



Board of Supervisors

Community Services Cluster Agenda Review Meeting

DATE: August 14, 2024

TIME: 9:00 a.m. – 10:00 a.m.

MEETING CHAIR: Maria Chong-Castillo and Rachel Fox, 3rd Supervisorial District

CEO MEETING FACILITATOR: Christine Frias

This meeting will be held in hybrid format which allows the public to participate virtually, or in-person, as permitted under the Board of Supervisors' March 19, 2024 order.

To participate in the meeting in-person, the meeting location is:

Kenneth Hahn Hall Of Administration
500 West Temple Street
Los Angeles, California 90012
Room 140

To participate in the meeting virtually, please call teleconference number 1 (323) 776-6996 and enter the following 885 291 326# or

[Click here to join the meeting](#)

For Spanish Interpretation, the Public should send emails within 48 hours in advance of the meeting to: ClusterAccommodationRequest@bos.lacounty.gov

Members of the Public may address the Community Services Cluster on any agenda item during General Public Comment.

The meeting chair will determine the amount of time allowed for each item.

THIS TELECONFERENCE WILL BE MUTED FOR ALL CALLERS. PLEASE DIAL *6 TO UNMUTE YOUR PHONE WHEN IT IS YOUR TIME TO SPEAK.

1. CALL TO ORDER

2. INFORMATIONAL ITEM(S):

- A. Board Letter (Public Works) for September 10, 2024 Board Agenda:
MUNICIPAL SERVICES CORE SERVICE AREA
APPROVAL OF THE FINAL MAP FOR TRACT 82457 AND
ACCEPTANCE OF GRANTS AND DEDICATIONS IN CONNECTION
THEREWITH IN UNINCORPORATED EAST WHITTIER

Wednesday, August 14, 2024

- B. Board Letter (Public Works) for September 10, 2024 Board Agenda:
WATER RESOURCES CORE SERVICE AREA
LEASE BETWEEN THE COUNTY OF LOS ANGELES AND THE LOS ANGELES
COUNTY FLOOD CONTROL DISTRICT FOR FRANK G. BONELLI REGIONAL
PARK AND RECREATION AREA; FUNDING AGREEMENT FOR BONELLI PARK,
PECK ROAD PARK, AND CERTAIN HIKING AND EQUESTRIAN TRAILS
LOCATED ON LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT RIGHT OF WAY
FOR FISCAL YEAR 2024-25
IN THE CITY OF SAN DIMAS AND IN THE UNINCORPORATED COUNTY AREA
ADJACENT TO ARCADIA

- C. Board Letter (Public Works) for September 10, 2024 Board Agenda:
WATER RESOURCES CORE SERVICE AREA
GRANT OF EASEMENT FROM THE LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT TO SOUTHERN CALIFORNIA EDISON COMPANY
SAN GABRIEL RIVER, PARCEL 371GE.1 IN THE CITY OF IRWINDALE

- D. Board Letter (Public Works) for September 10, 2024 Board Agenda:
TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITIES OF
BASSETT, EAST LOS ANGELES, HACIENDA HEIGHTS, AND VALINDA

- E. Board Letter (Public Works) for September 10, 2024 Board Agenda:
TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITY OF WEST
CARSON

- F. Board Letter (Public Works) for September 10, 2024 Board Agenda:
TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITY OF
TOPANGA

Wednesday, August 14, 2024

- G. Board Letter (Public Works) for September 10, 2024 Board Agenda:
TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITIES OF
ALTADENA, AZUSA, COVINA (CHARTER OAK), DUARTE,
LA CRESCENTA-MONTROSE, LAKE LOS ANGELES, STEVENSON RANCH, AND
SUN VILLAGE

- H. Board Letter (Regional Planning) for September 17, 2024 Board Agenda:
HEARING ON ACCESSORY DWELLING UNIT ORDINANCE AMENDMENT
PROJECT NO. PRJ2023-002901-(1-5)
ADVANCE PLANING CASE NO. RPPL2023004282

- I. Board Letter (Regional Planning) for September 17, 2024 Board Agenda:
HEARING ON SHORT-TERM RENTALS TITLE 22 ORDINANCE AMENDMENT
PROJECT NO. PRJ2023-002077-(1-5)
ADVANCE PLANNING CASE NO. RPPL2023-003020-(1-5)

3. PRESENTATION/DISCUSSION ITEM(S):

A. None

4. PUBLIC COMMENTS (2 minutes each speaker)

CLOSED SESSION

CS-1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - 1 CASE
(Paragraph (1) of Subdivision (d) of Government code Section 54956.9)

Michael Medina v. Robert Steven Gomez, et. al.
Los Angeles Superior Court Case No. 20STCV23841
Department: Parks and Recreation

CS-2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION –
1 CLAIM
(Paragraph (2) of Subdivision (d) of Government Code section 54956.9)

Non-Litigated Claim of Lequita Best
Department: Beaches and Harbors

5. ADJOURNMENT

Next Meeting: September 11, 2024
(Note: August 28, 2024 Meeting is Cancelled)

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	8/28/2024	
BOARD MEETING DATE	9/10/2024	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input checked="" type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Public Works is seeking Board approval of the final map for Tract 82457 in the County unincorporated community of East Whittier and acceptance of grants and dedications as indicated on the final map.	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS	Failure to complete this recordation in a timely manner will subject the developer/owner of the property to additional cost and expense.	
COST & FUNDING	Total cost:	Funding source:
	\$0.00	N/A
	TERMS (if applicable): N/A	
Explanation: N/A		
PURPOSE OF REQUEST	The purpose of the recommended actions is to approve the final map for Tract 82457. The proposed final map consists of 5.7 acres and will create 29 single-family residential units and 2 open space lots.	
BACKGROUND (include internal/external issues that may exist including any related motions)	<p>The Board approved a Vesting Tentative Tract Map for this subdivision on April 6, 2021. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final map is in substantial conformance with the approved tentative map.</p> <p>Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial conformance with the approved tentative map.</p> <p>The grants and dedications, as indicated on the final map, are necessary for construction and maintenance of public infrastructure required by the County for this development.</p>	

EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: This Board agenda item supports Board Priority No. 7, Sustainability, by developing housing opportunities for residents within the County and generating additional property tax revenue thereby creating more economically and resilient communities.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Arthur Vander Vis, Assistant Director, (626) 458-4015, cell phone (626) 485-1864, avander@pw.lacounty.gov .



Monday, July 22, 2024

Submission ID 5975026216941387448

Supplemental Declaration Form

Department Name

Public Works

Department Point of Contact:

Name

Linda Ayers

Email

layers@pw.lacounty.gov

Phone Number

(626) 458-4927

Title of Proceeding

Municipal Services Core Service Area - Approval of the Final Map for Tract 82457 and Acceptance of Grants and Dedications in Connection Therewith in Unincorporated East Whittier (Supervisorial District 4) (3 Votes)

Agenda Date

Tuesday, September 10, 2024

Type of Proceeding

Other Entitlement for Use

Will you be uploading a Supplemental Declaration Form Excel Spreadsheet or completing the online form?

Online Form

Are you submitting this form as for a Party or a Participant?

Party

Individual/Company Name

Century Communities

List any parent, subsidiary, related entities, and any other entities that are directed or controlled by the Individual/Company, and individuals who have the authority to direct or control those entities?

Inspire Home Loans Inc.

WJH, LLC

Parkway Title LLC

Century Group LLC

Century Living LLC

The Retreat @ Ridgeway LLC

List all subcontractors named in the bid

N/A

List names of all individuals or entities (i.e., agents, law firms, consultants) who communicated with the County on behalf of the Individual/Company

Name of Individual or Entity	If an Individual, Name of Their Employer
Century Communities	

In the past 12 months, did the individual/company applicant, any of the parent, subsidiary, or related entities, or any of the agents named above disclose making a contribution to a County officer that, when added together, is more than \$250 in total contributions to that officer?

No



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 10, 2024

IN REPLY PLEASE
REFER TO FILE:

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

DRAFT

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA
APPROVAL OF THE FINAL MAP FOR TRACT 82457 AND
ACCEPTANCE OF GRANTS AND DEDICATIONS IN CONNECTION
THEREWITH IN UNINCORPORATED EAST WHITTIER
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the final map for Tract 82457 in the County unincorporated community of East Whittier and acceptance of grants and dedications as indicated on the final map.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of the final map for Tract 82457 is categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter.
2. Make findings as follows:
 - a. That the proposed subdivision complies with the applicable requirements and conditions imposed pursuant to the State Subdivision Map Act (Government Code, Section 66410, et seq.) and the County of Los Angeles Subdivision Ordinance (Los Angeles County Code, Title 21) and is in substantial conformance with the Vesting Tentative Tract Map 82457, previously approved by the Board on April 6, 2021.

- b. That division and development of the property, in the manner set forth on the approved tentative map for this subdivision, will not unreasonably interfere with the free and complete exercise of any rights of way or easements owned by any public entity and/or public utility in accordance with Government Code, Section 66436, subsections (a)(3)(A)(i), of the State Subdivision Map Act.
3. Approve the final map for Tract 82457.
4. Accept grants and dedications as indicated on the final map for Tract 82457.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the final map for Tract 82457 (enclosed). The proposed final map consists of 5.7 acres and will create 29 single-family residential units and 2 open space lots. The 29 single-family residential units will benefit the public by allowing for the construction of additional housing to help address the County's housing demands.

The Board approved a Vesting Tentative Tract Map for this subdivision on April 6, 2021. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final map is in substantial conformance with the approved tentative map.

Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial conformance with the approved tentative map.

The grants and dedications, as indicated on the final map, are necessary for construction and maintenance of public infrastructure required by the County for this development.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal C, Housing and Homelessness, Strategy i, Affordable Housing, by allowing the County to record the final map to develop housing opportunities within the County and provide additional property tax revenue for Los Angeles County.

DRAFT

FISCAL IMPACT/FINANCING

There will be no adverse impact to the County General Fund. The 29 single-family residential units created by the recordation of this final map will generate additional property tax revenue that is shared by all taxing entities.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The approval of the final map is subject to provisions of the State Subdivision Map Act [Government Code, Sections 66410, et seq.; 66458, subsection (a); 66473; 66474.1; 66436, subsections (a)(3)(A)(i); and 66427.1, subsection (A)], which states that a legislative body shall not deny approval of a final map if it has previously approved a tentative map for the proposed subdivision and finds that the final map is in substantial conformance with the previously approved tentative map.

The final map has been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that the subdivision is substantially the same as it appears on the approved tentative map, that all State and local provisions and legal requirements have been met on this final map, and that the final map is technically correct.

All agreements and improvement securities, which were required as a condition of the approval of the final map, have been accepted on behalf of the County by the appropriate official.

ENVIRONMENTAL DOCUMENTATION

On April 6, 2021, the Board certified the Mitigated Negative Declaration for Vesting Tentative Tract Map 82457, which was completed in compliance with the California Environmental Quality Act (CEQA), and found no substantial evidence that the project will have a significant effect on the environment.

The proposed actions to approve the final subdivision map are ministerial actions and are thereby exempt from CEQA by Section 15268, subsections (b)(3), of the CEQA guidelines and Section 21080, subsections (b)(1), of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of approving the final map for Tract 82457.

