

## MINUTES

Meeting Place: In Person: 500 W. Temple Street, Room 381-B, Los Angeles, CA 90012 Virtual (Online): <https://bit.ly/ZOOM-RPC> Webinar ID: 858 6032 6429 Or call by phone: (669)444-9171 or (719) 359-4580

Meeting Date: April 24, 2024 - Wednesday Time: 9:00 a.m.

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Present: Commissioners Duarte-White, Louie, O'Connor, Moon, Hastings

Ex Officio Members:

Director of Public Works: Mr. Jose Suarez, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Ms. Susie Tae, Assistant Deputy Director, Current Planning Division

Mr. Ed Rojas, Assistant Deputy Director, Advance Planning Division

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

### LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Chair O'Connor representing the Third 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, Gabrielino/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians,

LAND ACKNOWLEDGMENT (Cont.)

San Fernando Band of Mission Indians. To learn more about the First Peoples of Los Angeles County Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at [lanaic.lacounty.gov](http://lanaic.lacounty.gov).

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Hastings representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Hastings – That the agenda for April 24, 2024, be approved.

At the direction of the Chair, the agenda was approved unanimously.

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. There were no reports given by Assistant Deputy Director.

## 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](mailto: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 HEARINGS

### Subdivisions

#### Project Approved

6. **Project No. PRJ2021-000941-(1). Planner: Michelle Lynch. Applicant: Ming Yu Qu and Sam Zhou. 812 Grandview Lane (Assessor's Parcel Number: 8248-014-017). East San Gabriel Valley Planning Area. a. Tentative Parcel Map No. 83361 (RPPL2021002350). To create two parcels on approximately 0.35 net acres (15,375.31 net square feet) parcel. The existing single-family residence with an attached Junior Accessory Dwelling Unit and detached Accessory Dwelling Unit with attached two-car garage will remain on Parcel No. 1. There is no proposed development on Parcel No. 2 as part of the land division. b. Environmental Assessment No. RPPL2021002375. This project is categorically exempt (Class 1- Existing Facilities and Class 15 - Minor Land Divisions) pursuant to CEQA reporting requirements.**

Staff presented the staff report. There being no members of the public present, no comments or questions were raised by the Commission.

For further action and discussion visit:

[http://lacdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission close the public hearing and find the project categorically exempt pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission approve Tentative Parcel Map No. 83361 subject to the findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on May 6, 2024

## Ordinance Studies/Operations & Major Projects

### Project Approved

PUBLIC HEARINGS (Cont.)

7. **Project No. PRJ2023-002901-(1-5). Advance Planning Case No. RPPL2023004282. Planners: Kenneth Warner and Zoe Axelrod. Countywide. An ordinance amending the Los Angeles County Code, Title 11 (Health and Safety), and Title 22 (Planning and Zoning), to update development standards with state statutory requirements for accessory dwelling units and junior accessory dwelling units in the unincorporated areas of Los Angeles County.**

Ms. Zoe Axelrod and Kenneth Warner presented the Accessory Dwelling Unit Ordinance Amendment. A technical update to the County's existing ADU Ordinance, to align with State law and improve local implementation. Accessory Dwelling Units (ADUs) are permitted as accessory use to single-family or multifamily residential buildings. ADUs can be a source of rental income for homeowners or a living space for family members. A Junior Accessory Dwelling Unit (JADU) is a dwelling unit with independent exterior access that is no more than 500 sq. ft. in size and contained entirely within a single-family residence.

Staff stated that the last update to the County's ADU Ordinance was in 2020. Since then, new State laws have mandated several changes to ADU policy. The proposed Amendment will align our ordinance with these laws across three policy areas: 1) Location-based Policies; 2) Development Standards; and 3) Quantities and Types. In addition, we are proposing new standards for ADUs on properties with historic resources. The first proposed change would exempt ADUs and JADUs from the County's current 35-foot minimum distance between animal-keeping and residential uses. This would be a local policy, based on community feedback and zoning enforcement experience, aimed to balance new housing development with existing animal-keeping uses in our unincorporated communities. The second policy change is required by State law. To promote public health and safety in fire-prone areas, the County's previous ADU Ordinance prohibited the construction of new ADUs, and the conversion of existing spaces to ADUs, within Very High Fire Hazard Severity Zones. The State now mandates the allowance of JADUs and certain ADUs known as Statewide Exemption ADUs in these Very High Fire areas, regardless of vehicular access.

The proposed ordinance includes 4 changes to development standards to comply with State law: 1) To remove the requirement for ADUs to be converted only from legally built structures. State law mandates that any existing structure can be converted into an ADU, regardless of whether the structure was legally established; 2) To modify height restrictions to permit ADUs to a height of at least 16-20 feet, depending on project type and proximity to transit, in accordance with State law; 3) To revise exemptions from required off-street parking to conform with State law. No parking is required for ADUs outside of Very High Fire Hazard Severity Zones. For ADUs within Very High Fire Hazard Severity Zones, one parking space is required unless at least one state exemption is met; and 4) State law now requires the allowance of ADUs of up to 800 square feet to encroach into required front yard setbacks if there is no other location on a lot where an ADU could be built at the ground level.

