

MINUTES

Meeting Place: In-person: 320 W. Temple St, Rm 150, Los Angeles, CA 90012
Virtual (Online): <https://us02web.zoom.us/j/85860326429> Webinar ID: 858 6032
6429 Or call by phone: (669) 900-6833 or (346) 248-7799.

Meeting Date: May 24, 2023 - Wednesday Time: 9:00 a.m.

Present: Commissioners Duarte-White, Louie, O'Connor (Arrived at 9:25 a.m.), Moon, Hastings

Ex Officio Members:

Director of Public Works: Mr. Diego Rivera, Senior Civil Engineer

County Counsel: Ms. Lisa Jacobs, Deputy County Counsel

Planning Director: Ms. Connie Chung, Deputy Director of Advance Planning Division

Forester and Fire Warden: Juan Padilla, Supervising Fire Prevention Engineer

LAND ACKNOWLEDGMENT STATEMENT

1. The Land Acknowledgment Statement was led by Commissioner Duarte-White representing the First Supervisorial District.

The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants -- past, present, and emerging -- as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order) the: Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians, San Fernando Band of Mission Indians. To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website

LAND ACKNOWLEDGMENT STATEMENT (Cont.)

at Los Angeles City/County Native American Indian Commission – government organization (lacounty.gov).

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Moon representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Louie – That the agenda for May 24, 2023 be approved.

At the direction of the Chair, the agenda was approved with Commissioners Moon, Louie, Duarte-White and Hastings in favor and Commissioner O'Connor being recorded as absent (Arrived at 9:25 a.m.).

COUNTY COUNSEL REPORT

4. County Counsel stated for the record that while this is an online meeting, it is a public meeting the same as if it were held in person in the Commission's hearing room and rules that allow for an orderly meeting shall apply. As such, when speaking on an agendized item, comments should address the item on the agenda and no other issues.

Similarly, if speaking during public comment, comments should be limited to issues related to the business of the Regional Planning Commission.

If speakers do not remain on topic, they may be reminded by the Chair or myself to do so. Failure to discuss issues not related to the agendized item, may result in the loss of the right to speak on the item or other items, if directed by the Chair. In addition, speakers should refrain from conduct that is disruptive of the meeting. Doing so also could result in the loss of the right to speak on the agenda item or any other items.

Disruptive conduct can include, but is not limited to, threats made against other speakers, the Commission or its members, or any others participating in the meeting, profane comments not related to the agenda item, or disorderly or contemptuous behavior leading to a disruption of the orderly progression and holding of the meeting.

In such cases, the Chair will advise that the behavior is disruptive and direct that the speaker's microphone be disabled. That person may, however, continue to observe the meeting. Further, disruptive behavior communicated to the panelists of the meeting, which include the Commission and County staff, may result in the removal of that person from the meeting by disconnecting them from the online connection.

DIRECTOR/DEPUTY DIRECTOR

5. The Deputy Director of Advance Planning provided the following update on the five approved public hearing items by the Board of Supervisors: 1) The Gateway Planning Area Rezoning Program, Project No. 2022-000727-(4); 2) Chapman Woods Community Standards District, Project No. PRJ2021-003368-(5); 3) The Lake Los Angeles Community Standards District, Project No. 2019-003977-(5); 4) The Pearblossom Community Standards District, Project No. 2019-003978-(5); and 5) The Southeast Antelope Valley Community Standards District, Project No. 2019-003974-(4)

Ordinance Studies

- 5(a) **Project No. 2022-003630-(1-5). Advance Planning Project No. RPPL2022009338. Multifamily Parking. Planner: Bruce Durbin. Presentation and discussion on the impacts of AB 2097 (Friedman) on parking minimums near major transit areas, parking policies in the Housing Element, and parking lot design.**

Mr. Durbin re-engaged the Commission on the Multifamily Residential Parking Ordinance. The item is the first of a two-part Director's Report on parking and housing to gain insight and feedback from the Commission. Staff discussed the Housing Element, state law AB 2097 and the flexibility and efficiency in parking design. The Housing Element was adopted by the Board of Supervisors on May 17, 2022 and certified by the California Housing Community Development.

The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas. The County has committed to identifying and providing opportunities to build 90,000 units over the next eight years. The Housing Element proposes 61 different implementation programs designed to carry out the goals and policies identified in building those units and preserving existing housing.

Staff has been implementing many of the 61 programs of the Housing Element while focusing on Program 11 that involves researching existing parking conditions in residential areas. The objective of Program 11 of the Housing Element is to boost the production of housing by creating certainty and efficiency in the review of housing developments with respect to parking standards. This effort entails the development of a comprehensive parking study for all unincorporated Los Angeles County, as well as best practices in parking regulations. This program supports General Plan Implementation Program which is to develop a Parking Ordinance.

