



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: March 13, 2013 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Louie, Valadez, Helsley, Pedersen, Modugno

Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Ms. Patricia Keane, Senior Deputy
Ms. Jill Jones, Deputy

Planning Director: Mr. Mark Child, Assistant Administrator, Current Planning Division
Mr. Jon Sanabria, Deputy Director, Advance Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Helsley/Valadez – That the agenda for March 13, 2013 be approved.

Vote-Ayes: Unanimous

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Modugno/Valadez – That the minutes for February 20, 2013 be approved.

Vote-Ayes: Unanimous

PUBLIC HEARING

Land Divisions

Action Taken as Noted

6. (Continued from 10/17/12 & 12/12/12). Project No. 04-035-(4). Applicant: Arturo Barerra. 2342 Via Cielo, Hacienda Heights. Hacienda Heights Zoned District. a. Tentative Tract Map No. 06097. To create 10 single-family lots on 12.3 gross acres within the A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) zone. b. Conditional Use Permit No. 200800169. To ensure compliance with hillside management design criteria. c. Environmental Assessment No. 04-035. To consider a Mitigated Negative Declaration with impacts to aesthetics, biological resources, cultural resources, geology/soils, hydrology/water quality, and noise reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

Ms. Hikichi presented her staff report followed by discussion between staff and Commissioners, with testimony heard from the applicant's representative Michael Maxwell and the owner, Arturo Barrera.

In further discussion, the Commission noted several concerns: 1) the intent of the owner to subdivide each lot and sell them by individual; 2) the lack of information not being provide to staff to evaluate the feasibility of the 10-lot subdivision; 3) grading information related to the individual building pads; 4) clarification and inconsistent oak tree protected zones between the aerial photos and the depictions on the maps; and 5) design of each individual lot; and 6) expanded buildable areas depicted on the Open Space Exhibit. The applicant's engineer could not provide the requested information.

Motion/second by Commissioners Helsley/Modugno – Due to extensive concern in regards to materials not being provided and the full intent of property description, the Commission considered that the Burden of Proof may not be met and requested that the item be taken off calendar until the applicant is ready to proceed further with his application.

Vote-Ayes: Unanimous

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DISCUSSION AND POSSIBLE ACTION

General Plan Development/Housing

Action Taken as Noted

7. Project No. R2013-00255-(1-5). Advance Planning Case No. 201300001. General Plan and Housing Element Progress Report. Discussion of the General Plan and Housing Element Progress Reports for 2012.

Mr. Evangelho of the General Plan Development/Housing Section provided the Commissioners with an update of the General Plan and Housing Element Progress Reports for CY 2012. The purpose of these reports and the requirements of government Code Section 65400, which mandates local jurisdictions to provide the status of the General Plan and its implementation, and the status of the Housing Element to the Regional Planning Commission and to show the County progress towards addressing unnecessary regulatory barriers to housing and how the County is meeting its projected housing needs.

The Department of Regional Planning had adopted a number of ordinances that further the goals and policies of the General Plan and currently working on developing a number of ordinances, programs and other related programs; status report on the implementation of the Bicycle Master Plan, which is a sub-element of the General Plan Transportation Element and the updates of the major changes proposed to the General Plan. The Bicycle Plan is to guide development of bikeways throughout the county.

Staff has conducted community and stakeholders meetings and released numerous draft of the General Plan. The Plan will help development through calendar year 2035 and staff anticipates releasing a revised Draft General Plan that will include stakeholder recommendations and the Draft EIR in late 2013. Public hearings are anticipated in 2014.

Mr. Evangelho continued his presentation with the Housing Element and informed the Commissioners that the Southern California Association of Governments (SCAG) assigned housing needs allocation to all regional jurisdictions for the planning years 2008 to 2014. The housing allocation for that period is 57 thousand, 176 units to allow development with the proper land use and zoning. Currently, we're at 12% and have issued 6,295 building permits for 2008-2014. A total of one thousand nine hundred and eight one RHNA units of unincorporated county land was transferred to the City of Santa Clarita for annexations.

