



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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Regional Planning

January 28, 2020

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

7 January 28, 2020

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

  
CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**HEARING ON THE COMPACT LOT SUBDIVISION ORDINANCE  
PROJECT NO. R2009-00966  
ADVANCE PLANNING CASE NO. RADV-201200008  
ENVIRONMENTAL ASSESSMENT NO. RPPL2018005420  
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

The recommended action is to approve the Compact Lot Subdivision Ordinance (Ordinance). The Ordinance establishes provisions for compact lot subdivisions in the multi-family residential zones in the unincorporated areas of Los Angeles County (County). A "compact lot subdivision" is a land division that creates fee-simple, single-family residential lots, known as "compact lots" that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet. A project summary is included as Attachment 1.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Consider the Negative Declaration for the Ordinance (Attachment 2), together with any comments received during the public review period, find on the basis of the whole record before the Board of Supervisors (Board) that there is no substantial evidence that the project may have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration;

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2. Indicate its intent to approve the Ordinance (RADV-2012-00008) (Attachment 3), as recommended by the Regional Planning Commission (RPC);
3. Find that the Ordinance has no effect on fish and wildlife, and authorize the Director of the Department of Regional Planning (DRP) to complete and file a Certificate of Fee Exemption for the project in accordance with Section 711.4 of the California Fish and Game Code; and
4. Instruct County Counsel to prepare the necessary final documents for the Ordinance, and bring them back to the Board for their consideration.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The County 2014-21 Housing Element, which was adopted by the Board on February 4, 2014, and certified by the State Department of Housing and Community Development on April 30, 2014, outlines programs and strategies to encourage a diversity of housing types to meet the diverse housing needs in the unincorporated areas of the County. This fifth revision to the Housing Element commits the County to pursuing ordinance amendments to allow for compact lot subdivisions, formerly known as small lot subdivisions (Program 8).

On October 23, 2019, the RPC held a public hearing and voted unanimously to recommend approval of the Ordinance with non-substantive revisions recommended by DRP staff. On November 6, 2019, the Airport Land Use Commission (ALUC) held a public hearing and found that the Ordinance is conditionally consistent with the County Airport Land Use Plan, with an amendment to the Ordinance adding conditions of approval for future compact lot subdivisions within an Airport Influence Area to comply with Chapter 22.76 (Noise Insulation Program) and to require an aviation easement and real estate transfer disclosure notice. The ALUC also found that the Ordinance is consistent with both the General William J. Fox Airfield Land Use Compatibility Plan and the Brackett Field Airport Land Use Compatibility Plan. The Summary of RPC and ALUC proceedings is included as Attachment 4. The RPC's resolution and the ALUC's findings and order are included as Attachments 5 and 6, respectively.

#### **Policy Intent**

The draft Ordinance is intended to:

- Promote affordable homeownership opportunities through the allowance of smaller, fee-simple lots with smaller single-family residences;
- Promote mixed income neighborhoods and a diversity of housing types to increase housing options for all economic segments of the population;

- Promote intergenerational neighborhoods and contribute to neighborhood stability by increasing homeownership opportunities; and
- Promote smart growth by encouraging infill development on underutilized and vacant parcels in existing, established communities.

#### Major Elements and Key Components

The draft Ordinance includes the following major elements and key components:

- ***Prohibited Areas:*** As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the Ordinance prohibits a parcel to be subdivided into compact lots if the parcel: (1) has any portion located within a Very High Fire Hazard Severity Zone; (2) has any portion located within a Coastal Zone; (3) is not served by a public water system; (4) is not served by a public sewer system; or (5) does not front a highway or a public street.
- ***Street Frontage Exemption:*** Compact lots may front on an alley or a private common driveway in lieu of a street. A private common driveway is a privately owned and maintained driveway located on a strip of land, connecting two or more compact lots to a public street. In some cases, each user of a private common driveway owns part of the driveway and has the legal right to use the entire driveway. In other cases, one compact lot property owner owns the entire private common driveway, and the other users have the right to use it for ingress, egress, drainage, sewer, water, utilities, right to grade, and maintenance purposes only via a recorded easement.
- ***Maximum Number of Compact Lots:*** Given the neighborhood characteristics and development potential in areas where compact lot subdivisions will be permitted, future subdivisions proposed pursuant to the Ordinance must be small-scale, with no more than eight compact lots created cumulatively on a parcel of land. Driveway lots and parking-only lots, as described below, do not count toward this limit.
- ***Required Area of Compact Lot:*** In general, a compact lot created pursuant to the Ordinance shall have a net area of no less than 1,750 square feet. In Zone R-4, the required net area of a compact lot is 1,450 square feet if (1) only one parking space is required and provided on the compact lot; or (2) a mechanical parking stacker is used where two parking spaces are provided in a garage on the compact lot. Furthermore, where some or all of the required parking spaces are provided on a separate parking-only lot, the required net area of a compact lot is 1,200 square feet.

- ***Perimeter Yards, Internal Yards, and Alternate Zero Lot Line:*** The required perimeter front, rear, and side yards are comparable to the currently required front, rear, and side yards in the multi-family residential zones. As shown in Attachment 7, the Ordinance also allows alternate zero lot lines, where the internal yards between two structurally independent single-family residences are zero feet. The benefits of allowing alternate zero lot lines include greater flexibility in creating more usable spaces within the single-family residences and better design. Alternate zero lot lines ensure that each single-family residence will have at least three sides that are open, which in turn enhances the single-family residences' access to air, natural light, and outdoor space.
- ***Parking:*** In general, the number of parking spaces required for a single-family residence on a compact lot is comparable to the number of parking spaces required for a traditional single-family residence (minimum two spaces). Where a single-family residence contains one bedroom or less and is less than 750 square feet in size, only one parking space is required. In addition, the Ordinance provides greater flexibility with respect to the location, size, and type of parking spaces, including the allowance of a separate, commonly-owned parking-only lot within a compact lot subdivision. The benefits of the parking-only lot configuration include potentially lower construction costs, as well as greater flexibility for site layout and unit configuration.
- ***Additional Findings:*** Challenges brought on by existing neighborhood context and the proximity of adjacent structures create a new set of spatial complexities that are unique to compact lot subdivisions. These spatial constraints require thoughtful considerations with respect to both lot configuration and building design. Design review, which is critical in the entitlement process, will be facilitated through the requirement of a Conditional Use Permit (CUP). Specifically, future subdivisions proposed pursuant to the Ordinance must substantiate, in addition to those findings specified in Section 22.158.050 (Findings and Conditions) of the County Code, the following findings for the approval of a CUP:
  1. That the project is designed and configured to provide an appropriate response to the surrounding context; and
  2. That the project is designed and configured to create a high-quality living environment while addressing practical spatial needs.

#### **Implementation of Strategic Plan Goals**

The Ordinance supports the County's *Strategic Plan Goal 1.1.5: Increase Affordable Housing Throughout L.A. County* by incentivizing the development of affordable housing.

### **FISCAL IMPACT/FINANCING**

Adoption of the Ordinance will not result in any significant new costs to DRP or other County departments and agencies.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Ordinance supports Goals 1 and 3 as well as Policies 1.2 and 3.1 of the County's adopted and State-certified Housing Element, in that it will promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

In addition to the public hearing conducted by the RPC on October 23, 2019, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice has been given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code. Additionally, more than 1,050 members of the public have been notified via email.

### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for the project in compliance with the California Environmental Quality Act (CEQA), which documented that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared. Public notice was published in local newspapers pursuant to California Public Resources Code Section 21092 and posted pursuant to Section 21092.3.

In addition, all tribal cultural resource consultation requirements of CEQA have been met and documented. Two tribes requested consultation when future subdivisions proposed pursuant to the Ordinance result in ground disturbance.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the draft Ordinance will not significantly impact County services.

The Honorable Board of Supervisors  
January 28, 2020  
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Should you have any questions, please contact Tina Fung in the General Plan Development and Housing Section at (213) 974-6417, or [tfung@planning.lacounty.gov](mailto:tfung@planning.lacounty.gov).

Respectfully submitted,



Amy J. Bodek, AICP  
Director of Regional Planning

AJB:BS:CC:TF:ems

Attachments:

1. Project Summary
2. Draft Initial Study and Negative Declaration
3. Draft Ordinance
4. Regional Planning Commission and Airport Land Use Commission Hearing Proceedings
5. Regional Planning Commission Resolution
6. Airport Land Use Commission Findings and Order
7. Yards within Compact Lot Subdivision

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

S\_AP\_012820\_BHL\_COMPACT\_LOT\_SUBDIV\_ORD

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**PROJECT SUMMARY**

<b>PROJECT DESCRIPTION:</b>	Compact Lot Subdivision Ordinance: Proposed amendments to the Los Angeles County Code (Title 21 and Title 22) to establish provisions for compact lot subdivisions in the multi-family residential zones in the unincorporated areas of Los Angeles County. A “compact lot subdivision” is a land division that creates fee-simple, single-family residential lots, known as “compact lots” that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet.
<b>REQUEST:</b>	Approval and adoption of the Ordinance.
<b>LOCATION:</b>	Countywide (unincorporated areas)
<b>STAFF CONTACT:</b>	Ms. Tina Fung at (213) 974-6417
<b>RPC HEARING DATE(S):</b>	October 23, 2019
<b>RPC RECOMMENDATION:</b>	Approval and recommendation to the Board to consider adoption of the Ordinance.
<b>MEMBERS VOTING AYE:</b>	Commissioners Moon, Modugno, Smith, Louie, and Shell
<b>MEMBERS VOTING NAY:</b>	None
<b>MEMBERS ABSENT:</b>	None
<b>MEMBERS ABSTAINING:</b>	None
<b>KEY ISSUES:</b>	<p>The Draft Ordinance amends Title 21 (Subdivisions) of the County Code to:</p> <ul style="list-style-type: none"><li>• Exempt compact lots from the street frontage requirement; and</li><li>• Establish special requirements for compact lot subdivisions. These special requirements include but are not limited to: 1) regulations to prohibit compact lot subdivisions in certain</li></ul>

areas; 2) additional information required to be shown on a parcel map, tentative map, and final map for the purposes of a compact lot subdivision; 3) maximum number of compact lots allowed to be created on a parcel; 4) regulations regarding features within a compact lot subdivision, such as walkways, landscaped buffer and strip; and 5) the requirement of a covenant or maintenance agreement for compact lot subdivisions with common use areas or common use amenities.

The Draft Ordinance also amends Title 22 (Planning and Zoning) of the County Code to:

- Specify that the development of single-family residences on compact lots are permitted in the multi-family residential zones: R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence), and R-4 (Medium Density Multiple Residence), subject to the approval of a Conditional Use Permit (CUP); and
- Establish new development standards for single-family residences on compact lots. These new development standards include but are not limited to: required lot area and lot width, setbacks, floor area, height, private usable open space, landscaping, tree planting, and parking.

**MAJOR POINTS FOR:**

The Draft Ordinance promotes affordable homeownership opportunities through the allowance of smaller, fee-simple lots with smaller single-family residences.

The Draft Ordinance promotes mixed income neighborhoods and a diversity of housing types to increase housing options for all economic segments of the population.

The Draft Ordinance promotes intergenerational neighborhoods and contribute to neighborhood stability by increasing homeownership opportunities.

The Draft Ordinance promotes smart growth by encouraging infill development on underutilized and vacant parcels in existing, established communities.

**MAJOR POINTS AGAINST:**

The Draft Ordinance requires less parking spaces for smaller single-family residences in a compact lot



subdivision compared to the number of parking spaces required for traditional single-family residences. This may lead to higher on-street parking demand in certain communities.

# Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



**Project title:** Compact Lot Subdivision Ordinance / Project No. R2009-00966 / Case No(s). RADV-201200008, RPPL2018005420 (Initial Study)

**Lead agency name and address:** County of Los Angeles, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Tina Fung, Principal Regional Planner, (213) 974 - 6417

**Project sponsor's name and address:** County of Los Angeles, Department of Regional Planning, 320 W. Temple St, Los Angeles, California 90012

**Project location:** Countywide (unincorporated)

**APN:** N/A **USGS Quad:** N/A

**Gross Acreage:** Unincorporated areas of Los Angeles County

**General plan designation:** \_\_\_\_\_

**Community/Area wide Plan designation:** \_\_\_\_\_

**Zoning:** R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence), R-4 (Medium Density Multiple Residence)

**Description of project:** The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in multi-family residential zones. The single-family residential lots, or compact lots, created through the ordinance amendment will be less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet. No more than eight cumulative compact lots will be allowed to be created on a parcel. The goal of the ordinance amendment is to create opportunities for affordable homeownership, and to promote urban infill development, a diversity of housing types, and neighborhood stability in the unincorporated areas of Los Angeles County.

The proposed project:

1. Amends Title 21 of the Los Angeles County Code to exempt compact lots from the street frontage requirement.
2. Amends Title 21 of the Los Angeles County Code to establish special requirements for compact lot subdivisions. These special requirements include but are not limited to: prohibited areas, additional map contents, maximum number of compact lots, walkways, landscaped buffer and strip, and the requirement of a covenant or agreement.

3. Amends Title 22 of the Los Angeles County Code to establish new development standards for single-family residences on compact lots. These new development standards include but are not limited to: required lot area and lot width, setbacks, floor area, height, private usable open space, landscaping, tree planting, and parking.

4. Amends Title 22 of the Los Angeles County Code to specify where the development of single-family residences on compact lots are conditionally permitted.

**Surrounding land uses and setting:** Los Angeles County, located in Southern California, consists of a diverse range of topographies including mountains, valleys, deserts, forests, and coastal regions. It is bounded by Kern County to the north, Orange County to the south, San Bernardino County to the east, and Ventura County and the Pacific Ocean to the west. There are 88 incorporated cities within Los Angeles County. More than 65 percent of Los Angeles County is unincorporated (more than 2,600 square miles), and has a population of one million people.

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?** Yes

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
<u>N/A</u>	<u>          </u>
<u>          </u>	<u>          </u>

**Major projects in the area:**

<i>Project/ Case No.</i>	<i>Description and Status</i>
<u>N/A</u>	<u>          </u>
<u>          </u>	<u>          </u>
<u>          </u>	<u>          </u>

**Reviewing Agencies:** [See [CEQA Appendix B](#) to help determine which agencies should review your project]

*Responsible Agencies*

- ☐ None  
Regional Water Quality Control  
Board:  
☐ Los Angeles Region  
☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers

*Special Reviewing Agencies*

- ☒ None  
☐ Santa Monica Mountains  
Conservancy  
☐ National Parks  
☐ National Forest  
☐ Edwards Air Force Base  
☐ Resource Conservation  
District of Santa Monica  
Mountains Area  
☐

*Regional Significance*

- ☐ None  
☐ SCAG Criteria  
☐ Air Quality  
☐ Water Resources  
☐ Santa Monica Mtns. Area  
☐

*Trustee Agencies*

- ☒ None  
☐ State Dept. of Fish and  
Wildlife  
☐ State Dept. of Parks and  
Recreation  
☐ State Lands Commission  
☐ University of California  
(Natural Land and Water  
Reserves System)

*County Reviewing Agencies*

- ☒ DPW

- ☒ Fire Department  
-Planning Division  
- Land Development Unit  
☒ Sanitation District  
☒ Public Health/Environmental  
Health Division: Land Use  
Program (OWTS), Toxics  
Epidemiology Program  
(Noise)  
☐ Sheriff Department  
☒ Parks and Recreation  
☒ Subdivision Committee  
☐

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input checked="" type="checkbox"/> Greenhouse Gas Emissions    | <input checked="" type="checkbox"/> Public Services                       |
| <input type="checkbox"/> Agriculture/Forest              | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Recreation                            |
| <input checked="" type="checkbox"/> Air Quality          | <input checked="" type="checkbox"/> Hydrology/Water Quality     | <input checked="" type="checkbox"/> Transportation/Traffic                |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning           | <input checked="" type="checkbox"/> Tribal Cultural Resources             |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Mineral Resources           | <input checked="" type="checkbox"/> Utilities/Services                    |
| <input checked="" type="checkbox"/> Energy               | <input checked="" type="checkbox"/> Noise                       | <input checked="" type="checkbox"/> Mandatory Findings<br>of Significance |
| <input checked="" type="checkbox"/> Geology/Soils        | <input checked="" type="checkbox"/> Population/Housing          |   |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature (Prepared by)

8/28/2019  
Date

  
Signature (Approved by)

8/28/2019  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

## 1. AESTHETICS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Have a substantial adverse effect on a scenic vista?**      ☐      ☐      ☒      ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since most scenic resources are located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on any scenic vista. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots would also be subject to the approval of a Conditional Use Permit. This discretionary process will evaluate potential impacts on scenic vistas through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on scenic vistas are less than significant.

**b) Be visible from or obstruct views from a multi-use (equestrian, hiking, and biking) trail?**      ☐      ☐      ☒      ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Of all parcels that are zoned R-2, R-3, and R-4, only four parcels – one in Ladera Heights/Viewpark-Windsor Hills and three in Rowland Heights – are near a multi-use trail and outside of the prohibited areas, making the parcels eligible to be subdivided into compact lots. However, it is unlikely that the four parcels will be further subdivided into compact lots pursuant to this ordinance amendment since all four parcels are currently developed with existing apartment buildings. Furthermore, the ordinance amendment limits all future single-family residences on compact lots to be no more than two stories and 35 feet above grade in height; it is therefore unlikely that any future developments proposed pursuant to this ordinance amendment on these four parcels will be visible from or obstruct views from any multi-use trails. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots is subject to the approval of a Conditional Use Permit. This discretionary process will evaluate potential impacts on any multi-use trails through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on a multi-use trail are less than significant.

**c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. As such, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on scenic resources in undisturbed areas. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any scenic resources through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway are less than significant.

**d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. The ordinance amendment also requires additional findings to be made as part of the Conditional Use Permit review, with application approved only when it substantiates that the project is designed and configured to provide an appropriate response to the surrounding context. The discretionary process evaluates potential impacts on the visual character or quality of the site and its surroundings through the project-specific initial study, and recommendations will be made at the time of project review. Moreover, new development standards including but not limited to setbacks and number of stories are proposed by this ordinance amendment to further regulate the height, bulk and scale of future developments proposed pursuant to this ordinance amendment. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance on the visual character or quality of the site and its surroundings are less than significant.

**e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment limits all future single-family residences on compact lots to be no more than two stories and 35 feet above grade in height; it is therefore unlikely that any future developments proposed pursuant to this ordinance



amendment will generate shadows of sufficient size to be cast upon nearby sensitive uses. Also, the ordinance amendment includes provisions that regulate onsite exterior lighting in future compact lot subdivisions. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on day or nighttime view through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on day or nighttime views in the area are less than significant.

## **2. AGRICULTURE / FOREST**

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to areas designated or zoned for agricultural uses. Specifically, none of the parcels zoned R-2, R-3, and R-4 are located within an Agricultural Resource Area (ARA). The proposed project therefore would have no impact on Farmland.</u></p>				
<b>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to areas designated or zoned for agricultural uses. Specifically, none of the parcels zoned R-2, R-3, and R-4 are located within an Agricultural Resource Area (ARA) or on land with a Williamson Act contract. The proposed project therefore would have no impact on Agricultural Opportunity Areas, land zoned for agricultural use, or land with a Williamson Act contract.</u></p>				
<b>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to and would have no impact on forest land or timberland.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to forest land and would have no impact on loss or conversion of forest land.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to Farmland and would therefore have no impact on conversion of Farmland or forest land to non-agricultural or non-forest use.

### 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment would not conflict with or obstruct the implementation of applicable air quality plans of either the South Coast AQMD or the Antelope Valley AQMD. The ordinance is consistent with the County's General Plan and thus within SCAG's population and vehicle miles traveled (VMT) projections, which are the foundation for the Air Quality Management Plan (AQMP). Specifically, the ordinance amendment implements the General Plan policies by promoting infill development on vacant and underutilized parcels. Furthermore, all future developments proposed pursuant to this ordinance amendment will be subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would conflict with or obstruct implementation of air quality plans, and the impacts by this ordinance amendment are less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and existing urbanized areas, the ordinance amendment is not anticipated to substantially increase emissions, since infill developments help reduce the distance people need to travel. Also, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on air quality through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance amendment violates any air quality standard or contributes substantially to an existing or projected air quality violation, and the impacts by this ordinance amendment are less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and existing urbanized areas, the ordinance amendment is not anticipated to result in a cumulatively considerable net increase of air pollutants, since infill developments help reduce the distance people need to travel. Also, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on air quality through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance amendment results in a considerable increase of emissions exceeding pollution thresholds, and the impacts by this ordinance amendment are less than significant.

**d) Expose sensitive receptors to substantial pollutant concentrations?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future developments proposed pursuant to this ordinance amendment will likely be located in existing residential areas. There is a possibility that some of these future developments will expose future residents to pollutants, such as projects located on parcels zoned R-2, R-3, and R-4 that are near an industrial use in communities such as East Los Angeles and Florence-Firestone. However, impacts would be less than significant because the majority of eligible sites (about 83%) are not in proximity to an industrial use. In addition, it is also possible that some future compact lot projects may be located near a freeway, which is another source of pollutants. However, all compact lot subdivisions shall require approval of a tentative tract or parcel map, and the development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any sensitive receptors through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance amendment would expose sensitive receptors to substantial pollutant concentrations, and the impacts by this ordinance amendment are less than significant.

**e) Create objectionable odors affecting a substantial number of people?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. It is unlikely that future developments proposed pursuant to this ordinance amendment would produce any objectionable odors. Also, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts of objectionable odors, if any, created by a project through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance

amendment would create any objectionable odors affecting a substantial number of people, and the impacts by this ordinance amendment are less than significant.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since most biological resources, including any species identified as a candidate, sensitive, or special status species are located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on these species. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any species and their habitats through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on these species are less than significant.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since most sensitive natural communities are located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on these sensitive natural communities. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the

approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any sensitive natural communities through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on these sensitive natural communities are less than significant.

**c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since protected wetlands and waters are most likely located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on any protected wetlands or waters. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on wetlands and waters, if any, through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on the protected wetlands and waters are less than significant.

**d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since wildlife corridors, habitat linkages, and native wildlife nursery sites are most likely located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will interfere substantially with any wildlife movement. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on wildlife movement corridors, if any, through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not



approve any new construction. Therefore, any impacts by this ordinance amendment on the movement of any wildlife species are less than significant.

**e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since oak woodlands and other unique native trees are most likely located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will convert oak woodlands or have any impacts on other unique native trees. Moreover, if a compact lot subdivision is proposed on a parcel that contains one or more oak trees and impacts to the oak trees will occur, an Oak Tree Permit shall be required and a site-specific environmental review will be conducted. Accordingly, potential impacts associated with the ordinance amendment to oak woodlands and native trees are less than significant.

