

ORDINANCE NO. _____

An omnibus ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to include minor, technical corrections as the first in a series of periodic updates to Title 22 for clarification of code language for ease of implementation.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.060.010 is hereby amended to read as follows:

A....

TABLE 22.06.010-A: ZONES	
Abbreviation	Full Name
...	
Special Purpose Zones	
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
SR-D	Scientific Research and Development
P-R	Restricted Parking

B....

SECTION 2. Section 22.14.080 is hereby amended to read as follows:

22.14.180 – R.

...

Resoiling. The process of artificially building or rebuilding a soil profile.

Ridgeline. The line formed by the meeting of the tops of sloping surfaces of land.

...

SECTION 3. Section 22.14.190 is hereby amended to read as follows:

22.14.190 – S.

...

Senior citizen residence. See "Accessory dwelling unit."

Significant ridgeline. A ridgeline which, in general, is highly visible and dominates the landscape.

Signs.

...

Outdoor advertising sign. A sign that directs public attention to a business, profession, product, or service that is not a primary business, profession, product, or service which is sold, manufactured, conducted, or offered on the premises where such sign is erected. This term includes "portable outdoor advertising sign" and "billboard," but does not include "public transportation sign." For additional terms related to outdoor advertising signs, see 22.14.150 (O) under "Outdoor advertising signs."

~~Child care center. A facility, other than a family child care home, in which less than 24-hour-per-day, non-medical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the State of California. For purposes of this Subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or~~

~~industrial activity, established on the same lot, and operated for the children of the employees of the commercial or industrial activity.~~

~~Church. A development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

~~Park. Any park, playground, or grounds under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.~~

~~Recreational facility. Any recreational center or facility under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.~~

~~School. Includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the State of California, whether such use is within or outside the unincorporated area of the County.~~

~~Tobacco product. Any substance containing tobacco leaf, including, but not limited to, cigarettes, cigars, pipes, tobacco, snuff, chewing tobacco, and dipping tobacco.~~

~~Youth center. Any designated indoor public, private, or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention~~

~~programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial, or other educational assistance or enrichment, music, art, dance, and other recreational or cultural activities, physical fitness activities, and sports programs.~~

...

Significant Ecological Areas. The following terms are defined solely for Chapter 22.102 (Significant Ecological Areas):

...

V. **Landscaping.** Any activity that modifies the visible features of an area of land through alteration of natural elements, such as altering the contours of the ground ~~or for the purpose of planting ornamental~~ trees, shrubs, grasses, flowers, or other plants.

...

SECTION 4. Section 22.16.030 is hereby amended to read as follows:

22.16.030 - Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

	A-1	A-2	O-S	R-R	W	Additional Regulations
--	-----	-----	-----	-----	---	------------------------

Agricultural and Resource-Based Uses						
...						
Crops, including field, tree, bush, berry, and row	<u>P</u> SPR	<u>P</u> SPR	<u>P</u> SPR	SPR ²	-	
...						
...						
Service Uses						
...						
Day care						
...						
Large family child care homes, in compliance with Section 22.140.210.B.1	SPR	SPR	-	-	-	Section 22.140.210
Large family child care homes, in compliance with Section 22.140.210.B.2	MCU P	MCU P	-	-	-	Section 22.140.210
Large family child care homes	-	-	-	SPR	-	
Small family child care homes, large and small, in an approved residential use	SPRP	SPRP	-	SPRP	-	
...						

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Caretaker residences, including mobilehomes	CUP	CUP	CUP	CUP	-	Section 22.140.140
<u>Cargo shipping container, limited to one</u>	<u>SPR</u>	<u>SPR</u>	-	-	-	<u>Section 22.140.150</u>
...						

SECTION 5. Section 22.18.030 is hereby amended to read as follows:

22.18.030 - Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Agricultural and Resource-Based Uses							
...							
Crops, including field, tree, bush, berry, and row	<u>SPR</u>	CUP	CUP	CUP	CUP	-	
...							

...							
Service Uses							
...							
Day care							
...							
Large family child care homes, in compliance with Section 22.140.210.B.1	SPR	SPR	SPR	-	-	-	Section 22.140.210
Large family child care homes, in compliance with Section 22.140.210.B.2	MCUP	MCUP	MCUP	-	-	-	Section 22.140.210
Large family child care homes	-	-	-	SPR	SPR	SPR	
Small f Family child care homes, large and small, in an approved residential use	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	
...							

2. ...

3. Temporary Uses. Table 22.18.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.18.030-D: TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
<u>Cargo shipping container, limited to one</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	-	<u>Section 22.140.150</u>
Explosives Storage, temporary	EP	EP	EP	EP	EP		

Service Uses								
...								
Day Care								
...								
Large family child care homes	SPR							
Small f Family child care homes, large and small, in an approved residential use	P	P	P	P	P	P	P	
...								

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Caretaker residences, including mobilehomes	-	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.140
<u>Cargo shipping container</u>	=	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	=	<u>Section 22.140.150</u>
...								

3. Temporary Uses. Table 22.20.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Carnivals, commercial, including pony rides, for up to seven days ¹	-	-	-	SPR	SPR	SPR	SPR	Section 22.140.140
<u>Cargo shipping container</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.150</u>
...								

SECTION 8. Section 22.20.080 is hereby amended to read as follows:

22.20.080 - Development Standards for Zone C-R.

A. Sales and Service Uses. In Zone C-R, sales and service uses referenced in Table 22.20.030-B, above, shall comply with the following standards:

1. Minimum Lot Area. Notwithstanding the required area in Section 22.110.130.A.4.a, the minimum lot area devoted to the use shall be one acre.
2. Distance. The use shall be located within 600 feet of a recreational use permitted in the zone.
3. Sale of Goods. Sales shall be limited to retail and, with the exception of antiques, all goods sold shall be new.

B. All Other Uses.

1. Minimum Lot Area. The minimum lot area shall be five acres.

SECTION 9. Section 22.20.090 is hereby amended to read as follows:

22.20.090 - Development Standards and Regulations for Zone CPD.

Premises in Zone CPD shall be subject to the following regulations:

A. Use Regulations.

1. Permitted Uses. Property in Zone CPD may be used for any uses listed as permitted in Zone R-A, under the same limitations and conditions, including accessory and transitional uses, front, side and rear yards, parking, and area requirements.

2. Conditional Use Permit. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone CPD may be used for a planned commercial development in which the Commission or Hearing Officer may approve any nonresidential use ~~listed~~permitted in Zone C-1. The Commission or Hearing Officer may modify any of the prescribed development standards pertaining thereto, if it finds that proposed commercial development is needed to serve the immediately adjacent area, and development has occurred, or is proposed, which will warrant such commercial development. ~~The Commission or Hearing Officer may modify any of the prescribed development standards:~~ Such uses shall be subject to all the following standards in Subsection B, below:

...

SECTION 10. Section 22.22.030 is hereby amended to read as follows:

22.22.030 - Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Industrial Uses					
...					
Storage					
...					
Contractor's equipment <u>and materials</u> yards, including farm and building trade equipment <u>and building materials</u>	SPR	SPR	SPR	CUP	
...					
...					
Vehicle-Related Uses					
...					
Vehicle sales and rentals					
...					
Truck sales, rentals, and storage, <u>including incidental repair</u>	SPR	SPR	SPR	CUP	
Vehicle service					
...					
<u>Truck and bus repair</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	
Notes					

...

2. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...	SPR	P	P	CUP	
Caretaker residences, including mobilehomes					
...					
<u>Cargo shipping containers</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>22.140.150</u>
...Construction Material Yards, including Landscaping, plumbing & other related construction uses.	<u>CUP</u>	<u>CUP</u>	<u>SPR</u>	<u>SPR</u>	

SECTION 11. Section 22.22.040 is hereby amended to read as follows:

22.22.040 - Land Use Regulations for Zone M-3.

A. Permitted Uses. Premises in Zone M-3 may be used for any use, except that a use listed in Subsections B, and C, ~~and D~~, below, is permitted only as provided in such sections, ~~below~~, and uses listed in Subsection E~~D~~, below, are prohibited. In addition, the following uses are permitted in Zone M-3:

...

SECTION 12. Section 22.22.090 is hereby amended to read as follows:

22.22.090 - Development Standards and Regulations for Zone MPD.

Premises in Zone MPD shall be subject to the following regulations:

A. Use Regulations.

1. Permitted Uses. Property in Zone MPD may be used for ~~the following uses~~any nonresidential use permitted in Zone R-A, subject to the same limitations and conditions, including auxiliary and transitional uses, front, side, and rear yards, parking standards, height limits, and other development requirements specified in the respective zones:

~~a. Any use permitted in Zone SR-D; and~~

~~b. Any nonresidential use permitted in Zone R-A.~~

2. ...

SECTION 13. Section 22.24.030 is hereby amended to read as follows:

22.24.030 - Land Use Regulations for Rural Zones.

...

C. Use Regulations.

1. Principal Uses. Table 22.24.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Service Uses			
...	

Day care			
Large family child care homes	SPR	SPR	
Small Family child care homes, <u>large and small, in an approved residential use</u>	P	P	
...	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses			
...	
Telephone repeater stations	SPR	SPR	
<u>Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells, and tanks, and any other use normal and accessory to the storage and distribution of water, except for shared water wells and associated tanks</u>	CUP	CUP	
Vehicle-Related Uses			
...			
Vehicle services			
...	
<u>Trailer rentals and sales, limited to equestrian, box and utility trailers, excluding those exceeding two tons' capacity.</u>	SPR	SPR	
Truck rentals, excluding trucks exceeding two tons' capacity	SPR ⁹	SPR	
<u>Truck repair, excluding trucks exceeding two tons' capacity</u>	SPR	-	
Used automobile sales	SPR	SPR	

...		
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2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Cargo shipping containers			
One container	<u>PSPR</u>	<u>PSPR</u>	Section 22.140.150
Two or more containers	CUP	CUP	Section 22.140.150
...			

SECTION 14. Chapter 22.26 is hereby amended to read as follows:

Sections:

22.26.010 Special Purpose Zones Designated.

22.26.020 Institutional Zone.

22.26.030 Mixed Use Development Zone.

22.26.040 Specific Plan Zone.

22.26.050 ~~Scientific Research and Development Zone~~ (Reserved).

22.26.060 Parking Restricted Zone

SECTION 15. Section 22.26.010 is hereby amended to read as follows:

22.26.010 - Special Purpose Zones Designated.

Table 22.26.010-A, below, identifies “Special Purpose Zones,” as used in this Title 22:

TABLE 22.26.010-A: SPECIAL PURPOSE ZONES	
Abbreviation	Full Name
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
SR-D	Scientific Research and Development
P-R	Parking Restricted

SECTION 16. Section 22.26.030 is hereby amended to read as follows:

22.26.030 - Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations

...		
Service Uses		
...		
Day care		
Large family child care homes	SPR	
Small family child care homes, large and small in an approved residential use	SPRP	
...		

...

SECTION 17. Section 22.26.050 (Scientific Research and Development) is hereby deleted in its entirety.

SECTION 18. Section 22.56.2270 is hereby amended to read as follows:

22.56.2270 - Established—Purpose.

The coastal development permit is established to ensure that any development, public or private, within the coastal zone conforms to the policies and programs of the County of Los Angeles local coastal program land use plans and implementation programs in accordance with Division 20 of the California Public Resources Code. ~~References to the Coastal Commissioner's Executive Director are indicated by the words "Executive Director." See Section 22.14.050 of Division 2 (Definitions). As used in this Chapter, the word "commission" by itself refers to the County of Los Angeles Regional Planning Commission; references to the State of California Coastal Commission are indicated by the words "Coastal Commission."~~

SECTION 19. Section 22.76.020 is hereby amended to read as follows:

22.76.020 - Description of Noise Zone Boundaries.

