



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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February 23, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON TITLE 22 TUNE UP ORDINANCE
PROJECT NO. 2020-001427-(1-5)
ADVANCE PLANNING CASE NO. RPPL2019006515
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

The recommended action is to amend Title 22 (Planning and Zoning) of the Los Angeles County Code with the Title 22 Tune Up Ordinance (Ordinance) to make modifications where necessary to correct discrepancies and typographical errors, clarify provisions, remove redundant language, streamline procedures, remove outdated provisions, reformat/reorganize sections for readability, and be consistent with State law and other County regulations. A project summary and a comprehensive list of amendments are included as Attachment 1 and Attachment 2.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Find the adoption of the Title 22 Tune Up Ordinance is exempt from the California Environmental Quality Act (CEQA);
2. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2019006515) as recommended by the Regional Planning Commission (RPC), and with modifications as proposed by the Department of Regional Planning staff (staff); and

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3. Instruct County Counsel to prepare the necessary final documents amending Title 22 of the County Code and bring them back to the Board for their consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

After the new Title 22 became effective on February 29, 2019, the Department of Regional Planning (DRP) undertook a year-long internal process to collect staff comments on possible errors, the need to clarify certain provisions, and changes to State law that impact Title 22. On December 11, 2019, the RPC initiated a process to make corrections to Title 22 on a periodic basis. The corrections ensure that Title 22 is coherent, error-free, implementable, and consistent with State law and other County regulations. DRP anticipates an annual or periodic clean-up ordinance process, such as this one, to implement additional clarifications and corrections to keep the Planning and Zoning Code current and accurate.

Key Components

Corrections of Discrepancies and Typographical Errors

The proposed Ordinance corrects a number of sections that contain typographical errors. For example, Section 22.110.090 refers to Section 22.110.030.D, and the subsection should be corrected from D to E.

In addition, the proposed Ordinance corrects review types for certain land uses (for example, it makes consistent the review requirements for cargo shipping containers), and adds missing uses (for example, it adds in truck repair and utility trailer rentals and sales to the Rural Zones, or adds Zone R-A for noncommercial animal keeping). These missing land uses are also appropriate for those zones and have the same impacts as other similar uses (i.e., auto body shops in Zone M-1 and RV/truck sales and rentals in Zone C-RU) that are permitted in the zones.

Clarification of Provisions

The proposed Ordinance adds clarifying language to resolve inconsistencies and ambiguity. For example, the proposed Ordinance clarifies that Setback Districts supersede Residential Zone development standards for yards, including within the Community Standards Districts. In some instances, the proposed Ordinance restores language from older versions of Title 22, where the meaning was more coherent (for example, Section 22.20.090 on Commercial Planned Development Zone).

In addition, the proposed Ordinance clarifies regulations for several land uses in Divisions 3 and 7. For example, recreational vehicle (RV) parks in Commercial Zones are currently described solely as part of mobilehome parks. The proposed Ordinance clarifies that RV parks can also be permitted as a stand-alone use, and further aligns the standards for stand-alone RV parks with RV parks that are part of mobilehome parks.

In addition, the proposed Ordinance removes noticing and findings, and adds objective development standards for Administrative Oak Tree Permits, Adult Business Permits and

Short-Term Special Event Permits, to clarify that they are ministerial reviews. To address the concerns raised by the RPC at their public hearing, and as directed, the proposed Ordinance also changes the requirements for a heritage oak tree associated with a single family residence from an Administrative Oak Tree Permit to a discretionary process. Also, the proposed Ordinance adds language to the applicability of the review of signs in the Sign Chapter (Chapter 22.114) to specify the signs that qualify for a Ministerial Site Plan Review, Minor Conditional Use Permit, or Conditional Use Permit.

Furthermore, the Ordinance clarifies that the decision on appeals (Chapter 22.240) becomes final 30 days after the final findings and conditions have been adopted by the appeal body. This clarification was at the request of County Counsel.

