

ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning, to include the Interim and Supportive Housing Ordinance, which encourages the development of housing for people experiencing homelessness by streamlining the approval of such development through a ministerial review process and supports temporary vehicle living, where appropriate, in the unincorporated areas of the County.

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By 

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Property Division

CY:ll

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ORDINANCE NO. 2021-0017

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to include the Interim and Supportive Housing Ordinance, which encourages the development of housing for people experiencing homelessness by streamlining the approval of such development through a ministerial review process and supports temporary vehicle living, where appropriate, in the unincorporated areas of the County.

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

SECTION 1. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

...

Accessory dwelling unit and junior accessory dwelling unit. The following terms are defined for the purposes of Section 22.140.160 (Accessory Dwelling Units and Junior Accessory Dwelling Units):

...

Public transit. As defined in section 65852.2(j)(10) of the California Government Code.

Accessory overnight safe parking. Overnight use of existing parking spaces in a parking lot by persons living in vehicles.

...

Affordable housing and senior citizen housing. The following terms are defined for the purposes of Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120

(Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Supportive Housing), Chapter 22.130 (Transitional Housing), Section 22.140.660 (Motel Conversions, Temporary), and Chapter 22.166 (Housing Permits):

...

Supportive housing. See "Supportive housing" in Section 22.14.190 (S),
below.

Transitional housing. See "Transitional housing" in Section 22.14.200 (T),
below.

...

SECTION 2. Section 22.14.040 is hereby amended to read as follows:

22.14.040 D.

...

~~Domestic violence shelter. A facility where specialized services are provided, including, but not limited to, the temporary provision of housing and food to victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code~~
Housing that offers temporary accommodations and services to survivors of domestic violence, as defined in section 18291(c) of the California Welfare and Institutions Code.

...

SECTION 3. Section 22.14.050 is hereby amended to read as follows:

22.14.050 E.

...

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

Emergency shelter. Housing that offers temporary accommodations and services to people experiencing homelessness, as defined in section 50801(e) of the California Health and Safety Code. As used herein, "temporary accommodations" means that persons may reside at the shelter for a period not to exceed six months.

Accessory emergency shelter. An emergency shelter that serves as an ancillary use to the permitted principal use on the same lot(s).

...

SECTION 4. Section 22.14.080 is hereby amended to read as follows:

22.14.080 H.

...

~~Homeless shelter. A residential facility, other than a community care facility, operated by either a governmental agency or private nonprofit organization, which offers temporary accommodations to the homeless. Such temporary accommodations mean that persons may reside at the shelter for a period not to exceed six months.~~

...

SECTION 5. Section 22.14.130 is hereby amended to read as follows:

22.14.130 M.

...

MAUCRSA. The Medical and Adult-Use Cannabis Regulation and Safety Act of 2017 (SB 94), as it may be amended from time to time.

Mental health treatment facilities. As defined in section 1250.2 of the California Health and Safety Code, and licensed by the State Department of Health Care Services, pursuant to California Code of Regulations, Title 14, section 77001 et seq. or California Code of Regulations, Title 9, section 781.00 et seq.

...

Mobilehome. As defined in section 18008, or a manufactured home as defined in section 18007, of the California Health and Safety Code. This term includes "supportive housing" and "transitional housing."

...

Multi-family housing. This term includes "supportive housing" and "transitional housing."

...

SECTION 6. Section 22.14.180 is hereby amended to read as follows:

22.14.180 R.

...

Residential care facilities. This term includes "adult residential facilities," "group homes for children," "small family homes for children," and "foster family homes," as

these uses are defined in ~~S~~section 1500 et seq., of the California Health and Safety Code.

Residential substance use recovery facility. An "alcoholism and drug abuse recovery or treatment facility," as defined by section 11834.02 of the California Health and Safety Code, and licensed and regulated by the California Department of Health Care Services. This term does not include "sober living facilities."

...

SECTION 7. 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, a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 (1974 Mobilehome Act) on a permanent foundation system approved by the Director of Public Works, or a manufactured home constructed on or after June 15, 1976. This term includes "supportive housing" and "transitional housing."

...

Subdivision. Solely as used in Section 22.114.210 (Temporary Subdivision Sales, Entry, and Special Feature Signs) shall include contiguous units having separate recorded tract numbers developed by the same person.

Supportive housing. Housing that is occupied by the target population (as defined in Section 22.14.200 (T), below), with no limit on length of stay, and with on-site

or off-site supportive services (as defined in this Section, below) that assist its residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work.

Supportive services. Services provided at transitional housing and supportive housing developments that may include, but are not limited to, a combination of intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

...

SECTION 8. Section 22.14.200 is hereby amended to read as follows:

22.14.200 T.

Target population. As defined in section 65582(i) of the California Government Code for Section 22.128.100 (Supportive Housing) or as defined in section 50675.14 of the California Health and Safety Code for Section 22.128.200 (Supportive Housing Streamlining), Section 22.130.200 (Motel Conversions, Permanent), and Section 22.140.660 (Motel Conversions, Temporary).

...

Transit oriented district (TOD). A mixed use community within an approximately one-quarter to one-half mile radius of a significant transit facility station that may include a mix of residential, retail, office, open space, and public uses in close proximity to each other.

Transitional housing. Housing that offers temporary accommodations and services to people experiencing homelessness until placement in permanent housing.

For purposes of this Title 22, transitional housing is not limited to housing funded by the United States Department of Housing and Urban Development. Transitional housing may be a dwelling unit or units, or may have a room or rooms that accommodate more than one person with shared bathroom(s), kitchen, and dining area.

...

SECTION 9 Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and

W.

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Residential Use						
Adult residential facilities ¹⁶						
— Facilities serving six or fewer person, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
Facilities serving six or fewer persons	P	P	P	CUPP	P	
...						
Foster family homes, in an approved residential use	P	P	P	P	P	
Group homes for children						

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

	A-1	A-2	O-S	R-R	W	Additional Regulations
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
Facilities serving six or fewer persons	-P	-P	-P	CUPP	-P	
...						
Mobilehome parks ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.370
<u>Residential substance use recovery facilities</u>						
<u>Serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	<u>:</u>	<u>CUP</u>	<u>:</u>	
...						
Small family homes for children	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons				SPR		
...						
Service Uses						
...						
Domestic violence shelters	SPR	SPR	-	-	-	Section 22.140.180
<u>Emergency shelters</u>	<u>SPR¹⁷</u>	<u>SPR¹⁷</u>	<u>:</u>	<u>:</u>	<u>:</u>	<u>Section 22.140.180</u>
...						
Medical services						
...						
Hospitals	CUP	CUP	-	CUP	-	
<u>Mental Health Treatment Facilities, Inpatient or Outpatient</u>	<u>CUP</u>	<u>CUP</u>	<u>:</u>	<u>CUP</u>	<u>:</u>	

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Notes:						
...						
17. Use permitted on lots of one-half acre or more that are within one-half mile of a transit stop and outside of: 1) an Agriculture Resource Area, as depicted in the General Plan, in its entirety; 2) Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) Threatened and Endangered Species Critical Habitats, as determined by the United States Fish and Wildlife Service; 4) Significant Ecological Areas, as depicted in the General Plan, in its entirety; 5) Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety; and 6) the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety. For the purposes of these criteria, "transit stop" includes, without limitation, all existing public rail, bus stations, and designated bus stops.						