The location and boundaries of the 65 decibel CNEL and above noise zones are shown and delineated on the most recent Fourth Quarter Los Angeles World Airports Quarterly Report Noise Contour Map, as required by Title 21 of the California Code of Regulations.

SECTION 20. Section 22.80.020 is hereby amended to read as follows:

22.80.020 - Definitions.

Specific terms used in this Chapter are defined in Section ~~2.140.180~~22.14.180 (R) of Division 2 (Definitions), under "Rural Outdoor Lighting District."

SECTION 21. Section 22.104.050 is hereby amended to read as follows:

22.104.050 - Conditions of Approval.

...

A. Open Space Requirement.

...

2. Other Land Use Designations.

a. Required Open Space. At least 25 percent of the net area of the development site shall be provided as required open space. Development in Zone RPD shall also comply with open space requirements in accordance with Section 22.18.0560.C.4 (Open Space).

SECTION 22. Section 22.110.090 is hereby amended to read as follows:

22.110.090 - Projections into Yards.

The following projections are permitted in required yards subject to the provisions of this Title 22 and Title 26 (Building Code) of the County Code.

...

H. Covered Patios. Covered patios attached to a dwelling unit may project into a required rear yard, provided that:

1. Such patio roofs are not closer than five feet to any lot line;
2. No more than 50 percent of the required rear yard is covered by buildings or other roofed structures, except as provided in Section 22.110.030.~~DE~~ (Replacement of Open Space); and
3. Such patio shall remain permanently open and unenclosed on at least two sides. This provision does not preclude the placement of detachable screens.

I. Uncovered Patios. Uncovered patios shall comply with Section 22.110.030.~~CD~~ (Other Accessory Buildings in Rear Yards).

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SECTION 23. Sections 22.110.180 is hereby renumbered to be Section 22.110.190.

SECTION 24. Section 22.110.180 is hereby added to read as follows:

22.110.180 – Sight Distance.

Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of Public Works. The placement of any object, such as fencing, walls, structure, or storage adjacent to the driveway or access road at the property line may be subject to review by Public Works.

SECTION 25. Section 22.110.190 is hereby renumbered to be Section 22.110.200.

SECTION 26. Section 22.112.070 is hereby amended to read as follows:

22.112.070 - Required Parking Spaces.

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	Number of Spaces
Boat slips	0.75 spaces per boat slip.
...	...
Entertainment, assembly, and dining	
Conference rooms	1 space per 3 persons based on the occupant load of all indoor and outdoor areas. A minimum of 10 spaces is required for each use.
Dining rooms, cafes, cafeterias, coffee shops, nightclubs, outdoor dining areas, restaurants, and other similar uses ¹²	
Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, taverns, and other similar uses	
Exhibit rooms, stages, lounges, and other similar uses	
Theaters, auditoriums, lodge rooms, stadiums, or other places of amusement and	

	entertainment, not otherwise listed in this Chapter	
	Mortuaries	
	Dancehalls, skating rinks, and gymnasiums	
	Health clubs and centers	
Industrial Uses — in any zones, except Zone SR-D		
...		
	Scrap metal processing, automobile dismantling, and junk and salvage yards ³	1 space per vehicle directly used for business, and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 103 spaces is required for each use.
...		
Lodging		
...		
	Clubs, fraternity and sorority houses, dormitories, and hostels	1 standard space per guest room and 1 space per 100 square feet of dormitory floor area.
	<u>Dormitories</u>	<u>1 space per 100 square feet of dormitory floor area.</u>
Residential uses ⁴		
...		
	Single family residences ¹⁰	2 covered standard spaces per unit.
	Single family residences	2 covered standard spaces per unit.
Notes.		

...

12. Parking for eating establishments selling food for off-site consumption, a Minor Parking Permit-Deviation (Chapter 22.176) application may be filed to reduce parking to not less than one parking space per 250 square feet of floor space.

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SECTION 27. Section 22.114.020 is hereby amended to read as follows:

22.114.020 - Applicability.

A. Use Restrictions. A person shall not use any sign in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this Title 22.

B. Application Requirements.

1. ~~A Ministerial Site Plan Review (Chapter 22.186) application shall be required for all signs permitted by this Chapter, unless otherwise specified by this Chapter or this Title 22~~ the following types of signs:

a. Building identification signs.

b. Directional or informational signs.

c. Freestanding business signs, except as specified in Subsection

B.2.a, below.

d. Portable advertising signs.

e. Projecting business signs.

f. Roof signs.

g. Temporary subdivision sales, entry, and special feature signs.

h. Wall business signs.

2. A Minor Conditional Use Permit (Chapter 22.158) application shall be required for the following types of signs:

a. Freestanding business signs as specified in Section 22.114.120.H.3.a.

3. A Conditional Use Permit (Chapter 22.160) application shall be required for the following types of signs:

a. Outdoor advertising signs.

b. Subdivision directional signs.

4. No separate application is required for all other types of signs not listed in Subsection B.1 through B.3, above.

SECTION 28. Section 22.114.090 is hereby amended to read as follows:

22.114.090 - Business Signs—In Agricultural and Special Purpose Zones.

Business signs are permitted in Zones A-1, A-2, O-S, ~~SR-D~~, P-R, B-1, and W, subject to the following restrictions:

A. Number and Area Permitted. Signs shall comply with Table 22.114.090-A, below, for maximum number of signs per lot and area permitted:

TABLE 22.114.090-A: NUMBER AND AREA PERMITTED		
Zones	Maximum Number of Signs per Lot	Maximum Area per Sign
A-1, A-2, O-S, W	1 sign	12 square feet or 24 square feet in total sign area
SR-D , P-R, B-1	2 signs	30 square feet per sign area or 60 square feet total sign area

B. Height and Projection Permitted. Signs shall comply with Table 22.114.090-B, below, for height and projection permitted.

TABLE 22.114.090-B: HEIGHT AND PROJECTION PERMITTED			
Sign Type	Zones	Maximum Sign Height	Projection ¹
Freestanding Businesses Signs	A-1, A-2, O-S, SR-D , P-R, B-1	15 feet, measured vertically from ground level at the base of the sign	Freestanding business signs shall not project over the roof of any building or structure.
Roof business signs	A-1, A-2	5 feet ²	No sign shall extend below the lowest point of a roof or the highest point of a parapet wall.
	SR-D , P-R	7 feet ²	
Wall and projecting business signs	A-1, A-2, O-S, SR-D , P-R, B-1	Signs shall not extend more than one-third of the height of such signs, or 3 feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall	Wall business signs shall not project more than 18 inches from the building to which they are attached.
1. Freestanding, roof, and projecting business signs which project over public rights-of-way are subject to Title 26 (Building Code) of the County Code.			
2. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.			

C....

SECTION 29. Section 22.114.160 is hereby amended to read as follows:

22.114.160 - Building Identification Signs.

Building identification signs are permitted in all zones, except Zones B-1 and B-2, subject to the following restrictions:

A. Area Permitted.

...

3. In Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, C-RU, MXD-RU, MXD, ~~SR-D~~, P-R, and W, one wall-mounted sign shall be permitted per principal use provided:

a. Such sign does not exceed six square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign; or

b. Such sign does not exceed two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the building below said sign.

...

SECTION Section 22.140.030 is hereby amended to read as follows:

22.140.030 – Alcoholic Beverage Sales.

A. Purpose. This Section provides comprehensive regulations for alcoholic beverage sales to protect and promote public health, safety, comfort, convenience, and general welfare.

B. Definitions. Specific terms used in this Section are defined in Section ~~22.441.010~~22.010 (A) of Division 2 (Definitions), under "Alcoholic Beverage Sales."

SECTION 30. Section 22.114.170 is hereby amended to read as follows:

22.114.170 - Temporary Real Estate Signs.

Temporary real estate signs are permitted in all zones subject to the following restrictions:

A. Area Permitted.

...

2. In Zones R-3, R-4, R-5, ~~SR-D~~, and P-R, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 12 square feet in sign area or 24 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any lot having a street or highway frontage greater than 100 feet.

...

...

D. Lighting.

1. Signs in Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, R-R, W, ~~SR-D~~, and P-R shall be unlighted.

...

...

SECTION 31. Section 22.114.180 is hereby amended to read as follows:

22.114.180 - Temporary Construction Signs.

Temporary construction signs are permitted in all zones, subject to the following restrictions:

A. Area Permitted.

...

2. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, one wall-mounted or

freestanding construction sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

...

2. Freestanding construction signs shall not exceed the following maximum heights:

...

b. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, 16 feet measured vertically from the base of the sign.

...

D. Lighting.

...

2. Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

...

SECTION 32. Section 22.114.190 is hereby amended to read as follows:

22.114.190 - Directional or Informational Signs.

A. Applicability. Free standing or wall-mounted directional or informational signs are permitted in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, and P-R, ~~and SR-D~~, subject to this Section.

...

SECTION 33. Section 22.140.070 is hereby amended to read as follows:

22.140.070 - Animal Keeping, Noncommercial or Personal Use.

...

C. Animal Keeping Permitted—Limitations. A person shall not keep or maintain any animal for personal use in any zone other than those specified as permitted in this Section. This Section shall not prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions of the zone.

1. Livestock Kept as Pets.

a. Applicability. This Subsection C.1 applies to livestock kept as pets in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5.

...

2. Dogs.

a. Applicability. This Subsection C.2 applies to dogs in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5.

...

3. Pygmy Pigs.

a. Applicability. This Subsection C.3 applies to pygmy pigs in Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

4. Wild Animals Kept as Pets.

a. Applicability. This Subsection C.4 applies to wild animals kept as pets in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, R-5, M-1, M-1.5, M-2, and M-2.5.

...

SECTION 34. Section 22.140.140 is hereby amended to read as follows:

22.140.140 - Caretaker Residences, Including Mobilehomes.

A. Applicability. This Section applies to caretaker residences, including mobilehomes, as an accessory use in Zones A-1, A-2, O-S, R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-3, ~~and SR-D~~.

B. Continuous Supervision. In Zones R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-3, ~~and SR-D~~, caretaker residences, including mobilehomes, may be allowed where continuous supervision of the premises is required.

C. Short-Term Supervision. In Zones M-1, M-1.5, M-2, and M-3, when supervision of the premises is required for a duration of six months or less, a recreational vehicle may be used as a caretaker residence in lieu of a mobilehome.

~~D.~~ Zones A-1 and A-2. With the exception of mobilehomes for use as a caretaker residence, per Subsection D, below, approval for a caretaker residence may be

granted in Zones A-1 and A-2 even though the number of existing residences on the lot is the maximum number permitted by Chapter 22.110 (General Site Regulations).

DE. Mobilehomes as a Caretaker Residence.

1. Development Standards.

a. Density. The use of a mobilehome as a caretaker residence shall not exceed the density permitted by this Title 22, or the adopted General Plan, whichever is less. A mobilehome shall contain only one dwelling unit.

b. Placement. The placement of the mobilehome shall be at a location where the erection of residential structures is otherwise permitted.

2. Additional Standards for Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, and C-R, and SR-D.

a. In Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, and C-R, and SR-D, the use of a mobilehome as a caretaker residence are subject to the following standards:

i. Time Limitation. The mobilehome shall be removed from the site prior to the end of five years unless a different time period is specified by the Commission or Hearing Officer.

ii. Modification. The requirements in Subsection DE.1, above, may be modified upon approval of a Variance (Chapter 22.194) application.

SECTION 35. Section 22.140.150 is hereby amended to read as follows:

22.140.150 - Cargo Shipping Containers.

A. Applicability. This Section applies to ~~Zones C-RU and MXD-RU~~ for all zones where a cargo shipping containers is permitted on a lot for storage purposes that are incidental to the permitted ~~principle~~principal use on the same lot.

