



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 11, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Karen Lafferty, Regional Planner II *KL*
Ordinance Studies Section

**SUBJECT: PROJECT NO. R2012-02415-(1-5)
CASE NO. LURT201200003/ENV CASE NO. T201200251
AMENDMENT TO TITLE 22 (ZONING ORDINANCE) REGARDING
PROPOSED AMBULANCE SERVICES ORDINANCE**

Agenda of April 24, 2013 Agenda Item No.

INTRODUCTION

The Regional Planning Commission heard Project Number R2012-0245, the Ambulance Services Ordinance on February 20, 2013. At the close of the public hearing, the Commission continued the public hearing for 60 days. The public hearing was continued to provide follow-up on questions including:

- Develop criteria for administrative review to include comments from Los Angeles County Sheriff, Fire, and Public Works on safety factors such as ingress/egress, quality of roads and concerns about vehicles pulling out quickly;
- Discuss staff parking in addition to ambulance parking;
- Provide maps of Altadena and another community to show how the zones where the ambulance services would be permitted;
- Feasibility of an ordinance for emergency services for rural areas;
- Verify consultation with Sheriff Department;
- Why only two ambulance emergency satellite facilities; and
- Use within Mixed Use Developments.

This report builds on the staff report that was distributed to the Commission for the February 20, 2013 public hearing. If you require an additional copy of the February 20, 2013 report please contact the Ordinance Studies Section.

UPDATES

Review to Include County Department Review

The Commission requested the draft ordinance contain criteria for administrative review to include comments from Los Angeles County Sheriff, Fire, and Public Works on safety factors. For consistency, staff reviewed other ordinances within Title 22 for reference on how comments from other County Departments are requested. A similar requirement is within the Shared Water Well Ordinance; the application processing procedures includes Distribution of the Application (Section 22.56.1764.C.2). The Director shall send copies of the application and all of its related materials to the County departments of Health Services, Fire, and Public Works for their formal review and conceptual approval. However, Shared Water Wells is a Director's Review subject to the Principles and Standards of Section 22.56.1690, so the processing procedure for review is a discretionary site plan review.

Staff Parking at Ambulance Service Facilities

The development standards within the draft ordinance states that a designated parking space shall be provided for each ambulance located on-site. The Commission inquired about the parking for the vehicle's of the employees. The ratio required for an ambulance services facility would be that equivalent to that of an office space, one space for every 400 square feet of office space. A previous version of the draft ordinance proposed that the ambulance parking spaces be in addition to the parking spaces normally required for the space. This sentence caused concern by some ambulance providers, as the building owner usually assigns the lesser parking spots.

For instance, a 1,200 square foot satellite facility would be granted three parking spaces. If the satellite provided two ambulances, with two employees per ambulance, the facility would have four employees. Requiring each employee to have a parking space in addition to the two for the ambulances would require six parking spaces, or having the two ambulance parking spaces in addition to what's normally required for the space would require five parking spaces. The number of parking spaces allotted to the facility is determined by the square footage of the facility and is beyond the leaser's control.

Provide Maps of Local Communities that Depict where Facilities are Permitted

The draft ordinance permits Ambulance Emergency Services Facilities in zones C-2, C-3, C-M and all Industrial zones. The Commission would like to see where these zones actually occur in Altadena and another community within the unincorporated County. Staff provided the Commission with maps of Altadena and South San Gabriel. In addition, during the Commission's discussion it was mentioned that at a future date the County might have to look at placing these facilities within high-residential neighborhoods. Therefore, the maps show any properties zoned R-3 within these communities.

Feasibility of Ordinance for Rural Areas

The draft ordinance is geared towards urban areas, as not much commercial or industrial zoned property is located within rural areas. The Commission asked for the feasibility of an ambulance services ordinance for the rural areas. Currently Ordinance Studies is working with Community Studies North on developing new zones to be implemented with the

adoption of the revised Antelope Valley Area Plan. A new Rural Commercial Zone will be able to accommodate ambulance emergency services facilities when that Plan and associated zones are adopted. However, this only includes those properties located within the Antelope Valley Area Plan. An additional study of the rural areas of the Santa Monica Mountains is required to determine how those rural areas can accommodate ambulance emergency services.

