

AGENDA FOR THE PUBLIC HEARING MEETING OF THE BOARD OF
SUPERVISORS COUNTY OF LOS ANGELES, CALIFORNIA

TUESDAY, JANUARY 28, 2025, 9:30 A.M.

BOARD HEARING ROOM 381B

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

Kathryn Barger
Chair
Fifth District

Hilda L. Solis
Chair Pro Tem
First District

Lindsey P. Horvath
Supervisor
Third District



Holly J. Mitchell
Supervisor
Second District

Janice Hahn
Supervisor
Fourth District

Executive Officer
Edward Yen

AGENDA POSTED: January 23, 2025

MEETING TELEVISED: Wednesday, January 29, 2025 at 11:00 P.M. on KLCS

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Supporting documentation is available at the Executive Office of the Board located at the Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 383, Los Angeles, California 90012, and is also accessible on the Board of Supervisors' website at <http://bos.lacounty.gov/>

Máquinas de traducción disponibles a petición. Si necesita intérprete para las juntas de los Supervisores del Condado de Los Angeles, por favor llame (213) 974-1426 entre las horas de 8:00 a.m. a 5:00 p.m., lunes a viernes, con tres días de anticipación.

Invocation led by Father Vaughn Winters, Saint Kateri Tekakwitha Catholic Church, Santa Clarita (5).

Pledge of Allegiance led by Harold K. Hicks Jr., former Third Class Petty Officer, United States Navy, Los Angeles (1).

I. PRESENTATIONS

Presentation of scroll to God's Pantry, in recognition of their important work in hosting food distributions, increasing food access through their culinary program, and offering supportive services, as arranged by Supervisor Solis.

Presentation of scrolls to Second District Community Budget Group: A Participatory Budget Pilot, honoring co-governance and community leadership, as arranged by Supervisor Mitchell.

Presentation of scroll to the Community Brigade, in partnership with the Los Angeles County Fire Department, for their heroic actions and support during the Franklin and Palisades Fires, as arranged by Supervisor Horvath.

Presentation of scrolls to the 605 All Star Band, in recognition of their outstanding performance in the 136th Rose Parade on January 1, 2025, as arranged by Supervisor Hahn.

Presentation of scrolls to Eaton Fire community heroes, as arranged by Supervisor Barger. (25-0555)

II. SET MATTER 11:00 AM**Set Matter** **Report on Continuum of Care for Mental Health and Substance Use Disorder Beds****1.**

Report by the Director of Mental Health, and other relevant Departments, on the Continuum of Care for mental health and substance use disorder beds, as requested at the Board meeting of May 2, 2023. RECEIVE AND FILE (Continued from the meetings of 9-17-24, 12-10-24 and 1-14-25) (23-1834)

Attachments: [Presentation](#)
 [Report](#)
 [Public Comment/Correspondence](#)

III. PUBLIC HEARINGS 2 - 9**2. Hearing on Annexation and Levying of Assessments for County Lighting Districts in the Unincorporated Area of Castaic**

Hearing on the annexation of the single-lot project known as L 038-2020 located in the unincorporated area of Castaic (5), to County Lighting Maintenance District (CLMD)1687 and County Lighting District Landscaping and Lighting Act-1 (CLD LLA-1), Unincorporated Zone; order the tabulation of assessment ballots submitted and not withdrawn, in support of, or in opposition to, the proposed assessments; and if there is no majority protest, adopt a resolution ordering annexation of the single-lot territory to CLMD 1687 and CLD LLA-1, Unincorporated Zone, confirming a diagram and assessment and levying of assessments within the annexed territory for Fiscal Year 2025-26; and adopt joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of single-lot territory to CLMD 1687, as approved by the nonexempt taxing agencies. **(Department of Public Works)** (Continued from the meeting of 12-10-24) (24-4689)

Attachments: [Board Letter](#)
[Public Comment/Correspondence](#)