B. Application Requirements.

1. Ministerial Site Plan Review.

a. Industrial Zones. A Ministerial Site Plan Review (Chapter 22.186) application is required to approve any number of cargo shipping containers on a lot for storage purposes, subject to the standards in Subsection C, below.

b. Other zones. In all other zones where permitted, Aa Ministerial Site Plan Review (Chapter 22.186) application is required to approve one cargo shipping container on a lot for storage purposes, subject to the standards in Subsection C, below. of

2. Conditional Use Permit. In Zones C-3, C-M, C-RU and MXD-RU, aA Conditional Use Permit (Chapter 22.158) application is required to approve two or more cargo shipping containers on a lot for storage purposes.

C. Development Standards.

1. Each cargo shipping container shall be:

a. In Zones A-1 and A-2, limited to a lot of at least two acres in size and accessory to and used in connection with a lawfully established verifiable farming, agricultural, or non-commercial activity occurring on the property, or as used in Subsection C.1.b, below.

b. In Residential Zones and Zones C-1, C-2, C-R, and C-MJ, approved as a temporary storage unit for construction equipment and building materials on site during construction and up to 30 days after a certificate of occupancy has been issued.

c. In Zones C-3, C-M, C-RU, and MXD-RU and Industrial Zones, may be used for temporary or permanent storage, in compliance with the requirements of Section 22.140.420 (Outdoor Storage), and shall be used only for the commercial use on the lot.

ad. Limited to a maximum dimension of 10 feet in height, 10 feet in width, and 40 feet in length.

be. Placed a minimum distance of six feet from the legally established primary structure on the same lot.

ef. Painted one uniform color and the sides of containers shall not display signs, images, or lettering, except for signs, images, or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulations.

dg. Maintained in compliance with the Building Code Manual of Public Works, and any required miscellaneous permit issued by Public Works.

2. In Zones C-RU and MXD-RU, where two or more cargo shipping containers are approved, the additional cargo shipping containers shall comply with all the requirements of Subsection C.1, above, shall not be stacked upon each other, and shall be placed at least six feet apart from any other cargo shipping container, unless otherwise indicated on the approved site plan.

SECTION 36. Section 22.140.210 – Family Child Care Homes, Large, is hereby deleted in its entirety.

SECTION 37. Section 22.140.380 is hereby amended to read as follows:

22.140.380 - Mobilehomes Used as a Temporary Residence—During Construction.

A. Applicability. This Section applies to mobilehomes used as a residence during construction, as a temporary use, in all zones where permitted.

B. Temporary Use During Construction.

1. Time Limitation. A mobilehome may be used as a temporary residence for the owner and his family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect.

2. Density and Size. The mobilehome shall contain only one dwelling unit not to exceed 12 feet in width and shall have no structural attachments.

3. Removal. The mobilehome shall be removed from the site prior to the end of the date listed in the approved application, unless a Ministerial Site Plan Review (Chapter 22.186) application has been approved to convert it as an Accessory Dwelling Unit that complies with all of the standards in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

C. Temporary Use in Disaster Areas. Notwithstanding any other provision of this Title 22, where an existing residence is damaged or destroyed by a major disaster, such as fire, flood or earthquake, so declared by the Governor of the State of California during the previous six months, a mobilehome may be used as a residence on the same lot by the owner and his family for a period not to exceed one year. This Subsection authorizes only the temporary replacement of a damaged or destroyed residence and not an increase in the number of living quarters permitted on the property.

SECTION 38. Section 22.140.420 is hereby amended to read as follows:

22.140.420 – Outdoor Display.

...

B. Use Regulations. All ~~outdoor displays~~ sales and displays of goods shall be located entirely within an enclosed building, except for as listed in this Subsection B.

...

SECTION 39. Section 22.140.430 is hereby amended to read as follows:

22.140.430 – Outdoor Storage.

...

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

...

2. Fences and Walls. Where a fence or wall is required pursuant to this Subsection C, it shall be developed as provided herein:

...

c. Required fences which are not open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone may be constructed of material other than as specified in Subsection C.2.e**u**, above if constructed and maintained in accordance with the provisions of this Subsection C.

...

SECTION 40. Section 22.140.450 is hereby amended to read as follows:

22.140.450 - Plant Nurseries, Retail.

A. Applicability. This Section applies to plant nurseries, including propagation of nursery stock and retail sales, in Zones A-1, A-2, and R-R, ~~and SR-D.~~

B. Minimum Site Area. Retail plant nurseries shall have a minimum site area ~~as specified:~~ of five acres.

...

SECTION 41. Section 22.140.490 is hereby amended to read as follows:

22.140.490 - Recreational Vehicle Parks.

A. Applicability. This Section applies to recreational vehicle parks in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, and C-R. The Commission or Hearing Officer, in granting the Conditional Use Permit (Chapter 22.158), may impose additional conditions relating to park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking, may prohibit certain uses from recreational vehicle parks, but may not modify any of the following standards listed in this Section, except as otherwise provided in this Section or pursuant to a Variance (Chapter 22.194) application.

B. Development Standards.

...

3. Area. The recreational vehicle park shall have an area of not less than five acres, in all applicable zones, except Zones C-1, C-2, C-3, and C-M where there is no lot size limit.

...

SECTION 42. Section 22.140.510 is hereby amended to read as follows:

22.140.510 – Renewable Energy.

D. Small-Scale Solar Energy Systems.

...

3. Development Standards. Small-scale solar energy systems shall comply with the following standards:

...

d. Additional Standard for Lot Coverage Modification to Ground Mounted Small-Scale Solar Energy Systems. In addition to the applicable standards of this

Subsection D.3, a lot coverage modification for a ground mounted small-scale solar energy system shall also comply with Subsection ~~E.5 (Additional Findings)~~E.3.c.vii (Signs), below.

...

G. Small-Scale Wind Energy Systems.

...

5. Additional Findings. When a Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection ~~D.4G.1~~, above, the following additional findings shall apply, as applicable.

...

SECTION 43. Section 22.140.580 is hereby amended to read as follows:

22.140.580 - Single-Family Residences.

A. Applicability.

1. This Section applies to single-family residences in ~~Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, C-RU, and MXD-RU~~all zones where permitted or conditionally permitted.

...

...

E. Modification.

1. Applicability. Except as specified in Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits), ~~the~~ requirements in Subsections B through D, above, may be modified upon approval of a Minor Conditional Use Permit (Chapter 22.160) application or a Conditional Use Permit

(22.158) application for the zones that require such Conditional Use Permit, subject to Subsection E.2, below.

...

...

G. Additional Standards for Zones C-H, C-1, C-2, C-3, C-M, and C-R. In Zones C-H, C-1, C-2, C-3, C-M, and C-R, single-family residences shall comply with the following standards:

1. Height. Maximum height shall be 35 feet.

2. Yard Setbacks.

a. Zones C-H, C-1, C-2, and C-3. Yard setbacks shall comply with Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, and C-3).

b. Zone C-M. Yard setbacks shall comply with Section 22.20.050.C (Zone C-3).

c. Zone C-R. Yard setbacks shall comply with Section 22.16.050 (Development Standards for Zones A-1 and A-2).

3. Other development standards. All single-family residences shall comply with all other applicable development standards in Division 6 (Development Standards).

4. Modifications. Except as specified in Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits), development standards listed in this Subsection G may be modified with a Conditional Use Permit (Chapter 22.158) application subject to Subsection E.2, above.

SECTION 44. Section 22.140.630 is hereby amended to read as follows:

22.140.630 – Secondary Land Uses Under High-Voltage Transmission Lines.

...

F. Use Regulations.

1. Use Regulations for Crops and Greenhouses. Where permitted by Subsection D, above, the following regulations shall apply to crops, including field, tree, bush, berry, and row; plant nurseries, propagation of nursery stock only; and greenhouses.

a. ...

...

h. Sight Distance. Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of Public Works. Notwithstanding Subsections F.1.b, F.1.c, F.1.f, above, the placement of any object, such as crops, greenhouses, landscaping, fencing, walls, or storage, adjacent to the property line may be subject to review by Public Works.

2. (Reserved).

SECTION 45. Section 22.150.070 is hereby amended to read as follows:

22.150.070 - Findings and Decision.

~~A. The Commission shall make findings in compliance with Section 22.222.200 (Findings and Decision).~~

~~BA.~~ In considering an application pursuant to this Chapter, the Commission shall approve the permit application if all of the following ~~findings are made~~ standards are met:

1. The adult business is consistent with the location and development standards contained in this Chapter;

2. The adult business is located in a zone classification which lists adult business as a permitted use;

3. Except as otherwise specifically provided in this Chapter, the adult business complies with the development features prescribed in this Title 22; and

4. The adult business has submitted to the Director documentation of successfully completing the process and receipt of the license required under Chapter 7.92 (Adult Businesses) in Title 7 of the County Code. In cases where such documentation is unavailable at the time the Commission takes action on the application, any action by the Commission granting an Adult Business Permit shall be conditioned upon the applicant providing to the Director the documentation required by this Subsection A.4. No Adult Business Permit shall be valid unless and until such documentation has been provided to the Director.

€B. Issuance or denial of the ministerial permit is not subject to administrative appeal.

SECTION 39. Section 22.152.010 is hereby amended to read as follows:

22.152.010 - Purpose.

The Animal Permit is established to regulate:

A. The keeping or maintaining as a pet or for the personal use of members of the family residing on the premises of:

1. Wild or domestic animals not specifically classified which will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; ~~and~~ or

2.Domestic or wild animals exceeding the number permitted or on lots having less than the area required, which will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of such site.

...

SECTION 46. Section 22.158.050 is hereby amended to read as follows:

22.158.090 – Findings and Decision.

...

B. Findings.

...

4. The proposed site is adequately served:

a. By highways or streets ~~of sufficient width and~~ improved as necessary to shorten trip length and reduce vehicle miles traveled to carry for the kind and quantity of traffic such use would generate; and

...

SECTION 47. Section 22.162.040 is hereby amended to read as follows:

22.162.040 - Findings and Decision.

A. Findings.

...

2. The Commission shall recommend approval of an application to the Board if the following findings are made:

a. The proposed Development Agreement is consistent with the General Plan and any applicable Community, Area, or Specific Plan.

b. The proposed Development Agreement complies with zoning, subdivision, and other applicable ordinances and regulations.

c. The proposed Development Agreement is consistent with the public ~~convenience, general welfare, and good land use practices~~safety, welfare, and convenience, making it in the public interest to enter into the Development Agreement with the applicant.

SECTION 48. Section 22.174.040 is hereby amended to read as follows:

22.174.040 - Application and Review Procedures.

...

D. Application Without a Public Hearing.

1. An application to remove, encroach, or relocate not more than one oak tree in conjunction with a single-family residence permitted in the zone with a Ministerial Site Plan Review (Chapter 22.186), shall be filed and processed in compliance with this Subsection D and this Chapter.

2. ~~Prior to making a decision, the Director shall review the application for compliance with Section 22.174.060 (Findings and Decision) and Section 22.174.070 (Conditions of Approval).~~When making a decision on the application in accordance with Section 22.226.040 (Decision), the Director may apply development standards to ensure compliance with this Chapter, including but not limited to:

a. The replacement of the oak tree proposed for removal or relocation in accordance with Section 22.174.070.A; and

b. A plan for protecting oak trees on the subject property during and after development in accordance with Section 22.174.070.B.

3. If the Director approves the application, and if the applicant is not the owner, the applicant shall provide an oak tree information manual prepared by and available from the Fire Department to the property owner, subsequent property owner, and any homeowners association.

E. Application with a Public Hearing. Unless an application is filed pursuant to Subsection D, above, the public hearing shall be held pursuant to Section 22.222.120 (Public Hearing Procedure), provided:

...

~~2. Decision After Public Hearing. The decision of the Commission or Hearing Officer after the public hearing shall be held in compliance with Section 22.222.210 (Decision After Public Hearing).~~ Findings and Decision. When making a decision on the application, the Commission or the Hearing Officer shall make findings in Section 22.174.060 (Findings). The decision of the Commission or Hearing Officer after the public hearing shall be held in compliance with Section 22.222.210 (Decision After Public Hearing).