Consultation with Sheriff's Department

For consultation of the draft ordinance and CEQA documents staff used the e-consultation service developed by the Department of Regional Planning. The County Departments participating in this service are Public Works, Fire, and Parks and Recreation. Staff additionally forwarded this information to the Sheriff's Department. After receiving comments from the Commission that there were no comments from the Sheriff's Department, staff again contacted the Sheriff's Department asking for comments.

Number of Ambulances at Satellite Facilities

The draft ordinance is crafted so two ambulances are accommodated at a satellite facility. The Commission asked the testifier, James McNeil from Schaefer Ambulance, if two ambulances are adequate, or if the satellite offices should accommodate three ambulances. Mr. McNeil replied that the number of ambulances at each facility depends on the geographic area it serves and the number of residents the facility serves. From a facility standpoint, each additional ambulance brings two more employees to the facility with two more parking spaces required.

Mixed Use Developments

The draft ordinance lists Ambulance Services Facilities and Ambulance Emergency Services Facilities as commercial components not permitted within a mixed use development. At the hearing there was discussion about the sound of the sirens disrupting the residents, however, Title 7 of the County Code dictates when ambulances may use sirens. Staff's concern is that ambulance services are a 24-hour use that is not appropriate to be located within a mixed use development.

MODIFICATIONS TO DRAFT ORDINANCE

Definitions

Consolidated three definitions (ambulance emergency and nonemergency services – headquarters, ambulance emergency services – satellite offices, ambulance nonemergency services – satellite offices) into two (ambulance services facility, ambulance emergency services satellite facility).

Removed the term “authorized emergency transportation operator” and inserted the wording “for the purpose of responding to emergency calls” where the term authorized emergency transportation operator was previously mentioned in the definition of ambulance emergency services satellite facility.

Zones

Updated to reflect revised ambulance definitions.

Development Standards

Revised to include notification of other Departments.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission adopt the attached resolution and forward Project No. R2012-02415-(1-5) to the Board of Supervisors for consideration in a public hearing.

SUGGESTED MOTION

“I move that the Regional Planning Commission adopt the attached resolution and forward Project No. R2012-02415-(1-5) to the Board of Supervisors for consideration in a public hearing.”

Attachments:

Revised Draft Ambulance Services Ordinance
Revised Draft Resolution
GIS Maps

ORDINANCE NO. Draft

An Ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to permitting ambulance services within the unincorporated areas of Los Angeles County.

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

SECTION 1. Section 22.08.010 is amended to read as follows:

Chapter 22.08 - DEFINITIONS

22.08.010. A.

...

-- “Ambulance services facility” means a facility where business operations are conducted and ambulances or ambulettes, as those terms are defined in Title 7 of the County Code, are located. This is a 24-hour facility that may include sleeping facilities, locker room, restrooms with showers, and lunchroom. Ambulances and ambulettes may be washed and maintained at these facilities.

-- “Ambulance emergency services facility” means a satellite ambulance services facility operated by a non-public agency where ambulances are located and respond to emergency calls from a public agency, as required in Title 7 of the County Code, for the purpose of responding to emergency calls. This is a 24-hour facility that may include sleeping facilities, locker room, restrooms with showers, and lunchroom. Ambulances shall not be washed or maintained at these facilities.

-- . . .

SECTION 2. Section 22.28.060 is amended to read as follows:

Part 2 of Chapter 22.28 - C-H COMMERCIAL HIGHWAY ZONE

22.28.060 Uses subject to permits. Premises in Zone C-H may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and such permit is in full force and effect in conformity with the conditions of such permit for:

...

— Airports.

