program, Regional Planning dedicated a staff person to provide counseling to providers and review early care and education facilities, and implemented a grant-funded fee waiver, in partnership with the Departments of Public Health and Public Works.

Mr. Jacobo noted under the Mobility Element, there was progress made in various programs. Of those, the following four were notable:

- For the Countywide Parking Study, brought before the Regional Planning Commission (RPC) on December 13, 2023, and was recommended to the Board for approval.
- On December 12, 2023, the Board tentatively approved the Community Pedestrian Plans for the unincorporated communities of East Los Angeles, East Rancho Dominguez, Florence-Firestone, and Willowbrook/West Rancho Dominguez-Victoria. Additionally, in 2023, the Department of Public Works was awarded funds from Caltrans' Active Transportation Program to develop 5 new Community Pedestrian Plans for the unincorporated communities of Alondra Park, Del Aire, Rancho Dominguez, West Carson, and West Puente Valley-Valinda-South San Jose Hills.
- The Safe Routes to School Programs, Public Works received grant funding for a Safe Routes to School Master Plan for the Unincorporated Communities.
- Lastly, the Multimodal Transportation Planning Function was established in 2023 by the Department of Public Works and will integrate the recommendations from the County's Highway Master Plan, Bicycle Master Plan, and community pedestrian plans to develop transportation facilities in the unincorporated areas.

As for the Air Quality Element, the County made notable progress on implementing the Climate Change Adaptation Program. The Chief Sustainability Office is currently recruiting a Climate

DIRECTOR/DEPUTY DIRECTOR (Cont.)

Resilience Officer to lead the Climate Resilience Initiative, which is a part of the County's Sustainability Plan and also submitted to the Board a framework for a County Heat Action Plan in November 2023.

Mr. Jacobo stated that there was notable progress made for the Parks and Recreation Element which are:

- In December 2023, Parks and Recreation completed and opened to the public, Nogales Park in unincorporated Walnut Park.
- Parks and Recreation also made significant progress on the Trails Program, including developing a Trails Volunteer Program Framework, implementing uniform trail wayfinding signage at regional parks, and investing in trail improvements throughout the county.
- Lastly, Parks and Recreation is implementing the Department's first sustainability roadmap which outlines departmental goals that promote social equity, park access, and climate adaptation.

There have been major implementation efforts under the Safety Element including the Oil and Gas Operation Strategy, the OurCounty Sustainability Plan, and the Reduce Damage from Wildfire project. These are:

- The Board adopted the Oil Well Ordinance on January 24, 2023.
- The Chief Sustainability Office worked on the County's Urban Forest Management Plan and the Heat Action Plan. Public Works finalized the Los Angeles County Water Plan in December 2023.
- June 2023, the Community Wildfire Protection Ordinance, which amends Title 21 and Title 22 of the County Code to reduce and manage wildfire risks in high-severity areas, was recommended for approval by the RPC.

Mr. Jacobo stated that there has been progress made on the Economic Development Element which includes work on the Economic Development Incentives Program's Opportunity Zones and Infrastructure Financing Districts programs, the Economic Development Outreach and Coordination Initiative, and the Economic Development Land Use Strategy.

There have been updates of various plans, ordinances, and programs that support the goals of the General Plan but are not identified as implementation programs in the General Plan. In 2023, Regional Planning continued work on creating new or updating existing Community Standards Districts (CSDs):

- The Antelope Valley CSD Program, the Board adopted an ordinance establishing the Lake Los Angeles CSD and an update to the Southeast Antelope Valley CSD on December 19, 2023
- On October 4, 2023, the RPC recommended approval of the Baldwin Hills CSD amendment to the Board.
- The Chapman Woods CSD, provides development standards to prevent mansionization, was adopted on November 21, 2023.

Mr. Jacobo stated that the Los Angeles County 2045 Climate Action Plan was developed as a comprehensive update to replace the Community Climate Action Plan 2020, a component of

DIRECTOR/DEPUTY DIRECTOR (Cont.)

the General Plan's Air Quality Element. The RPC recommended approval to the Board on November 15, 2023.

On April 18, 2023, the Board adopted the Disaster Recovery Ordinance for Title 22 of the County Code to expand existing regulations for temporary housing for residents displaced by a disaster, to establish procedures for the replacement of buildings and structures, and to establish procedures for the reestablishment of uses affected by a disaster.

On September 19, 2023, the Board heard a technical update to the Green Zones Program that simplifies the code language, corrects errors and omissions, and removes obsolete and redundant regulations in the ordinance.

On December 19, 2023, the Board adopted the Gun Dealer Ordinance, which defines gun dealers and clarifies the allowance of gun dealers in some commercial zones and industrial zones with a Conditional Use Permit.