SECTION 49. Section 22.174.060 is hereby amended to read as follows:

22.174.060 - Findings and Decision.

...

SECTION 50. Section 22.176.020 is hereby amended to read as follows:

22.176.020 - Application and Review Procedures.

...

B. Review Procedures.

...

5. Prior to taking action, the Director shall provide notice of application in compliance with:

- a. Section 22.222.170 (Sign Posting); and
- b. Section 22.222.130 (Notice of Application), except where modified

below:

...

~~iii. Notification Radius.~~

~~(1) Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius); and~~

~~(2) In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.~~

c. Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius).

SECTION 51. Section 22.176.030 is hereby amended to read as follows:

22.176.030 - Findings and Decision.

...

C. Additional Findings.

1. If applicable, the use and development of land provides well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), or in excess of the total number of bicycle parking spaces provided by a qualifying project under

Section ~~22.22.120~~22.112.110 (Reduction in Required Parking Spaces when Bicycle Parking Provided).

SECTION 52. Section 22.180.040 is hereby amended to read as follows:

22.180.040 - Findings and Decision.

...

B. The Commission may recommend approval of an application to the Board if the following findings are made:

1. The amendment is consistent with the adjacent area, if applicable.
2. The amendment is consistent with the principles of the General Plan.
3. Approval of the amendment will be in the interest of public health, safety, and general welfare ~~and in conformity with good zoning practice.~~

4. The amendment is consistent with other applicable provisions of this Title 22.

SECTION 53. Section 22.188.020 is hereby amended to read as follows:

22.188.020 - Applicability.

A. Short-Term Special Events. A Short-Term Special Events Permit may approve the following special events:

1. Short-term events sponsored by a public agency or a religious, fraternal, educational, or service organization directly engaged in civic, charitable, or public service endeavors, conducted for no more than six weekends or seven consecutive days during any 12-month period and limited to:

- a. Carnivals.
- b. Exhibitions.

c. Fairs.

d. Short-term farmers' markets not otherwise governed by Division 3 (Zones) or 4 (Combining Zones and Supplemental Districts) ~~of in this Title 22 of the County Code.~~

e. Festivals, excluding outdoor festivals.

f. Pageants and religious observances, excluding tent revival meetings.

2. In a Commercial or Industrial Zone:

a. Limited-term pop-up restaurants and other eating establishments, including accessory alcoholic beverage sales for on-site and off-site consumption, and conducted for no more than six weekends or seven consecutive days during any 12-month period; and

b. Limited-term pop-up retail/commercial uses listed in Table 22.20.030-B (Land Use Regulations for Commercial Zones) and Table 22.22.030-B (Land Use Regulations for Industrial Zones), including accessory alcoholic beverage sales for on-site and off-site consumption, with the exception of adult businesses, and conducted for no more than six weekends or seven consecutive days during any 12-month period.

23. Outdoor display of goods, equipment, merchandise, or exhibits in a Commercial Zone, not conducted more than once during any 30-day period nor more than four times during any 12-month period, with each occurrence not to exceed one weekend or three consecutive days, provided that:

a. All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot where the outdoor display is proposed;

b. Not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outdoor display;

c. A temporary banner may be permitted for the duration granted in the permit at any location on the subject property, but in no event shall the banner exceed 40 square feet of total sign area; and

d. This Chapter shall not permit the outdoor storage of goods, equipment, merchandise, or exhibits, except as otherwise may be provided by this Title 22.

B. Extended-Term Special Events Permitted. An Extended-Term Special Events Permit may approve any special event for an extended period of time, as determined appropriate by the Director, except that outdoor display of goods, equipment, merchandise, or exhibits shall not be permitted.

...

SECTION 54. Section 22.188.030 is hereby amended to read as follows:

22.188.030 - Application and Review Procedures.

...

B. Review Procedures.

...

~~5. Prior to taking action, the Director shall provide notice of application in compliance with Section 22.222.130 (Notice of Application), except where modified below:~~

~~a. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.~~

~~b. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.~~

~~c. Notification Radius.~~

~~i. Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius); and~~

~~ii. In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.~~

~~C. Short-Term Special Events Permit.~~

~~1. Permit Term.~~

~~a. Short-term special events listed in Section 22.188.020.A.1 shall not be conducted for more than six weekends or seven consecutive days during any 12-month period, except where an Extended-Term Special Events Permit is approved pursuant to Subsection D, below.~~

~~b. Short-term special events listed in Section 22.188.020.A.2 shall not be conducted more than once during any 30-day period nor more than four times during any 12-month period. Each occurrence of such special event shall not exceed one weekend or three consecutive days.~~

~~2. Procedures. Decision on the application shall be based on:~~

~~a. Compliance with this Chapter; and~~

~~b.—An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.~~

~~DC. Extended-Term Special Events Permit.~~

~~1. Permit Term. Extended-Term Special Events Permits may approve a special event for an extended period of time, as determined appropriate by the Director.~~

~~2. Procedures. Decision on the application shall be based on:~~

~~a. Compliance with this Chapter; and~~

~~b. An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.~~

Prior to taking action, the Director shall provide notice of application in compliance with Section 22.222.130 (Notice of Application), except where modified below:

1. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.

2. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

3. Notification Radius. Notice shall be mailed in compliance with Section 22.222.160.A.

SECTION 55. Section 22.188.040 is hereby amended to read as follows:

22.188.040 - Findings and Decision.

A. Short-Term Special Events Permit.

~~1. Common Procedures. Decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and Subsections A.2 and A.3, below, and include the findings in Subsection C, below.~~

~~2. Additional Findings.~~

~~a. Approval will not result in the use of a lot for a cumulative time period in excess of the maximum time period such special event may be authorized during any 12-month period, except where a longer period is specifically approved in accordance with Section 22.188.030.D (Extended Term Special Events Permit).~~

~~b. With respect to an application for the outdoor display:~~

~~i. Not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outdoor display; and~~

~~ii. All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot or parcel of land where the outdoor display is proposed.~~

~~3. Additional Procedures for Decision. In addition to Subsection A.1, above, the Director shall deny an application when any written protest submitted within 15 days of the date noted on the notice and determined by the Director to be of general community interest and cannot be adequately mitigated through the imposition of conditions. When making a decision on the application, the Director may apply performance standards to ensure compliance with this Title 22 and all other applicable federal, State, or local codes, laws, rules, regulations, and statutes, including those of the California Department of Alcoholic Beverage Control, including but not limited to:~~

a. Adequate parking facilities shall be provided for the proposed event to prevent excessive traffic or queuing on public streets. All parking areas shall be maintained open and accessible during the hours of the event.

b. Event grounds shall be maintained free of any trash debris, garbage, and junk and salvage. An adequate number of trash containers shall be provided for the proposed event.

c. Setup, breakdown, or cleanup for the event shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall be limited to three to five days in addition to the days approved for operation of the event.

d. The subject property shall be restored to its original condition, and any temporary awnings and structures shall be removed within 24 hours of the event.

e. Unless authorized by the Special Event Permit, no activities shall be conducted on the street or adjacent lots.

f. Any amplifying speakers for a public announcement system shall be directed away from residential areas.

g. A temporary banner no greater than 40 square feet may be permitted on site for the duration of the event.

h. No event structures or activities shall be permitted within the protected zone of an oak tree on or adjacent to the property being used for the event, unless an Oak Tree Permit (Chapter 22.174) application has been approved.

2. The Director may deny the application if the applicant was previously granted a Special Events Permit and did not conduct the event in compliance with this Chapter or otherwise has a history of non-compliance with this Title 22 or other applicable

federal, State, or local codes, laws, rules, regulations, and statutes, including those of the California Department of Alcoholic Beverage Control.

3. If the Director approves the application, at least one or more inspections to be conducted during the event may be requested at the discretion of the Director to determine the permittee's compliance with this Chapter. The permittee shall deposit with the County a sum determined by the Director, which shall be placed in a performance fund and be used exclusively to reimburse the Department for all expenses incurred while inspecting the event to determine the permittee's compliance.

...

SECTION 56. Section 22.188.080 is hereby amended to read as follows:

22.188.080 - Conditions of Issuance for Extended-Term Special Events Permit.

...

SECTION 57. Section 22.188.100 is hereby amended to read as follows:

22.188.100 - Movie On-Location Filming.

A. Notwithstanding the other provisions of this Chapter, applications for on-location filming permits shall be filed with the filming permit coordination office which shall approve such application for a time period not to exceed the time period specified in this Title 22 where it finds that the findings set forth in Section 22.188.0340.C (Findings) and Section 22.188.0340.A.2 (Additional Findings) have been met by the applicant. In addition, in lieu of Section 22.188.0340.A.2.a, the filming permit office shall also find that such approval will not result in a frequency of usage likely to create incompatibility between such temporary use and the surrounding area. Where an

application is denied due to frequency of usage, the filming permit office shall specify the minimum time period between approvals which, in its opinion, is necessary to prevent such incompatibility.

B. In interpreting the other provisions of this Chapter in relation to on-location filming, the filming permit office shall be substituted for the Director, and the provisions of Section 22.188.0230 (Application and Review Procedures) shall not apply.

...

SECTION 58. Section 22.192.130 is hereby amended to read as follows:

22.192.130 - Program Operative Date.

Unless extended by State law, no UAIZ Agreement for property within the County's UAIZ or any city's UAIZ shall be renewed or created after January 1, 2019. However, any UAIZ Agreement entered into pursuant to this Chapter on or before January 1, ~~2019~~2029, shall be valid and enforceable for the duration of the UAIZ Agreement.

SECTION 59. Section 22.198.050 is hereby amended to read as follows:

22.198.050 - Findings and Decision.

...

B. The Commission shall recommend approval of an application to the Board if the following findings are made:

...

4. The zone classification at such location will be in the interest of public health, safety and general welfare, ~~and in conformity with good zoning practice;~~

...

SECTION 60. Section 22.222.100 is hereby amended to read as follows:

22.222.100 - Denial of Inactive Application.

A. Inactive Application. If the applicant does not provide anyall items required by Section 22.222.070 (Application Filing and Withdrawal) or Section 22.222.090 (Initial Application Review) within the time period specified by the Director, or, if no time is specified, within 30 days of notification, the Director may deem the application inactive. The Director may extend the time period upon written request from the applicant. Once the Director deems an application inactive, the Director or Hearing Officer may deny an application according to Subsection B or C, below.

...

SECTION 61. Section 22.222.170 is hereby amended to read as follows:

22.222.170 - Sign Posting.

...

E. Verification. At least 4430 days prior to the public hearing or decision date, the applicant shall provide the Director with:

1. A photograph showing the signs erected on the subject property; and
2. A signed affidavit stating that the signs have been placed on the subject

property in compliance with this Section.

...

SECTION 62. Section 22.222.270 is hereby amended to read as follows:

22.222.270 - Expiration and Extension for Unused Permits and Reviews.

...

B. Except as specified otherwise, where an application requesting an extension is timely filed prior to the expiration date, the Hearing Officer may, one time, extend the time limit in Subsection A, above, for a period of not to exceed one year.

SECTION 63. Section 22.226.080 is hereby amended to read as follows:

22.226.080 - Expiration Date and Extension for Unused Permits and Reviews.

...

B. Notwithstanding Subsection A, above, where an application requesting an extension is timely filed prior to such expiration date, the Director may, one time, extend the time limit in Subsection A, above, for a period of not to exceed one year.

...

SECTION 64. Section 22.232.050 is hereby amended to read as follows:

22.232.050 - Filing of Bonds.

Filing of bonds shall be in compliance with Section ~~22.246.030-A~~ 222.290 (Filing of Bonds).

SECTION 65. Section 22.236.030 is hereby amended to read as follows:

22.236.030 - Prohibited Modifications.