-- Ambulance emergency services facility

...

SECTION 3. Section 22.28.110 is amended to read as follows:

Part 3 of Chapter 22.28 - C-1 RESTRICTED BUSINESS ZONE

22.28.110 Uses Subject to Permits. Premises in Zone C-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

2. Services.

-- Air pollution sampling stations.

-- Ambulance emergency services facility

...

SECTION 4. Section 22.28.130 is amended to read as follows:

Part 4 of Chapter 22.28 - C-2 NEIGHBORHOOD BUSINESS ZONE

22.28.130 Permitted Uses. Premises in Zone C-2 may be used for:

...

2. Services.

-- Air-pollution sampling stations.

-- Ambulance emergency services facility, subject to Section 22.52.2800

(Ambulance Emergency Services Facilities – Development Standards)

...

SECTION 5. Section 22.28.180 is amended to read as follows:

Part 5 of Chapter 22.28 - C-3 UNLIMITED COMMERCIAL ZONE

22.28.180 Permitted uses. Premises in Zone C-3 may be used for:

2. Services.

-- Air-pollution sampling stations.

-- Ambulance emergency services facility, subject to Section 22.52.2800

(Ambulance Emergency Services Facilities – Development Standards)

...

SECTION 6. Section 22.28.210 is amended to read as follows:

Part 6 of Chapter 22.28 – C-3 UNLIMITED COMMERCIAL ZONE

22.28.210 Uses subject to permits. Premises in Zone C-3 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Ambulance services facility.

...

SECTION 7. Section 22.28.230 is amended to read as follows:

Part 6 of Chapter 22.28 - C-M COMMERCIAL MANUFACTURING ZONE

22.28.230 Permitted uses. Premises in Zone C-M may be used for:

A. The following commercial uses:

...

2. Services.

-- Air-pollution sampling stations.

-- Ambulance emergency services facility, subject to Section 22.52.2800

(Ambulance Emergency Services Facilities – Development Standards)

...

SECTION 8. 22.52.260 is amended to read as follows:

22.28.260 - Uses subject to permits.

Premises in Zone C-M may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Ambulance services facility

...

SECTION 9. 22.52.1920 is amended to read as follows:

Part 18 of Chapter 22.52 - MIXED USE DEVELOPMENTS

22.52.1920 - Use exceptions.

A. The commercial component of a mixed use development allowed pursuant to Section 22.52.1910, shall not include any of the following uses:

-- Ambulance services facility.

-- Ambulance emergency services facility.

...

SECTION 10. Part 27 is added to Chapter 22.52 as follows:

Part 27 of Chapter 22.52 – AMBULANCE EMERGENCY SERVICES

FACILITIES

22.52.2800 – Development standards.

The following are mandatory development standards for approval of ambulance emergency services facilities, unless specifically modified by a conditional use permit pursuant to Part 1 of Chapter 22.56.

A. No more than two ambulances may be located on-site at any one time;

B. A designated parking space shall be provided for each ambulance located on-site;

C. The Director shall send copies of the application to the County Departments of Health Services, Fire, Public Works and Sheriff for their review and comments; and

D. A site plan approved by the Director is required. In making a decision on the application, the Director shall consider any written comments that he receives from the Departments notified pursuant to Subsection C above.

4/11/13

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearings on February 20, 2013 and April 24, 2013 for an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code relating to establishing a Ambulance Services Ordinance.

