ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to include minor, technical changes to the Green Zones Ordinance for clarity and ease of use, and establish a new Combining Zone, the Green Zone (-GZ), which serves to identify industrially-zoned parcels that are currently subject to the Green Zones Ordinance.

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Property Division

AP:ll

Requested: 10/04/23
Revised: 04/22/24

ORDINANCE NO. 2024-0028

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to include minor, technical changes to the Green Zones Ordinance for clarity and ease of use, and establish a new Combining Zone, the Green Zone (-GZ), which serves to identify industrially-zoned parcels that are currently subject to the Green Zones Ordinance.

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

SECTION 1. Section 22.06.030 is hereby amended to read as follows:

22.06.030 Combining Zones.

Combining ~~z~~Zones are established according to Table 22.06.030-A, below. Combining ~~z~~Zones are established as additional zone designations used in combination with the basic zone.

TABLE 22.06.030-A: COMBINING ZONES	
Abbreviation	Full Name
-BE	Billboard Exclusion
-DP	Development Program
-P	Parking
~~-CRS~~	~~Commercial—Residential~~
-IP	Industrial Preservation
-GZ	Green Zone

SECTION 2. Section 22.14.030 is hereby amended to read as follows:

22.14.030 C.

. . .

Child care center. A facility other than a large family child care home or a small family child care home in which less than 24-hour-per-day non-medical care and

supervision is provided for children in a group setting as defined and licensed under ~~S~~section 1596.750 of the California Health and Safety Code.

CNG fueling station. See "Compressed natural gas fueling station."

Coastal Act. The California Coastal Act of 1976, commencing with ~~S~~section 30000 of the California Public Resources Code.

. . .

SECTION 3. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

. . .

Senior citizen residence. See "Accessory dwelling unit."

Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards - including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence or a legal, nonconforming residence in an industrial zone.

. . .

SECTION 4. 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
. . .								
Service Uses								
. . .								
Domestic violence shelters	SPR	SPR	SPR	SPR	SPR	SPR	-	Section 22.140.180
Drive-through establishments, drive-through facilities, and drive-through services	SPR [32] CUP [31, 32]	~~SPR [32/] CUP [31, 32]~~	SPR [32]/ CUP [31, 32]	SPR [32]/ CUP [31, 32]	SPR [32]/ CUP [31, 32]	SPR [32]/ CUP [31, 32]	-	Section 22.140.185
. . .								
Vehicle-Related Uses								
. . .								
Vehicle services								
. . .								
Automobile repair garages, excluding body and fender work, painting, and upholstering	-	-	-	SPR[14]	SPR[14]	-	CUP[4, 1]	Section 22.140.100
Automobile service stations	-	SPR[33] / CUP [31]	SPR[33] / CUP [31]	SPR[33] / CUP [31]	SPR[33] / CUP [31]	SPR[33] / CUP [31]	CUP[34]	Section 22.140.100
Automobile supply stores	-	SPR	SPR	SPR[14]	SPR[14]	SPR	CUP[4]	Section 22.140.100
CNG fueling station	-	CUP[34]	CUP[34]	CUP[34]	CUP[34]	CUP[34]	CUP[34]	

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:								
. . . 31. Applies to new use on parcels within a 500-foot radius of a lot containing an existing sensitive use in the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria. 32. In cases not described in Note 31, above, use shall be subject to the same permit or review application of the basic zone for the retail or service business the use is associated with. 33. In cases not described in Note 31, above. 34. Subject to Section 22.140.100.D, if a new use is established on parcels within a 500-foot radius of a lot containing an existing sensitive use in the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria.								

. . .

SECTION 5. 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
. . .			
Service Uses			
. . .			
Domestic violence shelters	SPR	SPR	Section 22.140.180
Drive-through establishments, drive-through facilities, and drive-through services	CUP	CUP	
. . .			

. . .

SECTION 6. The Chapter headings for Division 4 are hereby amended to read as follows:

DIVISION 4 COMBINING ZONES AND SUPPLEMENTAL DISTRICTS

. . .

Chapter 22.82 HISTORIC DISTRICTS

Chapter 22.84 GREEN ZONE ~~DISTRICTS~~

SECTION 7. The Section headings for Chapter 22.84 are hereby amended to read as follows:

22.84.010 Purpose.

22.84.020 Applicability.

22.84.030 Prohibited Uses.

22.84.0340 Standards and Requirements for Specific Uses.

22.84.0450 Schedule for Compliance for Existing Legally-Established Uses.

~~**22.84.050 Green Zone Districts Map**~~

SECTION 8. Chapter 22.84 is hereby amended to read as follows:

Chapter 22.84 GREEN ZONE ~~DISTRICTS~~.

22.84.010 Purpose.

The Green Zone ~~Districts~~, Zone ( )-GZ, ~~are~~is a Combining Zone established to identify industrially-zoned parcels, including those in a Specific Plan, that are within a 500-foot radius of a lot containing a sensitive use, and therefore, subject to specific land use regulations set forth in this Chapter. The Green Zone promotes environmental

justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. This Chapter provides regulations and procedures for new and existing land uses to ensure that such land uses will be operated in consideration of the surrounding sensitive uses as defined in Chapter 22.14 (Definitions), minimizing potential adverse health and safety impacts, and promoting clean industrial uses. ~~The Green Zone Districts are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria.~~

22.84.020 Applicability.

A. General Applicability. Except as specified otherwise in this Title 22, ~~T~~this Chapter applies to ~~uses that are located in permitted zones within the Green Zone Districts, as depicted on Figure 22.84.050-A, and meet all criteria described below:~~ parcels that are zoned ( )-GZ and contain a new or legally-established existing use that is one of the following:

1. ~~Types of uses.~~Listed under the Industrial Uses category, with the exception of uses under the Airport-related sub-category, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones);

~~a. New and existing, legally-established uses listed under the Industrial Uses category, except for the airport-related sub-category, in Table~~

~~22.22.030-B (Principal Use Regulations for Industrial Zones), including airports, heliports, helistops, and landing strips.~~

~~b. New and existing, legally-established uses listed under Recycling and Solid Waste Uses category in Table 22.22.030-B (Principal Use Regulations for Industrial Zones).~~

~~c. New and existing, legally-established uses listed under the Vehicle-Related Uses, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category. Supply stores under the vehicle services sub-category that are within fully enclosed buildings are also not subject to this Chapter.~~

~~d. New automobile service stations and new drive-through establishments as defined in Chapter 22.14 (Definitions), listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones).~~

