

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

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles conducted a public hearing on April 25, 2007 on amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code relating to vertical mixed use developments and joint live and work units;

**WHEREAS**, the Commission finds as follows:

1. There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents, a widespread lack of permanent housing with long-term affordability, and a need to develop strategies that encourage a diversity of housing types for different needs and levels of income;
2. Mixed use (commercial/residential) can offer many benefits to communities, such as providing much needed housing in areas that are appropriate to accommodate development, reducing traffic congestion by making amenities and neighborhood-serving commercial uses easily accessible to residential uses, revitalizing declining commercial areas by providing a critical mass of residents to keep commercial areas viable, and promoting the jobs-housing balance;
3. There is a need for a balanced response to the growing housing pressures in Los Angeles County and the need to remove unnecessary regulatory constraints to housing by facilitating multifamily housing opportunities in appropriate areas, while ensuring public health, safety and welfare, and keeping unsustainable, sprawling growth patterns in check;
4. There is a need to address regional housing needs throughout the unincorporated area;
5. The County Zoning Ordinance requires a conditional use permit (CUP) for mixed use (commercial/residential) projects in zones C-H, C-1, C-2, C-3 and C-M;
6. On April 11, 2002, at the request of the Board of Supervisors, the Department of Regional Planning (DRP), Department of Public Works, Community Development Commission and the Fire Department made recommendations to the Board to address unnecessary regulatory barriers to residential development, including to modify the commercial zones to allow residential development through a director's review;
7. On June 21, 2005, the Board of Supervisors instructed the DRP to report back on options for modifying the County's commercial zones for allowing residential and

mixed use projects through an administrative procedure, including provisions for maintaining the commercial uses along the County's major commercial corridors;

8. On September 15, 2005, the DRP reported back to the Board of Supervisors with a recommendation to consider a two step approach for residential and mixed use projects through an administrative procedure: 1) instruct the DRP to prepare a countywide ordinance to modify some or all of the commercial zones to permit vertical mixed use development through a director's review and include standards that will ensure the compatibility of uses and the creation of neighborhood-friendly mixed use buildings; and 2) instruct the DRP to review areas covered by community plans and community standards districts, upon completion of the ordinance, in order to apply a community-based approach to allow residential-only development in commercial zones through a director's review, where appropriate;
9. On September 27, 2006, the Regional Planning Commission (RPC) directed the DRP staff to prepare the draft ordinance that considers recommendations in the Board report, as well as opportunities for joint live and work units;
10. On April 25, 2007, the RPC held a public hearing to consider the draft mixed use ordinance, received testimony from two persons in opposition to the draft ordinance, and requested staff to prepare a final draft ordinance addressing the changes recommended by staff and additional changes requested by the Commission;
11. The proposed ordinance modifies basic commercial zones that currently allow multifamily residential uses with a conditional use permit (C-H Commercial Highway, C-1 Restricted Commercial Business, C-2 Neighborhood Business, C-3 Unlimited Commercial and C-M Commercial Manufacturing), to allow vertical mixed use developments and joint live and work units that comply with specified use exceptions, development standards and performance standards, through a ministerial director's review;
12. The proposed ordinance is designed to work in conjunction with community-level provisions in Title 22, including Community Standards Districts and Transit Oriented Districts;
13. The proposed ordinance would streamline the development review process for modestly-scaled, mixed use projects;
14. The proposed ordinance introduces two new sections— Part 18 (Mixed Use Developments) and Part 19 (Joint Live and Work Units)—in Chapter 22.52, to implement use exceptions, development standards and performance standards for vertical mixed use developments and joint live and work units allowed through a ministerial director's review;

15. The proposed ordinance discourages mixed use projects 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;
16. The proposed ordinance provides the basic foundation for regulating mixed use projects in commercial zones and provides important flexibility to address the diverse housing needs and markets of the unincorporated areas;
17. The proposed ordinance restructures provisions in Title 22 of the Los Angeles County Code for ease of use, and amends existing references for internal consistency;
18. The proposed ordinance is compatible with and supportive of the policies of the Los Angeles County General Plan, the Community and Area Plans, and the Los Angeles County Housing Element in that it encourages mixed use projects in commercial areas, promotes the efficient use of land, provides flexibility in land use, and streamlines the housing development process in Los Angeles County;
19. The proposed ordinance is consistent with the goals and policies to promote infill housing, to allow residential uses in commercial zones in conjunction with commercial uses, and to revitalize declining commercial areas;
20. The proposed ordinance represents a balanced strategy for addressing the growing areawide housing shortage, while maintaining the quality of life in the unincorporated communities of Los Angeles County;
21. Vertical mixed use developments and joint live and work units are consistent with smart growth principles and have been shown to provide development that is more compatible than typical commercial development, enhance property values, and reduce traffic by providing housing conveniently located near employment opportunities, shopping and local services.
22. DRP staff surveyed other local jurisdictions and found that the proposed ordinance provisions are comparable to, and generally more modest than what other communities already allow;
23. An Initial Study was prepared for the draft ordinance amendments in compliance with the California Environmental Quality Act, which demonstrates that there is no substantial evidence that the amendments will have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared;
24. The RPC considered that mixed use projects are permitted through a ministerial review, provided that they meet all of the use exceptions, development standards and performance standards described in the project. In addition, the RPC

considered that the proposed ordinance clarifies that those mixed use projects that fall outside of those parameters are subject to a discretionary procedure and the appropriate environmental review, which would be evaluated on a project-by-project basis;

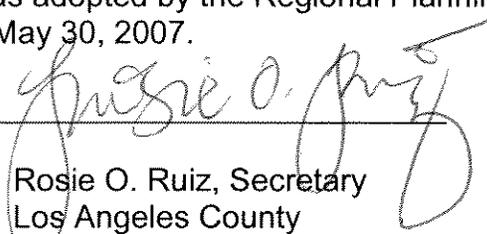
25. The RPC considered that there is research that suggests that mixed use projects exhibit fewer vehicle trips than single-use, free-standing sites, and that travelers' trip-making decisions are influenced by contextual factors, such as density, diversity of uses, etc.

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

1. That the Board hold a public hearing to consider the proposed ordinance amendments to Title 22 of the Los Angeles County Code that would implement a countywide ordinance to modify selected commercial zones to permit vertical mixed use developments and joint live and work units through a ministerial director's review;
2. That the Board certify the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment;
3. That the Board adopt the revised draft ordinance as recommended by this Commission, amend Title 22 accordingly, and determine that the amendments are consistent with the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on May 30, 2007.

By \_\_\_\_\_

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

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_

  
ELAINE LEMKE  
Principal Deputy County Counsel