

From: [Forbes, Joy \(NBCUniversal\)](#)
To: [Alyson Stewart](#)
Cc: [Bruce Durbin](#)
Subject: RE: Los Angeles County Regional Planning - Proposed Title 22 Amendments
Date: Monday, September 28, 2020 8:53:21 AM
Attachments: [image004.png](#)
[image006.png](#)
[image009.png](#)

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Alyson- Thank you so much for this clarification and the examples you provided; they are really helpful and definitely help clear up the concern I had. Your example is similar to 22.46.2050.C.3.a where there is reference to 22.60.100 (the reference in the sp which refers to the code section shown on your screenshot below). After scouring the amendments online (here: http://planning.lacounty.gov/assets/upl/case/2020-001427_draft-ordinances-4and1.pdf), I saw no reference to this which I take to mean there is no renumbering proposed to this code reference. I further don't think changing "Sections" to "Chapters" will cause any contractual issues since this amendment makes it clear it is referring to the same chapter/section; is that right?

I don't believe there will be any need for NBCUniversal to participate in the hearing; I really appreciate you clearing it all up for me. Thank you. -Joy

Joy R. Forbes, AICP | NBCUniversal
Vice President, Planning and Development, Global Real Estate
100 Universal City Plaza | 1280/8 | Universal City, CA 91608
joy.forbes@nbcuni.com | 818.777.4011

From: Alyson Stewart <astewart@planning.lacounty.gov>
Sent: Tuesday, September 22, 2020 2:36 PM
To: Forbes, Joy (NBCUniversal) <joy.forbes@nbcuni.com>
Cc: Bruce Durbin <bdurbin@planning.lacounty.gov>
Subject: [EXTERNAL] RE: Los Angeles County Regional Planning - Proposed Title 22 Amendments

Hi Joy,

Thank you for getting back to me. The only intention for the renumbering of the Specific Plans (SP) is to elevate them as their own Chapters and move them out of the middle of general zoning regulations. Right now, if you tried to look up in our online Title 22 on Municode, (https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances) you would have to scroll down through hundreds of sections in Chapters 22.46 before reaching the one where Universal Studios SP begins. Previously, we attempted to make a change to the Specific Plans with the Technical Update to Title 22 (adopted in February 2019), but for some reason we could not resolve some things ahead of time before Board adoption, so all the Specific Plans stayed within Chapter 22.46. When the SP was adopted, we had "Parts" for each Chapter throughout Title 22, but we got rid of them in favor of making more chapters, with an original plan for 3 Volumes in Title 22 which did not pan out. I am attempting one more time to have the SPs as their own Chapters under a new Division so that they are easier to spot in Municode. The only SPs that remain in Chapter 22.46 are the Coastal SP's because any changes require review and certification by the

Coastal Commission, which will be done in a future update.

The only changes made to Universal were to renumber all the sections, and all internal references to other sections within the SP. No changes were made to terminology and references to other parts of Title 22, as we are retaining the old terms and numbers from the date Title 22 was in effect at the time of the SP's adoption in 2013, even though those terms and references are no longer in the current Title 22. This should *in no way* impact any review processes already in place for any proposed development within the SP area.

Below is an excerpt as an example. The first yellow highlighted portion, with strikethrough and underline, is the renumbering from Section 22.46.2020 (in Chapter 22.46 – Specific Plans) to Section 22.408.040 (in Chapter 22.408 – Universal Studios Specific Plan), under Division 11 – Specific Plans. The other yellow highlighted portions are the updated references to other sections within the SP due to the renumbering. The blue highlighted portions are the original Title 22 references outside of the SP that were in effect of the SP's adoption, which are retained. The only minor text change I made was “Sections 22.56 and 22.60” which should have been “Chapters 22.56 and 22.60,” however I can revert back to “Sections 22.56 and 22.60” if you prefer, although it looked like a misnomer to me (see screenshot below excerpt, from 2013 Title 22). “...” represents subsections with unchanged text that will be retained verbatim.

Let me know whether this proposal works for you, or this creates any contractual problems between Universal and the County. Let me know if you have any other concerns or questions.

SECTION X. Section 22.46.2020 is hereby renumbered as Section 22.408.040 and amended to read as follows:

~~22.46.2020~~22.408.040 - Authority and Scope.

...

B. Relationship to County Code.

...

16. Director's Review, Hearings and Appeals for Alcohol Sales and Service. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Division 1, Chapter 22.60, Parts 4 and 5 of the Zoning Code for new Alcohol Use Establishments allowed pursuant to Section 22.~~46.2090~~408.110.A—C of this Specific Plan. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by Section 22.~~46.2090~~408.110.A—C of this Specific Plan, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, SectionsChapters 22.56 and 22.60 of the Zoning Code, except as modified by Section 22.~~46.2090~~408.110.D of this Specific Plan.