2. ~~Location of uses.~~Listed under Recycling and Solid Waste Uses category in Table 22.22.030-B (Principal Use Regulations for Industrial Zones);

~~a. Any lots, or portion thereof, that contain the uses described in Subsections 1.a, 1.b, 1.c, or 1.d, above, and are located within a 500-foot radius of a lot that contains a sensitive use as defined in Chapter 22.14 (Definitions) as of the effective date of this ordinance, shall comply with the requirements in Sections 22.84.030, 22.84.040, and 22.84.050, below.~~

~~b. For the purpose of this Chapter, all requirements shall also apply to such lots, or portions thereof, if the sensitive use within a 500-foot radius is located within an incorporated area and is also a residential use.~~

~~3. Prohibited uses. The following uses are prohibited within a 500-foot radius of a lot containing a sensitive use in Green Zone Districts, except where noted:~~Listed under the Vehicle-related Uses, with the exception of uses under the Vehicle Sales and Rentals sub-category, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones). Supply stores under Vehicle Services sub-category that are within fully enclosed buildings are also not subject to this Chapter;

~~a. Acid manufacture.~~

~~b. Anaerobic digestion facility, except as an accessory to a legally-established use that processes waste generated on-site only.~~

~~c. Auto dismantling (outdoor operation).~~

~~d. Cement, lime, gypsum, or plaster of Paris manufacture.~~

~~e. Chipping and grinding.~~

~~f. Combustion or non-combustion biomass conversion facility, except for a non-combustion biomass conversion facility that processes waste generated on-site only.~~

~~g. Composting facility, except for green waste composting only.~~

~~h. Compressed natural gas manufacture.~~

~~i. Construction and demolition facility, recycling.~~

~~j. Conversion technology facility, recycling, or solid waste.~~

~~k. Distillation of bones.~~

~~l. Drop hammers.~~

~~m. Explosives.~~

~~n. Forging works.~~

~~o. Fertilizer manufacture, except accessory composting of on-site generated waste associated with a legally-established commercial or agricultural use.~~

~~p. Gas manufacture, except accessory anaerobic digestion of on-site generated waste associated with a legally-established commercial or agricultural use.~~

~~q. Glue manufacture.~~

~~r. Inert Debris landfills.~~

~~s. Inert Debris processing facilities, recycling.~~

~~t. Materials recovery facilities, new.~~

~~u. Metal plating (prohibited within a 1,000-foot radius of a lot containing a sensitive use in Green Zone Districts).~~

~~v. Polymer plastics and foam manufacture.~~

~~w. Scrap metal yards (outdoor operation).~~

~~x. Smelting of tin, copper, zinc or iron ores.~~

~~y. Solid waste landfills.~~

~~z. Tannery or the curing or storage of raw hides.~~

~~aa. Transfer stations.~~

4. ~~Schedule for compliance. Existing structures or development for the uses subject to this Chapter shall comply with the applicable provisions of this Chapter, pursuant to Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses), below.~~A new drive-through establishment, drive-through facility, or drive-through service, established on or after July 14, 2022; or

5. ~~Exemption. Notwithstanding Subsection 1.a, above, this Chapter shall not apply to the following:~~A new automobile service station or a new CNG fueling station, established on or after July 14, 2022.

~~a. Any existing, legally-established uses that have been operating with an approved discretionary land use permit as provided by this Title 22, until the expiration date of such permit or until a new discretionary permit is required.~~

~~b. Any existing, legally-established automobile service station, for which a valid building permit has been issued prior to the effective date of this ordinance.~~

B. ~~Exceptions.~~Applicability of Schedule for Compliance. Existing, legally-established uses, structures, or development subject to this Chapter shall comply with all applicable provisions in Section 22.84.050 (Schedule for Compliance for Existing, Legally-Established Uses).

1. ~~When in conflict with other provisions of Title 22, the more restrictive requirements shall apply.~~

2. ~~Improvements made pursuant to this Chapter shall not be subject to Chapter 22.172 (Nonconforming Uses, Buildings, and Structures).~~

C. Exceptions. Notwithstanding Subsections A and B, above:

1. This Chapter shall not apply to any existing industrial, recycling or solid waste, or vehicle-related uses, legally established prior to the establishment of a new sensitive use on or after July 14, 2022, on an adjacent or adjoining lot, pursuant to Chapter 22.134, if such sensitive use is the only sensitive use that is within a 500-foot radius of the lot containing the existing industrial, recycling or solid waste, or vehicle-related uses.

2. When in conflict with other provisions of this Title 22, the more restrictive requirements shall apply.

3. When a use is subject to a Conditional Use Permit (Chapter 22.158) or a Minor Conditional Use Permit (Chapter 22.160) pursuant to this Title 22, the Commission or Hearing Officer may impose a condition of approval that differs from a development standard, a performance standard, or the schedule for compliance prescribed in this Chapter.

D. Improvements Pursuant to this Chapter. Improvements made pursuant to this Chapter shall not be considered nonconforming pursuant to Chapter 22.172 (Nonconforming Uses, Buildings, and Structures), even if there is subsequently a more restrictive requirement in this Title 22 governing the same matter.

22.84.030 Prohibited Uses.

The following uses are prohibited in Zone ( )-GZ, except where noted:

A. Acid manufacture.

B. Anaerobic digestion facility, except as an accessory to a legally-established use that processes waste generated on-site only.

C. Auto dismantling (outdoor operation).

D. Cement, lime, gypsum, or plaster of Paris manufacture.

E. Chipping and grinding.

F. Combustion or non-combustion biomass conversion facility, except for a non-combustion biomass conversion facility that processes waste generated on-site only.

G. Composting facility, except for green waste composting only.

H. Compressed natural gas manufacture.

I. Construction and demolition facility, recycling.

J. Conversion technology facility, recycling, or solid waste.

K. Distillation of bones.

L. Drop hammers.

M. Explosives.

N. Forging works.

O. Fertilizer manufacture, except accessory composting of on-site generated waste associated with a legally-established commercial or agricultural use.

P. Gas manufacture, except accessory anaerobic digestion of on-site generated waste associated with a legally-established commercial or agricultural use.

Q. Glue manufacture.

R. Inert Debris landfills.

S. Inert Debris processing facilities, recycling.

T. Materials recovery facilities, new.

U. Metal plating (prohibited within a 1,000-foot radius of a lot containing a sensitive use).

V. Polymer plastics and foam manufacture.

W. Scrap metal yards (outdoor operation).

X. Smelting of tin, copper, zinc or iron ores.

Y. Solid waste landfills.

Z. Tannery or the curing or storage of raw hides.

AA. Transfer stations.

