

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2009-00966
ADVANCE PLANNING CASE NO. RADV-201200008
ENVIRONMENTAL ASSESSMENT NO. RPPL2018005420**

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on October 23, 2019 to consider amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") related to compact lot subdivisions; and

WHEREAS, the Commission finds as follows:

1. There continues to be a housing affordability crisis in the County and a need to develop strategies that encourage a diversity of housing types for different needs and levels of income;
2. On February 4, 2014, the Board of Supervisors ("Board") adopted the Fifth Revision to the Housing Element ("Housing Element"), as required by the California Government Code ("Government Code"), commencing with Section 65580, also referred to as the State Housing Element Law. As one of the seven required elements of the County General Plan, the Housing Element serves as a policy guide outlining programs and strategies to encourage a diversity of housing types to meet the diverse housing needs of the unincorporated areas of the County.
3. One April 30, 2014, the state Department of Housing and Community Development ("HCD") certified the Housing Element.
4. Program 8 of the Housing Element commits the County to pursuing ordinance amendments to allow for compact lot subdivisions, formerly known as small lot subdivisions;
5. A compact lot subdivision is a land division that creates fee-simple, single-family residential lots that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet;
6. The proposed ordinance amends Title 21 (Subdivisions) of the County Code to:
 - a. Exempt compact lots from the street frontage requirement; and
 - b. Establish special requirements for compact lot subdivisions. These special requirements include but are not limited to: 1) regulations to

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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;

7. The proposed ordinance also amends Title 22 (Planning and Zoning) of the County Code to:
 - a. Specify that the development of single-family residences on compact lots are permitted in 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
 - b. 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;
8. The proposed ordinance will reduce unnecessary regulatory barriers and facilitate the development of a variety of housing types for all income levels, which is consistent with Section 65583(a)(5) of the Government Code, a part of the State Housing Element Law;
9. The proposed ordinance is compatible with and supportive of the goals and policies of the County General Plan and in particular, the Housing Element, in that it promotes mixed income neighborhoods and a diversity of housing types to increase housing choices for all economic segments of the population in the unincorporated areas of Los Angeles County;
10. At the public hearing, staff from the Department of Regional Planning ("Department") recommended additional non-substantive edits to the draft ordinance for consistency;
11. Pursuant to Sections 21.16.070 and 22.222.180 of the County Code, a public hearing notice was published in 12 local newspapers countywide, including the Spanish-language newspaper La Opinión. Copies of the public hearing notice and hearing materials were provided at all County libraries;

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12. An Initial Study was prepared for the proposed ordinance amendments in compliance with the California Environmental Quality Act (“CEQA”), and the initial study concluded that the proposed ordinance will not have a significant effect on the environment. Based on the Initial Study, the Department prepared a Negative Declaration for the proposed ordinance. The Commission finds that the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) will not have a significant effect on the environment pursuant to CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines; and

13. Pursuant to Section 21080.3.1 of the California Public Resources Code, formal notification of the proposed ordinance was mailed to various California Native American tribes that previously requested formal notification of proposed projects in geographic areas that are traditionally and culturally affiliated with the individual tribe prior to the release of the Negative Declaration. The Department received two written responses – one from the San Manuel Band of Mission Indians and the other from the Gabrieleno Band of Mission Indians – Kizh Nation. Since the proposed ordinance is a series of amendments to the County Code and does not involve any ground disturbance, the tribes neither expressed concerns nor requested further consultation. Future compact lot subdivisions proposed pursuant to the proposed ordinance will undergo site-specific environmental review, and may be subject to the tribal notification and consultation requirements accordingly.

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 certify completion of, and adopt, the Negative Declaration and find that the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) will not have a significant effect on the environment;

2. That the Board hold a public hearing to consider the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) to establish provisions for compact lot subdivisions in the unincorporated Los Angeles County; and

3. That the Board adopt an ordinance containing the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning), and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

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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 October 23, 2019.

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

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke
Assistant County Counsel
Chief Legal Counsel, Department of Regional Planning
County of Los Angeles