ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code that corrects minor technical errors and discrepancies, reformats, and reorganizes sections, streamlines procedures, makes the County Code consistent with State law and other County regulations, and adds definitions and clarifies code language for ease of implementation.

DAWYN R. HARRISON
County Counsel

By Lisa Jacobs
LISA C. JACOBS
Deputy County Counsel
Property Division

LJ:bh

Requested: 03-20-2023
Revised: 07-17-2023

ORDINANCE NO. 2023-0038

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code that corrects minor technical errors and discrepancies, reformats, and reorganizes sections, streamlines procedures, makes the County Code consistent with State law and other County regulations, and adds definitions and clarifies code language for ease of implementation.

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

SECTION 1. Section 22.02.050 is hereby amended to read as follows:

22.02.050 Consistency with the General Plan.

A. General Plan Goals and Policies. Building permits may only be issued for developments and land uses that conform to the goals and policies of the General Plan, and any applicable Area, Community, or Neighborhood Plan.

B. Use.

1. ~~Unless~~General. Except as otherwise ~~permitted by State law~~specified in Subsection B.2, below, building permits may be issued only for those land uses that are allowed through zoning and deemed compatible with the general intended uses of the land use designation in the General Plan, or an applicable Area, Community, or Neighborhood Plan.

2. Housing Development Project. Notwithstanding Subsection B.1, above, building permits may be issued for a housing development project, as defined in Section 22.14.80, without a zone change, even if the use is prohibited in the zone, so long as the housing development project is consistent with the general intended uses of

the land use designation in the General Plan, or an applicable Area, Community, or Neighborhood Plan. The housing development project may be subject to standards of a zone that are consistent with the general intended uses of the land use designation in the General Plan, or an applicable Area, Community, or Neighborhood Plan, pursuant to section 65589.5(i)(4) of the California Government Code.

. . .

SECTION 2. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

. . .

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), Chapter 22.166 (Housing Permits), and Section 22.246.090 (Private Art in Public Development Program):

. . .

Major transit stop. As defined in section 21155(b) of the California Public Resources Code.

Religious institution affiliated housing development project. A housing development project that meets all of the following requirements:

1. It is located on one or more contiguous lots that are each

owned, entirely, whether directly or through a wholly owned company or corporation, by a religious institution.

2. It qualifies as being near collocated religious-use parking by being on or adjacent to a lot with religious-use parking or by being located within one-tenth of a mile of a lot that contains religious-use parking.

3. It qualifies for a density bonus under section 65915 of the California Government Code and this Chapter 22.120.

. . .

Alternative Financial Services. The following terms are defined solely for Section 22.140.690 (Alternative Financial Services):

Alternative financial service. A ~~use that charges a percentage fee to provide a loan or cash a check. This term includes, but is not limited to,~~ deferred deposit transaction (payday) lender, check casher, ~~and~~or motor vehicle (auto) title lender~~s~~. This term shall not include a ~~check cashing service or any state or federally chartered~~financial institution with a State or federal charter, such as a bank, credit union, ~~mortgage lender,~~ savings and loan association, or industrial loan company~~, or non-profit financial institution~~.

~~Bank. This term shall have the same meaning as set forth in section 1561 of the California Financial Code.~~

Check casher. A business that for compensation engages, in whole or in part, in the cashing of checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. ~~This term shall not include a check cashing service or~~

~~any state or federally chartered bank, credit union, mortgage lender, savings and loan association, industrial loan company, or non-profit financial institution.~~This term shall not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cashes checks or issues money orders for a fee not exceeding two dollars as a service to its customers that is incidental to its main purpose or business. This term includes businesses subject to Title 1.6f (Check Cashers) of Part 4 of Division 3 of the California Civil Code.