22.84.0~~3~~4~~0~~0 Standards and Requirements for Specific Uses.

A. Application Requirements.

1. The following uses shall ~~require~~be subject to a Conditional Use Permit (Chapter 22.158) ~~within a 500-foot radius of a lot containing a sensitive use in the Green Zone Districts as measured from any lot line~~in Zone ( )-GZ.

a. Drive-through establishments, drive-through facilities, and drive-through services, new.

b. Industrial Uses.

. . .

~~b~~c. Vehicle-~~R~~related Uses:

. . .

vi. Vehicle services, any automobile repair garages ~~that have accessory uses~~.

vii. Vehicle services, new automobile service stations, ~~including compressed natural gas filling stations~~.

viii. Vehicle services, automobile supply stores (outdoor only).

ix. Vehicle services, new CNG fueling stations.

~~c~~d. New development, change of use, or major improvements which increase either the floor area of a structure or the number of parking spaces, proposed on a site that is partially or entirely located within a half-mile radius of the boundaries of Superfund Sites, as identified in the United States Environmental Protection Agency ("U.S. EPA") National Priorities List. For these uses, an environmental site assessment (Phase 1 Study) shall be submitted.

. . .

4. All uses subject to a Conditional Use Permit may be required to submit a noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional at the request of Public Health. Mitigation measures, if required, shall be approved by Public Health prior to the permit being finalized.

5. Hazardous Sites. The following application materials shall be required for all permitted and conditionally permitted uses subject to this Chapter that are located on hazardous sites:

a. An appropriate federal, State, or local agency clearance letter where the project site is known to be a hazardous property or listed on the Cortese List maintained by the California Environmental Protection Agency ("Cal-EPA"); and

b. A Phase 1 study to demonstrate that the site is clear of contamination if it is known to have a previous use that potentially generated hazardous materials.

. . .

C. Development Standards.

1. Development Standards for All Permitted and Conditionally Permitted Uses Subject to this Chapter.

. . .

b. Landscaping on ~~s~~Street f~~F~~rontage. Required solid walls along street frontages shall be set back by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall be verified on a landscaping plan submitted to the Department and consist of the following:

. . .

c. Storage of Materials, Vehicles, or Equipment.

i. Any materials, vehicles, or equipment that are stored outdoors shall not ~~exceed the height of the~~ be ~~visible beyond the~~ surrounding wall from a line of sight from the public right-of-way or nearby sensitive use, shall be fully contained within the property boundaries, and shall not spill over onto public rights-of-way.

. . .

g. Vehicular ~~a~~Access and ~~o~~On-site ~~c~~Circulation for ~~c~~Cars and ~~t~~Trucks. For new uses, driveway entrances and exits shall be located as far away from sensitive uses as feasible, and on-site vehicular circulation and truck loading and unloading areas, including truck loading docks, shall be located in the rear or on the side of structures, or as far away from the nearest sensitive use as feasible, to the satisfaction of the Director. Queuing and check-in points for trucks must be located on-site and furthest away from any property lines that are closest to any nearby sensitive use, when feasible. In cases of infeasibility for uses subject to a Conditional Use Permit, an additional finding must be made to justify why this may not be possible.

. . .

~~k. Hazardous sites. Any proposed project on a parcel known to be a hazardous property or listed on the Cortese List maintained by the California EPA shall provide appropriate federal, State, or local agency clearance letter for the site. In addition, any parcel known to have a previous use that potentially generated hazardous materials shall demonstrate that the site is clear of contamination with a Phase 1 study.~~

2. New Development or Proposed Expansions to Existing, Legally-Established Uses Adjacent to or Adjoining Sensitive Uses.

a. Building setback. A minimum of a 10-foot setback shall be provided along the property lines adjacent to or adjoining sensitive uses. Any proposed additions above the ground floor of existing, legally-established uses adjacent to or adjoining sensitive uses shall also be set back 10 feet from the nearest property line.

. . .

3. Standards for Specific Uses. In addition to Subsection C.1 and C.2, above, the following standards shall apply to the uses listed below ~~on the effective date of this ordinance~~, unless otherwise specified.

a. Automobile and vehicle repair shops. No open vehicle hood is permitted outside of the building.

b. New automobile service stations~~, including compressed natural gas filling~~ or new CNG fueling stations:

. . .

c. Warehouses. The following standards apply to new warehouses. The following standards, except for Subsection vi, below, apply to existing warehouses, and shall be met ~~within five years of the effective date of this ordinance~~by July 14, 2027.

. . .

iii. Off-road ~~e~~Equipment. All off-road equipment (non-street legal), such as forklifts and other machinery, used on-site for warehouse

operations shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission.

iv. Landscaping ~~e~~Equipment. All landscaping equipment, such as lawn mowers and leaf blowers used on-site shall be electrically powered.

v. Zero-emission or ~~n~~Near-zero ~~e~~Emission ~~t~~Trucks. Warehouses with a minimum gross floor area of 100,000 square feet in a single building shall comply with AQMD Rule 2305 or current standards.

. . .

d. New drive-through establishments, drive-through facilities, and drive-through services. The following standards shall apply to new drive-through establishments, drive-through facilities, and drive-through services only:

. . .

E. Performance Standards for All Permitted and Conditionally Permitted Uses Subject to This Chapter.

1. Hours of ~~e~~Outdoor ~~e~~Operation. No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only.

. . .

22.84.045~~0~~ Schedule for Compliance for Existing, Legally-Established Uses.

A. E~~e~~xcept as specified otherwise, e~~E~~xisting~~,~~ legally-established uses that are ~~subject to this Chapter~~not listed in Section 22.84.030 (Prohibited Uses) shall be brought into compliance with all applicable requirements of this Chapter according to the schedule identified in Table 22.84.045~~0~~-A, belo~~w, as follows, provided that~~. ~~t~~T~~he~~ number of years to comply ~~is~~shall be accounted from ~~the effective date of this ordinance:~~July 14, 2022. Requests to further delay the required permit attainment or improvements in accordance with all applicable development or performance standards shall not be accepted.