**f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since the Sensitive Environmental Resource Areas (SERAs) are located within the Coastal Zone, which is one of the prohibited areas, the ordinance amendment does not apply to and would have no impact on the SERAs. Moreover, as no parcels in the Wildflower Reserve Areas or the Significant Ecological Areas (SEAs) are zoned R-2, R-3, or R-4, the ordinance amendment does not apply to and would have no impact on the Wildflower Reserve Areas and the SEAs. Finally, if a compact lot subdivision is proposed on a parcel that contains one or more oak trees and impacts to the oak trees will occur, an Oak Tree Permit shall be required and a site-specific environmental review will be conducted. Therefore, any impacts by this ordinance amendment on other local policies or ordinances protecting biological resources are less than significant.

**g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Given these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will be located in areas that are subject to an adopted state, regional, or local habitat conservation plan. Therefore, any impacts by this ordinance amendment on any adopted state, regional, or local habitat conservation plan are less than significant.

## **5. CULTURAL RESOURCES**

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. In the unincorporated areas, there are 31 identified structures and resources on federal and state historical registers, and the majority is comprised either of historic routes or architecturally significant residential structures. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots would also be subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on historic resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Also, all proposed compact lot subdivision projects shall comply with the requirements of the Historic Preservation Ordinance. Therefore, impacts by this ordinance amendment on historic resources are less than significant.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since this ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the impact for it is less than significant because any resource that may have existed on a compact lot project site is likely to have been disturbed by previous development. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on archaeological resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since this ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the impact for it is less than significant because any resource that may have existed on a compact lot project site is likely to have been disturbed by previous development. Moreover, all compact lot

subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on paleontological resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review.

**d) Disturb any human remains, including those interred outside of dedicated cemeteries?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since this ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the impact for it is less than significant because any remains that may have existed on a compact lot project site are likely to have been disturbed by previous development. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential disturbance on any human remains through the project-specific initial study, and recommendations will be made at the time of project review. In the unlikely event of accidental discovery of human remains, projects are subject to all applicable laws and regulations including notifying the County Coroner and law enforcement.

## 6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions developed pursuant to this ordinance amendment are subject to all applicable building standards and requirements. Therefore, the ordinance amendment would not conflict with the Los Angeles County Green Building Standards Code (L.A. County Code Title 31).

b) Involve the inefficient use of energy resources (see <a href="#">Appendix F</a> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions developed pursuant to this ordinance amendment would incorporate the efficient energy consumption measures required of by the County Green Building Standards Code, as well as Green Building Standards Code of Title 24 of the California Code of Regulations. Therefore, the impact of this ordinance amendment is less than significant.

## **7. GEOLOGY AND SOILS**

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

Los Angeles County is a seismically active region, so a proposed compact lot subdivision developed pursuant to this ordinance amendment could be developed or placed near a known earthquake fault or active seismic area. If any future project sites are located in close proximity to any known fault trace or designated fault zone, the Department of Public Works will require a geology or geotechnical report. The geology report describes the geology of the project site, while the geotechnical report is a geology report with an additional analysis providing construction standards to be incorporated into the proposed project to address any onsite seismic conditions. The seismic impact to a proposed project will be based on the findings of that report. Also, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo site-specific environmental review of the geological conditions of the site prior to permit approval.

**ii) Strong seismic ground shaking?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

Los Angeles County is a seismically active region, so a proposed compact lot subdivision developed pursuant to this ordinance amendment could be subject to strong seismic shaking. Although any impacts from seismic shaking cannot be entirely avoided, compliance with all state and local building code requirements to ensure structural integrity will minimize those impacts. If any future project sites are located in close proximity to any known fault trace or designated fault zone, the Department of Public Works will require a geology or geotechnical report. The geology report describes the geology of the project site, while the geotechnical report is a geology report with an additional analysis providing construction standards to be incorporated into the proposed project to address any onsite seismic conditions. The seismic impact to a proposed project will be based on the findings of that report. Also, since developments of single-family residences on compact lots

require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo site-specific environmental review of the geological conditions of the site prior to permit approval.

**iii) Seismic-related ground failure, including liquefaction and lateral spreading?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

A proposed compact lot subdivision developed pursuant to this ordinance amendment could be subject to seismic-related ground failure. Although any impacts from ground failure may not be entirely avoided, compliance with all state and local building code requirements to ensure structural integrity will minimize those impacts. For project sites located within liquefaction zones, the Department of Public Works may require the preparation of a geology or geotechnical report to address any potential concerns related to liquefaction. Also, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo site-specific environmental review of the geologic conditions of the site prior to permit approval.

**iv) Landslides?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street.

Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are approximately 460 parcels – located in Ladera Heights/Viewpark-Windsor Hills, East Los Angeles, and Rowland Heights – that are located in a landslide area. Any development would need to comply with all state and local building code requirements to ensure structural integrity. For projects located in designated landslide areas, the Department of Public Works may require the preparation of a geology or geotechnical report to address any potential concerns related to landslides. Also, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo separate site specific environmental review on the geological conditions of the site prior to permit approval.

**b) Result in substantial soil erosion or the loss of topsoil?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas. Also, according to the ordinance amendment, a parcel cannot be subdivided into more than eight compact lots. Therefore, projects proposed pursuant to this ordinance amendment will most likely be in urbanized areas and on relatively smaller project sites. These projects will also have to comply with standard

construction practices and onsite runoff requirements to minimize erosion and impacts to topsoil. In addition, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo separate site specific environmental review of the geological conditions of the site prior to permit approval. Therefore, the impact of this ordinance amendment is less than significant.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. A soils report detailing project site conditions is required by the Subdivision Map Act and Los Angeles County Code Title 21 for subdivision projects, including compact lot subdivisions. Also, the Department of Public Works may require a geology report, which differs from a soils report, and together, they indicate the nature of the underlying geologic units and soils as well as whether or not they are prone to lateral spreading, subsidence, collapse, or other hazardous condition. Soil and geology reports are usually submitted to the Department of Public Works, and after review of the project and the Subdivision Committee and CUP review process, they indicate whether there is unstable underlying soils/geology and what mitigation measures, if any, are required. Therefore, the impact of this ordinance amendment is less than significant.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Projects proposed pursuant to this ordinance amendment are required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations developed in tandem with a soils or geology report required by the Department of Public Works. Therefore, the impact of this ordinance amendment is less than significant.

**e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment prohibits compact lot subdivisions on parcels that are not served by a public sewer system. All compact lot subdivisions will connect to an existing public sewer system and will result in less than significant impacts. Therefore, the ordinance amendment will also result in less than significant impacts.



**f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street.

Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are about 4,730 parcels that are, in whole or in part, located in a designated Hillside Management Area (HMA). However, the proposed compact lot project located within an HMA would be required to be compliant with the HMA Ordinance. Therefore, the impact of the ordinance amendment is less than significant.

## **8. GREENHOUSE GAS EMISSIONS**

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As future projects proposed pursuant to the ordinance amendment are subject to the allowable density established by the General Plan and must be consistent with the General Plan goals and policies, the ordinance amendment is consistent with the General Plan, which includes the Community Climate Action Plan (CCAP). Moreover, the ordinance amendment demonstrates compliance with the CCAP by implementing existing initiatives and new actions identified in the CCAP. For example, all future projects proposed pursuant to the ordinance amendment will be subject to Title 31 of the Los Angeles County Code (Green Building Standards Code). Energy efficiency and solar installations would also be encouraged in future projects proposed pursuant to the ordinance amendment. The ordinance amendment is also consistent with Action LUT-6 Land Use Design and Density in the CCAP as it promotes sustainability in land use design. Therefore, the ordinance amendment has less than significant cumulative impact on GHG emissions and climate change.

**b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment is consistent with the General Plan land use and zoning as future projects proposed pursuant to the ordinance amendment will be subject to the allowable density established by existing zoning, community plan, or general plan policies. The ordinance amendment is also consistent with the CCAP by implementing existing initiatives and new actions identified in the CCAP. For example, all future projects proposed pursuant to the ordinance amendment will be subject to Title 31 of the Los Angeles County Code (Green Building Standards Code). Energy efficiency and solar installations would also be encouraged in future projects proposed pursuant to the ordinance amendment. The ordinance amendment is also consistent with Action LUT-6 Land Use Design and Density in the CCAP as it promotes sustainability in land use design. Therefore, the ordinance amendment is not anticipated to have any conflicts with any applicable plan, policy, or regulation for the purpose of reducing greenhouse gas emissions.

## 9. HAZARDS AND HAZARDOUS MATERIALS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment if released (California Health and Safety Code (H&SC), §25501(p)). Compact lot subdivisions proposed pursuant to the ordinance amendment may use landscaping chemicals and cleaning solvents on occasion. For future compact lot projects involving demolition of existing buildings, potential impacts will be evaluated and analyzed as part of the project-specific initial study, and depending on the year the structure was constructed, any hazardous materials that may have been used in the construction or operation of that structure will be identified. For older structures, these may include asbestos-containing materials (ACMs) and lead-based paint (LBP) within interior and/or exterior materials and surfaces. Also, based on the age of the onsite buildings, there is a potential for electrical transformers to contain dielectric fluid based on polychlorinated biphenyls (PCBs) as well as fluorescent light fixtures that may also contain PCBs. Studies such as a Phase I Environmental Site Assessment may be required to determine the presence of hazardous materials. Nonetheless, since most compact lot projects proposed pursuant to this ordinance amendment will not routinely use or dispose of a significant amount of hazardous materials, the ordinance amendment is not anticipated to create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety

or to the environment if released (California Health and Safety Code (H&SC), §25501(p)). Compact lot subdivisions proposed pursuant to the ordinance amendment may use landscaping chemicals and cleaning solvents on occasion. For future compact lot projects involving demolition of existing buildings, potential impacts will be evaluated and analyzed as part of the project-specific initial study, and depending on the year the structure was constructed, any hazardous materials that may have been used in the construction or operation of that structure will be identified. For older structures, these may include asbestos-containing materials (ACMs) and lead-based paint (LBP) within interior and/or exterior materials and surfaces. Also, based on the age of the onsite buildings, there is a potential for electrical transformers to contain dielectric fluid based on polychlorinated biphenyls (PCBs) as well as fluorescent light fixtures that may also contain PCBs. Studies such as a Phase I Environmental Site Assessment may be required to determine the presence of hazardous materials. Nonetheless, since most compact lot projects proposed pursuant to this ordinance amendment may use small amounts of hazardous materials but are not likely to result in any accidental condition that could affect the public or the environment. Therefore, the impact is less than significant.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment if released (California Health and Safety Code (H&SC), §25501(p)). Compact lot subdivisions proposed pursuant to the ordinance amendment may use landscaping chemicals and cleaning solvents on occasion. For future compact lot projects involving demolition of existing buildings, potential impacts will be evaluated and analyzed as part of the project-specific initial study, and depending on the year the structure was constructed, any hazardous materials that may have been used in the construction or operation of that structure will be identified. For older structures, these may include asbestos-containing materials (ACMs) and lead-based paint (LBP) within interior and/or exterior materials and surfaces. Also, based on the age of the onsite buildings, there is a potential for electrical transformers to contain dielectric fluid based on polychlorinated biphenyls (PCBs) as well as fluorescent light fixtures that may also contain PCBs. Studies such as a Phase I Environmental Site Assessment may be required to determine the presence of hazardous materials. While all compact lot subdivisions proposed pursuant to this ordinance amendment will be located within one-quarter mile of sensitive uses, it is unlikely that a potentially significant amount of hazardous materials or hazardous conditions would exist on these project sites given that these sites are currently zoned and used for residential uses. Therefore, it is unlikely that the ordinance amendment would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. Therefore, the impact is less than significant.

**d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

It is unlikely that any future compact lot project sites that are currently zoned and used for residential uses would be on any established list of contaminated sites. For potential sites that may have any existing non-conforming commercial uses, particularly those that date back to the 1970s or earlier, there could be a potential source of hazardous materials. For future compact lot projects proposed on sites that are/were used for commercial activities, the project sites will be evaluated and analyzed as part of the project-specific initial study, and any hazardous materials onsite and/or on surrounding parcels will be identified.

The California Department of Toxic Substances (DTSC) oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act ((CERCLA, 42 U.S.C §9601-9675), the Toxic Substances Control Act (TSCA) and a number of other state and federal bodies of law dealing with hazardous materials and the environment. The Envirostor database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. Per County requirements, any sites with issues regulated by DTSC must be remediated and remedied before new development is allowed to occur. This ordinance amendment does not preclude any new development from remediating onsite hazards prior to development, and it is not expected to result in a significant hazard to the public and environment. Therefore, impacts are less than significant.

**e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Some future projects proposed pursuant to the ordinance amendment may be located near airports. However, all future compact lot projects will be subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Most potential project sites are also currently developed with similar residential uses with comparable densities. Therefore, all future projects proposed pursuant to the ordinance amendment would not introduce any uses or densities considered to be incompatible in proximity to an airport, and impacts are less than significant.

**f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. There are currently 11 private

airstrips, one private seaplane base, and 138 heliports registered with FAA in the County. Since none of the parcels zoned R-2, R-3 or R-4 are in proximity to a private airstrip, no future projects proposed pursuant to the ordinance amendment will be located within the vicinity of a private airstrip. Therefore, there will be no impact since no future compact lot projects will be located within the vicinity of a private airstrip.

**g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As future projects proposed pursuant to the ordinance amendment are subject to the allowable density established by the General Plan and must be consistent with the General Plan goals and policies, the ordinance amendment is consistent with the General Plan, which includes the Safety Element. Also, although some future projects proposed pursuant to this ordinance amendment may be located along or in the vicinity of an identified disaster response route, given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), impacts are less than significant as it is unlikely that these projects would impede the use of any disaster response route or field facility.

**h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:**

**i) within a Very High Fire Hazard Severity Zones (Zone 4)?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment prohibits parcels that are within a Very High Fire Hazard Severity Zone to be further subdivided into compact lots. Therefore, there will be no impact since no future compact lot projects will be located in these areas.

**ii) within a high fire hazard area with inadequate access?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment prohibits parcels that are within a Very High Fire Hazard Severity Zone to be further subdivided into compact lots. Future projects proposed pursuant to the ordinance amendment may be located in a High Fire Hazard Severity Zone. However, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are also subject to the approval of a Conditional Use Permit. This discretionary process evaluates whether a project site has adequate access, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment are less than significant.

iii) within an area with inadequate water and pressure to meet fire flow standards?

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment may be located in an area with inadequate water supply and/or pressure to meet fire flow requirements. However, such projects would be required to comply with all of the requirements of the Los Angeles County Fire Code, which sets requirements for developments in areas with inadequate water supply or pressure for sufficient firefighting activities. The requirements may include upgrading the nearby infrastructure or providing an onsite fire suppression system. Compliance with these requirements would reduce impacts to a less than significant level. Therefore, the impact of this ordinance amendment is less than significant.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment prohibits parcels that are within a Very High Fire Hazard Severity Zone to be further subdivided into compact lots. It is possible that there would be uses that have the potential to cause a dangerous fire hazard in the vicinity of a future compact lot project site. For example, in communities such as East Los Angeles and Florence-Firestone, there may be future project sites that are near an industrial use that has the potential for dangerous fire hazard. However, impacts would be less than significant because the majority of eligible sites (about 83%) are not in proximity to an industrial use. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, and any potential fire hazards in the proximity will be identified. While installation of fire sprinklers is required in all newly constructed single-family residences, possible mitigation measures, such as upgrading existing fire suppression infrastructure and installing new fire hydrants may reduce impacts to a less than significant level.

i) Does the proposed use constitute a potentially dangerous fire hazard?

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Compact lot subdivisions developed or maintained in accordance with this ordinance amendment would not be the source of any dangerous fire hazard as the facilities will not involve storage, use, and/or transportation of flammable chemicals and other combustible materials other than everyday commercial household products. Therefore, the impacts are anticipated to be less than significant.

## 10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan, which identifies water quality objectives to protect all beneficial uses of the waters of that region. The objectives detailed in the Basin Plan range from controlling the amount of oxidized ammonia in inland surface waters to regulating the mineral quality of ground waters. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs). These water quality objectives are achieved by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions. Any proposed project that would connect to this wastewater system would not include any point-source discharges itself but would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board as part of obtaining the applicable WDR or NPDES permit. Therefore, no proposed project that connects to the municipal wastewater treatment system would violate any water quality standards or discharge requirements related to point sources. Since the ordinance amendment only allows parcels served by a public sewer system to be subdivided into compact lots, all future compact lot projects would connect to a municipal wastewater treatment system and therefore would not violate any water quality standards or discharge requirements related to point sources.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture (forestry cultivation), and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

In the unincorporated areas, all proposed projects are required to comply with the requirements of the Low-Impact Development Ordinance in order to control and minimize potentially polluted runoff. All future compact lot projects shall be required to comply with these requirements in order to obtain construction permits and certificates of occupancy. As such, they would not impact any nonpoint source requirements. Finally, remediation of existing pollutants emanating from the project site and accumulating in the local ground water or nearby water bodies is conducted by the RWQCBs through a number of programs. These



programs include the monitoring of underground storage tanks, wells, spills, leaks, aboveground petroleum storage tanks, United States Departments of Defense and Energy sites, and toxic pits. Given that all future potential compact lot project sites are currently zoned and/or used for residential uses, in most cases, none of these would exist on the project sites and remediation of existing pollutants would not be needed. In cases where any of these exist on a project site, remediation will be required before the proposed compact lot project can obtain building permits. Because the proposed project would be required to remediate any contamination emanating from the project site prior to project development, the proposed projects will be compliant with the applicable remediation requirements.

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

☐ ☐ ☒ ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

The first part of this question is concerned with whether or not the proposed project would substantially deplete ground water supplies. Since the ordinance amendment prohibits compact lot subdivisions on parcels that are not served by a public water system, future projects proposed pursuant to this ordinance amendment would obtain their water from retail providers. As such, the ordinance amendment does not impact local ground water supplies.

The second part of this question deals with groundwater recharge and whether or not the proposed project would prevent surface water from infiltrating into subterranean aquifers. Since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, many future potential compact lot project sites are likely already paved or covered with impervious surfaces. Nonetheless, it is possible that some future sites may be undeveloped, in which case an impact to groundwater recharge would occur as these future projects would result in an increase in the amount of impervious surfaces on the project sites relative to current onsite conditions, thus preventing water from infiltrating into the groundwater table over a larger area. To ensure adequate amount of permeable surfaces on future project sites, the ordinance amendment requires all perimeter yards along public streets to be permeable, with at least 75% of that area landscaped with drought-tolerant plants. The ordinance amendment also requires all other areas not covered by building, parking areas, driveways, walkways, or private usable open space to be landscaped with drought-tolerant plants. Therefore, future projects proposed pursuant to the ordinance amendment are likely to result in the same or a greater amount of pervious surfaces. As such, in regards to the infiltration of surface water, the impact of the ordinance amendment is less than significant.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

☐ ☐ ☒ ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots

in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Compact lot subdivisions developed pursuant to the ordinance amendment would likely result in a minimal change to the drainage pattern since most projects would involve some amount of grading or paving. The Los Angeles Regional Water Quality Control Board addresses onsite drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site. The specific permit(s) and measures applicable to a proposed project as well as compliance with the County's Standard Urban Stormwater Mitigation Plan (SUSMP) for reducing erosion or siltation will be determined in consultation with the Department of Public Works. The National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County Stormwater Ordinance, which also employ measures to reduce the amount of polluted runoff, are similarly implemented by the Department of Public Works. In addition, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, any potential impacts to the drainage pattern resulting in erosion or siltation will be identified, and mitigations may be required.

**d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Compact lot subdivisions developed pursuant to the ordinance amendment would likely result in a minimal change to the drainage pattern since most projects would involve some amount of grading or paving, and minimal water buildup may occur on- or offsite. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, any potential impacts to the drainage pattern resulting in flooding will be identified, and mitigations may be required. In addition, as future projects proposed pursuant to this ordinance amendment shall comply with all requirements of the Low Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, impacts may be reduced.

**e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment does not contain any provisions that would prohibit any water features proposed as part of a compact lot subdivision, so it is possible that some future projects proposed pursuant to the ordinance amendment may add water features or create conditions in which standing water can accumulate. However, given the small lot

sizes, it is unlikely that features such as swimming pools or fountains would be proposed on these compact lots. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future projects will be evaluated and analyzed as part of the project-specific initial study, any proposed water features or conditions in which standing water can accumulate will be identified, and mitigations may be required.

**f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

☐ ☐ ☒ ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, many future potential compact lot project sites may have existing impervious surfaces, in which case a proposed project may not result in an increase in runoff emanating from the project site relative to existing conditions. In addition, stormwater runoff in future projects proposed pursuant to the ordinance amendment would be regulated by the National Pollutant Discharge Elimination System (NPDES) permit, the County LID ordinance, and the County's stormwater ordinance. Each of these regulates how stormwater runoff that emanates from a particular plot of land or development is to be handled, be it retained onsite, infiltrated, or directed to the stormdrain system. Furthermore, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require the approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future projects will be evaluated and analyzed as part of the project-specific initial study. Depending on the volume of water that is expected to runoff the project site and the remaining capacity in the existing or planned stormdrain system, mitigation measures, if needed, will be determined in consultation with the Department of Public Works.

**g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given the lot sizes and the maximum number of cumulative compact lots allowed to be created on a parcel of land, the area of disturbance would likely be less than one acre, the National Pollutant Discharge Elimination System (NPDES) Construction General Permit would therefore not apply to the constructions associated with a compact lot subdivision proposed pursuant to this ordinance amendment. For future projects subject to the Construction General Permit, the applicant must file Permit Registration Documents, including a Notice of Intent and a Stormwater Pollution Prevention Plan. Because all proposed projects must comply with these requirements, no project would result in a potentially significant impact. Since it is unlikely that all contaminants would be prevented from leaving a project site through runoff, most future compact lot projects would result in a less than significant impact.

**h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.' As all future compact lot subdivisions proposed pursuant to this ordinance amendment would be required to comply with the requirements of the Low Impact Development Ordinance, the ordinance amendment would not result in any impacts.

**i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As compact lot subdivisions are not allowed in the Coastal Zone, it is unlikely that future compact lot projects would impact any Area of Special Biological Significance.

**j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment prohibits compact lot subdivisions on parcels that are not served by a public sewer system. All compact lot subdivisions will connect to an existing public sewer system and will not involve the use of a septic tank or other private sewage disposal system. Therefore, the ordinance amendment results in no impacts.

