

## 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: October 22, 2025 - Wednesday Time: 9:00 a.m.

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

Ex Officio Members:

Director of Public Works: Ms. Aracely Lasso, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Mr. Ed Rojas, Assistant Deputy Director, Advance Planning Division

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

Ms. Susie Tae, Assistant Deputy Director, Current Planning Division

Forester and Fire Warden: Mr. Wally Collins, Fire Prevention Engineer

### LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by 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 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 Duarte-White representing the First Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Duarte-White/Moon – That the agenda for October 22, 2025, 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 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.
- 5(a). **RPC Special No. RPPL2025003572. Presenter: Katrina Castañeda, Regional Planner. East San Gabriel Valley Area Plan Historic Context Statement. An informational overview of the East San Gabriel Valley Area Plan Historic Context Statement.**

Report by Katrina Castaneda, a Regional Planner with the Advance Planning section provided an overview of the East San Gabriel Valley Area (ESGVAP) Plan Historic Context Statement,

DIRECTOR/DEPUTY DIRECTOR (Cont.)

included the history of the ESGV Planning Area’s unincorporated communities and the framework for future evaluation of historic resources.

For further action and discussion visit:

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

After discussion, at the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

- 5(b). RPC Special Nos. RPPL2025003501, RPPL2025003484, RPPL2025003516, RPPL2025003503, and RPPL2025003494. Presenters: Arturo Jacobo, Regional Planner and Evan Sensibile, Regional Planner. East San Gabriel Valley, Metro, South Bay, West San Gabriel Valley, and Westside Planning Areas Capital Improvement Plans (CIPs). An informational overview of the CIPs in development for the East San Gabriel Valley, Metro, South Bay, West San Gabriel Valley, and Westside Planning Areas.**

Report by Arturo Jacobo, Regional Planner and Evan Sensibile, Regional Planner with the Advance Planning section provided an overview of efforts to develop five Capital Improvement Plans (CIPs) for the East San Gabriel Valley, Metro, South Bay, West San Gabriel Valley, and Westside Planning Areas under Program LU-1. These CIPs, led by the Department in partnership with multiple County offices, focus on infrastructure mobility and transportation, water, sewer, stormwater management, and energy infrastructure and align with recently adopted area plans.

For further action and discussion visit:

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

After discussion, at the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

MINUTES FOR APPROVAL

- 6.** Motion/seconded by Commissioners Hastings/O’Connor – That the minutes for September 17, 2025, 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

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 HEARINGSMetro Development ServicesProject Approved

7. **(Continued without opening the public hearing from 10/8/25 to 10/15/25 and then without opening the public hearing from 10/15/25 to 10/22/25). Project No. PRJ2022-001925-(1). Conditional Use Permit No. RPPL2022005832. Planner: Evan Sahagun. Applicant: Wil Nieves. 4501 Whittier Boulevard, Unit C. Metro Planning Area. To authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a change from a Type 20 California Department of Alcohol Beverage Control ("ABC") License to a Type 21 ABC License, at an existing meat market in the C-3 (General Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.**

Staff presented the staff report, followed by testimony from the applicant's representative, Wil Nieves, in support of the project. With no members of the public present in person or virtually in opposition, no rebuttal was required. The Commission then engaged in further discussion, during which staff addressed the Commissioners' 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)

Motion/seconded by Commissioners Duarte-White/O'Connor – 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 Duarte-White/Moon – That the Regional Planning Commission approve Conditional Use Permit No. RPPL2022005832 subject to the findings and conditions with the amended hours of 10:00 a.m. to 9:00 p.m.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on November 5, 2025.

Metro Development ServicesProject Approved

8. **(Continued without opening the public hearing from 10/8/25 to 10/15/25 and then continued after opening the public hearing from 10/15/25 to 10/22/25). Project No. PRJ2023-003768-(2). Conditional Use Permit No. RPP/L2023003810. Planner: Evan Sahagun. Applicant: Liliger Damaso. 4417 Lennox Boulevard. South Bay Planning Area. To authorize the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption, with a change from a Type 20 California Department of Alcohol Beverage Control ("ABC") License to a Type 21 ABC License, at an existing grocery market in the C-2 (Neighborhood Commercial) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.**

PUBLIC HEARINGS (Cont.)

Staff presented the staff report, followed by testimony from the applicant's Harmail Singh, Narinder Singh and representative, Liliger Damaso, in support of the project. With no members of the public present in person or virtually in opposition, no rebuttal was required. The Commission then engaged in further discussion, during which staff addressed the Commissioners' 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)

Motion/seconded by Commissioners Louie/O'Connor – 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. RPPL2023003810 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on November 5, 2025.

SubdivisionsProject Approved

- 9. Project No. PRJ2024-001750-(5). Tentative Parcel Map No. 84424 (RPPL2024002620). Planner: Marie Pavlovic. Applicant: Jose and Rosa Pelayo. Vacant lot northeast of 92nd Street and East Avenue R-8. Antelope Valley Planning Area. To create two parcels on 4.62 gross acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 15 - Minor Land Divisions) pursuant to CEQA reporting requirements.**

Staff presented the staff report, followed by testimony from the applicant's representative, Victor Gutierrez, in support of the project. With no members of the public present in person or virtually in opposition, no comments or questions were raised by the Commission.

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 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 Tentative Parcel Map No. 84424 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on November 3, 2025.

PUBLIC COMMENT

**10. 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

**11. 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.

**12. 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 10:24 a.m. to Wednesday, October 29, 2025.



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Elida Luna, Commission Secretary

ATTEST

APPROVE



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David Louie, Chair



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Ed Rojas, Assistant Deputy Director  
Advance Planning



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David Louie, Chair



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Mitch Glaser, Assistant Deputy Director  
Current Planning



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David Louie, Chair



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Susie Tae, Assistant Deputy Director  
Current Planning