A. Any request to modify or eliminate the following shall be denied:

1. A change of an alcohol license previously approved for a site.
2. An increase of shelf space devoted to alcohol.
3. ~~The modification would require additional environmental review in compliance with CEQA.~~

43. Substantial alteration or material deviation from the terms and conditions of the previous approval.

54. Modification or elimination of any condition specified as mandatory in this Title 22 or any condition which relates to a development standard that may only be modified through a Variance (Chapter 22.194).

65. Modification of the time limit for use, grant term, or expiration date.

...

SECTION 66. Section 22.238.040 is hereby amended to read as follows:

22.238.040 - Grounds for Modifications or Revocations.

A. After a public hearing is held in accordance with this Chapter, the ~~Hearing Officer~~Commission may modify or revoke any discretionary permit or review which has been granted by the Board, Commission, or Hearing Officer pursuant to this Title 22, on any one or more of the following grounds:

...

...

SECTION 67. Section 22.238.050 is hereby amended to read as follows:

22.238.050 - Nonconforming Uses and Structures—Additional Grounds.

In addition to Section 22.238.040 (Grounds for Modifications or Revocations), a nonconforming use or structure may be modified or revoked after the public hearing if the ~~Commission or Hearing Officer~~ finds:

A. That the condition of the improvements, if any, on the property are such that to require the property to be used only for these uses permitted in the zone where it is located would not impair the constitutional rights of any person; or

B. That the nature of the improvements are such that they can be altered so as to be used in conformity with the uses permitted in the zone in which such property is located without impairing the constitutional rights of any person.

SECTION 68. Section 22.238.060 is hereby amended to read as follows:

22.238.060 - Commercial or Industrial Uses.

...

B. Notwithstanding any other provision of this Title 22 to the contrary, the Commission may ~~recommend to the Board the modification, discontinuance,~~modify, revoke, or order the removal of a commercial or industrial use if the Commission finds that as operated or maintained, such use:

1. Jeopardizes or endangers the public health or safety of persons residing or working on the premises or in the surrounding area;
2. Constitutes a public nuisance;
3. Has resulted in repeated nuisance activities including but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, loud noises in late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests; or
4. Violates any provision of any federal, State or County regulation, ordinance, or statute.

SECTION 69. Section 22.238.060 is hereby amended to read as follows:

22.238.070 - Public Hearing and Action.

A. Public Hearing Procedure.

1. Public Hearing.

a. A public hearing shall be held in compliance with Section 22.222.120.B (Public Hearing).

b. The Commission ~~or Hearing Officer~~ may continue the public hearing in compliance with Section 22.222.120.C.1 if, for any reason, the testimony of any case set for public hearing cannot be completed on the appointed day.

2. Notice Requirements. In addition to Section 22.222.120.B.2 (Notice of Public Hearing), the Director shall also serve notice upon every person, if any, in real or apparent charge and control of the premises involved, the record owner, the holder of any mortgage, trust deed, or other lien or encumbrance of record, the holder of any lease of record, the record holder of any other estate or interest in or to the premises or any part thereof, written notice of the time and place of such hearing, either in the manner required by law for the service of summons, or by registered mail, postage prepaid:

a. To appear at a public hearing at a time and place fixed by the Commission; and

b. At the public hearing, to show cause why the permit should not be revoked or revised, or why the use, building, or structure should not be modified, discontinued, or removed, as applicable.

B. Decision After Public Hearing.

1. After the public hearing, the Commission ~~or Hearing Officer~~ shall ~~recommend approval or denial of~~ approve or deny the modification or revocation of the subject use or structure.

2. As part of any recommendation for modification, the Commission ~~or Hearing Officer~~ shall ~~recommend~~impose conditions as deemed appropriate.

3. ~~Recommendation~~The decision shall be supported by written findings, in compliance with Section 22.222.200.A (Findings), including a finding that the action does not impair the constitutional rights of any person. However, the Commission ~~or Hearing Officer~~ may ~~recommend~~order that a use be discontinued or a building or structure removed only upon finding that:

a. Prior governmental efforts to cause the owner or lessee to eliminate the problems associated with the premises have failed (examples include formal action by law enforcement, building and safety, or zoning officials); and

b. That the owner or lessee has failed to demonstrate, to the satisfaction of the Commission, the willingness and ability to eliminate the problems associated with the premises.

C. Notice of Action.

1. The Commission shall issue and serve a notice of action in compliance with Section 22.222.220 (Notice of Action).

D. Appeal and Board Action.

~~1. After receipt of the Commission's or Hearing Officer's recommendation, the Board shall hold a public hearing and shall give notice of public hearing in compliance with Section 22.222.120.B.2 (Notice of Public Hearing), provided, however, that if the Commission or Hearing Officer has recommended against the approval of a modification, the Board shall not be required to take further action and the action of the Commission shall become final unless an interested party requests a hearing by the Board by filing a~~

~~written request with the Executive Officer-Clerk of the Board within 15 days after the Commission or Hearing Officer files its recommendation with the Board.~~

~~2. The Board may approve, modify, or reject the recommendation decision of the Commission or Hearing Officer, and its action to modify or revoke shall be supported by the written findings prescribed in this Chapter.~~

~~3. The Board shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).~~

If an applicant or an interested party disagrees with the decision of the Commission, the applicant or interested party may file an appeal with the Board in accordance with the procedures for the filing of appeals to the Board in Chapter 22.240 (Appeals).

SECTION 70. Section 22.244.040 is hereby amended to read as follows:

22.244.040 - Findings.

...

B. Findings.

1. The amendment is consistent with the surrounding area, if applicable.

2. The amendment is consistent with the principles of the General Plan.

3. Approval of the amendment will be in the interest of public health, safety, and general welfare ~~and in conformity with good zoning practice.~~

4. The amendment is consistent with other applicable provisions of this Title 22.

SECTION 71. Chapter 22.246 is hereby amended to read as follows:

Chapter 22.246 - ADDITIONAL LEGISLATIVE REGULATIONS

SECTION 72. Section 22.246.030 (Bonds and Insurance) is hereby renumbered to be Section 22.222.290.

SECTION 73. Section 22.246.040 (Procedural Ordinance for Financing of Public Facilities) is hereby renumbered to be Chapter 22.260.

SECTION 74. Section 22.246.050 (Major Projects Review Trust Funds) is hereby renumbered to be Chapter 22.262.

SECTION 75. Section 22.246.060 (Library Facilities Mitigation Fee) is hereby renumbered to be Chapter 22.264.

SECTION 76. Section 22.246.070 (Law Enforcement Facilities Fee) is hereby renumbered to be Chapter 22.266.

SECTION 77. Section 22.246.080 (Temporary Housing in Disaster Areas) is hereby renumbered to be Section 22.140.380.C

SECTION 78. Section 22.250.010 is hereby amended to read as follows:

22.250.010 – Filing Fees and Deposits.

...

TABLE 22.250.010-A: FILING FEE SCHEDULE		
...		...
Appeal	...	
	Appeal to Regional Planning Commission, Applicant for a Large Family Child Care Home	\$418
	...	
...		...

Site Plan Review, Ministerial	...	
	Large family child care home	\$234
	...	

SECTION 79. Chapter 22.260 is hereby added to read as follows:

Chapter 22.260 - Procedural Ordinance for Financing of Public Facilities.

Sections:

22.260.010 Purpose

22.260.020 Areas of Benefit Authorized

22.260.030 Definitions

22.260.040 Initiation of Proceedings

22.260.050 Resolution of Intention

22.260.060 Notice of Hearing

22.260.070 Protests

22.260.080 Hearing

22.260.090 Resolution of Designation

22.260.100 Filing of Map and Recording of Notice of Assessment as Lien

22.260.110 Payment of Benefit Assessments

22.260.120 Recordation of Notice of Pendency of Sale or Foreclosure

22.260.130 Annual Adjustment of Facilities Benefit Assessment

22.260.140 Consideration in Lieu of Assessment

22.260.150 Termination of Area of Benefit

22.260.160 Reimbursement and Refund

22.260.170 Alternative Method

22.260.010 - Purpose.

A. This Chapter implements, in part, the County General Plan, which provides guidelines for future development in areas depicted within urban expansion or nonurban categories on the General Development Policy Map.

B. The General Plan recommends a development qualification procedure, in part, to ensure that proposed new projects in areas designated in the General Plan as urban expansion or nonurban will not create substantial net costs on County government, special districts, and existing taxpayers.

C. This Chapter is intended to establish procedures for the implementation of the General Plan by providing for the designation of lands which will receive special benefits from the acquisition, construction, and improvement of certain public facilities set forth in this Chapter, and the imposition of special assessments on land related to benefits received.

22.260.020 - Areas of Benefit Authorized.

In order that the burden of the cost of constructing public facilities may be borne by all of the lands benefited thereby, areas of benefit may be designated and facilities benefits assessments, as defined in Section 22.260.030 (Definitions), chargeable to and against such lands may be imposed in accordance with procedures set forth in this Chapter.

22.260.030 - Definitions.

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Procedural Ordinance for Financing of Public Facilities."

22.260.040 - Initiation of Proceedings.

Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the designation of an area of benefit by adopting a resolution stating its intention to do so. The Board shall refer the proposed public facilities project to the Director of Public Works and shall instruct the Director of Public Works, with the assistance of the Director and, where appropriate, interested landowners to make and file with the Board a written report. The report shall contain:

A. One or both of the following:

1. An implementation program for future development; or

2. A financing plan with respect to the proposed public facilities project.

B. General description of the proposed public facilities project.

C. An estimate of the total cost of the public facilities project based on the projected time for commencement and completion thereof in accordance with the capital improvement program.

D. A capital improvement program establishing a schedule for the timing of construction of the public facilities project and the estimated cost for the project.

E. A map showing the area of benefit to be designated and the boundaries and dimensions of the subdivision of land within the area of benefit.

F. Preliminary information concerning the method pursuant to which the costs are proposed to be apportioned among the lots within the area of benefit in proportion to the estimated benefits to be received by those lots and a preliminary estimate of the amount of the facilities benefit assessments which will be charged to each such lots.

G. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost of the public facilities project.

22.260.050 - Resolution of Intention.

Upon receipt of the report described in Section 22.260.040 (Initiation of Proceedings), the Board may declare its intention to designate an area of benefit by adopting a resolution of intention which shall include the following:

A. A definitive description of the specific public facilities project, the cost of which is proposed to be charged to the properties located within the area of benefit.

B. A capital improvement program with respect to the public facilities project.

C. The proposed boundaries of the area of benefit.

D. Information concerning the method by which the costs are proposed to be apportioned among the lots within the area of benefit and an estimate of the amount of the facilities benefit assessments which will be charged to each such lot.

E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment), if, in the discretion of the Board such automatic annual increases are determined to be necessary.

F. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

G. The time and place at which the Board will hold a public hearing to consider designation of the area benefit.

22.260.060 - Notice of Hearing.

Notice of the public hearing shall be provided by publication of the resolution of intention in a newspaper of general circulation at least 14 days before the date set for the public hearing and by mailing copies of the resolution of intention to the owners of the affected properties located within the proposed area of benefit at the addresses shown on the latest equalized assessment roll, or as otherwise known to the Assessor, or by any other means which the Board finds reasonably calculated to appraise affected landowners of the public hearing.

22.260.070 - Protests.

At any time not later than the close of the public hearing, any owner of property within the proposed area of benefit may file a written protest against the public facilities

project proposed to be undertaken, or against the extent of the area to be benefited by it, or against the facilities benefit assessments proposed to be levied within the area of benefit or against any or all of the foregoing. The protest shall be in writing, signed by the protester, and shall contain a description of the property in which the signer is interested. The description shall be sufficient to clearly identify the property. If the signer is not shown on the last equalized assessment roll as the owner of that property, the protest shall contain or be accompanied by written evidence that the signer is the owner of the property. All such protests shall be delivered to the Board and no other protests or objections shall be considered. Any protests may be withdrawn by the owners requesting the same, in writing, at any time prior to the conclusion of the public hearing.