**k) Otherwise substantially degrade water quality?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As addressed above in questions a, f, and i, since the ordinance amendment only allows parcels served by a public sewer system to be subdivided into compact lots, all future compact lot projects would connect to a municipal wastewater treatment system and therefore would not violate any water quality standards or discharge requirements related to point sources. All proposed projects also are required to comply with the requirements of the Low-Impact Development Ordinance in order to control and minimize potentially polluted runoff. As such, they would not impact any nonpoint source requirements. In addition, stormwater runoff in future projects

proposed pursuant to the ordinance amendment would be regulated by the County LID Ordinance, and the County's Stormwater Ordinance. Finally, as compact lot subdivisions are not allowed in the Coastal Zone, it is unlikely that future compact lot projects would impact any Area of Special Biological Significance. Therefore, this ordinance amendment is unlikely to substantially degrade water quality, and that the impacts would be less than significant.

**l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given the permitted zones and prohibited areas set forth in the ordinance amendment, nearly all potential compact lot project sites are outside of a designated 100-year flood hazard plain. Therefore, the impact is less than significant.

**m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given the permitted zones and prohibited areas set forth in the ordinance amendment, nearly all potential compact lot project sites are outside of a designated 100-year flood hazard plain. Therefore, the impact is less than significant.

**n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Some of the potential compact lot project sites, such as those in Florence-Firestone, Walnut Park, Willowbrook, and East Rancho Dominguez, are located within a dam inundation area. Compact lot subdivisions could expose people or structures to injury or death involving flooding as a result of the failure of a levee or dam. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential sites are likely to be developed where human habitation already exists. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, and any potential flood hazards will be identified. Therefore, the ordinance amendment has less than significant impact on exposing people or structures to risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

**o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. While there are no potential compact lot project sites located within a tsunami inundation area, some of the potential compact lot project sites are located within areas subject to inundation by seiche or mudflow. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential sites are likely to be developed where human habitation already exists. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, and any hazards due to inundation by seiche or mudflow will be identified. The ordinance only provides for the same density as what already exists within the allowed zones. Therefore, the ordinance amendment has less than significant impact on placing structures in areas subject to inundation by seiche, tsunami, or mudflow.

## 11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community? ☐ ☐ ☐ ☒

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. To physically divide an established community, a project must have sufficient bulk and impenetrability to result in an actual barrier to circulation. Examples of these types of projects include vacating existing roads, trails, or footpaths, constructing new freeways and rail lines, as well as constructing new flood control channels. Since the ordinance amendment would not create any developments with capacity to physically divide an established community, no impacts result.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans? ☐ ☐ ☒ ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment is an Implementation Program (Program #8) of the Housing Element 2014-2021. It implements the following policies in the Housing Element:

- Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.
- Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The ordinance amendment is also consistent with the following General Plan goals and policies:

- 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.
- Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
- Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
- Goal LU 10: Well-designed and healthy places that support a diversity of built environments.
- Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

- Policy LU 10.4: Promote environmentally-sensitive and sustainable design.
- Policy M 2.9: Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.
- Policy M 2.11: In urban and suburban areas, promote the continuity of streets and sidewalks through design features, such as limiting mid-block curb cuts, encouraging access through side streets or alleys, and promoting shorter block lengths.
- Policy PS/F 1.1: Discourage development in areas without adequate public services and facilities.

In addition, all future projects proposed pursuant to the ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, the ordinance amendment is consistent with the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans.

**c) Be inconsistent with the County zoning ordinance as applicable to the subject property?**

☐ ☐ ☒ ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Both the Subdivision Code and the Zoning Code will be amended accordingly to ensure that the new development standards and regulations for compact lot subdivisions and the single-family residences on compact lots will be internally consistent with the rest of the existing Subdivision and Zoning Codes. Therefore, the ordinance amendment is consistent with the County Code.

**d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**

☐ ☐ ☒ ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are about 4,730 parcels that are, in whole or in part, located in a designated Hillside Management Area (HMA). Therefore, most potential compact lot subdivision project sites are outside of an HMA. If, however, a project site is located in an HMA, the proposed compact lot project would be required to be compliant with the HMA Ordinance. Moreover, as no parcels in the Significant Ecological Areas (SEAs) are zoned R-2, R-3, or R-4, the ordinance amendment does not apply to and would have no impact on the SEAs. Therefore, the impact of the ordinance amendment is less than significant.



## 12. MINERAL RESOURCES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Given the permitted zones and prohibited areas set forth in the ordinance amendment, the majority of future potential compact lot project sites are located outside of a Mineral Resources Zone (MRZ-2). However, since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, most of these sites may already be developed. Therefore, the ordinance amendment would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, and the impact is less than significant.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Given the permitted zones and prohibited areas set forth in the ordinance amendment, the majority of future potential compact lot project sites are located outside of a Mineral Resources Zone (MRZ-2). However, since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, most of these sites may already be developed. Therefore, the ordinance amendment would not result in the loss of availability of a locally-important mineral resource recovery site, and the impact is less than significant.

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate noises during construction, operations (e.g., air conditioning systems), and maintenance (e.g., lawn mowing). Future projects proposed pursuant to this ordinance may also expose future residents to noise sources such as highways, rail lines, airports, heavy urban street noise, and school noise. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential compact lot project sites are likely to be developed where human habitation already exists. Moreover, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, the ordinance amendment would therefore not increase the projected levels for major sources of noise set forth in the General Plan EIR. Also, all future compact lot projects are subject to the Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08). The ordinance amendment would not result in exposure of persons to, or generation of, noises levels in excess of standards established in the General Plan or Noise Ordinance, and therefore, the impacts are less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ ☐ ☒ ☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate noises during construction, operations (e.g., air conditioning systems), and maintenance (e.g., lawn mowing). Future projects proposed pursuant to this ordinance may also expose future residents to noise and vibration sources such as rail and truck traffic. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential compact lot project sites are likely to be developed where human habitation already exists. Moreover, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, the ordinance amendment would therefore not increase the projected levels for major sources of noise set forth in the General Plan EIR. Also, all future compact lot projects will also be subject to the Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08). The ordinance amendment would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, and therefore, the impacts are less than significant.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate new permanent noises, such as vehicle noise from the parking-only lot as well as from onsite HVAC systems. However, given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), impacts are less than significant as it is unlikely that these projects would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the projects.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate temporary or short-term noises, such as construction noise. However, all future compact lot projects proposed pursuant to the ordinance amendment will be subject to the County Noise Ordinance. Therefore, the impacts are less than significant as it is unlikely that these projects would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Some future projects proposed pursuant to the ordinance amendment may be located within an airport land use plan or within two miles of a public airport or public use airport. Some measures such as soundproofing the facility may be necessary depending on the extent of the airport or aircraft noise in the area. Compliance with the County Noise Ordinance, and soundproofing, if necessary, make the impacts less than significant. Also, all future compact lot projects are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Most potential project sites are currently developed with similar residential uses with comparable densities. Therefore, the impacts of the ordinance amendment are less than significant.

**f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. There are no parcels zoned R-2, R-3 or R-4 located in proximity to a private airstrip, and no future projects proposed pursuant to the ordinance amendment will be located within the vicinity of a private airstrip. Therefore, there will be no impact since no future compact lot projects will be located within the vicinity of a private airstrip.

## 14. POPULATION AND HOUSING

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels. Given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), it is unlikely that the ordinance amendment would not induce substantial population growth and the impacts are less than significant.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given that compact lot subdivisions are allowed in the multi-family residential zones, it is possible that a compact lot project would displace an existing residential use. However, due to the small scale of these compact lot projects and the fact that most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels, it is unlikely that future compact lot projects would displace substantial numbers of existing housing. As such, the impact of this ordinance amendment is less than significant.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels that have an existing single-family residence to be demolished or remained as one of the future compact lot homes. Given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), it is unlikely that any existing large-scale apartments would be demolished as a result of future compact lot projects. It is also unlikely that these small-scaled compact lot projects, including any construction activities, would cause the relocation of people on adjacent parcels. Therefore, it is unlikely that future compact lot projects would displace substantial numbers of people. As such, the impact of this ordinance amendment is less than significant.

d) Cumulatively exceed official regional or local population projections?

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels. Given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), it is unlikely to exceed official regional or local population projections. Moreover, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, all future compact lot projects should be consistent with the County's population projection. As such, the ordinance amendment would not cumulatively exceed official regional or local population projections, and there will be no impact.

## 15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, future compact lot subdivisions are unlikely to place any additional demand on existing fire resources or increase response times from the Fire Department beyond what is currently expected for the local communities. The ordinance amendment also prohibits compact lot subdivisions on parcels that are within a Very High Fire Hazard Severity Zone where demand on fire protection is critical. In addition, all future compact lot projects shall be required to be in compliance with the requirements of the County's Fire Code (Title 32), and new developments located in certain geographic areas of the County (Malibu/Santa Monica Mountains, Santa Clarita Valley, and the Antelope Valley) shall be required to contribute its fair share to the County's Developer Fee Program which is in effect in only those areas. Therefore, impacts on capacity or service levels are less than significant.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Also, these future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, impacts are less than significant as future compact lot subdivisions proposed pursuant to the ordinance amendment would add new permanent residents to project sites, but not enough to substantially reduce service ratio, which is approximately one officer for every 1,000 residents within a community the County Sheriff's Department serves.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas in Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Further, given the potentially smaller size of the single-family residences on compact lots, most permanent residents in these future projects are likely to be of smaller households with fewer or no children. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map, development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit, and are subject to school fees, which mitigates any potential impacts. Therefore, impacts would be less than significant as future compact lot subdivisions proposed pursuant to the ordinance amendment would generate a net increase in the school-age population, but the schools serving the project sites would likely have sufficient capacity to accommodate the increase.

**Parks?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, most future compact lot projects would result in some net increase in the onsite population as these projects would increase the number of residential units in the vicinity, but the increase is not likely to substantially increase the number of people being served by nearby parks such that the parkland-to-population ratio would be reduced. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map and compliance with the Quimby Act, which requires subdividers to mitigate any recreational impacts by dedicating park spaces, paying an in-lieu fee, or doing a combination of both. Development of single-family residences on compact lots are also subject to the approval of a Conditional Use Permit. As such, the impact is less than significant.

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**Libraries?**

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, most future compact lot projects would result in some net increase in the onsite population as these projects would increase the number of residential units in the vicinity, but the increase is not likely to substantially increase the number of people being served by the local libraries, reducing the library space per capita ratio or the library material items per capita ratio. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map, development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit, and are subject to library fees, which mitigates any potential impacts. As such, the impact is less than significant.

**Other public facilities?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, most future compact lot projects would result in some net increase in the onsite population as these projects would increase the number of residential units, but the increase is not likely to substantially increase the number of people being served by various public facilities. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map and development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. As such, the impact is less than significant.

## 16. RECREATION

- |  | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>Impact with<br/>Mitigation<br/>Incorporated</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No<br/>Impact</i>     |
|--|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, impacts are less than significant for most future compact lot projects, which would only generate a small amount of additional activities in nearby neighborhood or regional parks, and would not result in substantial physical deterioration of the facilities.

- b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment does not include any recreational component. Also, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Moreover, all future compact lot subdivisions are subject to the Quimby Act, which requires subdividers to mitigate any recreational impacts by dedicating park spaces, paying an in-lieu fee, or doing a combination of both. Therefore, impacts are less than significant for most future compact lot projects.

- c) Would the project interfere with regional open space connectivity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas for Los Angeles County. Since potential compact lot project sites are mostly located within urbanized areas and currently zoned for multi-family residential uses, future projects proposed pursuant to this ordinance amendment would likely not interfere with regional open space connectivity. Therefore, the impacts are less than significant.

## **17. TRANSPORTATION/TRAFFIC**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Furthermore, the General Plan is consistent with other regional transportation plans, such as the Southern California Association of Governments (SCAG) Regional Transportation Plan. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment is also consistent with the General Plan and other regional transportation plans, which emphasize the expanded use of public transportation and other modes, since public transportation systems are usually more accessible in urbanized areas. Specifically, the ordinance amendment is consistent with Goal M5 of the General Plan, which calls for "land use planning and transportation management that facilitates the use of transit." As such, the ordinance amendment would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The impact is therefore less than significant.

<b>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles County Metropolitan Transportation Authority (Metro) administers the County's Congestion Management Program (CMP). The CMP is a tool used to link land use decisions with their impact to the regional transportation system. For purposes of the CMP, 160 intersections in Los Angeles County have been identified for monitoring along with 81 key freeway segments. These intersections and freeway segments are included in General Plan EIR and are assessed as part of the General Plan Land Use Growth Analysis.

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since all future developments

proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, these future projects would be accounted for in the General Plan Environmental Impact Report (EIR) in regards to impacts to the CMP intersections and freeway segments. As such, the ordinance amendment does not conflict with the CMP, and the impact is less than significant.

**c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment would not impact air travel patterns as it would not result in any development that either increases demand for air travel services or results in the development of structures sufficient enough in height that flight paths need to be altered, or necessitates a change in location that results in substantial safety risks. Impacts would therefore are less than significant.

**d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. As part of this discretionary process, Department of Public Works (DPW) identifies measures to reduce any hazards, such as project redesign, the installation of a stop sign or stop light, or the installation of mirrors on driveways. Also, since all potential compact lot project sites are zoned for multi-family residential uses, this ordinance amendment does not introduce any new incompatible uses, as residential uses are already permitted within these zones. Many of these potential sites are already developed with residential uses on the ground. Therefore, the ordinance amendment would not substantially increase hazards due to a design feature or incompatible uses, and the impact is less than significant.

**e) Result in inadequate emergency access?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment includes provisions to ensure adequate emergency access to individual compact lots. For example, according to the ordinance amendment, projection is prohibited when a private driveway is designated a fire lane by the Fire Department. The ordinance amendment also requires a covenant or agreement to be recorded in the office of the County Registrar-Recorder/County Clerk, with provisions prohibiting parking on fire lanes where required by the Fire Department. Also, the Fire Department may require additional width for the walkways within a subdivision project site and/or to the subdivision project site from the sidewalk along the project frontage for fire personnel access. Furthermore, all compact lot subdivisions would require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. As part of this discretionary process, the Fire Department reviews the

project design to determine if there is any adverse effect on emergency access. Therefore, the ordinance would not result in inadequate emergency access, and the impact is less than significant.

**f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment is consistent with the General Plan, which emphasizes the expanded use of public transportation and encourages biking and pedestrian activities. Specifically, the ordinance amendment includes provisions that would help create a pedestrian-friendly built environment. For instance, according to the ordinance amendment, a street-fronting lot shall not be used as a parking-only lot. Other pedestrian-friendly provisions include requiring walkways within a subdivision project site as well as walkways to the subdivision project site from the sidewalk along the project frontage. Where a walkway is located along a private common driveway, the ordinance amendment also requires a landscaped strip separating the walkway from the driveway, and the use of design elements to clearly differentiate the walkway from the driveway. Also, onsite tree planting is required within the perimeter front yard. Therefore, the ordinance amendment would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. As such, the impact is less than significant.

## 18. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

There are 31 identified structures and resources on federal and state historical registers, and the majority is comprised either of historic routes or architecturally significant residential structures. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on historic resources of cultural value to a California Native American tribe, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Also, all proposed compact lot subdivision projects will need to comply with the requirements of the Historic Preservation Ordinance. Finally, in order to be in compliance with Assembly Bill (AB) 52, the County is providing contact information for California Native American tribes that request in writing to be informed when the County, as the lead agency under the California Environmental Quality Act, considers projects in the geographic area that is traditionally and culturally affiliated with the tribe. The County is also maintaining a list of California Native American Tribes, which have requested formal notification. These tribes will be notified within 14 days of a determination that the proposed project is complete. Therefore, impacts by this ordinance amendment on historic resources of cultural value to a California Native American tribe is less than significant.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1,

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**the lead agency shall consider the significance of  
the resource to a California Native American tribe.**

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

There are 31 identified structures and resources on federal and state historical registers, and the majority is comprised either of historic routes or architecturally significant residential structures. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on historic resources of cultural value to a California Native American tribe, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Also, all proposed compact lot subdivision projects will need to comply with the requirements of the Historic Preservation Ordinance. Finally, in order to be in compliance with Assembly Bill (AB) 52, the County has provided contact information for California Native American tribes that requested in writing to be informed when the County, as the lead agency under the California Environmental Quality Act, considers projects in the geographic area that is traditionally and culturally affiliated with the tribe. The County is also maintaining a list of California Native American Tribes, which have requested formal notification. These tribes will be notified within 14 days of a determination that the proposed project is complete. Therefore, impacts by this ordinance amendment on historic resources of cultural value to a California Native American tribe is less than significant.

## **19. UTILITIES AND SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. According to the ordinance amendment, parcels not served by a public sewer system may not be subdivided into compact lots. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Since all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any compact lot subdivision project would also be required to comply with the same standards imposed by the NPDES permit because all future compact lot projects would be required to connect to such a public system. As such, these connections would ensure the project's compliance. These future compact lot projects will also be small-scaled since no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, future projects proposed pursuant to the ordinance amendment would not exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards, and there would be no impact upon wastewater treatment requirements.

<b>b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. According to the ordinance amendment, parcels not served by a public sewer system may not be subdivided into compact lots. As such, all future compact lot projects would be required to connect to a public system. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. Moreover, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would create water or wastewater system capacity problems. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the water or wastewater system capacity by individual projects. Therefore, the ordinance amendment has less than significant impacts on water or wastewater system capacity.



**c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, many future potential compact lot project sites are likely already paved or covered with impervious surfaces. Nonetheless, it is possible that some future sites may be undeveloped, in which case an impact to an existing storm water drainage system would occur as these future projects would result in an increase in the amount of impervious surfaces on the project sites relative to current onsite conditions. To ensure adequate amount of permeable surfaces on future project sites, the ordinance amendment requires all perimeter front and corner side yards along public streets to be permeable, with at least 75% of that area landscaped with drought-tolerant plants. The ordinance amendment also requires all other areas not covered by building, parking areas, driveways, walkways, or private usable open space to be landscaped with drought-tolerant plants. Finally, future compact lot projects will be subject to the County's Low Impact Development (LID) Ordinance. Therefore, future projects proposed pursuant to the ordinance amendment are likely to result in the same or a greater amount of pervious surfaces. The ordinance amendment results in an impact that is less than significant.

**d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?**

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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. According to the ordinance amendment, parcels not served by a public water system may not be subdivided into compact lots. As such, all future compact lot projects would be required to connect to a public system. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. Moreover, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would create water supply capacity problem. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the water supply capacity by individual projects. Therefore, retail water providers would likely be able to accommodate future compact lot projects' projected consumption. The ordinance amendment has less than significant impacts on water supply capacity.

**e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. In addition, future projects proposed pursuant to the ordinance amendment would be subject to state and local building codes and would be required to provide energy saving measures to further reduce the amount of energy consumed by these projects. Moreover, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would create energy utility system capacity problems. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the energy utility system capacity by individual projects. Therefore, energy utility providers would likely be able to accommodate future compact lot projects' projected consumption. The ordinance amendment has less than significant impacts on energy utility system capacity.

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. In addition, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that future projects proposed pursuant to the ordinance amendment would significantly impact solid waste disposal capacity. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the solid waste disposal capacity by individual projects. Therefore, existing landfills would likely be able to accommodate future compact lot projects' solid waste disposal needs. The ordinance amendment would have less than significant impacts on solid waste disposal capacity.

**g) Comply with federal, state, and local statutes and regulations related to solid waste?**

☐☐☐☒

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment will not preclude future projects from complying with federal, state, and local statutes and regulations related to solid waste. Specifically, in order to obtain approvals and building permits, all future compact lot projects must be consistent with all applicable solid waste regulations, including the Integrated Waste Management Plan (IWMP). Therefore, the ordinance amendment results in no impact.

## 20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since the Sensitive Environmental Resource Areas (SERAs) are located within the Coastal Zone, which is one of the prohibited areas, the ordinance amendment does not apply to and would have no impact on the SERAs. Moreover, none of the parcels in the Wildflower Reserve Areas or the Significant Ecological Areas (SEAs) are zoned R-2, R-3, or R-4, the ordinance amendment therefore does not apply to and would have no impact on the Wildflower Reserve Areas and the SEAs. Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are about 4,730 parcels that are, in whole or in part, located in a designated Hillside Management Area (HMA). Therefore, most potential compact lot subdivision project sites are outside of an HMA. If, however, a project site is located in an HMA, the proposed compact lot project would be required to be compliant with the HMA Ordinance. Similarly, other applicable standards and regulations protective of the environment, such as the Oak Tree Ordinance, also apply in conjunction with the ordinance amendment. Moreover, since all compact lot subdivisions require approval of a tentative tract or parcel map, and development of single-family residences on compact lots are also subject to the approval of a Conditional Use Permit, the discretionary process evaluates potential impacts on the environment and biological resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Therefore, the proposed ordinance amendment's potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory is less than significant.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots

in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and existing urbanized areas, the ordinance amendment is consistent with the long-term environmental goal of reducing GHG emissions. The ordinance amendment is also consistent with the long-term goal of promoting sustainability in land use design by encouraging a diversity of housing types. Therefore, the proposed project's potential to achieve short-term environmental goals to the disadvantage of long-term environmental is less than significant.

**c) Does the project have impacts that are individually limited, but cumulatively considerable?**

☐☐☒☐

**("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment does not change the allowable density, and all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects have therefore been accounted for in the General Plan EIR. Also, most potential project sites are developed with similar residential uses with comparable densities. Therefore, the proposed project's potential to create cumulatively considerable impacts is less than significant.