...

D. Relationship to Existing Uses.

...

2. Replacement of Existing Permits. This Specific Plan shall supersede and replace the following County conditional use permits for grading, alcohol sales and service, and Communication Facilities: Case numbers 90074-(3), 95-047-(3), 99-158-(3), 99-159-(3), 99-160-(3), 99-161-(3), 99-162-(3), 99-163-(3), 99-164-(3), and

92252-(3). Upon the approval of the proposed annexation and detachment actions set forth in Section **22.46.2000408.020.B** of this Specific Plan by which the establishments with alcohol sales and service permitted pursuant to City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB) are located within the Specific Plan area, this Specific Plan shall also supersede and replace City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB).

New Tab x mc Mini TOC: Division 1 - PLANNING

library.municode.com/ca/los_angeles_county/cod

Apps mc | Code of Ordinanc... Department of Regi... CEQA I

County of Los Angeles
lacounty.gov

Los Angeles County, California - Code... / Title 22 - PLANNING

VERSION: APR 29, 2013 (ARCHIVE) ▾

- Chapter 22.52 - GENERAL REGULATIONS
- Chapter 22.56 - CONDITIONAL USE PERMITS, VARIANCES, NONCONFORMING USES, TEMPORARY USES AND DIRECTOR'S REVIEW
- Chapter 22.60 - ADMINISTRATION*
- Chapter 22.62 - ADULT BUSINESSES
- Chapter 22.64 - LEGISLATIVE PROVISIONS
- Division 2 - ADDITIONAL REGULATIONS

APPENDIX 1 - LEGISLATIVE HISTORY FOR ORDINANCE 1494

Type here to search

Alyson Stewart
Senior Planner
County of Los Angeles
Department of Regional Planning
Telework: (818) 334-2851

Did you complete the 2020 census? Time is running out to make sure your voice gets heard and you count! Take part in the 2020 census today before the September 30 deadline!

<https://census.lacounty.gov>



In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Forbes, Joy (NBCUniversal) <joy.forbes@nbcuni.com>
Sent: Thursday, September 17, 2020 8:30 AM
To: Alyson Stewart <astewart@planning.lacounty.gov>
Subject: RE: Los Angeles County Regional Planning - Proposed Title 22 Amendments

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Hi, Alyson! Thank you for the email; I definitely have questions. Looking at the list of amendments was helpful, but I'll need to see the details to really understand the extent of the changes to our specific plan. Fixing internal code references totally makes sense, but if it's a code section that has changed since our approval, fixing the code reference wouldn't help since we would still be subject to the old code which was originally referenced. I'll review in more detail the other links on the website page that was linked below and then reach out again with more specific questions. Ultimately it might be a good idea to get a presentation as you mention below. I look forward to reviewing with you further. Thank you. -Joy

Joy R. Forbes, AICP | NBCUniversal
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joy.forbes@nbcuni.com | 818.777.4011

From: Alyson Stewart <astewart@planning.lacounty.gov>
Sent: Wednesday, September 16, 2020 6:08 PM

To: Ordinance Studies <OrdinanceStudies@lacounty.onmicrosoft.com>

Subject: [EXTERNAL] Los Angeles County Regional Planning - Proposed Title 22 Amendments

Hello,

This email is to inform you that a public hearing with the Regional Planning Commission is scheduled on **Wednesday, October 14, 2020 at 9:00 A.M** on proposed amendments to Title 22 – Planning and Zoning – of the County Code to make various technical changes, as part of a project called **Title 22 Tune Up**. The proposed Ordinance makes amendments where necessary to correct discrepancies and typographical errors, clarify provisions, remove redundant language, streamline procedures, remove outdated provisions, reformat/reorganize a limited number of sections for readability, and be consistent with State law and other County regulations. This will be the first in a series of periodic technical updates to Title 22.

The public hearing will be conducted via Zoom, and can also be viewed on YouTube and Facebook Live. The public hearing notice, proposed Ordinance (in two parts – Divisions 1 through 10, and Divisions 4 & 11), and list of amendments are found here: http://planning.lacounty.gov/title22_tuneup. The list of amendments is particularly helpful in understanding the scope and nature of each amendment.

More information about the 10/14/2020 RPC Agenda and how to participate in the public hearing will be available on **October 1, 2020**.

If you have any-questions about this project or if you would like someone from Regional Planning to present at one of your upcoming meetings, please feel free to contact me or my supervisor Bruce Durbin.