The Honorable Board of Supervisors
September 10, 2024
Page 4

DRAFT

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Land Development Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

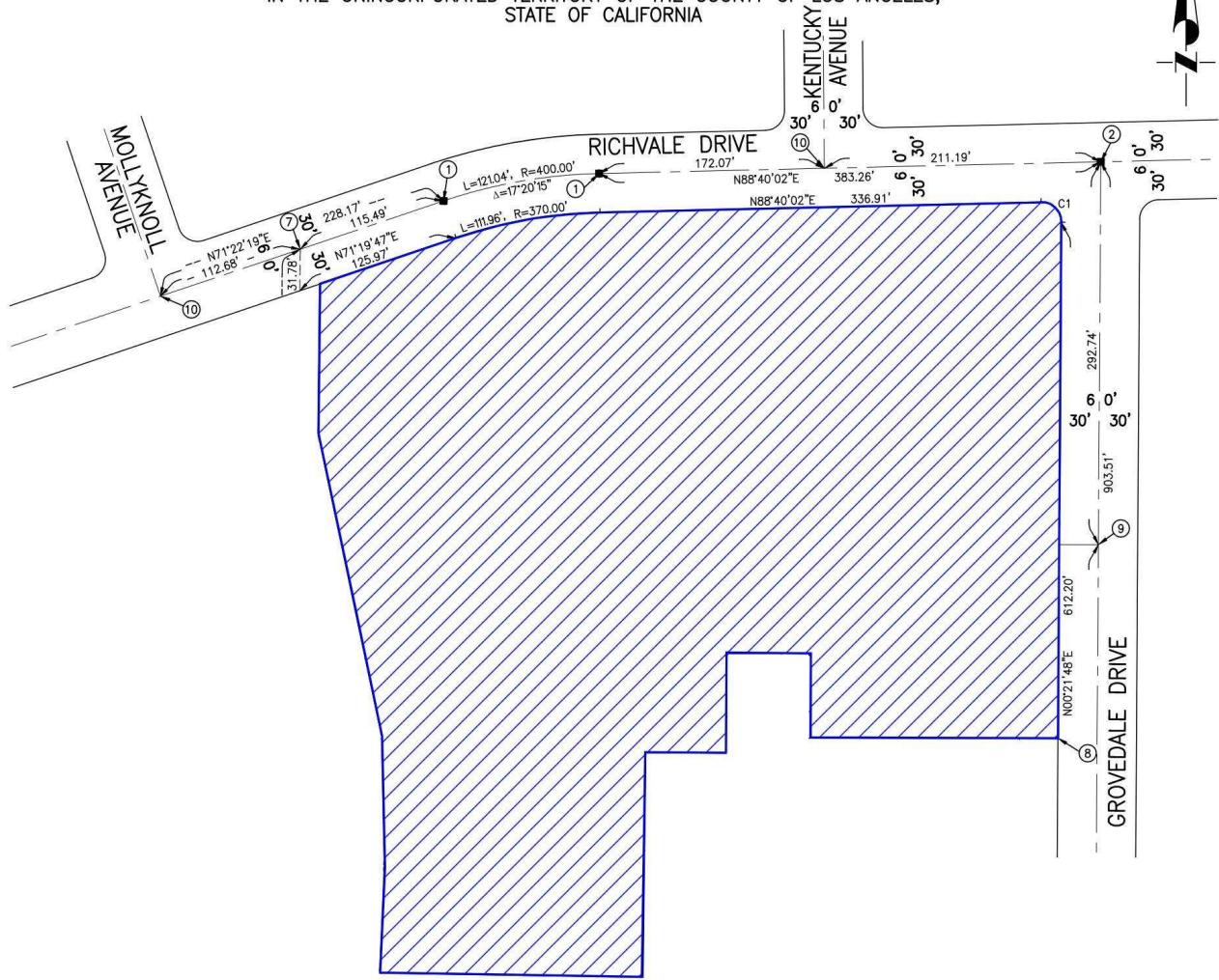
MP:CB:ta

Enclosure

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Department of Regional Planning

VESTING TRACT NO. 82457

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	8/28/2024	
BOARD MEETING DATE	9/10/2024	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input checked="" type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input checked="" type="checkbox"/> 4 th <input checked="" type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Approval of the Lease and Funding Agreements between the County of Los Angeles and the Los Angeles County Flood Control District (District) for Fiscal Year 2024-25	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why: N/A	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS	N/A	
COST & FUNDING	Total cost:	Funding source:
	\$4,900,000	Flood Fund (B07)
	TERMS (if applicable): 1 Year	
Explanation: To fund operation and maintenance of recreational features at Frank G. Bonelli Regional Park (Bonelli Park) during Fiscal Year 2024-25.		
PURPOSE OF REQUEST	Renew Bonelli Lease and Funding Agreements between the County of Los Angeles and the District for Bonelli Park.	
BACKGROUND (include internal/external issues that may exist including any related motions)	<p>The County owns Bonelli Park in the City of San Dimas. The District is the owner of the Puddingstone Dam and Reservoir, which is located adjacent to Bonelli Park. The District leases the rights to use the water surface of the reservoir for boating and recreational purposes to the County.</p> <p>The District acquisition of a leasehold interest in Bonelli Park is a prerequisite under the Los Angeles County Flood Control Act for the District to contribute funds toward the preservation of recreational features in Bonelli Park. Through the execution of the Bonelli Lease, the District will acquire a leasehold interest in Bonelli Park beginning July 1, 2024, through and including June 30, 2025, and thereby be authorized to fund recreational features at Bonelli Park during that period.</p>	
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: N/A	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Board Priority No. 7: Sustainability. The Lease and Funding Agreements will ensure proper maintenance and operations of the parks and recreational areas under the agreement.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Adam Ariki, Deputy Director, (626) 458-4012, cell (626) 476-6703, aariki@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 10, 2024

IN REPLY PLEASE REFER TO FILE: **SWM-0**

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

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
LEASE BETWEEN THE COUNTY OF LOS ANGELES AND THE
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FRANK G. BONELLI
REGIONAL PARK AND RECREATION AREA; FUNDING AGREEMENT
FOR BONELLI PARK, PECK ROAD PARK, AND CERTAIN HIKING AND
EQUESTRIAN TRAILS LOCATED ON LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT RIGHT OF WAY
FOR FISCAL YEAR 2024-25
IN THE CITY OF SAN DIMAS AND IN THE
UNINCORPORATED COUNTY AREA ADJACENT TO ARCADIA
(SUPERVISORIAL DISTRICTS 1, 4, AND 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of a lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli Regional Park. This action will also allow the approval of a Funding Agreement between the County of Los Angeles and the Los Angeles County Flood Control District to provide funds for recreational features in the Frank G. Bonelli Regional Park, Peck Road Park, and certain hiking and equestrian trails located at various Los Angeles County Flood Control District facilities.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli Regional Park is categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the project.

2. Find that the proposed Funding Agreement is not a project under the California Environmental Quality Act or, in the alternative, that it is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the records of the Funding Agreement.
3. Delegate authority to the Director of Parks and Recreation or her designee to execute a lease agreement on behalf of the County of Los Angeles giving the Flood Control District a leasehold interest in the Frank G. Bonelli Regional Park, beginning on July 1, 2024, through and including June 30, 2025.
4. Delegate authority to the Director of Parks and Recreation, or her designee, to execute a Funding Agreement on behalf of the County of Los Angeles, providing for the Los Angeles County Flood Control District to reimburse expenses up to \$4,900,000 to the County of Los Angeles for recreational features in the Frank G. Bonelli Regional Park, Peck Road Park, and certain hiking and equestrian trails located at various facilities owned by the Los Angeles County Flood Control District in Fiscal Year 2024-25.

IT IS RECOMMENDED THAT THE BOARD, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the proposed lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli Regional Park is categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the project.
2. Find that the proposed Funding Agreement is not a project under the California Environmental Quality Act or, in the alternative, that it is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the records of the Funding Agreement.
3. Find that the acquisition by the Los Angeles County Flood Control District of a leasehold interest in the Frank G. Bonelli Regional Park, contiguous to the Puddingstone Reservoir, is necessary for the recreational use of the reservoir and is for the purposes of protection, preservation, and use of the scenic beauty and natural environment of the reservoir and the park.
4. Authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli

Regional Park on behalf of the Los Angeles County Flood Control District, with the County of Los Angeles, giving the Los Angeles County Flood Control District a leasehold interest in the Frank G. Bonelli Regional Park, beginning on July 1, 2024, through and including June 30, 2025.

5. Authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute a Funding Agreement on behalf of the Los Angeles County Flood Control District, with the County of Los Angeles, providing for the Los Angeles County Flood Control District to reimburse expenses up to \$4,900,000 to the County of Los Angeles for the maintenance and preservation of recreational features in the Frank G. Bonelli Regional Park, Peck Road Park, and certain hiking and equestrian trails located at various facilities owned by the Los Angeles County Flood Control District in Fiscal Years 2024-25.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The County of Los Angeles (County) is the owner of certain real property, commonly known as the Frank G. Bonelli Regional Park and Recreation Area (Bonelli Park) in the City of San Dimas. The Los Angeles County Flood Control District (District) is the owner of the Puddingstone Dam and Reservoir (Reservoir), which is located adjacent to Bonelli Park. The District leases to the County the right to use the water surface of the Reservoir for boating and recreational purposes, pursuant to Lease Agreement No. 75733-B (Enclosure A).

The District also owns the Peck Road Park, which is improved with recreational features operated and maintained by the Department of Parks and Recreation (Parks) and other rights of way along flood control channels that are improved with riding and hiking trails operated and maintained by Parks (Enclosure B).

Section 2, Subsection 15, of the Los Angeles County Flood Control Act authorizes the District "to preserve, enhance, and add recreational features to its properties and, upon a finding by the Board of Supervisors that the acquisition is necessary for those purposes, to acquire, preserve, enhance, and add recreational features to lands or interests in lands contiguous to the District properties for the protection, preservation, and use of the scenic beauty and natural environment of such properties or such lands..."

The term of the lease agreement between the County and the District for Bonelli Park, hereafter referred to as Bonelli Lease (Enclosure C), is July 1, 2024, through June 30, 2025. The purpose of the Bonelli Lease is to allow the District to acquire a real property interest in Bonelli Park, which is a prerequisite under the above-referenced

section of the Los Angeles County Flood Control Act for the District's reimbursement of expenses for recreational features on Bonelli Park related to the scenic beauty and natural environment of the adjacent Reservoir or contiguous lands, such as lifeguards, grounds and trails maintenance, and safety police around the shoreline and within Bonelli Park, which enable or enhance the recreational use of the Reservoir.

The purpose of the Funding Agreement for Fiscal Year 2024-25 (Enclosure D) is to set forth the terms and conditions under which the District will provide funding for the operation and maintenance of recreational features at Bonelli Park and Peck Road Park; and for certain riding and hiking trails located on other District rights of way such as Rio Hondo River, Santa Anita Wash, Walnut Creek, and the San Gabriel River. Under the Fiscal Year 2023-24 Funding Agreement, which expired on June 30, 2024, the District provided funding to Parks for these purposes. The proposed Funding Agreement will continue the District's reimbursement of expenses to Parks for Fiscal Year 2024-25 for these purposes.

It is the intention of the parties that the Bonelli Lease be approved before the District reimburses the County for any actual costs incurred under the Funding Agreement. The proposed Funding Agreement and Bonelli Lease provide that the County will indemnify the District from any liability as set forth in the Funding Agreement and Bonelli Lease.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal F, Community Connections, Strategy i, Engagement, which is enhanced when sufficient monies are provided for Parks to continue to maintain recreational features at these parks and the hiking and equestrian trails.

FISCAL IMPACT/FINANCING

The total cost to the District is up to \$4,900,000. The District's reimbursement of expenses of up to \$4,900,000 from the Flood Fund to the County General Fund will have a positive impact on the County General Fund balance.

The Funding Agreement provides for the District to reimburse the County's actual allowable costs incurred during the term of the Funding Agreement and Bonelli Lease, up to a maximum reimbursement of \$4,900,000. The funding to cover the District's reimbursement of expenses under the Funding Agreement is included in the Flood Control District Fund (B07 – Services & Supplies) Fiscal Year 2024-25 Budget.

The revenue of \$4,900,000 to the Parks Operating Budget is also included in the Fiscal Year 2024-25 Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The respective Deputy County Counsels representing Parks and the District have reviewed the Bonelli Lease and the Funding Agreement and will approve the Funding Agreement and Bonelli Lease as to form, prior to execution by the District and the County.