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Accessory dwelling units ²	SPR	SPR	SPR	SPR	SPR	Section 22.140.640
<u>Accessory overnight safe parking⁷</u>	<u>SPR</u>	<u>SPR</u>	-	<u>SPR</u>	-	<u>Section 22.140.650</u>
<u>Accessory emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	-	-	-	<u>Section 22.140.180</u>
...						
Notes:						
...						
6. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. <u>Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>						
7. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.						

3. Temporary Uses. Table 22.16.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.16.030-D: TEMPORARY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	-	-	-	
<u>Motel conversions, temporary¹</u>			<u>SPR</u>	<u>SPR</u>	-	<u>Section 22.140.660</u>
<u>Occupied recreational vehicle parking during a County-declared shelter crisis</u>	<u>P</u>	<u>P</u>	-	-	-	<u>Section 22.140.670</u>
...						
Notes: 1. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).						

SECTION 10. 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, R-4, and R-5.

...

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
...							
Residential Uses							
Adult residential facilities ⁸							
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	<u>Section 22.140.520</u>

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
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
...							
Foster family homes, in an approved residential use	P	P	P	P	P	P	
...							
Group homes for children							
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
...							
Multi-family housing ⁸							
Apartment houses	-	-	SPR ^{4,10,11} /CUP ⁵	SPR	SPR	SPR	
...							
<u>Residential Substance Use Recovery</u>							
<u>Serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
...							
Small family homes for children	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
...							
Service Uses							
...							
Domestic violence shelters	SPR	-	SPR	SPR	SPR	SPR	Section 22.140.180

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
Emergency shelters	-	-	SPR ¹²	SPR	SPR	SPR	Section 22.140.180
Homeless shelters	-	-	-	SPR	SPR	SPR	Section 22.140.300
Medical services							
Hospitals	-	-	-	-	CUP	CUP	
Mental Health Treatment Facilities, Inpatient or Outpatient	-	-	-	-	CUP	CUP	
...							
Notes:							
...							
10. Where use is subject to Section 22.128.200 (Supportive Housing Streamlining) and Chapter 22.166 (Housing Permits).							
11. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, and where use is subject to Section 22.130.200 (Motel Conversions, Permanent) and Chapter 22.166 (Housing Permits).							
12. Use permitted only when converting from an existing, legally-built hotel, motel, or youth hostel on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, subject to Chapter 22.186 (Site Plan Review, Ministerial).							

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.640
Accessory overnight safe parking ³	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.650
Accessory emergency shelters	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.180
...							
Notes:							
...							
2. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.							
3. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.							

3. Temporary Uses. Table 22.18.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.18.030-D: TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	CUP	CUP	CUP	CUP	
Motel conversions, temporary ¹	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.660
Occupied recreational vehicle parking during a County-declared shelter crisis	P	P	P	P	P	P	Section 22.140.670
...							
Notes:							
1. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).							

SECTION 11. Section 22.20.030 is hereby amended to read as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Residential Uses								
Adult residential facilities ²⁵								
Facilities serving six or fewer persons	CUPP	CUPP	CUPP	CUPP	CUPP	CUPP	CUPP ⁴	
...								

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Foster family homes, in an approved residential use	P	P	P	P	P	P	CUP _P	
...								
Group homes for children								
Facilities serving six or fewer persons	CUP _P	CUP _P	CUP _P	CUP _P	CUP _P	CUP _P	CUP _P ⁴	Section 22.140.520
...								
Multi-family housing ²⁵								
Apartment houses	<u>SPR¹⁸, 26, 29, 30 /</u> CUP ²⁶	<u>SPR¹⁸, 26, 29, 30 /</u> CUP ²⁶	<u>SPR¹⁸, 26, 29, 30 /</u> CUP ²⁶	<u>SPR¹⁸, 26, 29, 30 /</u> CUP ²⁶	<u>SPR²⁹, 30 /</u> CUP	<u>SPR¹⁸, 29, 30 /</u> CUP ²⁶	-	
...								
Residential substance use recovery facilities								
Serving six or fewer persons	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	
Serving seven or more persons	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	-	<u>CUP</u>	
...								
Small family homes for children	P	P	P	P	P	P	CUP _P ⁴	Section 22.140.520
...								
Service Uses								
...								
Domestic violence shelters	SPR	SPR	SPR	SPR	<u>SPR-</u>	SPR	-	Section 22.140.180
Electricians' shops	-	-	-	SPR	SPR	-	CUP ⁴	
Emergency shelters	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	-	Section 22.140.180
...								
Homeless shelters	CUP	SPR	SPR	SPR	SPR	CUP	-	Section 22.140.300
...								
Medical services								
...								
Medical laboratories	-	-	-	SPR	SPR	SPR	CUP ⁴	
Mental health treatment facilities, inpatient or outpatient	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	-	<u>CUP</u>	
...								

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Notes:								
...								
29. Where use is subject to Section 22.128.200 (Supportive Housing Streamlining) and Chapter 22.166 (Housing Permits).								
30. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, and where use is subject to Section 22.130.200 (Motel Conversions, Permanent) and Chapter 22.166 (Housing Permits).								

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Accessory dwelling units ²	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.640
Accessory overnight safe parking ⁷	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.650</u>
Accessory emergency shelters	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...								
Notes:								
...								
6. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. <u>Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>								
7. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.								

3. Temporary Uses. Table 22.20.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Mobilehomes used as a residence during construction	SPR	SPR	SPR	SPR	SPR	-	-	Section 22.140.380
Motel conversions, temporary ⁵	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...								

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Notes:								
...								
5. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).								

SECTION 12. Section 22.22.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Service uses					
...					
Electrician' shops	SPR	SPR	SPR	CUP	
<u>Emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	<u>Section 22.140.180</u>
...					
<u>Homeless shelters</u>	SPR	SPR	SPR	CUP	Section 22.140.300
...					

2. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Accessory buildings and structures. Unless more specifically regulated by this Title 22	As determined by the principal use				Sections 22.110.030, 22.110.040

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
<u>Accessory overnight safe parking²</u>	<u>SPR</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.650</u>
<u>Accessory emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	<u>Section 22.140.180</u>
...					
Notes:					
...					
<u>2. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.</u>					

3. Temporary Uses. Table 22.22.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.22.030-D: TEMPORARY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Holiday and seasonal sales	SPR	SPR	SPR	CUP	Sections 22.140.280
<u>Motel conversions, temporary⁵</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>-</u>	<u>Section 22.140.660</u>
...					
Notes:					
...					
<u>5. Only conversions to emergency shelters are allowed. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety.</u>					

SECTION 13. Section 22.24.030 is hereby amended to read as follows:

22.24.030 Land Use Regulations for Rural Zones.

...