Removal of Redundant Language

The proposed Ordinance also consolidates terms and phrases that are repeated multiple times or are redundant in Title 22. For example, the definition of “ridgelines” is included in many Community Standard Districts but will now be included just once in Division 2 (Definitions).

Streamlining of Procedures

In order to be consistent with Public Works’ requirements for maintaining sightlines, the proposed Ordinance adds language to Title 22 that apply to all development projects. In the past, Public Works requested that DRP insert this language in every Title 22 ordinance submitted for their review. Adding in a blanket statement that applies across all projects subject to Public Works’ review will more efficiently serve their request.

Removal of Obsolete Zone

The proposed Ordinance removes the Scientific Research and Development (SR-D) Zone and all its references from Title 22, as this zone is no longer mapped in the unincorporated areas of the County. Previously, a few properties in the Santa Monica Mountains were zoned SR-D, until DRP rezoned them with the 2016 Santa Monica Mountains Local Implementation Program.

Reformatting/Reorganization of Sections

The proposed Ordinance moves and renumbers all non-Coastal Specific Plans to a new Division 11 with their own Chapters. Currently, all Specific Plans are arranged by sections under one Chapter (Chapter 22.46), and this arrangement in the online version of the County Code requires extensive scrolling through hundreds of sections to find a particular Specific Plan or one of its sections. No text changes are proposed as part of this reorganization, except numerical updates to internal section references in the East Los Angeles Third Street Form Based Code Specific Plan and the Universal Studios Specific Plan. All Coastal Specific Plans will remain with their current Chapter and Section numbers in Title 22.

The proposed Ordinance also reorganizes Sections 22.246.040 through 070 on various special project financing provisions, including development fee programs, into new Chapters, and relocates Bonds and Insurance to Administrative Procedures (Chapter 22.222).

Furthermore, the proposed Ordinance moves Section 22.246.080 on temporary housing to Division 7 (Standards for Specific Uses) as it relates to the temporary use of mobilehomes and renames the heading in Section 22.140.380 to accommodate all types of mobilehome uses.

Compliance with State Laws and Other County Regulations

The proposed Ordinance amends Title 22 to comply with State law. For example, SB 234, which went into effect on January 1, 2020, authorizes large family child care homes to be treated in the same manner as small family child care homes, in that no discretionary review or development standards shall be applied to differentiate between large and small family child care homes. The proposed Ordinance removes development standards for buffering and employee parking for large family childcare homes since these standards do not apply to small family childcare homes. Furthermore, the proposed Ordinance ensures that these uses are subject to a Ministerial Site Plan Review.

Implementation of Strategic Plan Goals

Adoption of the proposed Ordinance will promote Goal III – Realize Tomorrow’s Government Today, through Strategy III.3 – Pursure Operational Effectiveness, Fiscal Responsibility, and Accountability. Having a clear and implementable Planning and Zoning Code that is error-free will improve operational effectiveness of planning services by the County to its constituents.

FISCAL IMPACT/FINANCING

Adoption of the proposed Ordinance will not result in additional costs to the County. Implementation and enforcement of the Ordinance is an ongoing responsibility of DRP, and thus covered by DRP’s operating budgets.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by the RPC on October 14, 2020, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code and Section 65856 of the California Government Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

This project qualifies for a Categorical Exemption under Section 15305 (Class 5 Exemption – Minor Alternations in Land Use Limitations) and the project also qualifies for an exemption under Section 15061(b)(3) of the CEQA and the County environmental guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Ordinance will not significantly impact County services.

The Honorable Board of Supervisors

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For further information, please contact Bruce Durbin, Supervising Regional Planner, at (213) 974-6432 or bdurbin@planning.lacounty.gov.

Respectfully submitted,



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Director of Regional Planning

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Attachments:

1. Project Summary
2. List of Proposed Changes
3. Proposed Ordinance
4. RPC Hearing Proceedings
5. RPC Resolution
6. Notification List (emailed)

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Public Works

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