



# 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 24, 2016 - Wednesday

Time: 9:00 a.m.

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### Present:

Commissioners Pincetl, Smith, Louie, Pedersen, Modugno

### Ex Officio Members:

Director of Public Works: Mr. Matthew Dubiel, Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy  
Ms. Jill Jones, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division  
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 Modugno representing the Fifth Supervisorial District.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Smith – That the agenda for February 24, 2016 be approved.

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

### COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

### DIRECTOR/DEPUTY DIRECTOR

4. Mr. Alexanian reported that at yesterday's Board of Supervisors meeting the Board heard an appeal of Project No. R2013-02633-(3) to authorize the continued operation of Canyon View Dog Ranch boarding and training facility in the Santa Monica Mountains

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DIRECTOR/DEPUTY DIRECTOR (Cont.)

North Area Community Standards District. The Commission previously approved a maximum of 30 dogs daily and up to 45 dogs on holidays.

The Board approved the Conditional Use Permit (CUP) with several changes to the conditions imposed by the Commission. The CUP limits the number of dogs to 30 and 45 for the first 12 months.

If no notices of violation are issued during the first year, then the facility may maintain 50 dogs per day and 60 dogs on holidays. If a notice of violation is issued during the first year, then the number of dogs shall not increase. In addition, the number of trips would be limited per week and not per day.

Lastly, Mr. Alexanian reported that the Board of Supervisors unanimously approved Earvin "Magic" Johnson Park Master Plan including the equestrian area. The Master Plan described in the Final Environmental Impact Report (FEIR) is compatible with the goals and policies of the Los Angeles County General Plan.

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Modugno/Smith – That the minutes for January 20, 2016 be approved.

At the direction of the Chair, the minutes were approved unanimously.

PUBLIC HEARINGS

Zoning Permits - East Section

Project Approved

6. (Called up for review by the Regional Planning Commission, Continued from 11/04/15, 12/09/15 & 01/20/16). Project No. R2014-02389-(4). Conditional Use Permit No. 201400111. Applicant: Verizon Wireless. 2356 Fullerton Road, Rowland Heights. Puente Zoned District. To authorize the construction, operation and maintenance of a 50-foot high unmanned monoecalyptus wireless telecommunications facility in the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

Ms. Bush presented the staff report and stated that the Department of Parks and Recreation has not had any substantive negotiations with Core Development Services or Verizon Wireless regarding any proposed cell tower at either Carolyn Rosas Park or Gloria Heer Park.

Testimony was followed from Mike Watson and Maree Hoeger, the applicant's representatives in favor of the project.

Mr. Ted Ebenkamp, Rowland Heights Community Coordinating Council (RHCCC) voiced his concerns in opposition to the project indicating that the RHCCC continues to contend that this project has not met the burden of proof required that the site chosen is the least intrusive feasible site and that both the park facilities remain suitable and feasible. Mr. Ebenkamp stated that the RHCCC and the community remains open and committed to working with the applicant if they are willing to re-examine the alternative locations.

Discussion was followed between staff and the Commission regarding policy and land use issues and felt that the Commission is not the body to negotiate contracts between the Department of Parks and Recreation and Verizon.

Motion/second by Commissioners Pedersen/Modugno – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines and approve Conditional Use Permit No. 201400111 with findings and conditions of approval.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, March 9, 2016.

Land Divisions

Project Approved

7. **Project No. R2014-02978-(4). Tentative Parcel Map No. PM073139. Applicant: Mary Phuong and LV Development, Inc. 1349 Galemont Avenue, Hacienda Heights. Hacienda Heights Zoned District. To authorize a land division creating two parcels on 0.38 net acres. This project is categorically exempt (Class 15 – Minor Land Divisions) pursuant to CEQA reporting requirements.**

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PUBLIC HEARINGS (Cont.)

Land Divisions

Ms. Pavlovic presented the staff report followed by Shawn Yu, representative in favor of the project. There were no public members present; therefore, no rebuttal was required.

Commissioner Pedersen raised concerns on road improvements for this project. Staff indicated that the Department of Public Works requested the applicant to: 1) construct ADA conforming parkway improvements (curb, gutter, sidewalk, curb ramps, and landings) at the intersection of Galemont Avenue and Three Palms Street, that either serve or form a part of a pedestrian access route to meet current ADA requirements to the satisfaction of Public Works; and 2) construct transition pavement from Three Palms Street to Galemont Avenue at the intersection of Galemont Avenue and Three Palms Street to the satisfaction of Public Works. .