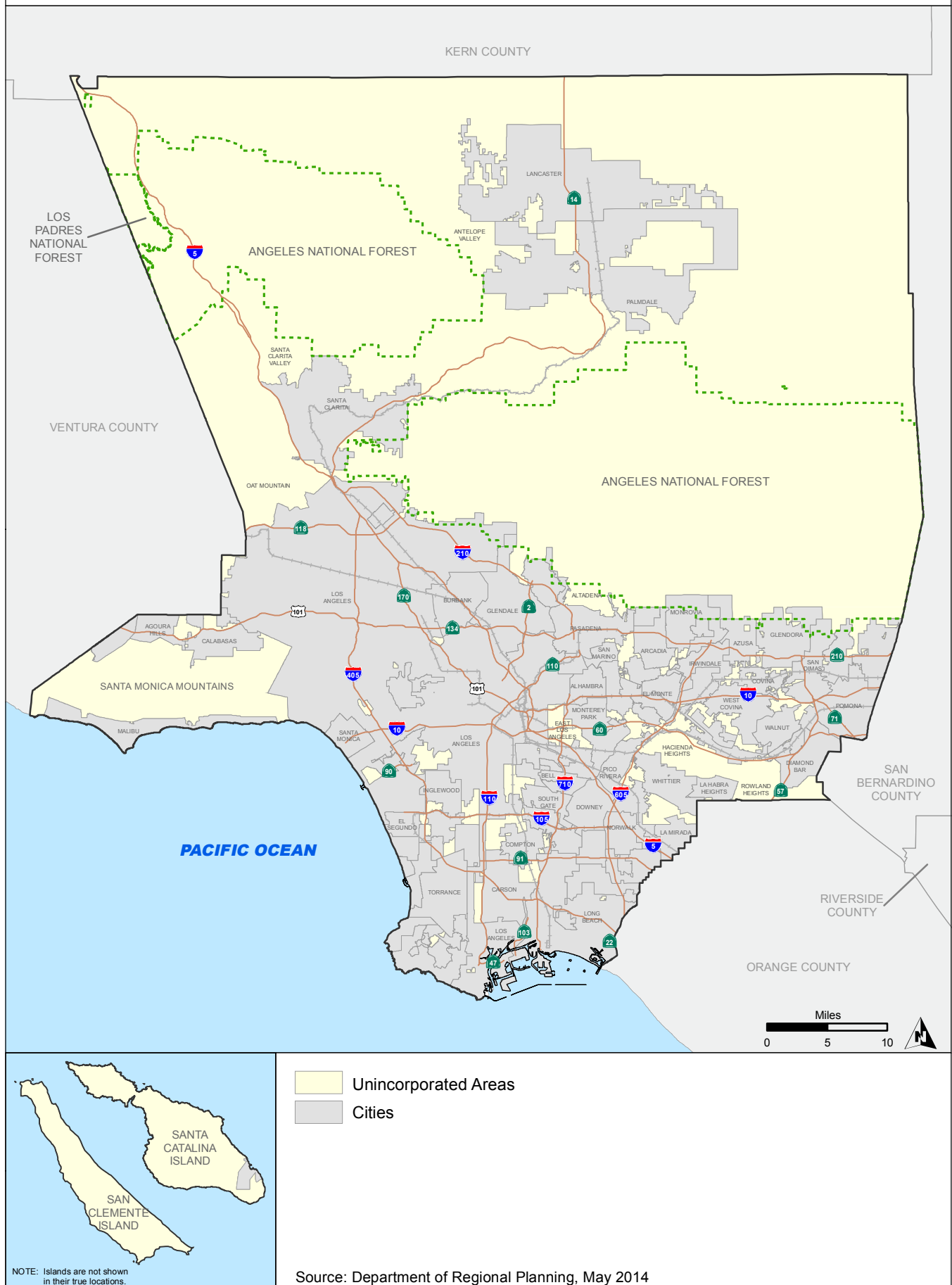
**d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment does not change the allowable density, and it does not result in any residential development in areas where human habitation is not already anticipated to occur and planned. Most potential project sites are developed with similar residential uses with comparable densities. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary review process evaluates any potential impacts on both the residents of a future compact lot project and residents and other users on surrounding properties. This discretionary process also ensures that various services are available and adequate for future residents in the compact lot projects. Therefore, the proposed project's potential to cause any substantial adverse effects on human beings, either directly or indirectly, is less than significant.

# Los Angeles County Unincorporated Areas

Figure 4.2



ORDINANCE NO. \_\_\_\_\_

An ordinance amending Title 21 — Subdivisions and Title 22 – Planning and Zoning of the Los Angeles County Code to establish provisions for compact lot subdivisions in the unincorporated areas.

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

**SECTION 1.** Section 21.08.045 is hereby added to read as follows:

**21.08.045 Compact lot subdivisions.**

The following terms are defined solely for the purpose of Section 21.24.375 (Compact lot subdivisions):

A. “Compact lot” means a fee-simple, single-family residential lot less than 5,000 square feet in size, created within a compact lot subdivision. A parking-only lot or driveway lot created within such subdivision, if any, shall not be considered a compact lot. Undersized lots, underwidth lots, substandard lots or lots with the required area and/or width modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158) or a Variance (Chapter 22.194) shall not be considered compact lots if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map. Development of single-family residences on compact lots shall be subject to the regulations set forth in Section 22.140.585 (Single-Family Residences on Compact Lots).

B. “Compact lot subdivision” means a division of land that creates fee-simple, single-family residential lots, each containing an area of less than 5,000 square feet.

C. “Parking-only lot” means a commonly-owned lot designated for parking purposes in a compact lot subdivision.

D. “Private common driveway” means a privately owned and maintained driveway located on a strip of land, connecting two or more compact lots to a public street. Each user of a private common driveway may own part of said driveway and has the legal right to use the entire driveway, or one owner may own the entire private common driveway, and the other users have the right to use it for ingress, egress, drainage, sewer, water, utilities, right to grade, and maintenance purposes only via a recorded easement.

**SECTION 2.** Section 21.16.010 is hereby amended to read as follows:

**21.16.010 Building location and access restrictions.**

No building shall be constructed, nor shall a permit for construction of a building be issued, for any portion of a condominium project, a community apartment project, or a lease project, or a compact lot subdivision, unless the location of such building and the access thereto is in substantial conformance with one of the following:

A. Where a Conditional Use Permit (Chapter 22.158) is required, the ‘Exhibit “A” for the approved application, as described in Section 22.222.240 (Documentation, Scope of Approval, and Exhibit “A”); or either (1) a valid conditional use permit that addresses the location of buildings and access thereto on the project site, or (2)

B. In all other cases, an exhibit map approved pursuant to the requirements of Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map).

**SECTION 3.** Section 21.24.210 is hereby amended to read as follows:

**21.24.210 Pedestrian Ways.**

...

B. Maintenance. All pedestrian ways not within the road right-of-way shall be privately maintained ~~either by a homeowners' association,~~ a maintenance association, or by the property owners of properties adjoining the pedestrian way, the cost of which shall be shared equally. The maintenance requirement shall be set forth in a covenant or a maintenance agreement, the terms of which shall be to the satisfaction of the Director of Regional Planning.

C. Design standards. All pedestrian ways, except those provided in a compact lot subdivision, shall be designed subject to maximize pedestrian safety, ~~security, and comfort, and shall include the following design standards:~~

...

**SECTION 4.** Section 21.24.290 is hereby amended to read as follows:

**21.24.290 Frontage for lots.**

A. The alignment of streets shall be such as to provide frontage for lots in the division of land ~~except as provided in Section 21.24.280.~~

B. Exemption. The following shall be exempt from the frontage requirement of Subsection A, above:

1. Compact Lots.

a. Compact lots may front on a private common driveway or an alley in lieu of a street.

b. Notwithstanding Subsection B.1.a, above, compact lots are not



required to front on a street, an alley, or a private common driveway, subject to all of the following:

i. Where all parking spaces in a compact lot subdivision are provided on a parking-only lot;

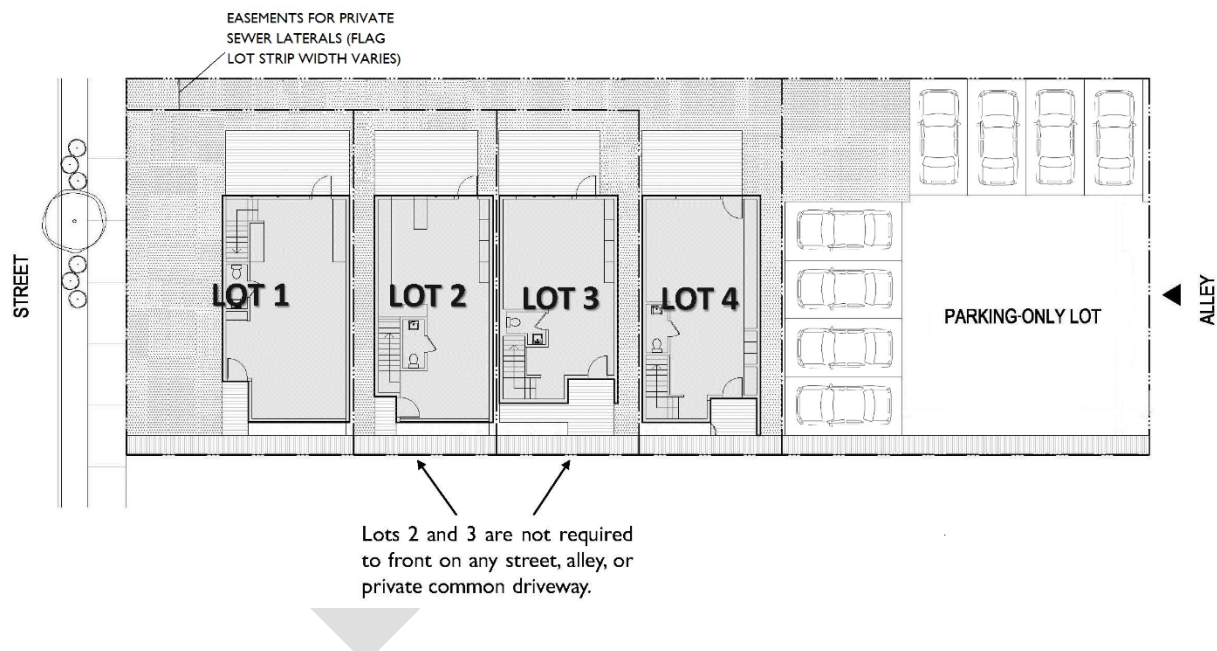
ii. The parking-only lot both abuts and is accessed via an alley or a street; and

iii. A fire lane is not required by the Fire Department.

iv. For example of this Subsection B.1.b, see Figure 21.24.290-

A, below.

**FIGURE 21.24.290-A: FRONTAGE FOR COMPACT LOTS – EXEMPTION**



2. Parking-only lot. A parking-only lot in a compact lot subdivision may front on a private common driveway or an alley in lieu of a street.

**SECTION 5.** Section 21.24.300 is hereby amended to read as follows:

**21.24.300 Minimum frontage.**

Except in a compact lot subdivision, Wwherever practical, lot frontage at the right-of-way line shall be:

A. 40 feet or more, where a lot is oriented so that its side lot lines are radial or approximately radial to a turnaround or knuckle or to the convex side of a curved street centerline; and

B. Equal to or greater than the average lot width, where a lot is not so oriented.

**SECTION 6.** Section 21.24.310 is hereby amended to read as follows:

**21.24.310 Lot sideline angle.**

~~In all cases w~~Where practicable, the side lines of lots shall be at an approximate right angle to the street upon which such lots front. In a compact lot subdivision, the side lines of non-street-fronting compact lots that are subject to Section 21.24.290.B.1.a shall be at an approximate right angle to the private common driveway or the alley upon which such lots front.

**SECTION 7.** Section 21.24.320 is hereby amended to read as follows:

**21.24.320 Flag lots.**

A. The advisory agency may disapprove the platting of flag lots where this design is not justified by topographic conditions or the size and shape of the division of land, or where this design is in conflict with the pattern of neighborhood development. If flag lots are approved, the access strip shall be provided as follows, unless the subdivision committee recommends the approval of lesser widths because of topographic conditions or the size and shape of a division of land:

1. In a compact lot subdivision, the vehicular access strip of a flag lot

shall be at least 12 feet in width.

2. In all other cases, the vehicular access strip for each lot shall be at least 10 feet in width where the strip is situated contiguous to other such vehicular access strips, so as to form a common driveway, and at least 15 feet in width, where the vehicular access strip is not situated contiguous to other such vehicular access strips, unless the subdivision committee recommends the approval of lesser widths because of topographic conditions or the size and shape of a division of land.

B. Each vehicular access strip shall be located so that, when improved as a driveway, the finished grade will not exceed 20 percent. The advisory agency may require that easements for ingress and egress be provided over common driveways for the benefit of the lots served.

**SECTION 8.** Section 21.24.375 is hereby added to read as follows:

**21.24.375 Compact lot subdivisions**

All compact lot subdivisions shall be subject to the following requirements:

A. Prohibited Areas. A parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided:

1. Have any portion located within a Very High Fire Hazard Severity Zone, as defined in Title 32 (Fire Code) of the County Code;
2. Have any portion located within a Coastal Zone, as defined in Division 2 (Definitions) of Title 22;
3. Are not served by a public water system;
4. Are not served by a public sewer system; or,
5. Do not front a highway or a public street.

B. Additional Map Contents. On such tentative map and on the final map or parcel map, depict the following:

1. In letters no less than one-fourth-inch in height, the words: "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY;" and

2. Any future reciprocal easements, with the easement notes indicating such future easements are "to be reserved in separate documents," except when a reciprocal easement is recorded prior to the final map recordation, such easement shall be shown on the final map with the recording reference information, including the easement purpose(s), recording date, and document number.

3. If proposed, the parking-only lot shall be labeled "Parking Only."

C. Maximum Number of Compact Lots. No more than eight cumulative compact lots shall be created on a parcel of land.

D. Walkways. Unless additional width is required by the Fire Department:

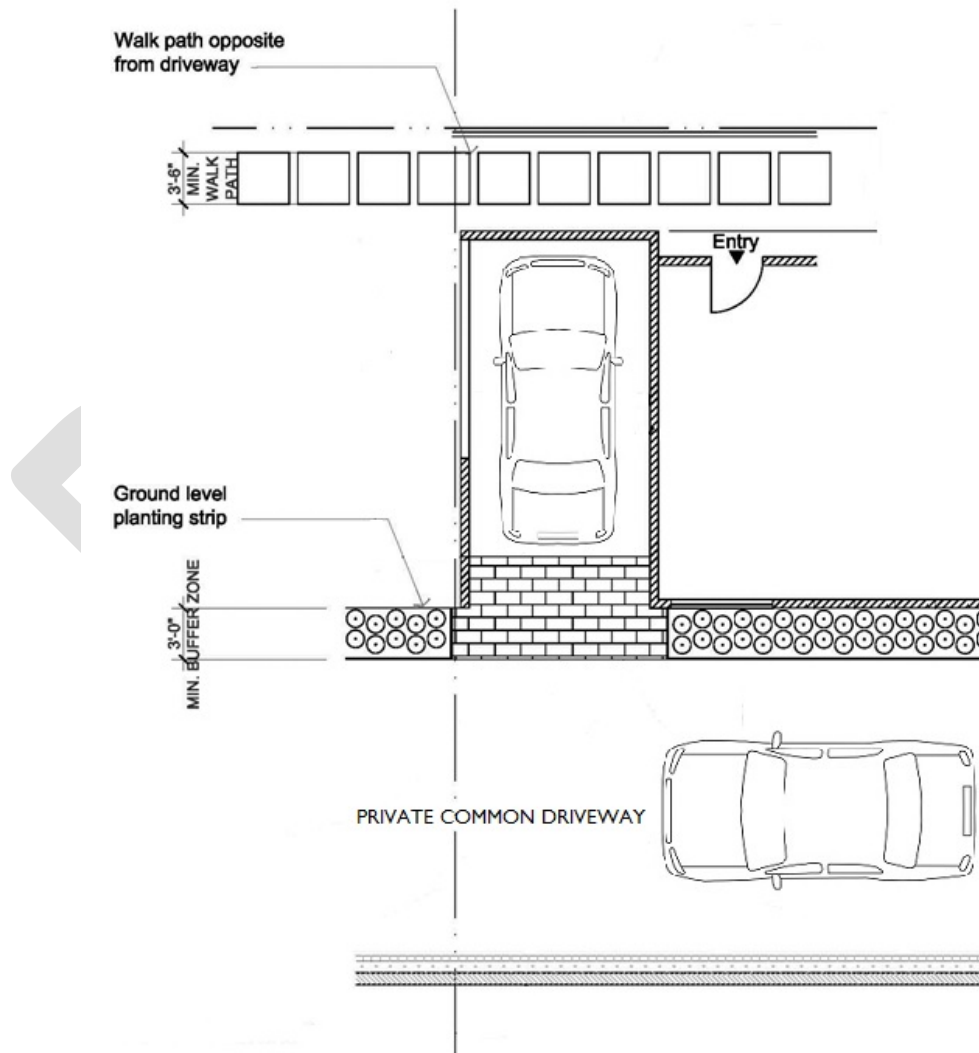
1. Walkways a minimum of three and one-half feet in width shall be provided for unobstructed access into the subdivision project site from a sidewalk along the project frontage; and

2. Walkways a minimum of three and one-half feet in width shall be provided from each single-family residence to all other single-family residences and other common use amenities, if any, within a compact lot subdivision. Sidewalks that provide access between the single-family residences or between the single-family residences and the common use amenities may count towards meeting this requirement.

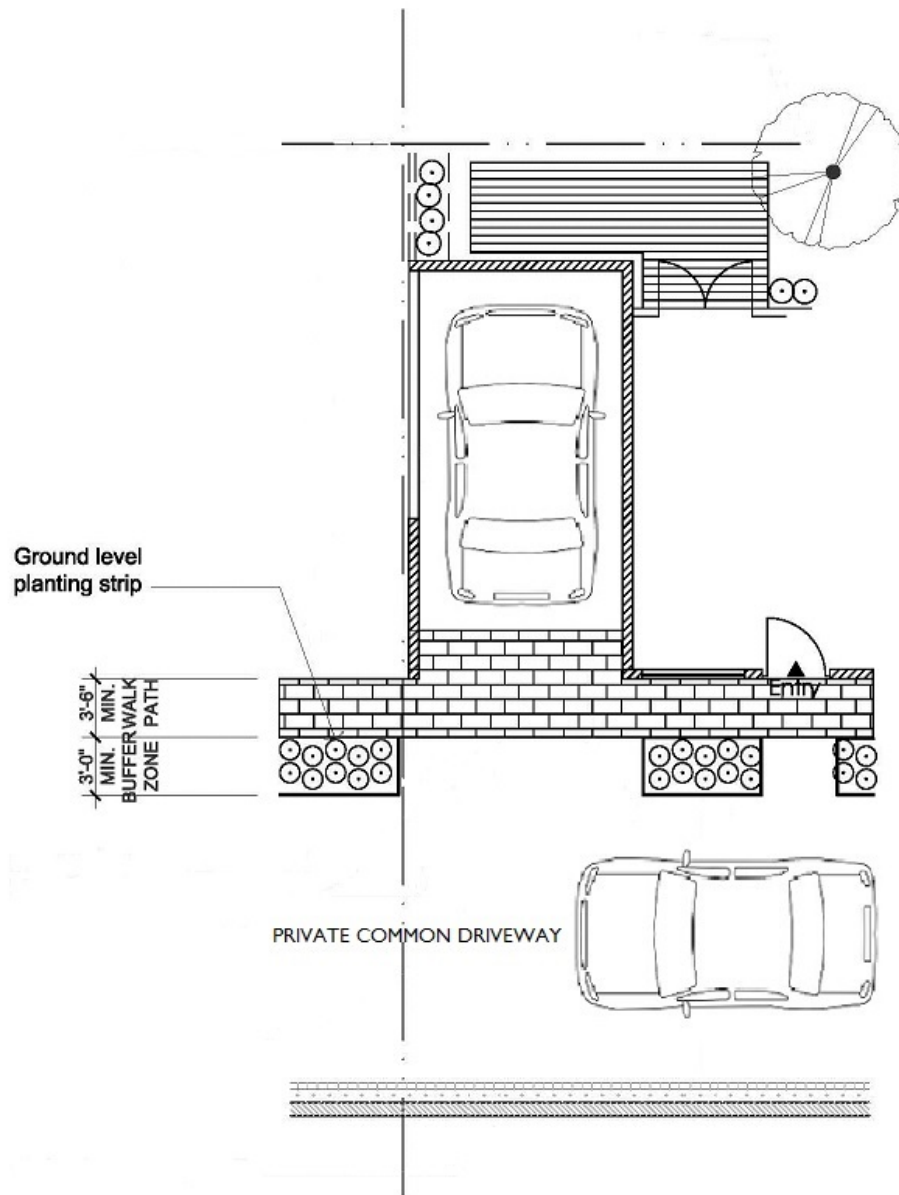
E. Landscaped Buffer and Strip.

1. A landscaped buffer a minimum of three feet in width shall be provided between the private common driveway and any building to prevent the building from being directly abutting upon the private common driveway, unless a walkway is located between the building and the private common driveway, in which case a landscaped buffer a minimum of three feet in width shall be provided between the walkway and the private common driveway. For example, see Figures 21.24.375-A and 21.24.375-B, below.

**FIGURE 21.24.375-A: LANDSCAPED BUFFER BETWEEN PRIVATE COMMON DRIVEWAY AND BUILDING**



**FIGURE 21.24.375-B: LANDSCAPED BUFFER BETWEEN  
PRIVATE COMMON DRIVEWAY AND WALKWAY**



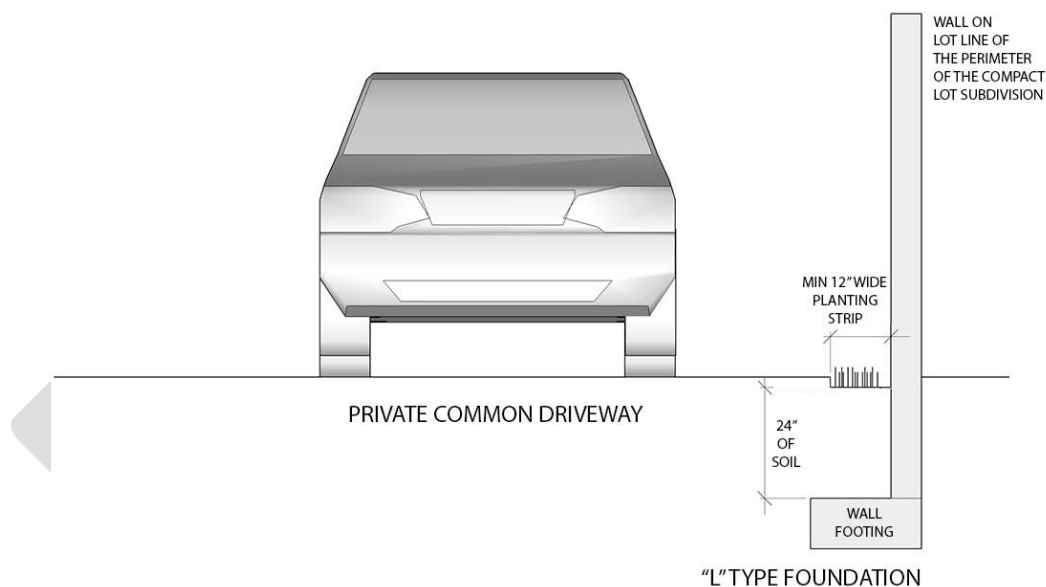
2. Where a fence or a wall is located on or along the lot line of the perimeter of a compact lot subdivision, and a private common driveway is located along said fence or wall:

a. A landscaped strip at least 12 inches wide shall be provided between the fence or wall and the private common driveway;

b. Where there are subsurface obstructions such as wall footings, a minimum of 24 inches of soil shall be provided above the footings. For example, see Figure 21.24.375-C, below; and

c. Plants installed in said landscaped strip shall be vines that adhere to or can be trained on the fence or wall and can be easily pruned to maintain vehicular access on the private common driveway.

