

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

DAVID W. LOUIE
Chair
Supervisory District 2

ELVIN W. MOON
Vice Chair
Supervisory District 4

YOLANDA DUARTE-WHITE
Commissioner
Supervisory District 1

PAM O'CONNOR
Commissioner
Supervisory District 3

MICHAEL R. HASTINGS
Commissioner
Supervisory District 5

**DRAFT Until Approved by
the RPC on 11/19/2025
Prepared by: Elida Luna**

MINUTES

Meeting Place: In Person: Hall of Administration Building at 500 W. Temple Street, Board of Supervisors Hearing Room 381-B, 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: September 24, 2025 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor (arrived at 9:08 a.m.), Moon, Hastings

Ex Officio Members:

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

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Ms. Susie Tae, Assistant Deputy Director, Current 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 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 Moon representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Duarte-White/Moon – That the agenda for September 24, 2025, be approved and modified to begin with Item Nos. 4, 5, 5a, 8, 7, and 9 through 11.

At the direction of the Chair, the agenda was approved with Commissioners Duarte-White, Moon, Louie, Hastings in favor and Commissioner O'Connor being recorded as absent (arrived at 9:08 a.m.).

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 Assistant Deputy Director reported that during yesterday's Board of Supervisors meeting (Board), the Board heard an appeal of Project No. PRJ2021-001195-(5). The matter was appealed by two different parties. After hearing testimony and staff answering questions, the Board affirmed your Commission's approval of the project.

DIRECTOR/DEPUTY DIRECTOR (Cont.)

- 5(a). RPC Special No. RPPL2025001514. Planner: Michelle Lynch. Presentation on Senate Bill 9 (“SB 9”) which became law in 2021. Staff will present an overview of the provisions of California Government Code Section 66411.7, also known as SB 9, and staff will discuss how this law is being implemented in the unincorporated areas of LA County.**

Report by Michelle Lynch, a Principal Planner and Josh Huntington, Supervising Regional Planner with the Subdivisions section on Senate Bill 9, including recent updates.

For further action and discussion visit:

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 report.

MINUTES FOR APPROVAL

- 6.** Motion/seconded by Commissioners Hastings/Duarte-White – That the minutes for August 20, 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 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 HEARINGSCoastal Development ServicesAction Taken as Noted

- 8. (Appeal of the Hearing Officer's Approval of June 24, 2025). Project No. R2005-01452-(3). Variance No. 200900001. Planner: Tyler Montgomery. Appellant: Las Virgenes Homeowners Federation. 2354 Topanga Canyon Boulevard. Santa Monica Mountains Planning Area. To construct a new 4,000-square-foot single-family residence on a mapped significant ridgeline in the A-1-5 (Light Agricultural — Five Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area Community Standards District. 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.**

PUBLIC HEARINGS (Cont.)

For further action and discussion visit:

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

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission continue Variance No. 200900001 to December 10, 2025, Without Opening the Public Hearing.

At the direction of the Chair, the item was continued to Wednesday, December 10, 2025

Coastal Development Services

Project Approved

7. **Project No. 2023-004496-(2). Planner: Shawn Skeries. Applicant: Los Angeles County Department of Beaches and Harbors. 13650 Mindanao. Way Westside Planning Area. a. Coastal Development Permit No. RPPL2023006624. To authorize the construction of a parking facility consisting of an approximately 100,171-square-foot, two-story, three-tier parking structure, with approximately 304 parking spaces, and a surface parking lot with approximately 64 parking spaces, for a combined total of approximately 368 parking spaces, in the P (Parking) and PF (Public Facilities) land use designations. b. Conditional Use Permit No. RPPL2023006617. To authorize the use and operation of a parking facility in the PF land use designation. c. Environmental Plan No. RPPL2023006632. To consider an MND with impacts to air quality, biological resources, cultural resources, noise, and tribal cultural resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

For further action and discussion visit:

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

Mr. Skeries presented the staff report, followed by testimony from the applicant's, Warren Ontiveros Deputy Director, Sean Sackett Planning Specialist, Department of Beaches and Harbors, and Salim Sioufi, Project Manager, Department of Public Works, in support of the project. There being no members of the public in opposition, no rebuttal was required. There was further discussion by the Commissioners and Staff addressed the Commissions questions.

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, along with the required findings of fact for the project, pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission approve Coastal Development Permit No. RPPL2023006624 subject to the findings and conditions.

PUBLIC HEARINGS (Cont.)

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission approve Conditional Use Permit No. RPPL2023006617 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on October 8, 2025.

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 10:06 a.m. to Wednesday, October 1, 2025.

Elida Luna, Commission Secretary

ATTEST

APPROVE

David Louie, Chair

Susie Tae, Assistant Deputy Director
Current Planning Division

David Louie, Chair

Mitch Glaser, Assistant Deputy Director
Current Planning Division