ENVIRONMENTAL DOCUMENTATION

The proposed Bonelli Lease is categorically exempt from the California Environmental Quality Act (CEQA). The Bonelli Lease, which consists of giving the District a leasehold interest in Bonelli Park, beginning on July 1, 2024, through and including June 30, 2025, is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class 1, Subsections (c), (f), (j), (s), and (x) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed Bonelli Lease records, it will comply with all applicable regulations and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

The proposed Funding Agreement is either not subject to CEQA because it is excluded from the definition of a project by Section 21065 of the Public Resources Code and Section 15378(b) of the State CEQA Guidelines or, in the alternative, is exempt pursuant to Class 1 of the State CEQA Guidelines and Class 1, Subsections (c), (f), (j), (s), and (x) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

The proposed Funding Agreement would create a government-funding mechanism that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment. In addition, there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource or other limiting factors that would make the above-referenced exemptions inapplicable based on the project records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Funding Agreement and the Bonelli Lease are a continuation of prior agreements. As such, current services will not be impacted.

CONCLUSION

Please return an adopted copy of this letter to Public Works, Stormwater Maintenance Division. Also, please forward one adopted copy of the letter to the Department of Parks and Recreation.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

NORMA E. GARCÍA-GONZÁLEZ
Director of Parks and Recreation

MP:JG:dw

Enclosures

c: Auditor-Controller (Accounting Division)
Chief Executive Office (Chia-Ann Yen)
Executive Office
Parks and Recreation

ENCLOSURE

September 10, 2024

**WATER RESOURCES CORE SERVICE AREA
LEASE BETWEEN THE COUNTY OF LOS ANGELES AND THE
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FRANK G. BONELLI
REGIONAL PARK AND RECREATION AREA; FUNDING AGREEMENT
FOR BONELLI PARK, PECK ROAD PARK, AND CERTAIN HIKING AND
EQUESTRIAN TRAILS LOCATED ON LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT RIGHT OF WAY
FOR FISCAL YEAR 2024-25
IN THE CITY OF SAN DIMAS AND IN THE
UNINCORPORATED COUNTY AREA ADJACENT TO ARCADIA
(SUPERVISORIAL DISTRICTS 1, 4, AND 5)
(3 VOTES)**

This Board letter has large enclosures.
Click on link to access:

[2024.09.10 Bonelli Park FY 24-25 \(FTP Large Enc\)](#)

**BOARD LETTER/MEMO
CLUSTER FACT SHEET**

Board Letter

Board Memo

Other

CLUSTER AGENDA REVIEW DATE	8/28/2024	
BOARD MEETING DATE	9/10/2024	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input checked="" type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	San Gabriel River–Grant of Easement from the Los Angeles County Flood Control District to Southern California Edison Company	
PROGRAM		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS		
COST & FUNDING	Total cost: \$50,000	Funding source: B07-Flood Control District Fund
	TERMS (if applicable):	
	Explanation: Southern California Edison Company (SCE) deposited \$50,000 for the grant of easement, which represents the fair market value. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).	
PURPOSE OF REQUEST	SCE requested the grant of easement for overhead electrical supply systems and appurtenances in connection with their Nile/Tigris 12kv Circuit project.	
BACKGROUND (include internal/external issues that may exist including any related motions)	SCE requested the grant of easement to replace their overhead electrical supply systems and appurtenances. The recommended actions will benefit SCE and County residents by providing upgraded electrical services.	
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Priority No. 7: Sustainability–Revenues received from this transaction will help promote fiscal responsibility by providing accessible funds for the District's programs.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Luis Ramirez, Deputy Director, (626) 458-4008, luramire@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 10, 2024

IN REPLY PLEASE
REFER TO FILE:

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

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
GRANT OF EASEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO SOUTHERN CALIFORNIA EDISON COMPANY
SAN GABRIEL RIVER, PARCEL 371GE.1
IN THE CITY OF IRWINDALE
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to grant an easement for overhead electrical supply systems and appurtenances affecting Parcel 371GE.1 related to the San Gabriel River, in the City of Irwindale, from the Los Angeles County Flood Control District to Southern California Edison Company.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the Nile/Tigris 12kv Circuit project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the grant of easement for overhead electrical supply systems and appurtenances affecting Parcel 371GE.1 related to the San Gabriel River, in the City of Irwindale, and the subsequent use of said easement will not interfere with the use of the affected parcel for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easement for overhead electrical supply systems and appurtenances affecting Parcel 371GE.1 related to the San Gabriel River, in the City of Irwindale, from the Los Angeles County Flood Control District to Southern California Edison Company.
4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Easement document and authorize delivery to Southern California Edison Company.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the Nile/Tigris 12kv Circuit project is exempt from the California Environmental Quality Act (CEQA) and allow the Los Angeles County Flood Control District to grant an easement for overhead electrical supply systems and appurtenances affecting Parcel 371GE.1 related to the San Gabriel River, in the City of Irwindale, as shown on the enclosed map, to Southern California Edison Company (SCE).

SCE requested the grant of easement to replace their overhead electrical supply systems and appurtenances in connection with their Nile/Tigris 12kv Circuit project.

The recommended actions will benefit SCE and County residents by providing upgraded electrical services.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by providing accessible funds for the District's programs, which will help to promote fiscal responsibility.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

SCE deposited \$50,000 for the grant of easement, which represents fair market value. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed grant of easement is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district, or may be leased for any purpose without interfering with the use of the same for the purposes of the district..."

The grant of easement is not considered adverse to the District's purposes and will not hinder the use of the San Gabriel River for possible transportation, utility, recreational corridors, or flood control purposes. Moreover, the instrument reserves paramount rights to use the affected parcel for the District's purposes.

County Counsel will review and approve the Easement document as to form prior to execution and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

The Nile/Tigris 12kv Circuit project is exempt from CEQA. The project authorizes a grant of easement for overhead electrical supply systems and appurtenances; therefore, it is within the class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria of Sections 15301 (b), 15302 (c) and (d), 15304, and 15305 of the State CEQA Guidelines and Classes 1(e), 2(e) and (f), 4, and 5(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will allow for the joint use of the District's right of way without interfering with the primary mission of the District. There will be no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

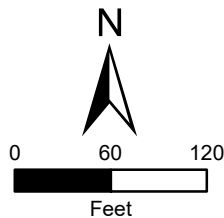
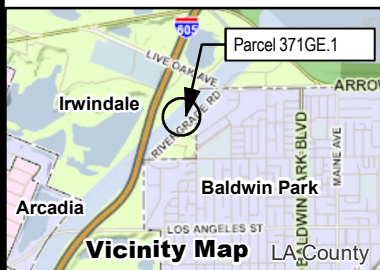
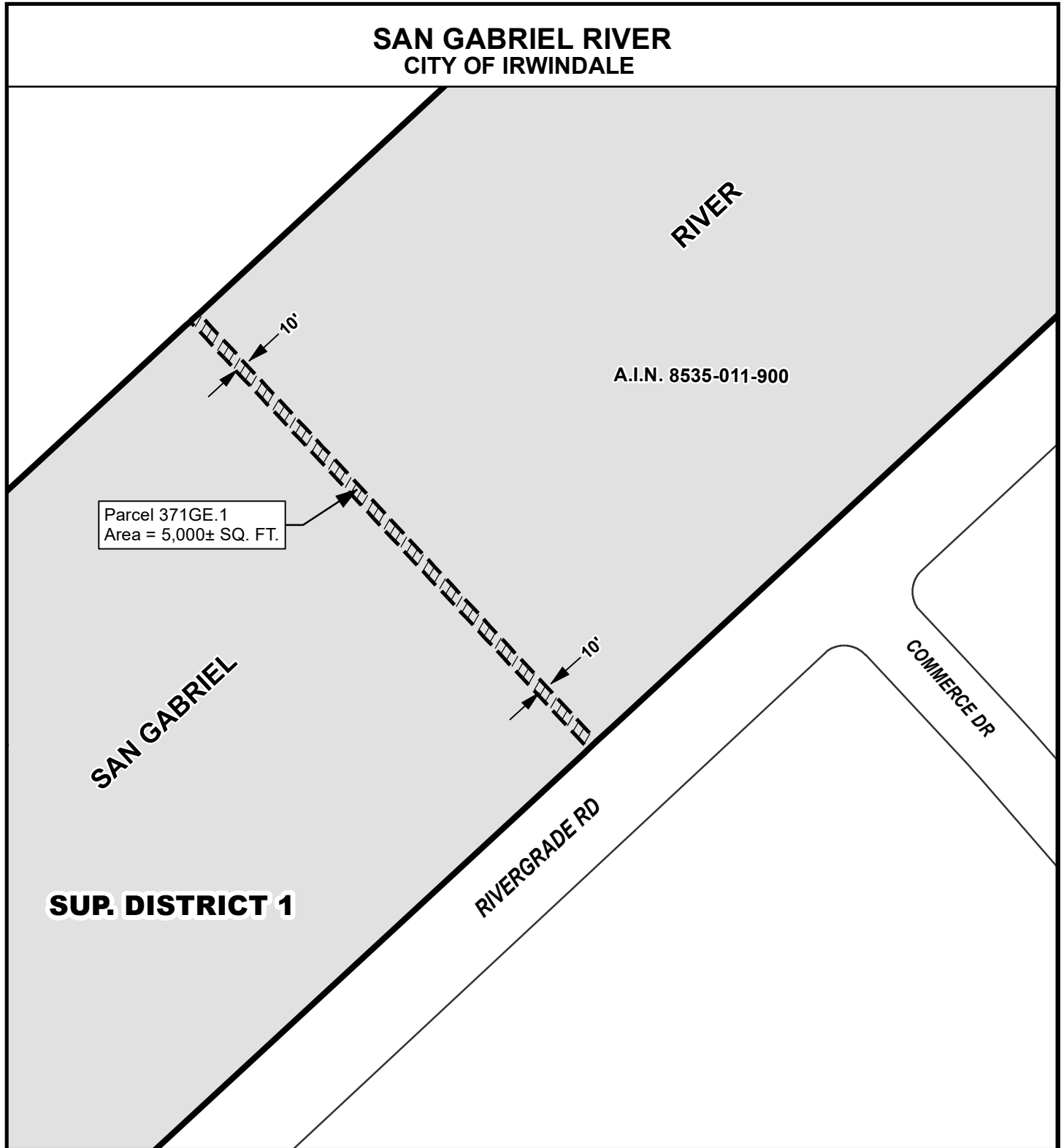
MARK PESTRELLA, PE
Director of Public Works

MP:GE:jh

Enclosure

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office

**SAN GABRIEL RIVER
CITY OF IRWINDALE**



Legend:



Easement to the Southern California Edison Company Parcel 371GE.1

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	8/28/2024		
BOARD MEETING DATE	9/10/2024		
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input checked="" type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th		
DEPARTMENT(S)	Public Works		
SUBJECT	Traffic Regulations in the Unincorporated Communities of Bassett, East Los Angeles, Hacienda Heights, and Valinda		
PROGRAM			
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	If Yes, please explain why:		
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable		
DEADLINES/ TIME CONSTRAINTS	The community requested that these traffic safety and quality-of-life issues be addressed as soon as possible.		
COST & FUNDING	Total cost:	Funding source:	
	\$0	Road Fund	
	TERMS (if applicable):		
	Explanation: There will be no impact to the County General Fund. Funding is included in the Road Fund Fiscal Year 2024-25 Budget to cover the minor costs of installing and/or removing the necessary signs and markings.		
PURPOSE OF REQUEST	Adopt various traffic regulation orders to support traffic safety, enhance traffic flow, and encourage parking turnover in the unincorporated communities of Bassett, East Los Angeles, Hacienda Heights, and Valinda.		
BACKGROUND (include internal/external issues that may exist including any related motions)	<p>The California Vehicle Code allows the County to adopt regulations for official traffic control devices, such as signs and markings. These traffic regulations are required prior to enforcement by the California Highway Patrol and Sheriff's Department.</p> <p>Public Works is recommending to adopt the following types of regulations:</p> <ul style="list-style-type: none"> • Parking Prohibition • Passenger Loading Zone • Stop Control 		
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:		
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability. The proposed traffic regulation supports a clean, flexible, and integrated multi-modal transportation system that improves mobility and traffic safety.		
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, sburger@pw.lacounty.gov		



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

September 10, 2024

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITIES OF
BASSETT, EAST LOS ANGELES, HACIENDA HEIGHTS, AND VALINDA
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to implement traffic regulations to support traffic safety, enhance traffic flow, and encourage parking turnover in the unincorporated communities of Bassett, East Los Angeles, Hacienda Heights, and Valinda.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that adopting traffic regulation orders and posting the corresponding regulatory and advisory signage are categorically exempt from the provisions of the California Environmental Quality Act.
2. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the north side of Fairgrove Avenue between Orange Avenue and a point 190 feet west of Willow Avenue in the unincorporated community of Bassett.
3. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the east side of Willow Avenue between Fairgrove Avenue to a point 100 feet south of Barrydale Street in the unincorporated community of Bassett.

4. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the west side of Willow Avenue between Fairgrove Avenue and a point 200 feet north of Fairgrove Avenue in the unincorporated community of Bassett.
5. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the west side of Orange Avenue between Fairgrove Avenue and a point 100 feet south of Barrydale Street in the unincorporated community of Bassett.
6. Adopt a traffic regulation order establishing a passenger loading zone from 6 a.m. to 6 p.m., school days only, on the west side of Herbert Avenue from a point 55 feet south of Union Pacific Avenue to a point 195 feet south of Union Pacific Avenue in the unincorporated community of East Los Angeles.
7. Adopt a traffic regulation order establishing a passenger loading zone from 9 a.m. to 1 p.m. on the west side of Ferris Avenue from a point 36 feet south of Hubbard Street to a point 76 feet south of Hubbard Street in the unincorporated community of East Los Angeles.
8. Adopt a traffic regulation order requiring northbound and southbound traffic on Dangler Avenue to stop at its intersection with Hammel Street, establishing all-way stop control in the unincorporated community of East Los Angeles.
9. Adopt a traffic regulation order requiring eastbound and westbound traffic on Palm Avenue to stop at its intersection with Ridley Avenue, establishing all-way stop control in the unincorporated community of Hacienda Heights.
10. Adopt a traffic regulation order establishing stop control for westbound traffic on Meadowside Street at its intersection with Aileron Avenue in the unincorporated community of Valinda.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended traffic regulation actions is to adopt traffic regulation orders, which will allow Public Works to post the corresponding regulatory and advisory signage. Public Works is recommending these actions to enhance traffic flow and encourage parking turnover. These actions will benefit all users of the various roadways and will support Public Works' transportation priority to improve traffic safety. Requests for these traffic regulations were generated by residents or community groups. The affected areas are indicated on the enclosed maps (Enclosures A, B, C, and D).

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy i, Climate Health, by supporting multimodal transportation investments that improve safety and mobility, reduce traffic congestion, and reduce greenhouse gas emissions.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of installing the necessary signs and markings.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Vehicle Code authorizes the Board to implement these traffic regulations that are required prior to enforcement by the California Highway Patrol and the Sheriff's Department.

ENVIRONMENTAL DOCUMENTATION

The establishment of these regulations, including the installation of related traffic control devices required to notify the motoring public is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(c) of the California Environmental Quality Act Guidelines and Class I(x) 7 of the Environmental Reporting Procedures and Guidelines approved by the Board on November 17, 1987.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Implementation of these traffic controls will have a positive impact by enhancing traffic flow and safety. Upon the Board's approval of the traffic regulations, the corresponding signs and markings will be installed within 16 weeks.

The Honorable Board of Supervisors
September 10, 2024
Page 4

CONCLUSION

Please return one adopted copy of this letter to Public Works, Traffic Safety and Mobility Division. Also, please forward adopted copies of this letter to the Sheriff's Department, Parking Enforcement Detail; and the California Highway Patrol's Baldwin Park and East Los Angeles offices.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

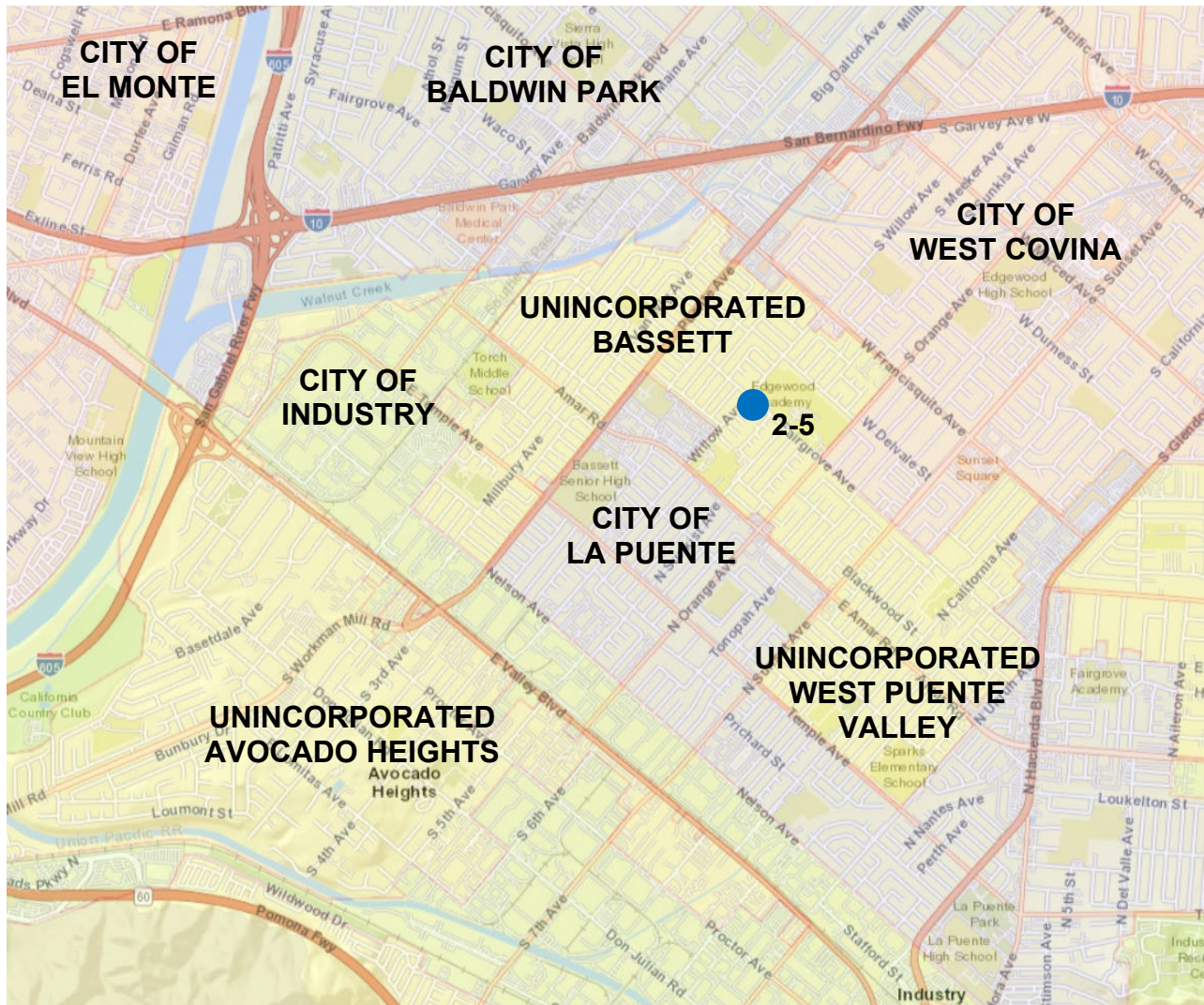
MP:EK:al

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Sheriff's Department (Parking Enforcement Detail)
California Highway Patrol (Baldwin Park, East Los Angeles)



