Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 17, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section

SUBJECT: TECHNICAL UPDATE TO TITLE 22
PROJECT NO. R2011-00518-(1-5)
ADVANCE PLANNING CASE NO. 201100007
July 30, 2014 – AGENDA ITEM #6
(Continued from June 18, 2014)

At the June 18, 2014 public hearing, Ordinance Studies Section Staff (OS Staff) presented your Commission with Division 8 and Division 9 of the Technical Update to Title 22. Today, OS Staff presents Division 3 - Zones and Division 7 - Standards for Specific Uses. At the conclusion of today's public hearing, OS Staff recommends that your Commission continue the public hearing until August 20, 2014 or to a later date certain, where the remaining portions of the Technical Update will be presented.

<u>July 30, 2014 Technical Update Public Hearing</u>

The overall objective of the Technical Update is to reorganize, clarify, and simplify the existing code. Division 3 and Division 7 achieve this objective by:

1. Consolidating the lengthy lists of individual uses from the existing code into easy-to-read use tables;
2. Centralizing standards for specific uses; and
3. Clearly identifying when development standards apply for an individual use in a zone.

Division 3

Division 3 consolidates the voluminous lists of individual uses from the existing code and reorganizes them into easy-to-read use tables. In the existing code, most of the zones list each individual use that is allowed and, across zone groups, additional uses are permitted as the zones become more intensive. These result in volumes of repetition among the zones across the zone group. For example there are 330 individual uses in the Commercial Zone Principal Use Regulation Table. The chart, below, calculates the number of repeated use listings across selected Commercial Zones.

Zone	Number of Uses Allowed	Number of Additional Uses from Previous Zone	Number of Uses Repeated from Previous Zone
C-1	174	-	-
C-2	186	12	174
C-3	265	79	186
C-M	308	43	265
Number of Repeated Uses Removed by the Use Table			625

The Technical Update introduces 11 use categories to the use tables in Division 3. The existing code has 800+ specific uses, typically listed in alphabetical order. While lists of uses provide certainty to whether or not a use is allowed, these lists require that the exact phrase be located. For example, optical good manufacture is listed as an allowed use, however eye glasses or glasses manufacture is not. In the Technical Update manufacturing uses would be located in the Industrial use category. That category can be scanned to see where the use is permitted. Incorporating use categories facilitates a more user-friendly format for finding individual uses in the use tables.

By converting the lists of individual uses into use tables and incorporating use categories, the Technical Update reduces repetition and provides a clear representation of the uses allowed in and compared to similar zones.

Division 7

Division 7 centralizes standards for specific uses. In the existing code, individual uses with additional development standards or operating regulations are distributed across Title 22. The standards are currently located in (1) general regulations for each zone group, (2) a specific zone, (3) a specific use or (4) a specific permit. For example:

Use	Location of Standards
Large Family Child Care Homes	Residential Zone Group General Regulations
Secondhand Stores	Zone C-2
Automobile Dismantling Yards	Regulations for Specific Uses
Alcohol Sales	Conditional Use Permit

By centralizing standards for specific uses, the result is a more user-friendly Title 22 for both the Department and the public.

Relation Between Division 3 and Division 7

Together, Division 3 and Division 7 clearly identify when development standards apply for a specific use in a specific zone. The use tables in Division 3 refer to an exact section in Division 7 in the "Additional Regulations" column. The corresponding section in Division 7 states which zones the development and/or operating standards apply. Even where not explicitly stated in Division 3 or Division 7, the Technical Update maintains the Department's current flexibility to apply standards for specific uses for discretionary reviews.

Additional Notes for Division 3 and Division 7

In order to streamline Title 22, the Technical Update proposes to delete several zones: Zones A-C (Arts and Crafts), A-2-H (Heavy Agriculture Including Hog Ranches), Zone P-O (Unlimited Residence – Professional Office) and M-4 (Unlimited Manufacturing). Although parcels were mapped with these zones in the past, those parcels have since been rezoned. Because they

are no longer mapped in unincorporated Los Angeles County, they are recommended for deletion.

Since May 12, 2012, when your Commission last saw a full draft of "Zones" and "Standards for Specific Uses", OS Section updated the drafts per the following:

1. Existing language for use listings in Division 3 was restored. Any changes to existing use listing language are for clarification.
2. Applicability subsections were added for uses in Division 7 in order to clarify which zones the standards apply to.
3. Definitions relating to a specific use have been moved to Definitions chapter (Division 2).
4. Standards from recent ordinances (Ambulance Services, Tasting Rooms, and Secondhand Stores) have been added.
5. Application materials that are required for specific uses have been removed; they will be on separate checklists.
6. Fonts in charts were changed for easier readability.
7. The number of use categories was reduced from 15 to 11.

Environmental Document

This project is categorically exempt from CEQA requirements per State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and per Guidelines Section 15061(b)(3). The project is administrative in nature and has no physical effect on the environment.

Public Notification

On May 16, 2014 notice of public hearing was published in the Antelope Valley Press and the LA Times. On May 17, 2014 and May 20, 2014, notice of public hearing was published in LA Opinion. On May 19, 2014, OS Staff sent a courtesy public hearing notice to 1,800 emails. These emails include community groups, the 88 cities in incorporated Los Angeles County, and the contact list from the Green Building Program. On June 18, 2014, the Commission continued the public hearing to July 30, 2014, a date certain. On July 17, 2014, sent a courtesy public hearing notice to 1,600 emails.

Public Comments

No public comments were received on Division 3 or Division 7 at the time of this report.

Staff Recommendation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

OS Staff recommends that the public hearing on the Technical Update to Title 22, referred to as Project Number R2011-00518(1-5), be continued to August 30, 2014 and that the focus of that hearing be Divisions 1, 2, 4, 5 and 6.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THIS MATTER, THE TECHNICAL UPDATE TO TITLE 22, TO August 30, 2014 AND THAT THE FOCUS OF THAT HEARING BE DIVISIONS 1, 2, 4, 5 and 6.