3. Hearing on Annexation and Levying of Assessments for County Lighting Districts in the Unincorporated Area of Covina

Hearing on the annexation of approved tentative subdivision project known as Tract No. 83183 located in the unincorporated area of Covina (1), to County Lighting Maintenance District (CLMD) 1687 and County Lighting District Landscaping and Lighting Act-1 (CLD LLA-1), Unincorporated Zone; order the tabulation of assessment ballots submitted and not withdrawn, in support of, or in opposition to, the proposed assessments; and if there is no majority protest, adopt a resolution ordering annexation of the approved tentative subdivision territory to CLMD 1687 and CLD LLA-1, Unincorporated Zone, confirming a diagram and assessment and levying of assessments within the annexed territory for Fiscal Year 2025-26; and adopt joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of subdivision territory to CLMD 1687, as approved by the nonexempt taxing agencies. **(Department of Public Works)** (24-5589)

Attachments: [Board Letter](#)
[Public Comment/Correspondence](#)

4. Hearing on Annual Pass-Through Five-Year Water Rate Adjustment

Hearing on adoption of a resolution, acting as the Governing Body of the Waterworks Districts and the Marina del Rey Water System (County Districts) (2, 3 and 5), to adopt a schedule of water rates, effective for service provided on February 1, 2025, and authorizing the Director of Public Works to adjust the water rates annually over a five-year period to pass-through cost increases due to inflation and/or the cost of purchasing water from the wholesale water agencies serving the County Districts; authorize the Director of Public Works to amend the Rules and Regulations of the County Districts to adjust the water rates annually over a five-year period and to implement the water rate changes effective at least 30 days after adjustment notices are sent to customers; if no majority written protest exists against the proposed plan, adopt the resolution; and find the purpose of adjustments to the water rates shown in County Districts are to meet the operating expenses necessary to maintain service within existing service areas and are exempt from the California Environmental Quality Act. **(Department of Public Works) 4-VOTES NOTE: The Director of Public Works requests that this item be referred back to the Department.**
(25-0576)

Attachments: [Board Letter](#)
[Public Comment/Correspondence](#)

5. Hearing on Amendments to Power Purchase Agreements for Renewable Energy Systems

Hearing on the amendments to Power Purchase Agreements (PPAs) for the expansion of renewable energy systems at two County facilities to increase the amounts of the PPAs by no more than 10% of the original PPA amount for each PPA as a contingency for additional, unforeseen project cost increases and authorize the Director of Internal Services to execute the amendments; adopt the Mitigated Negative Declaration (MND) California Environmental Quality Act Guidelines 15070(b), 15074 California Public Resources Code 21080 (c); find that the MND for the expansion of renewable energy systems at two County facilities, along with any comments received during the public review process, reflects the independent judgment and analysis of the Board, and that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation, and that, on the basis of the whole record before the Board, that there is no substantial evidence the project may have a significant effect on the environment, and find that the proposed project has no effect on fish and wildlife. **(Internal Services Department)** (25-0575)

Attachments: [Board Letter](#)
[Public Comment/Correspondence](#)

6. Hearing on Project No. PRJ2022-004615-(2 and 4), South Bay Area Plan Project

Hearing on the South Bay Area Plan (SBAP) Project No. PRJ2022-004615-(2 and 4), Advance Planning Case No. RPPL2022014508, Advance Planning Case No. RPPL2022014509, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725, Environmental Assessment No. RPPL2022014512, and the associated amendments to the General Plan and its accompanying Land Use Policy Map, County Code, Title 22 - Planning Zoning, including the zoning map, and the West Carson Transit Oriented District (TOD) Specific Plan, collectively known as the Project, the SBAP is a component of the General Plan that guides development in the eight unincorporated communities within the South Bay Planning Area (Planning Area) over the next 20 years, including Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn; the associated amendments to the General Plan, County Code Title 22 and West Carson TOD Specific Plan implement the goals and policies in the SBAP and maintain consistency between the General Plan, the SBAP, and the SBAP's implementing documents, the proposed General Plan Land Use Policy Map amendments will establish the long-range vision for the general intended uses within the Planning Area, as well as development density, the proposed Zoning Map amendments implement that vision on a parcel-level through zoning that regulates specific allowable uses and development standards, State law requires that the Zoning Map be consistent with the Land Use Policy Map, the Project proposes land use and zoning changes in the following categories: Housing Element land use and zoning changes, technical changes, and Opportunity Areas; the Housing Element identifies a list of sites in the South Bay Planning Area that must be redesignated by 2025 in accordance with the County's Regional Housing Needs Allocation shortfall, total of 94 properties are proposed to be redesignated to accommodate 5,361 potential units, technical changes are proposed for 2,511 properties in the Planning Area to fix inconsistencies between land use and zoning designations, reflect existing conditions on the ground, and ensure consistency with the General Plan Land Use Policy legend, opportunity Areas implement the SBAP's and General Plan's goals to increase housing opportunities, focus growth in areas near transit, and transition underutilized sites to ensure compatibility with surrounding uses and reflect changing development patterns, the northeastern portion of the Del Aire community is identified as an opportunity area in the General Plan and as such, a total of 283 properties in the community of Del Aire are selected for land use and zoning changes because of their proximity to high quality transit, land use and zoning changes are proposed for an additional 13 properties identified as opportunity areas in the Planning Area as they are vacant, underutilized, and/or incompatible with adjacent established uses, these changes will facilitate the

