

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	September 5, 2024	
MEETING DATE:	September 18, 2024	AGENDA 8
		ITEM:
PROJECT NUMBER:	PRJ2023-003193-(1-5)	
PROJECT NAME:	Tune Up Series 003 Ordinance	
PLAN NUMBER(S):	RPPL2023004662	
SUPERVISORIAL DISTRICT:	1-5	
PROJECT LOCATION:	Countywide	
PROJECT PLANNER:	Kenneth Warner, Regional Planner kwarner@planning.lacounty.gov	

RECOMMENDATION

LA County Planning staff (“Staff”) recommends the Regional Planning Commission adopt the attached resolution recommending **approval** to the County of Los Angeles Board of Supervisors (“Board”) of the Tune Up Series 003 Ordinance (“Ordinance”), Plan No. RPPL2023004662.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE TUNE UP SERIES 003 ORDINANCE IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS OF THE TUNE UP SERIES 003 ORDINANCE, PLAN NO. RPPL2023004662 WITH REVISIONS AS RECOMMENDED BY STAFF.

PROJECT DESCRIPTION

A. Project Scope

The Ordinance amends Title 2 (Administration) and Title 22 (Planning and Zoning) of the Los Angeles County Code (“County Code”) to correct errors across 13 subject areas, detailed in

the Summary of Proposed Changes (Attachment A). A Draft Resolution is included as Attachment B, and the Ordinance is available in two parts as Attachments C and D.

B. Project Background

On December 11, 2019, the Regional Planning Commission established the Tune Up Program by authorizing periodic updates to Title 22 – Planning and Zoning of the County Code to make corrections and clarifications on an annual or as-needed basis to ensure Title 22 is consistent with state law, coherent, error-free, and implementable. These amendments, known as “tune ups,” are generally technical and accomplished by ordinance.

The Ordinance is the third periodic update through the Tune Up Program. The Board of Supervisors adopted the first and second ordinances on February 23, 2021, and March 14, 2023, respectively.

C. Project Location

The Ordinance applies throughout the unincorporated territory of Los Angeles County.

D. Major Elements and Key Components

Updates language to reflect current RPC advisory membership: The Ordinance revises Section 2.108.010 (Membership) to reflect the current membership structure of the Regional Planning Commission. The Ordinance removes references to repealed state statutes in Sections 2.108.010, 2.108.020 (Deputies for advisory members), and 2.108.030 (Term of office).

Simplifies and clarifies provisions of the Public Art in Private Development Program: The Ordinance revises Sections 22.14.160 (P) and 22.246.090 (Public Art in Private Development Program) to improve the implementation of the Public Art in Private Development Ordinance, based on recommendations from the Department of Arts and Culture.

In Section 22.14.160, the revisions clarify definitions for key terms to ensure that the program is clear and enforceable. In Section 22.246.090, the Ordinance exempts normal maintenance or mechanical and electrical system changes from the program unless they alter the building's use. It also exempts commercial and industrial developments that are for use by public entities for which the Board of Supervisors is the governing body.

Clarifies provisions for fences and walls: The Ordinance adds a figure to Section 22.110.070 (Fences and Walls) to illustrate allowable fence or wall heights in Zone R-1 yards. Additionally, the Ordinance amends Section 22.140.430 (Outdoor Storage) to correct errors related to fence or wall modifications. The Ordinance requires a Minor Conditional Use Permit for modifications visible from the public right of way or any area in Residential, Agricultural, or Commercial Zones, and a Ministerial Site Plan Review for modifications not visible from such areas.

Edits for consistency regarding home-based occupations: The Ordinance makes clear that Section 22.140.290 (Home-Based Occupations) applies to home-based occupations in additional commercial zones (C-H, C-1, C-2, C-3, and C-M) when accessory to a residential use. This allowance is already codified in Table 22.20.030-C (Accessory Use Regulations for Commercial Zones). The Ordinance adds a cross-reference to Section 22.140.290 in that Table 22.20.030-C for further clarity.

Corrects typographical errors as follows:

Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M), Section 22.140.550 (Secondhand Stores), Section 22.140.610 (Wineries), Section 22.196.010 (Yard Modifications, Applicability): Corrects obsolete code references.

Section 22.140.580 (Single-Family Residences): Removes an extraneous article (“the” in Subsection F.3).

Section 22.166.050 (Discretionary Housing Permit): Corrects the spelling of “complementary.”

Section 22.312.080.H.1.a.i (Twin Lakes Community Standards District, Area-Specific Development Standards, Area 1, Slope Intensity Formula): Inserts an omitted parenthesis.

Corrects names of County offices: The Ordinance removes outdated language from several sections of Title 22 to ensure accuracy and relevance:

Sections 22.22.080 (Development Standards for Zone M-2.5) and 22.250.040 (eRecordation Fee): Replaces references to the “Registrar-Recorder’s Office” with “Registrar-Recorder/County Clerk” to reflect the current administrative structure.

Sections 22.222.290 (Bonds and Insurance), 22.124.090 (Process for Designation of a Landmark), 22.124.100 (Process for Designation of a Historic District), and 22.240.050 (Fee for Appeals): Updates “Executive Officer-Clerk of the Board” to “Executive Office of the Board” to align with the current administrative structure.

Section 22.250.010 (Filing Fees and Deposits): Removes obsolete references to the “planning business office.”

Clarifies parking as a transitional use for Zones C-RU and MXD-RU: The Ordinance clarifies that Zones C-RU and MXD-RU are qualifying zones for Parking as a Transitional Use (Section 22.140.440), and that parking may be an acceptable use in Zones A-1, A-2, R-R, R-A, R-1, R-2, R-3, and R-4 if adjoining or separated by an alley from a property zoned C-RU or MXD-RU.