C. Use Regulations.

1. Principal Uses. Table 22.24.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Residential Uses			
<u>Adult residential facilities</u>			
<u>Facilities serving six or fewer persons</u>	<u>P</u>	<u>P</u>	
<u>Facilities serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	
...			
Foster family homes, in an approved residential use	P	P	
Group homes for children			
Facilities serving six or fewer persons	P	P	Section 22.140.520
...			
<u>Multi-family housing¹³</u>			
Apartment houses	-	SPR ^{14, 15} / CUP ¹¹	
...			
<u>Residential substance use recover facilities</u>			
<u>Facilities serving six or fewer persons</u>	<u>P</u>	<u>P</u>	
<u>Facilities serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	
...			
Small family homes for children	P	P	Section 22.140.520
...			
Service uses			
...			
Electricians' shops	SPR	SPR	
<u>Emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...			
<u>Homeless shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.300</u>
...			
Medical services			
...			
Medical clinics, including associated laboratories	SPR	SPR	
<u>Mental Health Treatment Facilities, Inpatient or Outpatient</u>	<u>CUP</u>	<u>CUP</u>	
...			

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
Notes:			
...			
<u>15. Where use is subject to Section 22.128.200 (Supportive Housing Streamlining) and Chapter 22.166 (Housing Permits).</u>			
<u>16. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, and where use is subject to Section 22.130.200 (Motel Conversions, Permanent) and Chapter 22.166 (Housing Permits).</u>			

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Accessory dwelling units ²	SPR	-SPR	Section 22.140.640
<u>Accessory overnight safe parking⁵</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.650</u>
<u>Accessory emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...			
Notes:			
...			
<u>6. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>			
<u>7. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.</u>			

3. Temporary Uses. Table 22.24.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.24.030-D: TEMPORARY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Meteorological towers	MCUP	-	Section 22.140.510
<u>Motel conversions, temporary³</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...			
Notes:			
...			
<u>3. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).</u>			

SECTION 14. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Residential Uses		
Adult residential facilities ⁷		
Facilities serving six or fewer persons	P	Section 22.140.520
...		
Foster family homes, in an approved residential use	P	
Group homes for children		
Facilities serving six or fewer persons	P	Section 22.140.520
...		
<u>Residential substance use recovery facilities</u>		
<u>Facilities serving six or fewer persons</u>	<u>P</u>	
<u>Facilities serving seven or more persons</u>	<u>CUP</u>	
...		
Small family homes for children	P	Section 22.140.520
...		
Service uses		
...		
Dry cleaning drop-off and pick-up services ⁴	SPR	
<u>Emergency shelters</u>	<u>SPR</u>	Section 22.140.180

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
...		
Homeless shelters	SPR	Section 22.140.300
...		

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Accessory buildings and structures, <u>unless more specifically regulated by this Title 22</u>	As determined by the principal use	Sections 22.110.030, 22.110.040
...		
Accessory dwelling units	SPR	Section 22.140.640
<u>Accessory overnight safe parking¹</u>	<u>SPR</u>	<u>Section 22.140.650</u>
<u>Accessory emergency shelters</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...		
Notes:		
1. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.		

c. Temporary Uses. Table 22.26.030-E, below, identifies the permit or review required to establish each temporary use.

TABLE 22.26.030-E: TEMPORARY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Meteorological towers	MCUP	Section 22.140.510
<u>Motel conversions, temporary¹</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...		
Notes:		
1. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).		

...

SECTION 15. Section 22.26.060 is hereby amended to read as follows:

22.26.060 Parking Restricted Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

...

b. Accessory Uses.

i. Table 22.26.060-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.26.060-C: ACCESSORY USE REGULATIONS FOR ZONE P-R		
		Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	
<u>Accessory overnight safe parking²</u>	<u>SPR</u>	<u>Section 22.140.650</u>
...		
Notes:		
...		
<u>2. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.</u>		

...

SECTION 16. Section 22.120.080 is hereby amended to read as follows:

22.120.080 Parking.

Notwithstanding any contrary provisions in this Title 22, Table 22.120.080-A, below, identifies the parking ratios for projects subject to this Chapter:

TABLE 22.120.080-A: PARKING RATIOS ¹		
Affordability and Project Type	Proximity to Transit	Number of Spaces ²
100% rental housing affordable to lower, or very low income households ³		
...		
<i>Supportive housing development</i> ⁶	-	No parking required
...		
Note:		
...		
6. The supportive housing development shall be restricted to the target population defined in section 50675.14(b)(3)(A) of the California Health and Safety Code.		

SECTION 17. Chapter 22.128 is hereby added to read as follows:

Chapter 22.128 Supportive Housing.

Sections:

22.128.100 Supportive Housing.

22.128.200 Supportive Housing Streamlining.

22.128.210 Purpose.

22.128.220 Definitions.

22.128.230 Applicability.

22.128.240 Application Requirement.

22.128.250 Requirements.

22.128.260 Parking.

22.128.270 Reduced Number of Supportive Housing Units Due to

Termination of Subsidy.

22.128.100 Supportive Housing.

Supportive housing shall be considered a residential use subject to only those restrictions that apply to other residential dwellings of the same type in the same zone.

22.128.200 Supportive Housing Streamlining.

22.128.210 Purpose.

The purpose of this Section 22.128.200 is to streamline permits for certain supportive housing projects, as set forth in sections 65650 through 65656 of the California Government Code, as amended, and to increase the production of lower income housing and supportive housing for persons experiencing homelessness.

22.128.220 Definitions.

Specific terms used in this Section are defined in Division 2 (Definitions).

22.128.230 Applicability.

This Section shall apply to all zones where permitted.

22.128.240 Application Requirement.

An Administrative Housing Permit (Section 22.166.040) and a Ministerial Site Plan Review (Chapter 22.186) are required.

22.128.250 Requirements.

Notwithstanding other Title 22 requirements, a supportive housing project, pursuant to this Section, shall comply with the following:

- A. Supportive Housing. Projects shall be consistent with Section 22.128.100, above.

B. Affordability. All dwelling units, exclusive of any manager's unit(s) and density bonus units, shall be restricted to lower income households.

C. Supportive Housing Dwelling Units.

1. Minimum Number of Supportive Housing Dwelling Units.

a. Projects with 11 or fewer dwelling units, exclusive of any manager's unit(s) and density bonus units, shall be restricted to supportive housing.

b. Projects with 12 or more dwelling units, exclusive of any manager's unit(s) and density bonus units, shall be restricted to a minimum of 25 percent of such units or 12 units, whichever is greater, for supportive housing.

