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 21, 2019 - Wednesday
Time: 9:00 a.m.

Present:
Commissioners Smith, Louie, Moon, and Modugno
Absent: Commissioner Shell

Ex Officio Members:
Director of Public Works: Mr. Jose Suarez, Senior Civil Engineer
County Counsel: Ms. Latayvius Albery, Assistant County Counsel
Planning Director: Ms. Connie Chung, Supervising Regional Planner, Advance Planning Division
Ms. Susan Tae, Assistant Administrator, Current Planning Division
Forester and Fire Warden: Juan Padilla, Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

2. Motion/seconded by Commissioners Modugno/Louie – That the agenda for August 21, 2019 be approved and modified to begin with Item No. 6 Project No. R2016-001382-(2) and Item No. 7 Project No. R2017-005997-(5) followed by 5, 4(a) and 4(b).

At the direction of the Chair, the agenda was approved with Commissioners Smith, Louie, Moon and Modugno in favor and Commissioner Shell being recorded as absent.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.
08/21/19

PUBLIC HEARINGS

Land Divisions

Project Approved

Applicant: TransAmerican Engineering. 11130 Eastwood Avenue, Inglewood Lennox Zoned District. To create one multi-family lot on 0.24 net acres, developed with four attached condominium units within two duplexes in the R-2 (Two-Family Residence) Zone. This project is categorically exempt (Class 15 – Minor Land Divisions) pursuant to CEQA reporting requirements.

Mr. Chou presented the staff report on Project No. 2016-001382-(2). The project is consistent with the subject land use category of H18 (Residential). The property is neighboring two-family residence to the north, south, and west, and two-family residence and multi-family units in the west. Staff is of the opinion that the condominium project is proposed over an underutilized lot and will improve housing in an urbanized area with existing infrastructure. The project is similar to the neighboring two-family and multiple-family residences.

The public hearing was duly noticed in the Inglewood News and La Opinion, the Department’s website, Lennox Library, on-site posting, and postcard notices were sent to 82 homeowners within a 500 feet radius of the project site as well as the courtesy mailing list for the Lennox Zoned District. There were no public comments received as of this morning.

Testimony was followed by Ike Mbelu, the applicant in support of the project. There being no members of the public present in opposition, no rebuttal was required.

Motion/seconded by Commissioners Louie/Smith – 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. 74214, subject to the findings and conditions. The appeal period for this item ends on September 3, 2019.

At the direction of the Chair, the item passed with Commissioners Smith, Louie, Moon, and Modugno in favor and Commissioner Shell being recorded as absent.

7. Project No. R2017-005997-(5). Tentative Parcel Map No. PM77199. RPPL2017008872. Applicant: Koam Construction. 4323, 4323½, 4325, and 4329 Briggs Avenue, Montrose. Montrose Zoned District. To create four single-family lots, including two flag lots, on 1.04 net acres in the R-1 (Single-Family Residence)
PUBLIC HEARING (Cont.)

Land Divisions

Project Approved

Zone. This project is categorically exempt (Class 15 – Minor Land Divisions) pursuant to CEQA reporting requirements.

Mr. Chou presented the staff report on Project No. 2017-005997-(5). The Project has four existing single-family residential buildings. Portions of the existing buildings located on Parcels Nos. 2 and 3 are proposed to be demolished and the project is proposing new garages for buildings on Parcel Nos. 2 and 4. The project is located in the Montrose Community, consistent with the subject land use category of H9 (Residential) and the project is similar to the neighboring single-family residences.

Staff biologist has determined that the project has seven oak trees and is considered a severely disturbed Oak tree woodland. However, since minimal development is proposed and no development is projected near the oak trees, there is no impact.

The public hearing was duly noticed in the Glendale News and La Opinion, the Department’s website, La Crescenta Library, on-site posting, and postcard notices were sent to 334 homeowners within 1,000 feet radius of the project site as well as the courtesy mailing list for the Montrose Zoned District. There were no public comments received as of this morning.

The applicant’s representatives were present as well but did not provide additional testimony aside from being available for any questions. There being no members present, no rebuttal was required.