transition of these sites to uses that reflect surrounding development patterns, the Project also amends County Code, Title 22 to establish the South Bay Planning Area Standards District (PASD) with two new Community Standards Districts (CSDs) for the communities of Del Aire and Wiseburn and six reserved CSDs for potential future community-specific development standards for the communities of Alondra Park/El Camino Village, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills, the PASD establishes new areawide standards for residential, commercial, industrial, and mixed use development, addressing issues such as landscaping, lighting, and setback requirements, the Project also amends the West Carson TOD Specific Plan to move regulations and development standards from the Specific Plan into County Code, Title 22, while other non-regulatory information remains in the Specific Plan outside of County Code, Title 22, the northern boundary of the Specific Plan is proposed to be expanded to include parcels associated with the Alpine Village property, along with this change, the existing Light Industrial land use policy is proposed to be updated to General Commercial and the new Alpine Village Zone designation for the parcels is being established, these proposed changes are intended to help protect the existing historic landmark on the site while also accommodating future commercial and non-residential uses, as a lead agency under the California Environmental Quality Act, the Board will consider the effects of the Project as shown in the Final Programmatic Environmental Impact Report (PEIR), will consider certification of the Final PEIR with Alternative E - Reduced Density in Del Aire (H30 to H18), and will consider adoption of the associated Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. (On October 31, 2024, the Regional Planning Commission recommended approval of this project.) **(Department of Regional Planning)** (Continued from the meeting of 1-21-25) (25-0028)

Attachments: [Board Letter](#)
[Presentation](#)
[Public Comment/Correspondence](#)

7. Hearing on Project No. 2023-001700-(2 and 3), The Westside Area Plan Project

Hearing on the Westside Area Plan (WSAP) Project No. 2023-001700-(2 and 3), Advance Planning Case No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, Environmental Assessment No. RPPL2023002449, and the associated amendments to the General Plan and its accompanying Land Use Policy Map, County Code, Title 22 - Planning and Zoning, including the zoning map, the WSAP is a component of the General Plan that guides development in the seven unincorporated communities within the Westside Planning Area (Planning Area) over the next 20 years including Ladera Heights and View Park/Windsor Hills, Marina del Rey, Ballona Wetlands, West Los Angeles (Sawtelle Veterans Affairs), West Fox Hills, Franklin Canyon, and Gilmore Island; the associated amendments to the General Plan and County Code, Title 22 implement the goals and policies in the WSAP and maintain consistency between the General Plan, the WSAP, and the WSAP's implementing documents, the proposed General Plan Land Use Policy Map amendments will establish the long-range vision for the general intended uses within the Planning Area, as well as development density, the proposed Zoning Map amendments implement that vision on a parcel-level through zoning that regulates specific allowable uses and development standards, state law requires that the Zoning Map be consistent with the Land Use Policy Map, the Project proposes land use and zoning in the following categories: Housing Element land use and zoning changes, administrative changes, and Opportunity Areas; the Housing Element identifies a list of sites in the Westside Planning Area that must be redesignated by 2025 in accordance with the County's Regional Housing Needs Allocation shortfall, a total of 62 properties are proposed to be redesignated to accommodate 5,548 potential units, administrative changes are proposed for 810 properties in the Planning Area to fix inconsistencies between land use and zoning designations, reflect existing conditions on the ground, and ensure consistency with the General Plan Land Use Policy legend, the land use changes for the Opportunity Sites implement the WSAP's and General Plan's goals to increase housing diversity and commercial options along major corridors and near transit, increase housing opportunities, bring diverse land uses in proximity to residential neighborhoods, promote walkable communities, and focus growth in areas with existing infrastructure while preserving the community's character and culture, there are 10 Opportunity Sites, the Project amends County Code, Title 22 to establish the Westside Planning Area Standards District (PASD) with two new Community Standards Districts (CSDs) for the communities of Ladera Heights and View Park/Windsor Hills and one reserved CSD for potential future community-specific development standards for the unincorporated Del Rey, the PASD establishes new areawide standards for residential and mixed-use

