



**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: February 11, 2015 - Wednesday

Time: 9:00 a.m.

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**Present:**

Commissioners Modugno, Valadez, Louie, Pedersen

Absent: Third District vacant

**Ex Officio Members:**

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Mr. Joseph Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division  
Mr. Mark Child, Deputy Director, Advance Planning Division

Forester and Fire Warden: Mr. Wally Collins, Fire Prevention Engineer

**PLEDGE OF ALLEGIANCE**

1. The Pledge of Allegiance was led by Commissioner Valadez representing the First Supervisorial District.

**APPROVAL OF AGENDA**

2. Motion/second by Commissioners Louie/Valadez – That the agenda for February 11, 2015 be approved.

At the direction of the Vice Chair, the agenda was approved with Commissioners Louie, Valadez, Modugno and Pedersen in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet.

**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 Valadez/Louie – That the minutes for January 7 and 14, 2015 be approved.

At the direction of the Vice Chair, the minutes were approved with Commissioners Valadez, Louie, Modugno and Pedersen in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet.

PUBLIC HEARINGS

Land Divisions

Project Approved

6. **Project No. R2014-01830-(2). Applicant: CDC / Thomas Safran & Associates. 11737-11753 Wilmington Avenue, 11732-11756 Bandera Street. Willowbrook-Enterprise Zoned District. a. Conditional Use Permit No. 201400073. To develop apartments within the C-2 (Neighborhood Business) and R-2 (Two Family Residence) zones. b. Housing Permit No. 201400003. A discretionary housing permit to receive a density bonus of 88 additional dwelling units (618 percent) over the maximum allowed (17 units), as well as on-menu and off-menu incentives related to height, setbacks, lot coverage, and modification of development standards, by setting aside all proposed units for lower-income senior households. c. Environmental Assessment No. 201400139. To consider a Mitigated Negative Declaration, as the project, with mitigation measures, will not have a significant effect on the environment pursuant to CEQA requirements.**

Mr. Montgomery presented the staff report and read into the record two modified conditions: 1) Condition No. 27 – The maximum height of structures on the project site shall not exceed 65 feet above grade, rather than “60 feet”; 2) Condition No. 35 – No habitable structure shall be constructed within 500 feet of the Century (105) Freeway. Staff clarified that this does not include underground parking structures.

Testimony was followed from Dana Sayles and Andrew Gross, applicant representatives in favor of the project. Pastor Deloris Glass, a representative of Concerned Citizens of Willowbrook, also testified regarding the project. She stated that her group supported the project overall but was in opposition to the applicant’s original request to construct an 8-foot-tall clock tower at the southeast corner of the project site. Pastor Glass requested that the Commission approve a version of the design without this feature.

Commissioner Valadez and Louie raised concerns that senior housing units were being proposed within 1,500 feet of the Century (105) Freeway. As a result, staff recommended a condition of approval requiring that the applicant submit an indoor air quality plan for

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PUBLIC HEARINGS (Cont.)

Land Divisions

approval by the departments of Regional Planning, Public Works, and Public Health. This must be done prior to final approval of the project.

In addition, County Counsel read into the record the following two new Conditions: 1) Prior to final approval, the permittee shall prepare an indoor air quality plan for review and approval by the Departments of Public Health, Regional Planning, and Public Works. The plan shall incorporate into building design and construction best practices to reduce unhealthful air quality impacts associated with the construction of senior residential units within 1,500 feet of a freeway, to the satisfaction of the Department of Public Health, Regional Planning, and Public Works; 2) Prior to final approval, the permittee shall work with the surrounding community to develop a signature design element at the southeast corner of the project site, not to exceed 70 feet in height, in a manner compatible with the surrounding community, to the satisfaction of the Director of Regional Planning. The permittee shall submit a modified Exhibit "A" to the Department of Regional Planning depicting said design element.

Motion/second by Commissioners Louie/Valadez – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration and MMRP associated with Environmental Assessment No. 201400139.