WHEREAS, the Commission finds as follows:

1. On July 17, 2012 the Board made a motion that the Department of Regional Planning revise Title 22 (Zoning Ordinance) to: 1) provide definitions of different types of emergency and nonemergency ambulance service facilities; 2) permit appropriate types of emergency ambulance service facilities to be located in specified commercial and manufacturing zones subject to a ministerial process; 3) provide appropriate permitting standards and processes applicable to nonemergency facilities in specified commercial and manufacturing zones; and 4) direct the Regional Planning Commission to conduct a public hearing and forward its recommendation on the proposed ordinance revisions to the Board for its consideration.
2. The Zoning Ordinance lists “ambulance services” as a service use in several commercial and industrial zones, but does not provide a definition of the use.
3. Ambulance services require a conditional use permit in zones Unlimited Commercial (C-3), Commercial Manufacturing (C-M), and Light Manufacturing (M-1). Ambulance services are permitted in zones Restricted Heavy Manufacturing (M-1½), Heavy Manufacturing (M-2), and Unclassified (M-3).
4. Division 2 of Title 7 of the County Code provides information on specific businesses that require business licenses. Title 7 includes Ambulances and Ambulettes. The proposed Title 22 amendment does not provide definitions of ambulance, ambulettes, or public agency but refers to the definitions in Title 7.
5. After researching ambulance facilities and consulting with the Department of Health Services, staff classified ambulance services into two categories: 1) ambulance services facility; and 2) ambulance emergency services facility.
6. The difference between ambulance services facilities and ambulance emergency facilities is that the ambulances at emergency service facilities are dispatched *for the purpose of responding to emergency calls*.
7. Expanding the definition of ambulance emergency service facilities to include “satellite offices” lessens the impacts to the surrounding neighborhoods. Satellite offices are smaller facilities that only have the ambulances and support facilities necessary to serve the adjacent neighborhoods. Adding development standards to the ordinance amendment allows approval by a ministerial process. This process improves the time required to obtain entitlements from the County.

Regional Planning Commission
 Ambulance Services Ordinance
 April 24, 2013

8. The proposed amendment to Title 22 contains definitions of ambulance services facility and ambulance emergency services facility, and provides zones where the uses are permitted or conditionally permitted. Where Title 22 currently allows “ambulance services” either permitted or conditionally permitted will now apply to “ambulance services facility.”
9. Ambulance services will be allowed in the following zones:

Use	C-H	C-1	C-2	C-3	C-M	M-1	M-1.5	M-2	M-3
Ambulance Services	N/A	N/A	N/A	CUP	CUP	CUP	P	P	P
Ambulance Emergency Services	CUP	CUP	P ¹	P ¹	P ¹	P ¹	P	P	P

10. The superscript in the use chart refers to a ministerial review of a emergency services facility project. The projects shall comply with the following, unless specifically modified by a conditional use permit: 1) no more than two ambulances may be located on-site at any one time; 2) a designated parking space shall be provided for each ambulance located on-site; 3) the Director shall send copies of the application to the County Departments of Health Services, Fire, Public Works and Sheriff for their review and comments; and 4) a site plan approved by the Director is required. In making a decision on the application, the Director shall consider any written comments that he receives from the Departments notified pursuant to the above.
11. The regulations within the proposed Ordinance expand and refine the existing regulations for ambulance services that are within the Zoning Ordinance. The specific regulations within the proposed Ordinance will supersede the general provisions related to ambulance services within the existing amendment.
12. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act reporting requirements. Potential impacts were evaluated and determined to be insignificant.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to ambulance services;
2. That the Board certify completion of and approve the attached Negative Declaration and find that the amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code will not have a significant effect on the environment; and
3. That the Board adopt the amendment as recommended by this Commission and amend Title 22 accordingly, and determine that the amendment is