Motion/seconded by Commissioners Louie/Smith – 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. 77199, subject to the findings and conditions. The appeal period for this item ends on September 3, 2019.

At the direction of the Chair, the item passed with Commissioners Smith, Louie, Moon, and Modugno in favor and Commissioner Shell being recorded as absent.

MINUTES FOR APPROVAL

5. Motion/seconded by Commissioners Modugno/Louie – That the minutes for July 17, 2019 be approved.
At the direction of the Chair, the item passed with Commissioners Smith, Louie, Moon, and Modugno in favor and Commissioner Shell being recorded as absent.

DIRECTOR/DEPUTY DIRECTOR

4. Ms. Chung reported that yesterday’s Board of Supervisors meeting was canceled and provided updates from the August 13, 2019 meeting. Ms. Chung stated that there were two contract related matters on consent: 1) A contract to hire Sapphos Environmental to provide staff with subject matter expertise to help us implement the Historic Preservation Ordinance and Mills Act Program; and 2) A contract with Granicus to provide Audio/Video Recording Services for Regional Planning Commission meetings and other meetings. Primarily to give support and capacity for offsite meetings (closed captioning is a separate contract coming up). Both contracts were approved by the Board.

There was also a public hearing for: Connect Southwest TOD SP (West Athens-Westmont), which your commission considered and approved May 29th. The Board approved the plan and directed County Counsel to bring it back for adoption in 90 days. Also of note, the Board allocated $9.9 million in funding for acquisition, homeownership, mobile home parks and to support a permanent supportive housing program at the Department of Health Services. As well as $1.5 million for the Backyard Homes Project, which supports homeowners interested in building ADUs to lease to persons experiencing homelessness. The program aids with financing, design, project management, construction, construction management, fair housing support, tenant referrals, and rent assistance in a one-stop shop format. This program was informed by the Second Unit Pilot program, which is Program F4 of the County’s Homeless Initiative Strategies. Like the program F4, the funding will be used for properties in the unincorporated areas.

General Plan Development/Housing

4(a) Update on DRP efforts related to affordable housing. Affordable Housing Preservation Ordinance.

Ms. Scott presented the update on affordable housing policy efforts, specifically the Affordable Housing Preservation ordinance. This Ordinance is one of four that were initiated by the Board of Supervisors motion in 2018, along with Inclusionary Housing, By-Right Housing, and Interim and Supportive Housing. Our Department was tasked with looking at a broad range of Land Use Policies, including regulation of condominium conversions, mobile home park closures, and no net loss policies.
The County is addressing affordable housing preservation in several ways. There are concurrent efforts by other departments, including Los Angeles County Development Authority (LACDA) formerly known as the Community Development Commission, the Department of Consumer and Business Affairs, and the Chief Executive Office. These efforts include: 1) rent stabilization, both for conventional housing and mobile home parks; 2) the establishment of a systematic code enforcement program, to ensure that rental housing is maintained in good condition; 3) efforts to track expiring affordability covenants and explore opportunities to extend the affordability of these properties; and 4) the exploration of programs to acquire and preserve existing lower-cost housing, including mobile home parks.

Staff is currently in the research and early outreach phase for this ordinance and will be conducting additional studies through the end of the year. The goal is to have a draft ordinance next year.

Commissioner Smith thanked staff for their presentation. He asked staff about the potential scope of the no net loss policy, if the Department has existing standards for density bonus projects, and if they are visualizing a no net loss to developments of a certain size. Staff replied it is something we are trying to access and something we will be studying this year. Currently we’re looking at all new development, not just development of a certain size.

Commissioner Smith stated that to the extent we look at condo conversions and no net loss standards, often a condo conversion happens in the context of rent stabilized units and efforts to get out from under rent stabilized units. It is a question about how do those two policies speak to each other. Staff replied we are coordinating closely with LACDA and the groups are considering this. We understand that we want our policies to align well. Currently, as we have thought about it, we could apply a no net loss policy beyond those units. Whether they are covered under Rent Stabilization Ordinance they could still be occupied by lower income tenants, but we are closely in touch with those folks to make sure they are aligned.

