



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

September 26, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON ORDINANCE TO AMEND TITLE 22
PROJECT NO. 2017-003637-(1-5)
PLAN NO. RPPL2016002293-(1-5)
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

This action is to amend Title 22 (Planning and Zoning) of the Los Angeles County Code to ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines. This ordinance will make Title 22 compatible and consistent with the Los Angeles County (County) Community Climate Action Plan 2020.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Section 15308 (Class 8, Actions by Regulatory Agencies for the Protection of the Environment), Section 15305 (Class 5, Minor Alterations in Land Use Limitations), and Section 15061(b)(3).
2. Approve the recommendation of the Regional Planning Commission (Commission) to amend Title 22 of the Los Angeles County Code as reflected in the attached ordinance, including edits as recommended by the Department of Regional Planning (Department).
3. Indicate the Board of Supervisors' (Board) intent to approve Project No. 2017-003637-(1-5), RPPL2016002293-(1-5).
4. Instruct County Counsel to prepare the final ordinance amending the County Code as recommended by the Commission and submit to the Board for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Community Climate Action Plan 2020 was adopted as part of the Los Angeles County General Plan on October 6, 2015 and satisfies the County's goals of meeting the recommendations for local governments in Assembly Bill 32, the California Global Warming Solutions Act. The Community Climate Action Plan 2020 describes the County's plan to reduce greenhouse gas emissions in unincorporated Los Angeles County by at least 11 percent below 2010 levels by the year 2020.

The County designated the Community Climate Action Plan 2020 Implementation Team to lead and coordinate implementation, monitoring, and updating of the plan. The Department is a member of the Community Climate Action Plan 2020 Implementation Team. In order to meet the County's greenhouse gas reduction goals, the implementation schedule calls for the adoption of this ordinance by 2017.

IMPLEMENTATION OF GENERAL PLAN AND STRATEGIC PLAN GOALS

The ordinance is consistent with the Los Angeles County General Plan and supports the following goals and policies:

Goal AQ 3: Implementation of Plans and Programs to Address the Impacts of Climate Change

- **Policy AQ 3.1:** Facilitate the implementation and maintenance of the Community Climate Action Plan to ensure that the County reaches its climate change and greenhouse gas emission reduction goals.

Goal LU 4: Infill Development and Redevelopment that Strengthens and Enhances Communities

- **Policy LU 4.1:** Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

Goal LU 9: Land Use Patterns and Community Infrastructure that Promote Health and Wellness

- **Policy LU 9.1:** Promote community health for all neighborhoods.

The ordinance is consistent with the Los Angeles County Strategic Plan and supports the following goals and policies:

Goal II: *Foster Vibrant and Resilient Communities*

- **Strategy II.3:** Make Environmental Sustainability Our Daily Reality - Envision and implement a comprehensive and integrated approach to improving the

environmental, economic, and social well-being of our communities so that they may thrive now and into the future.

Goal III: Realize Tomorrow's Government Today

- **Strategy III.3:** Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability - Continually assess our efficiency and effectiveness, maximize and leverage resources, and hold ourselves accountable.

ORDINANCE REVISIONS

The Department recommends revisions to the ordinance for consistency and clarity. The revised language is included in Attachment 3, Ordinance Revisions, and Attachment 2, Draft Ordinance.

FISCAL IMPACT/FINANCING

Implementation of Title 22 is an ongoing responsibility of the Department and is thus covered by the Department's operating budget. Adoption of this ordinance is not anticipated to require additional resources in order to implement and therefore will not result in additional costs to the Department or the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

On May 17, 2017, the Commission conducted a duly-noticed public hearing to consider the ordinance. No persons testified on the ordinance at the public hearing. Before closing the public hearing, the Commission noted that the ordinance was a small but necessary first step for the Department to support and implement the Community Climate Action Plan 2020. The Commission encouraged all County departments to consider taking bolder and bigger steps to reduce greenhouse gas emissions and supporting other Community Climate Action Plan 2020 goals. After closing the public hearing, the Commission adopted the resolution to recommend the Board consider and adopt the ordinance at a public hearing with a vote of 5-0.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from CEQA requirements per CEQA Statute and Guidelines Section 15308 (Class 8, Actions by Regulatory Agencies for the Protection of the Environment) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations). Consistent with Section 15061(b)(3), it can be seen with certainty that there is no possibility that the project would have the potential to cause a significant effect on the environment.

The portion of the project to amend Title 22 in order to ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure and require signs in on-site loading areas to encourage vehicle idle reduction is categorically exempt from CEQA requirements under Section 15308 because these regulations will maintain, enhance, and protect the environment.

The portion of the project to amend Title 22 to regulate secondary land uses under high voltage power lines is categorically exempt from CEQA requirements under Section 15305 because it is a minor alteration in land use limitations. This portion of the project restricts secondary land uses to already disturbed land under high voltage power lines and restricts the secondary land use from grading on properties with a natural slope of more than ten percent and from disturbing natural areas.

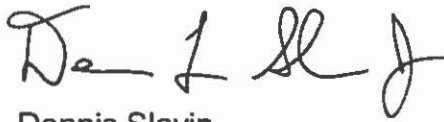
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The ordinance will not create any new impacts on County services or projects. The ordinance improves governmental effectiveness by ensuring that Title 22 is compatible and consistent with the County's effort to implement the Community Climate Action Plan 2020.

The Honorable Board of Supervisors
September 26, 2017
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For further information, please contact Mr. Bruce Durbin, Supervising Regional Planner,
Ordinance Studies Section, at (213) 974-6432 or bdurbin@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dennis Slavin". The signature is fluid and cursive, with a large initial "D" and a long, sweeping tail.

Dennis Slavin
Acting Director

DS:BD:AN:ems

Attachments:

1. Resolution
2. Draft Ordinance
3. Ordinance Revisions
4. Commission Hearing Package

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

WHEREAS, the Regional Planning Commission (Commission) of the County of Los Angeles (County) conducted a public hearing on May 17, 2017, regarding Project No. 2017-003637-(1-5), Plan No. RPPL 2016002293.

WHEREAS, the Commission finds as follows:

1. On October 6, 2015, the Board of Supervisors adopted the Los Angeles County Community Climate Action Plan 2020 (CCAP). As required by Assembly Bill 32, the California Global Warming Solutions Act, the CCAP is the County's plan to reduce greenhouse gas emissions in unincorporated Los Angeles County by at least 11% below 2010 levels by the year 2020.
2. The ordinance amends Title 22 in order to make it compatible and consistent with CCAP implementation efforts. The ordinance amends Title 22 of the County Code (Planning and Zoning) to ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines.
3. Pursuant to Section 22.60.174 of Title 22, the public hearing notice was published in the Los Angeles Times on April 8, 2017. Staff also published the public hearing notice in La Opinion on April 12, 2017. In September 2016, a series of 14 public outreach meeting was held throughout the County for several DRP ordinance initiatives, including a summary of this ordinance.
4. Two comments were received from the public regarding this ordinance. The first comment supported the ordinance. The second comment was neutral.
5. The ordinance is supportive of and consistent with CCAP policies for green building development, electric vehicle infrastructure, idle reduction, and new vegetated open space.
6. The ordinance is consistent with Los Angeles County General Plan policies to address the impacts of climate change, implement CCAP, encourage infill development, and promote community health for all neighborhoods.
7. The adoption of the ordinance is exempt from CEQA requirements per CEQA Statute and Guidelines Section 15308 (Class 8, Actions by Regulatory Agencies for the Protection of the Environment) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations). Consistent with Section 15061(b)(3), it can be seen with certainty that there is no possibility that the project would have the potential to cause a significant effect on the environment.
8. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Administration, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and

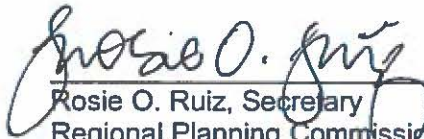
Regional Planning Commission
May 17, 2017

materials shall be the Supervising Regional Planner of the Ordinance Studies Section, Los Angeles County Regional Planning.