Regional Planning Commission
Ambulance Services Ordinance
April 24, 2013

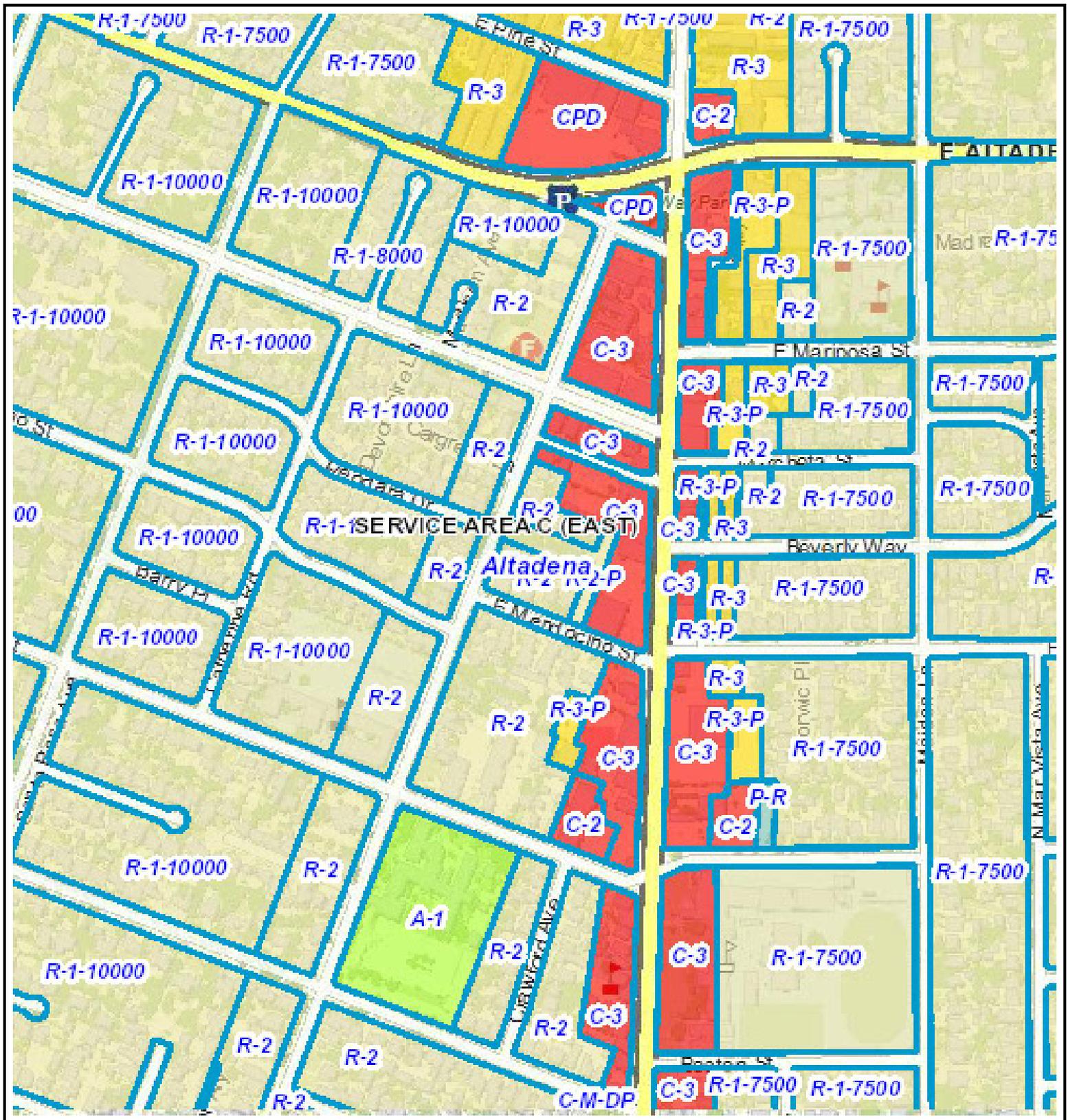
consistent with the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on April 24, 2013.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

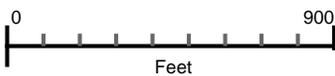
By _____
Jill Jones, Deputy County Counsel
Property Division

