



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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SUPPLEMENTAL MEMO TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	June 16, 2026	
MEETING DATE:	6/17/2026	AGENDA 12 ITEM:
PROJECT NUMBER:	PRJ2025-006185-(1-5)	
PROJECT NAME:	Modification Ordinance	
PLAN NUMBER(S):	Advance Planning Case No. RPPL2025005046	
SUPERVISORIAL DISTRICT:	1-5	
PROJECT LOCATION:	Countywide	
PROJECT PLANNER:	Alyson Stewart, Principal Regional Planner astewart@planning.lacounty.gov	

This item is the Modification Ordinance, which is an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code to restructure and streamline procedures for modification of development standards throughout Title 22.

Since the posting of the hearing package on June 3, 2026, staff received an additional correspondence, which is attached here.

Since the public posting of the draft ordinance, staff propose the following revisions to the Modification Ordinance, which are marked in bold font, and additions in double underlines:

1. Modify the appeal body for a Modification Permit to the Regional Planning Commission in Section 22.178.040.C (see Section 67 in the Ordinance).

22.178.040 – Findings and Decision.

...
C. Appeals. Notwithstanding Chapter 22.240 (Appeals), the decision of the Zoning Administrator on a Modification Permit may be appealed to the ~~Hearing Officer~~ **Commission**. The ~~Hearing Officer's~~ **Commission's** decision on an appeal shall

be final and effective on the date of decision and shall not be subject to further administrative appeal.

2. Retain by removing strikethroughs to item 4 and “use, enjoyment, or valuation” to one of the findings for a Variance in Section 22.194.050.B.4 (see Section 71 of the Ordinance).

22.194.050 Findings and Decision.

B. Findings

...

4. Such adjustment will not be materially detrimental to the public health, safety, or general welfare, **or to the use, enjoyment, or valuation** of property of other persons located in the vicinity.

3. Remove Subsection C of Section 22.220.040 for the Hearing Officer so that the appeal on the decision of the Zoning Administrator does not go to the Hearing Officer (see Section 74 of the Ordinance).

22.220.040 - Hearing Officer.

...

~~C. Affirms, modifies, or reverses decisions made by the Zoning Administrator through appeals pursuant to Chapter 22.240 (Appeals).~~

4. Replace “Serve as the” to “Appoint a” Zoning Administrator as one of the functions of the Director in Section 22.220.050.G (see Section 75 of the Ordinance).

22.220.050 Director of Regional Planning.

...

G. ~~Serve as the~~**Appoint a** Zoning Administrator, as referenced in Section 65900 of the California Government Code and in accordance with Section 22.220.070 (Zoning Administrator).

5. Revise Review Authority on a Type II Review in Section 22.228.020 (see Section 85 of the Ordinance)

22.228.020 - Review Authority.

The Hearing Officer and, for modifications of development standards the Zoning Administrator, are ~~is~~ the Review Authority for an application that requires a Type II Review. The Hearing Officer or Zoning Administrator may approve, conditionally approve, or deny the application; ~~or if the Hearing Officer is the initial Review Authority, the Hearing Officer~~ may refer the application to the Commission for decision.

6. Remove Subsection C in Section 22. 228.070 (See Section 88 of the Ordinance).

22.228.070 - Effective Date of Decision and Appeals.

...

~~C. Notwithstanding Chapter 22.240 (Appeals), if the decision of the Zoning Administrator is appealed to the Hearing Officer, the Hearing Officer's decision on an appeal shall be final, shall be effective on the date of decision and shall not be subject to further administrative appeal.~~

7. Revise Section 22.240.010 on authorization of appeals (See section 90 of the Ordinance).

22.240.010 Authorization.

A. Appeals. To avoid results inconsistent with the purposes of this Title 22, ~~decisions of the Zoning Administrator may be appealed to the Hearing Officer,~~ decisions of the Director, unless otherwise specified, ~~and decisions of the Hearing Officer~~ may be appealed to the Commission, **decisions of the Hearing Officer or the Zoning Administrator may be appealed to the Commission**, and decisions of the Commission may be appealed to the Board, unless otherwise specified in the permit or review.

8. Add a new section to the Ordinance by revising Minor Conditional Use Permit to Modification Permit for utility devices in Lake Hughes and Elizabeth Lake Community Standards District in Section 22.302.090.F.9.b.

22.302.090 Elizabeth Lake and Lake Hughes Community Standards District.

...

F. Community-Wide Development Standards

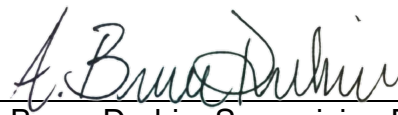
...

9. Utility Devices

...

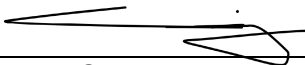
b. Other Utility Devices. Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level. This requirement may be modified ~~by the Director of Regional Planning due to practical difficulties or unnecessary hardships with a Minor Conditional Use Permit (Chapter 22.160) with a Modification Permit (Chapter 22.178)~~ application if it is due to practical difficulties or unnecessary hardships.

Memo Reviewed By:



Bruce Durbin, Supervising Regional Planner

Memo Approved By:



Connie Chung, Deputy Director

From: [Roger Pugliese](#)
To: [Alyson Stewart](#); [Robert Glaser](#); [Mitch Glaser](#); [Soudani, Sophia](#); [Sittig, Dylan](#); [Daniell Vicente](#)
Cc: law@fomalont.com; [Illece Buckley Weber](#); [Joan Slimocosky](#); [Patt Healy](#)
Subject: Title 22 update
Date: Sunday, June 14, 2026 9:18:31 PM

CAUTION: External Email. Proceed Responsibly.

Alyson

Good morning.

Alyson- Our Community needs more information in regards to the Title 22 update.

We have not had to time to fully analyze the documents. We request continuing the hearing until such time to comment

on this important document. I represent the Las Virgenes Homeowners Federation and I am a Board Member of various well known orgs in Topanga

Lets discuss further

Roger Pugliese

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(310) 455-2951 h

Las Virgenes Homeowners federation

Topanga Town Council

Topanga Chamber of Commerce

Topanga Association for a Scenic Community

Topanga Trash Warriors

From: [Roger Pugliese](#)
To: [Cameron Robertson](#); [Alyson Stewart](#)
Subject: My Frontier is down
Date: Tuesday, June 16, 2026 8:31:01 AM

CAUTION: External Email. Proceed Responsibly.

Cameron and Alyson,
Cameron I was planning on speaking with you this morning but Copper Wire was stolen overnight and Frontier is down again
The only thing I see affecting the Santa Monica Mountains in the revised Title 22 document is # 112.
Is that correct?
1,2,3,4 needs some explanation please.
Thank you for all the work being done
Roger Pugliese