22.260.080 - Hearing.

At the time and place established in the resolution of intention, the Board shall hear and consider protests filed against the proposed public facilities project, the extent of the area of benefit, the amount of the facilities benefit assessments proposed to be levied within the area of benefit, or any or all of the foregoing. The public hearing may be continued from time to time. If within the time when protests may be filed, there is filed with the Board a written protest by the owners of more than one-half of the area of the property proposed to be included within the area of benefit, and if sufficient protests are not withdrawn so as to reduce the area represented to less than one-half, then the proposed proceedings shall be abandoned unless the protests are overruled by an affirmative vote of four-fifths of the members of the Board. The Board shall not overrule a majority protest unless it finds that the public health, safety, or general welfare require that provision be made for the installation of the proposed public facilities project. In the

event a majority protest is not withdrawn or overruled, the Board shall not, for one year from the filing of that written protest, commence, or carry on any proceedings for the same public facilities project under the provisions of this Chapter. If any majority protest which is not withdrawn or overruled is directed against only a portion of the public facilities project, then all further proceedings under the provisions of this Chapter to construct that portion of the public facilities project so protested against shall be barred for a period of one year; but the Board shall not be barred from commencing new proceedings, not including any part of the public facilities project so protested against. Nothing in this Chapter shall prohibit the Board within a one-year period, from commencing and carrying on new proceedings for the construction of a portion of the public facilities project so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such portion of the public facilities project.

22.260.090 - Resolution of Designation.

At the conclusion of the public hearing, and provided there is no majority protest or a majority protest is overruled, the Board may adopt a resolution ordering designation of the area of benefit and the establishment of the amount of the facilities benefit assessment against each lot within the area of benefit. The resolution shall include the following:

- A. A definitive description of the public facilities project, the cost of which is to be charged to the properties located within the area of benefit.
- B. A capital improvement program with respect to the public facilities project.
- C. The boundaries of the area of benefit.

D. The method by which the costs are to be apportioned among the lots within the area of benefit and the amount of the facilities benefit assessments which will be charged to each such lot.

E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment), if, in discretion of the Board, such automatic annual increases are determined to be necessary.

F. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

22.260.100 - Filing of Map and Recording of Notice of Assessment as Lien.

A. After the adoption by the Board of a resolution of designation, the Director of Public Works shall prepare a map of the boundaries of the area of benefit based on said resolution and shall file same with the Board. The Director of Public Works shall also file a copy of the map referred to in this Section with the Registrar-Recorder/County Clerk.

B. After recording the assessment and map, the Director of Public Works shall execute and record a notice of assessment with the Registrar-Recorder/County Clerk.

C. From the date of the recording of the notice of assessment in accordance with the provisions of Subsection B, above, all persons shall be deemed to have notice of the contents of such assessment. Immediately upon such recording with the Registrar-Recorder/County Clerk each of the assessments shall be a lien upon the property against which it is made.

D. In its discretion, and for good cause shown, the Board may, upon terms and conditions prescribed by the Board in its resolution or thereafter, allow the lien of the facilities benefit assessment to become subordinate to the lien of deeds of trust executed by landowners to secure loans to finance the construction of improvements on the property within the area of benefit.

E. The Director of Public Works shall file a copy of the map and notice of assessment referred to in this Section with the Assessor.

22.260.110 - Payment of Benefit Assessments.

After the adoption by the Board of its resolution, no building permits shall be issued for development on any land included within the area of benefit unless and until the facilities benefit assessments established by the resolution of designation for such lands have been paid. The facilities benefit assessment shall be paid by the landowner upon the issuance of building permits for development or at such time as the capital improvement program for the area of benefit in which the assessed land is located calls for the commencement of construction of the public facilities project. In the event that a landowner desires to proceed with development of a portion of the landowner's property, based on a phased development program, which is subject to a lien for the total amount of facilities benefit assessments as provided in this Chapter, the landowner may obtain building permits for the development phase after paying a portion of the facilities benefit assessments and making provision for payment of the remainder of the facilities benefit assessments to the satisfaction of the Director of Public Works. Money received by the County as payment of the facilities benefit assessments shall be deposited in a special fund established for the area of benefit and shall therefore be expended solely for the

purposes for which it was assessed and levied. Upon payment of the facilities benefit assessment as provided in this Chapter, the lien which attaches pursuant to Section 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) shall be discharged. In the event the partial payment is made based on a phased construction program, the County shall release the portion of the property for which building permits have been issued from the lien of the facilities benefit assessment.

22.260.120 - Recordation of Notice of Pendency of Sale or Foreclosure.

Where there is a delinquency in payment of the facilities benefit assessments as required by Section 22.260.110 (Payment of Benefit Assessments), the County may initiate foreclosure proceedings in accordance with the procedures set forth in this Chapter and in any and all applicable State and local laws. If a sale or foreclosure is commenced, notice of the pendency of such sale or foreclosure shall be recorded with the Registrar-Recorder/County Clerk not later than 10 days after commencing an action or proceeding in any court to foreclose the lien of such assessment. The notice of pendency shall state that the County has commenced a sale or foreclosure, as applicable, and shall refer to and identify such sale or foreclosure and shall describe the property affected thereby. The County shall be entitled to recover the cost of recordation of any such notice of pendency in any sale or foreclosure resulting from such delinquency, and provisions shall be made in any notice, order or judgment authorizing or providing for such sale or foreclosure.

22.260.130 - Annual Adjustment of Facilities Benefit Assessment.

The Board may, annually after the adoption of the resolution of designation and subject to the requirements set forth in Sections 22.260.040 (Initiation of Proceedings)

through 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) cause an adjustment to be made in the facilities benefit assessments established by the resolution. The adjustments may reflect increases or decreases in the actual cost of the public facilities project or if the public facilities project has not yet been constructed then the estimated cost of the proposed capital improvements as reflected in changes in the scope of the public facilities project or any other indices as the Board may deem appropriate for this purpose. The modifications may also reflect changes in the improvements proposed to be constructed as well as the availability, or lack thereof of other funds with which to construct the capital improvements.

22.260.140 - Consideration in Lieu of Assessment.

A. The provisions of Section 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) to the contrary notwithstanding, upon application by the landowner or his authorized agent, the Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Chapter, provided the Board, upon recommendation of the Director of Public Works, finds that the substitute consideration proposed:

1. Has a value equal to or greater than such facilities benefit assessments;
2. Is in a form acceptable to the Board; and
3. Is within the scope of the public facilities project.

B. The Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Chapter where the Board finds that the substitute consideration proposed is less than the value of such facilities benefit assessment after payment of an

amount equal to the difference between the value of the substitute consideration as determined by the Board and the amount of such facilities benefit assessments.

22.260.150 - Termination of Area of Benefit.

Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the termination of an area of benefit by adopting a resolution stating its intention. The resolution of intention shall state the time and place at which the Board will hold a public hearing to consider such termination. If, at the conclusion of such hearing, the Board finds and determines that the public facilities project for which the area was originally formed will not be required in the reasonably foreseeable future, or that the installation of said public facilities project may be financed more effectively by another method, the Board may adopt a resolution declaring the area of benefit terminated.

22.260.160 - Reimbursement and Refund.

A. In the event of an annual adjustment of assessment as provided by Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment) which reduces the facilities benefit assessment, amounts in the special fund which are no longer required shall be refundable to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

B. In the event the Board agrees to accept consideration in lieu of facilities benefit assessments as provided by Section 22.260.140 (Consideration in Lieu of Assessment), the value of which the Board finds is greater than the amount of the otherwise applicable facilities benefit assessments, the Board may enter into an agreement with a developer pursuant to which said developer may be reimbursed for the amount of the otherwise

applicable facilities benefit assessments. The agreement shall set forth the amount to be reimbursed, and the time and manner in which payments shall be made only from revenues paid into the special fund created for the area of benefit.

C. Upon termination of an area of benefit as provided by Section 22.260.150 (Termination of Area of Benefit), any money remaining in the special fund established in connection therewith shall be refunded to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

22.260.170 - Alternative Method.

This Chapter is intended to establish an alternative method for spreading the costs of certain public improvements against the lands which will be benefited thereby; and the provisions of this Chapter shall not be construed to limit the power of the Board to utilize any other method for accomplishing this purpose but shall be in addition to any other requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

SECTION 80. Chapter 22.262 is hereby added to read as follows:

Chapter 22.262 - Major Projects Review Trust Funds.

Sections

22.262.010 Definitions

22.262.020 Creation of the Funds

22.262.030 Administration of the Funds

22.262.040 Supplemental Fee Agreement

22.262.010 - Definitions.

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Major Project Review Trust Funds."

22.262.020 - Creation of the Funds.

A. There are hereby authorized within the treasury of the County special trust funds to be known as the "Major Projects Review Trust Funds."

B. Each fund shall be used to provide additional human and physical resources to the County solely to process discretionary land use actions and to prepare and review associated environmental documents for major projects proposed in the County.

22.262.030 - Administration of the Funds.

A. Each fund shall be administered by the Department to provide for necessary staffing, expense, and equipment for the aforesaid purposes only, and in accordance with established County practices.

B. Each fund shall be interest bearing, and a separate fund shall be established for each major project.

C. All amounts received from a project applicant under a supplemental service agreement, as defined in Section 22.262.040 (Supplemental Fee Agreement), shall be placed in the fund established for that major project. Notwithstanding any other ordinances to the contrary, when a project applicant enters into a supplemental service agreement with the County, any fees paid by that applicant related to processing the discretionary land use actions shall be placed within the fund and not in the general fund. Funds from any appropriation to the fund approved by the Board shall be placed in the fund.

D. The Department shall be responsible for maintaining the accounting records relating to each fund.

E. The Board declares its intention to authorize positions necessary to carry out the work programs provided for in each supplemental service agreement for the fiscal

year, which positions and related expenses will be funded from the fund. The Chief Executive Officer may authorize interim staffing during the fiscal year when needed to provide for necessary adjustments in personnel during any quarterly period.

F. The County services authorized by this Chapter shall be paid for at rates sufficient to provide for the full recovery of the costs to the County of providing the services, and the rates shall be reviewed and approved by the Auditor-Controller.

22.262.040 Supplemental Fee Agreement.

A. Any supplemental service agreement entered into pursuant to this Chapter shall be negotiated by the Department and executed by the Chief Executive Officer.

B. The agreement shall include, but need not be limited to, substantially the following provisions:

1. The County and the applicant, hereinafter referred to as the "parties," shall agree upon the processing services which will be required to process the discretionary land use actions, including environmental reviews, and the personnel, estimated time, and physical resources which the County will need to accomplish those processing services.

2. The parties shall agree on the number and type of employees that the County shall assign to perform the processing services with the understanding that one or more employees may be utilized to perform any designated tasks and that the County may replace any employee that is assigned to perform a processing service at any time.

3. The costs which are to be funded shall consist of the actual costs to the County which include, but are not limited to: wages, other benefits, and overhead, which are incurred in connection with the employees assigned to perform the processing

services for the major project, the direct costs of material and equipment required to furnish the processing services, the reasonable out-of-pocket expenses incurred by any employee assigned to furnish the processing services, and the costs of hiring outside consultants necessary to provide the County with special expertise.

4. The applicant shall deposit funds into a fund for that major project on a quarterly basis in an amount estimated to pay for the costs of providing the processing services for the following quarterly period.

5. The parties shall meet quarterly during the term of the agreement to review the amount of funds remaining in the fund and to review, reevaluate and negotiate in good faith the number and type of employees necessary to accomplish the processing services for the next quarterly period and the estimated costs for the services.

6. The Department shall promptly advise the applicant if, at any time during the quarterly period, the Department believes that the costs of accomplishing the processing services for the quarterly period will exceed the previous estimate.

7. The parties shall agree to a procedure for deposit of additional funds if the existing funds are not adequate to pay for the agreed upon services for the quarterly period.