2. Target Population. The dwelling units restricted to supportive housing shall be for the target population.

D. Duration. The term of the affordability and supportive housing restrictions and requirements, pursuant to Section 22.166.070 (Covenant and Agreement), shall be 55 years from the issuance of the final certificate of occupancy by Public Works.

E. Public Funding. The project shall be publicly funded, or the applicant shall have applied for, or shall intend to apply for, public funding.

F. Supportive Services. Projects shall provide designated areas for on-site supportive services that are limited to tenant use, including without limitation, community rooms, case management offices, computer rooms, and community kitchens, as follows:

1. Projects with 20 or fewer dwelling units, exclusive of any manager's unit(s) and density bonus units, shall designate a minimum of 90 square feet of the floor area for on-site supportive services.

2. Projects with 21 or more dwelling units, exclusive of any manager's unit(s) and density bonus units, shall designate a minimum of three percent of the total nonresidential floor area for on-site supportive services.

G. Supportive Services Plan. Projects shall submit documentation of a supportive services plan, which includes without limitation, the entity providing supportive services, the supportive services funding source, and supportive services staffing levels, subject to Section 22.166.040 (Administrative Housing Permit).

H. Dwelling Unit Facilities. All dwelling units, exclusive of any manager's unit(s), shall include at least one bathroom and a kitchen or other cooking facilities, including at minimum, a stovetop, a sink, and a refrigerator.

I. Replacement Dwelling Units. Projects shall replace rental dwelling units, pursuant to Chapter 22.119 (Affordable Housing Replacement).

J. Covenant and Agreement. A covenant and agreement shall be recorded, pursuant to Section 22.166.070 (Covenant and Agreement).

22.128.260 Parking.

Unless a greater parking reduction is provided in Section 22.120.080 (Parking), no parking shall be required for the supportive housing units, if the project is located within one-half mile of a public transit stop.

22.128.270 Reduced Number of Supportive Housing Units Due to Termination of Subsidy.

Notwithstanding any contrary provision of this Section 22.128.200, the Director, in consultation with the Executive Director of the LACDA, shall, at the request of the project owner, reduce the number of supportive housing units in an operating project, if the number of residents living in the supportive housing units decreased as the result of the termination of a project-based rental assistance or operating subsidy through no fault of the project owner. An Administrative Housing Permit (Section 22.166.040) application is required for such a request, provided that the project owner submits the following:

A. A request to the Director to reduce the number of supportive housing units six months prior to termination of the project-based rental assistance or operating subsidy; and

B. Documentation demonstrating that:

1. The owner has made good faith efforts to find other sources of financial support;
2. Any change in the number of supportive housing units is restricted to the minimum necessary to maintain project financial feasibility; and
3. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

SECTION 18. Chapter 22.130 is hereby added to read as follows:

Chapter 22.130 Transitional Housing.

Sections:

22.130.100 Transitional Housing.

22.130.200 Motel Conversion, Permanent.

22.130.210 Purpose.

22.130.220 Definitions.

22.130.230 Applicability.

22.130.240 Application Requirement.

22.130.250 Requirements.

22.130.260 Reduced Number of Transitional Housing Units Due to Termination of Subsidy.

22.130.100 Transitional Housing.

Transitional housing shall be considered a residential use subject to only those restrictions that apply to other residential dwellings of the same type in the same zone.

22.130.200 Motel Conversions, Permanent.

22.130.210 Purpose.

The purpose of this Section 22.130.200 is to streamline permits for certain permanent conversions of existing, legally-built hotels, motels, and youth hostels to transitional housing, thereby increasing the production of lower income and transitional housing for persons experiencing homelessness.

22.130.220 Definitions.

Specific terms used in this Section are defined in Division 2 (Definitions).

22.130.230 Applicability.

This Section shall apply to all zones where permitted.

22.130.240 Application Requirement.

An Administrative Housing Permit (Section 22.166.040) and a Ministerial Site Plan Review (Chapter 22.186) are required.

22.130.250 Requirements.

Notwithstanding other Title 22 requirements, the permanent conversion of certain existing hotels, motels, or youth hostels to transitional housing, pursuant to this Section 22.128.200, shall comply with the following:

A. Residential Use. Projects shall be consistent with Section 22.130.100, above.

B. Affordability. All dwelling units, exclusive of any manager's unit(s), shall be restricted to lower income households.

C. Transitional Housing Dwelling Units. All dwelling units, exclusive of any manager's unit(s), shall be restricted to transitional housing. The number of transitional housing units shall be at least equal to the number of hotel, motel, or youth hostel rooms, except where a reduction in the number of rooms is necessary to create common areas and supportive services spaces required in this Chapter.

D. Target Population. All dwelling units, exclusive of any manager's unit(s), shall be restricted to the target population.

E. Duration. The term of the affordability and transitional housing restrictions and requirements, pursuant to Section 22.166.070 (Covenant and Agreement), shall be 55 years from the issuance of the final certificate of occupancy by Public Works.

F. Supportive Services. Projects are subject to Sections 22.128.250.F (Supportive Services), 22.128.250.G (Supportive Services Plan), and 22.128.250.H (Dwelling Unit Facilities).

G. Covenant and Agreement. A covenant and agreement shall be recorded, pursuant to Section 22.166.070 (Covenant and Agreement).

22.130.260 Reduced Number of Transitional Housing Units Due to Termination of Subsidy.

Notwithstanding any other provision of this Section 22.130.200 to the contrary, the Director, in consultation with the Executive Director of the LACDA, shall, at the request of the project owner, reduce the number of transitional housing units required in an operating project, if the operating subsidy for the project is terminated through no fault of the project owner. An Administrative Housing Permit (Section 22.166.040) application is required for such a request, provided that the project owner submits the following:

A. A request to the Director to reduce the number of transitional housing units six months prior to termination of the operating subsidy; and

B. Documentation demonstrating that:

1. The owner has made good faith efforts to find other sources of financial support;

2. Any change in the number of transitional housing units is restricted to the minimum necessary to maintain project financial feasibility; and

3. Any change to the occupancy of the transitional housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any transitional housing units.

SECTION 19. Section 22.140.180 is hereby amended to read as follows:

22.140.180 Domestic Violence Shelters, Emergency Shelters, and Accessory Emergency Shelters.

A. ~~Applicability Purpose.~~ ~~This Section applies to domestic violence shelters where permitted.~~ The purpose of this Section is to permit certain domestic violence shelters, emergency shelters, and accessory emergency shelters.

B. ~~Application Requirements~~ Definitions. Specific terms used in this Section are defined in Division 2 (Definitions).

