

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: November 19, 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, November 18, 2025, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, November 18, 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, November 18, 2025, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, November 18, 2025, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

PART I - LAND ACKNOWLEDGMENT STATEMENT

1. Commission

PART II - PLEDGE OF ALLEGIANCE

2. Commission

PART III - REPORTS

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

- 5(a).** Project No. 2025-001908-(3) [25-181](#)
Administrative Coastal Development Permit No. RPPL2025002009
Planner: Shawn Skeries
Applicant: Stephen Murray
523 Vista Valle Trail
Santa Monica Mountains Planning Area

To authorize the construction of a new swimming pool, and the conversion of a previously approved guest house into a private ceramic making studio, which would all be located within the previously approved building site area, in the R-C-10,000 (Rural Coastal – 10,000 Square-foot Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 - Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

- 5(b).** Project No. 2024-003733-(3) [25-182](#)
Administrative Coastal Development Permit No. RPPL2024005510
Planner: Shawn Skeries
Applicant: Sama Eshraghi
1250 Will Geer Road
Santa Monica Mountains Planning Area

To authorize the construction of a new swimming pool with less than 50 cubic yards of total earth work, which would be located within the previously approved building site area, in the R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 - Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

PART IV - MINUTES FOR APPROVAL

6. September 24, 2025

[25-283](#)

October 1, 2025

October 8, 2025

PART V - PUBLIC HEARING(S)

7. (Continued without opening the public hearing from 06/04/25 to 09/10/25, and continued to 10/08/25 and 11/19/25)

[25-062](#)

Project No. 2015-01232-(2) - ("The View")

Planner: Erica G. Aguirre

Applicant: The Bedford Group / Peak Capital Investments, LLC

5101 South Overhill Drive

Westside Planning Area

a. Vesting Tentative Tract Map No. 073082 (RTM TR073082)

To create one multi-family lot with 88 attached condominium units within one building on 1.84 gross acres (1.77 net acres) with the C-1 (Restricted Business) Zone.

b. Conditional Use Permit No. 201500052

To authorize a single-family residential development within the C-1 Zone and development in a designated Hillside Management Area.

c. Environmental Assessment No. 201500089

To consider an EIR with impacts reduced to less than significant with mitigation measures to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources, pursuant to CEQA reporting requirements.

8. Project No. PRJ2025-00104-(1)

[25-108](#)

Tentative Parcel Map No. 84352 (RPPL2025000124)

Planner: Alejandrina Baldwin

Applicant: Doris Liu, DL Design

7879 La Merced Road, Rosemead

West San Gabriel Valley Planning Area

To create two residential parcels on 0.4 gross acres (15,680 gross square feet) within the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone. The project is categorically exempt (Class 1 - Existing Facilities and Class 15 – Minor Land Divisions) pursuant to CEQA reporting requirements.

9. PRJ2024-001108 [25-284](#)
Modification to a Recorded Parcel Map No.16832A (RPPL2024001660)
Vacant Parcel, APN 321-021-029, Acton, CA 93550
Planner: Michelle Lynch
Applicant: Jorge Garcia
Antelope Valley Planning Area

Modification to Recorded Map to remove the recorded locations of never constructed and utilized private driveways and fire lanes in the C-RU (Rural Commercial) Zone within the Acton Community Standards District. This project is categorically exempt (Class 5 - Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements

PART VI - PUBLIC COMMENT

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

PART VII - CONTINUATION OF REPORTS

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

- 12(a). Tentative Commission Meeting Schedule for January - December 2026

[25-227](#)

PART VIII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, DECEMBER 3, 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. Later requests will be accommodated to the extent feasible. 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.

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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。