

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: October 2, 2025

HEARING DATE: October 8, 2025 AGENDA ITEM: 6

PROJECT NUMBER: 2015-01232

PERMIT NUMBERS: Vesting Tentative Tract Map No. 073082
Conditional Use Permit ("CUP") No. 201500052
Environmental Assessment No. 201500089 (Referred
to collectively as the "Project")

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 5101 Overhill Drive

OWNER: Peak Capital Investments, LLC c/o Scott Tran

APPLICANT: The Bedford Group

PUBLIC MEETINGS HELD: 4 of 5

INCLUSIONARY HOUSING
ORDINANCE ("IHO"): The Project is not subject to the IHO because it was
deemed complete prior to the effective date of the IHO.

CASE PLANNER: Erica G. Aguirre, AICP, Principal Planner
eaguirre@planning.lacounty.gov

RECOMMENDATION

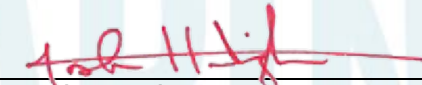
LA County Planning staff recommends a continuance, **without discussion**, to Wednesday, November 19, 2025. This is at the request of the applicant who would like additional time to provide information requested by the Regional Planning Commission at the public hearing held on September 10, 2025. (See Exhibit A – Applicant's email, dated September 30, 2025). Additional supplemental materials will be provided closer to the new hearing date.

Recommended Motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE
PROJECT NO. 2015-01232, WITHOUT DISCUSSION, TO NOVEMBER 19, 2025.**

Report

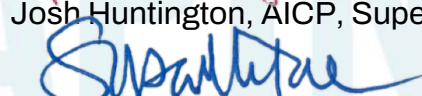
Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

PROJECT NO. 2015-01232
VESTING TENTATIVE TRACT MAP NO. 073082
CONDITIONAL USE PERMIT NO. 201500052
ENVIRONMENTAL ASSESSMENT NO. 201500089

October 8, 2025
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LIST OF ATTACHED EXHIBITS	
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EXHIBIT A	Applicant's email, dated September 30, 2025
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From: [Thompson, Ellia M.](#)
To: [Erica G. Aguirre](#); [Joshua Huntington](#); [Kathy Park](#)
Subject: RE: Request for Continuance for Bedford/Peak Capital Project
Date: Tuesday, September 30, 2025 4:13:44 PM

CAUTION: External Email. Proceed Responsibly.

To be clear, we will agree that this continuance to November 19, 2025 does not constitute one of the hearings that are to be counted in the current maximum of five hearings as established in the Housing Crisis Act of 2019 (SB 330)/Gov Code Section 65905.5.

It is our understanding that should our Planning Commission hearing be continued to November 19, 2025, any appeal that is scheduled will likely occur on either January 13, 2026 or January 27, 2026 – the latter date being 6 days after the 45 day requirement for any appeal for a tentative map under the CA Subdivision Map Act (Gov Code Section 66452.5). We will waive the 45 day requirement ONLY in order to accommodate the January 27, 2026 date or a date sooner. We do not agree that this date can be further extended at this time.

Thanks again for your time and attention to this matter.

Ellia

[Ellia M. Thompson](#) | Partner | [Venable LLP](#)
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2049 Century Park East, Suite 2300, Los Angeles, CA 90067
EMThompson@Venable.com | www.Venable.com

From: Thompson, Ellia M.
Sent: Tuesday, September 30, 2025 1:54 PM
To: Erica G. Aguirre <EAguirre@planning.lacounty.gov>; Joshua Huntington <jhuntington@planning.lacounty.gov>; Kathy Park <KPark@counsel.lacounty.gov>
Subject: Request for Continuance for Bedford/Peak Capital Project

All,

Given that a member of the Planning Commission requested that we provide additional information regarding water availability for our project site and we are in the process of obtaining that information along with certain preliminary approvals, we need to request a short continuance from our currently scheduled hearing of October 8, 2025 to November 19, 2025 in order to have adequate time to provide this information. Also, I will be in a trial starting the week of October 13, 2025 that is expected to last approximately 3-4 weeks and I will not be available before that date.

Thanks in advance for your time and attention to this matter.
Please let me know if you have any questions.

Ellia

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