

## MINUTES

Meeting Place: 320 W. Temple Street, Room 150, Los Angeles, CA 90012, and Virtual (Online)  
Note: Commissioner O'Connor will attend virtually from the ICLEI USA Office at 1536 Wynkoop Street, Denver, CO 80202, which is accessible to the public.

Meeting Date: April 26, 2023 - Wednesday Time: 9:00 a.m.

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Present: Commissioners Duarte-White, Louie, O'Connor, Moon, Hastings

Ex Officio Members:

Director of Public Works: Mr. Diego Rivera, Senior Civil Engineer

County Counsel: Ms. Lisa Jacobs, Deputy county Counsel

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

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

### LAND ACKNOWLEDGMENT STATEMENT

1. The Land Acknowledgment Statement was led by Commissioner Duarte-White representing the First Supervisorial District.

The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants -- past, present, and emerging -- as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order) the: Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrieleno/Tongva San Gabriel Band of Mission Indians,

LAND ACKNOWLEDGMENT STATEMENT (Cont.)

Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians, San Fernando Band of Mission Indians. To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at Los Angeles City/County Native American Indian Commission – government organization (lacounty.gov).

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Louie – That the agenda for April 26, 2023 be approved.

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

COUNTY COUNSEL REPORT

4. 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.

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

5. Mr. Glaser shared with the Commission the launching of the Department's new website. Asked if the Commission would like a presentation, the Department would be pleased to schedule it.

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](mailto: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.

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 ServicesProject Denied

6. **(Appeal of Hearing Officer's denial of February 7, 2023). Project No. 2019-000686-(3). Minor Coastal Development Permit Nos. RPPL2019002073, RPPL2019002474, RPPL2019002479, RPPL2019002885, RPPL2019002887, RPPL2019001222, RPPL2019003431, RPPL2019003435, RPPL2019003852, RPPL2019003854, RPPL2019004230, RPPL2019004232, RPPL2019004674, RPPL2019004677, RPPL2019004678. Variance Nos. RPPL2019002074, RPPL2019002475, RPPL2019002480, RPPL2019002886, RPPL2019002888, RPPL2019001224, RPPL2019003432, RPPL2019003436, RPPL2019003853, RPPL2019003855, RPPL2019004231, RPPL2019004675. Planner: Tyler Montgomery. Applicant: California Pacific Homes. 25600 and 25700 blocks of Piuma Road. Santa Monica Mountains Planning Area. 15 Minor CDPs to construct 15 new single-family residences, four of which would include detached guest houses, on 16 lots in the R-C (Rural Coastal) Zone within the Santa Monica Mountains Coastal Zone. 12 Variances are also requested to allow onsite wastewater treatment systems (OWTS) within the 50-foot native tree buffer and/or the 150-foot riparian buffer, to allow habitable accessory structures within the H1 Buffer and H1 Quiet Zone habitat categories and to share OWTS with the primary residence, to allow structures that occupy more than 50 percent of the linear frontage of a parcel fronting a Scenic Route, and to permit structures within the required 100-foot buffers from parkland. No CEQA determination has been made for this project. No CEQA determination has been made for this project. Per State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines for the County, a CEQA determination is not required when a project is denied.**

PUBLIC HEARINGS (Cont.)

Mr. Montgomery presented the project consisting of 15 single-family residences on 16 lots. Testimony was followed by Mr. Bill McKibbin the appellant, Mr. Michael Shonafelt and Mr. Daryl Koutnik, Consultants for the appellant, in favor of allowing the project to continue. A total of four speakers testified in opposition to the project and in support of the action to deny the project. Issues raised included destruction of sensitive habitat, light pollution, traffic, construction noise, fire hazard, proximity to wildlife, and interference of scenic views from the Backbone Trail.

For further action and discussion visit:

[http://lacdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission close the public hearing and find that no determination has been made regarding the applicability of the California Environmental Quality Act (CEQA) to this project. Per state CEQA guidelines and the Environmental Document Reporting procedures and guidelines for the County, a CEQA determination is not required when a project is denied.

