

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: November 19, 2025 - Wednesday Time: 9:02 a.m.

Present: Commissioners Louie, O'Connor, Moon, Hastings

Absen: Commissioner Duarte-White

Ex Officio Members:

Director of Public Works: Mr. Diego Rivera, 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 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.

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 Moon/Hastings – That the agenda for November 19, 2025, be approved.

At the direction of the Chair, the agenda was approved with Commissioners Moon, Hastings, Louie, O'Connor in favor and Commissioner Duarte-White 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. The Director of Planning reported that at Board of Supervisors meeting of November 18, the Board heard and approved Project No. 00-210-(5), Entrada South and Project No. 87-150-(5), Valencia Commerce Center.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

- 5(a). **Project No. 2025-001908-(3). Administrative Coastal Development Permit No. RPPL2025002009. Planner: Shawn Skeries. Applicant: Stephen Murray. 523 Vista Valle Trail. Santa Monica Mountains Planning Area. To authorize the construction of a new swimming pool, and the conversion of a previously approved guest house into a private ceramic making studio, which would all be located within the previously approved building site area, in the R-C-10,000 (Rural Coastal – 10,000 Square-foot Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 - 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. 2025-001908-(3).

- 5(b). **Project No. 2024-003733-(3). Administrative Coastal Development Permit No. RPPL2024005510. Planner: Shawn Skeries. Applicant: Sama Eshraghi. 1250 Will Geer Road. Santa Monica Mountains Planning Area. To authorize the construction of a new swimming pool with less than 50 cubic yards of total earth work, which would be located within the previously approved building site area, in the R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 - 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. 2024-003733-(3).

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Hastings/Moon – That the minutes for September 24, 2025, be approved.

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

Motion/seconded by Commissioners Hastings/Moon – That the minutes for October 1, 2025, be approved.

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

Motion/seconded by Commissioners O'Connor/Hastings – That the minutes for October 8, 2025, be approved.

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

The Chair informed County Counsel that a member of the public requested to be granted the same time allocation as the applicant for the pending hearing. County Counsel responded, reiterating that under the Regional Planning Commission's rules, public comment time is limited to two minutes for public testifiers and does not equate to the time allocated for applicants. No motion was made to extend the public comment period; the request was therefore not granted.

PUBLIC HEARINGS

Subdivisions

Project Approved

7. **(Continued without opening the public hearing from 06/04/25 to 09/10/25, and continued to 10/08/25 and 11/19/25). Project No. 2015-01232-(2) - ("The View"). Planner: Erica G. Aguirre. Applicant: The Bedford Group / Peak Capital Investments, LLC. 5101 South Overhill Drive. Westside Planning Area. a. Vesting Tentative Tract Map No. 073082 (RTM TR073082). To create one multi-family lot with 88 attached condominium units within one building on 1.84 gross acres (1.77 net acres) with the C-1 (Restricted Business) Zone. b. Conditional Use Permit No. 201500052. To authorize a single-family residential development within the C-1 Zone and development in a designated Hillside Management Area. c. Environmental Assessment No. 201500089. To consider an EIR with impacts reduced to less than significant with mitigation measures to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources, pursuant to CEQA reporting requirements.**

Ms. Aguirre presented the staff report, followed by testimony from the applicant's representatives, Ms. Ellia Thompson, Mr. Charles Qualres, and Mr. Michael Luna, in support of the project. The Commission then opened the public hearing and heard from 15 community members with concerns and in opposition of the project. Their concerns focused on:

- Impacts on natural light due to the proposed building height,
- Potential financial impacts to property values in the surrounding neighborhood,
- Reduced water supply and pressure for the surrounding neighborhood,
- Denials for new Accessory Dwelling Units in the area due to Cal American declining to serve water to new units;
- Building within an existing earthquake fault line, and
- Possible traffic safety impacts.

PUBLIC HEARINGS (Cont.)

In Rebuttal, the applicants addressed the communities' concerns. Staff and the applicant's team engaged in a thorough exchange, addressing the Commission's inquiries.