8. The involved County departments shall maintain appropriate records of their actual costs of the processing services.

9. Entering into the agreement is voluntary.

10. The agreement shall not control, limit, or influence any County approval, disapproval, or condition of any discretionary land use action or associated environmental document. The County has the sole discretion to direct the work of any County employee

or consultant retained to evaluate, or to assist with the preparation of, any discretionary land use action or associated environmental document. The cooperation of any such employee or consultant shall be exclusively determined by the County and shall not be dependent upon the approval by the County of any discretionary land use action. The agreement is not contingent upon the hiring of any specific employee or the retention of any specific consultant.

SECTION 81. Chapter 22.264 is hereby added to read as follows:

Chapter 22.264 - Library Facilities Mitigation Fee.

Sections:

22.264.010 Purpose

22.264.020 Definitions

22.264.030 Applicability

22.264.040 Exemptions from Fee

22.264.050 Establishment of Library Facilities Mitigation Fee

22.264.060 Annual Review of Fee

22.264.070 Time of Payment of Fee

22.264.080 Deposit and use of Fees Collected

22.264.090 Consideration In Lieu of Fee

22.264.100 Reimbursement

22.264.110 Alternative Method

22.264.010 - Purpose.

The purpose of this Chapter is to:

A. Implement goals and policies of the General Plan, which:

1. Promote an equitable distribution of the costs and benefits of governmental

actions;

2. Promote a distribution of population consistent with service system capacity

and resource availability;

3. Seek to maintain a balance between increased intensity of development

and the capacity of needed public facilities; and

4. Give priority to upgrading existing public facilities in areas lacking adequate facilities;

B. Mitigate any significant adverse impacts of increased residential development upon public library facilities as required by the CEQA; and

C. Implement the Mitigation Fee Act (Section 66000 et seq. of the California Government Code).

22.264.020 - Definitions.

Specific terms used in this Chapter are defined in Section 22.14.120 (L) of Division 2 (Definitions), under "Library Facilities Mitigation Fee."

22.264.030 - Applicability.

A. The provisions of this Chapter shall apply only to residential development projects which, as of the effective date of the ordinance codified in this Chapter*, are yet to receive final discretionary approval and the issuance of a building permit or other development right and to any new residential use of existing buildings which has not yet commenced as of said effective date.

B. No tract map, parcel map, Conditional Use Permit, other land use permit, or other entitlement shall be approved unless payment of the library facilities mitigation fee is made a condition of approval for any such entitlement.

22.264.040 - Exemptions from Fee.

The following shall be exempt from the provisions of this Chapter:

A. Individual single-family residences where not more than one such residence is proposed to be built by the same person or entity on contiguous lots; or

B. Additions or modifications to existing residential units, provided that such additions or modifications do not increase the number of families that can be housed in such residential units.

22.264.050 - Establishment of Library Facilities Mitigation Fee. ^[15]

A. There is hereby established a library facilities mitigation fee. The amount of the fee to be imposed on a residential development project is based upon the findings and conclusions of the County Librarian, as set forth in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998," and shall not exceed the estimated reasonable cost of providing library facilities for such residential development project.

B. The library facilities mitigation fee shall be a uniform fee within each library planning area based on the estimated cost of providing the projected library facility needs in each library planning area, as identified in Table 22.264.050-A, below:

<u>TABLE 22.264.050-A: LIBRARY FACILITIES MITIGATION FEE PER DWELLING UNIT</u>	
<u>Planning Area 1: Santa Clarita Valley</u>	<u>\$969.00</u>
<u>Planning Area 2: Antelope Valley</u>	<u>\$939.00</u>
<u>Planning Area 3: West San Gabriel Valley</u>	<u>\$980.00</u>
<u>Planning Area 4: East San Gabriel Valley</u>	<u>\$967.00</u>
<u>Planning Area 5: Southeast</u>	<u>\$970.00</u>
<u>Planning Area 6: Southwest</u>	<u>\$977.00</u>
<u>Planning Area 7: Santa Monica Mountains</u>	<u>\$972.00</u>

Editor's note— Fee changes in this Chapter include changes made by the County Librarian due to increases in the Consumer Price Index and are effective July 1, 2019.

22.264.060 - Annual Review of Fee.

A. The amount of the fee established by Section 22.264.050 (Establishment of Library Facilities Mitigation Fee) shall be reviewed annually by the County Librarian, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each library planning area shall be adjusted as follows: calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the fee in each library planning area by said percentage amount and round to the nearest dollar. No adjustment shall increase or decrease the fee to an amount more or less than the amount necessary to recover the cost of providing the applicable library facilities.

B. If it is determined that the reasonable amount necessary to recover the cost of providing the library facilities exceeds the fee as adjusted by Subsection A, above, the County Librarian shall present an alternative fee proposal to the Board for consideration. Such proposal may reflect increases or decreases in the actual cost of library facilities projects or, if such projects have not been completed, then the estimated cost of the proposed library facilities. The proposal may also reflect changes in the library facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

C. The County Librarian shall also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the library facilities mitigation fee is a fair and equitable method of distributing the costs of the library facilities necessary to accommodate the library needs generated by the development of land in the

unincorporated areas of the County among the developments which will generate the increased library needs and usage.

22.264.070 - Time of Payment of Fee.

A. No building or similar permit for residential use shall be issued and no new residential use of an existing building shall occur until the applicant has paid the applicable library facilities mitigation fee to the County Librarian. In the event that an applicant desires to proceed with development of a portion of the residential development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total library facilities mitigation fee for the project to the satisfaction of the County Librarian.

B. The provisions of Subsection A, above, shall apply to payment of the library facilities mitigation fee for a residential development project if the fee will reimburse the County for expenditures already made, or if the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the library facilities to be financed by the fee. In all other cases, notwithstanding the provisions of Subsection A, above, payment of the fee for a residential development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first dwelling in the development, whichever occurs first. In such cases, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Section 66007 of the California Government Code.

22.264.080 - Deposit and Use of Fees Collected.

All library facilities mitigation fees received by the County shall be deposited in a special library capital facilities fund and expended solely for the purposes for which the fee was collected. A separate library capital facilities fund account shall be established for each of the seven library planning areas. All interest income earned shall be credited to each account and shall be used solely for the purposes for which the fee was collected.

22.264.090 - Consideration in Lieu of Fee.

A. The County Librarian may accept substitute consideration in lieu of the library facilities mitigation fee required pursuant to this Chapter, provided the County Librarian finds that the proposed substitute consideration:

1. Has a value equal to or greater than the applicable library facilities mitigation fee otherwise due;
2. Is in a form acceptable to the County Librarian; and
3. Is within the scope of the applicable library facilities project.

B. The County Librarian may accept substitute consideration in lieu of a portion of the library facilities mitigation fee required pursuant to this Chapter where the County Librarian finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the County Librarian and is within the scope of the applicable library facilities project. Such substitute consideration may be accepted by the County Librarian only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the County Librarian, and the amount of the otherwise required fee.

22.264.100 - Reimbursement.

The provisions of Section 22.264.090 (Consideration in Lieu of Fee) shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of library facilities paid by the developer which exceeds the need for the library facilities attributable to and reasonably related to the development.

22.264.110 - Alternative Method.

This Chapter is intended to establish an alternative method for the financing of public library facilities, the need for which is generated directly or indirectly by a residential development project or projects. The provisions of this Chapter shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose but shall be in addition to any other fees or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

Footnotes:

--- (15) ---

Editor's note— Ordinance 98-0068, which enacts Chapter 22.264 (Ch. 22.72 at that time), is effective December 26, 1998.

SECTION 82. Chapter 22.266 is hereby added to read as follows:

Chapter 22.266 - Law Enforcement Facilities Fee.

Sections:

22.266.010 Purpose

22.266.020 Definitions

22.266.030 Applicability

22.266.040 Exemptions from Fee

22.266.050 Establishment of Law Enforcement Facilities Fee

22.266.060 Annual Review of Fee

22.266.070 Time of Payment of Fee

22.266.080 Deposit and Use of Fees Collected

22.266.090 Consideration in Lieu of Fee

22.266.100 Reimbursement
22.266.110 Alternative Method

22.266.010 - Purpose.

The purpose of this Chapter is to:

A. Implement goals and policies of the General Plan with respect to the unincorporated urban expansion areas of Santa Clarita, Newhall, and Gorman, which:

1. Promote an equitable distribution of the costs and benefits of governmental actions;

2. Promote a distribution of population consistent with service system capacity and resource availability;

3. Seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and

4. Give priority to upgrading existing public facilities in areas lacking adequate facilities;

B. Mitigate adverse impacts due to the inadequacy of law enforcement facilities that might otherwise occur due to new development; and

C. Comply with the procedures for adoption of developer fees contained in the Mitigation Fee Act in Section 66000 et seq. of the California Government Code.

22.266.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.120 (L) of Division 2 (Definitions), under "Law Enforcement Facilities Fee."

22.266.030 Applicability.

A. The provisions of this Chapter shall apply to new development projects which, as of August 23, 2008, the effective date of the ordinance establishing this Chapter are

yet to receive final discretionary approval and/or the issuance of a building permit or other development right. The fees provided in this Chapter shall also be imposed upon a previously improved lot when a building permit is issued to add 1,000 square feet, or more, to an existing building unit upon such lot.

B. No tract map, parcel map, discretionary permit, building permit, other land use permit, or other entitlement for a new development project as defined in this Chapter shall be approved unless payment of the law enforcement facilities mitigation fee is made a condition of approval for any such entitlement.

C. Additionally, the fees provided for in this Chapter shall be imposed upon a lot which has been previously improved with a building unit whenever a building permit is issued for a new building unit on an adjoining lot under common ownership and which new unit constitutes, in effect, an addition of 1,000 square feet, or more, when constructed, or an expansion of use of the previously improved lot. Such fee shall be calculated upon the total square footage of new construction and paid by every person or entity for which a building permit is issued.

22.266.040 - Exemptions from Fee.

The following shall be exempt from the provisions of this Chapter:

A. Notwithstanding the provisions of Section 22.266.030.A, additions to residential structures that are less than 2,000 square feet in size shall not be subject to the fees otherwise required by this Chapter.

B. No fee imposed by this Chapter shall be imposed upon the issuance of building permit for the restoration of existing buildings, or buildings damaged by fire, or natural disasters such as earthquake, wind, or flood, where the replaced building, or portion

thereof, does not exceed the original gross floor area. For purposes of this Section, "gross floor area" shall be determined by the Director of Public Works, or his designee and excludes accessory structures such as decks, patios, barns, sheds, and kiosks.

22.266.050 - Establishment of Law Enforcement Facilities Mitigation Fee.

A. This Chapter establishes a law enforcement facilities mitigation fee. The amount of the fee to be imposed on a new residential, commercial, office, and/or industrial development project is based upon the findings and conclusions set forth in the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," and shall not exceed the estimated reasonable cost of providing law enforcement facilities for such residential, commercial, office, and/or industrial development projects.

