

## AGENDA

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: January 15, 2025 - Wednesday

Time: 9:00 AM

### **PROVIDING WRITTEN PUBLIC COMMENT**

To provide written public comment for the record, send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Tuesday, January 14, 2025, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, January 14, 2025, will not be provided to the Regional Planning Commission but will be added to the public record.

### **OBSERVING THE MEETING VIRTUALLY (ONLINE)**

To observe the meeting without public comment for the record, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429), <http://facebook.com/LACDRP>, or call by phone: (669) 444-9171 or (719) 359-4580.

### **PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)**

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429) or call by phone: (669) 444-9171 or (719) 359-4580 and staff will assist you or send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Tuesday, January 14, 2025, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, January 14, 2025, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

**PART I - LAND ACKNOWLEDGMENT STATEMENT**

1. Commission

**PART II - PLEDGE OF ALLEGIANCE**

2. Commission

**PART III - REPORTS**

3. Approval of Agenda
4. County Counsel
5. Director/Deputy Director

**PART IV - MINUTES FOR APPROVAL**

6. (Continued from 01/08/25)  
December 4, 2024  
December 11, 2024  
December 18, 2024

[24-325](#)

**PART V - PUBLIC HEARINGS**

7. Project No. PRJ2021-001327-(5)  
Planner: Diana Gonzalez  
Applicant: KT and KT Investments, LLC / Kluger Architects  
2214 Windsor Avenue  
West San Gabriel Valley Planning Area

[24-301](#)

a. Minor Conditional Use Permit No. RPPL2021003527

To authorize the construction of a three-story, mixed-use commercial and residential development with 2,122 square feet of ground floor retail, 639 square feet of temporary leasing office, and 54 apartment units in the C-M (Commercial Manufacturing) Zone.

b. Administrative Housing Permit No. RPPL2021003544

To provide five apartment units restricted to extremely low-income households earning up to 30% of the Area Median Income (AMI) and one apartment unit restricted to very low income households earning up to 50% AMI, including four waivers related to building height, building stories, the number of compact parking spaces, and floor area ratio.

This project is statutorily exempt (Residential or Mixed-Use Housing Projects) pursuant to CEQA reporting requirements.

8. (Continued from 01/08/25)  
(Appeal of the Hearing Officer's Decision on July 2, 2024)  
Project No. PRJ2021-003767-(2)  
Yard Modification No. RPPL2021010501  
Planner: Sean Donnelly  
Applicant: Lida Benham  
5322 West 119th Place  
South Bay Planning Area

[24-228](#)

To retroactively allow a nine-foot tall wall exceeding the maximum six-foot allowable height in the side yard setback in the R-1 (Single-Family Residence) Zone. This project is statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

## **PART VI - PUBLIC COMMENT**

9. Public comment pursuant to Section 54954.3 of the Government Code.

## **PART VII - 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.
11. Commission/Counsel/Director Reports

## **PART VIII - ADJOURNMENT**

### **ADJOURNMENT TO 9:00 A.M., WEDNESDAY, JANUARY 22, 2025**

#### GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

**WRITTEN TESTIMONY:** Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

**PUBLIC HEARING CLOSING AND RE-OPENING:** Public hearings that are closed during the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

**LOBBYIST REGISTRATION:** Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

**MEETING MATERIALS:** The agenda package may be accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

**LIVE WEB STREAMING:** LA County Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at <http://planning.lacounty.gov>.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974- 6409 or [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov) 72 horas hábiles antes de la reunión. Gracias.

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如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供 特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409，電郵地址為 [info@planning.lacounty.gov](mailto:info@planning.lacounty.gov)。謝謝。