development, addressing issues such as landscaping, lighting, and setback requirements, as a lead agency under the California Environmental Quality Act, the Board will consider the effects of the Project as shown in the Final Programmatic Environmental Impact Report (PEIR), will consider certification of the Final PEIR, and will consider adoption of the associated Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. (On October 23, 2024, the Regional Planning Commission recommended approval of this project.) **(Department of Regional Planning)**
(Continued from the meeting of 1-21-25) (25-0006)

Attachments: [Board Letter](#)

[Public Comment/Correspondence](#)

8. Hearing on Project No. PRJ2023-003193-(All Districts) Amending County Code, Title 2 - Administration and Title 22 - Planning and Zoning for the Tune Up Series 003 Ordinance

Hearing on Project No. PRJ2023-003193-(All Districts) and Advance Planning Case No. RPPL2023004662, amending County Code, Title 2 - Administration and Title 22 - Planning and Zoning with the Title 22 Tune Up Series 003 Ordinance (Ordinance), to make modifications where necessary to correct discrepancies, typographical errors and outdated and redundant provisions including, but not limited to, removing outdated language regarding Regional Planning Commission advisory membership (Chapter 2.108 - Regional Planning Commission); clarifying definitions (Section 22.14.160 - P) and provisions (Section 22.246.090) of the Public Art in Private Development Program; illustrating provisions for Fences and Walls (Section 22.110.070); correcting procedures for modifying or removing required fences and walls for Outdoor Storage (Section 22.140.430); correcting Commercial Zone Accessory Use code references (Section 22.20.030 - Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) for Home-Based Occupations (Section 22.140.290); correcting typographical errors (Sections 22.20.050 - Development Standards for Zones C-H, C-1, C-2, C-3, and C-M; 22.166.050 - Discretionary Housing Permit; 22.196.010 - Applicability (Yard Modifications); 22.312.080 - Area-Specific Development Standards (Castaic Area Community Standards District); and Chapter 22.140 - Standards for Specific Uses); correcting outdated names of County offices (Sections 22.22.080 -Development Standards for Zone M-2.5; 22.124.090 - Process for Designation of a Landmark; 22.124.100 - Process for Designation of a Historic District; 22.222.290 - Bonds and Insurance; 22.240.050 - Fee for Appeals; 22.250.010 - Filing Fees and Deposits; and 22.250.040 - eRecordation Fee); correcting the qualifying zones for Parking as a Transitional Use (Section 22.140.440); clarifying Procedures for Appeals and Calls for Review (Section 22.240.060); clarifying the Director's authority to withdraw or revise interpretations (Section

22.234.020); streamlining the administration of a Supplemental Fee Agreement (Section 22.262.040); administratively re-formatting Community Standards Districts to conform with the Planning Areas Framework of the General Plan (Division 10 - Planning Area and Community Standards Districts); clarifying the prohibition of incidental walkways in landscaped buffers in the Altadena Community Standards District (22.306.070 - Zone-Specific Development Standards); and correcting errors in the Florence-Firestone Transit-Oriented District Specific Plan Zones and Development Standards (Chapter 22.418); additionally, find that the adoption of this Ordinance is exempt from the California Environmental Quality Act (Class 5 and Section 15061(b)(3)). (The Regional Planning Commission recommended approval of this project.) **(Department of Regional Planning)** (Continued from the meeting of 12-10-24) **NOTE: The Director of Regional Planning requests that this item be continued to February 25, 2025.** (24-5471)

Attachments: [Board Letter](#)
[Public Comment/Correspondence](#)