~~Check cashing service. A retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers, that cashes checks or issues money orders for a fee not exceeding two dollars ($2) as a service to its customers that is incidental to its main business purpose.~~

~~Credit union. This term shall have the same meaning as set forth in section 14002 of the California Financial Code.~~

Deferred deposit transaction (payday) lender. ~~An individual or corporation licensed by the commissioner of the California Department of Business Oversight that: engages in the business of selling checks, drafts or money orders; receives money as an agent of a customer bound by contract for the purpose of paying bills, invoices or accounts of such customer; or accepts money in payment of utility bills, unless acting as an authorized agent for a utility company.~~A business that offers, originates, or makes a deferred deposit transaction, where such business defers the deposit of a customer's personal check until a specific date, pursuant to a written agreement for a fee or other

charge. This term includes businesses subject to Division 10 (California Deferred Deposit Transaction Law) of the California Financial Code.

~~Industrial loan company. This term shall have the same meaning as set forth in section 18003 of the California Financial Code.~~

~~Mortgage lender. A bank or trust company, mortgage banker, state or federally chartered savings and loan association, service corporation, or other financial institution or governmental agency which is deemed capable of providing service or otherwise aiding in the financing of construction loans and mortgage loans.~~

Motor vehicle (auto) title lender. A business that ~~grants a short-term loan to a borrower in exchange for repaying the principal amount borrowed plus interest. To obtain the loan, the borrower offers the title to their car, motorcycle, mobile home, truck, van, or other vehicle operated on public highways and streets, as collateral should the borrower default in repaying the loan within the agreed upon time.~~provides a loan secured by the title of a motor vehicle. This term includes businesses subject to Division 9 (California Financing Law) of the California Financial Code that provide consumer or commercial loans secured in whole or in part by the title of a motor vehicle.

~~Savings and loan association. This term shall have the same meaning as an "eligible savings and loan association" as set forth in section 16600 of the California Government Code.~~

. . .

SECTION 3. Section 22.14.080 is hereby amended to read as follows:

22.14.080 H.

. . .

Highway line. The right-of-way line established for an alley, street, or highway by this Title 22. Such line shares the same boundary with the lot line on a property adjoining a fully widened alley, street, or highway, with the exception of a limited secondary highway or a street that uses an alternative cross-section as described in Sections 21.24.065 and 21.24.090 of Title 21 (Subdivisions) of the County Code.

Hillside Management Area (HMA). Land which contains terrain with a natural slope gradient of 25 percent or steeper.

Hillside Management Areas (HMAs). The following terms are defined solely for Chapter 22.104 (Hillside Management Areas):

. . .

Hotel. A lodging establishment containing six or more guest rooms or suites and offering temporary overnight accommodations for guests with a maximum rental period of 30 days. Access to all guest rooms is from one or more interior walkways.

Housing Accountability Act. The following terms are defined for the purposes of Sections 22.02.050 (Consistency with the General Plan) and 22.222.200 (Findings and Decisions):

Housing development project. A development project consisting of any of the following: 1) two or more dwelling units, including a development project that includes both a single-family residence and an accessory dwelling unit; 2) a land

division subject to Title 21 (Subdivision) of the County Code consisting of dwelling units or unimproved residential lots; 3) a mixed use development consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use; 4) transitional housing; or 5) supportive housing. A housing development project may consist of attached or detached units and may occupy more than one parcel, so long as all parcels on which the development is proposed are included in the same development application.

Housing for very low-, low-, or moderate-income households. A housing development project that has either one of the following: 1) at least 20 percent of all dwelling units are sold or rented to lower income households; or 2) all dwelling units are sold or rented to moderate or middle-income households.

SECTION 4. Section 22.14.150 is hereby amended to read as follows:

22.14.150 O.

. . .

Oak Tree Permits. The following terms are defined solely for Chapter 22.174 (Oak Tree Permits):

. . .

Damage. Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, the acts of burning, applying toxic substances, operating equipment, or machinery, paving, changing the natural grade, trenching, or excavating within the protected zone of an oak tree.

Heritage oak tree. Any oak tree measuring 36 inches or more in diameter, measured four and one-half feet above the natural grade or any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than 36 inches.

. . .

SECTION 5. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

. . .

Special use permit. Whenever this Title 22, or any case granted thereunder, refers to a "special permit" or a "special use permit," it shall be construed to mean a Conditional Use Permit.

Specific adverse impact. As defined in subsections (d)(2) and (j)(1)(A) of section 65589.5 of the California Government Code.