Thank you,

Alyson Stewart
Senior Planner
County of Los Angeles
Department of Regional Planning
Telework: (818) 334-2851

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From: [Acton Town Council](#)
To: [Bruce Durbin](#)
Cc: [Susan Tae](#); [Alyson Stewart](#)
Subject: Re: upcoming RPC hearing on Title 22 revisions
Date: Wednesday, September 16, 2020 2:50:07 PM

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Dear Mr. Durbin;

Thank you for your efforts and the efforts of Ms. Stewart. The ATC has identified a few errors stemming from the "ZROUP" over the last few years, and shared them with DRP. In particular, we look forward to the corrections that will be made to Section 22.188.100, and we appreciate your diligence in this regard.

Sincerely;
Jacqueline Ayer
Correspondence Secretary

On Wed, Sep 16, 2020 at 2:40 PM Bruce Durbin <bdurbin@planning.lacounty.gov> wrote:

Hi Jacki –

By end of business today, you should see a message that's going out to all Town Councils, ARTC, Civic Associations, Zoned District Courtesy Lists and other stakeholders informing them of the details (RPC is October 27th) on the public hearing, as well as where to find the materials, which Susie has thankfully pointed you to.

If you have questions or need something clarified, I encourage you to send them directly to Alyson Stewart and me. The "Title 22 Tune Up" will be a reoccurring project, sometimes annually and perhaps every two or more years in the future as need requires. The project will be ongoing because the department failed to update the code in this manner for 45 years and we want to ensure that Title 22 never gets so far out of date like that again. This year's Tune Up project is mostly addressing errors, such as incorrect code references, and other amendments that occurred as part of last years big Technical Update project. Tonight's notification will explain in better detail.

Thanks, and take care.

Bruce Durbin

Supervising Regional Planner

Ordinance Studies|Historic Preservation|ALUC

(213) 974-6432

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov (email will result in a more immediate response, M-TH)

From: Susan Tae <stae@planning.lacounty.gov>

Sent: Wednesday, September 16, 2020 2:28 PM

To: Acton Town Council <atc@actontowncouncil.org>

Cc: Bruce Durbin <bdurbin@planning.lacounty.gov>; Alyson Stewart <astewart@planning.lacounty.gov>

Subject: Re: upcoming RPC hearing on Title 22 revisions

Hi Jacki!

No bother at all – I hope you’ve been well as well!

The project is known as the “Title 22 Tune Up” and below is the link to the webpage with additional information, including links to drafts. I’ve copied Bruce and Alyson from the Ordinance Studies team as they’re overseeing the project.

http://planning.lacounty.gov/title22_tuneup

Thanks!

Susie

SUSAN TAE, AICP | Assistant Administrator

Current Planning Division

Los Angeles County Department of Regional Planning

stae@planning.lacounty.gov

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We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

From: Acton Town Council <atc@actontowncouncil.org>
Date: Wednesday, September 16, 2020 at 2:14 PM
To: Susan Tae <stae@planning.lacounty.gov>, Acton Town Council <atc@actontowncouncil.org>
Subject: upcoming RPC hearing on Title 22 revisions

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Dear Ms. Tae;

I hope that things are going well for you, and I am sorry to bother you with this request; At the ARTC meeting last week, Jeff Hillinger said that he received a postcard notice of an upcoming RPC hearing on revisions(?)/corrections(?) to Title 22. I have done a search on the DRP website but could not find anything posted. Do you know anything about this, and can you please help us obtain a copy of the notice so that the Community of Acton can keep up with proposed changes?

Any assistance that you can provide will be greatly appreciated.

Thank you very much

Jacqueline Ayer

Correspondence Secretary

From: [Mark Goldschmidt](#)
To: [Alyson Stewart](#)
Subject: Project No. 2020- 001427 Case# RPPL2019006515
Date: Thursday, September 10, 2020 12:30:13 PM

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I received yellow postcard with notification of public hearing.
I followed directions to visit online agenda, but I cannot find. Please send me a link to all materials relating to Project No. 2020- 001427 Case# RPPL2019006515.
Project description given on the postcard is totally undecipherable. What is this about? I would like to know.

Thank you in advance for your help finding information.

Mark Goldschmidt

From: [Rick Vasilopoulos](#)
To: [Alyson Stewart](#)
Subject: public hearing October 14, 2020 agenda
Date: Tuesday, September 8, 2020 3:16:39 PM

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Hi Alyson,

Could you tell me when the Agenda for October 14 is going to be available on the County website?

We received a Public Notice on an item that we are interested in seeing (RPPL2019006515 – Title 22 Tune Up Ordinance)

If you could send me any information about this item, it would be greatly appreciated.

Thanks.

Rick Vasilopoulos
Water Resources Planner
Santa Clarita Valley Water Agency
26501 Summit Circle
Santa Clarita, CA 91350
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