



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	October 1, 2020	
MEETING DATE:	10/14/2020	AGENDA 6 ITEM:
PROJECT NUMBER:	2020-001427-(1-5)	
PROJECT NAME:	Title 22 Tune Up Ordinance	
PLAN NUMBER(S):	RPPL2019006515	
SUPERVISORIAL DISTRICT:	1-5	
PROJECT LOCATION:	Countywide	
PROJECT PLANNER:	Alyson Stewart, Senior Regional Planner astewart@planning.lacounty.gov	

RECOMMENDATION

The Department of Regional Planning staff (“staff”) recommends the Regional Planning Commission (“RPC”) adopt the attached resolution recommending approval to the Los Angeles County Board of Supervisors the Title 22 Tune Up Ordinance, Plan No. RPPL2019006515.

Staff recommends the following motion:

“I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE CATEGORICAL EXEMPTION QUALIFIES PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE LOS ANGELES COUNTY BOARD OF SUPERVISORS THE TITLE 22 TUNE UP ORDINANCE, PLAN NO. RPPL2019006515 [WITH THE REVISIONS RECOMMENDED BY STAFF (IF APPLICABLE)].”

PROJECT DESCRIPTION

A. Project

The proposed Ordinance is an amendment to Title 22 – Planning and Zoning – of the County Code to make modifications where necessary to correct discrepancies and typographical errors, clarify provisions, remove redundant language, streamline procedures, remove outdated provisions, reformat/reorganize a limited number of sections for readability, and be consistent with State law and other County regulations. The proposed changes are technical in nature and do not reflect policy changes. The proposed Ordinance is part of the Department’s regular efforts to maintain the Planning and Zoning Code, making it easier to use for both staff and stakeholders.

A detailed list of proposed amendments to Title 22 is included in Exhibit A (List of Amendments).

B. Project Background

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.

After the new Title 22 became effective on February 29, 2019, the Department 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. After RPC’s initiation, the Ordinance Studies Section staff facilitated discussions with a work group of representatives from each division in the Department to review and consider all comments that were submitted. The recommendations of the work group contributed to the scope of the proposed Ordinance. The Department 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.

C. 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). Uses were determined to be missing based on a review and comparison of the General Plan Update Zoning Consistency effort in 2015 and the Technical Update to Title 22 in 2019, with versions of Title 22 prior to those efforts. These land uses are 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 already permitted in the zones.

Clarification of Provisions

The proposed Ordinance adds clarifying language to resolve any inconsistencies and ambiguity. For example, the proposed Ordinance clarifies that setback districts supersede Residential Zone yard setbacks, 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 clear (for example, Section 22.20.090 on Commercial Planned Development Zone).

In addition, the proposed Ordinance clarifies regulations for several land uses in either Division 3 or 7. For example, recreational vehicle parks in Commercial Zones are currently described as only part of mobilehome parks. The proposed Ordinance clarifies that these are also permitted as stand-alone RV parks, and further aligns the standards for standalone RV parks with RV parks that are part of mobilehome parks.

Furthermore, 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. Also, the proposed Ordinance adds language to the applicability of the review of Signs in the Sign Chapter (Chapter 22.114) to specify which signs qualify for a Ministerial Site Plan Review, Minor Conditional Use Permit, or Conditional Use Permit.

Removal of Redundant Language

The proposed Ordinance also consolidates terms and phrases that are repeated multiple times or are redundant with similar terms in Title 22. For example, the definition of “ridgelines” is included within 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 sightlines, the proposed Ordinance adds language to Title 22 that apply to all development projects. In the past, Public Works requested the Department insert this language in every Title 22 ordinance submitted for their review. Adding in a blanket statement that applies to all projects subject to Public Works’ review will more effectively serve their request.

