LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

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Commissioner
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MICHAEL R. HASTINGS
Commissioner
Supervisorial 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: November 18, 2026 - Wednesday Time: 9:00 AM

LANGUAGE INTERPRETATION

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 no later than 9:00 a.m. on the Thursday prior to the meeting.

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 no mas tarde que las 9:00 a.m. el Jueves antes de la junta.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 지역 계획 위원회 서기에게 공청회 전 목요일 오전 9시 이전까지 (213) 974-6409 또는 info@planning.lacounty.gov로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如有非英語人士需要口語翻譯服務, 或依據《美國身心障礙者法案》 (Americans with Disabilities Act) 申請特殊協助, 請於會議前一週星期四上午 9:00點前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。

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 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 17, 2026, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, November 17, 2026, will not be provided to the Regional Planning Commission but will be added to the public record.

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. Alternatively, you may send an email to comment@planning.lacounty.gov. Please include the agenda item number, your first name, last name, email address, phone number, and identify if you are the applicant or not. To provide verbal public comment for the record before the meeting, please dial (213) 974 6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, phone number, and identify if you are the applicant or not.

Verbal public comments submitted prior to 12 p.m. on Tuesday, November 17, 2026, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, November 17, 2026, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

PART I - CHAIR OPENING

1. Opening Remarks
2. Roll Call
3. Land Acknowledgement
4. Pledge of Allegiance

PART II - ADMINISTRATIVE MATTERS

5. Approval of the Agenda
6. Minutes for Approval - October 21, 2026 **26-382**

Minutes for Approval - October 28, 2026

7. County Counsel Instructions

PART III - REPORTS

8. County Counsel

9. Director/Deputy Director

9(a.) Project No. PRJ2025-006160-(3) **26-210**
Administrative Coastal Development Permit No. RPPL2025005024
Planner: Jon D. Schneider
Applicant: Erik Thiele
Address: 1291 Will Geer Road, Topanga
Santa Monica Mountains Planning Area

To authorize a 60-square-foot spa with an automatic spa cover associated with an existing single-family residence in the R-C-20 (Rural Coastal—Twenty Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

10. Admission Procedures

PART IV - PUBLIC HEARINGS

11. (Continued without opening the public hearing from 08/05/26) **26-193**
Project No. 2018-002031-(1)
Planner: Erica G. Aguirre, AICP
Applicant: Luong's Investment, LLC/ EGL Associates
8704 East Broadway, San Gabriel
West San Gabriel Valley Planning Area

a. Tentative Parcel Map No. 82053 (RPPL2018003003)
To create two parcels on 21,155 gross (11,115 net) square feet within the R-1 (Single Family Residential—5,000 Square Feet Minimum Required Lot Area) Zone.

b. Oak Tree Permit No. RPPL202004299
To authorize the encroachment into the protected zone of one heritage oak tree to allow the future development of a single-family residence.

c. Minor Conditional Use Permit No. RPPL2026002690
To reduce the rear yard setback for Parcel No. 2 from 25 feet, as required by the East Pasadena-East San Gabriel Community Standards District, to

just over 10 feet.

This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures and Class 15 – Minor Land Divisions) pursuant to CEQA reporting requirements.

12. Project No. PRJ2026-001633-(1) **26-336**
Nonconforming Review No. RPPL2026001295
Planner: Lemessis Quintero
Applicant: Aaron Clark
3447 East Cesar E. Chavez Avenue
Metro Planning Area

To authorize the continued operation and maintenance of an existing nonconforming Alternative Financial Services business ("Speedy Cash") in the CC (Cesar Chavez) Transect Zone of the East Los Angeles Third Street Form-Based Code Specific Plan. This project is categorically exempt (Class 1 - Existing Facilities) pursuant to CEQA reporting requirements.

PART V - PUBLIC COMMENT

13. Public comment on any items not specifically agendized pursuant to Section 54954.3 of the Government Code.

PART VI - CONTINUATION OF REPORTS

14. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.

15. Commission/Counsel/Director Reports

15(a). Tentative Commission Meeting Schedule for January - December 2027 **26-351**

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, DECEMBER 2, 2026

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.