~~1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for shelters that comply with the requirements in this Section; or~~

~~2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required:~~

~~a. For shelters that do not comply with this Section; and~~

~~b. Where Division 3 (Zones) specifies a Conditional Use Permit application in the zone.~~

C. ~~Maximum Occupancy~~Applicability. ~~No more than 30 adult residents, excluding staff, shall be allowed at one time, if such proposed shelter is located on a lot of less than two acres~~This Section shall apply to all zones where permitted.

D. ~~Parking~~Application Requirement. ~~The number of required parking spaces shall be determined by the Director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the parking requirements for an adult residential facility as specified by Chapter 22.112 (Parking). Required parking may be located within 500 feet of the exterior boundary of the property~~A Ministerial Site Plan Review (Chapter 22.186) is required, except in Zone M-2.5 where a Conditional Use Permit (Chapter 22.158) is required.

E. ~~Vicinity~~Requirements. ~~The land uses and developments in the immediate vicinity of the subject site shall not constitute an immediate or potential hazard to occupants of the shelter~~

1. Domestic Violence Shelters and Emergency Shelters.

Notwithstanding other Title 22 requirements, domestic violence and emergency shelters, pursuant to this Section, shall comply with the following:

a. Parking. One space per employee during peak shift.

b. Outdoor lighting. Outdoor lighting shall be shielded and focused away from all adjoining properties.

c. On-site management. On-site management shall be provided at all times for shelters with more than five occupants. For the purposes of this Section, on-site management shall be at least one person employed to oversee the shelter.

2. Accessory Emergency Shelters. Government or a nonprofit organization, including faith-based organizations, may establish an accessory emergency shelter on a property with an existing nonresidential use, if the property is owned or leased by the government or a nonprofit, or the accessory emergency shelter will be operated by the government or a nonprofit, and shall comply with the following:

a. Parking. Accessory emergency shelters shall be subject to Subsection E.1.a, above.

b. Outdoor lighting. Accessory emergency shelters shall be subject to Subsection E.1.b, above.

c. On-site management. Accessory emergency shelters shall be provided at all times for shelters with more than five occupants. For the purposes of this Section, on-site management shall be at least one person, and shall be either the property owner or a person appointed by the property owner to oversee the accessory shelter.

F. Development Standard Waiver or Modification for Existing Buildings.

1. No enlargement, addition or expansion. At the request of the applicant, the Director shall waive or modify Title 22 development standards, if the

shelter is proposed within an existing, legally-built building, and no enlargement, addition, or expansion is proposed to the existing, legally-built building.

2. Enlargement, addition, or expansion. At the request of the applicant, the Director shall waive or modify Title 22 development standards, if the shelter includes an enlargement, addition, or expansion to the existing, legally-built building subject to this Section, unless the Director makes one of the following findings:

a. The development standard for which the applicant is requesting a waiver or reduction does not physically preclude the conversion;

b. The waiver or reduction would have a specific adverse impact upon public health and safety, or the physical environment, or upon any real property that is listed in the California Register of Historical Resources, or the waiver or reduction would have a specific adverse impact for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; or

c. The waiver or reduction is contrary to State or federal law.

...

SECTION 20. Section 22.140.300 is hereby amended to read as follows:

22.140.300 Homeless Shelters.

~~A. Applicability. This Section applies to homeless shelters in all zones where permitted.~~

~~B. Maximum Occupancy. No more than 30 individuals, excluding staff, shall be allowed at one time if such proposed shelter is located on a lot of less than one acre.~~

~~C. Concentration. There shall not be an over-concentration of homeless shelters in the surrounding area.~~

~~D. Vicinity. The land uses and developments in the immediate vicinity of the site shall not constitute an immediate or potential hazard to occupants of the shelter.~~

~~E. Parking. The number of parking spaces to be provided on the property shall be sufficient to mitigate any adverse impacts on persons or properties in the surrounding area.~~

~~F. Other Regulations. The proposed shelter shall meet all operational and maintenance standards set forth in Title 25 (Housing and Community Development) of the California Code of Regulations, relating to shelters.~~ **(Reserved)**

SECTION 21. Section 22.140.490 is hereby amended to read as follows:

22.140.490 Recreational Vehicle Parks.

...

B. Development Standards.

...

2. Maximum Duration of Occupancy, Very High Fire Hazard Severity Zones. For Recreational vehicle parks in the Very High Fire Hazard Severity Zones, as depicted in the General Plan, Occupancy by any one occupant or party shall be limited to 90 consecutive days in any six-month period.

...

SECTION 22. Section 22.140.520 is hereby amended to read as follows:

22.140.520 Residential Care Facilities.

~~A. Applicability. This Section applies to residential care facilities, including adult residential facilities, group homes, and small family homes for children, that house six or fewer persons in all zones where permitted.~~

~~B. Application Requirements.~~

~~1. Permitted. Residential care facilities are permitted if located in an existing dwelling unit in a zone where residential uses are permitted by the zone; or~~

~~2. Application Required.~~

~~a. In Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5, new residential care facilities shall be located no closer than 300 feet from another established residential care facility, unless a Minor Conditional Use Permit (Chapter 22.160) application is approved. Foster family homes and residential care facilities for the elderly, or persons over 62 years of age, are exempt from this Subsection B.2.a; or~~

~~b. In all other zones, residential care facilities in a new building are permitted with any residential use permitted by the zone with the required application for said residential use.~~

~~C. State Licensing. Residential care facilities shall be licensed by the State prior to operation. **(Reserved)**~~

SECTION 23. Section 22.140.650 is hereby added to read as follows:

22.140.650 Accessory Overnight Safe Parking.

A. Purpose. The purpose of this Section is to permit the use of certain existing parking lots for accessory overnight safe parking.

B. Definitions. Specific terms used in this Section are defined in Division 2 (Definitions).

C. Applicability. This Section shall apply to all zones where permitted.

D. Application Requirements. A Ministerial Site Plan Review (Chapter 22.186) is required, except in Zones M-1.5 and M-2 where a Conditional Use Permit (Chapter 22.158) is required.

E. Requirements. Notwithstanding other Title 22 requirements, accessory overnight safe parking, pursuant to this Section, shall comply with the following:

1. Location. Accessory overnight safe parking is permitted on lots that include an existing parking lot, excluding parking as a transitional use that serves a nonresidential use.

2. Hours of Operation. Hours of operation of the accessory overnight safe parking lot shall not conflict with the hours of operation of the primary use on-site and may only be between 6:00 p.m. and 7:00 a.m.

3. Rent. The vehicle occupants shall not be charged rent for use of parking spaces.

4. Adequate and Sanitary Bathroom Facilities. Occupants of vehicles parked overnight shall have access to bathrooms in an existing building on-site, or in mobile bathrooms, at the ratio of one bathroom (including one toilet and one sink) per 20 vehicle occupants.

5. Trash Facilities. Occupants of vehicles parked overnight shall have access to trash receptacles.

6. On-site Management. On-site management shall be provided at all times for parking lots with more than five vehicles parked overnight. On-site management shall be at least one person, and shall be either the property owner or a person appointed by the property owner to oversee the accessory overnight safe parking.