. . .

SECTION 6. Section 22.110.190 is hereby amended to read as follows:

22.110.190 Modifications Authorized.

. . .

B. Public Works. The Director of Public Works, without notice or hearing, may grant a modification to yard or setback regulations required by this Title 22 or any other ordinance where topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line, except for

the supplemental yards established contiguous to limited secondary highways, as described in Section 22.110.080.E, may be modified with the approval of a Yard Modification (Chapter 22.196) application. The Director of Public Works shall notify the Director of all modifications which the Director of Public Works has granted.

SECTION 7. Section 22.120.080 is hereby amended to read as follows:

22.120.080 Parking.

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

. . .

B. Religious Institution Affiliated Housing Development Projects. Any religious institution affiliated housing development project shall be eligible for a reduction in parking requirements in accordance with section 65913.6 of the California Government Code.

SECTION 8. Section 22.140.060 is hereby amended to read as follows:

22.140.060 Animal Keeping, Commercial.

. . .

B. Animals in Circuses and Temporary Animal Exhibitions.

. . .

2. Standards. Animals may be used, kept, or maintained as part of a circus or animal exhibition on a temporary basis for up to seven days in Zones C-MJ, and C-R, and for up to 14 days in Zones M-1, M-1.5, and M-2 provided that such

animals are used, kept, or maintained pursuant to all regulations of the Department of Animal Care and Control. Any requests for the keeping of animals for longer than the time specified for the zone in conjunction with the circus or temporary animal exhibition requires a Conditional Use Permit (Chapter 22.158) application.

SECTION 9. Section 22.140.070 is hereby amended to read as follows:

22.140.070 Animal Keeping, Noncommercial or Personal Use.

. . .

C. Animal Keeping Permitted—Limitations. A person shall not keep or maintain any animal for personal use in any zone other than those specified as permitted in this Section. This Section shall not prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions of the zone.

. . .

4. Wild Animals Kept as Pets.

. . .

b. Maximum Number Permitted. For each dwelling unit, the occupant may keep the animals listed in Table 22.140.070-B, below.

TABLE 22.140.070-B: WILD ANIMALS KEPT AS PETS	
The following wild animals are permitted.	
. . .	
The following wild animals are permitted, except that on a lot having an area of less than 10,000 square feet per dwelling unit, a maximum of three of the following animals in any combination are permitted.	
. . .	
~~Chipmunks~~	Pigeons
Finches	~~Ravens~~
. . .	
Guinea pigs	~~Steppe legal eagles~~
. . .	
Hawks	~~Turtles~~
. . .	

. . .

d. No animals from species determined to be restricted by the California Department of Fish and Wildlife shall be kept as pets.

. . .

SECTION 10. Section 22.140.080 is hereby amended to read as follows:

22.140.080 Animal Raising.

. . .

C. Hogs or Pigs.

1. Number Permitted. The maximum number of weaned hogs, ~~or~~ pigs, or pygmy pigs allowed per lot is:

. . .

2. Development Standards.

a. The pigs or hogs may be kept and located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot. This Subsection C.2.a shall not apply to pygmy pigs.

b. The pigs or hogs may be kept and located not less than 50 feet from any habitable building. This Subsection C.2.b shall not apply to pygmy pigs.

. . .

SECTION 11. Section 22.140.370 is hereby amended to read as follows:

22.140.370 Mobilehome Parks.

A. Applicability. This Section applies to mobilehome parks in all zones where ~~allowed~~permitted.

. . .

SECTION 12. Section 22.140.650 is hereby amended to read as follows:

22.140.650 Accessory Overnight Safe Parking.

. . .

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, and excluding parking as a transitional use subject to Section 22.140.440 (Parking as a Transitional Use).

. . .

SECTION 13. Section 22.140.690 is hereby amended to read as follows:

22.140.690 Alternative Financial Services.

. . .

E. Existing Uses.

1. Alternative financial services that were lawfully existing as of ~~(effective date of the ordinance to be inputted here)~~April 8, 2021, the effective date of this Section, may remain in their present condition, subject to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings, and Structures).