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

1. That the Board hold a public hearing to consider Project No. 2017-003637-(1-5), Plan No. RPPL 2016002293; and
2. That the Board find the adoption of the ordinance is exempt from CEQA reporting requirements pursuant to CEQA Statute and Guidelines Section 15308 and Section 15305; and
3. That the Board determine that the ordinance is compatible with and supportive of the goals and policies of the Los Angeles County General Plan and the Los Angeles County Community Climate Action Plan 2020; and
4. That the Board adopt the attached ordinance which amends Title 22 in order to ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines.

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 May 17, 2017.


Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By 
Starr Coleman
Deputy County Counsel
Property Division

ORDINANCE NO. _____

This ordinance amends Title 22 of the Los Angeles County Code in order to implement the Los Angeles County Community Climate Action Plan 2020. This ordinance will amend Title 22 for the following: ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.08.010 is hereby amended to read as follows:

22.08.010 **A.**

...

— "Automobile service station" means any premises where gasoline, ~~and~~ other petroleum products, and other vehicle fuel are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning are conducted. Automobile service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body and fender work are conducted.

...

SECTION 2. Section 22.08.030 is hereby amended to read as follows:

22.08.030 **C.**

...

— ~~"Cool pavement" means paving materials that reflect the sun and/or increase water evaporation to provide cooler ground surfaces than traditional paving materials, as defined in Section 202 of the California Green Building Standards Code, includes, but is not limited to, high albedo pavements and coatings, vegetative surfaces, porous or pervious pavements that allow water infiltration, and pavements shaded by trees and other sources of shade.~~

...

SECTION 3. Section 22.08.050 is hereby amended to read as follows:

22.08.050 E.

...

— "Electric vehicle" means, as defined in Section 202 of the California Building Standards Code, an automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For the purpose of this Title 22, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

— "Electric vehicle charging space" means, as defined in Section 202 of the California Building Standards Code, a space intended for charging electric vehicles.

— "Electric vehicle supply equipment" means, as defined in Section 202 of the California Green Building Standards Code, the conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fitting devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

...

SECTION 4. Section 22.08.080 is hereby amended to read as follows:

22.08.080 H.

...

— "Heat island effect" has the meaning set forth in Section 202 of the California Green Building Standards Code. "Heat island effect" and "urban heat island effect" refer to measurable elevated temperatures in developed areas as compared to more rural surroundings. Temperatures in developed areas are affected by absorption of heat by hardscapes and radiation of heat into surrounding areas resulting in local climate changes. Heat islands are influenced by geographic location and by local weather patterns, with effects changing on a daily or seasonal basis.

...

SECTION 5. Section 22.08.190 is hereby amended to read as follows:

22.08.190 S.

...

— Secondary Land Use Under High Voltage Transmission Lines. Any land use on a property other than the transmission of power where said property contains an electric power transmission line operating at or above 115 kilovolts.

...

SECTION 6. Section 22.20.070 is hereby amended to read as follows:

22.20.070 - Permitted Uses.

Property in Zone R-1 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to Part 33 of Chapter 22.52.

...

SECTION 7. Section 22.20.105 is hereby amended to read as follows:

A. Single-family residences shall be subject to the following development standards:

1. Roof and exterior siding materials.

a. Every single-family residence shall have a roof constructed with wood-shake, shingle, asphalt composition, crushed rock, or other ~~similar~~ roofing material with similar appearance, quality, and durability, in compliance with Title 26 (Building Code) of this code, ~~except that reflective, glossy, polished and/or roll-formed type metal roofing is prohibited;~~ and

b. Every single-family residence shall have an exterior siding of brick, wood, stucco, concrete, or other similar-material with similar appearance, quality, and durability, except that reflective, glossy, polished and/or roll-formed type metal siding is prohibited; and

c. Metal roof and exterior siding materials with a factory-applied surface coating are permitted if in compliance with Subsection A.1.d, below. Factory-applied surface coatings include "baked on" enamel, powder coating, or other similar permanent coating applied to the roof or siding materials by the manufacturer.

d. The following roof and exterior siding materials on every single-family residence are hereby prohibited:

i. Shiny, glossy, polished, and metallic-looking materials; and

ii. Any materials with a finished surface that result in glare or direct illumination across the bounding property line from a visible source of illumination, where the intensity of such resulting glare or direct illuminations creates a nuisance or detracts from the use or enjoyment of another property.

2. Reserved.

3. Except as specifically provided herein, every single-family residence shall be not less than 2 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less than 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area,

exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width; ~~and,~~

4. Every single-family residence shall have a floor area of not less than 800 square feet, exclusive of any appurtenant structures.

B. The standards listed in this section may be modified by the director pursuant to the procedures of Part 12 of Chapter 22.56 and the findings contained in Section 22.56.1755.

SECTION 8. Section 22.20.170 is hereby amended to read as follows:

22.20.170 - Permitted Uses.

Property in Zone R-2 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 9. Section 22.20.260 is hereby amended to read as follows:

22.20.260 - Permitted Uses.

Property in Zone R-3 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 10. Section 22.20.340 is hereby amended to read as follows:

22.20.340 - Permitted Uses.

Property in Zone R-4 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 11. Section 22.20.410 is hereby amended to read as follows:

22.20.410 - Permitted Uses.

Property in Zone R-A may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 12. Section 22.24.070 is hereby amended to read as follows:

22.24.070 - Permitted Uses.

Property in Zone A-1 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to Part 33 of Chapter 22.52.

...

SECTION 13. Section 22.40.670 is hereby amended to read as follows:

22.40.670 - Permitted Uses.

Property in w may be used for:

— Secondary land uses under high voltage transmission lines, subject to Part 33 of Chapter 22.52.

...

SECTION 14. Section 22.48.120 is hereby amended to read as follows:

...

J. Electric vehicle supply equipment, where serving an on-site parking space, may project a maximum distance of two and one-half feet into a required interior side or rear yard, provided that such equipment is not closer than two and one-half feet to any lot line.

...

SECTION 15. Section 22.52.1060 is hereby amended to read as follows:

A. Paving. Where access to a parking space or spaces is from a highway, street, or alley which is paved with asphaltic or concrete surfacing, such parking areas,

as well as the maneuvering areas and driveways used for access thereto, shall be paved with:

...

2. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches. The requirement for said base may be modified if:

a. A qualified engineer, retained to furnish a job-site soil analysis, finds that said base is unnecessary to insure a firm and unyielding subgrade, equal, from the standpoint of the service, life and appearance of the asphaltic surfacing, to that provided if said base were required, and so states in writing, together with a copy of his findings and certification to such effect, or

b. Other available information provides similar evidence; or

3. At the request of the Director or the applicant, the Director of Public Works may approve alternative paving materials upon finding that, when installed according to manufacturer's specifications or engineer's analysis, the alternative paving materials are equal to or better than the materials described in Subsection A.1 or A.2, above, in terms of public safety, performance, strength, quality, and durability. The Director of Public Works may approve such alternative paving materials in order to achieve aesthetic or environmental objectives, such as improved appearance, increased water percolation, reduced erosion and runoff, increased aeration and water for tree roots, reduced glare and heat island effect, and increased area available for

~~landscaping. Other alternative material that will provide at least the equivalent in service, life and appearance of the materials and standards which would be employed for development pursuant to subsection A1 or A2 of this section;~~

~~4. The county engineer, at the request of the director, shall review and report on the adequacy of paving where modification of base is proposed under subsection A2, or where alternative materials are proposed under subsection A3. The county engineer may approve such modification or such alternative materials if, in his opinion, the evidence indicates compliance with subsection A2 or A3 as the case may be.~~

SECTION 16. Section 22.52.1079 is hereby added to read as follows:

22.52.1079 - Electric Vehicle Supply Equipment and Electric Vehicle

Charging Spaces.

Any parking space served by electric vehicle supply equipment and any parking space intended as a future electric vehicle charging space shall qualify as a required standard automobile parking space where such parking space meets or exceeds the minimum length and width requirements for a standard automobile parking space.

SECTION 17. Section 22.52.1084 is hereby amended to read as follows:

...

G. Where loading spaces are required by this Section, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently

displayed and visible from the loading spaces. Said sign may contain language such as "5 minute idle limit", "spare the air", "please turn engine off when stopped", "turn engine off", or similar.

SECTION 18. Part 33 of Chapter 22.52 is hereby added to read as follows:

Part 33

Secondary Land Uses Under High Voltage Transmission Lines

Sections:

22.52.3600 Purpose.

22.52.3610 Applicability.

22.52.3630 Permitted Uses.

22.52.3640 Use Regulations.

22.52.3650 Additional Application Materials.

22.52.3600 Purpose.

This Part 33 regulates secondary land uses under high voltage transmission lines in order to ensure compatibility with adjacent properties.

22.52.3610 - Applicability. This Part 33 applies to secondary land uses under high voltage transmission lines in Zones A-1, R-A, R-1, R-2, R-3, R-4, and IT.

22.52.3620 - Prohibited Areas. Secondary land uses under high voltage transmission lines are prohibited on a property:

- A. With a natural slope of ten percent or more; or
- B. In a National Forest, National Recreation Area, or Significant Ecological Area.

22.52.3630 - Permitted Uses. Notwithstanding the uses subject to a conditional use permit and uses not listed in the basic zone, the following secondary land uses under high voltage transmission lines are permitted:

- A. In Zones R-1, R-2, R-3, R-4, and IT: crops-field, tree, bush, berry, and row, including nursery stock.
- B. In Zones R-A, R-1, R-2, R-3, R-4, and IT: greenhouses.
- C. In Zones A-1, R-A, R-1, R-2, R-3, R-4, and IT: parks, playgrounds, and beaches; including accessory facilities.
- D. In Zones A-1, R-A, R-1, R-2, and IT: riding and hiking trails, excluding trails for motor vehicles.
- E. In Zone IT: community gardens.

22.52.3640 - Use Regulations.

A. Use Regulations for Crops and Greenhouses. The following regulations shall apply to crops-field, tree, bush, berry, and row, including nursery stock; and greenhouses.

- 1. Prohibitions.
 - a. Grading. Grading of natural slopes is prohibited.
 - b. Native Vegetation. Removal of native vegetation is prohibited.
 - c. Retail Sales.
 - i. In Zones R-A, R-1, R-2, R-3, R-4, and IT, retail sales are prohibited.

ii. In Zone A-1, retail sales are subject to the regulations in Zone A-1, such as retail plant nursery or stands for the display and sale of any products which have lawfully been produced on such lot.

2. Yards.

a. Notwithstanding the yard requirements in the basic zone, where the subject property adjoins a Residential Zone or residential use, a yard of not less than 10 feet in depth shall be required.

b. The following uses and structures are permitted in any required yard:

i. Crops.

ii. Greenhouses, up to 10 feet in height.

iii. Fences and walls, up to six feet in height.

3. Storage. Storage, including structures, cargo shipping containers, storage areas for equipment or machinery, and storage piles or areas for bulk materials are permitted according to the following:

a. Storage is permitted when strictly accessory to the permitted use.

b. Storage shall be screened from view where visible from the public right-of-way. Screening may include fences, walls, landscaping, or other screening materials.

c. Storage shall be located:

i. At least 10 feet from a Residential Zone or residential use; and

ii. At least 20 feet from the public right-of-way.

d. Cargo shipping containers shall comply with the following additional regulations:

i. Number permitted.

(a) For a property of more than one acre in size, one cargo shipping container shall be permitted per acre of subject property, up to a maximum of five cargo shipping containers per subject property.

(b) For a property of less than one acre in size, one cargo container shall be permitted per subject property.

ii. Development standards.

(a) Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.

(b) Cargo shipping containers shall be placed at least six feet from any other structure or other cargo shipping container and shall not be stacked upon each other.

(c) Cargo shipping containers shall be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on the their sides, except for images or lettering providing safety information related to

the contents stored within, if such safety information is required by the County Code or other applicable local, State, or federal regulations.

e. Storage of bulk materials shall comply with the following additional regulations:

i. Bulk materials shall be stored in such a manner that it cannot be blown from the subject property.

ii. Bulk materials shall be stored up to a maximum height of six feet.

iii. For the purposes of this Subsection A.3.e, bulk materials shall include mulch, soil, manure, perlite, peat moss, tree or plant containers, and other similar materials related to the growing of crops and use of greenhouses.

4. Vehicular Circulation.

a. Adequate vehicular circulation onto and off the property shall be provided as determined by the Director in consultation with the Department of Public Works and the Fire Department.

b. Vehicles shall be prohibited from backing onto the property from the public right-of-way and from backing off of the property onto the public right-of-way.

5. Noise. If the subject property adjoins a Residential Zone or residential use, any vehicle, equipment, or machinery used in conjunction with the secondary land use under high tension power lines shall comply with the following:

a. Loading and unloading activities shall be prohibited between the hours of 10 pm and 7 am.

b. Reverse signal alarms and back-up beeping devices shall not be used between 10 pm and 7 am.

c. Operation of power equipment and machinery shall be prohibited between the hours of 10 pm and 7 am.

6. Fencing and Walls. Fencing and walls, if provided, shall comply with the following:

a. Any fence or wall open to view from the public right-of-way or any area in a Residential, Agricultural, or Commercial Zone shall be constructed in workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life; and

b. Such fences and walls shall be of a uniform, neutral color, excluding black, which blends with the surrounding terrain.