There are three local policy changes to Development Standards aimed at improving implementation: 1) Is a uniform 25-foot height limit for ADUs accessory to multifamily residences unless a lower limit is specified by local plans. This aligns with the existing 25-foot height limit for ADUs accessory to single-family residences; 2) Is a uniform size limit of 1200 sq.

PUBLIC HEARINGS (Cont.)

ft. for attached ADUs; and 3) Applying the County's existing 1200 square-foot size limit to detached ADUs on multifamily properties.

Staff stated that the next policy area is changes to ADU Quantities and types: The first of these changes codifies the 'statewide exemption' category of ADUs. The second policy change increases the maximum number of ADUs on single-family properties to one JADU, one attached ADU, and one detached ADU, as required by State law. The proposed ordinance also includes two local policy changes to ADU Quantities and Types, specific to multifamily properties. The first would allow additions to existing multifamily buildings for the creation of attached ADUs. The second proposed policy would allow interior and attached ADUs concurrently with new multifamily developments.

Lastly, the proposed ordinance includes one new policy requiring ADUs on properties with historic resources to meet specific objective development standards. These standards are designed to maintain the integrity of the historic resource while complying with State law allowing the construction of ADUs.

Commissioner Hastings announced for the record that he received a phone call from a resident in the fire zone area and researched on google to follow up on what the concerns were.

Commissioner Duarte-White asked staff to clarify the uniform change on height limit and square footage limit. Staff stated that before it varied depending on the size of the existing residence, that's where that 50% of the existing residence would have been the maximum, provided we allow at least 800sq ft. The goal is to provide a uniform size limit for applicants to understand more easily. State law has a variety of height limits that vary from 16 ft to 25 ft. The minimum allowable is 16 to 20ft and the maximum is 25 ft.

Commissioner Hastings asked staff to clarify the change that would exempt ADUs and JADUs from the County's current 35-foot minimum distance between animal-keeping and residential uses. Staff stated, this would be a local policy, based on community feedback and zoning enforcement experience, aimed to balance new housing development with existing animal-keeping uses in our unincorporated communities and provided further detailed information.

The Commission opened the public hearing and took testimony from three community members voicing their concerns to the Accessory Dwelling Unit Ordinance Amendment.

For further action and discussion visit:

[http://lacrdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacrdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission close the public hearing and find that the ADU Ordinance Amendment is statutorily exempt from CEQA pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Duarte-White/Moon – That the Regional Planning Commission adopt the resolution recommending approval to the County of Los Angeles Board of Supervisors of the ADU Ordinance Amendment, Plan No. RPPL2023004282.

PUBLIC HEARINGS (Cont.)

At the direction of the Chair, the item passed unanimously. The matter will be scheduled for a future Public Hearing before the Board of Supervisors.

Zoning Enforcement WestProject Approved

8. **Project No. PRJ2023-002077-(1-5). Advance Planning Case No. RPPL2023003020. Short-Term Rental Ordinance. Planner: Brian McGinnis. Countywide. To consider Short-Term Rental Ordinance, a countywide ordinance to amend Title 22 (Planning and Zoning) of the Los Angeles County Code to regulate short-term rentals, in accordance with Division 3 (Short-Term Rental) of Title 7 (Business Licenses) of the County Code.**

Mr. Brian McGinnis provided the Short-Term Rental Ordinance (STR). As defined in Title 7 Business Licenses of the County Code, the STR Ordinance is the use of a primary residence, for the purpose of providing temporary lodging for compensation for occupancy of 30 consecutive calendar days or less. The STR Ordinance Title 22 amends Title 22 STRs as an accessory use to existing dwelling units in zones that permit residential uses. The Ordinance requires STRs to be registered pursuant to existing regulations in Division 3 of Title 7 of the LA County Code. Title 7 limits STRs to registered primary residences, requires annual registration, limits the number of days in a calendar year the primary residence can be rented without a host present overnight, and limits the number of guests allowed.

On March 19, 2019, the County of Los Angeles Board of Supervisors initiated the preparation of a comprehensive package of County ordinances regulating STRs in unincorporated LA County. The Title 7 Ordinance was recommended for approval on February 13, 2024, and was adopted April 9, 2024. The STR will go into effect November 1, 2024. In addition, to the enforcement procedures of Chapter 22.242 for violations of the uses and standards for STRs as set forth in Title 22, STRs shall be subject to enforcement procedures in Division 3 STR Registration of Title 7 Business License of the County code.

Staff stated that the occupancy limit of two persons per bedroom plus two, with an overall limit of 12 people per booking. The Ordinance prohibits the use of non-habitable and temporary structures, and habitable structures other than dwelling units, and maintains an existing prohibition on the use of accessory dwelling units and junior accessory dwelling units as STRs. The Ordinance does not include amendments to specific plans or local coastal programs which will be prepared in a separate effort.