**FIGURE 21.24.375-C: PLANTING STRIP BETWEEN PERIMETER FENCE OR WALL AND PRIVATE COMMON DRIVEWAY (WITH SUBSURFACE OBSTRUCTIONS)**



F. Covenant Required. For compact lot subdivisions with common use areas or common use amenities, a covenant or agreement, approved as to form and content by the County Forester and Fire Warden and the Director of Regional Planning, shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk at the time of final map recordation. The covenant or agreement may include but

not be limited to the following provisions:

1. A homeowners' association, a maintenance association or a maintenance agreement shall be established prior to the sale of any unit.

2. Membership in the homeowners' or maintenance association or a party to the maintenance agreement shall be mandatory for each owner and any successive owner.

3. Provisions to prohibit parking on private common driveways or fire lanes where required by the Fire Department.

4. Standards of maintenance for any common use area, common use amenity, or reciprocal easement within the compact lot subdivision, and enforcement procedures thereof.

**SECTION 9.** Section 21.32.090 is hereby amended to read as follows:

**21.32.090 Paving for access strips.**

A. The advisory agency may require access strips for flag lots to be paved with asphaltic concrete or Portland cement concrete, subject to the following minimum paving width requirements:

1. In a compact lot subdivision, the vehicular access strip of a flag lot shall be paved to a width of not less than 10 feet;

2. In all other cases, ~~that~~ single-access strips for flag lots shall be paved to a width of 15 feet or to full width, whichever is less, and ~~that~~ multiple-access strips shall be paved to a total width of 20 feet or to the full combined width of the access strips, whichever is less, ~~with asphaltic concrete or portland cement concrete.~~

...



**SECTION 10.** Section 21.32.195 is hereby amended to read as follows:

**21.32.195 On-Site Trees.**

A. Planting Requirement. In addition to the requirements of Section 21.32.160 (Street Tree Planting), the subdivider shall plant or cause to be planted within the front yard one tree for each 25 feet of street frontage for each parcel created by a residential division of land, as a condition of approval, except that a compact lot subdivision and the development of single-family residences therein shall be subject to the on-site tree planting requirements set forth in Section 22.140.585 (Single-Family Residences on Compact Lots).

...

**SECTION 11.** Section 21.52.010 is hereby amended to read as follows:

**21.52.010 - Modification or waiver of provisions in this Title authorized when.**

...

E. Notwithstanding any contrary provisions of this Section:

1. In no event shall the regulations listed in Sections 21.24.375.A (Prohibited Areas), 21.24.375.B (Additional Map Contents), and 21.24.375.F (Covenant Required) be modified or waived.

2. The regulation in Section 21.24.375.C (Maximum Number of Compact Lots) may only be modified by the advisory agency or the Board of Supervisors pursuant to Subsection C, above.

**SECTION 12.** Section 22.04.050 is hereby amended to read as follows:

**22.04.050 Rules for Measurement**

The following rules for measurement shall apply:

...

**B. Distance.**

**1. *Measurements are Shortest Distance.***

...

b. The following shall be excluded when measuring required distances:

i. Projections, as permitted in Section 22.110.090 (Projections into Yards) and Section 22.140.585.G.16 (Projections into Yards).

...

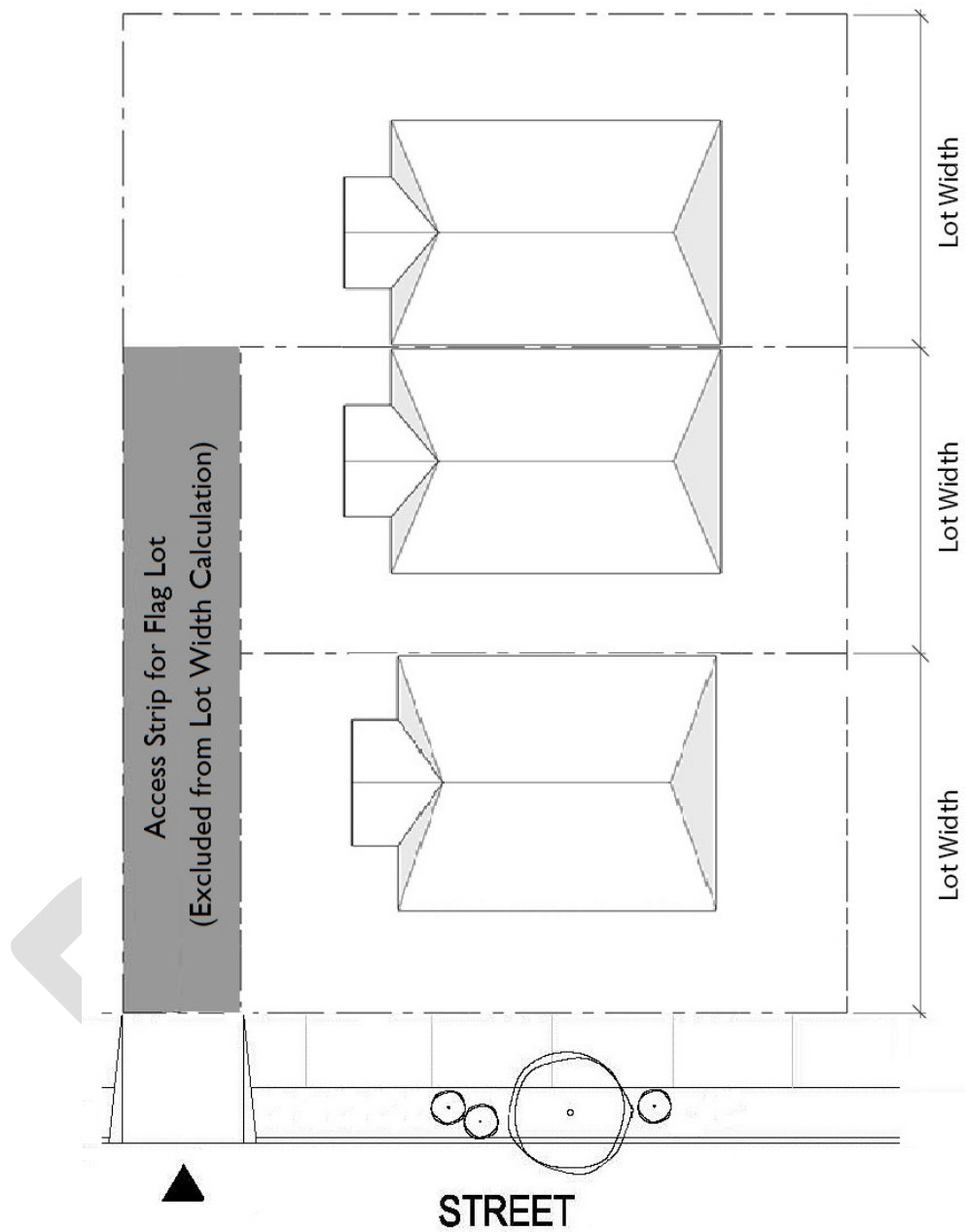
**D. Flag Lot Width and Depth.** With the exception of flag lots that are created within a compact lot subdivision, measurement for the average width and depth of a flag lot shall comply with Section 22.110.170.A (Measurement).

...

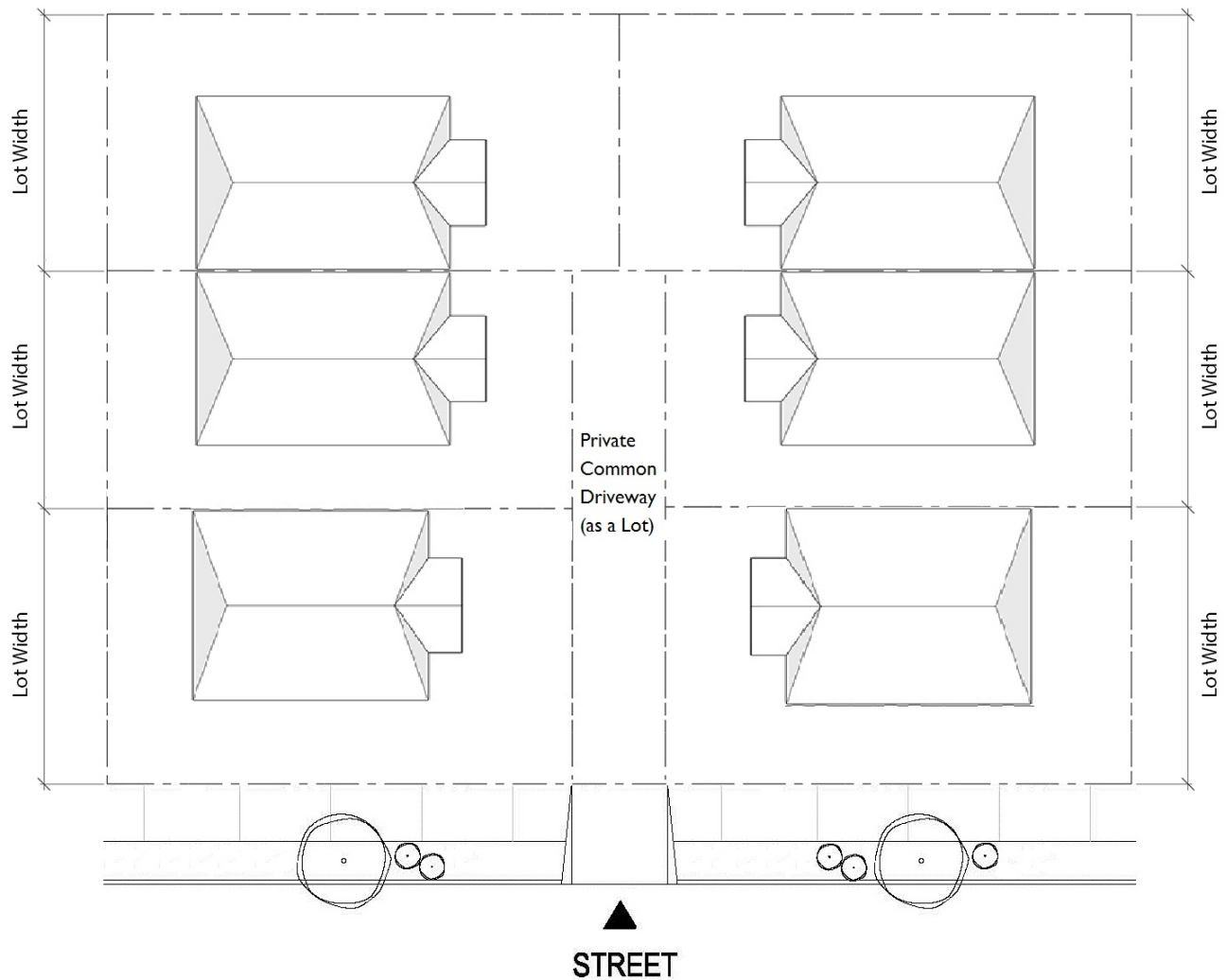
**H. Compact Lot Width.**

1. The average width of a compact lot that fronts on a private common driveway perpendicular to a public right-of-way, including any flag lot whose access strip serves in whole or in part as the private common driveway, shall be measured as follows (see Figures 22.04.050-E and 22.04.050-F):

**FIGURE 22.04.050-E: COMPACT LOT WIDTH WHEN FRONTING ON  
SIDE PRIVATE COMMON DRIVEWAY**

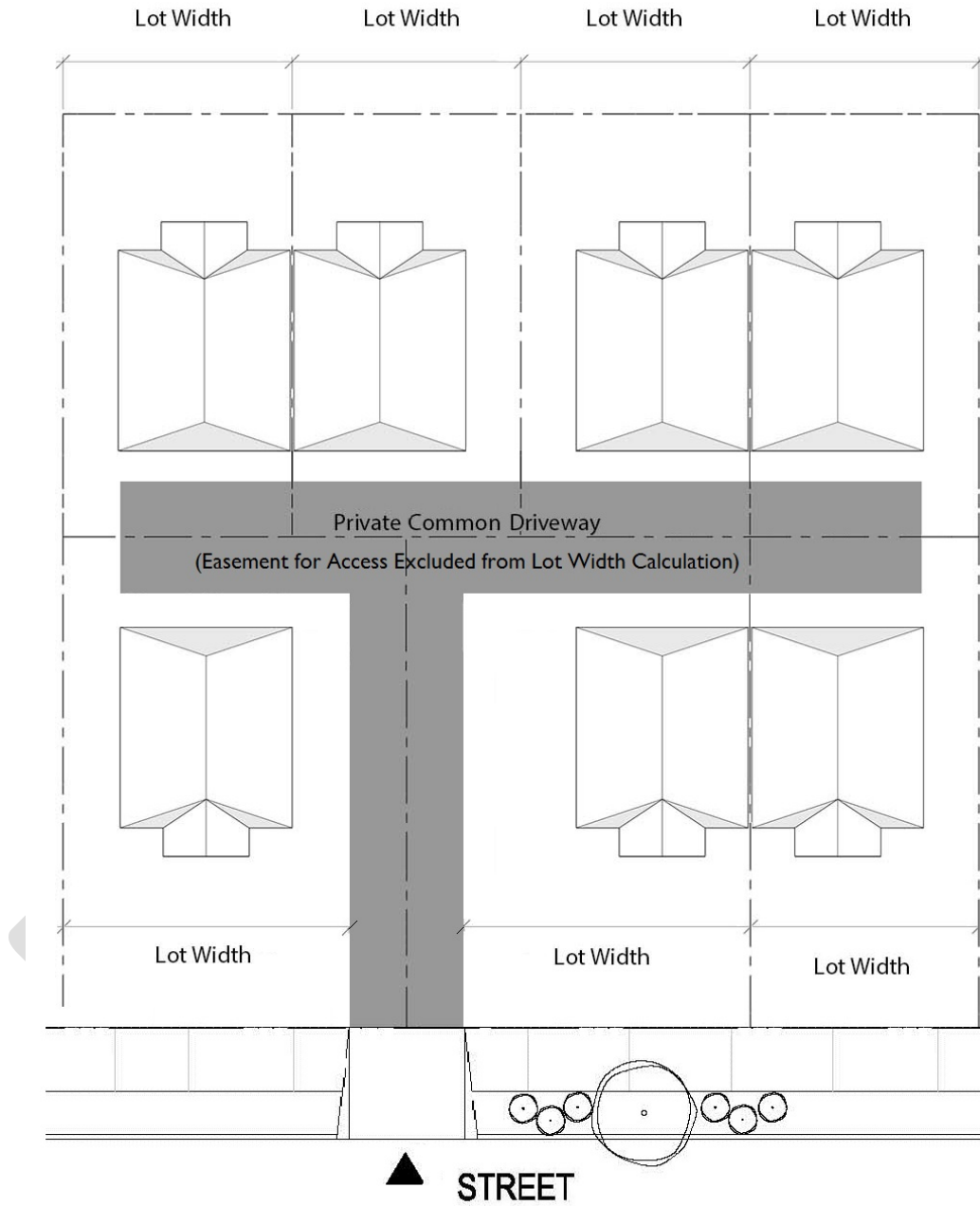


**FIGURE 22.04.050-F: COMPACT LOT WIDTH WHEN FRONTING ON  
CENTRAL PRIVATE COMMON DRIVEWAY**

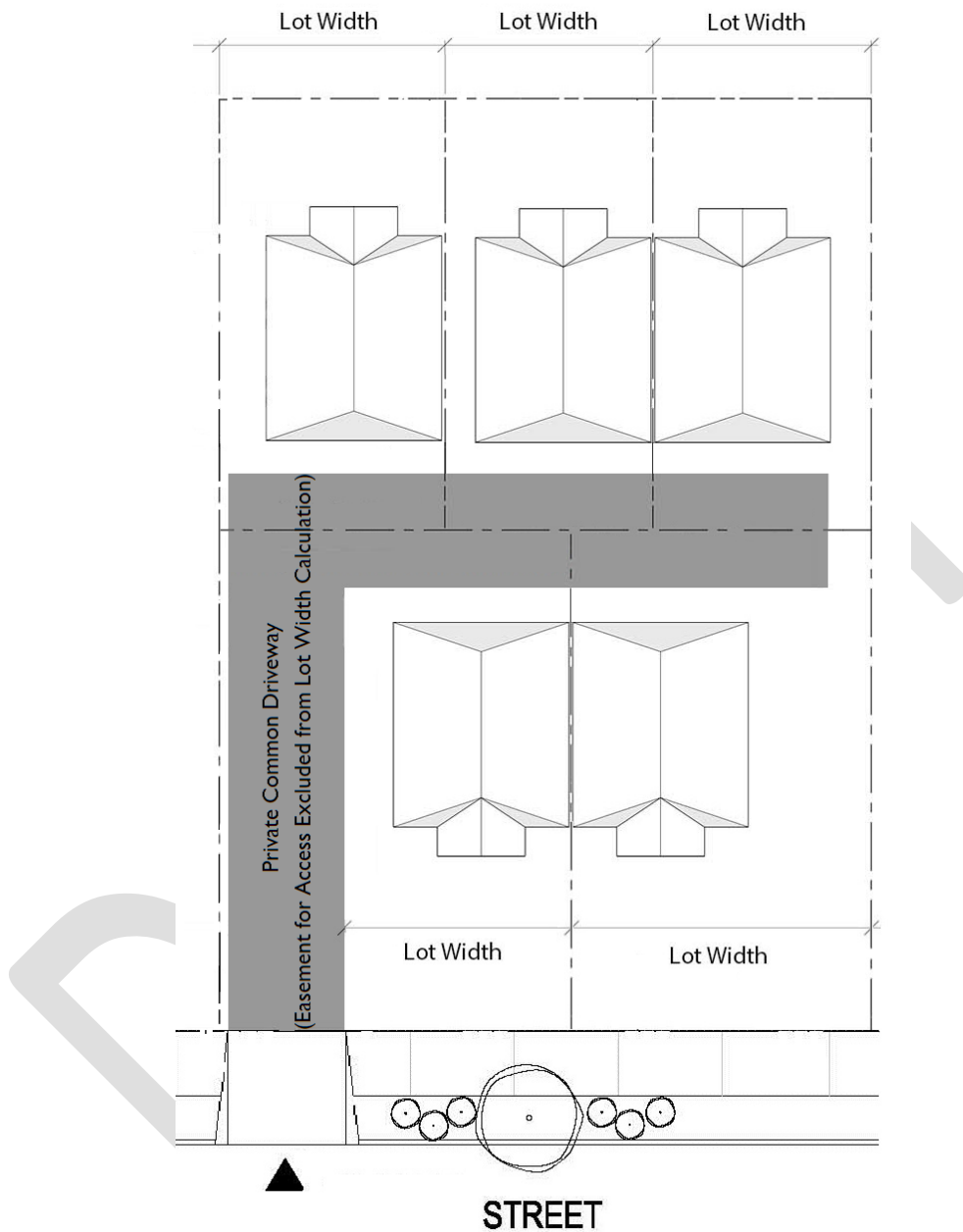


2. Where a compact lot is bounded by a T-shaped or an L-shaped private common driveway, the average lot width shall be measured as follows (see Figures 22.04.050-G and 22.04.050-H):

**FIGURE 22.04.050-G: COMPACT LOT WIDTH WHEN FRONTING ON T-SHAPED PRIVATE COMMON DRIVEWAY**

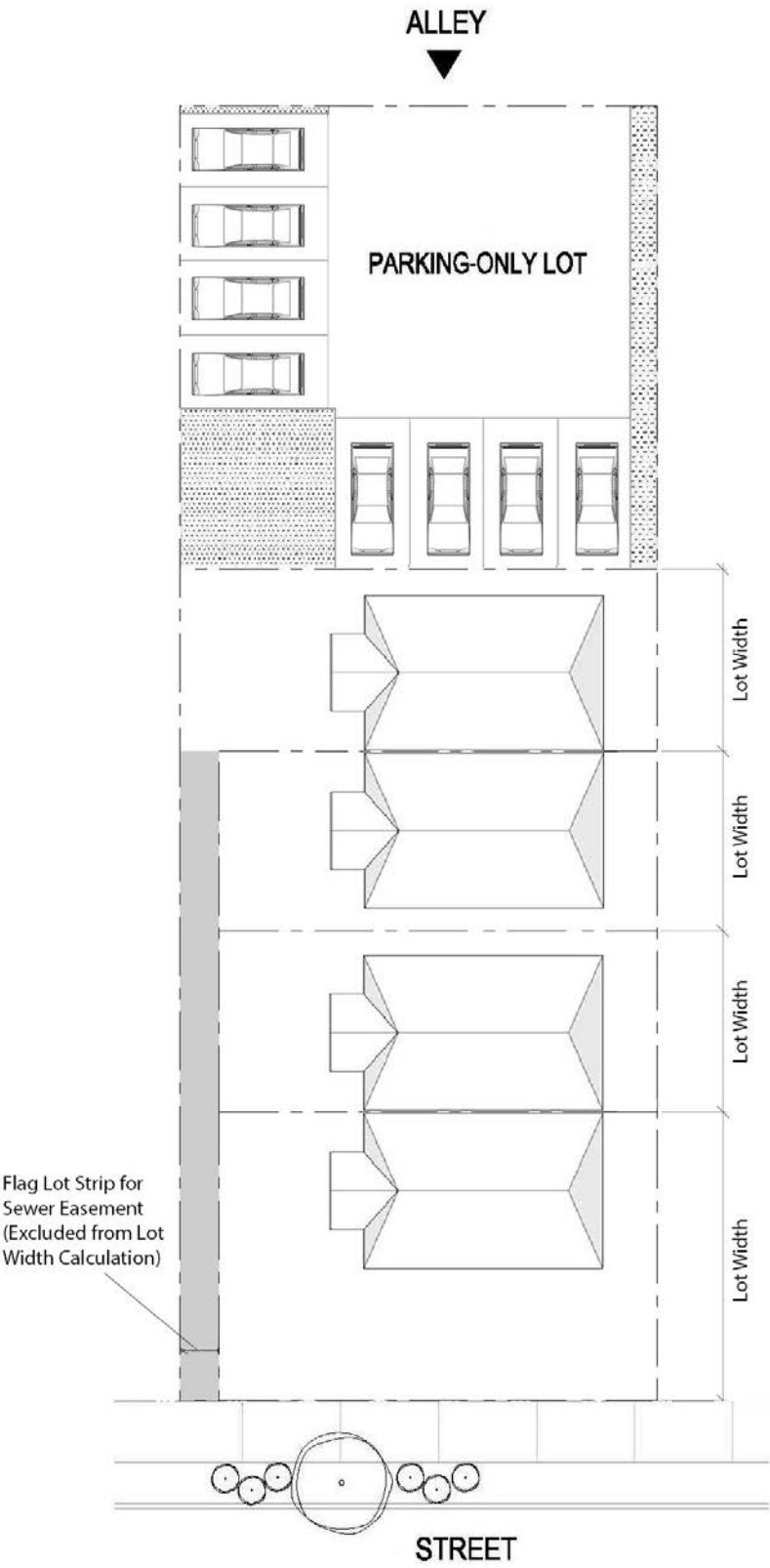


**FIGURE 22.04.050-H: COMPACT LOT WIDTH WHEN FRONTING ON L-SHAPED PRIVATE COMMON DRIVEWAY**



3. Where a compact lot subdivision contains a parking-only lot pursuant to Section 22.140.585.G.8.b (Parking-Only Lot), the average width of a compact lot shall be measured as follows (see Figure 22.04.050-I):

**FIGURE 22.04.050-I: COMPACT LOT WIDTH WHEN COMPACT LOT SUBDIVISION  
CONTAINS PARKING-ONLY LOT**



**SECTION 13.** Section 22.14.140 is hereby amended to read as follows:

**22.14.140 N**

...

