LA COUNTY PLANNING

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TO: Staff

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SUBDIVISION AND ZONING ORDINANCE INTERPRETATION NO. 2026-06 - LEASE PROJECTS

PURPOSE

The following is a clarification regarding Lease Projects. Title 21 (Subdivisions) of the County Code and the Subdivision Map Act regulate Leases and Lease Projects per certain development scenarios. These are defined in County Code Sections 21.08.080 Lease and 21.08.090 Lease Projects.

BACKGROUND

A previous County Code update included Section 21.08.080.B, which stated "Title 21 shall not apply to leases referred to in Subsection B of Section 21.08.090 (Lease Project)" and Section 21.08.090 C, "To ensure compliance with this Section, lessors may be required to execute a covenant and agreement with the County at the discretion of the Director."

Therefore, all projects that meet the Lease Project definition of the County Code will still be processed as a "Lease Map subdivision," also referred to as a "Parcel Map for Lease Only Purposes". All projects that meet the criteria of Subsection B of Section 21.08.080 of the County Code are not considered Lease Projects and can be processed as a Ministerial Site Plan Review, as allowed per the zone, with a "In-Lieu of a Parcel Map" covenant that must be recorded with the County Registrar-Recorder's office.

APPLICABILITY AND INTERPRETATION

Subsection B.1.b.ii of County Code Section 21.08.090 (Lease Projects) refers to Zones R-2 and R-3 when defining what is not a Lease Project. However, Specific Plan Zones (SP) also have functional equivalent zones that are not currently included in the Lease Project definition/description in Title 21 of the County Code.

Therefore, the following SP Zones shall be considered the equivalent of R-2 and R-3 and are subject to the definition criteria as not a lease project:

- Chapter 22.140: East Los Angeles Third Street Form-Based Code, Low-Medium Density Residential (LMD)
- Chapter 22.412: Willowbrook Transit Oriented District (TOD), Residential Zones 2 and 3
- Chapter 22.414: West Carson TOD, Residential 3 Zone
- 22.416: Connect Southwest LA TOD for West Athens Westmont, CSLA Residential 2 and 3; and
- 22.418: Florence-Firestone TOD, Residential Low-Medium 2 and Residential Medium 3 Zone.

Furthermore, current housing laws, such as SB 9, allow Zones R-1 (Single Family Residential) and R-A (Residential Agricultural) to allow two primary dwelling units. These are not considered Lease Projects.

This memorandum will remain in effect until Title 21 is amended to clarify these provisions.

AJB:DJD:ST:ML:lm