

**DRAFT – Until Approved
by RPC 12/4/24
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: October 30, 2024 - 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. Kathy Park, Deputy County Counsel

Planning Director: Mr. Ed Rojas, Assistant Deputy Director, Advance Planning Division

Forester and Fire Warden: Mr. Juan Padilla, Supervising Fire Prevention Engineer

APPROVAL OF AGENDA

1. Motion/seconded by Commissioners Duarte-White/Moon – That the agenda for October 30, 2024, be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

2. 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 agendized 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 agendized 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.

COUNTY COUNSEL REPORT (Cont.)

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

3. The Director of Planning reported on the following actions taken by the Board of Supervisors (the "Board"): 1) The Board unanimously denied Project No. PRJ2022-004416-(1) overturning the Regional Planning Commission's decision to approve the CUP and instructed County Counsel to prepare the necessary findings to deny the Project; 2) The Board heard an appeal of Project No. 2019-000706-(5) for a Recreational Vehicle Park in the Santa Clarita Valley, granted the applicant's appeal of Condition No. 23 and instructed County Counsel to prepare the necessary findings and conditions of approval incorporating the proposed Condition Nos. 23 to 26, as presented by the Department of Regional Planning for the Board's consideration and affirmed the Regional Planning Commission's approval of CUP No. RPPL2019001251-(5); 3) The Board heard an appeal of Project No. 2019-003407-(2) and denied the appeal of the Regional Planning Commission's decision and upheld the Commission's approval of Project No. 2019-003407-(2), CUP No. RPPL2019006012, and instructed County Counsel to prepare the necessary findings to affirm the Commission's approval of the Project; 4) The Board heard an appeal of Project No. R2014-02690-(3) and denied the applicant's appeal and granted the appellant's appeal of the Regional Planning Commission's approval of Project No. R2014-02690-(3), and denied the Project; and 5) The Board approved the Accessory Dwelling Unit Ordinance Amendment, Advance Planning Case No. RPPL2023004282, as recommended by the Regional Planning Commission and instructed County Counsel to prepare the necessary final documents amending Los Angeles County Code, Title 11 - Health and Safety, and Title 22 - Planning and Zoning, for the Board's consideration.

MINUTES FOR APPROVAL

4. Motion/seconded by Commissioners Duarte-White/Moon – That the minutes for October 2, 2024, 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

ADMISSION PROCEDURES (Cont.)

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

5. **(Appeal of Hearing Officer Approval of July 23, 2024). Project No. R2014-03698-(3). Planner: Tyler Montgomery. Applicant: Raymond Tran. 24600 Thousand Peaks Road. Santa Monica Mountains Planning Area. a. Minor Coastal Development Permit No. RCDP-201400019. To allow construction of a new 10,803-square-foot single-family residence with an attached 644-square-foot garage and a new onsite wastewater treatment system (OWTS) on an 11.2-acre parcel in the R-C-20 (Rural Coastal - 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. b. Environmental Assessment No. RPPL202009798. To consider an MND with impacts to biological resources, geology/soils, hydrology/water quality, land use/planning, noise, and wildfire reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

For further action and discussion visit:

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

Motion/seconded by Commissioners O'Connor/Duarte-White – That the Regional Planning Commission continue the public hearing for Project Number R2014-03698 to November 20, 2024.

At the direction of the Chair, the item was continued to Wednesday, November 20, 2024.

General Plan/Transit-Oriented CommunitiesProject Approved

6. **South Bay Area Plan. Project No. PRJ2022-004615-(2,4). Advance Planning Case No. RPPL2022014508. Advance Planning Case No. RPPL2022014509. General Plan Amendment No. RPPL2023004724. Zone Change No. RPPL2023004725. Environmental Assessment No. RPPL2023002450. Planners: Thomas Dearborn and Arturo Jacobo. PROJECT LOCATION: Unincorporated communities of Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn. PROJECT DESCRIPTION: The proposed South Bay Area Plan (Area Plan or Project) is a component of the General Plan focused on eight unincorporated communities within the South Bay Planning Area. The purpose of the Area Plan is to enhance, guide, and support the long-term growth, development, and maintenance of these communities. The Area Plan consists of area-wide and community-specific goals, policies, and implementation actions. The Project includes changes to land use and**

PUBLIC HEARINGS (Cont.)

zoning designations to implement the Housing Element Rezoning program, to facilitate additional housing near transit hubs and encourage a mix of land uses, more accurately reflect existing on-the-ground land uses, and to maintain consistency between zoning and land use policy. The Project also includes an ordinance with new area-wide and community specific standards and updates to the West Carson Transit Oriented District (TOD) Specific Plan to streamline regulations. ENVIRONMENTAL DOCUMENTATION: As the lead agency, pursuant to the California Environmental Quality Act (CEQA), the County Regional Planning Commission will recommend certification of the Program Environmental Impact Report (EIR), which includes the Final Program EIR, and Draft Program EIR, to the Board of Supervisors. The Commission will also recommend adoption of the County Mitigation Monitoring and Reporting Program (MMRP), the CEQA Findings of Fact, and a Statement of Overriding Considerations, to the Board of Supervisors.