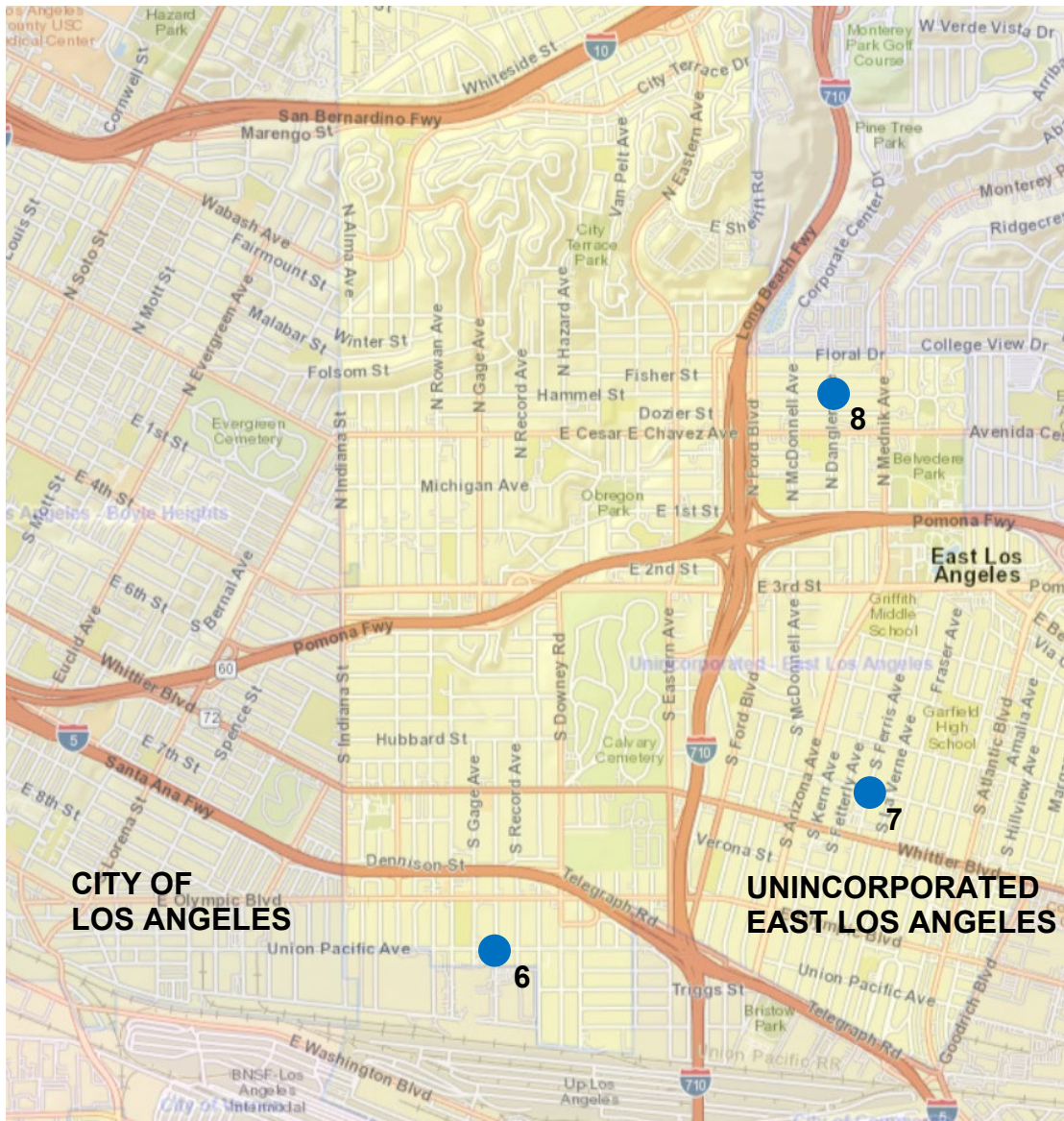
**ENCLOSURE A
PROPOSED TRAFFIC REGULATIONS
BASSETT
SUPERVISORIAL DISTRICT 1**



● Items for adoption in the Board letter



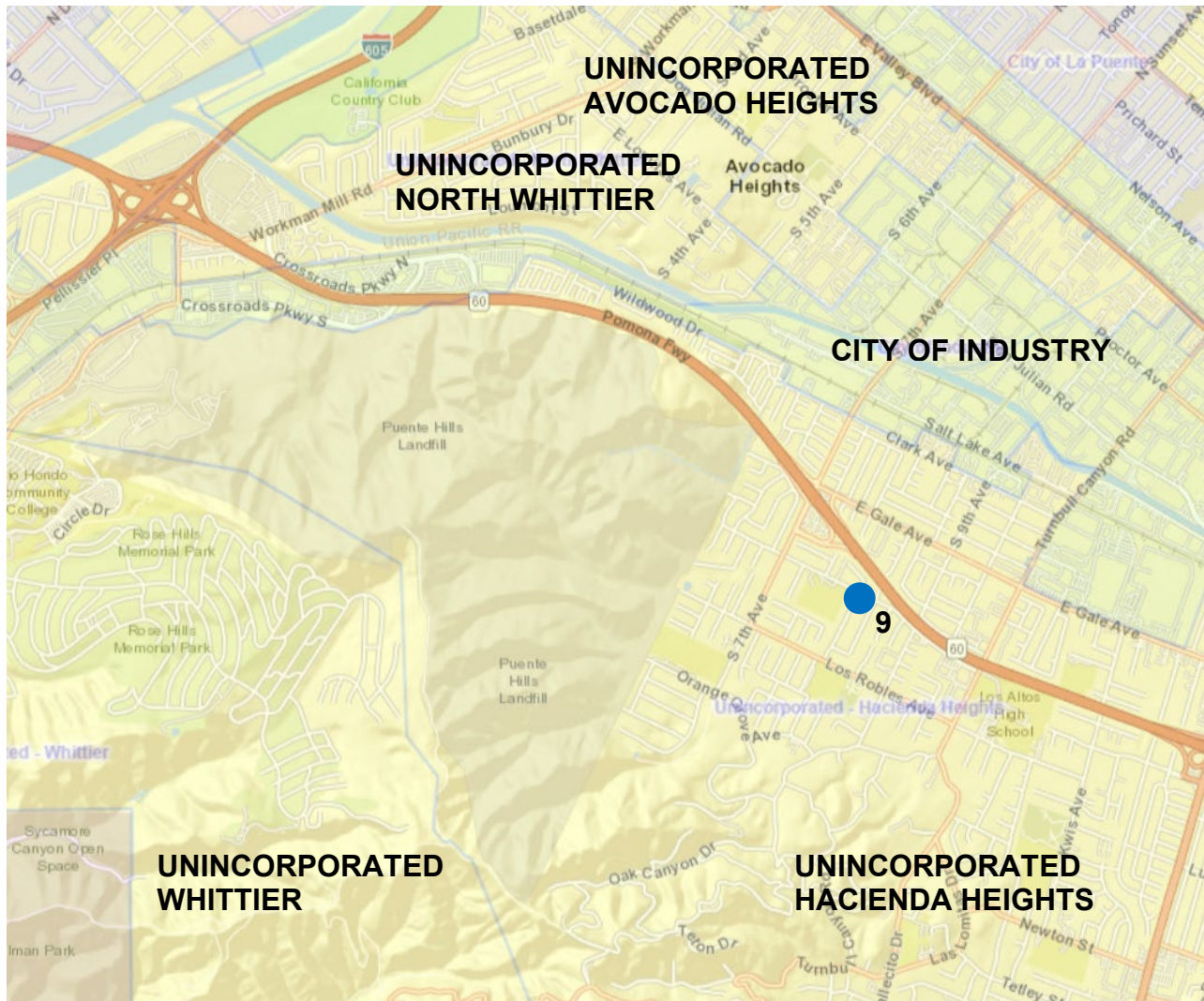
**ENCLOSURE B
PROPOSED TRAFFIC REGULATIONS
EAST LOS ANGELES
SUPERVISORIAL DISTRICT 1**



● Items for adoption in the Board letter



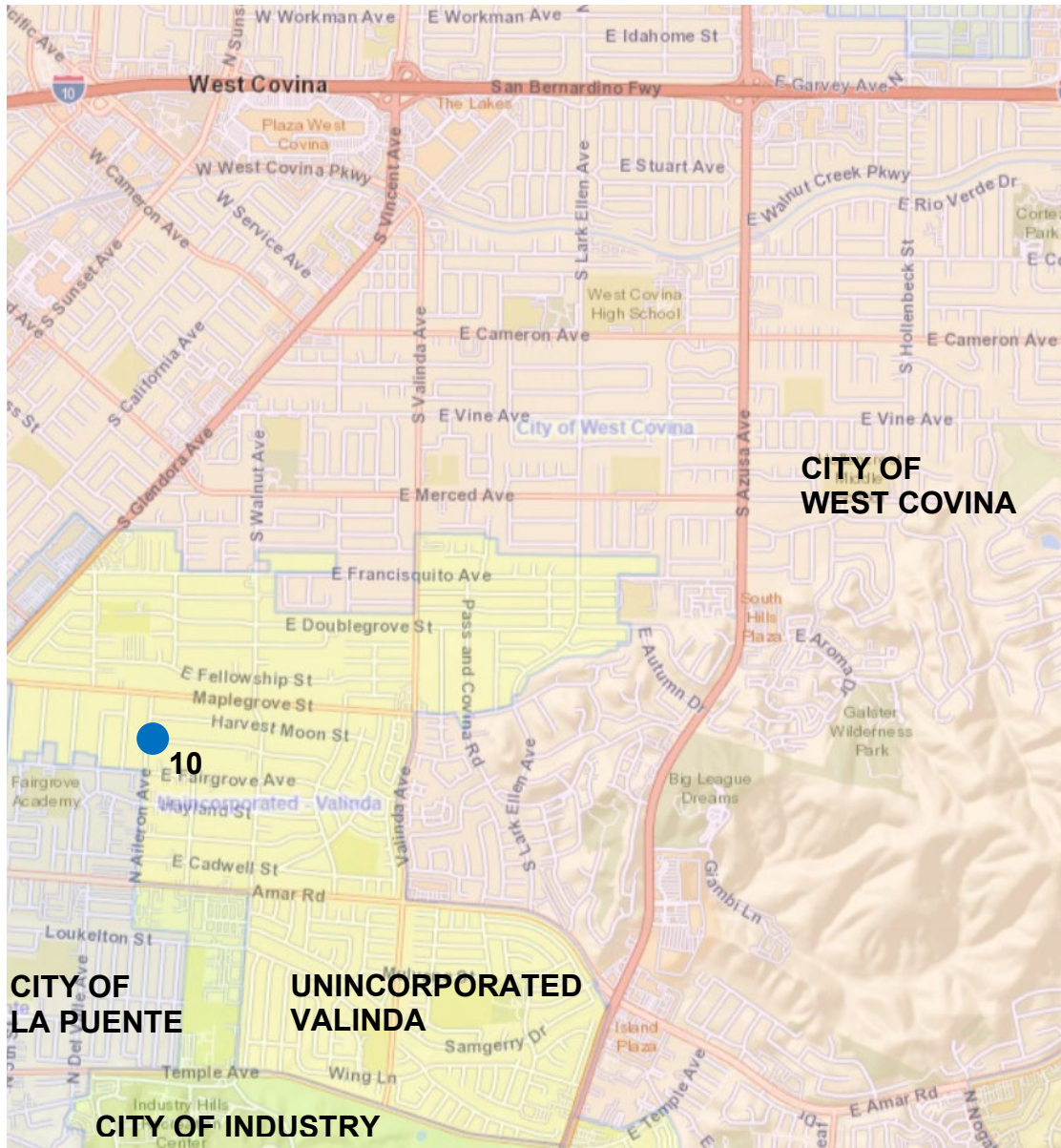
**ENCLOSURE C
PROPOSED TRAFFIC REGULATION
HACIENDA HEIGHTS
SUPERVISORIAL DISTRICT 1**



● Item for adoption in the Board letter



**ENCLOSURE D
PROPOSED TRAFFIC REGULATION
VALINDA
SUPERVISORIAL DISTRICT 1**



● Item for adoption in the Board letter

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	8/28/2024	
BOARD MEETING DATE	9/10/2024	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input type="checkbox"/> 1 st <input checked="" type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Traffic Regulations in the Unincorporated Community of West Carson	
PROGRAM		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS	The community requested that these traffic safety and quality-of-life concerns be addressed as soon as possible.	
COST & FUNDING	Total cost:	Funding source:
	\$0	Road Fund
	TERMS (if applicable):	
	Explanation: There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of installing the necessary signs and markings.	
PURPOSE OF REQUEST	Adopt traffic regulation orders to facilitate street sweeping services in the unincorporated community of West Carson.	
BACKGROUND (include internal/external issues that may exist including any related motions)	The California Vehicle Code allows the County to adopt regulations for official traffic control devices, such as signs and markings. These traffic regulations are required prior to enforcement by the California Highway Patrol and Sheriff's Department. Public Works is recommending adopting and rescinding the following type of regulations: <ul style="list-style-type: none"> • Parking Prohibitions for Street Sweeping Purposes 	
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability. The proposed traffic regulations support a clean, flexible, and integrated multi-modal transportation system that improves mobility and traffic safety.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, sburger@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE:

September 10, 2024

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED
COMMUNITY OF WEST CARSON
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to implement traffic regulations to facilitate street sweeping services in the unincorporated community of West Carson.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that adopting and/or rescinding traffic regulation orders and posting or removing the corresponding regulatory and advisory signage are categorically exempt from the provisions of the California Environmental Quality Act.
2. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 3 a.m. to 5 a.m., Thursdays only, on the south side of Sepulveda Boulevard between Normandie Avenue and Vermont Avenue in the unincorporated community of West Carson.
3. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 3 a.m. to 5 a.m., Thursdays only, on the east side of Normandie Avenue

- between Sepulveda Boulevard and Lomita Boulevard in the unincorporated community of West Carson.
4. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 3 a.m. to 5 a.m., Thursdays only, on the west side of Vermont Avenue between Sepulveda Boulevard and Lomita Boulevard in the unincorporated community of West Carson.
 5. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 3 a.m. to 5 a.m., Thursdays only, on the north side of Lomita Boulevard between Normandie Avenue and Vermont Avenue in the unincorporated community of West Carson.
 6. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Woodbury Drive between Oakrest Lane and Pasatiempo Lane in the unincorporated community of West Carson.
 7. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Woodbury Drive between Oakrest Lane and Pasatiempo Lane in the unincorporated community of West Carson.
 8. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Del Amo Woods Drive between Sepulveda Boulevard and Woodbury Drive in the unincorporated community of West Carson.
 9. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Del Amo Woods Drive between Sepulveda Boulevard and Woodbury Drive in the unincorporated community of West Carson.
 10. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Oakrest Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson.
 11. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Oakrest Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson.

12. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Pineforest Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson as established on March 30, 2004.
13. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Pineforest Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson.
14. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Pineforest Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson.
15. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of Oakfair Lane between Pineforest Lane and Livewood Lane in the unincorporated community of West Carson.
16. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of Oakfair Lane between Pineforest Lane and Livewood Lane in the unincorporated community of West Carson.
17. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Elderglen Lane between its westerly terminus and Livewood Lane in the unincorporated community of West Carson.
18. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Elderglen Lane between its westerly terminus and Livewood Lane in the unincorporated community of West Carson.
19. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Pine Park Circle between Elderglen Lane and its southerly terminus in the unincorporated community of West Carson.
20. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Pine Park Circle

between Elderglen Lane and its southerly terminus in the unincorporated community of West Carson.

21. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Livewood Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson as established on March 30, 2004.
22. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Livewood Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson.
23. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Livewood Lane between Woodbury Drive and Oakheath Drive in the unincorporated community of West Carson.
24. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Pasatiempo Lane between Woodbury Drive and Normandie Avenue in the unincorporated community of West Carson.
25. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Pasatiempo Lane between Woodbury Drive and Normandie Avenue in the unincorporated community of West Carson.
26. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of Oakheath Drive between Normandie Avenue and Pasatiempo Lane in the unincorporated community of West Carson.
27. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of Oakheath Drive between Normandie Avenue and Pasatiempo Lane in the unincorporated community of West Carson.
28. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Stonecliff Lane between Pasatiempo Lane and its southerly terminus in the unincorporated community of West Carson.

29. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Stonecliff Lane between Pasatiempo Lane and its southerly terminus in the unincorporated community of West Carson.
30. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Stone Court Circle between Pasatiempo Lane and its southerly terminus in the unincorporated community of West Carson.
31. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Stone Court Circle between Pasatiempo Lane and its southerly terminus in the unincorporated community of West Carson.
32. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Sandhurst Lane between Pasatiempo Lane and its southerly terminus in the unincorporated community of West Carson.
33. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Sandhurst Lane between Pasatiempo Lane and its southerly terminus in the unincorporated community of West Carson.
34. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Ashpark Lane between its westerly terminus and Pasatiempo Lane in the unincorporated community of West Carson.
35. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Ashpark Lane between its westerly terminus and Pasatiempo Lane in the unincorporated community of West Carson.
36. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Livewood Lane between its westerly terminus and Ashpark Lane in the unincorporated community of West Carson.
37. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Livewood Lane

- between its westerly terminus and Ashpark Lane in the unincorporated community of West Carson.
38. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Ashbridge Drive between its westerly terminus and Pasatiempo Lane in the unincorporated community of West Carson.
 39. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Ashbridge Drive between its westerly terminus and Pasatiempo Lane in the unincorporated community of West Carson.
 40. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of Ashbridge Drive between Pasatiempo Lane and Stonebryn Drive in the unincorporated community of West Carson.
 41. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of Ashbridge Drive between Pasatiempo Lane and Stonebryn Drive in the unincorporated community of West Carson.
 42. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Stonebryn Drive between Oakhorne Drive and Vermont Avenue in the unincorporated community of West Carson.
 43. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Stonebryn Drive between Oakhorne Drive and Vermont Avenue in the unincorporated community of West Carson.
 44. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of Oakhorne Drive between Stonebryn Drive and Spicewood Lane in the unincorporated community of West Carson.
 45. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of Oakhorne Drive between Stonebryn Drive and Spicewood Lane in the unincorporated community of West Carson.

46. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Amber Lynn Court between Stonebryn Drive and its easterly terminus in the unincorporated community of West Carson as established on March 30, 2004.
47. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Amber Lynn Court between Stonebryn Drive and its easterly terminus in the unincorporated community of West Carson.
48. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Amber Lynn Court between Stonebryn Drive and its easterly terminus in the unincorporated community of West Carson.
49. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Ashpark Lane between Stonebryn Drive and Sandhurst Lane in the unincorporated community of West Carson as established on March 18, 2008.
50. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Ashpark Lane between Stonebryn Drive and Sandhurst Lane in the unincorporated community of West Carson.
51. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Ashpark Lane between Stonebryn Drive and Sandhurst Lane in the unincorporated community of West Carson.
52. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Sandhurst Lane between Stonebryn Drive and Ashpark Lane in the unincorporated community of West Carson.
53. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Sandhurst Lane between Stonebryn Drive and Ashpark Lane in the unincorporated community of West Carson.
54. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Fernlake Drive

between Stonebryn Drive and Ashbridge Lane in the unincorporated community of West Carson as established on March 20, 2007.

55. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Fernlake Drive between Stonebryn Drive and Ashbridge Lane in the unincorporated community of West Carson.
56. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Fernlake Drive between Stonebryn Drive and Ashbridge Lane in the unincorporated community of West Carson.
57. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Fernmead Lane between Stonebryn Drive and Oakmere Drive in the unincorporated community of West Carson.
58. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Fernmead Lane between Stonebryn Drive and Oakmere Drive in the unincorporated community of West Carson.
59. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Spruce Lake Drive between Stonebryn Drive and its easterly terminus in the unincorporated community of West Carson.
60. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Spruce Lake Drive between Stonebryn Drive and its easterly terminus in the unincorporated community of West Carson.
61. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of Oakmere Drive between Stonebryn Drive and its easterly terminus in the unincorporated community of West Carson.
62. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of Oakmere Drive between Stonebryn Drive and its easterly terminus in the unincorporated community of West Carson.

63. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Ashbridge Lane between Oakfern Lane and Vermont Avenue in the unincorporated community of West Carson as established on March 30, 2004.
64. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of Ashbridge Lane between Oakfern Lane and Vermont Avenue in the unincorporated community of West Carson.
65. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of Ashbridge Lane between Oakfern Lane and Vermont Avenue in the unincorporated community of West Carson.
66. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Oakfern Lane between Ashbridge Lane and Fernrest Drive in the unincorporated community of West Carson as established on June 9, 2010.
67. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Oakfern Lane between Ashbridge Lane and Fernrest Drive in the unincorporated community of West Carson.
68. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Oakfern Lane between Ashbridge Lane and Fernrest Drive in the unincorporated community of West Carson.
69. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Sandhurst Lane between Ashbridge Lane and Fernrest Drive in the unincorporated community of West Carson as established on August 4, 2009.
70. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Sandhurst Lane between Ashbridge Lane and Fernrest Drive in the unincorporated community of West Carson.
71. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Sandhurst Lane

- between Ashbridge Lane and Fernrest Drive in the unincorporated community of West Carson.
72. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 11 a.m. to 1 p.m., Fridays only, on both sides of Spicewood Lane between Ashbridge Lane and Oakhorne Drive in the unincorporated community of West Carson as established on April 18, 2006.
 73. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Spicewood Lane between Ashbridge Lane and Oakhorne Drive in the unincorporated community of West Carson.
 74. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Spicewood Lane between Ashbridge Lane and Oakhorne Drive in the unincorporated community of West Carson.
 75. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of Fernrest Drive between Stonebryn Drive and Spicewood Lane in the unincorporated community of West Carson.
 76. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of Fernrest Drive between Stonebryn Drive and Spicewood Lane in the unincorporated community of West Carson.
 77. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Stonecliff Lane between Fernrest Drive and Oakhorne Drive in the unincorporated community of West Carson.
 78. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Stonecliff Lane between Fernrest Drive and Oakhorne Drive in the unincorporated community of West Carson.
 79. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Fabry Drive between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.

80. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Fabry Drive between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
81. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Fridays only, on both sides of Koleeta Drive between Fabry Drive and Broadwell Avenue in the unincorporated community of West Carson as established on March 1, 2011.
82. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of Koleeta Drive between Fabry Drive and Broadwell Avenue in the unincorporated community of West Carson.
83. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of Koleeta Drive between Fabry Drive and Broadwell Avenue in the unincorporated community of West Carson.
84. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Fridays only, on both sides of 243rd Street between its westerly terminus and Mariposa Avenue in the unincorporated community of West Carson as established on March 30, 2004.
85. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of 243rd Street between its westerly terminus and Mariposa Avenue in the unincorporated community of West Carson.
86. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of 243rd Street between its westerly terminus and Mariposa Avenue in the unincorporated community of West Carson.
87. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Fridays only, on both sides of 244th Street between its westerly terminus and Mariposa Avenue in the unincorporated community of West Carson as established on June 7, 2005.
88. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of 244th Street

between its westerly terminus and Mariposa Avenue in the unincorporated community of West Carson.

89. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of 244th Street between its westerly terminus and Mariposa Avenue in the unincorporated community of West Carson.
90. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Fridays only, on both sides of 245th Street between Normandie Avenue and Mariposa Avenue in the unincorporated community of West Carson as established on March 30, 2004.
91. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of 245th Street between Normandie Avenue and Mariposa Avenue in the unincorporated community of West Carson.
92. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of 245th Street between Normandie Avenue and Mariposa Avenue in the unincorporated community of West Carson.
93. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the west side of Mariposa Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
94. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the east side of Mariposa Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
95. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Alexandra Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
96. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Alexandra Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.

97. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Fridays only, on both sides of Marigold Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson as established on August 4, 2009.
98. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Marigold Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
99. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Marigold Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
100. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Meyler Avenue between Koleeta Drive and 245th Street in the unincorporated community of West Carson.
101. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Meyler Avenue between Koleeta Drive and 245th Street in the unincorporated community of West Carson.
102. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Berendo Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
103. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Berendo Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
104. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of 45th Street between Meyler Avenue and its easterly terminus in the unincorporated community of West Carson.
105. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of 245th Street

between Meyler Avenue and its easterly terminus in the unincorporated community of West Carson.

106. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Broadwell Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
107. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Broadwell Avenue between Koleeta Drive and its southerly terminus in the unincorporated community of West Carson.
108. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of 244th Street between its westerly terminus and Broadwell Avenue in the unincorporated community of West Carson.
109. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of 244th Street between its westerly terminus and Broadwell Avenue in the unincorporated community of West Carson.
110. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the north side of 245th Street between its westerly terminus and Broadwell Avenue in the unincorporated community of West Carson.
111. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the south side of 245th Street between its westerly terminus and Broadwell Avenue in the unincorporated community of West Carson.
112. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the west side of Doble Avenue between its northerly terminus and 245th Street in the unincorporated community of West Carson.
113. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the east side of Doble Avenue between its northerly terminus and 245th Street in the unincorporated community of West Carson.

114. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 12 p.m. to 2 p.m., Thursdays only, on the north side of 245th Street between Broadwell Avenue and Vermont Avenue in the unincorporated community of West Carson.
115. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 7 a.m. to 9 a.m., Wednesdays only, on the south side of 245th Street between Broadwell Avenue and Vermont Avenue in the unincorporated community of West Carson.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended traffic regulation actions is to adopt and/or rescind traffic regulation orders, which will allow Public Works to post or remove the corresponding regulatory and advisory signage. Public Works is recommending these actions to facilitate street sweeping services. These actions will benefit all users of the various roadways and will support Public Works' transportation priority to improve traffic safety. Requests for the traffic regulations were generated by residents or community groups. The affected area is indicated on the enclosed map (Enclosure A).

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy i, Climate Health, by supporting multimodal transportation investments that improve safety and mobility, reduce traffic congestion, and reduce greenhouse gas emissions.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of installing and/or removing the necessary signs and markings.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Vehicle Code authorizes the Board to implement traffic regulations that are required prior to enforcement by the California Highway Patrol and the Sheriff's Department.