**Net area.** That portion of a lot which is:

...

Except as provided above, the following shall not be counted as a part of the net area:

...

2. An access strip on a flag lot.

3. A strip on a flag lot with easements for purposes other than vehicular access in a compact lot subdivision.

~~34.~~ For the purpose of Sections 22.140.590 (Tasting Rooms and Remote Tasting Rooms) and 22.140.610 (Wineries), any area with a slope of 25 percent or greater.

**SECTION 14.** Section 22.14.190 is hereby amended to read as follows:

**22.14.190 S**

...

**Single-family residence.** A building that contains one dwelling unit, or a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 on a permanent foundation system approved by the Director of Public Works.



**Single-family residence on a compact lot.** The following terms are defined solely for the purpose of Section 22.140.585 (Single-Family Residences on Compact Lots):

**Compact lot.** A fee-simple, single-family residential lot less than 5,000 square feet in size, created within a compact lot subdivision. A parking-only lot or driveway lot created within such subdivision, if any, shall not be considered a compact lot. Undersized lots, underwidth lots, substandard lots or lots with the required area and/or width modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158) or a Variance (Chapter 22.194) shall not be considered compact lots if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map.

**Compact lot subdivision.** A division of land that creates fee-simple, single-family residential lots, each containing an area of less than 5,000 square feet. Such division of land shall be subject to the requirements set forth in Section 21.24.375 (Compact lot subdivisions).

**Habitable space.** An area used for sleeping, living, cooking, or dining purposes. This space excludes closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, foyers, storage space, utility rooms, garages, carports, and similar spaces.

**Mechanical parking stackers.** Mechanical lift equipment that allows the stacking of two automobiles. Such equipment shall comply with all applicable building

standards code requirements as approved by the Los Angeles County Public Works Building and Safety Division.

**Parking-only lot.** A commonly-owned lot designated for parking purposes in a compact lot subdivision.

**Private common driveway.** A privately owned and maintained driveway located on a strip of land, connecting two or more compact lots to a public street. Each user of a private common driveway may own part of said driveway and has the legal right to use the entire driveway, or one owner may own the entire private common driveway, and the other users have the right to use it for ingress, egress, drainage, sewer, water, utilities, right to grade, and maintenance purposes only via a recorded easement.

**Private usable open space.** An area designed and intended to be used for active or passive recreation, located at the ground level on an individual compact lot.

**Shade plan.** See “Tree Planting Requirements.”

**Tree species list.** See “Tree Planting Requirements.”

**Uncovered parking area.** See “Tree Planting Requirements.”

**Yard, internal.** A yard that is parallel to the interior lot line created within a compact lot subdivision, except that a yard that fronts a private common driveway shall not be considered an internal yard. For example, see Figure 22.14-E, below.

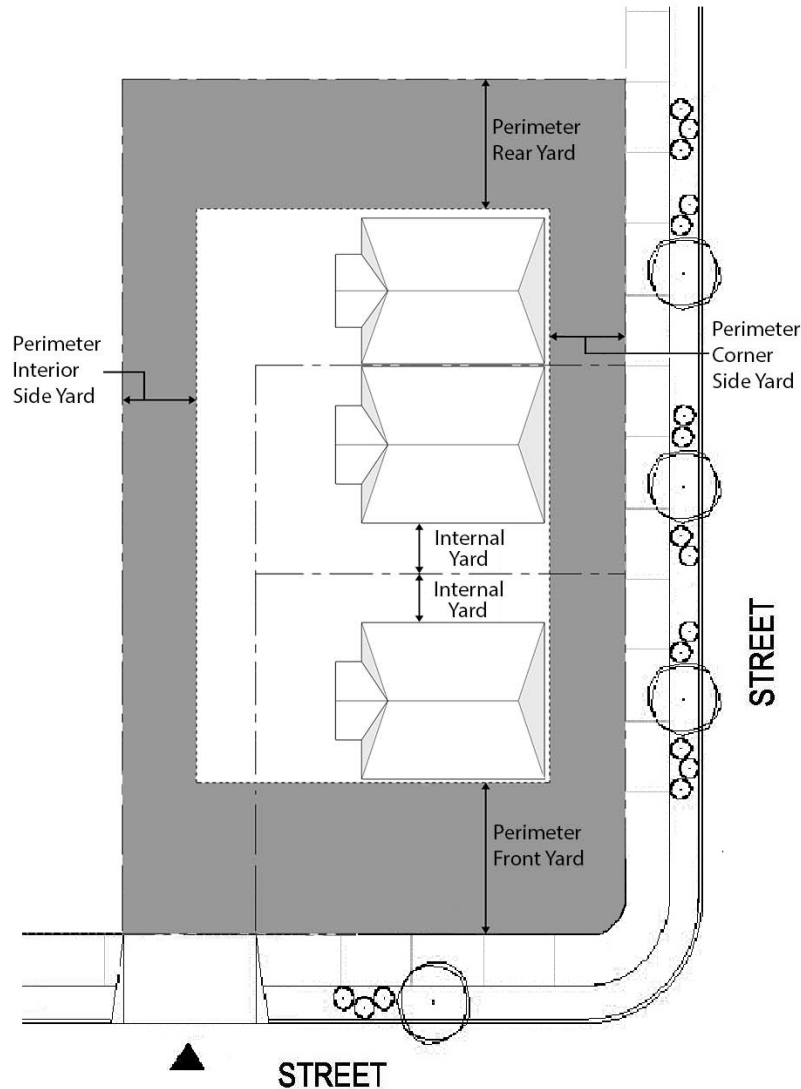
**Yard, perimeter corner side.** A yard that is parallel to the corner side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

**Yard, perimeter front.** A yard that is parallel to the front lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

**Yard, perimeter interior side.** A yard that is parallel to the interior side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

**Yard, perimeter rear.** A yard that is parallel to the rear lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

**FIGURE 22.14-E: YARDS WITHIN COMPACT LOT SUBDIVISION**



...

**SECTION 15.** Section 22.14.200 is hereby amended to read as follows:

**22.14.200 T**

...

**Tree Planting Requirements.** The following terms are defined solely for Chapter 22.126 (Tree Planting Requirements) and Section 22.140.585 (Single-Family Residences on Compact Lots):

***Shade plan.*** A landscape plan that depicts and quantifies the amount of tree shade for a project site ~~as set forth in Chapter 22.126 (Tree Planting Requirements).~~

***Tree species list.*** The list of tree species prepared and maintained by the Director of Regional Planning ~~pursuant to Chapter 22.126 (Tree Planting Requirements).~~

***Uncovered parking area.*** The uncovered impervious surface areas of a parking lot that includes parking stalls, pedestrian loading areas, driveways within the property line, areas for vehicular maneuvering, and walkways within the parking lot, but excludes areas covered by solar panels or truck loading areas, and display, sales, service and vehicle storage areas associated with uses such as automobile dealerships.

...

**SECTION 16.** Section 22.18.030 is hereby amended to read as follows:

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

...

**C. Use Regulations.**

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

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
<b>Residential Uses</b>							
...							
Single-family residences	SPR	SPR	SPR	SPR	SPR	-	Chapter 22.140.580
<u>Single-family residences on compact lots</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	=	<u>Section 22.140.585</u>
...							

**SECTION 17.** Section 22.18.040 is hereby amended to read as follows:

#### **22.18.040 Development Standards for Residential Zones**

A. **Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD.** Except as specified otherwise, ~~D~~development on any lot in Zones R-A, R-1, R-2, R-3, R-4, and RPD shall comply with Division 6 (Development Standards), where applicable.

B. **Required Yards.** Except as specified otherwise, Table 22.18.040-A, below, identifies the minimum yard depths for Zones R-A, R-1, R-2, R-3, R-4, and R-5 as follows:

...

#### **C. Maximum Height.**

1. **Zones R-A, R-1, R-2, and R-3.** Except as specified otherwise, ~~E~~every residence and every other building and structure shall not exceed a height of 35 feet above grade.

2. **Zone R-4.** Except as specified otherwise, ~~E~~every building and structure shall not exceed a height of 13 times the buildable area.

...

**SECTION 18.** Section 22.46.030 is hereby amended to read as follows:

**22.46.030 Administration**

A. Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressly provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, ~~with the exception of projects subject to Chapter 22.120 (Density Bonus) and Chapter 22.166 (Housing Permits),~~ such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.

**B. Exceptions.**

1. **Density Bonus.** Notwithstanding any contrary provisions in this Chapter, any Specific Plan regulations specified in Subsection A, above, may be waived or modified through a Housing Permit (Chapter 22.166) pursuant to Chapter 22.120 (Density Bonus).

2. **Accessory Dwelling Units.** Accessory dwelling units shall be developed pursuant to Section 22.140.640 (Accessory Dwelling Units).

3. **Compact Lot Subdivisions.** Any Specific Plan provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact

lot subdivision pursuant to Section 22.140.585.G.17 (Yard Provisions in Specific Plans and Community Standards Districts).

**SECTION 19.** Section 22.72.010 is hereby amended to read as follows:

**22.72.010 Purpose**

Setback Districts are established to develop properties with minimum building setbacks in designated yards.

A. This Chapter shall supersede other provisions in this Title 22 that require building setbacks in designated yards.

B. The required front yard specified in a Setback District shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

...

**SECTION 20.** Section 22.110.080 is hereby amended to read as follows:

**22.110.080 Required Yards**

...

E. Limited Secondary Highways.

1. Supplemental Yard. A supplemental yard eight feet wide shall be established in all zones along and contiguous to the highway lines of limited secondary highways; any other yard requirements established in Division 3 (Zones), Chapter 22.50 (Billboard Exclusion Zone), Chapter 22.52 (Development Program Zone), Chapter 22.54 (Parking Zone), Chapter 22.58 (Commercial–Residential Zone), and Chapter 22.60 (Industrial Preservation Zone), and Section 22.140.585 (Single-Family Residences on Compact Lots) shall be in addition to this requirement.

2. Use of Supplemental Yard. A person shall not use any building or

structure within this supplemental yard except for openwork railings or fences which do not exceed six feet in height and except as permitted within a yard by Section 22.110.040.A (Planter Boxes and Masonry Planters), ~~and~~ Section 22.110.040.D (Driveways, Walkways, and Patio Slabs), Section 22.140.585.G.14.a (Planter Boxes and Masonry Planters), and Section 22.140.585.G.14.c (Driveways, Walkways, and Patio Slabs).

**SECTION 21.** Section 22.110.130 is hereby amended to read as follows:

**22.110.130 Required Area and Width**

A. **Required Area.** Required area is established by the zone standards, suffixes to zoning symbols as provided in Section 22.06.020 (Suffixes to Zoning Symbols) and this Subsection A. As used in this Title 22, “required area” means:

...

8. Notwithstanding any contrary provisions of this Subsection A, lots created within a compact lot subdivision shall be in compliance with Section 22.140.585.G.1.a (Required Area).

B. **Required Lot Width.** As used in this Title 22, “required width” means:

...

6. Exceptions.

...

c. Notwithstanding any contrary provisions of this Subsection B, lots created within a compact lot subdivision shall be in compliance with Section 22.140.585.G.1.b (Required Width).

**SECTION 22.** Section 22.110.160 is hereby amended to read as follows:



## **22.110.160 Resubdivision Conditions for Undersized or Underwidth Lots**

...

D. Notwithstanding Subsections A, B, and C above, the owner of two or more contiguous undersized lots, underwidth lots, or narrow lots in Zone R-2, R-3, or R-4 may file a map with the Director resubdividing such lots into compact lots, subject to all applicable provisions set forth in Section 22.140.585.

**SECTION 23.** Section 22.110.170 is hereby amended to read as follows:

### **22.110.170 Flag Lots**

With the exception of flag lots that are created within a compact lot subdivision, all flag lots shall be subject to the following:

A. **Measurement.** Average width and depth of flag lots shall exclude the access strip for the lot. For example, see Figure 22.110.170-A, below.

...

**SECTION 24.** Section 22.112.050 is hereby amended to read as follows:

### **22.112.050 Ownership of Required Parking Facilities**

A. **General Ownership.** ~~Except as provided in Subsection B, below,~~ parking facilities required by this Chapter shall be owned by the owner of the premises on which the use required to be served by said parking facility.

B. **Exemptions.** ~~**Alternative Compliance.**~~ The following shall be exempt from this Section:

1. Ownership of any parking facility required by this Chapter is not necessary if another alternative is granted pursuant to Chapter 22.180 (Parking Permit);  
or:

2. Unless as otherwise provided for by this Title 22.

**SECTION 25.** Section 22.112.070 is hereby amended to read as follows:

**22.112.070 Required Parking Spaces**

A. **Required Parking Spaces.** Table 22.112.070-A, below, identifies the minimum number of parking spaces required for each use.

<b>TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES</b>	
<i>Use</i>	<i>Number of Spaces</i>
...	
Residential uses <sup>4</sup>	
...	
Single-family residences	2 covered standard spaces per unit.
<u>Single-family residences on compact lots<sup>12</sup></u>	<u>1 covered or uncovered standard space per unit for studio or one-bedroom units less than 750 square feet in size.</u> <u>1 covered or uncovered standard space and 1 covered or uncovered compact space per unit for all other units.</u>
...	
...	
4: <u>Except as specified otherwise in this Title 22, Tandem parking spaces for residential uses may be provided in compliance with Section 22.112.080.B.1.c.</u>	
...	
<u>12: See additional parking provisions in Section 22.140.585.G.8.</u>	

...

**SECTION 26.** 22.112.080 is hereby amended to read as follows:

**22.112.080 Parking Design**

A. **Applicability.** Except as specified otherwise in this Title 22, This Section shall apply to parking areas in all zones. Parking spaces shall be provided per this Section and Figure 22.112.080-A, below.

...

**SECTION 27.** Section 22.116.040 is hereby amended to read as follows:

## **22.116.040 Intersections and Corner Cutoff Requirements**

In all zones at the intersections of roads:

A. No building or structure shall be used within the area of the curve radii required at the intersections of roads by Section 21.24.110 (Right-of-Way Radius) in Title 21 (Subdivisions) of the County Code, except as permitted below and provided that such structures do not constitute a visual obstruction between three and one-half feet and eight feet above the level of the ground:

1. Eaves and cantilevered roofs per Section 22.110.090.A (Eaves and Cantilevered Roofs) and Section 22.140.585.G.16.b.i (Eaves and Cantilevered Roofs);

2. Planter boxes and masonry planters per Section 22.110.040.A (Planter Boxes and Masonry Planters) and Section 22.140.585.G.14.a (Planter Boxes and Masonry Planters);

3. Driveways, walkways, patio slabs, wooden decks, and other materials as specified in Section 22.110.040.D (Driveways, Walkways, and Patio Slabs) and Section 22.140.585.G.14.c (Driveway, Walkways, and Patio Slabs);

...

**SECTION 28.** Section 22.126.030 is hereby amended to read as follows:

### **22.126.030 Tree Requirements**

#### **A. Amount of Trees.**

1. Except for developments of single-family residences on compact lots that are otherwise subject to Section 22.140.585, and all other residential subdivision projects that are otherwise subject to Section 21.32.195 in Title 21 (Subdivisions) of the County Code, projects that fall within a category described in Sections 22.126.020.A.1 and 22.126.020.A.2 shall comply with the following requirements:

...

**SECTION 29.** The Sections headings for Chapter 22.140 are hereby amended to read as follows:

**Chapter 22.140 Standards for Specific Uses**

Sections:

...

22.140.580 Single-Family Residences

22.140.585 Single-Family Residences on Compact Lots

...

**SECTION 30.** Section 22.140.250 is hereby amended to read as follows:

**22.140.250 Guest Houses**

...

**D. Prohibitions.**

...

3. A guest house is not permitted on a compact lot.

**SECTION 31.** Section 22.140.585 is hereby added to read as follows:

**22.140.585 Single-Family Residences on Compact Lots**

A. **Purpose.** This Section is to provide for the development of single-family residences on compact lots in Zone R-2, R-3, and R-4 with appropriate development standards and regulations.

B. **Definitions.** Specific terms used in this Section are defined in Division 2 (Definitions), under “Single-family residence on a compact lot.”

**C. Applicability.**

1. This Section applies to the development of single-family residences on compact lots in Zone R-2, R-3, and R-4.

2. This Section shall not apply to the development of single-family residences on undersized lots, underwidth lots, substandard lots or lots containing an area of less than 5,000 square feet as modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158) or a Variance (Chapter 22.194), if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map.

**D. Application Requirement.**

1. A Conditional Use Permit (Chapter 22.158) application is required for the development of single-family residences on compact lots in Zone R-2, R-3, and R-4.

2. This application shall not be construed to authorize the modification of development standards listed in Subsection G, below, unless:

- a. A Variance (Chapter 22.194) application is granted;
- b. A Housing Permit (Chapter 22.166) application is granted in accordance with Chapter 22.120 (Density Bonus); or
- c. As specified otherwise in Subsection G, below.

**E. Additional Findings.** The Commission or Hearing Officer shall approve an application for a Conditional Use Permit if the Commission or Hearing Officer finds that the application substantiates, in addition to those required by Section 22.158.050.B, the following findings:

1. That the project is designed and configured to provide an appropriate response to the surrounding context;

2. That the project is designed and configured to create a high-quality living environment while addressing practical spatial needs; and

3. As specified in Subsection G, below, if applicable.

**F. Conditions of Approval.**

1. The Commission or Hearing Officer shall impose the following conditions if the project is within an Airport Influence Area:

a. The project shall comply with the requirements of Chapter 22.76 (Noise Insulation Program);

b. The project shall dedicate an aviation easement to the airport;  
and

c. The project shall issue a real estate transfer disclosure notice pursuant to State law that the property is within an Airport Influence Area and that the property may be subject to noise and/or annoyances in proximity to aircraft operations.

2. The Commission or Hearing Officer may impose conditions governing the suitability of architecture as necessary to integrate any future addition, enlargement, alteration, or reconstruction within the compact lot subdivision and the surrounding area, including appearance of the proposed addition, enlargement, alteration, or reconstruction from surrounding properties.

**G. Development Standards.** Development of single-family residences on compact lots shall comply with the following development standards:

**1. Required Area and Width.**

a. Required Area. Each compact lot shall contain the required net area shown in Table 22.140.585-A, below. There is no required area for a parking-only lot.

<b>Table 22.140.585-A: REQUIRED NET AREA OF COMPACT LOT (IN SQUARE FEET)</b>			
<b>Scenario</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
Some or all of the required parking spaces for the single-family residences within a compact lot subdivision are provided on a parking-only lot. <sup>1 2</sup>	1200	1200	1200
Parking spaces are provided on each compact lot on which the single-family residence they are intended to serve is located.	1750	1750	1750; or 1450 if 1) only one parking space is provided on site; or 2) a mechanical parking stacker is used where two parking spaces are provided on site. <sup>3</sup>
<b>Notes:</b> 1. Where a compact lot subdivision contains a parking-only lot, the required area of 1,200 SF shall apply to all compact lots within such subdivision, including those compact lots that have the parking spaces provided on-site of the property on which the single-family residence they are intended to serve is located. 2. The parking-only lot shall be labeled "Parking Only" on the tentative map. There is no required area for the parking-only lot. The design of the parking-only lot shall be subject to the provisions set forth in Section 22.112.080 (Parking Design) and Subsection G.8 (Parking), below. See Figure 22.04.050.I for possible configuration. 3. See Subsection G.8.c (Parking on Compact Lots), below, for additional requirements on the use of mechanical parking stackers.			

b. Required Width. Each compact lot shall contain the required width shown in Table 22.140.585-B, below. There is no required width for a parking-only lot.

<b>Table 22.140.585-B: REQUIRED WIDTH OF COMPACT LOT (IN FEET)</b>		
<b>Scenario</b>	<b>Compact Lot Frontage</b>	<b>Required Width</b>
Some or all of the required parking spaces for the single-family residences within a compact lot subdivision are provided on a parking-only lot. <sup>1 2</sup>	Any configuration, including compact lots subject to Section 21.24.290.B.1.b.	24'
Parking spaces are provided on each compact lot on which the single-family residence they are intended to serve is located.	Compact lot fronts on a private common driveway perpendicular to a public right-of-way. <sup>3</sup>	38'

**Table 22.140.585-B: REQUIRED WIDTH OF COMPACT LOT (IN FEET)**

	Compact lot fronts on a public street, an alley, or a T-shaped driveway or an L-shaped driveway. <sup>4</sup>	29'; or  19' in Zone R-4 if 1) only one parking space is provided on site; or 2) a mechanical parking stacker is used where two parking spaces are provided on site. <sup>5</sup>
--	---	---

**Notes:**

1. Where a compact lot subdivision contains a parking-only lot, the required width of 24 feet shall apply to all compact lots within such subdivision, including those compact lots that have the parking spaces provided on-site of the property on which the single-family residence they are intended to serve is located.
2. The parking-only lot shall be labeled "Parking Only" on the tentative map. There is no required width for the parking-only lot. The design of the parking-only lot shall be subject to the provisions set forth in Section 22.112.080 (Parking Design) and Subsection G.8 (Parking), below. See Figure 22.04.050.I for possible configuration.
3. See Figures 22.04.050-E and 22.04.050-F for possible configurations.
4. See Figures 22.04.050-G and 22.04.050-H for possible configurations.
5. See Subsection G.8.c (Parking on Compact Lot), below, for additional requirements on the use of mechanical parking stackers.

