

Title 22 Tune Up (2020-2021 Cycle)

List of Amendments

AMENDMENT	REASON
All throughout Title 22	
Correct typos with internal code references.	Corrections.
Division 2	
Add “ridgeline” and “significant ridgeline” definitions.	Redundancy. Definitions are pulled from several CSDs (Sections 22.304.060, 22.306.020, 22.322.020, 22.334.020, and 22.336.060).
Remove certain land use terms relating to Outdoor Advertising Signs from Section 22.14.150 (O).	Redundancy. Redundant with the terms listed under Signs, outdoor advertising under Section 22.14.190 (S).
Clarify the definition for landscaping under Significant Ecological Areas in Section 22.14.190 (S).	Clarification.
Add “heritage oak tree” to definition	Clarification.
Division 3	
<p>Agricultural and Resource-based Zones (Ch 22.16), Residential Zones (Ch 22.18), and Commercial Zones (Ch 22.20):</p> <ul style="list-style-type: none"> • Remove lines for Large Family Child Care Homes, combine Large with Small Family Child Care Homes, and make them P as permitted by right in an approved residential use. • Add one cargo shipping container to the Accessory Uses Table, with a Site Plan Review (SPR) requirement and a reference to Division 7. 	<ul style="list-style-type: none"> • Consistency. State law: SB 234 for large family day care homes. • Clarification. To clarify that the review is ministerial for one cargo shipping container.
<p>Industrial Zones (Ch. 22.22):</p> <ul style="list-style-type: none"> • Add incidental repair to truck sales and rentals. • Add truck and bus repair. • Add cargo shipping containers to the Accessory Use Table, with a SPR requirement and a reference to Division 7. 	<ul style="list-style-type: none"> • Correction. Truck and bus repair and incidental repair were previously in Title 22 prior to 2015. • Clarification. To clarify that the review is ministerial for cargo shipping containers.
<p>Rural Zones (Ch 22.24):</p> <ul style="list-style-type: none"> • Remove lines for Large Family Child Care Homes, combine Large with Small, and make them P as permitted by right in an approved residential use. • Add water infrastructure uses. 	<ul style="list-style-type: none"> • Consistency. State law: SB 234 for large family day care homes. • Correction. Water infrastructure uses were inadvertently omitted with the Antelope Valley Area Plan Update Zoning Consistency Ordinance.

<ul style="list-style-type: none"> • Add trailer rentals and sales, limited to utility and equestrian trailers with a two tons limit. • Add truck repair. • Change P to SPR for cargo shipping containers. 	<ul style="list-style-type: none"> • Correction. Trailer rentals and sales were inadvertently omitted with the Antelope Valley Area Plan Update Zoning Consistency Ordinance. • Correction. Truck repair inadvertently omitted with previous Title 22 Update. Consistency. For Cargo shipping containers in Division 3 to be consistent with Division 7.
<p>Mixed Use Zone (Section 22.26.030):</p> <ul style="list-style-type: none"> • Remove lines for Large Family Child Care Homes, combine Large with Small Family Child Care Homes, and make them P as permitted by right in an approved residential use. 	<p>Consistency. State law: SB 234 for large family day care homes.</p>
<p>Establish the hierarchy of Setback Districts (Ch. 22.78) over base yard setbacks for the Residential Zones.</p>	<p>Clarification on which provision apply before another provision.</p>
<p>Clarify for Zone C-R that sales and service uses may be established on a lot of at least one acre, and for all other uses, a lot of at least five acres.</p>	<p>Clarification.</p>
<p>Clarify for Zone CPD that uses are subject to all development standards listed, and the Commission or Hearing Officer may modify the standards.</p>	<p>Clarification/correction by reverting to previous Title 22 language.</p>
<p>Remove all references to Zone SR-D in all regulations.</p>	<p>Outdated. Zone SR-D is no longer mapped since the adoption of the Santa Monica Mountains LIP.</p>
<p>Division 4</p>	
<p>Revert Purpose language for Coastal Development Permit (Chapter 22.56) to pre-2019 Title 22 language.</p>	<p>Correction. Any changes, even if technical, require review by the California Coastal Commission.</p>
<p>Add “Fourth Quarter” to LAWA Noise Contour Maps for the Noise Insulation Program (Chapter 22.78).</p>	<p>Streamlining. With the change, the GIS layer need to be updated only once a year, rather than updated four times a year with each new quarterly release.</p>
<p>Division 6</p>	
<p>Add language for Sight Distance to Chapter 22.110, which will cover all of Title 22, and remove sight distance language for Secondary Land Uses Under High-Voltage Transmission Lines in Division 7. Two sections are renumbered to insert Sight Distance before Modifications of Standards.</p>	<p>Streamlining. To avoid inserting the same language in a piecemeal manner throughout Title 22.</p>
<p>Update Required Parking Spaces Table in 22.112.070 to:</p>	<ul style="list-style-type: none"> • Correction. To preserve pre-2019 Title 22 language on parking for dormitories.