Mr. Thomas Dearborn and Mr. Arturo Jacobo presented the South Bay Area Plan project. The Project is an amendment to the General Plan and Title 22 – Planning and Zoning of the Los Angeles County Code (Title 22) to establish the South Bay Area Plan (SBAP), a component of the General Plan that provides policy framework to guide development in the eight unincorporated communities within the South Bay Planning Area – Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn.

Staff stated that the SBAP policy is organized into five chapters and staff discussed the following components: 1) Introduction; 2) Planning Area Snapshot; 3) Areawide Goals and Policies; 4) Community-Specific Goals and Policies; and 5) Implementation. In addition, staff provided a comprehensive overview of the General Plan Land Use Policy amendment that will establish the long-range vision for general intended uses with the Planning Area as well as development density and the Zoning Map amendment, that implements the SBAP vision on a parcel-level through zoning which regulates specific allowable uses and development standards.

Staff provided an overview of staff’s extensive variety of methods to engage with the public and solicit community input. In January 2023 staff developed and released the Initial Community Survey to gather baseline information about the characteristics and needs of the Planning Area’s communities. In total, 178 responses were received between January and June 2023. In March 2024, staff developed and released the goals and policies feedback form online and in person workshops to gather input on the draft area plan goals and policies. The feedback received from this survey was used to further refine the area plan goals and policies. Staff engaged with local community leaders, advocacy and interest groups, and non-profit groups. Staff attended several community group meetings, hosted and engaged in a total of 64 community outreach efforts and events over the course of the project with an approximate total of 1, 289 attendees at all events. Staff collaborated with various County Departments such as Public Works, Parks and Recreation, and the County Library to develop the area plan and host engagement events. Staff also hosted two in-person open houses in July and August 2023, to encourage dialogue about the specific focus of the project and answer questions. Lastly, the project team toured Del Aire, Wiseburn and West Carson with community members to deepen

PUBLIC HEARINGS (Cont.)

their understanding of existing conditions and concerns within the respective communities, such as environmental impacts from nearby industrial uses and pedestrian safety issues.

The Commission opened the public hearing and took testimony from 24 community members: 1) 16 testifiers were in opposition of the Project and raised concerns regarding the proposed upzoning in north Del Aire to H18 stating concerns related to Sheriff capacity to handle increased population density, concerns with a lack of infrastructure, and concerns with potential impact to schools. Staff clarified that the concerns related to infrastructure would be addressed in a future Capital Improvement Plan for the area. In addition, testifiers had concerns related to truck traffic, air pollution, and noise impacts in West Carson, specifically around the Alpine Village site; 2) Four individuals spoke in favor of the Project commending Staff in collaborating with property owners and community groups, supporting elements of the Project related to West Carson, and support for development of the Alpine Village Zone; and 3) Four individuals made comments and did not take a position in support or 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

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission close the public hearing and recommend Certification of the Final Environmental Impact Report with Alternative E – Reduced Density in Del Aire (H30 to H18) to the County of Los Angeles Board of Supervisors, along with the required Findings of Fact and Statement of Overriding considerations with changes as recommended by staff and adopt the Mitigation Monitoring and Reporting Program for the South Bay Area Plan pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Louie/Duarte-White – That the Regional Planning Commission adopt the resolution recommending approval to the County of Los Angeles Board of Supervisors the South Bay Area Plan, Project No. PRJ2022-004615, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725, Advance Planning Project No. RPPL2022014508, Advance Planning Project No. RPPL2022014509, and Environmental Assessment No. RPPL2022014512 with the revisions as recommended by staff. At the direction of the Chair, the item passed unanimously. This matter will be scheduled for a future Public Hearing before the Board of Supervisors.

PUBLIC COMMENT**7. 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

8. 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.

9. Commission/Counsel/Director Reports

Motion/seconded by Commissioners Hastings/Louie – That the Regional Planning Commission recommends a phase one and phase two discussion item on the agenda regarding the effect of Local legislation and the continuing impact of those local legislative actions on local land use authority and power.

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 11:40 a.m. to Wednesday, November 6, 2024.

Elida Luna, Commission Secretary

ATTEST

APPROVE

Pamela O'Connor, Chair

Ed Rojas, Assistant Deputy Director
Advance Planning Division