

**Staff Recommended Revisions to the Metro Area Plan Implementation Ordinance
(Public Hearing Draft)
Advance Planning Project No. RPPL2021011918**

**22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4,
and R-5**

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C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Cultural, Educational, and Institutional Uses							
...							
Schools							
...							
Colleges and universities, accredited, excluding trade or commercial schools	-	-	-	-	CUP	-	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP ¹⁴	CUP ¹⁴	CUP ¹⁴	CUP ¹⁴	SPR ¹³ / CUP ¹⁴	-	
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TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Notes:							
...							
<u>13. Outside of the Metro Planning Area Standards District.</u>							
<u>14. In the Metro Planning Area Standards District and Also subject to Section 22.364.060.F.2 if use is in the Metro Planning Area Standards District.</u>							

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22.364.110 West Rancho Dominguez-Victoria Community Standards

District

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C. CSD Zone-Specific Development Standards.

1. All Commercial Zones. Mixed use developments in commercial zones shall be subject to all applicable regulations in Section 22.140.350 (Mixed Use Developments in Commercial Zones), except that the maximum height of a mixed use development shall be 45 feet.

2. Zone C-2. Except as specified otherwise by State law, parking for certain commercial uses in Zone C-2 shall be provided in accordance with Table 22.364.110-A, below:

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3. Zone MXD. A building or structure shall not exceed 45 feet above grade.

4. All Industrial Zones.

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35. Zones M-1 and M-1.5. Newly created lots shall contain a minimum area of 10,000 square feet with a minimum lot width of 75 feet.

4-6. Zone M-2.

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57. Zone B-1. Premises in Zone B-1 shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

**Chapter 22.416 CONNECT SOUTHWEST LA: A TOD SPECIFIC PLAN
FOR WEST ATHENS-WESTMONT LOS ANGELES TRANSIT-ORIENTED DISTRICT
SPECIFIC PLAN**

22.416.016 ~~Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont.~~

https://www.municode.com/webcontent/16274/West_Athens-Westmont_TOD_Specific_Plan.pdf

22.416.010 Purpose

22.416.020 Applicability

22.416.030 Specific Plan Zones

22.416.040 CSLA Residential 1 (CSLA R-1) Zone

22.416.050 CSLA Residential 2 (CSLA R-2) Zone

22.416.060 CSLA Residential 3 (CSLA R-3) Zone

**22.416.070 CSLA Residential Planned Development - 5000-10U
(CSLA RPD-5000-10U) Zone**

22.416.080 CSLA Neighborhood Commercial (CSLA NC) Zone

22.416.090 CSLA Civic Center (CSLA CC) Zone

22.416.100 CSLA Mixed Use Development 1 (CSLA MXD-1) Zone

22.416.110 CSLA Mixed Use Development 2 (CSLA MXD-2) Zone

22.416.120 CSLA Public Institutional (CSLA IT) Zone

22.416.130 CSLA Buffer (CSLA B-1) Zone

22.416.140 General Use Regulations and Standards

22.416.150 Minor Modifications

22.416.020 Applicability.

A. General. The provisions of this Chapter 22.416 shall apply to all properties within the boundary of the Specific Plan. Except as specified otherwise, no construction, modification, addition, placement or installation of any building or structure shall occur, nor shall any new use commence on any lot, on or after June 11, 2020, that is not in conformity with the provisions of the ~~Willowbrook TOD~~ Specific Plan.

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22.416.030 Specific Plan Zones.

A. ~~Zones Established.~~ Figure 22.416.030-A, below, identifies the zones within the Specific Plan.

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B. ~~Permit and Review Types in Specific Plan Zones. Except as specified otherwise, the establishment of a use in a Specific Plan zone shall be subject to the permit or review type identified in Table 22.416.030-A, below.~~

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TABLE 22.416.030-A: PERMIT AND REVIEW REQUIREMENTS		
Regulation	Permit or Review Type	Reference
<u>Permitted</u>	<u>Ministerial Site Plan Review (SPR)</u>	<u>Chapter 22.186</u>
<u>Conditional</u>	<u>Conditional Use Permit (CUP)</u>	<u>Chapter 22.158</u>

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22.416.100 CSLA Mixed Use Development 1 (CSLA MXD-1) Zone.

