

**From:** [Jose Suarez](#)  
**To:** [Alyson Stewart](#)  
**Cc:** [Art Vander Vis](#); [Toan Duong](#); [Phoenix Khoury](#); [Jeff Pletyak](#); [Kent Tsujii](#)  
**Subject:** RE: Response to Comments on Title 22 Tune Up Ordinance  
**Date:** Thursday, September 24, 2020 3:30:05 PM  
**Attachments:** [Tune Up Ordinance Response Letter to DPW\\_09222020.pdf](#)  
[image002.png](#)  
[image003.png](#)

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Hi Alyson,

Thank you for checking with us and providing a response to our concerns. We are in accordance with the responses and have no further comments.

Thank you,

Jose L. Suarez, P.E.  
Senior Civil Engineer  
Los Angeles County Public Works  
Office: (626) 458-4932



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**From:** Alyson Stewart <[astewart@planning.lacounty.gov](mailto:astewart@planning.lacounty.gov)>  
**Sent:** Tuesday, September 22, 2020 5:35 PM  
**To:** Art Vander Vis <[AVANDER@dpw.lacounty.gov](mailto:AVANDER@dpw.lacounty.gov)>; Toan Duong <[TUDUONG@dpw.lacounty.gov](mailto:TUONG@dpw.lacounty.gov)>  
**Subject:** Response to Comments on Title 22 Tune Up Ordinance

Hi Art and Toan,

We are submitting a response letter to address the two concerns raised by Public Works on the Title 22 Tune Up Ordinance during review in August.

We want to ensure both issues are resolved. We would like to proceed with October 14 at RPC.

Thank you,

Alyson Stewart  
Senior Planner  
County of Los Angeles  
Department of Regional Planning  
Telework: (818) 334-2851

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**<https://census.lacounty.gov>**



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

September 22, 2020

To: Arthur Vander Vis  
Land Development Division  
Department of Public Works

From: Bruce Durbin  
Advance Planning Division - Ordinance Studies  
Department of Regional Planning

**ADVANCE PLANNING PROJECT (RPPL2019006515)  
TITLE 22 TUNE UP  
ORDINANCE CYCLE 2020-2021**

We received your letter dated August 31, 2020 with comments on the draft of the above-referenced project. This letter is in response to the two comments raised in your letter.

1. Driveways.

This is in response to Phoenix Khoury's comment. After discussion with the project working group, the group reached consensus that it was best to remove the proposed language on driveway widths from the ordinance for this 2020-2021 cycle. Language was originally inserted to codify Fire Department's requirements, but it turns out there could be unintended consequences for development potential of flag lots and compact lot subdivisions. Further discussions with Public Works and the Fire Department would need to occur prior to addressing this issue in a future cycle.

2. Conversion of LOS to VMT for traffic studies.

This issue was raised by Kent Tsuji. However, this comment is specific to the Marina Del Rey Specific Plan (Sections 22.46.1180 and 22.46.1190). Any changes to code text that requires review and certification by the California Coastal Commission, including LIP and Specific Plans, are outside the scope of this Ordinance project. Rob Glaser of the Coastal Section has indicated that a separate update is planned for the Coastal Specific Plans in the near future, and this issue will be addressed as part of that update. The Section is already implementing the SB 743 guidelines for review of Coastal projects.

Thank you for the opportunity to comment on the ordinance. If you have any further questions, you may contact Alyson Stewart at [astewart@planning.lacounty.gov](mailto:astewart@planning.lacounty.gov).

BD:as



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 31, 2020


IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Bruce Durbin  
Advance Planning Division - Ordinance Studies  
Department of Regional Planning

Attention Alyson Stewart

FROM: Arthur Vander Vis   
Land Development Division  
Department of Public Works

**ADVANCE PLANNING PROJECT (RPPL2019006515)  
TITLE 22 TUNE UP  
ORDINANCE CYCLE 2020-2021**

Thank you for the opportunity to review the proposed project. This is a review of the technical updates to the Title 22 code approved in February 2019.

- Public Works has no conditions that need to be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

**1. Section 22.112.080, Parking Design, page 25**

- 1.1. Will the Flag Lots for Compact Lot Subdivision (Section 21.24.320) with three or more dwellings be required to meet the width and access requirements specified in Section 22.112.080 since these lots are limited in size and frontage access?

If you have any questions regarding comment 1.1, please contact Phoenix Khoury of Public Works, Land Development Division, at (626) 458-4921 or [pkhoury@pw.lacounty.gov](mailto:pkhoury@pw.lacounty.gov).

Bruce Durbin  
August 31, 2020  
Page 2

**2. Section 22.46.1180-A.10.b and e, Traffic Impact Analysis Report & Thresholds, and Section 22.46.1190-A.14.a Thresholds**

2.1. These sections refer to Level of Service for traffic-related studies. The language should be updated to correlate with the newly adopted Vehicle Miles Travelled as require by the State of California.

If you have any questions regarding comment 2.1, please contact Kent Tsuji of Public Works, Traffic Safety and Mobility Division, at (626) 300-4776 or [ktsuji@pw.lacounty.gov](mailto:ktsuji@pw.lacounty.gov).

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or [tduong@pw.lacounty.gov](mailto:tduong@pw.lacounty.gov).

JD:la

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