7. Outdoor Lighting. Outdoor lighting shall be shielded and focused away from all adjoining properties.

8. Operable Vehicles. All vehicles parked overnight shall be operable.

9. Maximum Vehicles. The maximum number of vehicles allowed to park overnight shall be no greater than the number of spaces in the lot.

10. No disposal of graywater/blackwater from recreational vehicles is permitted on the lot, unless the applicant provides documentation for legal disposal.

...

SECTION 24 Section 22.140.660 is hereby added to read as follows:

22.140.660 Motel Conversions, Temporary.

A. Purpose. The purpose of this Section is to permit and streamline the temporary conversion of certain existing, legally-built hotels, motels, and youth hostels to transitional housing or emergency shelters, thereby increasing the production of each.

B. Definitions. Specific terms used in this Section are defined in Division 2 (Definitions).

C. Applicability. This Section shall apply to all zones where permitted.

D. Application Requirement.

1. Transitional housing. An Administrative Housing Permit (Section 22.166.040) and a Ministerial Site Plan Review (Chapter 22.186) are required.

2. Emergency shelter. A Ministerial Site Plan Review (Chapter 22.186) is required.

E. Requirements.

1. Transitional Housing. Notwithstanding other Title 22 requirements, the temporary conversion of certain existing, legally-built hotels, motels, and youth hostels to transitional housing, pursuant to this Section, shall comply with the following:

a. Residential Use. Transitional housing shall be considered a residential use, subject to only those restrictions that apply to other residential dwellings of the same type in the same zone.

b. Affordability. All dwelling units, exclusive of any manager's unit(s), shall be restricted to lower income households.

c. Transitional Housing Dwelling Units. All dwelling units, exclusive of any manager's unit(s), shall be restricted to transitional housing. The number of transitional housing units shall be equal to the number of hotel, motel, or youth hostel rooms, except where a reduction in the number of rooms is necessary to create common areas and supportive services spaces required in this Section.

d. Target Population. All dwelling units, exclusive of any manager's units(s), shall be restricted to the target population.

e. Duration. The term of the affordability and transitional housing restrictions and requirements, pursuant to Section 22.166.070 (Covenant and Agreement), shall be at least 10 years, but not to exceed 20 years, from the issuance of the final certificate of occupancy by Public Works.

f. No Enlargement. The conversion shall not result in any enlargement or addition to the existing, legally-built building.

g. Supportive Services. Projects are subject to Sections 22.128.250.F (Supportive Services), 22.128.250.G (Supportive Services Plan), and 22.128.250.H (Dwelling Unit Facilities).

h. Covenant and Agreement. A covenant and agreement shall be recorded, pursuant to Section 22.166.070 (Covenant and Agreement).

i. Reduced Number of Transitional Housing Units Due to Termination of Subsidy. Project may request to reduce the number of transitional housing units due to termination of operating subsidy, subject to Section 22.130.260 (Reduced Number of Transitional Housing Units Due to Termination of Subsidy).

2. Emergency Shelter. Notwithstanding other Title 22 requirements, the temporary conversion of certain existing, legally-built hotels, motels, and youth hostels to an emergency shelter, pursuant to this Section, shall comply with the following:

a. Duration. The site shall remain an emergency shelter for at least 10 years, and not to exceed 20 years, from the issuance of the final certificate of occupancy by Public Works.

b. Covenant and Agreement. A covenant and agreement, acceptable to the Director, shall be recorded by the applicant with the Registrar-Recorder/County Clerk, and shall include, without limitation, the following:

i. The duration of shelter use;

ii. A declaration that the shelter shall be maintained in accordance with the information in the application and the standards, as required by Section 22.140.180 (Domestic Violence Shelters, Emergency Shelters, and Accessory Shelters);

iii. The improvements required by the Fire Department, Public Health, Public Works, and Regional Planning related to shelters shall be constructed or installed and continuously maintained by the applicant;

iv. Any violation of the covenant and agreement required by this Section shall be subject to Chapter 22.242 (Enforcement and Procedures); and

v. A transition plan for the end of the conversion term to ensure that change to the occupancy is made in a manner that minimizes occupant disruption and only upon the vacancy of shelter beds.

c. No Enlargement. The conversion shall not result in any enlargement or addition to the existing, legally-built building.

F. Development Standards. The applicant may request to waive or modify Title 22 development standards for temporary conversions, subject to this Section. The Director shall approve the request, unless the Director makes one of the following findings:

1. The development standard for which the applicant is requesting a waiver or reduction does not physically preclude the conversion;
2. The waiver or reduction would have a specific adverse impact upon public health and safety, or the physical environment or upon any real property that is listed in the California Register of Historical Resources, or the waiver or reduction would have a specific adverse impact for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; or
3. The waiver or reduction is contrary to State or federal law.

G. Discontinuance of Conversion.

1. To re-establish the hotel, motel, or youth hostel at the end of the conversion term, the following is required:
 - a. Application Requirement.
 - i. Where the previous hotel, motel, or youth hostel was conforming or legal nonconforming and within its amortization period at the time when the conversion was approved, a Ministerial Site Plan Review (Chapter 22.186) is required.
 - ii. Where the previous hotel, motel, or youth hostel was within the grant term of a valid Conditional Use Permit (Chapter 22.158) or Nonconforming Use and Structure Review (Chapter 22.172) at the time when the conversion was approved, a Revised Exhibit "A" (Chapter 22.184) is required. Such conversion shall be deemed substantially conforming with the Conditional Use Permit (Chapter 22.158) or Nonconforming Use and Structure Review (Chapter 22.172).

b. Operative Law. Except as specified in Subsections c and d, below, the re-establishment of a hotel, motel, or youth hostel shall be subject to the provisions of this Title 22 in effect at the time when the final certificate of occupancy was issued for the original use.

c. Legally Nonconforming. Where the previous hotel, motel, or youth hostel was legally nonconforming and within its amortization period at the time when the conversion was approved with no increased floor area:

i. The hotel, motel, or youth hostel shall be exempt from Section 22.172.050.A (Termination by Discontinuance); and

ii. The timeframe specified in Section 22.172.050.B (Termination by Law) shall be suspended until such time when the final certificate of occupancy is issued by Public Works for the re-established hotel, motel, or youth hostel, which may continue operation within the remainder of the amortization period; or

d. Conditional Use Permit. Where the previous hotel, motel, or youth hostel was within the grant term of a valid Conditional Use Permit (Chapter 22.158) at the time when the conversion to interim housing was approved with no increased floor area, the grant term specified in the Conditional Use Permit shall be suspended until such time when the final certificate of occupancy is issued by Public Works for the re-established hotel, motel, or youth hostel, which may continue operation within the remainder of the grant term of the Conditional Use Permit.