As part of the Housing Element we provide programs for goals and policies to help reduce housing developments, which include ordinances such as Second Units, Density Bonus, Farm Worker, and Reasonable Accommodations. The Second Unit Ordinance

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DISCUSSION AND POSSIBLE ACTION

allows for the approval of 24 units, with the Density Bonus Ordinance allowing for approval of 55 units.

Staff had requested in 2012 an Inclusionary Housing Policy which the Regional Planning Commission recommended not including or pursuing and requested that staff initiate developing a Small Lot Subdivision Ordinance which will be brought back for a hearing in 2014.

Discussion was held between Commissioners and staff and inquired if the numbers provided by SCAG for 2008-2014 period based upon growth, with allocation of 50 thousand units. Has SCAG or the State consider modifications and to what degree had to be achieved with meeting those numbers, since we included subdivisions. Staff reported that for Newhall the numbers were counted towards those housing needs allocation, and Centennial was listed as a pending possible plan amendment in the General Plan Annual Progress Report as ongoing project.

The Commission was informed that if Centennial get's adopted, the count will be part of the Adequate Sites Inventory for future Housing Element Update. The Adequate Sites Inventory parcel numbers is a list of all the sites with the proper zoning and land use designation that demonstrates to the State that we have the capacity to meet the housing needs.

In addition, staff was requested to research if we can include an Adaptive Reuse Ordinance as part of the General Plan update which allows for older structures in creating housing similar to the City of Los Angeles.

Furthermore, the Commissioners requested more information on potential bikeways coming in from Universal Studies bikeways.

Lastly, the Commissioners inquired about the Inclusionary Housing Program. Also that we don't continue to promote sprawl rather taking and promoting the compression and higher density. The denser area leaves the county and therefore, become incorporated. The corridors will add nodes around the transportation areas, and increase the height of the density in developed areas. The Commission thanked staff for the updates for the General Plan and Housing Element Progress Reports for 2012.

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.

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CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

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

10. Commission/Counsel/Director Reports

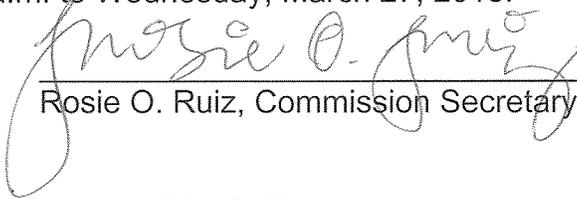
At the direction of the Chair, staff was instructed to come back with dates for an off-site hearing concerning Conditional Use Permit No. 92251, which established the development and operation of the Puente Hills Materials Recovery Facility (PHMRF). An appeal was file requesting to eliminate the peak hour traffic restrictions contained in Condition No. 8 so that inbound and outbound shipments and employee commutes to that facility can occur 24 hours per day.

In addition, due to the availability of all Commissioners, staff was further instructed to schedule the meeting at the Sanitation District headquarters located at 1955 Workman Mill Road, Whittier, CA 90601 on a Monday. No Wednesday's meeting will be held in lieu of evening meeting.

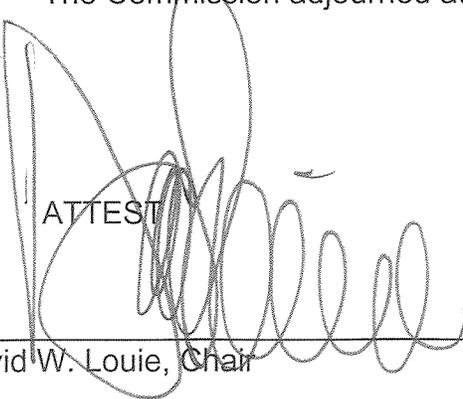
ADJOURNMENT

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, March 27, 2013.



Rosie O. Ruiz, Commission Secretary

ATTEST


David W. Louie, Chair

APPROVE


Mark Child, Assistant Administrator
Current Planning – Item No. 6 and 10



Jon Sanabria, Deputy Director
Advance Planning Division – Item No. 7