7. Maintenance.

a. The subject property shall be maintained in a neat and orderly fashion where visible from the public right-of-way.

b. Fences, walls, landscaping, or any other screening material, if provided, shall be maintained in a neat and orderly fashion where visible from the public right-of-way.

c. All structures, walls, or fences that are visible from the public right-of-way line shall remain free of graffiti. In the event that graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 24 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

8. Sight Distance. Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of the Department of Public Works. Notwithstanding Subsections A.2, A.3. and A.6, the placement of any object, such as crops, greenhouses, landscaping, fencing, walls, or storage, adjacent to the property line may be subject to review by the Department of Public Works.

B. (Reserved.)

22.52.3650 - Additional Application Materials. In addition to any information required by this Title 22, an application for a secondary land use under high voltage transmission lines shall include:

A. Authorization from the utility company for the applicant to apply for the secondary use under high voltage transmission lines.

B. A site plan depicting the location and elevations of transmission towers and lines and the boundary of any utility easements shall be shown, if applicable.

C. Certification from the Fire Department and Department of Public Works that the secondary use under high voltage transmission lines complies with all applicable Fire and Public Works regulations. Any modification or expansion to an

approved site plan shall require new certification by the Fire Department and the Department of Public Works.

The Department of Regional Planning recommends revisions to the ordinance presented to the Regional Planning Commission on May 17, 2017 for Project No. 2017-003637-(1-5), Plan No. RPPL2016002293-(1-5). The revisions are for the purposes of consistency and clarity. Strikethrough indicates language deleted from the ordinance and underline indicates language added to the ordinance. These revisions are included in the attached ordinance.

SECTION 7 AMENDED ORDINANCE LANGUAGE

Section 22.20.105.A.1.d: The following roof and exterior siding materials on every single-family residence are hereby expressly prohibited:

SECTION 18 AMENDED ORDINANCE LANGUAGE

22.52.3640 Use Regulations.

A. Use Regulations for Crops and Greenhouses. The following regulations shall apply to crops-field, tree, bush, berry, and row, including nursery stock; and greenhouses.

1. Prohibitions.

a. Grading. Grading of natural slopes ~~or undisturbed, natural areas are expressly prohibited.~~ a. Grading. Grading of natural slopes is prohibited.

b. Native Vegetation. Removal of native vegetation is prohibited.

c. Retail Sales.

i. In Zones R-A, R-1, R-2, R-3, R-4, and IT, retail sales are ~~expressly~~ prohibited.

...



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 4, 2017

TO: Doug Smith, Chair
David W. Louie, Vice Chair
Laura Shell, Commissioner
Elvin W. Moon, Commissioner
Pat Modugno, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner 
Ordinance Studies Section

PROJECT NO. 2017-003637-(1-5)

PLAN NO. RPPL 2016002293

**AMENDMENT TO TITLE 22 IN ORDER TO IMPLEMENT THE LOS ANGELES
COUNTY COMMUNITY CLIMATE ACTION PLAN 2020**

MAY 17, 2017 – AGENDA ITEM #7

INTRODUCTION

The attached ordinance will amend Title 22 of the County Code (Planning and Zoning) in order to achieve the following: ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines. This ordinance will make Title 22 compatible and consistent with the County's effort to implement the Los Angeles County Community Climate Action Plan 2020¹ (CCAP), the County's plan to reduce greenhouse gas emissions. This ordinance will not add new mandatory requirements or development standards.

Item #7 is a public hearing item. Staff recommends the following action:

1. Find that the project is categorically exempt from CEQA per CEQA Statute and Guidelines Section 15308 and Section 15305.
2. Adopt the resolution to recommend that the Board of Supervisors conduct a public hearing to consider the adoption of the ordinance.

BACKGROUND

The CCAP was adopted as part of the Los Angeles County General Plan on October 6, 2015 and satisfies the County's goals of meeting the recommendations for local governments in Assembly Bill 32 (AB 32), the California Global Warming Solutions Act. The CCAP describes the County's plan to reduce greenhouse gas emissions in unincorporated Los Angeles County by at least 11% below 2010 levels by the year 2020.

¹ CCAP available at <http://planning.lacounty.gov/ccap>.

The County designated the CCAP Implementation Team to lead and coordinate implementation, monitoring, and update of the plan. Department of Regional Planning (DRP) is a member of the CCAP Implementation Team. DRP staff is working with the team for CCAP implementation. In order to meet the County's greenhouse gas reduction goals, the implementation schedule calls for the adoption of ordinances by 2017.

PROPOSED ORDINANCE

This ordinance will:

1. Modify existing definition for "automobile service station". This ordinance will add non-petroleum based fuel to the type of fuels allowed for sale at an "automobile service station". The existing code includes only gasoline and other petroleum based products as vehicle fuel permitted for sale at an "automobile service station".
2. Modify existing definition for "automobile service station" and "cool pavement". The ordinance will modify the definition of "cool pavement" to make it consistent with the California Green Building Standards Code (CALGreen).
3. Add new definitions for "electric vehicle", "electric vehicle charging space", "electric vehicle supply equipment", "heat island effect", and "secondary land use under high voltage transmission lines". This ordinance adds definitions for "electric vehicle", "electric vehicle charging space", "electric vehicle supply equipment", and "heat island effect", consistent with CA Building Code. This ordinance adds a definition for "secondary land use under high voltage transmission lines", consistent with LA County Fire Department Regulation 27.
4. Modify existing regulations for single-family residence development standards to ensure compatibility with environmentally friendly roof and exterior siding materials.
5. Modify existing regulations for pavement in parking lots to ensure compatibility with environmentally friendly paving materials.
6. Add new regulations to required parking spaces to ensure compatibility with parking spaces served by electric vehicle supply equipment and parking spaces reserved for future electric vehicle charging spaces.
7. Add new regulations to on-site loading and unloading space requirements to require a sign limiting vehicle idle to five minutes.
8. Add new regulations to Zones A-1, R-A, R-1, R-2, R-3, R-4, and IT to include secondary land uses under high voltage power lines as a ministerial use. Secondary land uses include parks, trails, crops, and greenhouses and development standards are included for crops and greenhouses.

CCAP CONSISTENCY

This ordinance is consistent with four CCAP Actions: (1) BE-1: Green building development, (2) LUT-8: Electric vehicle infrastructure, (3) LUT-9: Idle reduction, and (4) LC-2: Create new vegetated open space.

Green Building Development (BE-1)

CCAP Action BE-1 is *promote and incentivize at least Tier 1 voluntary standards within CALGreen for all new residential and nonresidential buildings. Develop a heat island reduction plan and facilitate green building development by removing regulatory and procedural barriers.* ISD is designated as the lead agency on this goal, with DRP as a

supporting agency. This ordinance supports CCAP Action BE-1 by ensuring that Title 22 is compatible with environmentally friendly roof and pavement materials.

This ordinance will amend Title 22 to remove regulatory and procedural barriers to environmentally friendly roof and pavement materials. Section 22.20.105.A regulates roof and exterior siding materials for single-family residences, prohibiting reflective, glossy, polished and/or roll-formed type metal materials. This ordinance will allow roof and exterior siding materials that are made of metal, provided they are not reflective, glossy, or polished. Section 22.52.1060.A regulates paving materials for parking. This ordinance will allow flexibility for the review paving materials that achieve environmental objectives, such as increased water percolation, reduced erosion and runoff, increased aeration and water for tree roots, and reduced glare and heat island effect, while maintaining standards for public safety, performance, strength, quality, and durability.

