

**SUMMARY OF PROCEEDINGS  
REGIONAL PLANNING COMMISSION  
AIRPORT LAND USE COMMISSION  
COMPACT LOT SUBDIVISION ORDINANCE  
PROJECT NO. R2009-00966-(1-5)**

**October 23, 2019 Regional Planning Commission Hearing**

At the public hearing on October 23, 2019, staff provided an overview of the Draft Ordinance. Staff presented the major elements and key components of the Draft Ordinance, including development standards and other requirements for future compact lot subdivisions. Staff also recommended non-substantive revisions to the Draft Ordinance in order to maintain internal consistency in Title 22 (Planning and Zoning) of the County Code, align with the Technical Update (TU) format, and for clarity on required yards for existing, legally-built residences maintained onsite as part of a compact lot subdivision.

Discussion

Two individuals testified at the hearing and three letters were received. Both testifiers were in favor of the Draft Ordinance, with one of them suggesting that the ordinance should be expanded to allow compact lot subdivisions in the East Los Angeles Third Street Specific Plan, which has its own distinct transect zones and form-based code that supersede Countywide zoning regulations. Two comment letters supported the Draft Ordinance, with one from the Building Industry Association Los Angeles/Ventura Chapter suggesting that the ordinance should be further enhanced for optimal utilization. Staff also received one comment letter from a local resident in East Los Angeles in opposition of the Draft Ordinance. The letter expressed concern over the higher on-street parking demand in his neighborhood as the result of future compact lot subdivisions.

During the discussion, the Regional Planning Commission (RPC) commented that compact lot homes should be configured to be street-facing with features, such as front porches. Staff clarified that this would be recommended for projects as part of the design review.

The RPC also inquired about the intent of some proposed development standards, such as the maximum number of compact lots, the alternate zero lot lines, and the parking-only lot provisions. In regards to the maximum number of compact lots allowed to be created cumulatively on a parcel of land, staff responded that various factors, such as neighborhood characteristics, development potential on vacant and underutilized sites in existing, established communities, as well as technical issues such as trash collection were considered in determining the appropriate size and scale of future compact lot subdivisions. Staff responded that alternate zero lot lines ensure that each residence will have at least three sides that are open, which in turn enhances access to air, natural light, and outdoor space for the compact lot homes. Staff also responded that the parking-only lot configuration, while not suitable for all compact lot subdivision project sites, potentially lowers construction costs and provides greater flexibility for site layout and unit configuration.

The RPC also asked staff to clarify how the Draft Ordinance would interact with other concurrent efforts on affordable housing preservation. Staff responded that the Affordable Housing Preservation Ordinance is currently in development. With the recent passage of Senate Bill (SB) 330 (effective January 1, 2020), local jurisdictions including the County will also be subject to a state-mandated “no net loss” policy. As the County develops policies and strategies to maintain the supply of lower-cost housing to avoid displacement of tenants or the loss of affordable units due to new development, staff will ensure that future compact lot subdivisions will not be inadvertently exempted from the relevant requirements.

The RPC also commented that Staff should continue to study zoning regulations in other jurisdictions as the County continues to address the housing needs through creative design and land use solutions.

The RPC closed the public hearing, and voted unanimously to recommend approval of the Draft Ordinance with non-substantive revisions recommended by Staff.

## **November 6, 2019 Airport Land Use Commission Hearing**

At the public hearing on November 6, 2019, the Airport Land Use Commission (ALUC) found that the Draft Ordinance is conditionally consistent with the Los Angeles County Airport Land Use Plan, with an amendment to the Draft Ordinance adding conditions of approval for future compact lot subdivisions within an Airport Influence Area to comply with Chapter 22.76 (Noise Insulation Program), and to require an aviation easement and real estate transfer disclosure notice. The ALUC also found that the Draft Ordinance is consistent with both the General William J. Fox Airfield Land Use Compatibility Plan and the Brackett Field Airport Land Use Compatibility Plan.