ENVIRONMENTAL DOCUMENTATION

The establishment of the regulation, including the installation or removal of related traffic control devices required to notify the motoring public is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(c) of the California Environmental Quality Act Guidelines and Class I(x) 7 of the Environmental Reporting Procedures and Guidelines approved by the Board on November 17, 1987.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Implementation of these traffic controls will have a positive impact by enhancing traffic flow and safety. Upon the Board's approval of the traffic regulation, the corresponding signs and markings will be installed within 16 weeks.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Traffic Safety and Mobility Division. Also, please forward adopted copies of this letter to the Sheriff's Department, Parking Enforcement Detail; and the California Highway Patrol's South Los Angeles office.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

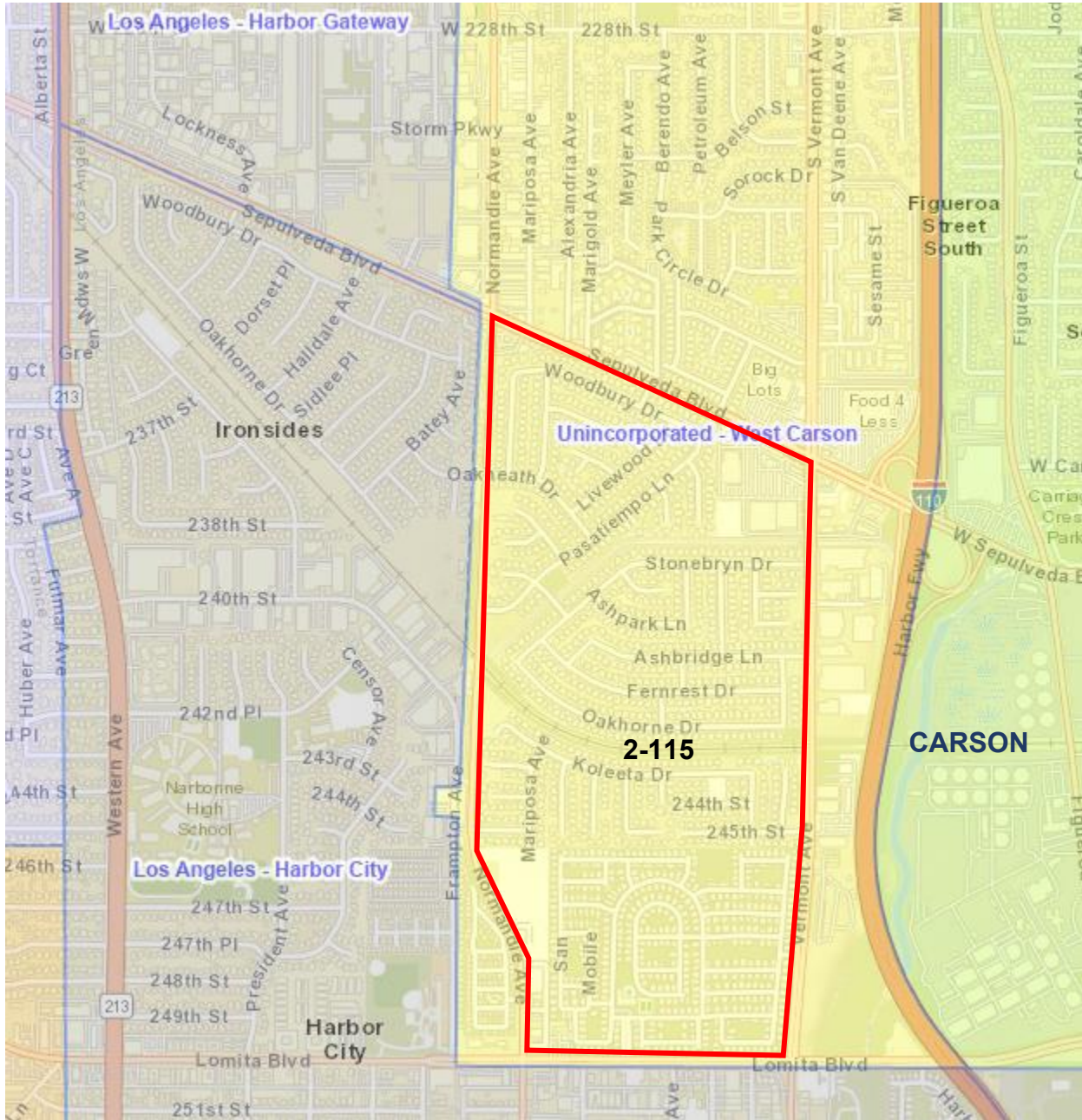
MP:EK:wm

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Sheriff's Department (Parking Enforcement Detail)
California Highway Patrol (South Los Angeles)



**ENCLOSURE A
PROPOSED TRAFFIC REGULATIONS
WEST CARSON
SUPERVISORIAL DISTRICT 2**



 Items for adoption in the Board letter

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	8/28/2024	
BOARD MEETING DATE	9/10/2024	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input checked="" type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Traffic Regulations in the Unincorporated Community of Topanga	
PROGRAM		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS	The community requested that these traffic safety and quality-of-life issues be addressed as soon as possible.	
COST & FUNDING	Total cost: \$0	Funding source: Road Fund
	TERMS (if applicable):	
	Explanation: There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of installing the necessary signs and markings.	
PURPOSE OF REQUEST	Adopt various traffic regulation orders to support traffic safety and enhance traffic flow in the unincorporated community of Topanga.	
BACKGROUND (include internal/external issues that may exist including any related motions)	The California Vehicle Code allows the County to adopt regulations for official traffic control devices, such as signs and markings. These traffic regulations are required prior to enforcement by the California Highway Patrol and Sheriff's Department. Public Works is recommending adopting the following types of regulations: <ul style="list-style-type: none"> • Parking Prohibition • Tow-Away Zone 	
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability. The proposed traffic regulations support a clean, flexible, and integrated multimodal transportation system that improves mobility and traffic safety.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, sburger@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 10, 2024

IN REPLY PLEASE
REFER TO FILE:

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED
COMMUNITY OF TOPANGA
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to implement traffic regulations to support traffic safety and enhance traffic flow in the unincorporated community of Topanga.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that adopting traffic regulation orders and posting the corresponding regulatory and advisory signage are categorically exempt from the provisions of the California Environmental Quality Act.
2. Adopt a traffic regulation order prohibiting parking at any time and establishing a tow-away zone on the east side of Tuna Canyon Road between a point 130 feet north of Big Rock Motorway and a point 1,800 feet north of Big Rock Motorway in the unincorporated community of Topanga.
3. Adopt a traffic regulation order prohibiting parking at any time and establishing a tow-away zone on the east side of Tuna Canyon Road between a point 100 feet south of Big Rock Motorway and a point 1,800 feet south of Big Rock Motorway in the unincorporated community of Topanga.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended traffic regulation actions is to adopt traffic regulation orders, which will allow Public Works to post and remove the corresponding regulatory and/or advisory signage. Public Works is recommending these actions to enhance traffic flow. These actions will benefit all users of the various roadways and will support Public Works' transportation priority to improve traffic safety. Requests for the traffic regulations were generated by law enforcement and residents. The affected area is indicated on the enclosed map (Enclosure A).

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy i, Climate Health, by supporting multimodal transportation investments that improve safety and mobility, reduce traffic congestion, and reduce greenhouse gas emissions.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of installing the necessary signs and markings.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Vehicle Code authorizes the Board to implement traffic regulations that are required prior to enforcement by the California Highway Patrol and the Sheriff's Department.

ENVIRONMENTAL DOCUMENTATION

The establishment of the regulations, including the installation of related traffic control devices required to notify the motoring public is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(c) of the California Environmental Quality Act Guidelines and Class I(x) 7 of the Environmental Reporting Procedures and Guidelines approved by the Board on November 17, 1987.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Implementation of these traffic controls will have a positive impact by enhancing traffic flow and safety. Upon the Board's approval of the traffic regulation, the corresponding signs and markings will be installed within 12 weeks.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Traffic Safety and Mobility Division. Also, please forward adopted copies of this letter to the Sheriff's Department, Parking Enforcement Detail; and the California Highway Patrol's West Valley office.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

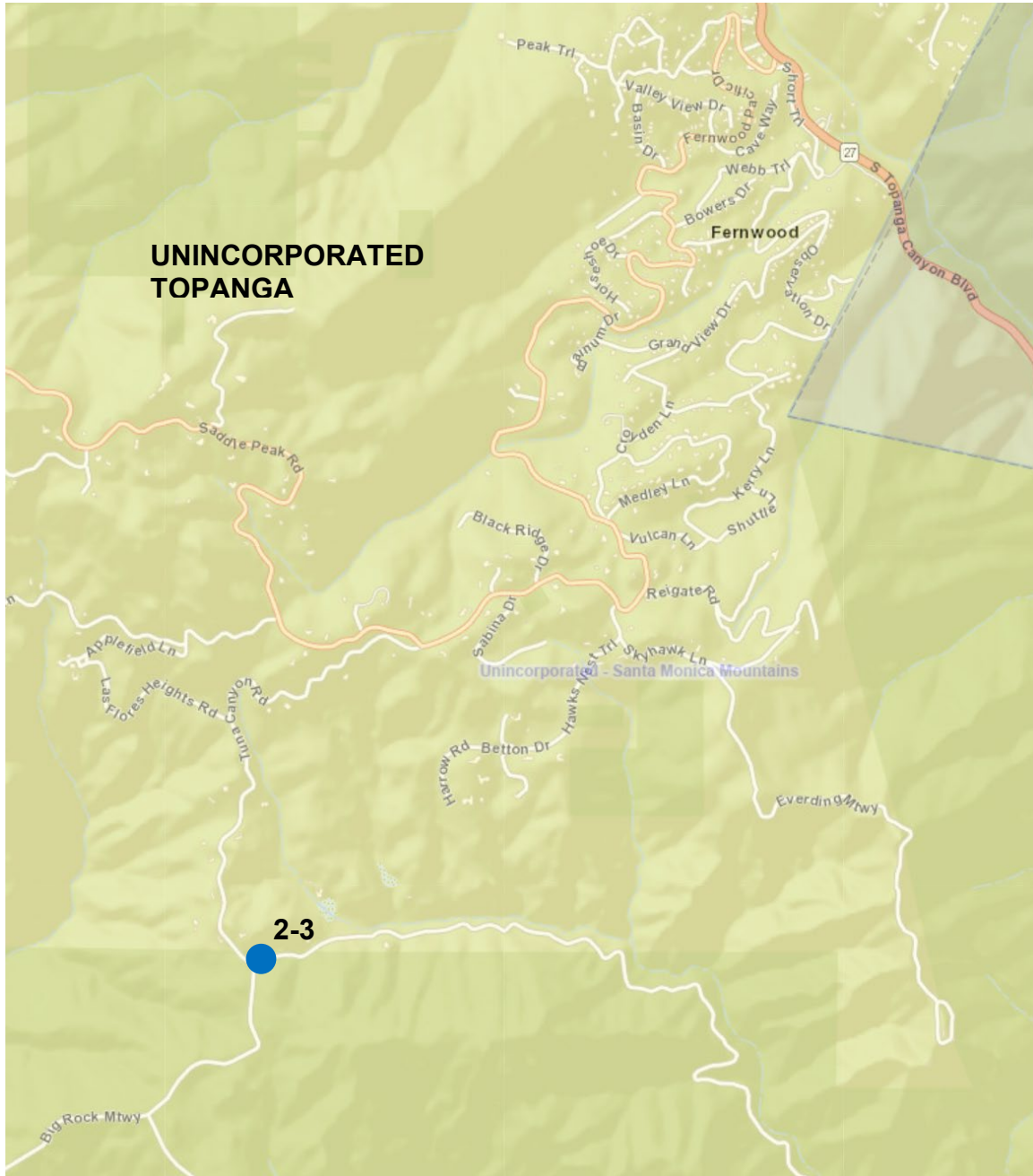
MP:EK:vr

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Sheriff's Department (Parking Enforcement Detail)
California Highway Patrol (West Valley)