Motion/second by Commissioners Pedersen/Modugno – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines and approve Tentative Parcel Map No. 073139 with findings and conditions of approval.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Monday, March 7, 2016.

DISCUSSION AND POSSIBLE ACTION

General Plan Development/Housing

Action Taken as Noted

**8. Plan No. RPPL2016000646-(1-5). A presentation on the General Plan Annual Progress Report and the Housing Element Annual Progress Report for CY 2015.**

Ms. Holdsworth provided an update to the Commission on the General Plan CY 2015 Annual Progress Report to meet Government Code Section 65400, which requires local jurisdictions to report on the status of General Plan implementation.

Ms. Holdsworth stated that the Board of Supervisors adopted the General Plan on October 6, 2015. The Plan guides the County's vision of growth in unincorporated communities through 2035 which included: 1) Land Use Element; 2) Mobility Element, with the Bicycle Master Plan as a sub-element; 3) Air Quality Element, with the Community Climate Action Plan; 4) Conservation and Natural Resources Element; 5) Parks and Recreation Element; 6) Noise Element; 7) Safety Element; 8) Public Services

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DISCUSSION AND POSSIBLE ACTION (Cont.)

General Plan Development/Housing

and Facilities Element; 9) Economic Development Element; 10) The Housing Element, which was adopted and certified in 2014; and 11) Equitable Development Tools Work Program in order to foster policies and implementation programs that support equity.

In addition, she stated that a General Plan Amendment was approved for the Antelope Valley Area Plan which amended the Land Use Element, Mobility Element, and Conservation and Natural Resources Element in the General Plan. Also, the Board of Supervisors adopted the Bracket Field Airport and Land Use Compatibility Plan.

Ms. Holdsworth stated that the Department of Regional Planning is actively working on implementation of the General Plan. The Department has initiated the East San Gabriel Valley Area Plan, three TOD's Specific Plan is being developed for the communities of Willowbrook, West Carson, and West Athens-Westmont and working closely with the Healthy Design Workgroup to develop livable community design guidelines.

Furthermore, the Regional Planning has completed other efforts such as the historic preservation and yard sale ordinance. Other pending and ongoing efforts include: 1) Animal Facilities; 2) Renewable Energy; and 3) Tree Planning Ordinances.

Ms. Holdsworth indicated that the Bicycle Master Plan was adopted in 2012. Implementation is lead by the Department of Public Works, with collaboration from Public Health, Regional Planning, and Parks and Recreation. The County has received funding for projects that include bikeway and pedestrian improvements, bicycle repair stations, installation of new bikeways, as well as safety and education community outreach programs.

Also, last year the County adopted its first Community Climate Action Plan, which is a sub-element of the Air Quality Element within the General Plan. The County has committed to reduce Greenhouse Gas emissions 11% below 2010 levels by 2020, which complies with the State's AB 32 target.

Commissioner Pincetl raised concerns on goals for community design guidelines where AASHTO requirements drive out elements in land use planning for bicycle paths and livability standards. Staff responded that bicycle path planning is coordinated with Metro and other cities.

Commissioner Pincetl stated that the Department needs to view different ways of using urban heat island around buildings with asphalt and suggested looking at lighter permeable pavement to meet our greenhouse gas emission goals.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

General Plan Development/Housing

The presentation was carried over to Ms. Choi who provided an update to the Commission on the Housing Element portion. She indicated that the State required that local jurisdictions evaluate housing goals, objectives and policies to provide their fair share of regional housing needs and to remove barriers to housing.

Ms. Choi 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. Choi further stated that one of the tools to meet RHNA goal over the planning period is Adequate Sites Inventory which is a list of qualified sites that allow various types and densities of housing and is included in the Housing Element.

Furthermore, Ms. Choi stated that the Housing Element provides programs designed to help ease regulatory barriers and incentivize housing development. These programs consists of: 1) Second Unit Ordinance (48 units were approved in 2015); 2) Mixed Use Ordinance (107 units were approved); 3) Density Bonus Ordinance, there were a total of 609 units approved, including 263 affordable units. Since the implementation of this ordinance in 2005, the Department has approved 1,727 units (including market-rate senior citizen units), including 1,134 affordable units); and 4) Reasonable Accommodations, one request is pending; and Farm Worker Housing Ordinance, no request has been filed.

Ms. Choi indicated that pending efforts are currently underway which includes 1) Small Lot Subdivision Ordinance which would allow land division to crate single family residential lots containing less than required area, to foster the availability of more housing stocks and types; and 2) the Board of Supervisors recently initiated efforts to address equity through housing policies by rating Affordable Housing Coordinating Committee and task force for Homeless Initiative.