2. Alternative financial services that were lawfully existing as of ~~(effective date of the ordinance to be inputted here)~~April 8, 2021, the effective date of this Section, may be enlarged, expanded, or relocated only if the business is brought into compliance with the development and performance standards of this Section.

. . .

SECTION 14. Section 22.174.030 is hereby amended to read as follows:

22.174.030 Applicability.

. . .

B. Exemptions. ~~This Chapter shall not apply to:~~An Oak Tree Permit is not required for:

. . .

1. Any oak tree related to any permit, variance, or tentative map for a subdivision, including a minor land division, approved by the Board, Commission, Hearing Officer, or the Director prior to August 20, 1982, the effective date of this Chapter.

2. Cases of emergency caused by an oak tree being in a hazardous or dangerous condition through structural weakness, insect damage or decay, or being

irretrievably damaged or destroyed through flood, fire, wind, or lightning, as determined after visual inspection by ~~a licensed~~the County ~~f~~Forester ~~with the Fire Department, Forestry Division (Fire Department)~~. Following this determination, the County Forester shall issue an Oak Tree Permit Exemption that will be filed with Regional Planning and expire in 90 days. Upon expiration, the tree must be re-inspected by the County Forester for a new Oak Tree Permit Exemption to be issued.

. . .

SECTION 15. Section 22.174.040 is hereby amended to read as follows:

22.174.040 Application and Review Procedures.

. . .

B. Additional Application Materials. In addition to Subsection A, above, the following application materials shall be required:

. . .

2. Oak Tree Report.

. . .

v. Identification of those trees shown on the site plan which may be classified as heritage oak trees. ~~Heritage oak trees are either of the following:~~

~~(1) Any oak tree measuring 36 inches or more in diameter, measured four and one-half feet above the natural grade; or~~

~~(2) Any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than 36 inches.~~

. . .

D. Application Without a Public Hearing.

1. An application to remove, encroach, or relocate not more than one oak tree in conjunction with a single-family residence permitted in the zone with a Ministerial Site Plan Review (Chapter 22.186), shall be filed and processed in compliance with this Subsection D and this Chapter. An oak tree defined as a Heritage Oak Tree in Chapter 22.14 (Definitions), shall not be eligible for review per this Subsection D, but shall be reviewed in accordance with Subsection E, below.

. . .

SECTION 16. Section 22.222.060 is hereby amended to read as follows:

22.222.060 Multiple Applications.

. . .

B. Findings for Multiple Discretionary Applications. ~~When two or more discretionary applications are filed on a property, the Review Authority in making its findings shall consider each case individually and as if each application was filed separately.~~

1. General. When two or more discretionary applications are filed on a property, the Review Authority in making its findings shall consider each case individually and as if each application was filed separately.

2. Housing Accountability Act. When two or more discretionary applications are filed for an emergency shelter or a housing development project, including housing for very low-, low-, or moderate-income households, as defined in

Section 22.14.080, findings and decisions on all such applications shall be subject to Section 22.222.200.B.2 (Housing Accountability Act).

. . .

SECTION 17. Section 22.222.070 is hereby amended to read as follows:

22.222.070 Application Filing and Withdrawal.

. . .

C. Resubmission of Application. No discretionary application shall be filed or accepted if a final action (approval or denial), excluding a denial of an inactive application in accordance with Section 22.222.100 (Denial of Inactive Application), has been taken within one year on an application requesting the same or substantially the same permit.

. . .

SECTION 18. Section 22.222.080 is hereby amended to read as follows:

22.222.080 Fees and Deposits.

. . .

C. Refunds.

1. Fee Refunds. If an application is withdrawn as provided in Section 22.222.070.D (Withdrawal of Application), the Director shall refund a portion of the filing fee in accordance with the refund policy on file with the Department. The purpose of the refund policy is to ensure that the Department recovers the costs it has incurred up to the time the application is withdrawn. There shall be no refund of any

portion of the filing fee after the publication of notice per Section 22.222.180 (Publication).