This ordinance will define “heat island effect” and amend the definition for “cool pavement”. Both definitions in Title 22 will be consistent with the definitions in the CALGreen.

Electric Vehicle Infrastructure (LUT-8)

CCAP Action LUT-8 is *electric vehicle infrastructure* and identifies the goal to *install 500 electric vehicle charging facilities at County-owned public venues and ensure that at least one-third of these charging stations will be available for visitor use*. ISD is designated as the lead agency on the goal, with DPW and DRP as supporting agencies. This ordinance supports CCAP Action LUT-8 by ensuring that parking spaces served by or intended to be served by electric vehicle supply equipment are treated uniformly by DRP.

This ordinance will add Section 22.48.120.J and amend Part 11 (Vehicle Parking Space) of Chapter 22.52 (General Regulations) in Title 22 and codify electric vehicle supply equipment as a permitted accessory structure or equipment on private property in unincorporated Los Angeles County. Currently, Title 22 is silent on electric vehicle supply equipment and DRP treats it as an accessory structure or equipment, subject to the same development standards as any other accessory structure or equipment (such as yard setbacks and height limits). This ordinance will codify that parking spaces served by electric vehicle supply equipment and parking spaces intended to be served by electric vehicle supply equipment shall qualify as required parking spaces in Title 22.

This ordinance will also amend Title 22 to modify the definition of “automobile service station” to include alternative fuel for vehicles. The existing definition includes only gasoline and petroleum products as vehicle fuel permitted for sale. As alternative fuel become more readily available, this amendment will ensure that any automobile fuel is covered under this use. Automobile service stations are permitted as a ministerial use in both Commercial and Industrial Zones.

On January 1, 2017, additional regulations became effective for electric vehicle supply equipment and electric vehicle charging spaces. CALGreen requires electric vehicle charging spaces for non-residential uses and requires pre-wiring for electric vehicle charging equipment for residential uses. The California Building Code regulates the size and placement of electric vehicle charging spaces and related access aisles and

routes. On February 17, 2017, Assembly Bill 1239 was introduced in order to “*research, propose, and adopt mandatory building standards regarding electric vehicle capable parking spaces for multifamily housing, commercial, and parking structure construction and renovation.*” The bill is pending consideration by the State Legislature. This ordinance will ensure that Title 22 is compatible with evolving State regulations for electric vehicle charging requirements.

Idle Reduction (LUT-9)

CCAP Action LUT-9 is *idle reduction* and identifies the goal to *encourage idling limits of 3 minutes for heavy-duty construction equipment, as feasible within manufacturer’s specification.* DRP is designated as the lead agency on this goal, with DPW and DPH as supporting agencies. In support of this goal, DRP staff proposed to (1) incorporate a three minute idle reduction mitigation measure for development projects subject to the California Environmental Quality Act (CEQA) and (2) to amend Section 22.52.1084 (Loading Areas) in Title 22 require signs in on-site loading areas to encourage vehicle idle reduction.

Section 2485 of Title 13 (Motor Vehicles) from the California Code of Regulations limit vehicle idle for commercial (semi-trailer trucks) and off-road diesel (heavy equipment such as bulldozers, backhoes, cranes, etc...) vehicles to five minutes. The California Air Resources Board (CARB), law enforcement, and the local public health agency are authorized to enforce this limit. After discussion with DPW and DPH, DRP concluded: 1) The 3-minute limit would create an inconsistent regulation between unincorporated Los Angeles County and the 88 incorporated cities in Los Angeles County and 2) The County would need both state and local enforcement agencies to commit to enforcing a stricter vehicle idle limit requirement. Because it would create an inconsistent regulation across the County and would require a high level of agency coordination to enforce a more restrictive vehicle idle limit, DRP will not to pursue enacting a more restrictive vehicle idle limit. As an alternative, DRP staff proposes to require signs in on-site loading areas to encourage vehicle idle reduction.

In support of CCAP Action LUT-9, this ordinance will amend Title 22 to require signs in on-site loading areas to encourage vehicle idle reduction. The sign will contain a message limiting vehicle idle to five minutes and will be placed in a location visible from the loading area. This ordinance will only require that a sign be posted and will not require DRP staff to enforce the five minute vehicle idle limit. The five minute vehicle idle limit is required by the State and only applies to commercial vehicles and off-road diesel vehicles. This ordinance will support CCAP by encouraging the reduction of vehicle idle in on-site loading area. This will result in the reduction greenhouse gases produced by vehicle emissions.

Create New Vegetated Open Space (LC-2)

CCAP Action LC-2 is to *create new vegetated open space* and identifies the goal to *restore and re-vegetate previously disturbed land and/or unused land and suburban areas.* The Fire Department is designated as the lead agency on this action, with DRP, Department of Parks and Recreation (DPR), and Department of Public Works (DPW) as supporting agencies. This ordinance will implement CCAP Action LC-2 because it will encourage vegetated open space uses such as parks and riding and hiking trails and encourage the restoration and revegetation of previously disturbed land and/or unused

land and suburban areas, such as crops, and greenhouses on underused properties under high voltage power lines.

Utility rights-of-way for high voltage power lines are present on properties in 25 of the County's 36 zones. In urban areas, utility rights-of-way for high voltage power lines are usually unused at ground level other than for the high voltage power lines. These properties are usually, but not always, vacant and flat, with vegetation removed to prevent a fire hazard. Each zone regulates secondary land uses with varying review requirements. Some zones require intensive review, such as a conditional use permit, while other zones require less intensive review, such as a ministerial review. In support of this action, this ordinance will amend Title 22 to allow the following select secondary land uses with a ministerial review in utility rights-of-way with high voltage power lines: parks, riding and hiking trails, crops, and greenhouses. Development standards for crops and greenhouses are included in this ordinance to ensure compatibility with surrounding uses.

This ordinance supports the Countywide Comprehensive Parks & Recreation Needs Assessment (May 9, 2016) because it identifies "underutilized land, utility corridors, alleys, and other public lands" for "expand(ed) park opportunities and (to) meet recreational needs." By removing barriers to secondary uses under high voltage power lines, DRP will streamline implementation of DPR's goals for identifying additional parkland opportunities.

This ordinance supports a motion made by the Board of Supervisors on May 13, 2014. The motion instructed DRP, in collaboration with the Fire Department, to study and provide recommendations for an appropriate permitting process for crops, greenhouses, and other secondary land uses considered appropriate in utility rights-of-way. In a memo dated September 29, 2014, DRP provided a response to the Board of Supervisors on this motion. The response outlined options for a draft ordinance that DRP could pursue upon further direction from the Board of Supervisors.

CCAP AND GENERAL PLAN CONSISTENCY

This ordinance is consistent with the following General Plan goals and policies:

Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.

- **Policy AQ 3.1:** Facilitate the implementation and maintenance of the Community Climate Action Plan to ensure that the County reaches its climate change and greenhouse gas emission reduction goals.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities

- **Policy LU 4.1:** Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.

- **Policy LU 9.1:** Promote community health for all neighborhoods.

