



# 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: August 5, 2015 - Wednesday

Time: 9:00 a.m.

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### Present:

Commissioners Modugno, Pincetl, Louie, Pedersen

Absent: Commissioner Valadez

### Ex Officio Members:

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

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mark Child, 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 Pincetl representing the Third Supervisorial District.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Pincetl – That the agenda for August 5, 2015 be approved.

At the direction of the Chair, the agenda was approved with Commissioners Louie, Pincetl, Modugno and Pedersen in favor and Commissioner Valadez being recorded as absent.

### 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 Pincetl/Louie – That the minutes for July 8, 2015 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Pincetl, Louie, Modugno and Pedersen in favor and Commissioner Valadez being recorded as absent.

CONSENT ITEM FOR DENIAL

Zoning Permits - North Section

Denial Approved

6. **Project No. 00-32-(5). Conditional Use Permit No. 00-32. Applicant: Careylee Moisan. 9777 Soledad Canyon Road. The Soledad Zoned District. To authorize a recreational vehicle park and campground in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone and within the Agua Dulce Community Standards District. This project is not subject to CEQA reporting requirements.**

Ms. Siemers presented the staff report describing the use along with the amended findings reflecting more strictly the burden of proof requirements for a Conditional Use Permit (CUP). The applicant or any members of the public were present to provide testimony. The Commission moved to deny the project.

Motion/second by Commissioners Louie/Pedersen – That the Regional Planning Commission deny Conditional Use Permit No. 00-32-(5).

At the direction of the Chair, the item passed for denial with Commissioners Louie, Pedersen, Modugno and Pincetl in favor and Commissioner Valadez being recorded as absent. The appeal period for this item ends on Wednesday, August 19, 2015.

PUBLIC HEARING

Land Divisions

Project Approved

7. **Project No. R2013-02869-(2). Vesting Tentative Parcel Map No. 072546. Applicant: Pacifica First National, Inc. Budlong Avenue & West 117<sup>th</sup> Street. West Athens-Westmont Zoned District. To create four (4) single-family fee lots on 0.87 gross (0.59 net) acres. This project is categorically exempt under Class 15—Minor Land Divisions, pursuant to CEQA reporting requirements.**

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PUBLIC HEARING (Cont.)

Land Divisions

Mr. Montgomery presented the staff report recommending approval. Representatives of the applicant, though present, chose not to speak. A community member, Mr. Henry Porter, president of the Southwest Community Association, was sworn in and raised concerns that some of the project conditions, as proposed, were unnecessary and encroached on the property rights.

The Commission engaged in a discussion regarding potential threats to health and safety resulting from continuing to allow housing near railroads and freeways. However, there was a general consensus that this was a wider policy issue that should be addressed at a future date and not affect the current project proposal.

Motion/second by Commissioners Louie/Pincetl – That the Regional Planning Commission close the public hearing, find that the project is Categorically Exempt from the reporting requirements of CEQA, and approve Vesting Tentative Parcel Map No. 072546, with findings and conditions of approval.

At the direction of the Chair, the item passed with Commissioners Louie, Pincetl, Modugno and Pedersen in favor and Commissioner Valadez being recorded as absent. The appeal period for this item ends on Monday, August 17, 2015.

DISCUSSION AND POSSIBLE ACTION

General Plan Development/Housing

Action Taken as Noted

8. **Project No. 02-305-(1-5). A report on the demographic trends that impact the unincorporated areas from the recent Southern California Association of Government's 26th Annual Demographic Workshop.**

Ms. Choi and Mr. Hoffman presented the staff report on SCAG's 26<sup>th</sup> Annual Demographic Workshop, "Big Changes Ahead in Post-Recession California". The purpose was to highlight the demographic trends discussed at the workshop, particularly those that impact the unincorporated communities of Los Angeles County. Highlighted were population growth trends, and the impact of millennial and baby boomer generations on the housing market.

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## DISCUSSION AND POSSIBLE ACTION

### General Plan Development/Housing

Ms. Choi compared the population projections overview for 2008 through 2016 between Baby Boomers and Millennials and explained the reduction due to:

Baby Boomers: 1) slow growth rates; 2) number of immigration and net migration at low levels; 3) decreased immigration and net migration; 4) aging population; 5) high cost of housing; 6) changes in immigration; 7) homeownership rate dropped; 8) birth rates have decreased; 9) the majority do not plan to sell their homes; 10) they want to receive care at their homes; and 11) recent retirees moved into smaller homes.

Millennials: 1) They share the population in increasing growth; 2) desirable bigger lots preferred in the suburbs; 3) 70% homeowners expect to buy homes by 2020; and 4) biggest concerns are price and affordability.

Mr. Hoffman, of Geographic Information Systems (GIS) provided tools that are available to incorporate the latest demographic data into the Department's planning projects. These tools include the following sites: U.S. Census Bureau – American Fact Finder; 2) ESRI Online Zip Code Lookup, Tapestry and Segmentation; 3) GIS-Net3 – Census Tracts; 4) LA County GIS Viewer – Census Blocks; 5) ESRI Community Analyst; and 6) links to find these tools.

- U.S.Census - American Fact Finder:  
<http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>
- ESRI Zip Code Viewer:  
[http://www.esri.com/data/esri\\_data/ziptapestry](http://www.esri.com/data/esri_data/ziptapestry)
- ESRI Tapestry Segmentation:  
<http://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation.htm>
- GIS-Net3:  
<http://planning.lacounty.gov/gisnet3>
- LA County GIS Viewer:  
<http://egis3.lacounty.gov/slv/?Viewer=GISViewer>

The Commissioners requested that staff forward an electronic file for them to research these tools.

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

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PUBLIC COMMENT

**9. 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

**10. 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.

**11. Commission/Counsel/Director Reports**

**Request to cancel the September 23, 2015, regular meeting of the Regional Planning Commission.**

Motion/second by Commissioners Pedersen/Louie – Due to scheduling issues the Regional Planning Commission cancelled the September 23, 2015 meeting from the Approved Meeting Schedule. At the direction of the Chair, the item passed unanimously.

ADJOURNMENT

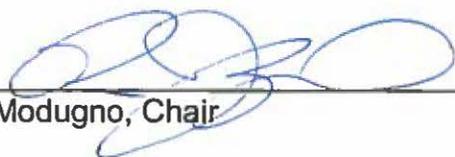
A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:06 a.m. to Wednesday, August 12, 2015.

  
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Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
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Pat Modugno, Chair

  
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Mark Child, Deputy Director  
Advance Planning Division