B. The law enforcement facilities mitigation fee shall be a uniform fee within each law enforcement facilities fee zone based on the estimated cost of providing the projected law enforcement facility needs in each such zone, as identified in Table 22.266.050-A, below:

<u>TABLE 22.266.050-A: LAW ENFORCEMENT FACILITIES MITIGATION FEE</u>	
<u>Zone 1: Santa Clarita Zone</u>	
<u>Per single-family dwelling unit</u>	<u>\$467.00</u>
<u>Per multi-family dwelling unit</u>	<u>\$337.00</u>
<u>Per 1,000-square-foot commercial unit</u>	<u>\$69.00</u>
<u> or, per square-foot of commercial space</u>	<u>\$0.07</u>
<u>Per 1,000-square-foot office unit</u>	<u>\$87.00</u>
<u> or, per square-foot of office space</u>	<u>\$0.09</u>
<u>Per 1,000-square-foot industrial unit</u>	<u>\$35.00</u>
<u> or, per square-foot of industrial space</u>	<u>\$0.03</u>
<u>Zone 2: Newhall Zone</u>	
<u>Per single-family dwelling unit</u>	<u>\$863.00</u>
<u>Per multi-family dwelling unit</u>	<u>\$652.00</u>

<u>Per 1,000-square-foot commercial unit</u>	<u>\$129.00</u>
<u>or, per square-foot of commercial space</u>	<u>\$0.13</u>
<u>Per 1,000-square-foot office unit</u>	<u>\$161.00</u>
<u>or, per square-foot of office space</u>	<u>\$0.16</u>
<u>Per 1,000-square-foot industrial unit</u>	<u>\$64.00</u>
<u>or, per square-foot of industrial space</u>	<u>\$0.06</u>
<u>Zone 3: Gorman Zone</u>	
<u>Per single-family dwelling unit</u>	<u>\$1,285.00</u>
<u>Per multi-family dwelling unit</u>	<u>\$971.00</u>
<u>Per 1,000-square-foot commercial unit</u>	<u>\$192.00</u>
<u>or, per square-foot of commercial space</u>	<u>\$0.19</u>
<u>Per 1,000-square-foot office unit</u>	<u>\$240.00</u>
<u>or, per square-foot of office space</u>	<u>\$0.24</u>
<u>Per 1,000-square-foot industrial unit</u>	<u>\$96.00</u>
<u>or, per square-foot of industrial space</u>	<u>\$0.10</u>

22.266.060 Annual Review of Fee.

A. The amount of the fees established by Section 22.266.050 (Establishment of Law Enforcement Facilities Mitigation Fee) shall be reviewed annually by the Sheriff, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each law enforcement facilities fee zone shall be adjusted as follows: Calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Engineering Record-News Building Construction Cost Index-Los Angeles (ENR-BCCI), adjust the fee in each law enforcement facilities fee zone by said percentage amount and round to the nearest dollar. No adjustment shall result in a fee that is greater than the amount necessary to recover the cost of providing the applicable law enforcement facilities.

B. If it is determined that the reasonable amount necessary to recover the cost of providing the law enforcement facilities exceeds the fee as adjusted by Subsection A, above, the Sheriff shall present an alternative fee proposal to the Board for consideration. Such alternative fee proposal may reflect changes in the actual cost of completed law enforcement facilities projects or, if such projects have not been completed, then the estimated cost of the proposed law enforcement facilities. The proposal may also reflect changes in the law enforcement facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

C. The Sheriff may also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the law enforcement facilities mitigation fee is a fair and equitable method of distributing the costs of the law enforcement facilities necessary to accommodate the law enforcement needs generated by the development of land in the unincorporated areas of north Los Angeles County.

22.266.070 - Time of Payment of Fee.

A. No building or similar permit for any new development project as defined in this Chapter shall be issued until the applicant has paid the applicable law enforcement facilities mitigation fee to the Sheriff. In the event that an applicant desires to proceed only with development of a portion of the development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total law enforcement facilities mitigation fee for the project to the satisfaction of the Sheriff.

B. Notwithstanding the provisions of Subsection A, above, payment of the law enforcement facilities mitigation fee for a single-family or multi-family development project shall not be required prior to the date of the final inspection or the date the certificate of

occupancy is issued for the first unit in the development, whichever occurs first, unless the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the law enforcement facilities to be financed by the fee, or unless the fee is intended to reimburse the County for expenditures already made. Additionally, notwithstanding the provisions of Subsection A, above, payment of the law enforcement facilities mitigation fee for projects for occupancy by lower income households meeting the criteria set forth in Section 66007(b)(2)(A) of the California Government Code shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first. Where payment of the fees may only be collected on the date of final inspection or the date the certificate of occupancy is issued as provided in this Section, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Section 66007 of the California Government Code.

22.266.080 - Deposit and Use of Fees Collected.

All law enforcement facilities mitigation fees received by the County shall be deposited in a special law enforcement capital facilities fund and expended solely for the purposes for which the fee was collected. A separate law enforcement capital facilities fund account shall be established for each of the three law enforcement facilities fee zones. All funds from the imposition of fees provided herein shall be deposited into such accounts to be used exclusively for the purpose of land acquisition, engineering,

construction, installation, purchasing, or any other direct cost of providing law enforcement facilities as defined in Section 22.266.020 (Definitions) for no other purpose. All interest income earned shall be credited to each account, and shall be used solely for the purposes for which the fee was collected.

22.266.090 - Consideration in Lieu of Fee.

A. The Sheriff may accept substitute consideration in lieu of the law enforcement facilities mitigation fee required pursuant to this Chapter, provided the Sheriff finds that the proposed substitute consideration:

1. Has a value equal to or greater than the applicable law enforcement facilities mitigation fee otherwise due;
2. Is in a form acceptable to the Sheriff; and
3. Is within the scope of the applicable law enforcement facilities project.

B. The Sheriff may accept substitute consideration in lieu of a portion of the law enforcement facilities mitigation fee required pursuant to this Chapter where he finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the Sheriff and is within the scope of the applicable law enforcement facilities project. Such substitute consideration may be accepted by the Sheriff only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the Sheriff, and the amount of the otherwise required fee.

22.266.100 Reimbursement.

The provisions of Section 22.266.090 (Consideration in Lieu of Fee) shall not prevent the execution of a reimbursement agreement between the County and a

developer for that portion of the cost of law enforcement facilities paid by the developer which exceeds the need for the law enforcement facilities attributable to and reasonably related to the development.

22.266.110 Alternative Method.

This Chapter is intended to establish an alternative method for the financing of public law enforcement facilities, the need for which is generated directly, or indirectly by new development projects. The provisions of this Chapter shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose, but shall be in addition to any other fees, or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

SECTION 83. Section 22.300.030 is hereby amended to read as follows:

22.300.030 - Community Standards Districts Established.

Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS		
<i>Community Standards District</i>	<i>Chapter</i>	<i><u>CSD Adoption Date</u></i>
Acton	22.302	<u>11/21/1995</u>
Agua Dulce	22.304	<u>7/30/1985</u>
Altadena	22.306	<u>8/11/1998</u>
Avocado Heights	22.308	<u>10/28/2003</u>
Baldwin Hills	22.310	<u>10/28/2008</u>

Castaic Area	22.312	<u>11/30/2004</u>
Cerritos Island	22.314	<u>7/31/2010</u>
East Los Angeles	22.316	<u>4/28/1988</u>
East Pasadena—East San Gabriel	22.318	<u>7/23/2002</u>
East Rancho Dominguez	22.320	<u>5/21/1985</u>
Elizabeth Lake and Lake Hughes	22.322	<u>6/30/2009</u>
Florence-Firestone	22.324	<u>6/22/2004</u>
Juniper Hills	22.326	<u>6/26/2007</u>
La Crescenta-Montrose	22.328	<u>1/30/2007</u>
Leona Valley	22.330	<u>2/16/1993</u>
Rowland Heights	22.332	<u>11/27/2001</u>
San Francisquito Canyon	22.334	<u>11/10/2009</u>
Santa Monica Mountains North Area	22.336	<u>8/20/2002</u>
South San Gabriel	22.338	<u>2/27/2001</u>
Southeast Antelope Valley	22.340	<u>6/26/2007</u>
Stonyvale	22.342	<u>8/23/2011</u>
Twin Lakes	22.344	<u>5/9/1991</u>
Walnut Park	22.346	<u>9/24/1987</u>
West Athens-Westmont	22.348	<u>7/31/1990</u>
West Rancho Dominguez-Victoria	22.350	<u>11/14/2000</u>

Willowbrook	22.352	<u>3/15/1994</u>
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SECTION 84. Section 22.304.060 is hereby amended to read as follows:

22.304.060 Community-wWide Development Standards.

...

H. Significant Ridgeline Protection. ~~For purposes of this Subsection H, ridgelines are defined as the line formed by meeting the tops of sloping surfaces of land, and significant ridgelines are defined as ridgelines which are highly visible and dominate the landscape.~~ The locations of the significant ridgelines within this CSD are shown on Figure 22.304-B: Significant Ridgelines, at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

1. The highest point of any structure, excluding chimneys, rooftop antennas, amateur radio antennas, small-scale solar energy systems, and small-scale wind energy systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline; and

2. Any modification to Subsection H.1, above, shall require a Conditional Use Permit (Chapter 22.158), in compliance with Section 22.304.090 (Modification of Development Standards).

SECTION 85. Section 22.304.070 is hereby amended to read as follows:

22.304.070 – Zone Specific Development Standards.

A. Residential and Agricultural Zones.

...

5. Dogs. Table 22.304.070-A, below identifies the maximum number of dogs allowed on a lot.

TABLE 22.304.070-A: MAXIMUM NUMBER OF DOGS	
...	...

6. Cargo Shipping Containers

a. Table 22.304.070-B, below, identifies the maximum number of cargo shipping containers allowed on a lot.

TABLE 22.304.070-B: MAXIMUM CARGO SHIPPING CONTAINERS	
...	...

SECTION 86. Section 22.306.020 is hereby amended to read as follows:

22.306.020 - Definitions.

The following terms are defined solely for this CSD:

...

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land;~~

and

~~Significant ridgelines. Highly visible ridgelines that dominate the landscape.~~

SECTION 87. Section 22.306.060 is hereby amended to read as follows:

22.306.060 - Community-wWide Development Standards.

...

E. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

SECTION 88. Section 22.316.060 is hereby amended to read as follows:

22.316.060 - Community-wWide Development Standards.

...

L. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts)

shall take precedence over any other setbacks established by this CSD.

SECTION 89. Section 22.318.060 is hereby amended to read as follows:

22.318.060 - Community-wide Development Standards.

...

D. Setback Districts. Setbacks as established in Chapter 22.72 (Setback

Districts) shall take precedence over any other setbacks established by this CSD.

SECTION 90. Section 22.318.090 is hereby amended to read as follows:

22.318.090 - Modification of Development Standards.

...

C. Modification of Specific CSD Standards.

...

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection BC.4.b, below.

...

SECTION 91. Section 22.322.020 is hereby amended to read as follows:

22.322.020 - Definitions.

The following terms are defined solely for this CSD:

...

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.~~

SECTION 92. Section 22.324.070 is hereby amended to read as follows:

22.324.070 - Zone Specific Development Standards.

...

B. Commercial Zones.

...

2. Zone C-2. In addition to those under Subsection B.1 (All Commercial Zones), the following standards shall also apply to Zone C-2.

a. Residential and Mixed-Residential/Commercial Uses. Residential and mixed-residential/commercial uses in Zone C-2 shall require a Ministerial Site Plan Review (Chapter 22.186) application and shall be subject to the following development standards:

i. Yard Requirements. Residential uses not included as part of a mixed use development shall comply with the yard requirements for Zone R-3 in Subsection 22.18.040.B (Required Yards);

...

SECTION 93. Section 22.334.020 is hereby amended to read as follows:

22.334.020 - Definitions.

~~The following terms are defined solely for this CSD:~~

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land.~~

~~Significant ridgelines. Ridgelines which, in general, are highly visible and dominate the landscape.~~

Reserved.

SECTION 94. Section 22.336.060 is hereby amended to read as follows:

22.336.060 - Community-wWide Development Standards.

...

E. Significant Ridgeline Protection.

1. ~~Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.~~ The location of the significant ridgelines within this CSD, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained by the Department, which is adopted by reference as part of the ordinance establishing this CSD, and on Figure 22.336-B: Significant Ridgelines, at the end of this Chapter.

2. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, small-scale wind energy systems, and amateur radio antennas.

...

SECTION 95 Section 22.346.060 is hereby amended to read as follows:

22.346.060 - Community-wWide Development Standards.

A. Setbacks. Yard and setback requirements for all residential uses shall be the same requirements as for Zone R-1, except that setbacks as established in Chapter

22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.