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B. Use Regulations for CSLA MXD-1 Zone.

1. Principal Uses. Table 22.416.100-A, below, identifies the principal uses that are permitted, conditionally permitted, or prohibited in the CSLA MXD-1 Zone.

TABLE 22.416.100-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-1 ZONE	
Use	Regulation
<u>Residential</u>	
<u>Mixed use developments</u>	<u>Permitted</u>
<u>Multifamily dwelling unit housing (including existing apartment houses nonconforming due to standards)</u>	<u>Permitted</u>
<u>Nonconforming apartments</u>	<u>Permitted</u>
...	

...

22.416.110 CSLA Mixed Use Development 2 (CSLA MXD-2) Zone.

B. Use Regulations for CSLA MXD-2 Zone.

1. Principal Uses. Table 22.416.110-A, below, identifies the principal uses that are permitted, conditionally permitted, or prohibited in the CSLA MXD-2 Zone.

TABLE 22.416.110-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-2 ZONE	
Use	Regulation
<u>Residential</u>	
<u>Mixed use developments</u>	<u>Permitted</u>
<u>Multifamily dwelling unit housing (including existing apartment houses nonconforming due to standards)</u>	<u>Permitted</u>
<u>Nonconforming apartments</u>	<u>Permitted</u>
...	

...

22.416.150 Minor Modifications

Minor modifications, as defined herein, shall be subject to the Substantial Conformance Review described in this Section.

A. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in Subsection C (Maximum Modifications), below, for substantial compliance with the applicable requirements of the Specific Plan and other provisions of Title 22 of the County Code.

B. Application and Review Procedures.

1. Application Checklist. The application submittal shall contain all of the materials required by the Substantial Conformance Review checklist.

2. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Section.

C. Maximum Modifications. Table 22.416.150-A, below, specifies the maximum modifications that may be permitted pursuant to this Section.

TABLE 22.416.150-A: MAXIMUM MODIFICATIONS	
Requirements	Maximum Modifications
Setback	10%
Building Height	10%
Building Size / Massing	15%
Open Space Area / Landscaping	15%
Sign Height / Width / Area	10%
Parking Spaces	10%
Loading Areas	May be modified or waived

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D. Findings and Decision.

1. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection D.2, below.

2. Findings.

a. Approval of the project conforms with the applicable provisions of this Specific Plan and other applicable provisions of Title 22 of the County Code.

b. Approval of the project is in the interest of the public health, safety, and general welfare.

c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences that encourage increased pedestrian activity compatible with neighboring land uses.

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are compatible with the Specific Plan and neighborhood character.

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment through maturity. The project landscaping shall also include

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measures to provide for irrigation, maintenance, and protection of the landscaped areas.

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the urban heat-island effect, and ensure safety.

g. Exterior lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

E. Conditions of Approval. The Hearing Officer may impose conditions to ensure that the approval will be in accordance with the findings required by Subsection D (Findings and Decisions), above.

F. All Zone Regulations Apply Unless Permit is Granted. Unless specifically modified by a Substantial Conformance Review, all regulations prescribed in the zone in which such Substantial Conformance Review is granted shall apply.

G. Appeals. The decision of the Hearing Officer may be appealed or called up for review pursuant to the procedures and requirements of Chapter 22.240 (Appeals).

H. Revisions to Modification. Revisions to a modification granted through a Substantial Conformance Review may be approved with a Revised Exhibit A (Chapter

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22.184) of the original approval. Revisions that would deviate from the intent of the original approval shall require approval of a new Substantial Conformance Review.