~~a. Three-fourths of the fee shall be refunded if the application is withdrawn prior to the mailing of the first written request by the Director for materials.~~

~~b. One-half of the fee shall be refunded if the application is withdrawn after the mailing of the first written request by the Director for materials, but prior to publication of notice per Section 22.222.180 (Publication) or prior to the start of the public hearing by the Commission or Hearing Officer.~~

~~c. There shall be no refund of any portion of the fee after:~~

~~i. The publication of notice per Section 22.222.180 (Publication);~~

~~ii. The start of the public hearing by the Commission or Hearing Officer; or~~

~~iii. The Commission, Hearing Officer, or Director takes final action on the application.~~

2. Deposit Account Refunds. If requested by the applicant, the Director shall refund the unused portion of a deposit account after final action has been taken on an application or after the application has been withdrawn.

SECTION 19. Section 22.222.100 is hereby amended to read as follows:

22.222.100 Denial of Inactive Application.

A. Inactive Application. If the applicant does not provide all items required by Section 22.222.070 (Application Filing and Withdrawal) or Section 22.222.090 (Initial

Application Review) within the time period specified by the Director, or, if no time is specified, within 30 days of notification, the Director may deem the application inactive. The Director may extend the time period upon written request from the applicant. ~~Once the Director deems an application inactive,~~Unless contrary to State law, the Director or Hearing Officer may deny an application according to Subsection B or C, below, once the Director deems an application inactive.

B. Denial by Director. When any of the following applications are deemed inactive per Subsection A, above, ~~T~~the Director may deny ~~any application for a Ministerial Site Plan Review (Chapter 22.186) in accordance with the following:~~the application without a public hearing. The Director's decision is final and not subject to administrative appeal.

1. ~~When an application is deemed inactive per Subsection A, above. Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).~~Adult Business Permit (Chapter 22.150);

2. ~~If the Director takes no action on an application within 90 days from the date of filing, it shall constitute a denial of such application.~~Administrative Housing Permit (Chapter 22.166) unless filed concurrently with a discretionary or legislative application;

3. ~~The Director's decision is final and not subject to administrative appeal.~~Los Angeles County Mills Act Program (Chapter 22.168);

4. Lot Line Adjustments (Chapter 22.170);

5. Oak Tree Permit (Chapter 22.174) unless a public hearing is required in accordance with Section 22.174.040;

6. Parking Deviations, Minor (Chapter 22.176);

7. Requests for Reasonable Accommodations (Chapter 22.182);

8. Revised Exhibit "A"s (Chapter 22.184);

9. Site Plan Review, Ministerial (Chapter 22.186);

10. Special Events Permits (Chapter 22.188); and

11. Urban Agriculture Incentive Zone Program (Chapter 22.192).

C. Denial by Hearing Officer. When any application not listed in Subsection B, above, is deemed inactive per Subsection A, above, the Hearing Officer may deny the application without a public hearing. The Hearing Officer's decision is final and not subject to administrative appeal.

~~1. Denial. The Hearing Officer may deny, without a public hearing, any application not listed in Subsection B, above, if such application is deemed inactive per Subsection A, above. The Hearing Officer may allow the applicant to amend such application without the filing of additional application fees prior to final action (denial). Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).~~

~~2. New Application. Once an application is denied for inactivity, any new application shall be filed in compliance with Section 22.222.070 (Application Filing and Withdrawal).~~

D. If an application is denied for inactivity in accordance with Subsection B or C, above, the denial shall be issued in accordance with Section 22.222.220 (Notice of Action). No application requesting the same or substantially the same permit shall be filed or accepted within 30 days after the final action.

SECTION 20. Section 22.222.200 is hereby amended to read as follows:

22.222.200 Findings and Decisions.

A. Findings. After evaluating the application, plans, testimony, reports, and all other materials that constitute the administrative record, the Review Authority shall make findings required by this Title 22 or State law. Findings required by this Title 22 are specific to the permit or review, zone, use, supplemental district, or as otherwise specified by this Title 22. The Review Authority may make findings, in addition to the findings required by this Title 22, after evaluating the administrative record.