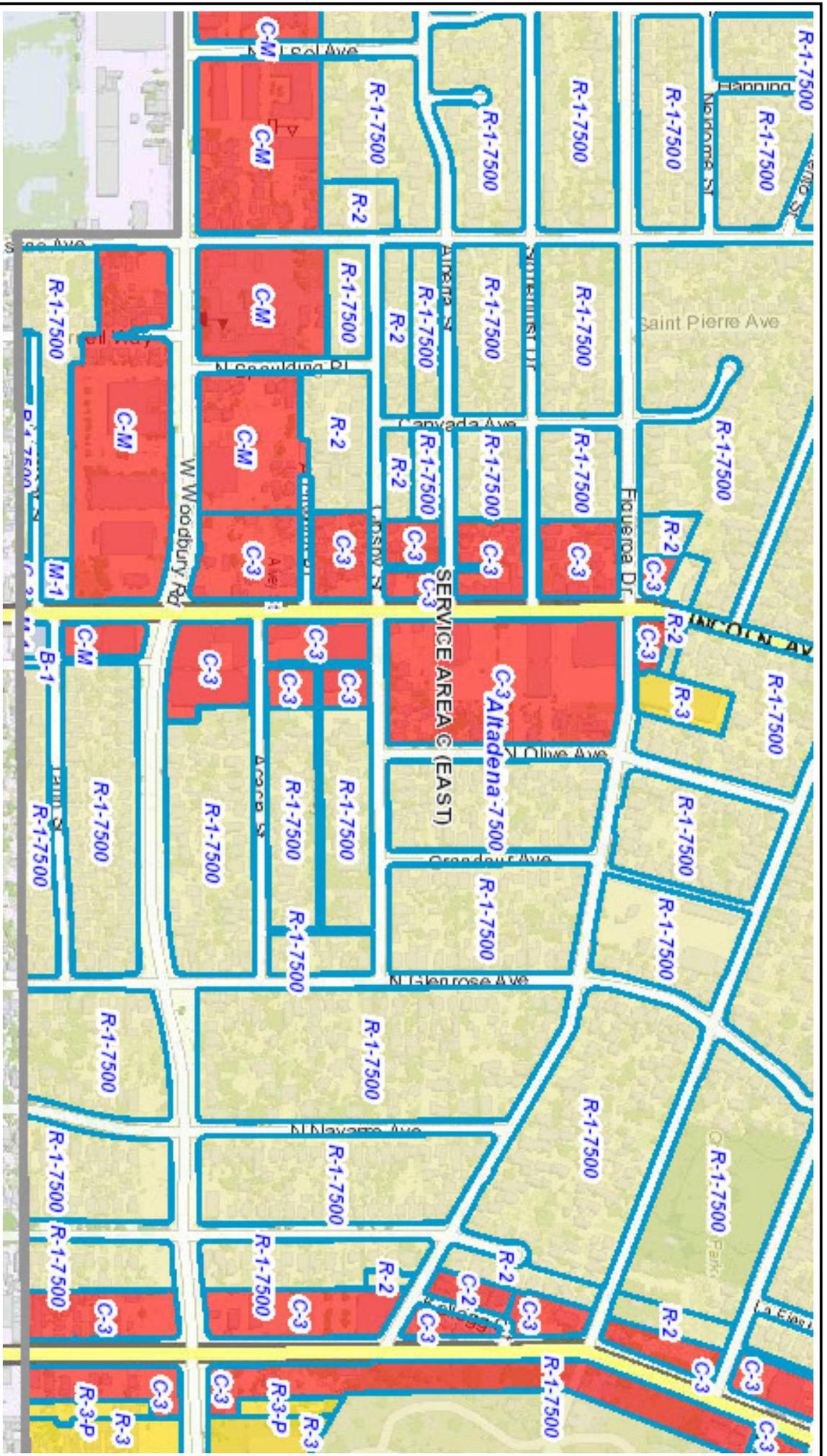


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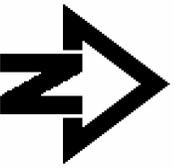