Motion/second by Commissioners Louie/Pedersen - That the Regional Planning Commission approve Conditional Use Permit No. 201400073 and Housing Permit No. 201400003, with findings and conditions of approval and modifications to: Conditions No. 27 and 35 and two added conditions on air quality and design element at the southeast corner, not to exceed 70 feet in height.

At the direction of the Vice Chair, the item passed with Commissioners Louie, Valadez, Modugno and Pedersen in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet. The appeal period for this items ends on Wednesday, February 25, 2015.

Zoning Permits

Project Approved

7. **Project No. R2013-02161-(2). Applicant: AutoZone. 12726 S. San Pedro Street. Willowbrook-Enterprise Zoned District. a. General Plan Amendment No. 201300004. A request to amend the General Plan land use policy map for Assessor's Parcel Number 6086-013-043, from Major Industrial (I) and Low Density Residential (1) to Major Commercial (C), and for Assessor's Parcel Number 6086-013-008 from Major**

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PUBLIC HEARINGS (Cont.)

Zoning Permits

**Industrial (M) to Major Commercial (C). b. Zone Change No. 201300006. A request to change the zone of Assessor's Parcel Number 6086-013-043 from R-1 (Single-Family Residential) to C-2-DP (Neighborhood Business-Development Program). c. Conditional Use Permit No. 201300112. To authorize the expansion of an existing AutoZone automobile supply store from 5,403 square feet to 7,551 square feet. d. Parking Deviation No. 201300010. To authorize the reduction of required vehicle parking spaces from 30 to 27. e. Environmental Assessment No. 201300186. To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.**

Mr. Temple presented the staff report and read into the record the following additions to Findings: 1) The Commission finds that the Project will result in the expansion of an existing retail store, which is already connected to public water. Therefore, the project will not result in the need for a greater water supply for adequate fire protection; and two Conditions: 1) This grant authorizes the establishment and implementation of a development program to authorize the continued operation, maintenance and expansion of the existing AutoZone automobile supply store as well as commercial retail uses permitted in the C-2 zone that have the same or substantially the same impacts as the existing automobile supply store, all in connection with a zone change from R-1 (Single-Family Residential) to C-2-DP (Neighborhood Business- Development Program); and 2) This grant is not effective unless and until the Zone Change and Plan Amendment are approved by the Board of Supervisors.

Testimony was followed from the applicant's representative, Joseph Podegracz in support of the project. There being no members of the public present in opposition, no rebuttal from the applicant's representative was required.

Commissioner Louie expressed concerns that customers generally work on their vehicle in the store's parking lot. He would like for staff to include signage that no automobiles repair shall be performed on parking lot. The applicant indicated his agreement to the signage proposal.

Motion/second by Commissioners Louie/Valadez - That the Regional Planning Commission close the public hearing and adopt the Negative Declaration pursuant to State and local CEQA guidelines.

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Motion/second by Commissioners Louie/Valadez - That the Regional Planning Commission approve Conditional Use Permit No. 201300112 and Parking Deviation No. 201300010, and recommend approval of Zone Change No. 201300006 and Plan Amendment No. 201300004 with findings and conditions to the Board of Supervisors.

At the direction of the Vice Chair, the item passed with Commissioners Louie, Valadez, Modugno and Pedersen in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet.

DISCUSSION AND POSSIBLE ACTION

General Plan Development/Housing

Action Taken as Noted

**8. Project No. R2014-03524-(1-5). Advance Planning No. 201400011. To discuss the General Plan CY 2014 Annual Progress Report.**

Ms. Ben-Yehuda provided an update to the Commission on the General Plan CY 2014 Annual Progress Report to meet Government Code Section 65400, which requires local jurisdictions to report on the status of General Plan implementation.