TABLE 22.84.045~~0~~-A: SCHEDULE FOR COMPLIANCE FOR EXISTING, LEGALLY-ESTABLISHED USES UP TO 500 FEET FROM A SENSITIVE USE[1]			
Permit Required	3 Years	5 Years	7 Years
SPR for uses up to 100 feet from a Sensitive Use	Installation of any one or both of the following combined and no other improvements: signage, landscaping	Installation of walls, surfacing, or specific standards for warehouses, along with or without any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
SPR for uses between 101—500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
CUP or MCUP for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, if new building enclosure is not required; specific standards for warehouses.	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses	N/A	N/A	CUP or MCUP

TABLE 22.84.0450-A: SCHEDULE FOR COMPLIANCE FOR EXISTING, LEGALLY-ESTABLISHED USES UP TO 500 FEET FROM A SENSITIVE USE[1]			
Permit Required	3 Years	5 Years	7 Years
between 101—500 feet from a Sensitive Use			attainment and installation of all improvements
Notes:			
1. Section 242.84.0340.E (Performance Standards for All Permitted and Conditionally Permitted Uses Subject to This Chapter), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for the established use.			

1. Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use in a permitted zone and:

a. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.1.b (Landscaping on Street Frontage) or C.1.j (Perimeter Identification Signs) of Section 22.84.0340, only and no other improvements required, three years;

b. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for any one or combination of the requirements specified in Subsections C.1.a through C.1.j of Section 22.84.0340, except Subsection C.1.b (Landscaping on Steet Frontage) or C.1.j (Perimeter Identification Signs) alone or in combination, and except for Subsection C.1.d (~~Building~~ Enclosures), five years;

c. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.3.c (~~Standards for Specific Uses,~~ Warehouses) of Section 22.84.0340, five years;

d. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.1.d (~~Building~~ Enclosures)

only, or Subsection C.1.d along with any other requirements of Section 22.84.0~~3~~4~~0~~0, seven years;

e. Subject to a Conditional Use Permit (Chapter 22.158), pursuant to this Chapter for the requirements specified in Subsections C.1.a (Solid ~~w~~Walls), C.1.b (Landscaping on ~~s~~Street ~~f~~Frontage), C.1.j (Perimeter Identification Signs), or C.3.c (~~Standards for Specific Uses,~~ Warehouses) only, of Section 22.84.0~~3~~4~~0~~0, five years; or

f. Subject to a Conditional Use Permit (Chapter 22.158), pursuant to this Chapter for all other requirements, seven years.

2. Existing uses that are entirely or partially located between a 101-foot radius and a 500-foot radius of any lot containing a sensitive use and:

a. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsections C.1.a through C.1.j, except for C.1.d (~~Building~~ Enclosures) or subject to Subsection C.3.c (~~Standards for Specific Uses,~~ Warehouses) of Section 22.84.0~~3~~4~~0~~0, five years;

b. Subject to a Ministerial Site Plan (Chapter 22.186), pursuant to this Chapter for the requirements specified in Subsection C.1.d (~~Building~~ Enclosures) along with or without any other requirements of Section 22.84.0~~3~~4~~0~~0, seven years; or

c. Subject to a Conditional Use Permit (Chapter 22.158), pursuant to this Chapter, seven years. Uses that are subject to a Conditional Use Permit, pursuant to this Chapter shall be brought into full compliance with all applicable

requirements of this Chapter, no later than ~~no later than seven years from the effective date of the this ordinance~~July 14, 2029, or cease operations.

3. ~~All existing uses that have been operating with an approved discretionary land use permit prior to the effective date of this ordinance, as provided by this Title 22, shall be brought into full compliance with all applicable requirements of this Chapter upon a renewal of such permits or requirement for a new discretionary permit.~~

~~4~~3. Compliance shall be defined solely for this Chapter as the ~~implementation and/or construction of all required development standards for uses subject to Chapter 22.84r~~required permit is attained, the required improvements are constructed or installed, or the site is maintained and operated in accordance with all applicable development or performance standards of this Chapter within the timeframe identified in Table 22.84.04~~5~~0-A, above. For properties ~~requiring improvements that fall into~~subject to multiple compliance years for improvements, the longer~~r~~st timeline shall apply to all improvements, including compliance with all applicable performance standards.

~~5. Prohibited uses shall not be granted any time extension beyond their grant term, and shall not be subject to Chapter 22.172.~~

B. Notwithstanding any contrary provisions in this Section, if an existing use not listed in Section 22.84.030 (Prohibited Uses) was established by a discretionary permit valid on or after July 14, 2022:

1. If the discretionary permit contains a grant term, full compliance with all applicable development or performance standards of this Chapter, including any

site improvements, shall be required at the end of the grant term when renewal of the permit or a new discretionary permit is required; or

2. If the discretionary permit does not contain a grant term, full compliance with all applicable development or performance standards of this Chapter, including any site improvements, shall be required by July 14, 2042, when renewal of the permit or a new discretionary permit is required.

C. Nonconforming Uses.

1. Time Limits.

a. Nonconforming uses pursuant to Section 22.84.030 (Prohibited Uses) shall be subject to the time limits in Section 22.172.050.B.3 (Green Zone).

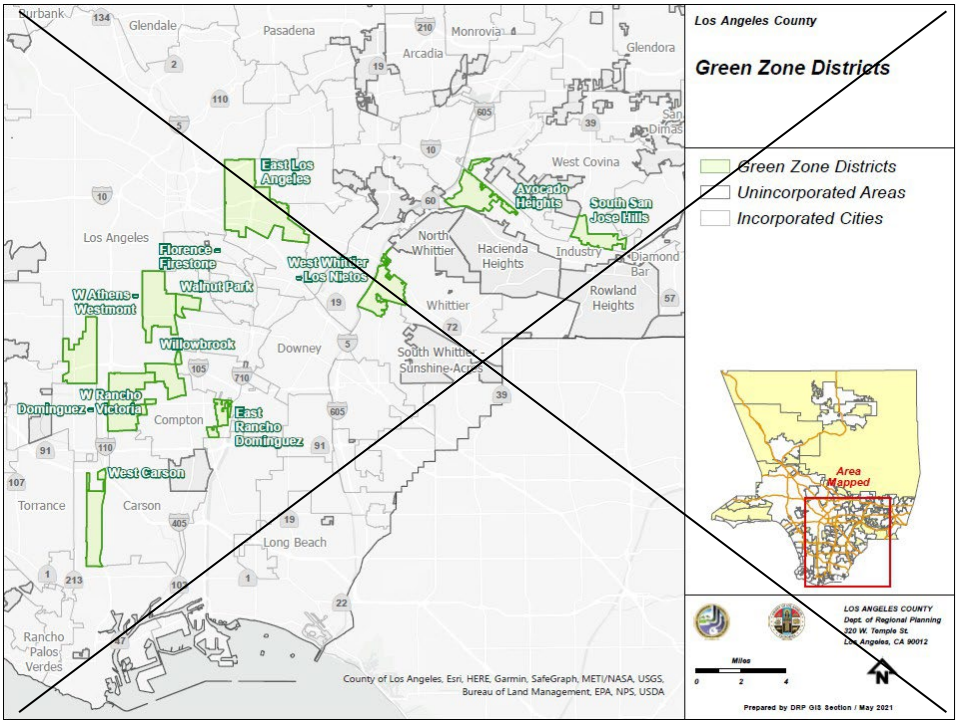
b. If a use listed in Subsections A.1, A.2, or A.3 of Section 22.84.020 is nonconforming due to the prohibition in the basic zone, the use shall be subject to the time limits in Section 22.172.050.B.3 (Green Zone), even if it is not prohibited, pursuant to Section 22.84.030 (Prohibited Uses).