## **2. Required Yards.**

a. General. Table 22.140.585-C, below, identifies the minimum yard depths on compact lots:

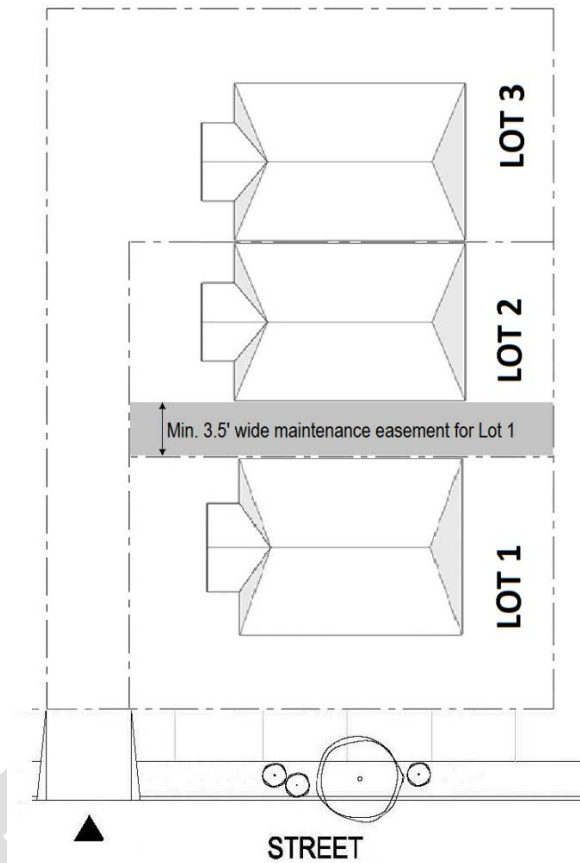
<b>TABLE 22.140.585-C: MINIMUM YARD DEPTHS ON COMPACT LOTS (IN FEET)</b>	
<b><u>Yard</u></b>	<b><u>Minimum Depth</u></b>
Perimeter front yard	15
Perimeter corner side yard	5 or 7.5 if parcel being subdivided is a reversed corner lot.
Perimeter interior side yard	5
Perimeter rear yard	10
Internal yard	0 on one side and 3.5 on the opposite side. <sup>1, 2</sup>

**Notes:**

1. Where a zero lot line of a compact lot is adjoined by a zero lot line of an adjacent compact lot, the gap between the buildings shall be sealed with flashing to prevent the passage of water. Where a zero lot line of a compact lot is not adjoined by a zero lot line of an adjacent compact lot, a maintenance easement a minimum of 3.5 feet in width shall be recorded on the adjoining compact lot abutting the zero internal yard setback. For example, see Figure 22.140.585-A, below. With the exception of a zero lot line, each compact lot shall have internal yards of not less than 3.5 feet.
2. Where a compact lot abuts a parking-only lot, the internal yard abutting the parking-only lot shall be a minimum of 3.5 feet in depth.



**FIGURE 22.140.585-A: MAINTENANCE EASEMENT IN INTERNAL YARD**



b. *Exceptions.* Notwithstanding Subsection G.2.a, above, where an existing, legally-built principal residential building is to remain:

i. The depth of a yard between the existing principal residential building and an existing lot line shall be deemed to have the required yard depth even if the depth of said yard is less than the minimum yard depth identified in Table 22.140.585-C, above.

ii. If, as the result of a highway dedication required for the compact lot subdivision, the depth of a yard of the existing principal residential building is reduced to less than the minimum yard depth identified in Table 22.140.585-C, the depth of said yard shall be deemed to have the required yard depth.

iii. Exceptions provided by this Subsection G.2.b shall not apply to the following:

(a) An existing, legally-built principal residential building if more than 50 percent of the total floor area of said building is demolished as part of the compact lot subdivision. For the purposes of this Section G.2.b.iii.(a), total floor area includes all enclosed areas; or

(b) Any proposed addition to an existing principal residential building.

3. **Single-Family Residence Standards.** Sections 22.140.580.B (Minimum Building Width) and 22.140.580.C (Minimum Floor Area) shall not apply to single-family residences on compact lots.

4. **Minimum Width of Ground Floor Habitable Space.** The ground floor of a single-family residence on a compact lot shall contain a habitable space of at least 14 feet in width.

5. **Minimum Floor Area.** A single-family residence on a compact lot shall have a floor area of not less than 575 square feet.

6. **Maximum Height.** A single-family residence on a compact lot shall not exceed two stories and 35 feet above grade in height. A detached accessory structure on a compact lot shall not exceed one story and 15 feet above grade in height, except that such detached accessory structure may be two stories and 25 feet above grade in height if it contains habitable spaces above a garage or carport.

7. **Projections into Private Common Driveways.** Any portion above the level of the first floor of a building may project into a private common driveway,

provided that such driveway is at least seven and one-half feet in width open to the sky. Projection is prohibited when the private common driveway is designated a fire lane by the Fire Department.

8. **Parking.** Parking shall be provided in compliance with Chapter 22.112 (Parking), with the following exceptions:

a. *General.*

i. Notwithstanding Section 22.112.040.C.1:

(a) A person shall not keep, store, park, maintain, or otherwise permit any vehicle or any component thereof on a private common driveway, in the required perimeter front yard, the required perimeter corner side yard, or the required internal yard where there is a maintenance easement as required in Subsection G.2.a, above, or any additional area situated between the highway or street and any building or structure located thereon.

(b) Uncovered parking spaces may be located within the required perimeter rear yard, or any additional area situated between an alley and any building or structure located thereon.

ii. Notwithstanding Section 22.112.040.C.3, a person shall not keep and maintain a historic vehicle collection in a compact lot subdivision.

iii. Notwithstanding Section 22.112.080.B.1.c.i (Tandem Parking Spaces for Residential Uses), parking spaces in a compact lot subdivision may not be developed as tandem parking spaces except as provided in Subsection G.8.c.i, below.

b. *Parking-Only Lot.* Some or all of the parking spaces required

pursuant to Section 22.112.070 (Required Parking Spaces) may be provided on a parking-only lot within a compact lot subdivision, subject to the following:

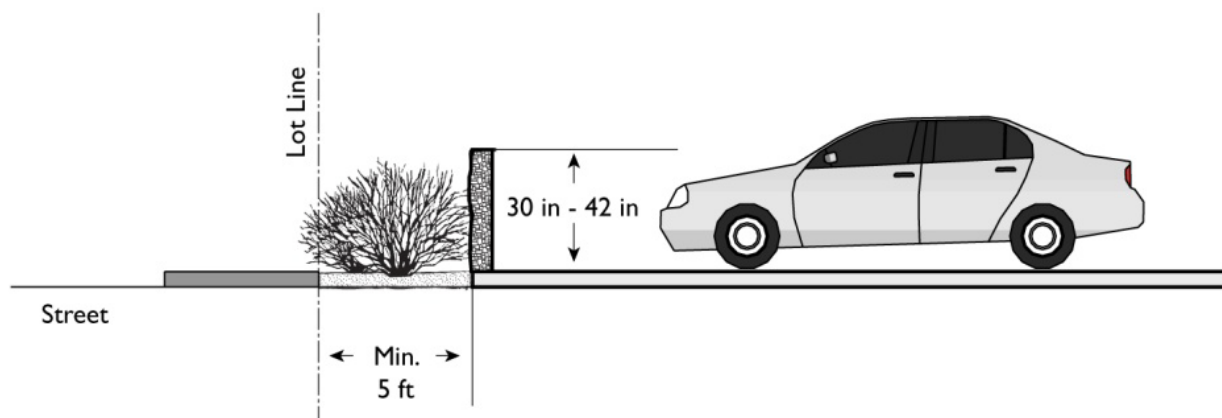
i. Ownership. Owners whose parking spaces are located on the parking-only lot shall own a share of said lot.

ii. Location. The parking-only lot shall not abut on a highway or street, except where the parcel of land to be subdivided is a corner lot, the parking-only lot may front the side street subject to the screening requirements provided in Subsection G.8.b.iii.(a), below.

iii. Screening.

(a) Perimeter Corner Side Yard. A solid masonry wall not less than 30 inches nor more than 42 inches in height shall be established parallel to and not nearer than five feet to the perimeter corner side lot line. All areas between the solid masonry wall and the perimeter corner side lot line that are not used for a driveway shall be fully landscaped with drought-tolerant plants. For example, see Figure 22.140.585-B, below.

**FIGURE 22.140.585-B: PARKING-ONLY LOT SCREENING AND LANDSCAPING – PERIMETER CORNER SIDE YARD**



(b) Perimeter Interior Side and Perimeter Rear Yards. Where

a parking-only lot is located adjacent to the perimeter interior side or perimeter rear lot lines of a compact lot subdivision, a solid masonry wall not less than five feet nor more than six feet in height shall be established along such lot lines, except that where such wall is located within 10 feet of any alley and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches.

c. *Parking on Compact Lots.* Where parking spaces are provided on a compact lot:

i. Tandem parking spaces are allowed on alley-fronting compact lots where vehicles back directly onto the alley.

ii. Mechanical parking stackers may be used where two parking spaces are provided in a garage in Zone R-4.

d. *Modification.*

i. Reduction in the number of required parking spaces shall be subject to Section 22.112.020.B (Reduction of Required Parking and Loading Spaces).

ii. In granting the Conditional Use Permit (Chapter 22.158), the Commission or Hearing Officer may modify the following standards:

(a) Maneuvering aisle. The width of a maneuvering aisle serving standard parking spaces may be reduced to 23 feet where such standard parking spaces have a minimum width of 10 feet based on a 90-degree parking layout, and the Commission or Hearing Officer finds that the topographic features or other site conditions create an unnecessary hardship or unreasonable regulation or make it

obviously impractical to require compliance with the provision of Section 22.112.080.B.2.a (Standard).

(b) Screening. The solid masonry wall required in Subsection G.8.b.iii (Screening), above, may be substituted by a decorative fence or wall or a landscaped berm where, in the opinion of the Commission or Hearing Officer, such fence, wall, or landscaped berm will adequately comply with the intent of the aforementioned Subsection.

iii. Regulations in Subsections G.8.a.i.(a), G.8.a.ii, and G.8.b.i, above, may not be modified.

**9. Private Usable Open Space.** Each compact lot shall provide private usable open space on-site, subject to the following regulations:

a. *Minimum Dimensions.* Each compact lot shall provide no less than a total of 100 square feet of private usable open space, of which at least one open space area shall have a minimum dimension of eight feet wide by eight feet long. Parking areas, driveways and internal yards with maintenance easements shall not count as private usable open space.

b. *Projections Permitted.* Projections into the required private usable open space shall be limited to three feet, provided that there is a minimum eight-foot vertical clearance under such projections.

c. *Modification.* In granting the Conditional Use Permit (Chapter 22.158), the requirement of Subsection G.9.a., above, regarding the total square footage of private usable open space per compact lot maybe reduced by up to ten percent by the Commission or Hearing Officer.

## **10. On-Site Tree Planting and Landscaping.**

### **a. Amount of Trees.**

i. A minimum of one tree shall be planted within a required perimeter front yard for every 25 feet of street frontage. Street trees located within the right-of-way may count towards meeting this requirement.

ii. A minimum of one tree shall be planted on each of the other compact lots not subject to Subsection G.10.a.i., above.

iii. A minimum of one tree for every four uncovered parking spaces shall be planted on a parking-only lot that contains uncovered parking spaces.

iv. If the number of trees required by this Subsection G.10.a contains a fraction, that fraction shall be rounded to the nearest whole number. Any such fraction equal to or greater than 0.50 shall be rounded up to the nearest whole number and any such fraction less than 0.50 shall be rounded down to the nearest whole number.

b. Tree Species. The tree species planted pursuant to Subsection G.10.a shall be those that provide adequate shade, are not invasive, are resistant to local pests and diseases, are adaptable to the local climate, and are appropriate for the planting location. The Director of Regional Planning shall prepare and maintain the Tree Species List, which shall contain a list of tree species which the Director of Regional Planning has determined to satisfy the first three criteria set forth in this Subsection G.10.b.

### **c. Tree Sizes.**

i. All required trees pursuant to Subsections G.10.a.i and

G.10.a.iii, above, shall be a minimum of a 24-inch box in size at the time of planting.

ii. All required trees pursuant to Subsection G.10.a.ii, above, shall be a minimum of 15 gallons in size, and shall have a minimum trunk diameter of .75 inches as measured six inches above the soil line at the time of planting.

d. *Tree Locations.*

i. Trees shall be planted in locations that maintain the required lines of sight unobstructed for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of the Los Angeles County Public Works.

ii. Trees planted adjacent to the buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iii. Trees within the required perimeter front yard shall be planted in locations that maximize the shade coverage onto the sidewalk. When multiple trees are required pursuant to Subsection G.10.a.i, above, their trunks shall be planted a maximum distance of 25 feet apart. Street trees that are counted towards meeting the requirement of Subsection G.10.a.i, above, regarding the amount of trees shall also be subject to this 25-foot spacing limit.

iv. For parking-only lots that contain uncovered parking spaces, trees shall be planted in locations where a minimum of 50 percent shade coverage of the uncovered parking area is anticipated within 15 years of planting the required trees. A shade plan meeting the specifications set forth in the Tree Planting Guide, to be maintained by the Director, is required.



v. No trees shall be planted in the required internal yard where there is a maintenance easement as required in Subsection G.2.a, above.

e. *Tree Maintenance.*

i. Trees shall be supported with staking and ties that are made of soft and mold resistant material (such as rubber), until the trees are able to support themselves; and

ii. Trees failing to survive shall be replaced.

f. *Waiver or Modification of Tree Planting Requirements.* In granting the Conditional Use Permit (Chapter 22.158), the requirements of Subsection G.10.a, above, regarding the amount of trees that must be planted maybe waived or modified by the Commission or Hearing Officer when:

i. The requirements are physically impractical because of existing development;

ii. Mature trees already exist on-site at the required locations;

iii. The requirements are found to be impractical due to topographic conditions, neighborhood patterns, or are otherwise not beneficial to the area;

iv. The applicant documents in a notarized letter by a certified arborist, submitted to the Director, that the required trees will not survive on the site due to the soil type thereon; or

v. The requirements would conflict with other provisions set forth in the Los Angeles County Code. When, pursuant to this Subsection G.10.f, the Director reduces the required shade area for a parking-only lot that contains uncovered

parking spaces because there is not enough square footage for both the required shade area and the required parking, so long as the parking requirements are met, the Director may replace the tree requirements intended to create the shade area with a cool pavement requirement, preferably permeable, to be used in uncovered parking areas as defined in Division 2 (Definition).

g. *Landscaping.*

i. Required perimeter front and corner side yards, excluding areas covered by accessory buildings, accessory structures and equipment, or architectural features such as driveways, walkways, uncovered porches, and fireplace structures, shall be entirely permeable and of that area, at least 75 percent landscaped with drought-tolerant plants.

ii. All other areas not covered by buildings, parking areas, driveways, walkways, or private usable open space shall be landscaped with drought-tolerant plants.

iii. Modification. In granting the Conditional Use Permit (Chapter 22.158), the requirements of this Subsection G.10.g. regarding the square footage of landscaped areas may be reduced by up to ten percent by the Commission or Hearing Officer.

h. *Planting and Irrigation Plan Required.* Landscape plans shall be submitted with an application for the development of single-family residences on compact lots. The landscape plans shall be prepared by a licensed landscape architect or a certified landscape designer (APLD) and include a scale map of the project site that shows the location, species, and size of each plant to be included in the site

landscaping as well as a detailed depiction of the proposed irrigation system.

11. **Fences and Walls.** Sections 22.110.070.B.1 through B.5 shall not apply to fences and walls within a compact lot subdivision, which instead shall be subject to the following regulations:

a. *General.* Except as specified otherwise in this Subsection G, walls and fences, including retaining walls within a compact lot subdivision shall not exceed six feet in height.

b. *Perimeter Front and Perimeter Corner Side Yards.*

i. Fences and walls within the required perimeter front and perimeter corner side yards shall not exceed three and one-half feet in height.

ii. At least 50 percent of the area of a fence or wall shall be non-view obscuring if such fence or wall is erected on the front or corner side lot line of the perimeter of a compact lot subdivision.

iii. If less than 50 percent of the area of a fence or wall is non-view obscuring, such fence or wall shall be set back at least three feet from the front or corner side lot line of the perimeter of the compact lot subdivision. The area between such fence or wall and the front or corner side lot line of the perimeter of the compact lot subdivision shall be landscaped with drought-tolerant plants.

c. *Perimeter Rear Yard with Access from an Alley.* Where there is a vehicular access from an alley, fences and walls within five feet of the rear lot line of the perimeter of the compact lot subdivision shall not exceed three and one-half feet in height.

d. *Internal Yard with Maintenance Easement.*

i. No walls or fences shall be erected in the required internal yard where there is a maintenance easement as required in Subsection G.2.a, above.

ii. Notwithstanding Subsection G.11.d.i, above, a wall or fence may be erected on or along an interior lot line between two abutting compact lots, so long as:

(a) The exterior wall of the zero-lot-line single-family residence is not obstructed by any freestanding walls or fences; and

(b) The owner or resident of the zero-lot-line single-family residence shall have unrestricted access to the maintenance easement at all time. An unrestricted access may include an unlocked gate.

e. In Proximity to Private Common Driveways. Fences and walls within five feet of a private common driveway shall not exceed three and one-half feet in height.

f. Retaining Walls Topped with Walls or Fences.

i. Where a retaining wall protects a cut below the natural grade and is located on a perimeter front, perimeter side, perimeter rear, or an interior lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence or wall; provided that a non-view obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety protection.

ii. Where a wall or fence is located in the required yard

adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet. This does not permit a wall or fence in a required yard higher than permitted by this Subsection G. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

12. **Exterior Lighting.** On-site exterior lighting shall be subject to the following restrictions:

a. The light source, such as light bulb, shall not be directly visible to the eye.

b. Exterior lighting shall not produce spill light onto adjacent lots or into the night sky.

13. **Accessory Buildings in Required Yards.** Section 22.110.030 shall not apply to accessory buildings on compact lots, which instead shall be subject to the following regulations:

a. **Garages or Carports within Perimeter Front Yards on Sloping Terrain.** A one-story attached or detached garage or carport may be used within a required perimeter front yard on sloping terrain, provided that:

i. The difference in elevation between the curb level and the natural ground at a point 25 feet from the highway line is five feet or more; or where there is no curb that a slope of 20 percent or more from the property line parallel to the public right-of-way to a point on natural ground 25 feet from said property line exists. Measurement in all cases shall be made from a point midway between the two lot lines of the compact lot on which the garage or carport is located perpendicular to the

property line parallel to the public right-of-way;

ii. The garage or carport is located not closer than five feet to a highway line; and

iii. The garage or carport does not exceed a height of 15 feet above the level of the centerline of the adjoining street or highway.

b. *Garages or Carports in Perimeter Interior Side and Perimeter Rear Yards.* One-story detached garage or carport may be used within a required perimeter interior side or perimeter rear yard, provided that:

i. The garage or carport may be used within a required perimeter interior side yard only if the garage or carport is located on a compact lot or parking-only lot with one of its boundary lines being the perimeter rear lot line of the compact lot subdivision;

ii. Where the garage or carport has direct vehicular access to an alley, the distance between the garage or carport and the opposite right-of-way line of the alley shall be the same as the required maneuvering aisle width set forth in Section 22.112.080.B.2 (Maneuvering Aisles) or Subsection G.8.d.ii.(a) (Maneuvering aisle), above;

iii. The provision is made for all roof drainage to be taken care of on the same compact lot, or as permitted by the low impact development requirements of Chapter 12.84 of Title 12 of the Los Angeles County Code, subject to the applicability provisions of said Chapter; and

iv. No more than 50 percent of the required perimeter rear yard shall be covered by buildings or other roofed structures.

c. *Other Accessory Buildings in Perimeter Rear Yards.* Other one-story accessory buildings permitted in the zone may be used within a required perimeter rear yard, provided that:

i. Such buildings are not placed within a required perimeter corner side or perimeter interior side yard;

ii. Such buildings are placed not closer than five feet to the rear lot line of the perimeter of the compact lot subdivision; and

iii. No more than 50 percent of the required perimeter rear yard shall be covered by buildings or other roofed structures.

**14. *Accessory Structures, Equipment, and Other Elements in Required Yards.*** Section 22.110.040 shall not apply to accessory structures and equipment on compact lots, which instead shall be subject to the following regulations:

a. *Planter Boxes and Masonry Planters.* Planter boxes or masonry planters, including the plants therein, shall not exceed a height of three and one-half feet in the required perimeter front and corner side yards, and in the required perimeter rear yard where there is a vehicular access from an alley.

b. *Guard Railings or Fences for Safety Protection.* Guard railings or fences for safety protection adjacent to depressed ramps may be placed in any yard, provided that:

i. A railing or fence is used; and

ii. Such railing or fence does not exceed a height of three and one-half feet.

c. *Driveways, Walkways, and Patio Slabs.* Driveways, walkways,

patio slabs, and other areas constructed of concrete, asphalt, or similar materials, and wooden decks, may be used in any required yard. The maximum height of such structures in a required yard may not exceed one foot above ground level. Steps providing access between areas of different elevation on the same property are included in this requirement.

d. *Ground-Mounted Equipment.* Ground-mounted air conditioners, heaters, filters, and fans may be used in required perimeter rear yards, provided that:

i. Such structures or equipment are at least two and one-half feet from any lot line; and

ii. Such structures or equipment do not exceed a height of six feet measured from the base of the unit.

e. *Equipment in Perimeter Rear Yards.* The following equipment may be placed in perimeter rear yards:

i. Trash enclosures.

ii. Movable dog houses.

iii. Moveable children's play equipment.

f. *Temporary Signs in Perimeter Front Yards.* Temporary signs advertising the sale or lease of the premises on which the sign is located may be placed within the perimeter front yard if a minimum setback of 10 feet is maintained from the highway line. All such signs shall comply with Chapter 22.114 (Signs).

**15. *Distance between Accessory and Main Buildings on Compact Lots.*** Section 22.110.050.A shall be superseded by the following regulations:

a. A minimum distance of three and one-half feet shall be required



between a main residential building and an accessory building on a compact lot.

b. Projections are prohibited within such minimum.