For further action and discussion visit:

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 certify the Environmental Impact Report along with the required Findings of Fact and Adopt the Mitigation Monitoring and Reporting Program for the Project, pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Louie/O'Connor – That the Regional Planning Commission approve Vesting Tentative Tract Map No. 073082 and Conditional Use Permit No. 201500052, subject to the findings and conditions, as modified to include a total of ten moderately affordable dwelling units at 120 percent the Area Median Income, also requiring opaque windows, where feasible and compliant with building codes along the southern facing façade.

At the direction of the Chair, the item passed with Commissioners Louie, O'Connor, Moon, Hastings in favor and Commissioner Duarte-White being recorded as absent. The appeal period for this item ends on December 1, 2025

Project Approved

- 8. Project No. PRJ2025-00104-(1). Tentative Parcel Map No. 84352 (RPPL2025000124). Planner: Alejandrina Baldwin. Applicant: Doris Liu, DL Design. 7879 La Merced Road, Rosemead. West San Gabriel Valley Planning Area. To create two residential parcels on 0.4 gross acres (15,680 gross square feet) within the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone. The project is categorically exempt (Class 1 - Existing Facilities and Class 15 – Minor Land Divisions) pursuant to CEQA reporting requirements.**

Ms. Baldwin presented the staff report, followed by testimony from the applicant's representative, Mr. John Wang, in support of the project. No members of the public were present or virtual in opposition, no rebuttal was required.

For further action and discussion visit:

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

Motion/seconded by Commissioners Moon/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 Moon/Hastings – That the Regional Planning Commission approve Tentative Parcel Map No. 84532 subject to the findings and conditions.

PUBLIC HEARINGS (Cont.)

At the direction of the Chair, the item passed with Commissioners Moon, Hastings, Louie, O'Connor in favor and Commissioner Duarte-White being recorded as absent. The appeal period for this item ends on December 1, 2025

Project Approved

- 9. PRJ2024-001108. Modification to a Recorded Parcel Map No.16832A (RPPL2024001660). Vacant Parcel, APN 321-021-029, Acton, CA 93550. Planner: Michelle Lynch. Applicant: Jorge Garcia. Antelope Valley Planning Area. Modification to Recorded Map to remove the recorded locations of never constructed and utilized private driveways and fire lanes in the C-RU (Rural Commercial) Zone within the Acton Community Standards District. This project is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.**

Ms. Lynch presented the staff report, followed by testimony from the applicant, Mr. Jorge Garcia and representative, Claude Alan Whitten, in support of the project. The Commission then opened the public hearing and heard from three members of the public in opposition to the project.

In Rebuttal, the applicants addressed the public's concerns. Staff and the applicants' team addressed the Commission's inquiries.

For further action and discussion visit:

http://lacrpr.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 the Modification to Recorded Parcel Map No. 16832A subject to the findings and conditions.

At the direction of the Chair, the item passed with Commissioners Hastings, Moon, Louie, O'Connor in favor and Commissioner Duarte-White being recorded as absent. The appeal period for this item ends on December 1, 2025

PUBLIC COMMENT

- 10. Public comment pursuant to Section 54954.3 of the Government Code.**

Ms. Ayer stated it requires about 48 hours to produce a staff report or similar document. Because staff reports are released two weeks before the meeting, members of the public have very little time to review and submit any comment letters by the deadline. She stated that if the staff reports were released 30 days in advance, the public would have adequate time for review and comment. Furthermore, Ms. Ayer stated she felt unfairly censured for not delivering her comments on time and that it's not realistic under current procedures.

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.

12(a). Tentative Commission Meeting Schedule for January - December 2026.

Motion/seconded by Commissioners Moon/Hastings – That the Regional Planning Commission approve the meeting schedule for January through December 2026.

At the direction of the Chair, the Regional Planning Commission approved the meeting schedule for January through December 2026 with Commissioners Hastings, Moon, Louie, O'Connor in favor and Commissioner Duarte-White being recorded as absent.

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, December 3, 2025.



Elida Luna, Commission Secretary

ATTEST

APPROVE



David Louie, Chair



Susie Tae, Assistant Deputy Director
Current Planning