B. Decision. ~~After evaluating the administrative record, the Review Authority may approve, conditionally approve, or deny the application:~~

1. General. After evaluating the administrative record, the Review Authority may approve, conditionally approve, or deny the application:

~~1~~a. Approve. Where the Review Authority finds that the administrative record substantiates all of the findings required by this Title 22, the Review Authority may:

~~a~~i. Approve the application;

~~b~~ii. Approve the application contingent upon compliance with applicable provisions of other ordinances; and

~~c~~iii. Impose conditions of use deemed reasonable and necessary to ensure that the approval will be in compliance with ~~any~~the findings made by the Review Authority.

~~2~~b. Deny. Where the Review Authority finds that the administrative record does not substantiate all of the findings required by this Title 22 for approval, or the administrative record substantiates the findings required by this Title 22 for denial, the Review Authority shall deny the application.

2. Housing Accountability Act. Notwithstanding Subsection B.1, the Review Authority shall not deny, conditionally approve to reduce the density of, or make infeasible emergency shelters or housing development projects, including housing for very low-, low-, or moderate-income households, without making the required findings, pursuant to section 65589.5 of the California Government Code, also known as the Housing Accountability Act.

SECTION 21. Section 22.308.070 is hereby amended to read as follows:

22.308.070 Zone Specific Development Standards.

. . .

E. Zones M-1 and M-1.5.

. . .

9. Outdoor ~~Businesses~~Commercial and Industrial Uses. ~~All principal business uses conducted outside an enclosed structure within 500 feet of a Residential Zone, school, or park shall require an approved Conditional Use Permit (Chapter 22.158).~~

a. Any principal commercial and industrial uses conducted outside an enclosed structure shall require a Conditional Use Permit (Chapter 22.158) if located within 500 feet of a Residential Zone, residential use, school, or park, measured from the lot line of the subject property.

b. A Conditional Use Permit shall not be required where the subject property conducts accessory outdoor parking or storage of vehicles, including the accessory outdoor parking or storage of commercial vehicles with registered net weights of 5,600 pounds or less, unladen.

SECTION 22. 22.312.070 is hereby amended to read as follows:

22.312.070 Zone Specific Development Standards.

. . .

B. Commercial and Industrial Zones.

. . .

7. Outdoor ~~Activities~~Commercial and Storage Uses. ~~All principal uses within 500 feet of a residentially or agriculturally zoned property that are conducted outside an enclosed structure or involve outdoor storage shall require a Conditional Use Permit (Chapter 22.158).~~

a. Any principal commercial or industrial use conducted outside an enclosed structure, or that involves outdoor storage, shall require a Conditional Use Permit (Chapter 22.158) if located within 500 feet of a Residential Zone, residential use, or Agricultural Zone, as measured from the lot line of the subject property.

b. A Conditional Use Permit shall not be required where the subject property conducts accessory outdoor parking or storage of vehicles, including the accessory outdoor parking or storage of commercial vehicles with registered net weights of 5,600 pounds or less, unladen.

. . .

SECTION 23. Section 22.350.070 is hereby amended to read as follows:

22.350.070 Zone Specific Development Standards.

. . .

F. Zone M-1.

. . .

2. ~~All activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a Conditional Use Permit (Chapter 22.158).~~Any principal commercial or industrial use, except for parking, vending machines, shopping carts, and accessory uses, conducted outside an enclosed structure shall require a Conditional Use Permit (Chapter 22.158) if located within 500 feet of a Residential Zone or residential use, as measured from the lot line of the subject property.

a. A Conditional Use Permit shall not be required where the subject property conducts accessory outdoor parking or storage of vehicles, including the accessory outdoor parking or storage of commercial vehicles with registered net weights of 5,600 pounds or less, unladen.

. . .

[2202050LJCC]

SECTION 24. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Chair

ATTEST:

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

I hereby certify that at its meeting of August 8, 2023 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	Supervisors	None
	Lindsey P. Horvath		
	Janice Hahn		
	Kathryn Barger		Absent
			Holly J. Mitchell

Effective Date: September 7, 2023

~~Operative Date:~~

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 _____ Deputy

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By _____

Nicole Davis Tinkham
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2023\2023-0038