16. **Projections into Yards.** Section 22.110.090 shall be superseded by the following regulations:

a. Projections are prohibited within the required internal yard.

b. The following projections are permitted in the required perimeter yards subject to the provisions of this Title 22 and of Title 26 (Building Code) or Title 30 (Residential Code), as applicable, of the County Code:

i. Eaves and Cantilevered Roofs. Eaves and cantilevered roofs may project a maximum distance of two and one-half feet into any required perimeter yard, provided that:

(a) Such eaves or cantilevered roofs are not closer than two and one-half feet to any lot line or highway line;

(b) No portion of such eaves or cantilevered roofs are less than eight feet above grade; and

(c) There are no vertical supports within the required perimeter yard.

ii. Awnings and Canopies. Awnings and canopies may project a maximum distance of two and one-half feet into a required perimeter interior side or perimeter corner side yard, and five feet into a required perimeter front or perimeter rear yard, provided that:

(a) Such structures are not closer than two and one-half feet to any lot or highway line;

(b) Such structures have no vertical support within such perimeter yard; and

(c) Such awnings or canopies extend only over the windows or doors to be protected, and for not more than one foot on either side thereof.

iii. Fireplace Structures. Fireplace structures not wider than eight feet measured in the general direction of the wall of which they are a part, buttresses, and wing walls may project a maximum distance of two and one-half feet into any required perimeter yard, provided that:

(a) Such structures are not closer than two and one-half feet to any lot or highway line; and

(b) Such structures shall not be utilized to provide closets or otherwise increase usable floor area.

iv. Uncovered Porches, Platforms, Landings, and Decks. Uncovered porches, platforms, landings, and decks, including any access stairs exceeding an average height of one foot, which do not extend above the level of the first floor may project a maximum distance of three feet into a required perimeter interior side or perimeter corner side yard, and a maximum distance of five feet into a required perimeter front or perimeter rear yard, provided that:

(a) Such porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

(b) Such porches, platforms, landings, and decks are open and unenclosed; provided, that an openwork railing not to exceed three and one-half feet in height may be installed.

v. Rain Conductors. Rain conductors, spouts, utility-service risers, shut-off valves, water tables, sills, capitals, bases, cornices, and belt courses may project a maximum distance of one foot into any required perimeter yard.

vi. Equipment. Water heaters, water softeners, and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half feet into a required perimeter interior side or perimeter rear yard, provided that such structures or equipment are not closer than two and one-half feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half feet into a required perimeter front or perimeter corner side yard, provided that such equipment is not closer than two and one-half feet to any lot or highway line.

vii. Stairways and Balconies. Stairways and balconies above the level of the first floor may project a maximum distance of two feet into a required perimeter interior side or perimeter corner side yard, or four feet into a required perimeter front or perimeter rear yard, provided that:

(a) Such stairways and balconies shall not be closer than three feet to any lot or highway line;

(b) Such stairways and balconies are open and unenclosed;  
and

(c) Such stairways and balconies are not covered by a roof or canopy except as otherwise provided by Subsection G.16.b.ii (Awnings and Canopies), above.

viii. Covered Patios. Covered patios attached to a dwelling unit may project into a required perimeter rear yard, provided that:

(a) Such patio roofs are not closer than five feet to any lot line;

(b) No more than 50 percent of the required perimeter rear yard is covered by buildings or other roofed structures; and

(c) Such patio shall remain permanently open and unenclosed on at least two sides. This provision does not preclude the placement of detachable screens.

ix. Uncovered Patios. Uncovered patios shall comply with Subsection G.13.c (Other Accessory Buildings in Perimeter Rear Yards), above.

x. Wall and Window Mounted Air Conditioners, Coolers, and Fans. Wall- and window-mounted air conditioners, coolers, and fans may be used in any required perimeter yard, provided that such equipment is not closer than two and one-half feet to any lot line.

**17. Yard Provisions in Specific Plans and Community Standards Districts.** Where a Specific Plan or a Community Standards District specifies a provision pertaining to a required yard, such as building setback, front yard landscaping, or street fencing, said provision shall apply to the equivalent perimeter yard of a compact lot subdivision.

**SECTION 32.** Section 22.242.050 is hereby amended to read as follows:

**22.242.050   Infractions**

Violations of the provisions contained in the following list are deemed infractions:

...

C. Keeping or parking of vehicles in violation of Section 22.112.040.C (Residential and Agricultural Zones), Section 22.140.585.G.8.a.i.(a), or Section 22.140.585.G.8.a.ii.

**SECTION 33.** Section 22.300.020 is hereby amended to read as follows:

**22.300.020 Application of Community Standards Districts to Property**

...

**B. Exceptions.**

...

3. **Compact Lot Subdivisions.** Any CSD provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact lot subdivision pursuant to Section 22.140.585.G.17 (Yard Provisions in Specific Plans and Community Standards Districts).

**SUMMARY OF PROCEEDINGS  
REGIONAL PLANNING COMMISSION  
AIRPORT LAND USE COMMISSION  
COMPACT LOT SUBDIVISION ORDINANCE  
PROJECT NO. R2009-00966-(1-5)**

**October 23, 2019 Regional Planning Commission Hearing**

At the public hearing on October 23, 2019, staff provided an overview of the Draft Ordinance. Staff presented the major elements and key components of the Draft Ordinance, including development standards and other requirements for future compact lot subdivisions. Staff also recommended non-substantive revisions to the Draft Ordinance in order to maintain internal consistency in Title 22 (Planning and Zoning) of the County Code, align with the Technical Update (TU) format, and for clarity on required yards for existing, legally-built residences maintained onsite as part of a compact lot subdivision.

Discussion

Two individuals testified at the hearing and three letters were received. Both testifiers were in favor of the Draft Ordinance, with one of them suggesting that the ordinance should be expanded to allow compact lot subdivisions in the East Los Angeles Third Street Specific Plan, which has its own distinct transect zones and form-based code that supersede Countywide zoning regulations. Two comment letters supported the Draft Ordinance, with one from the Building Industry Association Los Angeles/Ventura Chapter suggesting that the ordinance should be further enhanced for optimal utilization. Staff also received one comment letter from a local resident in East Los Angeles in opposition of the Draft Ordinance. The letter expressed concern over the higher on-street parking demand in his neighborhood as the result of future compact lot subdivisions.

During the discussion, the Regional Planning Commission (RPC) commented that compact lot homes should be configured to be street-facing with features, such as front porches. Staff clarified that this would be recommended for projects as part of the design review.

The RPC also inquired about the intent of some proposed development standards, such as the maximum number of compact lots, the alternate zero lot lines, and the parking-only lot provisions. In regards to the maximum number of compact lots allowed to be created cumulatively on a parcel of land, staff responded that various factors, such as neighborhood characteristics, development potential on vacant and underutilized sites in existing, established communities, as well as technical issues such as trash collection were considered in determining the appropriate size and scale of future compact lot subdivisions. Staff responded that alternate zero lot lines ensure that each residence will have at least three sides that are open, which in turn enhances access to air, natural light, and outdoor space for the compact lot homes. Staff also responded that the parking-only lot configuration, while not suitable for all compact lot subdivision project sites, potentially lowers construction costs and provides greater flexibility for site layout and unit configuration.

The RPC also asked staff to clarify how the Draft Ordinance would interact with other concurrent efforts on affordable housing preservation. Staff responded that the Affordable Housing Preservation Ordinance is currently in development. With the recent passage of Senate Bill (SB) 330 (effective January 1, 2020), local jurisdictions including the County will also be subject to a state-mandated “no net loss” policy. As the County develops policies and strategies to maintain the supply of lower-cost housing to avoid displacement of tenants or the loss of affordable units due to new development, staff will ensure that future compact lot subdivisions will not be inadvertently exempted from the relevant requirements.

The RPC also commented that Staff should continue to study zoning regulations in other jurisdictions as the County continues to address the housing needs through creative design and land use solutions.

The RPC closed the public hearing, and voted unanimously to recommend approval of the Draft Ordinance with non-substantive revisions recommended by Staff.

### **November 6, 2019 Airport Land Use Commission Hearing**

At the public hearing on November 6, 2019, the Airport Land Use Commission (ALUC) found that the Draft Ordinance is conditionally consistent with the Los Angeles County Airport Land Use Plan, with an amendment to the Draft Ordinance adding conditions of approval for future compact lot subdivisions within an Airport Influence Area to comply with Chapter 22.76 (Noise Insulation Program), and to require an aviation easement and real estate transfer disclosure notice. The ALUC also found that the Draft Ordinance is consistent with both the General William J. Fox Airfield Land Use Compatibility Plan and the Brackett Field Airport Land Use Compatibility Plan.



**RESOLUTION  
REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2009-00966  
ADVANCE PLANNING CASE NO. RADV-201200008  
ENVIRONMENTAL ASSESSMENT NO. RPPL2018005420**

**WHEREAS**, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on October 23, 2019 to consider amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") related to compact lot subdivisions; and

**WHEREAS**, the Commission finds as follows:

1. There continues to be a housing affordability crisis in the County and a need to develop strategies that encourage a diversity of housing types for different needs and levels of income;
2. On February 4, 2014, the Board of Supervisors ("Board") adopted the Fifth Revision to the Housing Element ("Housing Element"), as required by the California Government Code ("Government Code"), commencing with Section 65580, also referred to as the State Housing Element Law. As one of the seven required elements of the County General Plan, the Housing Element serves as a policy guide outlining programs and strategies to encourage a diversity of housing types to meet the diverse housing needs of the unincorporated areas of the County;
3. On April 30, 2014, the state Department of Housing and Community Development ("HCD") certified the Housing Element;
4. Program 8 of the Housing Element commits the County to pursuing ordinance amendments to allow for compact lot subdivisions, formerly known as small lot subdivisions;
5. A compact lot subdivision is a land division that creates fee-simple, single-family residential lots that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet;
6. The proposed ordinance amends Title 21 (Subdivisions) of the County Code to:
  - a. Exempt compact lots from the street frontage requirement; and
  - b. Establish special requirements for compact lot subdivisions. These special requirements include but are not limited to: 1) regulations to

**REGIONAL PLANNING COMMISSION**  
**PROJECT NO. R2009-00966**  
**RESOLUTION**

prohibit compact lot subdivisions in certain areas; 2) additional information required to be shown on a parcel map, tentative map, and final map for the purposes of a compact lot subdivision; 3) maximum number of compact lots allowed to be created on a parcel; 4) regulations regarding features within a compact lot subdivision, such as walkways, landscaped buffer and strip; and 5) the requirement of a covenant or maintenance agreement for compact lot subdivisions with common use areas or common use amenities;

7. The proposed ordinance also amends Title 22 (Planning and Zoning) of the County Code to:
  - a. Specify that the development of single-family residences on compact lots are permitted in Zones R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence), and R-4 (Medium Density Multiple Residence), subject to the approval of a Conditional Use Permit (CUP); and
  - b. Establish new development standards for single-family residences on compact lots. These new development standards include but are not limited to: required lot area and lot width, setbacks, floor area, height, private usable open space, landscaping, tree planting, and parking;
8. The proposed ordinance will reduce unnecessary regulatory barriers and facilitate the development of a variety of housing types for all income levels, which is consistent with Section 65583(a)(5) of the Government Code, a part of the State Housing Element Law;
9. The proposed ordinance is compatible with and supportive of the goals and policies of the County General Plan and in particular, the Housing Element, in that it promotes mixed income neighborhoods and a diversity of housing types to increase housing choices for all economic segments of the population in the unincorporated areas of Los Angeles County;
10. At the public hearing, staff from the Department of Regional Planning ("Department") recommended additional non-substantive edits to the draft ordinance for consistency;
11. Pursuant to Sections 21.16.070 and 22.222.180 of the County Code, a public hearing notice was published in 12 local newspapers countywide, including the Spanish-language newspaper La Opinión. Copies of the public hearing notice and hearing materials were provided at all County libraries;

**REGIONAL PLANNING COMMISSION  
PROJECT NO. R2009-00966  
RESOLUTION**

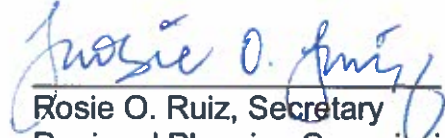
12. An Initial Study was prepared for the proposed ordinance amendments in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that the proposed ordinance will not have a significant effect on the environment. Based on the Initial Study, the Department prepared a Negative Declaration for the proposed ordinance. The Commission finds that the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) will not have a significant effect on the environment pursuant to CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines; and
13. Pursuant to Section 21080.3.1 of the California Public Resources Code, formal notification of the proposed ordinance was mailed to various California Native American tribes that previously requested formal notification of proposed projects in geographic areas that are traditionally and culturally affiliated with the individual tribe prior to the release of the Negative Declaration. The Department received two written responses – one from the San Manuel Band of Mission Indians and the other from the Gabrieleno Band of Mission Indians – Kizh Nation. Since the proposed ordinance is a series of amendments to the County Code and does not involve any ground disturbance, the tribes neither expressed concerns nor requested further consultation. Future compact lot subdivisions proposed pursuant to the proposed ordinance will undergo site-specific environmental review, and may be subject to the tribal notification and consultation requirements accordingly.

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

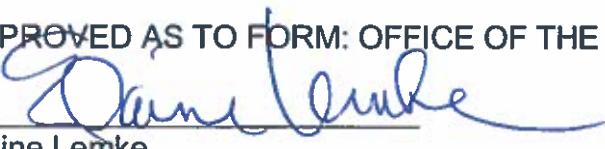
1. That the Board certify completion of, and adopt, the Negative Declaration and find that the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) will not have a significant effect on the environment;
2. That the Board hold a public hearing to consider the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) to establish provisions for compact lot subdivisions in the unincorporated Los Angeles County; and
3. That the Board adopt an ordinance containing the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning), and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

**REGIONAL PLANNING COMMISSION  
PROJECT NO. R2009-00966  
RESOLUTION**

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 October 23, 2019.

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

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By   
Elaine Lemke  
Assistant County Counsel  
Chief Legal Counsel, Department of Regional Planning  
County of Los Angeles



November 12, 2019

Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Connie Chung:

**LOS ANGELES COUNTY COMPACT LOT SUBDIVISIONS ORDINANCE  
PROJECT NO. R2009-00966-(1-5)  
AVIATION CASE NO. 2019005199**

On November 6, 2019, the Airport Land Use Commission (ALUC) conducted a public hearing relating to the above referenced project for consistency with the adopted Los Angeles County Airport Land Use Plan (ALUP), General William J. Fox Airfield Land Use Compatibility Plan (Fox ALUCP), and Brackett Field Airport Land Use Compatibility Plan (Brackett ALUCP). The ALUC found the project conditionally consistent with the ALUP, provided that an amendment is made to Section 22.140.585.G adding conditions of approval for a project to comply with Chapter 22.76 and to require an aviation easement and real estate transfer disclosure notice. The ALUC also found the project consistent with Fox ALUCP and Brackett ALUCP. Enclosed for your reference is a copy of the ALUC's final Findings.

If you have any questions regarding this matter, please contact Alyson Stewart at (213) 458-5513 or via email at [astewart@planning.lacounty.gov](mailto:astewart@planning.lacounty.gov), between 7:30 am and 5:30 PM, Monday through Thursday. Our office is closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Amy J. Bodek, AICP  
Director

A handwritten signature in cursive script, appearing to read 'A. Bruce Durbin'.

Bruce Durbin, Supervising Regional Planner  
Ordinance Studies Section

Enclosure: Findings of the Airport Land Use Commission

BD:as

**DRAFT FINDINGS AND ORDER OF THE COUNTY OF LOS ANGELES  
AIRPORT LAND USE COMMISSION**

**ALUC REVIEW OF THE COMPACT LOT SUBDIVISIONS ORDINANCE**

**COMMISSION HEARING DATE:** November 6, 2019

**SYNOPSIS**

The Airport Land Use Commission (ALUC) is conducting a consistency review of the Los Angeles County Compact Lot Subdivisions Ordinance (Ordinance), a countywide ordinance. ALUC review is necessary because the Ordinance is a legislative action affecting property within the ALUC's planning boundaries, also known as the Airport Influence Areas (AIA) surrounding the fifteen airports in Los Angeles County.

ALUC's consistency determination focuses on how the Ordinance will impact the surrounding land uses of the fifteen airports in Los Angeles County, and how it will relate to the policies contained in the Los Angeles County Airport Land Use Plan (ALUP), the General William J. Fox Airfield Land Use Compatibility Plan, and the Brackett Field Airport Land Use Compatibility Plan.

**PROCEEDINGS BEFORE THE AIRPORT LAND USE COMMISSION:** Staff presented on the analysis regarding the Ordinance for consistency with the three airport land use plans, which included an explanation about residential uses in Lennox. Staff recommended the ALUC to find the ordinance conditionally consistent with the County ALUP, and consistent with both the Fox Airfield ALUCP and Brackett Field ALUCP. After the presentation, Commissioner Shell asked how to ensure that each individual project complies with the insulation program, and Counsel Jill Jones responded that if it is made a condition of approval in the CUP in the ordinance, each development project will not need to go back to ALUC for review. There was no public testimony. With no further discussion, ALUC closed the hearing and moved to find the ordinance conditionally consistent with the County ALUP, provided that an amendment is made to Section 22.140.585.G adding conditions of approval for a project to comply with Chapter 22.78 and to require an aviation easement and real estate transfer disclosure notice. The ALUC also moved to find the ordinance consistent with Brackett Field ALUCP and Fox Airfield ALUCP.

**FINDINGS**

1. The State Aeronautics Act Section 21670, et seq. of the California Public Utilities Code ("PUC") requires every county in which there is an airport served by a scheduled airline to establish an Airport Land Use Commission.
2. Pursuant to Section 21670.2 of the PUC, the Los Angeles County Regional Planning Commission has the responsibility for acting as the Airport Land Use Commission for Los Angeles County and thereby coordinating the airport planning of public agencies within the County.
3. Pursuant to Section 21670(a)(1) of the PUC the purpose of the State Aeronautics Act that establishes Airport Land Use Commissions is to provide for the orderly development of each public use airport and the area surrounding these airports and to prevent the creation of new noise and safety problems.
4. Pursuant to Section 21674 of the PUC, the powers and duties of an Airport Land Use Commission include: assisting local agencies in ensuring compatible land uses in the vicinity of new and existing airports; coordinating planning at the state, regional and local

levels so as to provide for the orderly development of air transportation; preparing and adopting Airport Land Use Compatibility Plans; and reviewing plans of local agencies to determine whether such plans are consistent with the applicable Airport Land use Compatibility Plan.

5. In 1991 the County ALUC adopted the Los Angeles County Airport Land Use Plan, which is known as the Airport Land Use Compatibility Plan ("ALUCP") that sets forth policies, purposes, maps with planning boundaries, and criteria for promoting compatibility between airports and the land uses that surround them.
6. The ALUCP provides for the orderly development of Los Angeles County's public use airports and the area surrounding them. The ALUCP contains policies and criteria, including a 65 dB Community Noise Equivalent Level (CNEL) contour, that minimize the public's exposure to excessive noise and safety hazards. This contour is the planning boundary, also called the Airport Influence Area (AIA), for each airport.
7. Pursuant to Sections 21674(d), 21676(b), 21672(c), 21661.5, 21664.5(a), and 21664.5(b) of the PUC, the County ALUC has the responsibility to review for consistency with the ALUCP, airport master plans, specific plans, general plan amendments and zoning ordinances for consistency with the adopted ALUCP, before final action is taken by the local agency.
8. Pursuant to Sections 21670(a)(2) and 21674(a), the ALUC has no authority over existing land uses regardless of whether such uses are incompatible with airport activities.
9. On December 1, 2004, the Los Angeles County ALUC adopted the General William J. Fox Airfield Land Use Compatibility Plan for General William J. Fox Airfield. This Compatibility Plan sets forth policies, a planning boundary, intensity and density criteria for promoting compatibility between the airport and the surrounding land uses.
10. On December 9, 2015, the Los Angeles County ALUC adopted the Brackett Field Airport Land Use Compatibility Plan for Brackett Field Airport. This Compatibility Plan set forth policies, a planning boundary, intensity and density criteria for promoting compatibility between the airport and the surrounding land uses.
11. The Ordinance allows residential development in Zones R-2, R-3, and R-4, and the only unincorporated area in the County that is within an Airport Influence Area and contains Zones R-2 through R-4 is the community of Lennox. Therefore, the Ordinance will have an impact on Lennox. No other areas within the AIA of any airport in the County contains these zones, and will not be affected by the Ordinance.
12. The ALUP Land Use Compatibility Table advises that new residential development should be avoided within 70 dB or greater CNEL contours per ALUP Policy G-1 and N-3, and expansion of any existing residential development may be permitted provided that no units are added.
13. The Ordinance may allow an increase in residential densities in areas that may be within an airport influence area by subdividing one parcel into eight compact legal lots, however, the Ordinance restricts the number of dwelling units to eight per project, which is well within the densities established by the General Plan and Title 22. Compact lot subdivision projects require a Conditional Use Permit.
14. Compact lot subdivisions may be permitted within the 70 dB or higher CNEL contours, provided that special considerations are made for infill development of up to 20 acres and

bordered by similarly incompatible land uses, or for extraordinary circumstances, such as a severe housing crisis, for which the Ordinance offers one of many possible solutions.

15. Residential development in the unincorporated community of Lennox is subject to the Noise Insulation Program requirements in Title 22, and the Ordinance requires that as part of approval for a compact lot subdivisions project, conditions should be imposed that the project complies with the Noise Insulation Program requirements in Title 22, grants aviation easements to the airport, and issues real estate transfer disclosure notices to all property buyers of the lots created by the project. Adoption of these conditions is consistent with ALUP Policies G-3, N-2, and N-4.
16. The Ordinance does not authorize development of a land use that would generate electrical interference, direct a steady or flashing light, attract large concentrations of birds or emit smoke. Therefore, the Ordinance is consistent with ALUP Policies S-5 and S-6 which prohibit such uses that would create the aforementioned safety hazards.
17. The Ordinance is not likely to allow for land uses that would exceed 200 feet based on existing development patterns in the unincorporated areas. ALUP Policy S-7 requires compliance with height restrictions of Federal Aviation Regulations (FAR) Part 77 which identifies an obstruction as a minimum of 200 feet high within three nautical miles of an airport. The Ordinance is consistent with ALUP Policy S-7.
18. ALUC reviewed the proposed Los Angeles County Compact Lot Subdivisions Ordinance on November 6, 2018 and found the Ordinance to be conditionally consistent with the ALUP policies and consistent with the policies in the Brackett Field and Fox Airfield Compatibility Plans. Adding language to conditions of approval to Section 22.140.585.G to include compliance with Noise Insulation Program, dedicate aviation easement, and real estate transfer notice would make the Ordinance consistent with the ALUP.

#### **CONCLUSION:**

Based on the foregoing, the Airport Land Use Commission concludes that the Compact Lot Subdivision Ordinance is conditionally consistent with the Los Angeles County Airport Land Use Plan, and is consistent with both the General William J. Fox Airfield Land Use Compatibility Plan and the Brackett Field Airport Land Use Compatibility Plan.

#### **VOTE:**

Concurring: Moon, Shell, Louie, and Smith

Dissenting: None

Abstaining: None

Absent: Modugno

**ACTION DATE: November 6, 2019**



