



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

May 23, 2007

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: 
Julie Moore, AICP, Head
Housing Section

**SUBJECT: DRAFT MIXED USE ORDINANCE RADV T2006-00009
MAY 30, 2007 CONSENT ITEM—AGENDA ITEM # 6**

On April 25, 2007, your Commission conducted a public hearing to consider the draft mixed use ordinance, and requested staff to prepare a final draft ordinance that addresses the changes recommended by staff and additional changes requested by the Commission.

The following is a summary of the changes made to the draft mixed use ordinance:

1. Completed minor editorial changes for clarity and consistency;
2. Included a requirement in Part 18 of 22.52 for a covenant for mixed use developments pursuant to the ordinance to ensure that future commercial uses adhere to the use exceptions specified in the proposed ordinance;
3. Added language indicating that the provisions of the draft ordinance do not apply to projects located in any of the following areas: Significant Ecological Area (SEA); Environmentally Sensitive Habitat Area (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25% or more; and on land not served by a public water and sewer system;
4. Added language to clarify that the projects allowed pursuant to this proposed ordinance are subject to a ministerial review;
5. Deleted Section 22.52.1940, and added the following uses to Section 22.52.1930:

--Airport.

--Amphitheaters.

--Archery ranges.

--Assaying.

--Athletic fields.

--Auction houses.

--Automobile rental and leasing agencies.

--Automobile sales.

--Automobile sightseeing agencies.

--Automobile supply stores.

--Bakery goods distributors.

--Beauty shops.

--Boat and other marine sales.

--Boat rentals.

--Circus.

--Communications equipment building.

--Dog kennels.

--Dog training schools.

- Dry cleaning establishments.
- Electric transmission substations and generating plants.
- Fraternity and sorority.
- Furniture transfer and storage.
- Golf course.
- Golf driving ranges.
- Heliport.
- Helistop.
- Hotels.
- Ice sales.
- Juvenile halls.
- Laboratories, research and testing.
- Landing strips.
- Lodge halls.
- Massage parlors.
- Medical marijuana dispensaries.
- Microwave stations.
- Mobilehome parks.
- Mobilehome sales.
- Mobilehomes for use by a caretaker and his immediate family.
- Mortuaries.
- Motels.
- Motion picture studios.
- Motorcycle, motorscooter and trail bike rentals.
- Motorcycle, motorscooter and trail bike sales.
- Oil wells.
- Parcel delivery terminals.
- Pet stores.
- Public utility service yards.
- Radio and television broadcasting studios.
- Recording studios.
- Recreational trailer parks.
- Recreational vehicle rentals.
- Recreational vehicle sales.
- Rental services.
- Rifle, pistol, skeet or trap ranges.
- Self-service storage facilities.
- Sewage treatment plants.
- Taxidermists.
- Temporary uses.
- Tire retreading or recapping.
- Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment.
- Trailer rentals.
- Trailer sales.
- Travel trailer parks.
- Truck rentals.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.
- Youth hostels.

Recommended Motion:

I move that the Regional Planning Commission APPROVE the revised draft mixed use ordinance, draft initial study and negative declaration, and draft resolution.

Should you have any questions, please contact me or Connie Chung at (213) 974-6425 or at jmoore@planning.lacounty.gov and cchung@planning.lacounty.gov.

Attachments:

1. Draft Revised Mixed Use Ordinance 5.23.07
2. Draft Resolution 5.23.07
3. Draft Initial Study and Negative Declaration 3.21.07

RH:JTM:cc