

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
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PROJECT DESCRIPTION	Rowland Heights Community Standards District Amendment: Prohibit living suites
REQUEST	Approval of the proposed amendments to Title 22 (Planning and Zoning Code)
LOCATIONS	Unincorporated community of Rowland Heights
STAFF CONTACT	Gina M. Natoli, MURP, AICP Supervising Regional Planner 213-974-3426, gnatoli@planning.lacounty.gov
RPC HEARING DATE	March 23, 2016
RPC RECOMMENDATION	Board of Supervisors public hearing to consider adoption of the amendment to Title 22 (Planning and Zoning Code)
MEMBERS VOTING AYE	Commissioners Louie, Pedersen, and Modugno
MEMBERS VOTING NAY	Commissioner Smith
MEMBERS ABSENT	Commissioner Pincetl
MEMBERS ABSTAINING	None
KEY ISSUES	<p>A living suite is a portion of a residence that includes a living room, kitchen, bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance.</p> <p>The Board of Supervisors approved the Living Suites Ordinance on September 29, 2015. The Living Suites Ordinance allows the development of living suites throughout the unincorporated areas of Los Angeles County in new planned communities in the Residential Planned Development (RPD) Zone. Establishment of living suites within a new planned community requires approval of a conditional use permit (CUP).</p> <p>Residents of Rowland Heights raised concerns at the 2015 Board hearing that living suites may not be appropriate for their community as they could potentially be inconsistent with the character of their community.</p> <p>The proposed ordinance would amend one section of Title 22 Planning and Zoning Code (Zoning Code) as</p>

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follows:

- Section 22.44.132 would be amended to prohibit the establishment of living suites, as defined by the Living Suites Ordinance, throughout the Rowland Heights Community Standards District.

**MAJOR POINTS IN
SUPPORT**

The proposed ordinance will help maintain the single-family residential character of the community. Over 97 percent of Rowland Heights is zoned for by-right single-family residential housing.

The proposed ordinance will help to restrict multiple-family housing to those areas already designated with high-density residential land use categories, where infrastructure is in place to support such development.

The proposed ordinance helps protect industrial lands from conversion to non-industrial uses by removing one incentive for converting industrial lands to residential uses.

MAJOR POINT AGAINST

Real estate developers and realtors have found that dwelling units with living suites are popular with home-buyers, especially multigenerational families who need flexible living arrangements. Living suites are likely to become more popular as demographic trends make multi-generational families more common, but with the prohibition this housing type will not be available in Rowland Heights.