2. Maintenance and Operation. Nonconforming uses described in Subsection C.1, above, shall be maintained and operated pursuant to Section 22.172.020.I (Maintenance and Operation of Nonconforming Uses in Green Zone).

~~**22.84.050 Green Zone Districts Map.**~~

~~The boundaries of the Green Zone District communities are shown on Figure 22.84.050-A: Green Zone Districts Boundaries, below.~~

~~FIGURE 22.84.050-A: GREEN ZONE DISTRICTS BOUNDARIES~~



SECTION 9. Section 22.110.040 is hereby amended to read as follows:

22.110.040 Accessory Structures and Equipment.

The following structures are permitted in required yards:

. . .

F. Equipment in Rear Yards. The following equipment may be placed in rear yards:

1. Trash enclosures <u>for developments not subject to Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste)</u>.

. . .

SECTION 10. Section 22.132.020 is hereby amended to read as follows:

22.132.020 Applicability.

This Chapter applies to recycling and solid waste storage associated with the following:

A. New non-residential development;

B. New residential ~~and~~or mixed use development with four or more primary units, excluding compact lot subdivision and single-family residential subdivision; and

C. Expansion by 50 percent or more of the existing floor area for existing non-residential ~~or~~, residential, or mixed use developments with four or more primary units, excluding compact lot subdivision and single-family residential subdivision.

SECTION 11. The Section headings for Chapter 22.134 are hereby amended to read as follows:

CHAPTER 22.134 SENSITIVE USES ADJACENT TO INDUSTRIAL, RECYCLING OR SOLID WASTE, OR VEHICLE-RELATED USES

Sections:

22.134.010 Applicability.

22.134.020 Additional Application Materials~~and Review Procedures~~.

22.134.030 Development Standards for Sensitive Uses.

SECTION 12. Section 22.134.010 is hereby amended to read as follows:

22.134.010 Applicability.

A. The standards and requirements in this Chapter shall apply to any new sensitive use, including dwelling units (except for accessory dwelling units), schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, and daycares or preschools as accessory to a place of worship, developed on a lot that is adjacent to or adjoins any legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.2~~0~~2.030-B (Principal Use Regulations for ~~Commercial~~Industrial Zones), except for vehicle sales and rentals sub-category.

B. ~~In Green Zone Districts,~~The approval of a new sensitive use shall not subject existing industrial, recycling or solid waste, or vehicle-related uses that are within a 500-foot radius of the lot containing the new sensitive use to the requirements of Chapter 22.84 (Green Zone ~~Districts~~).

SECTION 13. Section 22.134.020 is hereby amended to read as follows:

22.134.020 Additional Application Materials~~and Review Procedures~~.

~~A.~~ Applications to establish a new sensitive use adjacent to or adjoining an existing, legally-established industrial use, recycling or solid waste use, or vehicle-related use listed in Table 22.2~~0~~2.030-B (Principal Use Regulations for ~~Commercial~~Industrial Zones), except for vehicle sales and rentals sub-category, shall submit a Land Use Map, including a land use legend with symbols identifying existing land uses that are within a 500-foot radius of the property lines of the proposed site.

SECTION 14. The following section headings in Chapter 22.140 are hereby amended to read as follows:

CHAPTER 22.140 STANDARDS FOR SPECIFIC USES

Sections:

. . .

22.140.090 Apartment Houses, Incidental Commercial Services.

22.140.100 Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores~~—Accessory Uses~~.

. . .

SECTION 15. Section 22.140.100 is hereby amended to read as follows:

22.140.100 Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores~~—Accessory Uses~~.

. . .

C. Zone C-MJ. In Zone C-MJ, the following accessory uses are permitted:

1. Automobile ~~s~~Sales and ~~r~~Rental of ~~n~~New and ~~u~~Used ~~m~~Motor ~~v~~Vehicles. Incidental service and repair ~~is~~are permitted as an accessory use for automobile sales and rental of new and used motor vehicles, provided that all repair activities are conducted within an enclosed building~~:~~.

2. Automobile ~~s~~Supply ~~s~~Stores. Incidental service and repair and rental of utility trailers is permitted as an accessory use for automobile supply stores in compliance with Subsections A.1 and A.3, above.

D. Development Standards for Certain New Automobile Service Stations and CNG Fueling Stations.

1. Development standards in this Subsection D shall apply to the following:

a. A new automobile service station that is subject to a Conditional Use Permit (Chapter 22.158) in Zones C-1, C-2, C-3, C-M, C-MJ, or C-R; or

b. A new CNG fueling station within a 500-foot radius of a sensitive use in certain communities, as specified in Table 22.20.030-B (Principal Use Regulations for Commercial Zones).

2. General. New automobile service stations or CNG fueling stations subject to this Subsection D shall locate the gasoline or fuel dispensing areas at least 50 feet from the nearest sensitive uses.

3. Additional Standards for New Automobile Service Stations or CNG Fueling Stations Adjacent to or Adjoining Sensitive Uses.

a. Building Setback. A minimum of 10-foot setback shall be provided along the property lines adjacent to or adjoining sensitive uses.

b. Building Height. Any portion of a building or structure, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment, including HVAC units, air purifiers, etc., shall set back one additional foot for every foot above 35 feet in height up to a maximum height of 45 feet.

SECTION 16. Section 22.140.185 is hereby added to read as follows:

22.140.185 Drive-through Establishments, Drive-through Facilities, and Drive-through Services.

A. Applicability. A new drive-through establishment, drive-through facility, or drive-through service that is subject to a Conditional Use Permit (Chapter 22.158) in Zones C-H, C-1, C-2, C-3, C-M, or C-MJ due to its proximity to sensitive uses in certain communities, is subject to all applicable development standards in this Section.