9. Hearing on Project No. PRJ2021-002039-(All Districts) the General Plan Safety Element Amendment

Hearing on Project No. PRJ2021-002039-(All Districts), Plan Amendment No. RPPL2024003096, to approve the General Plan Safety Element Amendment to identify residential developments in any hazard area identified in the Safety Element that do not have at least two emergency evacuation routes in compliance with Government Code Section 65302, subdivision (g)(5); and consider the Addendum to the Negative Declaration for PRJ2021-002039-(All Districts) Safety Element update, Environmental Assessment No. RPPL2024004068, along with the previously adopted Negative Declaration, prior to making a final decision on the Project. **(Department of Regional Planning)** **NOTE: The Director of Regional Planning requests that this item be continued to February 25, 2025.** (25-0504)

Attachments: [Board Letter](#)
[Public Comment/Correspondence](#)

IV. ADMINISTRATIVE MATTERS 10 - 11**BOARD OF SUPERVISORS****10. After Action Report for the January 2025 Windstorm and Critical Fire Events**

Recommendation as submitted by Supervisors Barger and Horvath: Instruct County Counsel, in consultation with the Sheriff, Fire Chief and the Director of the Office of Emergency Management, to retain a consultant with subject matter expertise, to review the evacuation policies and emergency alert notification systems utilized by the County and its partners in responding to the Palisades and Eaton Fires, to review what the County, including the Sheriff, Fire Chief, and the Director of the Office of Emergency Management, did in terms of the evacuation efforts; and prepare and present a progress report back to the Board in writing in 90 days, and every 90 days thereafter until the consultant has completed a comprehensive review. (25-0615)

Attachments: [Motion by Supervisors Barger and Horvath](#)
[Public Comment/Correspondence](#)

Community Services**11. Annual Abatement of Hazardous Vegetation**

Recommendation: Acting as the Governing Body of the County and the Consolidated Fire Protection District, adopt a resolution and establish the following dates, times, and locations for Hearings of Protest before the Weed Abatement and Brush Clearance Referees; and set March 25, 2025 at 9:30 a.m. for Public Hearing on a Weed Abatement and Defensible Space Clearance Program: **(Department of Agricultural Commissioner/Weights and Measures and Fire Department)** ADOPT (Continued from the meeting of 1-14-25)

February 15, 2025, from 9:30 a.m. until 12:00 p.m. located at 5757 South Fairfax Avenue, Los Angeles;

February 18, 2025, from 5:00 p.m. until 8:00 p.m. located at 30001 Ladyface Court, Agoura Hills;

February 19, 2025, from 9:30 a.m. until 12:00 p.m. located at 12300 Lower Azusa Road, Arcadia;

February 19, 2025, from 5:00 p.m. until 8:00 p.m. located at 1234 Valencia Avenue, Hacienda Heights;

February 20, 2025, from 9:30 a.m. until 12:00 p.m. located at 335 East Avenue K-10, Lancaster;

February 22, 2025, from 9:30 a.m. until 12:00 p.m. located at 23920 Valencia Boulevard, Santa Clarita; and

February 25, 2025, from 5:00 p.m. until 8:00 p.m. located at 5504 Crestridge Road, Rancho Palos Verdes. (25-0212)

Attachments: [Board Letter](#)
[Revised Board Letter](#)
[Public Comment/Correspondence](#)

V. GENERAL PUBLIC COMMENT 12**12. Telephonic Public Comment**

To address the Board during the live hybrid meeting call **(877) 692-8955** and enter Participant Code: **4433663** starting at 9:00 a.m. *Note: Connect up to 30 minutes before the meeting begins.*

The operator will take your name, item number(s) you wish to address and place you in a “**listening-only**” queue. Please listen carefully to the instructions on providing live testimony to the Board. You will need to press **1** then **0** to be moved into a “**speaking**” queue when the item(s) you wish to address is called. You will hear, “*You are in queue.*” When it is your turn, the moderator will call your name and open your phone line. *Note: Your line will be muted when your time expires, and you will be moved back to the “listening-only” queue.*

Note: *If you press 1 then 0 twice, you will hear, “You are removed from the queue.” If you are inadvertently removed, you may press 1 then 0 to be placed back into the “speaking” queue.*

For additional instructions and tips, please visit our website at:
[Call-in Instructions and Tips](#)

Listen Only

To listen only by telephone call (877) 873-8017 and enter the access code when prompted: Access Code for English: 111111 Access Code for Spanish: 222222.

Written Testimony

Written public comments may be submitted through our website at: <https://publiccomment.bos.lacounty.gov>, which will become part of the official record. (12-9998)

Attachments: [Public Comment/Correspondence](#)

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