CCAP IMPLEMENTATION BEYOND TITLE 22

Beyond this ordinance and Title 22, the CCAP Implementation Team is working on several items to implement CCAP, including the Urban Heat Island Reduction Plan, Water Goals Campaign, and an update to the CCAP. The Urban Heat Island Reduction Plan is nearing completion. The CCAP Implementation Team will review draft infographics, timeline, and action items at their next meeting, scheduled for the end of May. County Water Goals Campaign for water conservation awareness is tentatively planned for May. In February 2017, the County was awarded a \$200,000 grant from the Southern California Association of Governments to complete an update to CCAP through 2030. This update is required by AB 32 and is expected to be completed by 2020.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from CEQA requirements per CEQA Statute and Guidelines Section 15308 (Class 8, Actions by Regulatory Agencies for the Protection of the Environment) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations). Consistent with Section 15061(b)(3), it can be seen with certainty that there is no possibility that the project would have the potential to cause a significant effect on the environment.

The portion of the project to amend Title 22 in order to ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure and require signs in on-site loading areas to encourage vehicle idle reduction is categorically exempt under Section 15308 because these regulations will maintain, enhance, and protect the environment.

The portion of the project to amend Title 22 to regulate secondary land uses under high voltage power lines is categorically exempt under Section 15305 because it is a minor alteration in land use limitations. This portion of the project restricts secondary land uses to already disturbed land under high voltage power lines and restricts the secondary land use from grading on properties with a natural slope of more than ten percent or disturbing natural areas.

Public Notification

In September 2016, a summary of this ordinance was included as part of the public outreach for several DRP ordinance initiatives. A series of 14 public outreach meeting was held throughout the County. DRP also staff sent draft ordinances to the building and development community, including the Roofing Contractors Association of California and Building Industry Association.

LEGAL NOTIFICATION

On April 8, 2017 notice of public hearing was published in the Los Angeles Times. On April 12, 2017, notice of public hearing was published in La Opinion.

Public Comments

In response to the outreach conducted during September 2016, DRP staff received five inquiries for more information about the ordinances. The inquiries did not result in comments on the ordinance.

On September 30, 2016, in an email, Mr. Marc Connerly from the Roofing Contractors Association of California stated that they were supportive of the portion of this ordinance amendment that would ensure Title 22 compatibility with environmentally friendly roofing materials. This email has been attached to this report.

On March 28, 2017, via phone call, Mr. De'Andre Valencia from Building Industry Association Los Angeles/Ventura Chapter stated that because this ordinance amendment would not require new development standards, that they had no comment on this ordinance.

STAFF RECOMMENDATION

In consideration of the facts presented, DRP Staff recommends that your Commission close the public hearing, find the project exempt from CEQA, and adopt the resolution to recommend that the Board of Supervisors conduct a public hearing to consider the adoption of Project Number R2017-003637-(1-5), Plan No. RPPL 2016002293.

SUGGESTED MOTION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT PROJECT NUMBER R2017-003637-(1-5), PLAN NO. RPPL 2016002293 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA SECTION 15308 AND SECTION 15305.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION AND FORWARD PROJECT NUMBER R2017-003637-(1-5) TO THE BOARD OF SUPERVISORS FOR CONSIDERATION IN A PUBLIC HEARING.

Attachments

ORDINANCE NO. _____

This ordinance amends Title 22 of the Los Angeles County Code in order to implement the Los Angeles County Community Climate Action Plan 2020. This ordinance will amend Title 22 for the following: ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.08.010 is hereby amended to read as follows:

22.08.010 A.

...

— "Automobile service station" means any premises where gasoline, and other petroleum products, and other vehicle fuel are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning are conducted. Automobile service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body and fender work are conducted.

...

SECTION 2. Section 22.08.030 is hereby amended to read as follows:

22.08.030 C.

...

— ~~"Cool pavement" means paving materials that reflect the sun and/or increase water evaporation to provide cooler ground surfaces than traditional paving materials.~~ as defined in Section 202 of the California Green Building Standards Code, includes, but is not limited to, high albedo pavements and coatings, vegetative surfaces, porous or pervious pavements that allow water infiltration, and pavements shaded by trees and other sources of shade.

...

SECTION 3. Section 22.08.050 is hereby amended to read as follows:

22.08.050 E.

...

— "Electric vehicle" means, as defined in Section 202 of the California Building Code, an automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For the purpose of this Title 22, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

— "Electric vehicle charging space" means, as defined in Section 202 of the California Building Code, a space intended for charging electric vehicles.

— “Electric vehicle supply equipment” means, as defined in Section 202 of the California Green Building Code, the conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fitting devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

...

SECTION 4. Section 22.08.080 is hereby amended to read as follows:

22.08.080 H.

...

— “Heat island effect” has the meaning set forth in Section 202 of the California Green Building Standards Code. “Heat island effect” and “urban heat island effect” refer to measurable elevated temperatures in developed areas as compared to more rural surroundings. Temperatures in developed areas are affected by absorption of heat by hardscapes and radiation of heat into surrounding areas resulting in local climate changes. Heat islands are influenced by geographic location and by local weather patterns, with effects changing on a daily or seasonal basis.

...

SECTION 5. Section 22.08.190 is hereby amended to read as follows:

22.08.190 S.

...

— Secondary Land Use Under High Voltage Transmission Lines. Any land use on a property other than the transmission of power where said property contains an electric power transmission line operating at or above 115 kilovolts.

...

SECTION 6. Section 22.20.070 is hereby amended to read as follows:

22.20.070 Permitted Uses.

Property in Zone R-1 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to Part 33 of Chapter 22.52.

...

SECTION 7. Section 22.20.105 is hereby amended to read as follows:

A. Single-family residences shall be subject to the following development standards:

1. Roof and exterior siding materials.

a. Every single-family residence shall have a roof constructed with wood-shake, shingle, asphalt composition, crushed rock, or other ~~similar~~ roofing material with similar appearance, quality, and durability, in compliance with Title 26 (Building Code) of this code, ~~except that reflective, glossy, polished and/or roll-formed type metal roofing is prohibited;~~ and

b. 2. Every single-family residence shall have an exterior siding of brick, wood, stucco, concrete, or other ~~similar~~ material with similar appearance, quality, and durability, except that reflective, glossy, polished and/or roll-formed type metal siding is prohibited; and

c. Metal roof and exterior siding materials with a factory-applied surface coating are permitted if in compliance with Subsection A.1.d, below. Factory-applied surface coatings include "baked on" enamel, powder coating, or other similar permanent coating applied to the roof or siding materials by the manufacturer.

d. The following roof and exterior siding materials on every single-family residence are hereby expressly prohibited:

i. Shiny, glossy, polished, and metallic-looking materials;
and

ii. Any materials with a finished surface that result in glare or direct illumination across the bounding property line from a visible source of illumination, where the intensity of such resulting glare or direct illuminations creates a nuisance or detracts from the use or enjoyment of another property.

2. Reserved.

3. Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less than 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area,

exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width; ~~and,~~

4. Every single-family residence shall have a floor area of not less than 800 square feet, exclusive of any appurtenant structures.

B. The standards listed in this section may be modified by the director pursuant to the procedures of Part 12 of Chapter 22.56 and the findings contained in Section 22.56.1755.