B. Standards and Requirements.

1. General.

a. A maintenance plan shall be submitted as part of the Conditional Use Permit application, to the satisfaction of the Director, and the drive-through establishment shall comply with the maintenance plan.

b. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.

c. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.

2. Additional Standards for New Drive-through Establishments Adjacent to or Adjoining Sensitive Uses.

a. A minimum of a 10-foot setback shall be provided along the property lines adjacent to or adjoining sensitive uses.

b. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot. Speakers and lighted menus shall be oriented away from any adjoining residentially-zoned lot.

c. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot.

SECTION 17. Section 22.140.430 is hereby amended to read as follows:

22.140.430 Outdoor Storage.

. . .

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

1. Exemptions. The following uses are exempt from this Subsection C:

. . .

b. Outdoor storage that is subject to the standards in Chapter 22.84 (Green Zone~~ Districts~~).

. . .

SECTION 18. Section 22.140.700 is hereby amended to read as follows:

22.140.700 Pallet Yards.

. . .

C. Application Requirements.

. . .

4. Applicability of Supplemental District Regulations. For pallet yards subject to Chapter 22.84 (Green Zone ~~Districts~~) and a provision of Chapter 22.84 regulates the same matter as this Section, the more restrictive provision shall apply.

. . .

D. Development Standards.

. . .

13. Hours of ~~o~~Operation. Pallet yards may operate no earlier than 8:00 a.m. and no later than 6:00 p.m., Monday through Saturday. Pallet yards shall not operate on Sundays and national holidays and comply with other restrictions regarding the hours of operation, as approved by the Director.

. . .

G. Schedule for Compliance.

1. Notwithstanding Chapter 22.172 (Nonconforming Uses, Buildings and Structures), all existing pallet yards that have been legally-established shall comply with the schedule of compliance as follows:

~~a.~~ All pallet yards that have an approved Conditional Use Permit (Chapter 22.158) or an approved Ministerial Site Plan (Chapter 22.186) and are subject to Chapter 22.84 (Green Zone ~~Districts~~) shall comply with the schedule for compliance as specified in Section 22.84.045<u>0</u> (Schedule for Compliance for Existing, Legally-Established Uses).

. . .

SECTION 19. Section 22.140.720 is hereby amended to read as follows:

22.140.720 Recycling Collection Facilities.

. . .

G. Development Standards.

. . .

4. Walls, Fences, and Landscaping.

a. If a recycling collection facility site is located within a 500-foot radius of a lot containing sensitive uses, walls, and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone ~~Districts~~).

. . .

SECTION 20. Section 22.140.730 is hereby amended to read as follows:

22.140.730 Recycling Processing Facilities.

. . .

C. Applicability.

. . .

3. Applicability of Supplemental District Regulations.

a. Recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~) shall comply with the applicable requirements in ~~the~~Chapter 22.84 (Green Zone ~~Districts~~).

. . .

D. Application Requirement. Recycling processing facilities that meet the requirements specified in Table 22.140.730-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

TABLE 22.140.730-A: APPLICATION REQUIREMENTS FOR RECYCLING PROCESSING FACILITIES

Requirements	MRF and Transfer Station	Auto Dismantling or Scrap Metal Facilities	C&D or Inert Debris Processing Facilities	Conversion Technology (Recycling) Facilities that process materials other than solid waste
Permitted Zones	M-2 and M-2.5	M-2 and M-2.5	~~M-1, M-1.5,~~ M-2~~,~~ and M-2.5~~, and A-2 (Except C&D prohibited in A-2)~~	~~M-1, M-1.5,~~ M-2, M-2.5, and A-2
Prohibition	Significant Ecological Areas and Hillside Management Areas	Significant Ecological Areas and Hillside Management Areas	Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas	Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas
Minimum distance to the nearest sensitive uses[3]	500'[1]	500' for outdoor operation	500'	500'
Enclosure	Fully enclosed	Fully enclosed if within 500' of the lot line of the nearest sensitive uses[2]	Fully enclosed if within 1000' of the lot line of the nearest sensitive uses	Fully enclosed

Notes:
1. See Subsection H.1~~.~~, (Specific Standards for Materials Recovery Facilities and Transfer Stations).
2. For auto dismantlers and scrap metal facilities, the dismantling, crushing and shredding activities shall be enclosed within a structure. Ancillary operations, parking, and storage, including storage of equipment used in conducting such business, may be maintained outdoors, but shall be fully contained within the property boundaries and shall not extend onto adjacent public rights-of-way, or neighboring properties. The garage door or opening of the enclosed building shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.
3. Distances are measured from lot line to lot line, unless otherwise specified.

. . .

G. Development Standards.

. . .

4. Fences, Walls, and Landscaping.

a. If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone ~~Districts)~~.

. . .

H. Specific Requirements for Materials Recovery Facilities and Transfer Stations.

. . .

4. Exceptions.

. . .

b. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing outdoor recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~) may continue operation provided that the facilities are in compliance with all applicable requirements in Chapter 22.84 (Green Zone ~~Districts~~), including Section 22.84.045<u>5</u>0 (Schedule for Compliance for Existing, Legally-Established Uses).

. . .

SECTION 21. Section 22.140.740 is hereby amended to read as follows:

22.140.740 Organic Waste Facilities.

. . .

C. Applicability.

. . .

2. Exception. This Section does not apply to existing, legally-established facilities that were approved with the appropriate land use entitlements and are not subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~). For such facilities that are subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~), this Section does not apply until the expiration of such entitlements. Facilities with an approved Ministerial Site Plan (Chapter 22.186) shall comply with the applicable provisions of this Section, pursuant to Section 22.84.045<u>0</u> (Schedule for Compliance for Existing, Legally-Established Uses).

~~a.~~ Co-location in Zones M-1 and M-1.5. An organic waste use that proposes co-location with an existing, legally-established solid-waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to the effective date of this ordinance, and not subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~), may be permitted to apply for a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

. . .

3. Applicability of Supplemental District Regulations.

~~a.~~ Organic waste facilities that are subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~) shall comply with the applicable requirements in that Chapter.

. . .