Staff will be submitting to the Board of Supervisors for their approval followed by submitting the reports to the Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1, 2016.

Commissioner Louie inquired how one qualifies for an adequate site inventory which staff responded that sites are viewed by multifamily units based on the zoning and land designation and commercial properties that allow mixed use development.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

General Plan Development/Housing

Commissioner Smith inquired how you differentiate between affordable rate units and market rate which staff responded that there is no distinction. The methodology used is 30 dwelling units per the allowance of 30 dwelling units per acre which constitutes affordable housing. In addition, the recent county's homeless initiative is underway and will be included as part of the housing goals.

Commissioner Smith stated that current state laws SB744 and AB2222 on density bonus are being updated, and inquired if staff will be advising developers on these changes which staff responded that staff is currently updating the ordinance to reflect changes in state law and implementing even though they're not currently reflecting in the ordinance.

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

Executive Office

Action Taken as Noted

**9. Plan No. RPPL2016000771-(1-5). Proposed Regional One Stop Development Services Center.**

Mr. Slavin, Chief Deputy Director updated the Commission on the proposed Regional One Stop Development Services Center. The Board of Supervisors (BOS) directed the Chief Executive Office (CEO) and Regional Planning and Public Works to work together to identify a location adjacent to or within the Department of Public Works headquarters in Alhambra. The location would accommodate Regional Planning, Public Works, Fire, Public Health, Treasurer Tax Collector and Consumer Affairs to provide functions related to land use entitlements.

Mr. Slavin stated that the BOS directed that a draft plan be included describing the following: 1) space requirements for each department; 2) identify a proposed timetable 3) address transportation options for affected employees; 4) the cost associated with proposed location; 5) technology improvements to equip the regional equipment center; and 6) identify other county departments that could be relocated by the vacated space in Hall of Records.

Commissioner Louie asked the reason for relocation, to which Mr. Bruckner responded that discretionary permits would have to go to multiple sites and offices throughout the County to conduct business. By consolidating these departments into one area, the applicant would have to visit only one location.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Executive Office

Commissioner Pincetl raised concerns that the County's preference is to make it easy for the applicant and not the members of the public. Mr. Slavin responded that Alhambra is more central within the County and not far from downtown. The availability for parking and the cost would be much improved. Mr. Slavin stated that transportation options are being looked at for applicants and visitors.

Commissioner Pedersen asked if incentives are being looked at or explored for certain applications over a computer than a one stop. Mr. Slavin responded that the Department has implemented the EPIC system which would facilitate the electronic system to handle business over the computer including payments. Currently, the department is looking at others departments to participate in EPIC.

Commissioner Louie stated the total number of applicants coming to the Department per month and year versus the number of one stop simultaneously would be small and asked if they all need to come in.

Mr. Bruckner, Director of Planning stated that the Department is trying to get away from applicants having to physically come in by providing electronic service and a website that answers a lot of questions. He further stated that the BOS gave a directive, and the Department is following the directive.

Mr. Slavin described the proposed site and its surrounding buildings to house the one stop center and Department of Regional Planning. He stated that an auditorium is being looked at, which would require renovation and be located a short distance from the one stop center. He indicated that transportation options for employees are being reviewed. The CEO is looking at various extensions between existing transit lines with Metro and the City of Alhambra, new shuttles with the Gold Line stop in Pasadena as well as expansion of existing shuttles that the Department of Public Works runs between Union Station and their headquarters in Alhambra.

Mr. Slavin stated that the Department has met with the CEO and other affected departments and agreed that there is sufficient space to accommodate all departments into the campus. The CEO has remaining additional work on: 1) the lease agreement; 2) total actual costs; 3) logistics of one stop center; 4) budget impacts to various department; and 5) whether the BOS would like to proceed; 6) a draft board letter is being circulated within the CEO, and once signed will be schedule for public hearing; and 7) in summary the BOS will determine if they want to proceed with this project and approve it.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Executive Office

Testimony was followed by Blaine Meek, counsel for California Association of Professional Employees (CAPE). Mr. Meek voiced his opposition to the impacts in relocating to Alhambra. He stated that CAPE members' concerns included: 1) relocation diminishes public accessibility as downtown Los Angeles is a transit accessible location for applicants from all over the County and transit options to Alhambra are limited, so more constituents will be force into cars; 2) creates inefficiency for planners to regularly meet with various departments by increasing meeting coordination and travel time, and decreases ability to rapidly respond to various Departments; 3) employees have completed or are working on Transit Oriented District plans throughout the County and 50% of employees take alternative transportation to work daily; 4) currently there are development centers at Public Works district offices around the County which are reasonable distance from communities served; 5) the Alhambra one-stop center would still require constituents to visit district offices for building permits, so plan check engineers can review plans and issue building permits at district offices; 6) the move will result in involuntary relocation of employees. Hardships are likely, and employees deserve a fair voice in resolving hardships; and 7) the relocation is being sold as beneficial for applicants, yet zero public input has been sought.