SECTION 8. Section 22.20.170 is hereby amended to read as follows:

22.20.170 Permitted Uses.

Property in Zone R-2 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 9. Section 22.20.260 is hereby amended to read as follows:

22.20.260 Permitted Uses.

Property in Zone R-3 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 10. Section 22.20.340 is hereby amended to read as follows:

22.20.340 Permitted Uses.

Property in Zone R-4 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 11. Section 22.20.410 is hereby amended to read as follows:

22.20.410 Permitted Uses.

Property in Zone R-A may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 12. Section 22.24.070 is hereby amended to read as follows:

22.24.070 Permitted Uses.

Property in Zone A-1 may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 13. Section 22.40.670 is hereby amended to read as follows:

22.40.670 Permitted Uses.

Property in Zone IT may be used for:

...

— Second units, subject to the provisions of Part 16 of Chapter 22.52.

— Secondary land uses under high voltage transmission lines, subject to

Part 33 of Chapter 22.52.

...

SECTION 14. Section 22.48.120 is hereby amended to read as follows:

...

J. Electric vehicle supply equipment, where serving an on-site parking space, may project a maximum distance of two and one-half feet into a required interior side or rear yard, provided that such equipment is not closer than two and one-half feet to any lot line.

...

SECTION 15. Section 22.52.1060 is hereby amended to read as follows:

A. Paving. Where access to a parking space or spaces is from a highway, street, or alley which is paved with asphaltic or concrete surfacing, such parking areas, as well as the maneuvering areas and driveways used for access thereto, shall be paved with:

...

2. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches. The requirement for said base may be modified if:

a. A qualified engineer, retained to furnish a job-site soil analysis, finds that said base is unnecessary to insure a firm and unyielding subgrade, equal, from the standpoint of the service, life and appearance of the asphaltic surfacing, to that provided if said base were required, and so states in writing, together with a copy of his findings and certification to such effect, or

b. Other available information provides similar evidence; or

3. At the request of the Director or the applicant, the Director of Public Works may approve alternative paving materials upon finding that, when installed according to manufacturer's specifications or engineer's analysis, the alternative paving materials are equal to or better than the materials described in Subsection A.1 or A.2, above, in terms of public safety, performance, strength, quality, and durability. The Director of Public Works may approve such alternative paving materials in order to achieve aesthetic or environmental objectives, such as improved appearance,

increased water percolation, reduced erosion and runoff, increased aeration and water for tree roots, reduced glare and heat island effect, and increased area available for landscaping.~~Other alternative material that will provide at least the equivalent in service, life and appearance of the materials and standards which would be employed for development pursuant to subsection A1 or A2 of this section;~~

4. ~~The county engineer, at the request of the director, shall review and report on the adequacy of paving where modification of base is proposed under subsection A2, or where alternative materials are proposed under subsection A3. The county engineer may approve such modification or such alternative materials if, in his opinion, the evidence indicates compliance with subsection A2 or A3 as the case may be.~~

SECTION 16. Section 22.52.1079 is hereby added to read as follows:

22.52.1079 Electric Vehicle Supply Equipment and Electric Vehicle Charging Spaces.

Any parking space served by electric vehicle supply equipment and any parking space intended as a future electric vehicle charging space shall qualify as a required standard automobile parking space where such parking space meets or exceeds the minimum length and width requirements for a standard automobile parking space.

SECTION 17. Section 22.52.1084 is hereby amended to read as follows:

...

G. Where loading spaces are required by this Section, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes.

Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces. Said sign may contain language such as "5 minute idle limit", "spare the air", "please turn engine off when stopped", "turn engine off", or similar.

SECTION 18. Part 33 of Chapter 22.52 is hereby added to read as follows:

Part 33

Secondary Land Uses Under High Voltage Transmission Lines

Sections:

22.52.3600 Purpose.

22.52.3610 Applicability

22.52.3630 Permitted Uses.

22.52.3640 Use Regulations.

22.52.3650 Additional Application Materials.

22.52.3600 Purpose.

This Part 33 regulates secondary land uses under high voltage transmission lines in order to ensure compatibility with adjacent properties.

22.52.3610 Applicability. This Part 33 applies to secondary land uses under high voltage transmission lines in Zones A-1, R-A, R-1, R-2, R-3, R-4, and IT.

22.52.3620 Prohibited Areas. Secondary land uses under high voltage transmission lines are prohibited on a property:

A. With a natural slope of ten percent or more; or

B. In a National Forest, National Recreation Area, or Significant Ecological Area.

22.52.3630 Permitted Uses. Notwithstanding the uses subject to a conditional use permit and uses not listed in the basic zone, the following secondary land uses under high voltage transmission lines are permitted:

A. In Zones R-1, R-2, R-3, R-4, and IT: crops-field, tree, bush, berry, and row, including nursery stock.

B. In Zones R-A, R-1, R-2, R-3, R-4, and IT: greenhouses.

C. In Zones A-1, R-A, R-1, R-2, R-3, R-4, and IT: parks, playgrounds, and beaches; including accessory facilities.

D. In Zones A-1, R-A, R-1, R-2, and IT: riding and hiking trails, excluding trails for motor vehicles.

E. In Zone IT: community gardens.

22.52.3640 Use Regulations.

A. Use Regulations for Crops and Greenhouses. The following regulations shall apply to crops-field, tree, bush, berry, and row, including nursery stock; and greenhouses.

1. Prohibitions.

a. Grading. Grading of natural slopes or undisturbed, natural areas are expressly prohibited.

b. Retail Sales.

i. In Zones R-A, R-1, R-2, R-3, R-4, and IT, retail sales are expressly prohibited.

ii. In Zone A-1, retail sales are subject to the regulations in Zone A-1, such as retail plant nursery or stands for the display and sale of any products which have lawfully been produced on such lot.

2. Yards.

a. Notwithstanding the yard requirements in the basic zone, where the subject property adjoins a Residential Zone or residential use, a yard of not less than 10 feet in depth shall be required.

b. The following uses and structures are permitted in any required yard:

i. Crops.

ii. Greenhouses, up to 10 feet in height.

iii. Fences and walls, up to six feet in height.

3. Storage. Storage, including structures, cargo shipping containers, storage areas for equipment or machinery, and storage piles or areas for bulk materials are permitted according to the following:

a. Storage is permitted when strictly accessory to the permitted use.

b. Storage shall be screened from view where visible from the public right-of-way. Screening may include fences, walls, landscaping, or other screening materials.

c. Storage shall be located:

i. At least 10 feet from a Residential Zone or residential use; and

ii. At least 20 feet from the public right-of-way.

d. Cargo shipping containers shall comply with the following additional regulations:

i. Number permitted.

(a) For a property of more than one acre in size, one cargo shipping container shall be permitted per acre of subject property, up to a maximum of five cargo shipping containers per subject property.

(b) For a property of less than one acre in size, one cargo container shall be permitted per subject property.

ii. Development standards.

(a) Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.

(b) Cargo shipping containers shall be placed at least six feet from any other structure or other cargo shipping container and shall not be stacked upon each other.

(c) Cargo shipping containers shall be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on the their sides, except for images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable local, State, or federal regulations.

e. Storage of bulk materials shall comply with the following additional regulations:

i. Bulk materials shall be stored in such a manner that it cannot be blown from the subject property.

ii. Bulk materials shall be stored up to a maximum height of six feet.

iii. For the purposes of this Subsection A.3.e, bulk materials shall include mulch, soil, manure, perlite, peat moss, tree or plant containers, and other similar materials related to the growing of crops and use of greenhouses.