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission close the public hearing, deny the appeal, and uphold the Hearing Officer's decision to deny 1) Minor Coastal Development Permit No. RPPL2019002073 and Variance No. RPPL2019002074; 2) Minor Coastal Development Permit No. RPPL2019002073 and Variance No. RPPL2019002074; 3) Minor Coastal Development Permit No. RPPL2019002474 and Variance No. RPPL2019002475; 4) Minor Coastal Development Permit No. RPPL 2019002479 and Variance No. RPPL2019002480; 5) Minor Coastal Development Permit No. RPPL 2019002885 and Variance No. RPPL2019002886; 6) Minor Coastal Development Permit No. RPPL2019002887 and Variance No. RPPL2019002888; 7) Minor Coastal Development Permit No. RPPL2019001222 and Variance No. RPPL2019001224; 8) Minor Coastal Development Permit No. RPPL2019003431 and Variance No. RPPL2019003432; 9) Minor Coastal Development Permit No. RPPL2019003435 and Variance No. RPPL2019003436; 10) Minor Coastal Development Permit No. RPPL2019003852 and Variance No. RPPL2019003853; 11) Minor Coastal Development Permit No. RPPL2019003854 and Variance No. RPPL2019003855; 12) Minor Coastal Development Permit No. RPPL2019004230 and Variance No. RPPL2019004231; 13) Minor Coastal Development Permit No. RPPL2019004232; 14) Minor Coastal Development Permit No. RPPL2019004674 and Variance No. RPPL2019004675; 15) Minor Coastal Development Permit No. RPPL2019003853; And 16) Minor Coastal Development Permit No. RPPL2019003855 subject to the findings.

At the direction of the Chair, the item passed unanimously for denial. The appeal period for this item ends on May 10, 2023.

PUBLIC HEARINGS (Cont.)Coastal Development ServicesAction Taken as Noted

7. **Project No. 2017-004054-(3). Major Coastal Development Permit No. RPPL2017006647. Planner: Tyler Montgomery. Applicant: Matt Gifani. 25740 Mulholland Highway. Santa Monica Mountains Planning Area. To construct a new 5,390-square-foot single-family residence, 725-square-foot detached carport, and new onsite wastewater treatment system (OWTS) with 5,182 cubic yards of grading on a 9.9-acre lot. The project is located in the R-C-20 (Rural Coastal — 20 Acre Minimum Required Lot Area) Zone in the Santa Monica Mountains Coastal Zone. The project is Categorically Exempt (Class 3 — New Construction or Conversion of Small Structures and Class 4 — Minor Alterations to Land) pursuant to CEQA reporting requirements.**

Mr. Montgomery presented the project, followed by testimony by the applicants, Mr. and Mrs. Sam Afghani in favor of the project. A total of seven speakers testified, one member of the public spoke in support of the project, who was the son of the applicant and six with concerns, requesting for a continuance. The comments included the Department to ensure essential and relevant studies and reports are updated, conditions of approval are fully addressed, potential additional analysis are considered, and that trail easements across the Project Site have not been adequately addressed by the Department of Parks and Recreation.

In rebuttal, Mr. and Mrs. Sam Afghani, stated that no grading had been done to the property since 1971, they have cleaned up for fire season, the comment on the trail is not an actual trail and that 98% of said trail is on another property.

For further action and discussion visit:

[http://lacrdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacrdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners O'Connor/Moon – That the Regional Planning Commission continue to Wednesday, June 7, 2023 to allow staff to consult with Parks and Recreation regarding the trails and to consult with Coastal Commission staff regarding the driveway.

At the direction of the Chair, the item was continued to Wednesday, June 7, 2023.

PUBLIC COMMENT

8. **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

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

CONTINUATION OF REPORTS (Cont.)

There were no items Called up for Review by the Commission.

**10. Commission/Counsel/Director Reports**

There were no reports given by Commission/Counsel/Director.

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 10:23 a.m. to Wednesday, May 3, 2023.



Elida Luna, Commission Secretary

ATTEST



Michael R. Hastings, Chair

APPROVE



Mitch Glaser, Assistant Administrator  
Current Planning Division