Ms. Ben-Yehuda stated that the Regional Planning Department completed several General Plan actions in 2014 which included: 1) Ambulance Services Ordinance; 2) East Los Angeles 3<sup>rd</sup> Street Specific Plan and Community Standards District Update; 3) Santa Monica Mountains Local Coastal Program; and 4) Housing Element.

Ms. Ben-Yehuda indicated that the Bicycle Master Plan was adopted in 2012. As part of the adoption of the plan, we are required to report on implementation. In 2014, the County received more than \$2.6 million dollars in Active Transportation Program funding for pedestrian improvements, bikeways, and bicycling and pedestrian safety and education programs. 15 miles of new bikeways were completed or began construction in 2014.

Lastly, she stated that the General Plan Annual Progress Report includes the status of the General Plan Update, which was recommended for approval by the Commission in December 2014. The General Plan is anticipated to be adopted, and its Final EIR certified, by the Board of Supervisors this spring.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

General Plan Development/Housing

At the direction of the Vice Chair, with no further questions for staff, the Commissioners accepted the update.

Action Taken as Noted

**9. Project No. R2014-03746-(1-5). Advance Planning No. 201400012. To discuss the Housing Element CY 2014 Annual Progress Report.**

Ms. Ben-Yehuda provided an updated to the Commission on the Housing Element. She indicated that the State requires that local jurisdictions evaluate housing goals, objectives and policies to provide their fair share of regional housing needs and to remove barriers to the housing.

Ms. Ben-Yehuda indicated that the Regional Housing Needs Assessment (RHNA) is assigned by the Southern California Association of Governments. Through the Housing Element, the County is required to ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the RHNA over the planning period through residential building permit activity.

Ms. Ben-Yehuda further stated that the Housing Element provides programs to ease regulatory barriers and incentivize housing development under the following Ordinance: Second Unit Ordinance, Mixed Use Ordinance, Density Bonus Ordinance and Reasonable Accommodation Ordinance.

Staff will be submitting the Housing Element CY 2014 Annual Progress Report to the Board of Supervisors at their meeting of Tuesday, March 17, 2015. Thereafter, the reports will be submitted to the Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1, 2015.

At the direction of the Vice Chair, with no further questions for staff, the Commissioners accepted the update.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Community Studies North

Action Taken as Noted

10. **Project No. R2014-01160-(1-5). Advance Planning Case No. 201400004. Renewable Energy Ordinance. To discuss the scheduling of a field trip and public hearing for the Renewable Energy Ordinance. The Renewable Energy Ordinance proposes amendments to Title 22 (Planning and Zoning Code) to establish provisions for solar and wind energy facilities.**

Mr. Lee informed the Commission that a Draft Environmental Impact Report (DEIR) is being prepared for the proposed Renewable Energy Ordinance. At the meeting of November 5, 2014, the Commission requested that staff arrange a field trip to provide the Commission the opportunity to see utility-scale renewable energy projects both established and under construction within Los Angeles County.

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission instruct staff to schedule a field trip on the Renewable Energy Ordinance on Wednesday, March 18, 2015 at 10:00 a.m. Staff and Commissioners will meet at the Antelope Valley Transit Authority headquarters at 42210 6<sup>th</sup> Street West, Lancaster, CA 93534.

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission instruct staff to schedule a public hearing following the field trip and lunch break at 1:00 p.m. at Antelope Valley Transit Authority headquarters at 42210 6<sup>th</sup> Street West, Lancaster, CA 93534. The public hearing may then also be continued to downtown Los Angeles for any other stakeholders on the proposed Ordinance.

At the direction of the Vice Chair, the item passed with Commissioners Valadez, Louie, Modugno and Pedersen in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet.

PUBLIC COMMENT

11. **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

12. **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.

13. **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 10:49 a.m. to Wednesday, February 18, 2015.

  
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Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
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Pat Modugno, Vice Chair

  
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Sorin Alexanian, Deputy Director  
Current Planning Division  
Item Nos. 1-7

  
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Mark Child, Deputy Director  
Advance Planning Division  
Item Nos. 8-13