D. Application Requirement. Organic waste facilities that meet the criteria specified in Table 22.140.740-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

TABLE 22.140.740-A: REQUIREMENTS FOR ORGANIC WASTE FACILITIES				
	Chipping and Grinding or Mulching Facilities	Composting Facilities, including In-vessel Composting	Anaerobic Digestion Facilities, Non-combustion Biomass Conversion Facilities[4]	Combustion Biomass Conversion Facilities
Permitted Zones	M-1, M-1.5, M-2, M-2.5, and A-2	M-1[2], M-1.5[2], M-2, M-2.5, and A-2	M-2, M-2.5, and A-2	M-2, M-2.5, and A-2
Prohibition[1]	SEA, High Fire Hazard Severity Zone, or Very High Fire Hazard Severity Zone	SEA	SEA, ARA	SEA, ARA
Distance to the nearest sensitive uses[6]	1,500' from ~~the lot line of~~ the nearest sensitive use, unless entirely enclosed	500'[3] or 1500' from ~~the lot line of~~ the nearest sensitive use	500' or 1500'[5] from ~~the lot line of~~ the nearest sensitive use	1500' from ~~the lot line of~~ the nearest sensitive use, unless entirely enclosed
Minimum Lot Size	1.5 acres	3 acres	3 acres	3 acres

TABLE 22.140.740-A: REQUIREMENTS FOR ORGANIC WASTE FACILITIES				
	Chipping and Grinding or Mulching Facilities	Composting Facilities, including In-vessel Composting	Anaerobic Digestion Facilities, Non-combustion Biomass Conversion Facilities[4]	Combustion Biomass Conversion Facilities
Notes: 1. Any portion of the facility and operation areas are prohibited in specified areas. 2. A composting facility that accepts green materials only may be permitted in zones M-1 and M-1.5. 3. A composting facility that accepts green materials only or is fully enclosed within a building and accessory to a legally-established use, and processes waste generated on-site only, may be located within 500 feet of a lot containing a sensitive use. Otherwise, a composting facility shall be located at least 1,500 feet from a lot containing a sensitive use. 4. Anaerobic digestion facilities and non-combustion biomass conversion facilities that are co-located with an existing landfill are exempt from the zoning requirements. 5. An anaerobic digestion or non-combustion biomass conversion facility that is fully enclosed within a building, processes waste produced on-site only, and is accessory to a legally-established use may be located within 500 feet from a lot containing a sensitive use. Otherwise, an anaerobic digestion or non-combustion biomass conversion facility shall be located at least 1,500 feet from a lot containing a sensitive use. 6. Distances are measured from lot line to lot line, unless otherwise specified.				

. . .

H. Development Standards.

. . .

4. Fences, Walls, and Landscaping.

~~a.~~ If an entirely enclosed chipping and grinding or mulching facility site is located within a 500-foot radius of a lot containing a sensitive use, walls, and landscaping shall be included on a landscaping plan submitted to the Department and meet the following requirements:

. . .

iv. Landscaping ~~a~~Along the ~~a~~Adjoining ~~p~~Property ~~l~~Lines.

. . .

5. Drop-~~O~~off and Loading. Areas for and access to drop-off, loading, and weighing shall be clearly designated and shall not impede the on-site vehicular circulation. Drop-off and loading areas shall be located on-site furthest away from lot lines closest to a nearby sensitive use, and shall comply with the following:

. . .

12. Projects that ~~p~~Propose ~~g~~Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, State, and local laws with regard to protection of Tribal Cultural Resources.

. . .

SECTION 22. Section 22.140.750 is hereby amended to read as follows:

22.140.750 Solid Waste Facilities.

. . .

~~B.~~ Definitions. Specific terms used in this Section are defined in Section 22.~~1~~14.190 (S) in Division 2 (Definitions), under "Solid Waste Facilities."

~~C.~~ Applicability. This Section applies to solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy in Zones A-2, M-2, and M-2.5.

. . .

2. Exceptions. This Section shall not apply to the existing portion of solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy as of the effective date of this ordinance, and any portions thereof that have been operating with an approved Conditional Use Permit (Chapter 22.158). The

requirements in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall not apply to the aforementioned facilities.

a. Existing Facilities in Zones M-1 and M-1.5. For existing, legally-established facilities that were approved with a Conditional Use Permit prior to the effective date of this ordinance, in Zones M-1 or M-1.5, and not subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~), the use shall continue to be allowed with a new Conditional Use Permit upon expiration as determined by the Department.

b. Co-location in Zones M-1 and M-1.5. A use that proposes co-location with an existing, legally-established solid-waste or recycling waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to the effective date of this ordinance, and not subject to the requirements in Chapter 22.84 (Green Zone ~~Districts~~), may apply for a modification of an existing Conditional Use Permit, pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided the following requirements are met:

. . .

~~D.~~ Application Requirements. Solid waste landfills, inert debris landfills, and facilities that convert solid waste to gas or energy that meet the requirements specified below shall require a Conditional Use Permit (Chapter 22.158) application:

. . .

2. Solid ~~w~~Waste ~~l~~Landfill. A solid waste landfill shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

3. Landfill ~~g~~Gas-to-energy. A landfill gas-to-energy facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

4. Transformation ~~f~~Facility. A transformation facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

. . .

G. Specific Requirements for Conversion Technology Facilities (Solid ~~w~~Waste).

. . .

3. Walls, Fencing, and Landscaping.

. . .

c. Landscaping on ~~s~~Street ~~f~~Frontage. A landscaping plan shall be submitted to the Department and meeting the following requirements:

. . .

SECTION 23. Section 22.172.020 is hereby amended to read as follows:

22.172.020 Regulations Applicable.

Except as specified otherwise, ~~T~~the following regulations shall apply to all nonconforming uses and to all buildings or structures nonconforming due to use and/or standards as specified herein:

. . .

H. Maintenance of Buildings or Structures Nonconforming Due to Use. When maintenance or routine repairs within any 12-month period exceed 25 percent of the current market value of a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in Section 22.172.050.B (Termination by Operation of Law), such building or structure shall be made to conform to the requirements for new buildings or structures, as specified by this Title 22. This provision does not apply to additions permitted by this part or to Section 22.110.110.B (Relocation of Buildings and Structures for Public Use). Market value shall be determined by the method specified in Subsection G, above.

I. Maintenance and Operation of Nonconforming Uses in Green Zone. Nonconforming uses described in Section 22.84.050.C (Nonconforming Uses) may be maintained and operated within the time limits specified in Section 22.172.050.B.3 (Green Zone). If the use was established by a discretionary permit pursuant to this Title 22, maintenance and operation shall be subject to the conditions of approval of the

discretionary permit. For all other uses, maintenance and operation shall be subject to the following:

1. Hours of Outdoor Operation. No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only;

2. Storage of Materials and Waste. All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on-site or within an enclosed building; and

3. Site Maintenance. Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage, except as stored in designated trash collection containers and enclosures.

~~I~~J. Limitation on Additional Development. No new principal use, building, or structure shall be developed on any lot containing a nonconforming use or a building or structure nonconforming due to use and/or standards unless the following conditions prevail:

. . .

