

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

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Supervisory District 1

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Commissioner
Supervisory District 3

MICHAEL R. HASTINGS
Commissioner
Supervisory District 5

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: October 29, 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 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, October 28, 2025, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, October 28, 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 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, October 28, 2025, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, October 28, 2025, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.



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PART I - LAND ACKNOWLEDGMENT STATEMENT

1. Commissioner

PART II - PLEDGE OF ALLEGIANCE

2. Commission

PART III - REPORTS

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

- 5(a). RPC Special No. RPPL2025000604
Presenter: Kristina Kulczycki, Principal Planner
LA County Planning Advance Planning Division
San Fernando Valley Planning Area

[25-259](#)

A presentation by Kristina Kulczycki on the San Fernando Valley Area Plan.

PART IV - PUBLIC HEARING(S)

6. (Continued without opening the public hearing to 12/10/25)
Project No. R2020-000270-(1)
Tentative Tract Map No. 82860 (RPPL2020000441)
Planner: Marie Pavlovic
Applicant: Green City Real Estate LLC
269 Coberta Avenue, La Puente
East San Gabriel Valley Planning Area

[25-224](#)

To create five single-family residential lots, including three flag lots, on 38,324 gross (35,950 net) square feet within the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) Zone. The project qualifies for streamlined environmental review pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

7. Project No. PRJ2022-000557-(4)
Planner: Carl Nadela
Applicant: Marisela Garcia
7914 Broadway Avenue
Gateway Planning Area

[24-043](#)

a. General Plan Amendment No. RPPL2022001526

To amend the General Plan land use designation from H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) to H50 (Residential 50 – 20 to 50 Dwelling Units per Net Acre).

b. Zone Change No. RPPL2022001527

To change zoning from R-1 (Single-Family Residence) to R-3 (Limited Density Multiple Residence) Zone.

c. Administrative Housing Permit No. RPPL2023004066

To authorize waiver of the maximum height of 35 feet and the minimum front and rear yards of 20 feet and 15 feet, respectively, to allow for a total height of 69 feet and 10 inches and front and rear yard setbacks of five feet with the set-aside of seven Very Low Income (50% Area Median Income) affordable rental units.

d. Environmental Assessment No. RPPL2023003948

To consider an MND with impacts to aesthetics, noise, and tribal cultural resources, reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements

PART V - PUBLIC COMMENT

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

PART VI - CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.
10. Commission/Counsel/Director Reports

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, NOVEMBER 19, 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 two (2) 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 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 72 horas hábiles antes de la reunión. Gracias.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 info@planning.lacounty.gov 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

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。謝謝。