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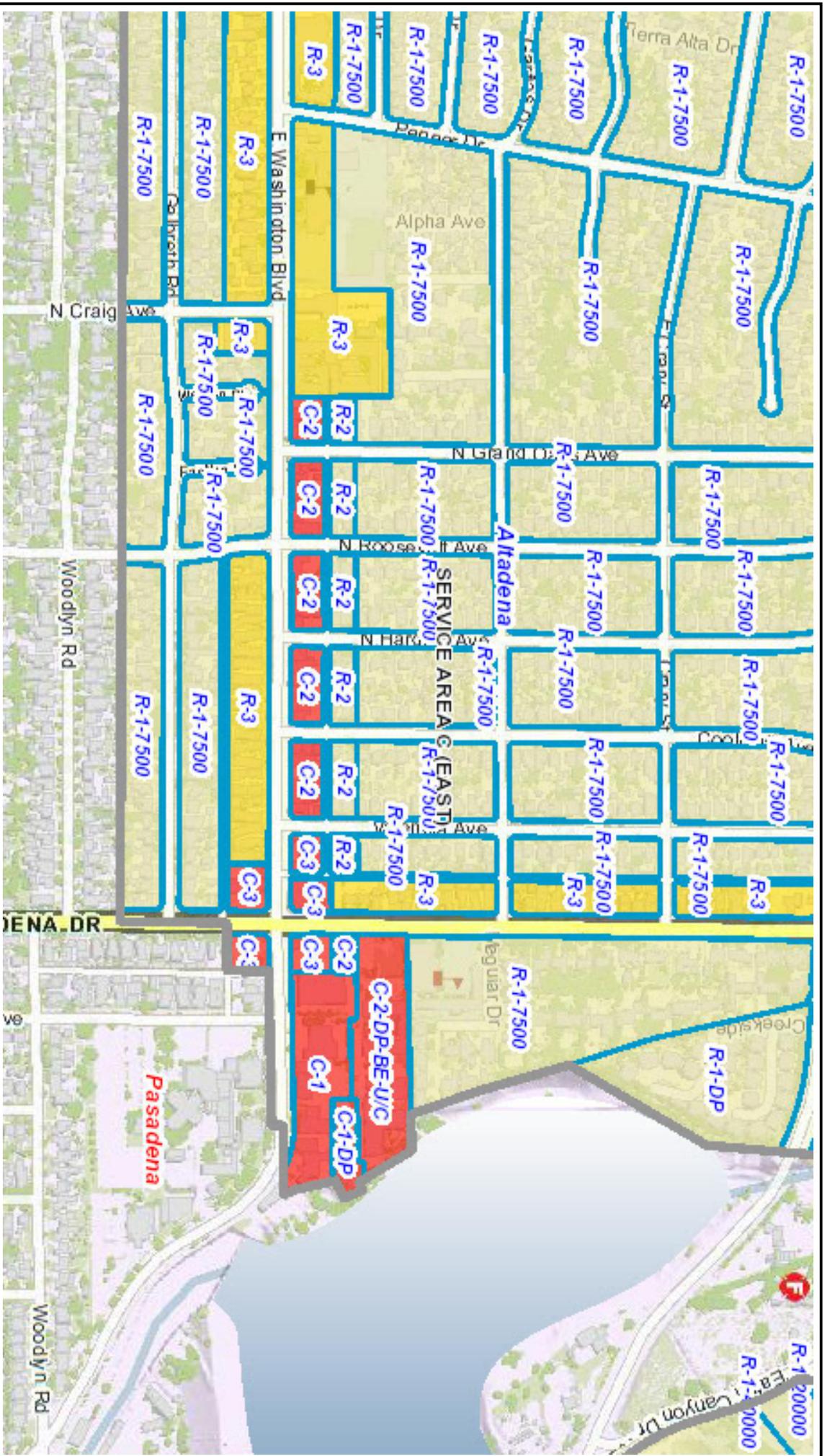
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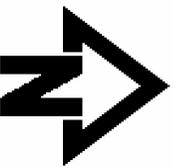