Commissioner Modugno stated he is concerned and asked County Counsel in terms of being able to look at this and weigh in property rights and the rights of those property owners. The unintended possible consequences of deterioration of properties, not driving towards ongoing improvements, better uses of properties which drives up property values which causes revenues. How do we achieve the social balance and how can we do things through zoning ordinances more effectively? How can we look at some of our building codes and look at infrastructure contributions? County Counsel stated we must balance the pros and the cons and if it affects the community or when it affects the
General Plan Development/Housing (Cont.)

businesses. That is something that is always on the mind of the Department and our office is working with the Board to balance those out as they have questions.

At the direction of the Chair, with no further questions for staff, Commissioners Smith, Louie, Moon, and Modugno accepted the update and Commissioner Shell being recorded as absent.

Environmental Planning and Sustainability (EPS)

4(b) Update on the OurCounty Sustainability Plan adopted by the Los Angeles Board of Supervisors on August 6, 2019.

Ms. Baldwin presented the staff report and stated she is reporting on the OurCounty Sustainability Plan that was adopted August 6, 2019. As previously heard from Mr. Gary Gero, Chief Sustainability Officer, the Board established the Chief Sustainability Office (CSO) in 2016 and tasked it with creating a comprehensive and coordinated approach to sustainability issues in Los Angeles County. Along with the Chief Sustainability Office, Regional Planning will focus on implementing the OurCounty Sustainability Plan. Regional Planning’s current General Plan has 5 guiding principles that were drafted with sustainability at its core.

The concept of sustainability was defined for the first time in 1987. The Stockholm Declaration adopted by the United Nations in 1972 was the first piece of environmental law to recognize the right to a healthy environment. In 1987, one of the first definitions of sustainability was agreed upon, which is “Development that meets the needs of the present without compromising the ability of the future generations to meet their needs”.

This concept has evolved and has guided our nations across the world to move towards a healthier environment. Through these United Nations Conferences, in 1997 we’ve articulated greenhouse gasses through the Kyoto Protocol, and most recently the 2015 Paris Agreement. To further demonstrate the extent of sustainability coverage, the United Nations developed 17 Sustainable Development Goals. These goals highlight the needs of improvement across the world to create a more sustainable environment for all, which is also referred to as the 2030 Agenda. For our purposes, the three goals which Regional Planning can most directly affect are: 1) Sustainable Cities and Communities; 2) Climate Action, and 3) Life on Land.

The OurCounty Sustainability Plan has taken into consideration our local environment and issues into account. This plan is organized into 12 different goals, with 159 actions and of those 159 actions Regional Planning is the lead on 22, as well as partnering in on 32 additional actions. Every department will create a MAPP goal that reflects how they are implementing sustainability. Through the Sustainability Council, Regional Planning
Environmental Planning and Sustainability (EPS) (Cont.)

will continue to coordinate and prioritize these actions, evaluate the cost and benefits of
these actions and report back to the Board by February 28, 2020. The Sustainability
Council and the County Sustainability Office will seek funding and different strategies for
these programs. Regional Planning will provide an annual progress report to the board
August 5, 2020, and the Sustainability Plan will be updated every five years.

The first group of actions that Regional Planning is currently working on are the Green
Zones Program and the Inclusionary Housing Ordinance, which has been presented to
your Commission. We are seeking to expand our Transit Oriented Districts (TODs) and
are implementing Equitable Design Guidelines to promote high quality living
environments for all. Actions we may be implementing in the future are those that would
evaluate options to limit large scale developments in high climate hazard areas, evaluate
the feasibility of Transfer of Development Rights (TDR) program, make urban ecology
key consideration in municipal initiatives and development and implement a
comprehensive parking reform strategy.

At the direction of the Chair, with no further questions for staff, Commissioners Smith,
Louie, Moon, and Modugno accepted the update and Commissioner Shell being recorded
as absent.

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
22.60.200 of the Los Angeles County Code.

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 9:43 a.m. to Wednesday, August 21, 2019.

Elida Luna, Acting Commission Secretary

Elvin W. Moon, Chair

Connie Chung, Supervising Regional Planner
Advance Planning Division, Item Nos. 4, 4 (a, b), 8-10

Susan Tae, Assistant Administrator,
Current Planning Division, Item Nos. 1-3, 5-7