

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
MODIFICATIONS ORDINANCE
PROJECT NO. 2025-006185 (1-5)
ADVANCE PLANNING CASE NO. RPPL2025005046**

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on Wednesday, June 17, 2026 to consider the Modifications Ordinance ("Ordinance"), an amendment to Title 22 – Planning and Zoning – of the Los Angeles County Code ("Title 22") to revise, streamline, and clarify permit procedures for modification of development standards for all properties in the unincorporated areas of Los Angeles County;

WHEREAS, the Regional Planning Commission finds as follows:

1. The Ordinance is a countywide amendment to Title 22 to revise, streamline, and clarify permit procedures for modification of development standards;
2. Currently, multiple applications are needed to modify different types of development standards in Title 22, and this creates an inefficient and inequitable process for applicants and planners;
3. The Ordinance consolidates these multiple applications into three applications – one ministerial and two discretionary – and removes use permits to modify standards;
4. The Ordinance creates the role of the Zoning Administrator in accordance with state law relating to variances, as the appropriate review authority to act on modification requests;
5. The Ordinance amends several Transit-Oriented District Specific Plans to make side yard setbacks on narrow lots consistent by aligning them with yard regulations in Chapter 22.110 (General Site Regulations);
6. The Ordinance clarifies and makes consistent public hearing procedures, including notification radius, for discretionary reviews;
7. The Ordinance is an implementation tool of the General Plan and consistent with and supportive of the goals and policies of the General Plan:
 - a. Policy LU 2.10: Ensure consistency between land use policy and zoning by undergoing a comprehensive zoning

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- consistency analysis that includes zoning map changes and Zoning Code amendments, as needed,
 - b. Policy LU 1.14: Allow specific plans to include implementation procedures for flexibility, such as development phasing, and redistribution of intensities and uses, as appropriate,
 - c. Policy LU 1.15: Require a specific plan amendment for any deviation from the procedures and policies established by a specific plan,
 - d. Policy ED 2.8: Streamline the permit review process and other entitlement processes for businesses and industries, and
 - e. Policy ED 4.7: Support expedited permitting for green building retrofits;
8. Adoption of the Ordinance is in the interest of the public health, safety, and general welfare and in conformity with good zoning practice.
 9. Public outreach on the Ordinance were conducted during April and May 2026, and approximately 47 stakeholders attended the meetings, and one town council submitted written comments;
 10. In accordance with Government Code section 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the Ordinance;
 11. Two written correspondence were received from Gabrieleno Band of Mission Indians-Kizh Nation and Fernandeno Tataviam Band of Mission Indians. The Tribes generally indicated that due to the nature of the Project, further consultation was not necessary at this time; however, they requested to be notified of future projects that may involve ground-disturbing activities in accordance with AB 52;
 12. The Ordinance qualifies for a Class 5, Minor Alterations to Land Use Limitations That Do Not Change Land Use or Density (Section 15305), categorical exemption under the California Environmental Quality Act ("CEQA") (Public Resources Code, § 21000, et seq.), the State CEQA Guidelines (Title 14, Cal. Code Regs., Chapter 3, §§ 15000-15387), and the Environmental Document Reporting Procedures and Guidelines for the County.

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13. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 15 local newspapers, including the Spanish language newspaper La Opinión. The public hearing notice was sent by mail to interested persons who requested to be notified for all public hearings. The public hearing notice and materials were also posted on the Department of Regional Planning's website; and
14. On June 17 2026, the Commission conducted a duly-noticed public hearing to *[Reserved for Hearing Proceedings]*

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends the following to the Board of Supervisors of the County of Los Angeles:

1. That the Board hold a public hearing to consider the Modifications Ordinance for Title 22 of the Los Angeles County Code;
2. That the Board find that this project is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15305 (Class 5, Minor Alterations to Land Use Limitations), and find that the proposed amendments to Title 22 will not have a significant effect on the environment;
3. That the Board determine that the amendments are consistent with the goals and policies of the General Plan in the interest of public health, safety, and general welfare and consistent with other applicable provisions of this Title 22; and
4. That the Board adopt the Modifications Ordinance.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on June 17, 2026.

Elida Luna, Commission Services
Regional Planning Commission
County of Los Angeles

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APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Kathy Park
Deputy County Counsel
County of Los Angeles