Clarifies procedures for appeals and calls for review: The Ordinance revises Section 22.240.060 (Procedures for Appeals and Calls for Review) to clarify the guidelines for the

appeal process. The revisions specify that the Appeal Body must review the complete record during an appeal or review hearing. Decisions on appeals or reviews would become final 30 days after the Appeal Body adopts the final findings and conditions.

Clarifies the Director's interpretation authority: The Ordinance clarifies that in Section 22.234.020 (Authority), the Director has the authority to revise or withdraw existing interpretations.

Streamlines the administration of supplemental fee agreements: The Ordinance streamlines the administration of supplemental fee agreements (Section 22.262.040) by allowing the Department to execute these agreements. Additionally, the Ordinance provides flexibility for deposits and meetings on an as-needed basis.

Administratively reformats community standards districts to align with the Planning Areas Framework: The Ordinance repeals and replaces Division 10 to introduce planning area standards districts and align community standards districts with the Planning Areas Framework established by the General Plan. Division 10 proposes one chapter for each of the 11 Planning Areas. Within each chapter, community standards districts appear alphabetically. This reformatting is summarized by the Proposed Division 10 Correspondence Table (Attachment E), which shows the old and new code reference numbers for all planning area standards districts and community standards districts. Within Division 10, typographical and formatting errors are corrected. Division 10 also clarifies that incidental walkways within required landscaped buffers are not allowed in the Altadena Community Standards District (CSD).

Corrects the Florence-Firestone Transit-Oriented District Specific Plan: The Ordinance makes the following corrections to the Florence-Firestone Transit Oriented District Specific Plan:

Table 22.418.050-A: The asterisk after "Day Care" is deleted; the locational standards per Section 22.418.060.B should apply to only "adult day care centers" and "child care centers, less than 50 children." Additionally, the note for "joint live and work units" is corrected.

Table 22.418.060-A: Asterisks are deleted after "Cultural, Educational, and Institutional Uses," "Day Care," and "Retail/Commercial/Service Uses." The note regarding locational standards per Section 22.418.060.B is adjusted to apply to the correct uses in each of these categories. The review requirement for housing uses is corrected.

Table 22.418.060-B: Under the "3. Minimum Setbacks" category, entries for driveway "widths" are replaced with driveway "depths."

Table 22.418.100-B: The asterisk after "Unit Type" is deleted as it is unnecessary.

E. General Plan Consistency

The Ordinance is consistent with the General Plan and supportive of the policies, including 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.

ENVIRONMENTAL ANALYSIS

The Ordinance is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15305 (Class 5 Exemption – Minor Alternations in Land Use Limitations) and Section 15061(b)(3) of the CEQA and County environmental guidelines. The Ordinance is administrative in nature and has no physical effect on the environment.

CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLAN

Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures requires that all zoning ordinances be reviewed by ALUC for consistency with the local airport land use compatibility plan. ALUC Staff reviewed the Ordinance and determined that it does not pose any compatibility concerns with the County Airport Land Use Plans.

OUTREACH AND ENGAGEMENT**A. County Department Comments and Recommendations**

Public Works, the Fire Department, the Department of Public Health, the Department of Arts and Culture, and the Department of Parks and Recreation each reviewed the Ordinance and have no substantive comments.

B. Project Outreach and Engagement

Staff noticed the Ordinance beyond the requirements of Title 22 by distributing a draft of the Ordinance to all Department email contacts in July 2024. Staff mailed postcards to all registered addresses on the Department’s courtesy mailing list. Additionally, a copy of instructions to help the public access the draft Ordinance was mailed to all County libraries, and a notice of public hearing was published in 13 newspapers of general circulation.

C. Public Comments

Staff has not received any comments at the time of report preparation. A supplemental memo will be provided to the Commission if comments are received after the submittal of the hearing package.

ADDITIONAL STAFF RECOMMENDATIONS

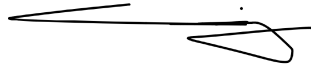
Staff recommends minor revisions to the Draft Ordinance: Volume 2 (Attachment D) to align section numbers and titles with the latest drafts of the South Bay Area Plan (SBAP) and the Westside Area Plan (WSAP):

- SBAP CSDs:
 - 22.318.080 - Del Aire
 - 22.318.090 - El Camino Village
 - 22.318.100 - Lennox
 - 22.318.110 - West Carson
 - 22.318.120 - Wiseburn
- WSAP CSDs:
 - 22.322.080 - Baldwin Hills
 - 22.322.090 - Ladera Heights/View Park-Windsor Hills
 - 22.322.100 - Unincorporated Del Rey

Staff also recommends the removal of Section 2 of the Draft Ordinance: Volume 1, (Attachment C), regarding Application Where Violation Exists, as this section requires further discussion. The recommended removal is detailed in Attachment F (Recommended Removal of Section 2: Excerpt from Draft Ordinance (Volume 1)).

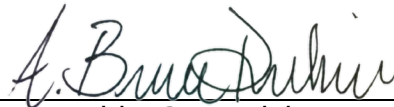
Report

Approved By:

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Connie Chung, AICP, Deputy Director

Report

Approved By:

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Bruce Durbin, Supervising Regional Planner**LIST OF ATTACHED EXHIBITS**

ATTACHMENT A	Summary of Proposed Changes
ATTACHMENT B	Draft Resolution
ATTACHMENT C	Draft Ordinance: Volume 1
ATTACHMENT D	Draft Ordinance: Volume 2
ATTACHMENT E	Proposed Division 10 Correspondence Table
ATTACHMENT F	Recommended Removal of Section 2: Excerpt from Draft Ordinance (Volume 1)