

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	Compact Lot Subdivision Ordinance: Proposed amendments to the Los Angeles County Code (Title 21 and Title 22) to establish provisions for compact lot subdivisions in the multi-family residential zones in the unincorporated areas of Los Angeles County. A “compact lot subdivision” is a land division that creates fee-simple, single-family residential lots, known as “compact lots” that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet.
REQUEST:	Approval and adoption of the Ordinance.
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Ms. Tina Fung at (213) 974-6417
RPC HEARING DATE(S):	October 23, 2019
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Ordinance.
MEMBERS VOTING AYE:	Commissioners Moon, Modugno, Smith, Louie, and Shell
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	<p>The Draft Ordinance amends Title 21 (Subdivisions) of the County Code to:</p> <ul style="list-style-type: none">• Exempt compact lots from the street frontage requirement; and• Establish special requirements for compact lot subdivisions. These special requirements include but are not limited to: 1) regulations to prohibit compact lot subdivisions in certain

areas; 2) additional information required to be shown on a parcel map, tentative map, and final map for the purposes of a compact lot subdivision; 3) maximum number of compact lots allowed to be created on a parcel; 4) regulations regarding features within a compact lot subdivision, such as walkways, landscaped buffer and strip; and 5) the requirement of a covenant or maintenance agreement for compact lot subdivisions with common use areas or common use amenities.

The Draft Ordinance also amends Title 22 (Planning and Zoning) of the County Code to:

- Specify that the development of single-family residences on compact lots are permitted in the multi-family residential zones: R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence), and R-4 (Medium Density Multiple Residence), subject to the approval of a Conditional Use Permit (CUP); and
- Establish new development standards for single-family residences on compact lots. These new development standards include but are not limited to: required lot area and lot width, setbacks, floor area, height, private usable open space, landscaping, tree planting, and parking.

MAJOR POINTS FOR:

The Draft Ordinance promotes affordable homeownership opportunities through the allowance of smaller, fee-simple lots with smaller single-family residences.

The Draft Ordinance promotes mixed income neighborhoods and a diversity of housing types to increase housing options for all economic segments of the population.

The Draft Ordinance promotes intergenerational neighborhoods and contribute to neighborhood stability by increasing homeownership opportunities.

The Draft Ordinance promotes smart growth by encouraging infill development on underutilized and vacant parcels in existing, established communities.

MAJOR POINTS AGAINST:

The Draft Ordinance requires less parking spaces for smaller single-family residences in a compact lot

subdivision compared to the number of parking spaces required for traditional single-family residences. This may lead to higher on-street parking demand in certain communities.