On September 22, 2022, the Governor signed AB 2097, which prohibits local jurisdictions from imposing or enforcing minimum parking requirements for development projects within a one-half mile radius of a major transit stop or a high-quality transit corridor, with exceptions. The bill became effective January 1, 2023. The law now abolishes parking minimums for most development projects, residential, commercial, and industrial that are within a half-mile radius of a major transit stop or high-quality transit corridor that has been identified by a regional transportation plan.

The Southern California Association of Government's (SCAG) mapped out its transportation plan for the five counties in Southern California. Staff uses this data to determine whether a

DIRECTOR/DEPUTY DIRECTOR (Cont.)

project qualifies for no parking. A temporary Department memo currently guides implementation of AB 2097 for all new development projects, as well as for proposed additions and changes of use. Ultimately, Title 22 will be updated to reflect the new standards mandated by the state. The law provides an exemption from complying with AB 2097 but require the local agency to make findings that the project with inadequate parking will create a substantially negative impact on the County's ability to meet its RHNA quota. The following exemptions do not apply: 1) Small residential projects of less than 20 units; 2) Projects that set-aside at least 20% of the units as affordable; 3) Projects that are subject to parking reductions under any other law, such as Density Bonus; and 4) Non-residential projects.

Staff discussed the non-reduction standards, those that propose more flexible and efficient parking lot layout designs. One way to begin thinking about parking reform is to consider modifying the size of parking spaces without altering the number of spaces so that the land can be used more efficiently. Staff documented and are considering few ideas on parking reform from a book titled, *Parking Structures: Planning, Design, Construction, Maintenance, and Repair*, a Third Edition (published 2001). This book suggested some of the following amendments to consider pertaining to existing dimensions:

- Trim off up to a half-inch in length of each standard parking stall. This will make use of space more efficient. Developers still have the option to make all stalls larger, or voluntarily set aside a number of stalls designed to accommodate larger vehicles.
- Modify tandem parking from 36 feet to 35 feet in length.
- Remove the requirement of a discretionary permit to create compact parking. Developers will have the flexibility to determine the number of standard and compact parking for their projects. Compact dimensions won't change.
- Establish new dimensions for pull-in and non-pull-in end spaces, middle spaces, and compact spaces.
- Modify aisle, driveway and maneuvering widths to 24 feet for residential projects, but keep 26 feet for all other developments, and add new standards for aisles serving parallel parking spaces.

Staff displayed slides to show diagrams of modified parking spaces that show efficient use of space in a parking area. Staff also conducted follow-up meetings with various stakeholders, sent emails regarding today's meeting and received the following three written correspondence: 1) Asked how we will address homelessness; 2) A request for a new requirement for permeable paving on parking surfaces to conserve water; and 3) Requested that we leave parking standards alone for East Los Angeles and asked we conduct a full environmental analysis.

The Commission opened the public hearing and took testimony from eight community members, one in favor and seven opposed to the project. There was further discussion by the Commissioners and staff regarding the impacts of AB 2097, parking minimums near major transit areas, and staff addressed the Commissioners questions.

At the direction of the Chair, with no further questions for staff, the Commissioners accepted the update.

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

ADMISSION PROCEDURES

Staff announced if you are joining us via telephone and want to provide comment on any of the agenda items, please send an email to comment@planning.lacounty.gov and provide the agenda item number, your first name, your last name, your email address, your phone number, and indicate if you are the applicant or not the applicant.

All participants' microphones will be muted during the meeting unless you have signed up to provide comment. If you have signed up to provide comment, your microphone will be unmuted when it is time for you to speak, and staff will call your name.

PUBLIC HEARING

Housing Policy

Project Approved

6. **Green Zone Technical Update. Project No. 2022-004173-(1-5). Advance Planning Project No. RPPL2022010227. Zone Change No. RPPL2022013866. Planner: Christian Turner. Amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to include minor technical changes to the Green Zones Ordinance and the zoning map for clarity and ease of use. The Project includes a zone change program to add the Green Zone (-GZ) combining zone as an identifier on parcels that are subject to the Green Zones Ordinance in the unincorporated communities of West Carson and West Whittier – Los Nietos.**

Mr. Turner presented the technical update for the Green Zone program. The existing Green Zones Ordinance does not propose new regulations. The Project is a technical update to the Green Zones, which was initiated by the Board in December 2015, and became Effective July 14, 2022. Green Zones directly addresses environmental justice and equity concerns through targeted land-use strategies on industrial, vehicle-related, and recycling and solid waste uses. Green Zones aim is to protect the health, safety, and welfare of communities that may have been disproportionately affected by these industries.

