



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	November 26, 2019	
MEETING DATE:	12/11/2019	AGENDA 5 ITEM:
PROJECT NAME:	Periodic Technical Updates to Title 22	
PLAN NUMBER:	RPPL2019006515	
SUPERVISORIAL DISTRICT:	1-5	
PROJECT LOCATION:	Countywide	
PROJECT PLANNER:	Alyson Stewart, Senior Regional Planner astewart@planning.lacounty.gov	

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### **RECOMMENDATION**

Pursuant to Chapter 22,244 (Ordinance Amendments) in Title 22 (Planning and Zoning) of the County Code, the Department of Regional Planning staff ("Department") recommends the Regional Planning Commission instruct the Department to prepare technical updates to Title 22 on an annual or periodic basis, as needed, to ensure that Title 22 is consistent, coherent, error-free, and clear to interpret and implement.

Staff recommends the following motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION INSTRUCT THE DEPARTMENT OF REGIONAL PLANNING TO INITIATE AMENDMENTS TO TITLE 22 OF THE LOS ANGELES COUNTY CODE FOR TECHNICAL UPDATES ON A PERIODIC BASIS.**

### **PROJECT DESCRIPTION**

Staff recommends that the Department undertake a more frequent series of technical updates to Title 22 on, at minimum, an annual basis to make corrections for errors, omissions, and ambiguous language identified in Title 22. The update may also include amendments to make Title 22 consistent with State law and other County regulations. No major reorganization of content is proposed nor anticipated with these periodic updates.



No policy changes are proposed nor anticipated with these technical updates; policy changes will be handled as separate projects.

### **PROJECT BACKGROUND**

The most recent Technical Update to Title 22 was an ambitious, comprehensive, multi-year ordinance project that achieved the following objectives: reorganized content with new chapters, simplified code language, updated maps, corrected errors and omissions, streamlined administrative procedures, and removed obsolete and redundant regulations. The Technical Update to Title 22 was not intended to include policy updates or to change regulations. The Board adopted the new Title 22 on January 29, 2019, and the new Title 22 became effective on February 28, 2019. The Ordinance Studies Section apprised your Commission on implementation of this project on March 6, 2019.

Prior to the Technical Update of Title 22, a comprehensive update of Title 22 was completed in 1974. After the 1974 update, Title 22 remained functionally sound, however the laws and regulations of planning and development evolved and portions of Title 22 became complicated, unwieldy, or obsolete. In order to address the resultant inefficiencies in the administration and implementation of Title 22, the Board authorized the Zoning Code Streamlining Project on June 21, 2004. Subsequently, the Zoning Code Streamlining Project evolved into the Zoning Ordinance Update Program and further evolved into the Technical Update to Title 22 in 2011.

After the new Title 22 became effective in February 2019, Department staff identified, collected and documented comments and questions regarding possible errors and requests for clarifications on language in the 3,000-page final document. Ordinance Studies staff researched and responded to each comment or question. Technical comments were identified for inclusion in a future update, and policy comments were identified for further discussion and review. The length and complexity of the Technical Update to Title 22 project and its implementation highlighted the need for smaller and more frequent updates to Title 22 to make technical corrections. To address this need, the Department proposes to conduct periodic technical updates to Title 22 on an annual to biennial basis, as needed, so that Title 22 does not become static over several decades with subsequent ordinance amendments added in piecemeal fashion.

### **TIMELINE FOR PERIODIC TECHNICAL UPDATES**

Staff estimates that each update cycle in the proposed series of periodic technical updates to Title 22 will require no more than 12 months. For this next technical update project, the goal is to begin work immediately and have a de novo hearing at the Board of Supervisors before the end of 2020 so that the changes can go into effect by 2021. Unlike the Technical Update to Title 22 project that required more time to comprehensively reorganize content and streamline permits and procedures, this effort will be significantly smaller in scope to focus mostly on correcting errors, clarifying ambiguous language, and where necessary, restoring language from the previous Title 22.



Since the implementation of the new Title 22, Ordinance Studies has maintained a tracking log of comments and clarification requests submitted by Department staff, along with code references and follow-up responses. As of this date, about 100 comments have been submitted. If your Commission initiates the periodic technical updates, staff will collect comments and questions through the end of February 2020 to be considered for inclusion in the first of a series of periodic technical update cycles to Title 22. Any comments submitted after February 2020 will be considered in the next update cycle. Ordinance Studies staff will convene a group of staff representing various sections of the Department – similar to the “Focus Group” for the previous Technical Update to Title 22 project – to review the comment log and recommend a course of action to address each comment. The group will verify comments that are identified as technical, and review proposed language prepared by Ordinance Studies to ensure the language resolves the issues raised by the comments.

After all comments have been addressed, Ordinance Studies will prepare a draft ordinance with amendments to Title 22, send out the draft for internal review, and conduct public outreach – through presentations and social media – to explain the intent of the proposed changes. The goal is to bring the draft ordinance to your Commission for review and consideration sometime during Summer 2020, followed by the de novo hearing at the Board during Fall 2020. Since these periodic technical updates do not propose any policy changes, the CEQA exemption used for the previous Technical Update to Title 22 will also apply for these updates. A preliminary timeline for this project is outlined below:

Comment period	Winter 2020
Working Group review	Spring 2020
Prepare draft ordinance	Late Spring 2020
Release ordinance for public review and Outreach	Summer 2020
RPC Hearing	Late Summer 2020
BOS Hearing	Fall 2020
Effective date of ordinance	Winter 2021
Next update cycle	Winter 2021-Winter 2022

For any questions regarding this project, please contact Alyson Stewart of the Ordinance Studies Section at (213) 458-5513 or by email [astewart@planning.lacounty.gov](mailto:astewart@planning.lacounty.gov).

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Report

Reviewed By:

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Bruce Durbin, Supervising Regional Planner

Report

Approved By:

*Bianca Siegl*  
Bianca Siegl, Deputy Director

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