

**DRAFT – Until Approved  
by the RPC 1-29-2025.  
Prepared by: Elida Luna**

## 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: January 15, 2025 - Wednesday Time: 9:00 a.m.

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

Ex Officio Members:

Director of Public Works: Ms. Phoenix Khoury, Senior Civil Engineer

County Counsel: Ms. Starr Coleman, Assistant County Counsel

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

Forester and Fire Warden: Mr. Joseph Youman, Fire Prevention Engineer Assistant

### 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 O'Connor representing the Third Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Hastings/Moon – That the agenda for January 15, 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. The Director of Regional Planning provided the Commission an update of the Palisades and Eaton Fires. We have unincorporated communities in both fire locations. The primary is in the Eaton Fire perimeter, the community of Altadena. We are still mapping out the damage to see if there are other unincorporated communities affected. The County went into a unified command structure with Cal OES, which is the California State Office of Emergency Services and FEMA is involved as well.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

The Department is on their second round of the disaster recovery phase. The Director enacted the Disaster Recovery Ordinance for the Eaton fire. This involves the Director to enact the parameters of that ordinance. The Disaster Rebuild provisions has two important features: 1) Like-for-Like Rebuild plus 10%; and 2) Temporary Housing. Once the site has been cleared of hazardous materials and the remaining fire debris, an individual can bring to the sight, if they have room, temporary housing. This can be an RV, Camper Van, a Modular Unit, provided that they have sanitary sewer connections and a temporary power pull. They can live on their parcel while they are trying to rebuild their home.

The County opened two local assistance centers also known as Disaster Recovery Centers for FEMA purposes, to assist those impacted by the fires. One is located at the Pasadena City College and the second center is at UCLA for the Palisades victims. The Director stated she was proud of staff for continuously volunteering to work those centers in addition to their regular duties and wanted to make the Commission aware of that.

The Commissioners thanked the Department for their volunteer work and the Director's leadership to be able to identify and to execute on providing service to the communities.

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Moon/Duarte-White – That the minutes for December 4, 2024, continued from January 8, 2025, be approved.

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

Motion/seconded by Commissioners Moon/Duarte-White – That the minutes for December 11, 2024, continued from January 8, 2025, be approved.

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

Motion/seconded by Commissioners Moon/Duarte-White – That the minutes for December 18, 2024, continued from January 8, 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 HEARINGOperations and Major ProjectsAction Taken as Noted

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. 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.**

Commissioner Moon asked what has the applicant done for low-income housing. Mr. Finkel stated that the applicant was affected by the fires and was not present. The project does include affordable housing component which can be discussed on February 19.

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/O'Connor – That the Regional Planning Commission continue Minor Conditional Use Permit No. RPPL2021003527 and Administrative Housing Permit No. RPPL2021003544 without opening the public hearing to February 19, 2025.

At the direction of the Chair, the item was continued to Wednesday, February 19, 2025.

Metro Development ServicesProject Denied

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. 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).**

Mr. Donnelly presented the staff report and stated that the item before the Commission is an appeal of the Hearing Officer's decision to deny the Yard Modification. The Hearing Officer indicated their intent to approve the project with a limited scope. The Hearing Officer asked the applicant to provide an updated site plans and continued the hearing to June 4, 2024. At the June 4<sup>th</sup> hearing, the applicant did not provide updated site plans and the Hearing Officer

PUBLIC HEARING (Cont.)

continued the Hearing to July 2, 2024, to give the applicant additional time to submit changes. On June 20<sup>th</sup> the applicant submitted an updated site plan that was transmitted to the Hearing Officer. At the continued hearing of July 2, 2024, the Hearing Officer stated that the updated site plans inadequately incorporated the requested changes and asked the applicant's representative why the changes had not been made. The representative stated that they understood the request and was not sure why the applicant did not make the changes. The Hearing Officer denied the project and requested staff to prepare the updated findings. On July 16, 2024, the Applicant submitted an appeal.

Testimony was followed by the appellant's attorney, Mr. Kevin McDonnell, in support of the project.

One member of the public, an attorney representing the neighbors to the appellant, Mr. Tim Martin, testified in favor of the denial of the project and stated his client's opposition to the project. There was further discussion by the Commission and Staff addressed the Commissions 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 statutorily exempt pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Duarte-White/O'Connor – That the Regional Planning Commission deny the appeal and uphold the Hearing Officer's denial of Yard Modification No. RPPL2021010501 subject to the findings.

At the direction of the Chair, the item passed with Commissioners Duarte-White, Louie, O'Connor, Hastings in support for denial and Commissioner Moon being recorded as No.

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 10:03 a.m. to Wednesday, January 22, 2025.

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Elida Luna, Commission Secretary

ATTEST

APPROVE

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David Louie, Chair

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Mitch Glaser, Assistant Deputy Director  
Current Planning Division