The Green Zones updated the Countywide recycling and waste management regulations in Title 22 to follow State law. It added localized permitting and development requirements through Green Zone Districts. These include improvements signage, landscaping and air filtration for industrial, recycling and vehicle-related uses within 500 feet of a sensitive use, such as a home, school, or parks. It also established the schedule for compliance for these standards with milestones at 3, 5 and 7 years.

This Green Zone Technical Update Amends Title 22 (Planning and Zoning) of the Los Angeles County Code to simplify language and correct errors and omissions in the Green Zones Ordinance. The Technical Update establishes a clearer way to identify the green zones parcels using a zoning tool called a combining zone. It clarifies language between the Green Zone Ordinance and other County zoning codes, corrects internal errors and inconsistencies for ease of implementation and improves the identification of Green Zone parcels themselves using a Green Zone Combining Zone.

PUBLIC HEARING (Cont.)

The second component of the technical update is an improved method of identifying our green zone parcels. A few weeks ago, staff provided a director's report that specified the following three criteria's for identifying Green Zones parcels:

1. The lot has to be within one of our 11 Green Zone Districts.
2. That lot has to be industrially zoned. This means its zoned "M — Something" and described in on our principal industrial uses table found in County Code Section 22.22.030-B.
3. And finally, it has to be 500 feet or less from a sensitive use; again homes, schools, hospitals—Places where people are spending a significant amount of time

Staff displayed a refresher on our current method of identifying our Green Zone parcels, displayed the County Planning's public facing mapping tool and explained how the Green Zone buffer identifier is applied. Although it is effective, this approach might not be the most accessible to the general public. To make the Green Zones more user-friendly, staff are proposing to put an identifier directly on to the parcel itself.

The technical update proposes a new Green Zone combining zone. A combining zone is a tag that attaches to the end of the base zone of a parcel. For Green Zones, the technical update proposes to add a "dash GZ" to identify the green zone parcels. The Dash GZ will replace our current Green Zone District approach. By putting this Green Zone identifier right on to the property's zoning, it allows the public to identify which industrial parcels have green zones standards. The public will still be able to use our online mapping tool and the green zones buffer to visualize Green Zone industrial parcels.

Through Green Zone's previous ground truthing, community engagement, and work with other agencies, County Planning built an email list of interested contacts. Information on this technical update and today's public hearing was also distributed to our Green Zones email list consisting of 271 email addresses for industrial property owners, residents, and other interested parties.

The Commission opened the public hearing and took testimony from two community members voicing their concerns of the project. Chair requested that staff connect with the first speaker and assist with questions regarding her small business and the Green Zones Update.

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners Moon/Louie – That the Regional Planning Commission close the public hearing and find that the project is exempt pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Moon/Louie – That the Regional Planning Commission Adopt the Resolution recommending approval to the County of Los Angeles Board of Supervisors of the Green Zone Technical Update, Project No. PRJ2022-004173, Advance Planning Case No. RPPL2022010227, and Zone Change No. RPPL2022013866.

PUBLIC HEARING (Cont.)

At the direction of the Chair, the item passed with Commissioners Moon, Louie, Duarte-White and Hastings in favor and Commissioner O'Connor being recorded as absent (Left at 11:00 a.m.).

PUBLIC COMMENT

7. Public comment pursuant to Section 54954.3 of the Government Code.

Ms. Clara Solis stated that many of the topics the Commission deals with are near to the Community's hearts because government policies are making lives more difficult in the name of creating more housing but the housing that keeps getting built is not affordable and doesn't meet the need of most of our residents. She stated that the past housing element met, were not at affordable levels. She asked that the minutes from March 1, 2023 be reviewed. Requested the Commission look at proposition 19 and how it will impact rentals currently owned by mom-and-pop landlords. The County is suggesting land trust, but people do not trust the land trust being suggested. The County is also suggesting property be offered to renters but how will the renters afford that? Further, she stated that a Commissioner suggested mom-and-pop landlords tear down and build new units. Is there funding for that? Most mom-and-pop landlords are property rich and cash poor.

CONTINUATION OF REPORTS

8. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

9. Commission/Counsel/Director Reports

Chair announced his appreciation and respect to his colleagues and the fact that they can agree to disagree shows us how government can work together.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:23 a.m. to Wednesday, June 7, 2023.



Elida Luna, Commission Secretary

ATTEST



Michael R. Hastings, Chair

APPROVE



Connie Chung, Deputy Director
Advance Planning Division