Mr. Meek requested that the Department consider an alternative by establishing multiple one-stop centers throughout the County which would improve accessibility and public service, enhance efficiency, and expand public transit options and that would avoid extreme hardships for the employees being affected.

Commissioner Louie asked if the Department prepared a Request For Proposal (RFP) for space that meets federal and state and City of Los Angeles requirements where a Department solicits and makes sure that no favoritism is being paved and the process is layed out with all parameters that includes proximity. Mr. Bruckner stated that no RPF had been prepared. He stated the CEO real estate office has researched for current property available.

Commissioner Pincetl raised concerns that constituents who come before the Commission with County planning decisions would be impacted making it more inconvenient since downtown Los Angeles is the hub for connecting transportation. Another connection to Alhambra would pose additional inconvenience.

Discussion followed between the Commission in which Commissioners Pedersen and Modugno felt that ongoing updates would benefit the Commission further. Commissioner Pincetl felt that the inconvenience and hardship for members of the public should be considered and the impact in accessibility to Alhambra. Commissioner Smith stated that further paths to increasing access to meeting location should be considered.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Executive Office

Commissioner Pincetl asked if the Commission can ask the BOS to reconsider their directive, to which Mr. Bruckner replied that the Commission can reply directly, and Commissioner Pincetl indicated that she will write a letter.

Commissioner Louie requested that additional information be provided within 30 days to determine if the Commission can decide to make a recommendation to the Board of Supervisors. In addition, that Mr. Bruckner comment on the email received from Mr. Braxton.

Motion/second by Commissioners Louie/Smith – That the item be continued to Wednesday, March 9, 2016 to allow the Director of Planning to provide continued updates and respond to the email received from Mr. Bill Braxton.

At the direction of the Chair, the item passed with Commissioners Louie, Smith and Pincetl in favor and Commissioner Modugno abstaining and Commissioner Pedersen opposing.

PUBLIC COMMENT

**10. 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

**11. 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.

**12. Commission/Counsel/Director Reports**

**Request to cancel the March 16 and 30, 2016, regular meetings of the Regional Planning Commission.**

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CONTINUATION OF REPORTS (Cont.)

Commission

Motion/second by Commissioners Pedersen/Louie - That the Regional Planning Commission cancel the Wednesday, March 16 and 30, 2016 meetings from the Approved Meeting Schedule.

At the direction of the Chair, the item passed unanimously.

Director's Report

Mr. Child reported to the Commission that an ordinance related to Urban Agriculture will be going to the Board of Supervisors (BOS) in March 2016. The Board asked the Departments of Regional Planning, Chief Executive Office (CEO), Public Health and Treasurer and Tax Collector to implement the state's recent regulations to create a tax benefit program. This ordinance will enable property owners to reduce their property taxes for properties used for urban agriculture. No public hearing is required as it does not make any changes to the zoning code.

Commissioner Pincetl inquired if any soil testing is being conducted to which staff replied that Public Health indicated that it does not have the capacity and it is not required.

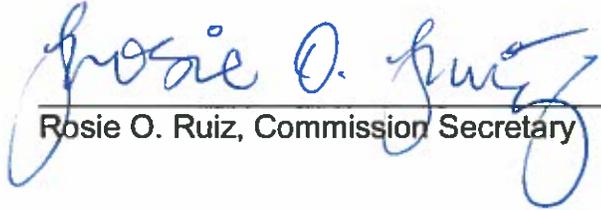
Commissioner Smith asked if land use entitlements would accompany the designation and if there are any lease terms being imposed by the State law and passed down to the lessees. County Counsel indicated that no zone changes are being proposed and would be allowed by right, subject to a Zoning Conformance Review. In addition, Counsel stated that there are no terms and the owner is subject to a contract from the property owner for agricultural purposes only which is recorded.

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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 11:24 a.m. to Wednesday, March 2, 2016.

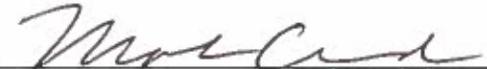
  
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Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
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Stephanie Pincetl, 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. 8-12