<ul style="list-style-type: none"> • Separate Dormitories from Clubs, Fraternity and Sorority Houses, and Hostels, and include a separate parking standard. • Remove duplicate line for Single Family Residences. • Add note on Minor Parking Deviation for eating establishments with off-site dining. 	<ul style="list-style-type: none"> • Redundancy. There are two lines for Single Family Residences in the Parking Table, just one is needed. • Clarification for eating establishments.
Clarify permitting requirements for most signs (SPR, MCUP, or CUP).	Clarification. This clarifies which signs require which review.
Division 7	
Add Zone R-A to Animal Keeping, Noncommercial (Section 22.140.070).	Correction. Inadvertently omitted with previous update to Title 22.
Add language on short-term supervision in the Industrial Zones for caretaker residence, and allow use of a RV as a substitute for a mobilehome (Section 22.140.140).	Clarification.
For most zones – Zones A-1 and A-2, all Residential Zones, all Commercial Zones, and all Industrial Zones, add clarifications to the permitting of cargo shipping containers, including permitting one with an SPR. Set a lot size limit of 2 acres and require a connection with a farming, agricultural, or noncommercial activity in Zones A-1 and A-2, and require that only temporary uses be in conjunction with storing building materials during construction in Residential and Commercial Zones.	Clarification. Incorporate Department policy memo on cargo shipping containers.
Remove Large Family Child Care Homes from Section 22.140.210.	Consistency. State law: SB 234.
Retitle Section 22.140.380 to “Mobilehomes Used as Temporary Residence,” make the existing provisions Subsection A, and make 22.246.080 on disaster housing Subsection B. Also, allow mobilehomes to be converted to an ADU after the construction of the primary residence is complete.	Reformatting/reorganization and Streamlining.
Correct outdoor displays in 22.140.420 to “all sales and displays shall be enclosed, except as...”	Correction.
Add Commercial Zones to Recreational Vehicle Parks (22.140.490), and exempt them from the five-acre lot size limit that applies to the other zones.	Clarification.

Replace specific zones from Section 22.140.580 on Single Family Residences with “all zones where permitted or conditionally permitted.”	Clarification. In order for SFR development standards, such as height, yard setbacks, etc., to apply beyond the Residential Zones. For zones that require a CUP, modifications will be addressed through the CUP or Housing Permit, or as part of a density bonus incentive.
Division 8	
Modify the Adult Business Permit (Chapter 22.150) so that it needs to meet standards, not findings, for a ministerial review.	Correction/clarification.
Replace “and” with “or” in Section 22.152.010 for an Animal Permit.	Correction.
Remove “good land use practice” and “good zoning practice” from Development Agreements (Chapter 22.162), Plan Amendments (Chapter 22.180), Zone Changes (Chapter 22.198), and Ordinance Amendments (Chapter 22.244 in Division 9).	Redundancy. Phrases are redundant with “public health, safety, and welfare.”
Revise the Administrative Oak Tree Permit in Chapter 22.174, as follows: <ul style="list-style-type: none"> • Add encroachment to one oak tree; • Add heritage oak as ineligible from this review, and require a discretionary review; • Remove the notification requirement; • Add development standards (some from Conditions of Approval); • Rename certain sections and subsections relating to Findings and Decision to exclude findings for Administrative Oak Tree Permits. 	Clarification. To clarify that the review is ministerial. Heritage oaks will be not be reviewed under the Administrative OTP, but will require discretionary review.
Remove every occurrence of “occupant” from Notification requirements.	Streamlining. “Occupant” is no longer used in practice for mailing due to inefficacy.
Revise the Special Event Permit Chapter in Chapter 22.188 as follows: <ul style="list-style-type: none"> • Add short-term “pop-up” retail/commercial uses with the exception of adult business as an eligible use for a Special Event Permit. • Remove the notification requirement for short-term events. • Change findings to development standards for short-term events; approval will depend on compliance 	Clarification/Streamlining. To clarify that the review is ministerial and does not require noticing and findings. Standards replace conditions. Also to address pop up retail within the scope of the SEP.

<p>with performance standards and no prior violations.</p> <ul style="list-style-type: none"> • Include inspections for Special Event Permits. 	
Update the operative date for the Urban Agriculture Incentive Zone Program (Chapter 22.192) to January 1, 2029.	Consistency. State law: AB 465.
Division 9	
Modify the required materials for an application to be complete from “any” to “all.”	Clarification.
Revert the time period for a sign posting from 14 days to 30 days.	Correction. To preserve pre-2019 Title 22 language.
Add “one time” for extensions for unused approvals.	Streamlining.
Move section on Bonds and Insurance from Chapter 22.246 to Chapter 22.222.	Reformatting/Reorganization.
Remove environmental review from the list of items that are prohibited from eligibility for a minor modification to a CUP in Chapter 22.236.	Streamlining. This provision has not been used in practice.
Revise the Review Authority for Modifications and Revocations (Chapter 22.238) so that all requests go to the Commission and only appeals go to the Board of Supervisors.	Streamlining.
Revise to state the date of decision on an Appeal (Chapter 22.240) is final 30 days after the appeal body adopts findings and conditions.	Clarification.
Revamp Chapter 22.246 and rename as “Additional Legislative Regulations.” There will be just two sections in this Chapter.	Reformatting/Reorganization.
Create new Chapters (22.260 through 22.266) for the remaining four sections in Chapter 22.246 relating to program fees.	Reformatting/Reorganization.
Remove Large Family Child Care Homes along with the SPR, and Appeal Fees from the Filing Fee Schedule in 22.250.010.	Consistency. State law: SB 234.
Division 10	
Add adoption dates for CSDs in Section 22.300.030.	Correction.
Fix the subsection headings for cargo shipping containers and dogs under Zone Specific Development Standards in Agua Dulce CSD (Chapter 22.304).	Reformatting.

<p>Add references to Setback Districts (Chapter 22.72) in the Altadena (Ch. 22.306), East Los Angeles (Ch. 22.316), East Pasadena-South San Gabriel (Ch. 22.318), and Walnut Park (Ch. 346) CSDs.</p>	<p>Correction.</p>
<p>Add Zone R-3 to yard requirements in Zone Specific Development Standards for Florence-Firestone CSD (Chapter 22.324).</p>	<p>Correction.</p>
<p>Division 11</p>	
<p>Establish new Division 11 and create new chapters for non-Coastal Specific Plans. Specific Plans for coastal areas will remain in Chapter 22.44.</p>	<p>Reformatting/Reorganization.</p>