SECTION 25. Section 22.140.670 is hereby added to read as follows:

22.140.670 Occupied Recreational Vehicle Parking During a County-

Declared Shelter Crisis.

A. Applicability. This Section applies to occupied recreational vehicle parking during a County-declared shelter crisis in all zones where permitted.

B. Requirements. During a County-declared shelter crisis, as defined in section 8698 of the California Government Code, an occupied recreational vehicle may be located at the rear of a property, pursuant to this Section, subject to the following:

1. The property shall have a net lot area of at least 5,000 square feet;
2. The property shall contain an owner-occupied single-family residence;
3. The property shall contain no habitable structure other than a legally-built single-family residence, including an accessory dwelling unit and/or a junior accessory dwelling unit, as applicable;
4. The property owner shall not charge rent for storage of the recreational vehicle or for occupancy of the recreational vehicle;
5. The recreational vehicle shall be operative;
6. The recreational vehicle shall park in a manner that complies with the required setbacks of the applicable zone, Community Standards District, or Specific Plan;

7. A minimum distance of six feet shall be required between the parked recreational vehicle and the main residential building and between the parked recreational vehicle and any accessory building on the same lot;

8. No disposal of graywater/blackwater from recreational vehicles is permitted by occupants in or around the lot, unless the property owner provides documentation of legal disposal;

9. No structure, such as decks or porches, shall be built and attached to the recreational vehicle; and

10. Occupancy of parked recreational vehicles shall end within 30 days after the expiration of the County-declared shelter crisis.

SECTION 26. Section 22.166.010 is hereby amended to read as follows:

22.166.010 Purpose.

The Housing Permit is established to facilitate the increased production of affordable housing, including transitional and supportive housing, and senior citizen housing.

SECTION 27. Section 22.166.030 is hereby amended to read as follows:

22.166.030 Applicability.

This Chapter applies to projects that provide affordable housing, including transitional and supportive housing, or senior citizen housing and may be eligible to receive various benefits, including but not limited to: density bonuses, incentives, waivers or reductions of development standards, and permit streamlining pursuant to the State Density Bonus Law, as set forth in section 65915 of the California Government

Code, as amended, or any other State laws or local ordinances or policies that aim to increase the production of affordable housing, including transitional and supportive housing, and senior citizen housing.

SECTION 28. Section 22.166.040 is hereby amended to read as follows:

22.166.040 Administrative Housing Permit.

...

B. Application and Review Procedures.

1. ~~Application Checklist Materials.~~ ~~The application shall contain all of the materials required by the Administrative Housing Permit Checklist.~~

a. Application Checklist. The application shall contain all of the materials required by the Administrative Housing Permit Checklist.

b. Additional Application Materials. For projects subject to Section 22.128.200 (Supportive Housing Streamlining) and transitional housing projects subject to Section 22.140.660 (Motel Conversions, Temporary) and Section 22.130.200 (Motel Conversions, Permanent), the applicant shall provide a supportive services plan, with documentation describing those services and demonstrating that supportive services will be provided on-site to residents in the project. The plan shall include all of the following:

i. The name of the proposed entity or entities that will provide supportive services;

ii. The proposed funding source or sources for the provided onsite supportive services; and

iii. Proposed staffing levels.

...

3. Additional Application and Review Procedures.

...

d. Projects subject to Section 22.128.200 (Supportive Housing Streamlining). The applicant shall be notified whether the application is deemed complete within 30 days of receipt of the application.

C. Findings and Decision

1. An application that meets all the requirements for an Administrative Housing Permit shall be approved, unless any of the following is found on substantial evidence:

...

d. When a reduced of number of supportive or transitional housing units due to a subsidy termination is requested, pursuant to Section 22.182.280 (Reduced Number of Supportive Housing Due to Termination of Subsidy), Section 22.130.260 (Reduced Number of Transitional Housing Units Due to Termination of Subsidy), or Section 22.140.660.E.1.i (Reduced Number of Transitional Housing Units Due to Termination of Subsidy):

i. The owner has made efforts to find other sources of financial support;

ii. Any change in the number of supportive service units is restricted to the minimum necessary to maintain project financial feasibility; and

iii. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

2. Where no concurrent consideration is conducted for a discretionary or legislative application, a decision on an Administrative Housing Permit shall be made within the following time period:

...

c. Projects subject to Section 22.128.200 (Supportive Housing Streamlining).

i. Within 60 days after the application is deemed complete, if the project contains 50 or fewer units, including dwelling units permitted by any density bonus awarded.

ii. Within 120 days after the application is deemed complete, if the project contains more than 50 units, including dwelling units permitted by any density bonus.

d. Within 120 days after the application is deemed complete for transitional housing projects, subject to Section 22.130.200 (Motel Conversions, Permanent) or Section 22.140.660 (Motel Conversions, Temporary).

3. The Review Authority, in approving an application for an Administrative Housing Permit, shall require the applicant to enter into and record a covenant and agreement with the County, as described in Section 22.166.070 (Covenant and Agreement), to ensure the affordability, ~~or~~ age restrictions, transitional

housing restrictions, and/or supportive housing restrictions, and where applicable, require a monitoring fee, pursuant to Subsection B.3.b (Housing Permit Monitoring Fees) of Section 22.250.010.

...

F. Time Limits for Unused Permits.

1. An approved Administrative Housing Permit shall not expire. All other concurrent permits required by this Title 22 approved for the same project shall also ~~be valid indefinitely~~ not expire, except for those approved for the non-residential component of a mixed-use development.

...

SECTION 29. Section 22.166.070 is hereby amended to read as follows:

22.166.070 Covenant and Agreement.

A. Affordable Housing. A covenant and agreement, acceptable to the LACDA, shall be recorded by the applicant with the Registrar-Recorder/County Clerk to ensure the continuing availability of ~~affordable housing set-aside units~~ income-restricted units, and as applicable, transitional housing restricted units, supportive housing restricted units, age-restricted units, and child care facilities, in compliance with this Chapter, Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), or Chapter 22.121 (Inclusionary Housing), Section 22.128.200 (Supportive Housing Streamlining), Section 22.130.200 (Motel Conversions, Permanent), and Section 22.140.660 (Motel Conversions, Temporary). All Housing Permits without a covenant and agreement that are recorded within 180 days of the Housing Permit

effective date shall be null and void. No building permit shall be issued prior to the covenant recordation.

1. Standard Terms. The covenant and agreement shall include, but not be limited to, the following:

a. The total number of dwelling units and the number of ~~affordable housing set aside~~income-restricted units that must be restricted and monitored on an annual basis.

b. The household income levels assigned to the ~~affordable housing set aside~~income-restricted units.

c. The location, sizes (square footage), and number of bedrooms of the ~~affordable housing set aside~~income-restricted units. For-sale dwelling units must be fixed, and the rental dwelling units may float, as approved in writing by the LACDA.

...

2. ~~Rental Affordable Housing Set-Aside~~Income-Restricted Units.