Removal of Obsolete Zone

The proposed Ordinance removes the Scientific Research and Development (SR-D) Zone and all references to the zone from Title 22, as this zone is no longer mapped in the County. Previously, a few properties in the Santa Monica Mountains were zoned SR-D, until the Department rezoned those properties 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 on 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 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 the Bonds and Insurance section 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 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 as of 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 child care homes since these standards do not apply to small family child care homes. Furthermore, the proposed Ordinance ensures that these uses are subject to a ministerial site plan review.

GENERAL PLAN CONSISTENCY

The proposed Title 22 Tune Up Ordinance is consistent with the following policy in the General Plan:

- Policy LU 2.10: Ensure consistency between land use policy and zoning by undergoing a comprehensive zoning consistency analysis that includes zoning map changes and Zoning Code amendments, as needed.

The change to large family child care homes in Title 22 is consistent with the following policy in the General Plan:

- Policy LU 5.6: Reduce regulatory and other barriers to early care and education facilities.

The addition or changes to land uses in the Land Use Regulation Tables for the Rural Zones in Title 22 is consistent with the following policy in the General Plan:

- Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.

ENVIRONMENTAL ANALYSIS

This project qualifies for a Categorical Exemption under Section 15305 (Class 5 Exemption – Minor Alternations in Land Use Limitations) and that the project also qualifies for an exemption under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is administrative in nature and can be said with certainty that there is no possibility that the project may have a significant effect on the environment. Therefore, staff recommends that the Regional Planning Commission find that the project is categorically exempt from CEQA.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

Staff worked with Public Works on developing language for sight distance in the revised Section 22.110.070 as proposed in the draft ordinance. Staff also sent the entire draft of the ordinance to Public Works for review. Public Works submitted two comments as follows:

1. Concern that the proposed driveway lengths of up to 20 feet in the initial ordinance draft could negatively impact flag lots and compact lot subdivisions. After discussion with the project working group, staff decided to remove it from the draft and table it to a future cycle pending further discussion with Public Works and the Fire Department.
2. Request the analysis of traffic impacts within the Marina del Rey Specific Plan (Sections 22.46.1180 and 1190) shift from Level of Service (LOS) to Vehicle Miles Traveled (VMT) to be consistent with SB 743. Staff determined that this suggestion is outside the scope of this project, because it involves a coastal specific plan, which requires review by the California Coastal Commission. Updates to the coastal specific plans are planned in the future as separate projects, in which that concern will be addressed.

After staff submitted the response to Public Works, they reported that they concurred and had no further comments.

B. Project Outreach and Engagement

Information regarding the project was posted on the Department's social media pages and on the ordinance web page on the Department's website. The Department also notified all recipients on the Department's courtesy list, which included 620 individuals, town councils, and community organizations.

C. Public Comments

A total of four letters were received regarding the Ordinance – from a member of the public, a town council, a water agency in the Santa Clarita Valley, and a representative from NBC Universal. Three asked for clarification regarding the hearing or the Ordinance, and one expressed support of the proposed fixes to the Filming section of the Special Events Permit Chapter

At the time of the submittal of this report, no letters of overall support or opposition to the proposed Ordinance were received.

See project page for copies of correspondences.

D. Changes to Ordinance

Since the ordinance was first posted on the website around September 14 for public review, minor changes were made to the ordinance as follows:

- Move Cargo Shipping Containers from Accessory Use Table to Temporary Use Table for Residential Zones in Chapter 22.18.
- Add Cargo Shipping Containers to Temporary Use Table for Commercial Zones in Chapter 22.20 with allowances for Zones C-1 and C-2, and modify the allowances for Zones C-1 and C-2 in the Accessory Use Table to prohibited.

Report

Reviewed By:

Supervisor's Name, Supervising Regional Planner

Report

Approved By:

Deputy Director's Name, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Ordinance
EXHIBIT B	List of Amendments
EXHIBIT C	Draft Resolution
EXHIBIT D	Agency Correspondence
EXHIBIT E	Public Correspondence
EXHIBIT F	Notice of Public Hearing