4. Vehicular Circulation.

a. Adequate vehicular circulation onto and of off the property shall be provided as determined by the Director in consultation with the Department of Public Works and the Fire Department.

b. Vehicles shall be prohibited from backing onto the property from the public right-of-way and from backing off of the property onto the public right-of-way.

5. Noise. If the subject property adjoins a Residential Zone or residential use, any vehicle, equipment, or machinery used in conjunction with the secondary land use under high tension power lines shall comply with the following:

a. Loading and unloading activities shall be prohibited between the hours of 10 pm and 7 am.

b. Reverse signal alarms and back-up beeping devices shall not be used between 10 pm and 7 am.

c. Operation of power equipment and machinery shall be prohibited between the hours of 10 pm and 7 am.

6. Fencing and Walls. Fencing and walls, if provided, shall comply with the following:

a. Any fence or wall open to view from the public right-of-way or any area in a Residential, Agricultural, or Commercial Zone shall be constructed in workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life; and

b. Such fences and walls shall be of a uniform, neutral color, excluding black, which blends with the surrounding terrain.

7. Maintenance.

a. The subject property shall be maintained in a neat and orderly fashion where visible from the public right-of-way.

b. Fences, walls, landscaping, or any other screening material, if provided, shall be maintained in a neat and orderly fashion where visible from the public right-of-way.

c. All structures, walls, or fences that are visible from the public right-of-way line shall remain free of graffiti. In the event that graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 24 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

8. Sight Distance. Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of the Department of Public Works. Notwithstanding Subsections A.2, A.3. and A.6, the placement of any object, such as crops, greenhouses, landscaping, fencing, walls, or storage, adjacent to the property line may be subject to review by the Department of Public Works.

B. (Reserved.)

22.52.3650 Additional Application Materials. In addition to any information required by this Title 22, an application for a secondary land use under high voltage transmission lines shall include:

A. Authorization from the utility company for the applicant to apply for the secondary use under high voltage transmission lines.

B. A site plan depicting the location and elevations of transmission towers and lines and the boundary of any utility easements shall be shown, if applicable.

C. Certification from the Fire Department and Department of Public Works that the secondary use under high voltage transmission lines complies with all applicable Fire and Public Works regulations. Any modification or expansion to an approved site plan shall require new certification by the Fire Department and the Department of Public Works.

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

WHEREAS, the Regional Planning Commission (Commission) of the County of Los Angeles (County) conducted a public hearing on May 17, 2017, regarding Project No. 2017-003637-(1-5), Plan No. RPPL 2016002293.

WHEREAS, the Commission finds as follows:

1. On October 6, 2015, the Board of Supervisors adopted the Los Angeles County Community Climate Action Plan 2020 (CCAP). As required by Assembly Bill 32, the California Global Warming Solutions Act, the CCAP is the County's plan to reduce greenhouse gas emissions in unincorporated Los Angeles County by at least 11% below 2010 levels by the year 2020.
2. The ordinance amends Title 22 in order to make it compatible and consistent with CCAP implementation efforts. The ordinance amends Title 22 of the County Code (Planning and Zoning) to ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines.
3. Pursuant to Section 22.60.174 of Title 22, the public hearing notice was published in the Los Angeles Times on April 8, 2017. Staff also published the public hearing notice in La Opinion on April 12, 2017. In September 2016, a series of 14 public outreach meeting was held throughout the County for several DRP ordinance initiatives, including a summary of this ordinance.
4. Two comments were received from the public regarding this ordinance. The first comment supported the ordinance. The second comment was neutral.
5. The ordinance is supportive of and consistent with CCAP policies for green building development, electric vehicle infrastructure, idle reduction, and new vegetated open space.
6. The ordinance is consistent with Los Angeles County General Plan policies to address the impacts of climate change, implement CCAP, encourage infill development, and promote community health for all neighborhoods.
7. The adoption of the ordinance is exempt from CEQA requirements per CEQA Statute and Guidelines Section 15308 (Class 8, Actions by Regulatory Agencies for the Protection of the Environment) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations). Consistent with Section 15061(b)(3), it can be seen with certainty that there is no possibility that the project would have the potential to cause a significant effect on the environment.
8. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Administration, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and

Regional Planning Commission
May 17, 2017

materials shall be the Supervising Regional Planner of the Ordinance Studies Section, Los Angeles County Regional Planning.

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

1. That the Board hold a public hearing to consider Project No. 2017-003637-(1-5), Plan No. RPPL 2016002293; and
2. That the Board find the adoption of the ordinance is exempt from CEQA reporting requirements pursuant to CEQA Statute and Guidelines Section 15308 and Section 15305; and
3. That the Board determine that the ordinance is compatible with and supportive of the goals and policies of the Los Angeles County General Plan and the Los Angeles County Community Climate Action Plan 2020; and
4. That the Board adopt the attached ordinance which amends Title 22 in order to ensure compatibility with environmentally friendly roof and pavement materials and electric vehicle infrastructure; require signs in on-site loading areas to encourage vehicle idle reduction; and regulate secondary land uses under high voltage power lines.

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 May 17, 2017.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Starr Coleman
Deputy County Counsel
Property Division

From: Marc Connerly <mconnerly@connerlyandassociates.com>
Sent: Friday, September 30, 2016 10:06 AM
To: Adrienne Ng
Subject: RE: LA County Regional Planning - SFR Roofing Regulations Draft Ordinance

Hi Adrienne:

I polled by Board of Directors on this, and the response I received was that the “revision will greatly improve the situation at hand...and we support the change and consider this a reasonable settlement.”

Please let me know if additional input or information is needed from us, and we greatly appreciate you seeking our feedback on this issue.

I hope you will let me know as the process moves forward, and once a final ordinance is in place.

Best regards,

Marc Connerly, Executive Director
Roofing Contractors Association of California
2215 21st Street
Sacramento, CA 95818
(916) 456-4790
Cell: (916) 214-6495
FAX: (916) 456-7672

From: Adrienne Ng [<mailto:ang@planning.lacounty.gov>]
Sent: Tuesday, September 13, 2016 11:45 AM
To: Marc Connerly <mconnerly@connerlyandassociates.com>
Subject: LA County Regional Planning - SFR Roofing Regulations Draft Ordinance

Hello Marc,

Bruce Durbin from Los Angeles County Department of Regional Planning (DRP) asked me to contact you. DRP is working on a series of draft ordinances, one of which proposes to update the development standards for roof on single-family residences. The intent of this draft ordinance is to modernize roof and siding requirements for single-family residences. The draft ordinance allow roll-formed metal roof materials as long as they are not shiny.

As a roofing industry professional, I would like to hear your comments. A question for you: are is the prohibiting materials that have more than a 35 percent Light Reflectance Value enough to prevent materials that cause unacceptable glare on neighboring properties? I am collecting comments for the rest of September. In October, I plan to update the draft ordinance and I have tentatively scheduled this series of ordinances for a public hearing at the LA County Regional Planning Commission on November 2016.

This ordinance is part of a series of ordinances – CCAP Implementation Ordinances 2016 and includes ordinances in four

categories: cool roofs and cool pavement, electric vehicles as an accessory use, vehicle idling, and secondary uses under high voltage power lines. If you are interested in the series of ordinances, please visit our website at

<http://planning.lacounty.gov/ccapio2016>.

Adrienne Ng, AICP
Planner
Ordinance Studies Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6432