In October 2023, the Habitat Impact Fee Update was approved by the Board. The Habitat Impact Fee Update must be reviewed and certified by the State Coastal Commission before going into effect.

In 2023, under the Historic Preservation Program, the Pearson House located in Altadena, was designated as a County landmark and a Mill Act contract was executed for the property.

Lastly, on January 10, 2023, the Board adopted the Wireless Facilities Ordinance for both Titles 16 and 22 of the County Code, which define and establish permitting processes and standards for the location, height, and design of wireless communication facilities and small cell facilities.

Mr. Jacobo stated that in 2019, the Board directed Public Works in partnership with the Departments of Beaches and Harbors, Parks and Recreation, Public Health, Regional Planning, Sheriff, and the California Highway Patrol to update the 2012 Bicycle Master Plan. The Bicycle Master Plan Update is expected to be completed by 2025.

There was further discussion by the Commissioners and staff regarding Early Education & Childcare, the Water Program and Staff addressed their questions.

For further action and discussion visit:

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

At the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

Coastal Development Services

**5(c). Project No. 2018-003681-(3). Administrative Coastal Development Permit No. RPPL2023005061. Planner: Shawn Skeries, Applicant: Natalie Greco. 33250 Hassted Drive. Santa Monica Mountains Planning Area. To authorize the placement and maintenance of 44 ground mounted solar modules with incidental trenching, appurtenant**

DIRECTOR/DEPUTY DIRECTOR (Cont.)

**equipment and wiring affixed, to an existing single-family residence in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.**

There being no presentation, the Commission received and accepted the information for Project No. 2018-003681-(3).

- 5(d). Project No. PRJ2021-001696-(3). Administrative Coastal Development Permit No. RPPL2023002125. Planner: Shawn Skeries. Applicant: Bonnie Goldfarb. 25708 Dark Creek Road, Santa Monica Mountains Planning Area. To authorize the construction of a 384 square-foot storage shed as an accessory use to an existing single-family residence in the R-C-1 (Rural Coastal – One Acre 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. PRJ2021-001696-(3).

- 5(e). Project No. PRJ2024-000620-(3). Conditional Use Permit No. RPPL2024000909. Planner: William Chen. Applicant: California State Parks. 3811 Topanga Canyon Lane. Santa Monica Mountains Planning Area. An Emergency Coastal Development Permit was granted by the Director of LA County Planning on February 15, 2024 for the removal of structural debris in Topanga Creek that resulted from the inclement storm events in early February 2024.**

There being no presentation, the Commission received and accepted the information for Project No. PRJ2024-000620-(3).

MINUTES FOR APPROVAL

- 6.** Motion/seconded by Commissioners Hastings/Moon – That the minutes for February 21, 2024, be approved.

At the direction of the Chair, the minutes were approved unanimously.

Motion/seconded by Commissioners Hastings/Moon – That the minutes for February 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](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



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 HEARINGSCoastal Development ServicesProject Approved

7. **Project No. PRJ2021-003817-(3). Major Coastal Development Permit No. RPPL2022005199. Planner: William Chen. Applicant: LA County Department of Public Works. 3629 Encinal Canyon Road. Santa Monica Mountains Planning Area. To install 260 linear feet of 12-inch water line and one pressure reducing station within the right-of-way of Encinal Canyon Road in unincorporated Los Angeles County. To install 260 linear feet of 12-inch water line and one pressure reducing station within the right-of-way of Encinal Canyon Road in unincorporated Los Angeles County. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.**

For further action and discussion visit:

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

Motion/seconded by Commissioners O'Connor/Hastings – That the Regional Planning Commission close the public hearing, find that the project is categorically exempt pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission Approve Major Coastal Development Permit No. RPPL2022005199 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on April 3, 2024.

Metro Development ServicesProject Approved

8. **Project No. PRJ2023-001186-(2). Conditional Use Permit No. RPPL2023001662. Planner: Elsa M. Rodriguez. Applicant: Satterfield and Mannino Trust. 14800 South Avalon Boulevard. Metro Planning Area. To authorize the operation and maintenance of an outside storage yard for trucks and trailers in the M-1-IP (Light Manufacturing – Industrial Preservation) and B-1 (Buffer Strip) Zone. This project is categorically exempt (Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.**

PUBLIC HEARINGS (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)

Motion/seconded by Commissioners Louie/Hastings – 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/Hastings – That the Regional Planning Commission Approve Conditional Use Permit No. RPPL2023001662 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on April 3, 2024.

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 10:21 a.m. to Wednesday, March 27, 2024.



Elida Luna, Commission Secretary

ATTEST

APPROVE



Pamela O'Connor, Chair



Connie Chung, Deputy Director



Mitch Glaser, Assistant Deputy Director