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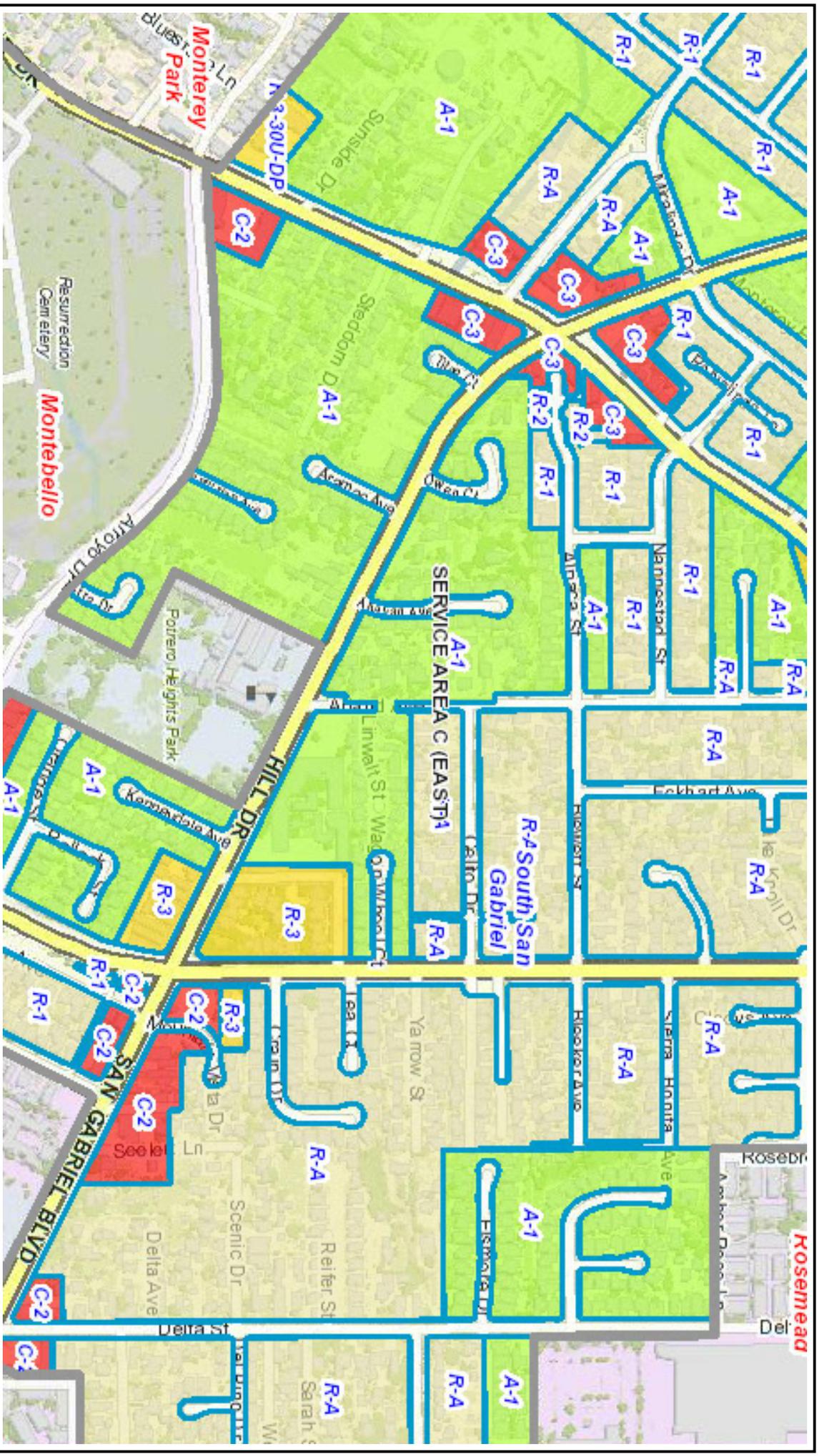
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