Staff stated that for the STR Ordinance, Treasurer and Tax Collector (TTC) hosted 25 events throughout the unincorporated areas, 10 virtual meetings and 15 in-person meetings. Stakeholders included representatives of organized groups, town councils, property owners, housing advocates, STR operators, and other stakeholders. Regional Planning staff participated in a majority of the events to support TTC and to inform the development of the amendment. Regional Planning Staff distributed a draft of the Title 22 Ordinance to all LA County planning email contacts and made the draft ordinance available on the Regional Planning website March 2024.

PUBLIC HEARINGS (Cont.)

The Commission opened the public hearing and took testimony from four community members, one in favor, one with concerns and two in opposition voicing their concerns to the Short-Term Rental Ordinance Amendment.

Chair O'Connor asked staff to address the public's concerns. Staff stated that outreach was limited because it's an amendment to implement the Title 7 Ordinance. Regional Planning participated in TTCs meetings and notices were sent to everyone on the courtesy list. Regarding materials not being available to the public, the documents are on the Short-Term Rental website on [planning.lacounty.gov](http://planning.lacounty.gov), as well as uploaded onto Legistar in advance of this meeting. Additionally, enforcement has been an issue so the establishment of this program will provide communities with a way to address the nuisances associated with STRs.

Chair O'Connor stated that since TTC conducted outreach, that would be confusing to the community. Staff stated that most of the outreach was conducted prior to the Board of Supervisors hearing, they decide on most of the policies. The direction Planning was given was to add the STR as an accessory use to residential uses. The policy that directs the program was approved by the Board and that's why the outreach was done prior to the meeting.

Commissioner Duarte-White asked staff with the issue raised regarding enforcement, what is being proposed, what will be provided for community. Staff stated that TTC will oversee and handle the majority of the enforcement issues, as well as Regional Planning to ensure compliance with Title 22. Staff further stated that Planning does not recommend continuance as Title 22 Ordinance needs to be in place before the Treasurer and Tax Collector program becomes in effect.

Commissioner Duarte-White asked if TTC will be responsible for the Enforcement and staff stated yes. Hamlet from the Treasurer and Tax Collector's Office stated that regarding the enforcement piece, the enforcement will take effect on October 7, when the Ordinance takes effect after that 180 day. In terms of enforcement, we do have provisions in our Ordinance that require a local contact person to be named and published through the hosting platform. Anyone with an issue can reach out to that contact person who will be required to remedy any issue. Also, TTC is implementing a new system for the registration program and that system will have a 24/7 hotline for any complaints that will be captured, documented and shared with us to be addressed at a later time. A couple of public speakers brought up the issues of nuisance and party houses. We do have provisions within the Ordinance that prohibits party houses, it then goes back to the local contact person being responsible to remedy those things should they happen.

Commissioner Hastings asked is TOT collected from this, from the TTC Department. How does this work with all the different organizations. Hamlet of TTC stated, that yes, TOT must be remitted to the County to the TTC, it is a requirement within the Ordinance and the hosts are responsible for doing so.

Commissioner Hastings asked when you say the host, is it the host that is responsible to report that and asked TTC if they get cooperation from the platforms to find out who these people are. Hamlet stated that the system he spoke of earlier, that TTC is in the process of implementing, has technology that scrubs listings on the web to identify and provide us the list of properties

PUBLIC HEARINGS (Cont.)

that are available as STRs in the marketplace. That's going to be our measure to find what available STRs are out there in the market to reach out, enforce and ensure that the TOTs are paid.

For further action and discussion visit:

[http://lacdrp.granicus.com/ViewPublisher.php?view\\_id=1](http://lacdrp.granicus.com/ViewPublisher.php?view_id=1)

Motion/seconded by Commissioners Moon/Duarte-White – That the Regional Planning Commission close the public hearing and find the project exempt from CEQA pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Moon/Louie – That the Regional Planning Commission adopt the resolution recommending approval of the Short-Term Rentals Ordinance Amendment, Plan No. RPPL2023003020, to the County of Los Angeles Board of Supervisors.

At the direction of the Chair, the item passed unanimously. The matter will be scheduled for a future Public Hearing before the Board of Supervisors.

PUBLIC COMMENT

**9. Public comment pursuant to Section 54954.3 of the Government Code.**

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

**10. 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.

**11. Commission/Counsel/Director Reports**

There were no reports given by Commission/Counsel/Director.



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 10:08 a.m. to Wednesday, May 22, 2024.



Elida Luna, Commission Secretary

ATTEST

APPROVE



Pamela O'Connor, Chair



Susie Tae, Assistant Deputy Director  
Current Planning Division



Pamela O'Connor, Chair



Ed Rojas, Assistant Deputy Director  
Advance Planning Division