When ~~affordable housing set asides~~income-restricted units are rental dwelling units, the covenant and agreement shall also include owner requirements related to the following, and subject to the LACDA's review and approval:

...

b. Policies and procedures to ensure a fair and transparent lease-up process, which may include, but are not limited to: advertising on the Los Angeles County Housing Resource Center website (or any similar or replacement

County database or website, as applicable); an initial lease-up and tenant selection plan that outlines application qualification criteria and owner waiting list protocols; and a management plan that describes processes for filling vacancies and maintaining the habitability of the ~~affordable housing set aside~~income-restricted units;

...

3. For-Sale ~~Affordable Housing Set Aside~~Income-Restricted Units.

When ~~affordable housing set aside~~income-restricted units are for-sale dwelling units, the covenant and agreement shall also include owner requirements related to the following and subject to the LACDA's review and approval:

...

b. Provisions restricting the ~~affordable housing set aside~~income-restricted units to be owner-occupied;

...

4. Age-Restricted Units. When a housing development subject to this Subsection A includes age-restricted units, the covenant and agreement shall include provisions to ensure the age restrictions of the ~~affordable housing set aside~~income-restricted units in accordance with ~~S~~section 51.3 of the California Civil Code.

5. Child Care Facilities. When a housing development subject to this Subsection A includes a child care facility, the covenant and agreement shall also include the following to ensure compliance with ~~S~~subsections (A) and (B) of ~~S~~section 65915(h)(2) of the California Government Code:

...

b. The minimum amount of time in which a child care facility must remain in operation. That period of time shall be as long or longer than the period of time the ~~affordable housing set-aside~~income-restricted units are required to remain affordable, pursuant to Chapter 22.120 (Density Bonus); and

...

6. Transitional Housing and Supportive Housing. When a housing development subject to this Subsection A is subject to Section 22.128.200 (Supportive Housing Streamlining) or is a transitional housing project subject to Section 22.130.200 (Motel Conversions, Permanent) or Section 22.140.660 (Motel Conversions, Temporary), the covenant and agreement shall also include:

a. The number of units restricted to transitional or supportive housing for the respective target population;

b. The size (square footage) and location of the supportive services area;

c. A transition plan to be implemented one year prior to the end of the term of income restriction. The transition plan shall ensure that change to the occupancy of the supportive or transitional housing units is made in a manner that minimizes occupant disruption and only upon the vacancy of such units; and

d. Duration, as specified.

SECTION 30. Section 22.166.080 is hereby amended to read as follows:

22.166.080 Monitoring of Affordable Housing.

The monitoring of ~~affordable housing set-aside~~income-restricted, transitional housing and supportive housing units shall be administered by the LACDA. The LACDA shall be responsible for verifying income eligibility, verifying provision of on-site services for supportive and transitional housing units, monitoring sales of ~~affordable housing set-aside~~income-restricted units to qualified buyers, conducting periodic site inspections, and administering the annual certification of ~~affordable housing set-aside~~income restricted units approved pursuant to this Chapter, for the duration of the required term, as specified in Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Section 22.128.200 (Supportive Housing Streamlining), Section 22.130.200 (Motel Conversions, Permanent), or Section 22.140.660 (Motel Conversions, Temporary).

...

C. Reporting. On or before April 1 of each year, the LACDA shall provide an annual report to the Director that describes the following:

1. The location and status of each ~~affordable housing set-aside~~income-restricted unit, including, where applicable, those income-restricted units restricted as transitional housing or supportive housing, approved in accordance with this Chapter; and

...

SECTION 31. Section 22.172.020 is hereby amended to read as follows:

22.172.020 Regulations Applicable.

...

J. ~~The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures~~Conversion of nonconforming hotels, motels, and youth hostels to transitional housing or shelters shall be permitted, subject to Section 22.140.660 (Motel Conversions, Temporary) and Section 22.130.200 (Motel Conversions, Permanent).

K. The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures.

SECTION 32. Section 22.186.020 is hereby amended to read as follows:

22.186.020 Application and Review Procedures.

...

C. Projects subject to Section 22.140.180 (Domestic Violence Shelters, Emergency Shelters, and Accessory Emergency Shelters).

1. The applicant shall be notified within 30 days of receipt of the application if the application is incomplete.

2. A decision shall be made within 60 days after the application is deemed complete.

SECTION 33. Section 22.250.020 is hereby amended to read as follows:

22.250.020 Fee Waivers, Exemptions, and Reductions.

...

B. Fee Exemption and Reduction for Affordable Housing. An applicant for a Housing Permit (Chapter 22.166) may request an exemption from, or a reduction in, the payment of any planning and zoning fees or deposits, if a housing development provides an affordable housing set-aside, pursuant to Section 22.120.050 (Affordable Housing) income-restricted units, pursuant to Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Section 22.128.200 (Supportive Housing Streamlining), Section 22.130.200 (Motel Conversions, Permanent), or Section 22.140.660 (Motel Conversions, Temporary) subject to the following:

...

C. Fee Exemption for Shelters and Accessory Overnight Safe Parking. An applicant may request an exemption from the payment of planning and zoning fees for a Ministerial Site Plan Review to develop a domestic violence shelter, emergency shelter, accessory emergency shelter, or accessory overnight safe parking. For the purpose of this Subsection C, "planning and zoning fees" are the fees provided in Section 22.250.010 (Filing Fees and Deposits) incurred by the Department. This Subsection C does not authorize any exemption from the payment of fees or deposits incurred by other County departments or agencies.

SECTION 34. Section 22.332.070 is hereby amended to read as follows:

22.332.070 Zone Specific Development Standards.

...

F. Recreational Vehicle Parking – Residential and Agricultural Zones.

1. Except as specified otherwise in this Title 22, Aa recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

...

SECTION 35. Section 22.352.070 is hereby amended to read as follows:

22.352.070 Zone Specific Development Standards.

A. Zone R-1.

...

5. Except as specified otherwise in this Title 22, Ftemporary mobilehomes and trailers are prohibited.

...

B. Zone R-2.

...

4. Except as specified otherwise in this Title 22, Ftemporary mobilehomes and trailers are prohibited.

...

C. Zone R-3.

...

6. Except as specified otherwise in this Title 22, ¶temporary mobilehomes and trailers are prohibited.

[2214040SCCC]

SECTION 36 This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Hilda F. Solis
Chair

ATTEST:

Celia Zavala

Celia Zavala
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of April 6, 2021 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Noes

Supervisors Hilda L. Solis
Holly J. Mitchell
Sheila Kuehl
Janice Hahn
Kathryn Barger

Supervisors None

Effective Date: May 6, 2021

Operative Date:

Celia Zavala

Celia Zavala
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

CELIA ZAVALA
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
RODRIGO A. CASTRO-SILVA
County Counsel

By [Signature]
Lester J. Tolnai
Chief Deputy County Counsel