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

SECTION 24. Section 22.172.050 is hereby amended to read as follows:

22.172.050 Termination Conditions and Time Limits.

. . .

B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

. . .

3. ~~In the case of nonconforming due to use or buildings or structures nonconforming due to standards, pursuant to Chapter 22.84 (Green Zone Districts)~~Green Zone. Notwithstanding any other provisions in this Subsection B, nonconforming uses described in Section 22.84.050.C (Nonconforming Uses) shall be subject to the following time limits, with no request to further extend the time to continue such uses:

a. ~~Buildings or structures nonconforming due to standards, the time limit specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) shall apply, except that no request for extension of the time to maintain such buildings or structures shall be accepted or approved.~~If the use was established by a discretionary permit pursuant to this Title 22 and the discretionary permit contains a grant term, the use may continue until the end of the grant term, and, at the end of the grant term, the use shall be terminated;

b. ~~Nonconforming due to use, pursuant to Section 22.84.020.B (Exceptions), seven years from the effective date of this ordinance, provided that no request to further extend the time to continue such a use shall be accepted or approved, unless a grant term of an existing permit is applicable, in which case the expiration date of the grant term shall apply. For existing, nonconforming uses with no grant term specified, the use shall expire 20 years from the effective date of this ordinance.~~If the use was established by a discretionary permit pursuant to this Title 22 and the discretionary permit does not contain a grant term, the use shall be terminated on July 14, 2042; or

c. For all other legally-established uses, the use shall be terminated on July 14, 2029.

. . .

SECTION 25. Section 22.172.060 is hereby amended to read as follows:

22.172.060 Review of Amortization Schedule or Substitution of Use.

A. Applicability.

. . .

3. Exception. This Section shall not apply to ~~N~~nonconforming uses or buildings or structures nonconforming due to use or standards, pursuant to Chapter 22.84 (Green Zone~~ Districts~~) ~~must be discontinued and removed from the site as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) and Section 22.172.050.B.3 (Termination by Operation of Law). No~~

~~request for extension of the time to maintain such buildings or structures on-site shall be accepted or approved~~.

. . .

SECTION 26. Section 22.300.020 is hereby amended to read as follows:

22.300.020 Application of Planning Area and Community Standards Districts to Property.

A. ~~Types and Priority of Regulations Provided by a CSD~~Hierarchy of Regulations. ~~The adoption and application to property of a CSD in compliance with this Division shall also comply with the procedures defined by Chapter 22.68 (Supplemental Districts), and may include the CSD defining and providing one or more of the following three categories of regulations:~~Standards within Division 10 are organized hierarchically within a category according to their applicable area or zone. Except as specified otherwise in this Title 22, where there is a conflict between two standards regulating the same matter:

1. ~~Community-Wide Development Standards. These are standards that apply to all proposed development and new land uses on any lot within the area covered by the CSD. If a community-wide development standard appears to conflict with a basic zone development standard, the community-wide development standard shall supersede the basic zone standard.~~The standard in a category listed in Subsection A.2, below, supersedes the contrary standard that would apply to the base zone; and

2. ~~Zone-Specific Development Standards. These are standards that apply only to proposed development or a new land use on a lot covered by a specific zone within the community. If a zone-specific development standard appears to conflict with a community-wide development standard, the zone-specific standard shall supersede the community-wide standard; and~~The standard within a category that is lower on the following list supersedes the contrary standard that is contained in any category above it.

a. PASD Area Wide Development Standards.

b. PASD Zone Specific Development Standards.

c. CSD Area Wide Development Standards.

d. CSD Zone Specific Development Standards.

e. Sub-Area Wide Specific Development Standards.

f. Sub-Area Zone Specific Development Standards.

3. ~~Area-Specific Development Standards. These are standards that apply only to lots within one or more specific geographic areas of a CSD. Where an area-specific development standard differs from either a community-wide or zone-specific development standard, the area-specific standard shall supersede all others.~~

B. ~~Additional Regulations~~Relationships to Other Title 22 Provisions.

1. ~~Density Bonus or Inclusionary Housing. Notwithstanding any contrary provisions in this Volume II~~ Division 10~~, any CSD regulations specified in Subsection A, above, may be waived or modified through a Housing Permit (Chapter 22.166), pursuant to Chapter 22.120 (Density Bonus) or Chapter 22.121~~

~~(Inclusionary Housing)~~Specific Plans. Except as specified otherwise, regulations in a Specific Plan shall supersede any contrary provisions in this Division 10.

2. Supplemental Districts. Except as specified otherwise, regulations in a Supplemental District listed in Table 22.06.040-A shall supersede any contrary provisions in this Division 10.

~~2~~3. Accessory Dwelling Units and Junior Accessory Dwelling Units. Where the regulations in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units) are contrary to the provisions in a CSD regulating the same matter, the provisions in the CSD shall prevail, unless specified otherwise in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

4. Affordable Housing and Senior Citizen Housing. Property within the boundary of a PASD or a CSD may be subject to Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Supportive Housing), and Chapter 22.166 (Housing Permits), where applicable.

~~3~~5. Compact Lot Subdivisions. Any CSD provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact lot subdivision pursuant to Section 22.140.585.F.18 (Yard Provisions in Specific Plans and Community Standards Districts).

6. Green Zone. Where the regulations in Chapter 22.84 (Green Zone) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except that any required perimeter identification signs or informational signs

shall contain information required by both Section 22.84.040.C.1.j (Perimeter Identification Sign) and this Division 10.

C. ~~Exceptions~~Modifications Authorized. Development Standards specified in this Division 10 may be modified subject to Chapter 22.160 (Conditional Use Permits, Minor) except where the project is subject to:

1. ~~Green Zone Districts.~~Chapter 22.158 (Conditional Use Permits); ~~Where the regulations in Chapter 22.84 (Green Zone Districts) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.040.C.1.ij (Perimeter Identification Sign).~~

2. Chapter 22.166 (Housing Permits);

3. Chapter 22.176 (Minor Parking Deviation);

4. Chapter 22.178 (Parking Permit); or

5. Other modification procedures specified in this Division 10.

[GRNZONETECHUPDTKPCC]

SECTION 27. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Chair

ATTEST:

Edward Yen
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of May 21, 2024 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
	Holly J. Mitchell		
	Lindsey P. Horvath		
	Janice Hahn		
	Kathryn Barger		

Effective Date: June 20, 2024

~~Operative Date:~~ _____

Edward Yen
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.

EDWARD YEN
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\2024\2024-0028