**ENCLOSURE A
PROPOSED TRAFFIC REGULATIONS
TOPANGA
SUPERVISORIAL DISTRICT 3**



● Items for adoption in the Board letter

**BOARD LETTER/MEMO
CLUSTER FACT SHEET**

Board Letter

Board Memo

Other

CLUSTER AGENDA REVIEW DATE	8/28/2024	
BOARD MEETING DATE	9/10/2024	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input checked="" type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Traffic Regulations in the Unincorporated Communities of Altadena, Azusa, Covina (Charter Oak), Duarte, La Crescenta-Montrose, Lake Los Angeles, Stevenson Ranch, and Sun Village.	
PROGRAM		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS	The community requested that these traffic safety and quality-of-life issues be addressed as soon as possible.	
COST & FUNDING	Total cost: \$0	Funding source: Road Fund
	TERMS (if applicable):	
	Explanation: There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of installing or removing the necessary signs and markings.	
PURPOSE OF REQUEST	Adopt and/or rescind traffic regulation orders to support traffic safety, enhance traffic flow, facilitate street sweeping services, facilitate passenger loading at a school, and encourage parking turnover in the unincorporated communities of Altadena, Azusa, Covina (Charter Oak), Duarte, La Crescenta-Montrose, Lake Los Angeles, Stevenson Ranch, and Sun Village.	
BACKGROUND (include internal/external issues that may exist including any related motions)	<p>The California Vehicle Code allows the County to adopt regulations for official traffic control devices, such as signs and markings. These traffic regulations are required prior to enforcement by the California Highway Patrol and Sheriff's Department.</p> <p>Public Works is recommending to adopt the following types of regulations, as well as to rescind traffic regulations that are no longer applicable:</p> <ul style="list-style-type: none"> • Disabled Person's Parking Zone • Parking Prohibition for Street Sweeping Purposes • Parking Restriction • Passenger Loading Zone • Stop Control • Stopping Prohibition 	
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability. The proposed traffic regulations supports a clean, flexible, and integrated multi-modal transportation system that improves mobility and traffic safety.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, sburger@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

September 10, 2024

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITIES OF
ALTADENA, AZUSA, COVINA (CHARTER OAK), DUARTE,
LA CRESCENTA-MONTROSE, LAKE LOS ANGELES,
STEVENSON RANCH, AND SUN VILLAGE
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to implement traffic regulations to support traffic safety, enhance traffic flow, facilitate street sweeping services, facilitate passenger loading at a school, and encourage parking turnover in the unincorporated communities of Altadena, Azusa, Covina (Charter Oak), Duarte, La Crescenta-Montrose, Lake Los Angeles, Stevenson Ranch, and Sun Village.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that adopting and/or rescinding traffic regulation orders and posting or removing the corresponding regulatory and advisory signage are categorically exempt from the provisions of the California Environmental Quality Act.
2. Adopt a traffic regulation order prohibiting parking for a period longer than 1 hour from 7 a.m. to 12 a.m. on the south side of Figueroa Drive between a point 60 feet and a point 150 feet west of Lincoln Avenue in the unincorporated community of Altadena.

3. Adopt a traffic regulation order establishing a disabled person's parking zone on the south side of Figueroa Drive between a point 40 feet and a point 60 feet west of Lincoln Avenue in the unincorporated community of Altadena.
4. Adopt a traffic regulation order prohibiting stopping at any time on the north side of Mariposa Street between a point 93 feet east of Madison Avenue and El Molino Avenue in the unincorporated community of Altadena.
5. Adopt a traffic regulation order prohibiting stopping at any time on the south side of Rubio Canyon Road between Maiden Lane and a point 225 feet east of Maiden Lane in the unincorporated community of Altadena.
6. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the west side of Marengo Avenue between Calaveras Street and Sacramento Street in the unincorporated community of Altadena.
7. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the east side of Marengo Avenue between Alameda Street and Sacramento Street in the unincorporated community of Altadena.
8. Adopt a traffic regulation order prohibiting parking of vehicles over 6 feet in height on the west side of Marengo Avenue between a point 35 feet and a point 85 feet south of Sacramento Street in the unincorporated community of Altadena.
9. Adopt a traffic regulation order prohibiting parking from 2 a.m. to 4 a.m. on the north side of Arrow Highway between a point 875 feet east of Citrus Avenue and a point 295 feet west of Barranca Avenue in the unincorporated community of Azusa.
10. Adopt a traffic regulation order prohibiting parking from 2 a.m. to 4 a.m. on the south side of Arrow Highway between a point 880 feet east of Citrus Avenue and a point 115 feet west of Arrow Grand Circle in the unincorporated community of Azusa.
11. Adopt a traffic regulation order prohibiting parking for a period longer than 2 hours from 7 a.m. to 5 p.m. on the south side of Arrow Highway between a point 164 feet and a point 205 feet west of Valley Center Avenue in the unincorporated community of Covina (Charter Oak).
12. Adopt a traffic regulation order prohibiting parking from 2 a.m. to 4 a.m. on the north side of Arrow Highway between a point 630 feet east of Glendora Avenue and Valley Center Avenue in the unincorporated community of Covina (Charter Oak).

13. Adopt a traffic regulation order prohibiting parking from 2 a.m. to 4 a.m. on the south side of Arrow Highway between a point 975 feet east of Grand Avenue and Valley Center Avenue in the unincorporated community of Covina (Charter Oak).
14. Rescind a traffic regulation order prohibiting parking for street sweeping purposes from 9 a.m. to 1 p.m., Mondays only, on the south side of Shrode Avenue from Mountain Avenue to its easterly terminus in the unincorporated community of Duarte as established on June 14, 2022.
15. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 9 a.m. to 1 p.m., Mondays only, on the south side of Shrode Avenue from Mountain Avenue to Citrus View Avenue in the unincorporated community of Duarte.
16. Adopt a traffic regulation order prohibiting parking for street sweeping purposes from 9 a.m. to 1 p.m., Tuesdays only, on the south side of Shrode Avenue from Citrus View Avenue to its easterly terminus in the unincorporated community of Duarte.
17. Rescind a traffic regulation order prohibiting parking for a period longer than 1 hour from 7 a.m. to 4 p.m., school days only, on the south side of Community Avenue between a point 455 feet and a point 570 feet east of Ramsdell Avenue in the unincorporated community of La Crescenta-Montrose as established on April 15, 2003.
18. Adopt a traffic regulation order establishing a passenger loading zone from 7 a.m. to 4 p.m., school days only, on the south side of Community Avenue between a point 455 feet and a point 570 feet east of Ramsdell Avenue in the unincorporated community of La Crescenta-Montrose.
19. Adopt a traffic regulation order requiring northbound and southbound traffic on 170th Street East to stop at its intersection with Avenue P, establishing all-way stop control in the unincorporated community of Lake Los Angeles.
20. Adopt a traffic regulation order prohibiting stopping at any time on both sides of Westridge Parkway between approximately 230 feet west of Stonegate Drive and Valencia Boulevard in the unincorporated community of Stevenson Ranch.
21. Adopt a traffic regulation order requiring eastbound and westbound traffic on Avenue Q-12 to stop at its intersection with 95th Street East, establishing all-way stop control in the unincorporated community of Sun Village.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended traffic regulation actions is to adopt and/or rescind traffic regulation orders, which will allow Public Works to post or remove the corresponding regulatory and advisory signage. Public Works is recommending these actions to enhance traffic flow, facilitate street sweeping services, facilitate passenger loading at a school, and encourage parking turnover. These actions will benefit all users of the various roadways and will support Public Works' transportation priority to improve traffic safety. Requests for the traffic regulations were generated by residents or community groups. The affected areas are indicated on the enclosed maps (Enclosures A, B, C, D, E, F, G, and H).

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy i, Climate Health, by supporting multimodal transportation investments that improve safety and mobility, reduce traffic congestion, and reduce greenhouse gas emissions.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of installing and/or removing the necessary signs and markings.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Vehicle Code authorizes the Board to implement these traffic regulations which are required prior to enforcement by the California Highway Patrol and the Sheriff's Department.

ENVIRONMENTAL DOCUMENTATION

The establishment of these regulations, including the installation or removal of related traffic control devices required to notify the motoring public is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(c) of the California Environmental Quality Act Guidelines and Class I(x) 7 of the Environmental Reporting Procedures and Guidelines approved by the Board on November 17, 1987.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Implementation of these traffic controls will have a positive impact by enhancing traffic flow and safety. Upon the Board's approval of this traffic regulation, the corresponding signs and markings will be installed within 12 weeks.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Traffic Safety and Mobility Division. Also, please forward adopted copies of this letter to the Sheriff's Department, Parking Enforcement Detail; and the California Highway Patrol's Altadena, Antelope Valley, Baldwin Park, and Newhall offices.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

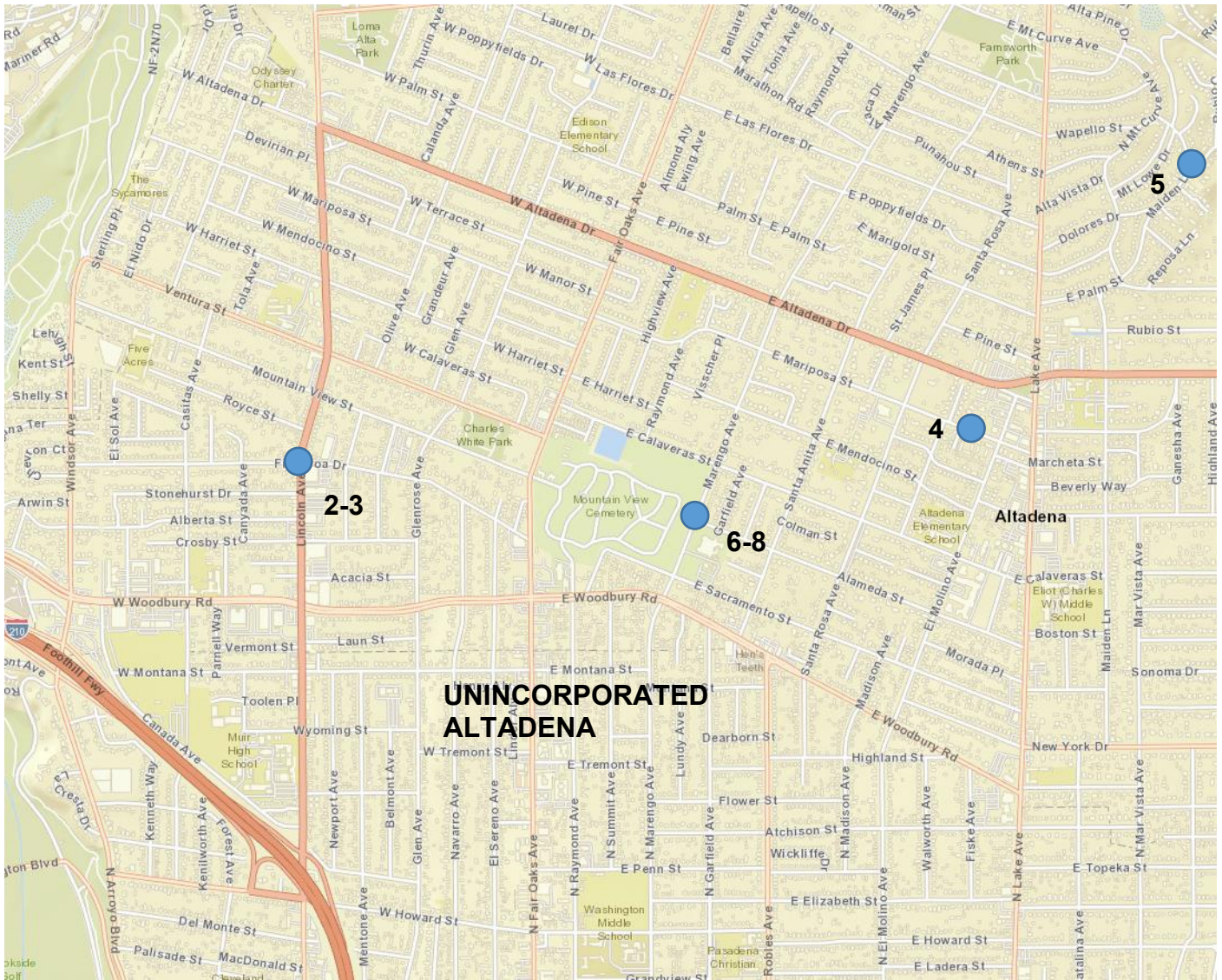
MP:EK:wm


Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Sheriff's Department (Parking Enforcement Detail)
California Highway Patrol (Altadena, Antelope Valley, Baldwin Park, and Newhall)



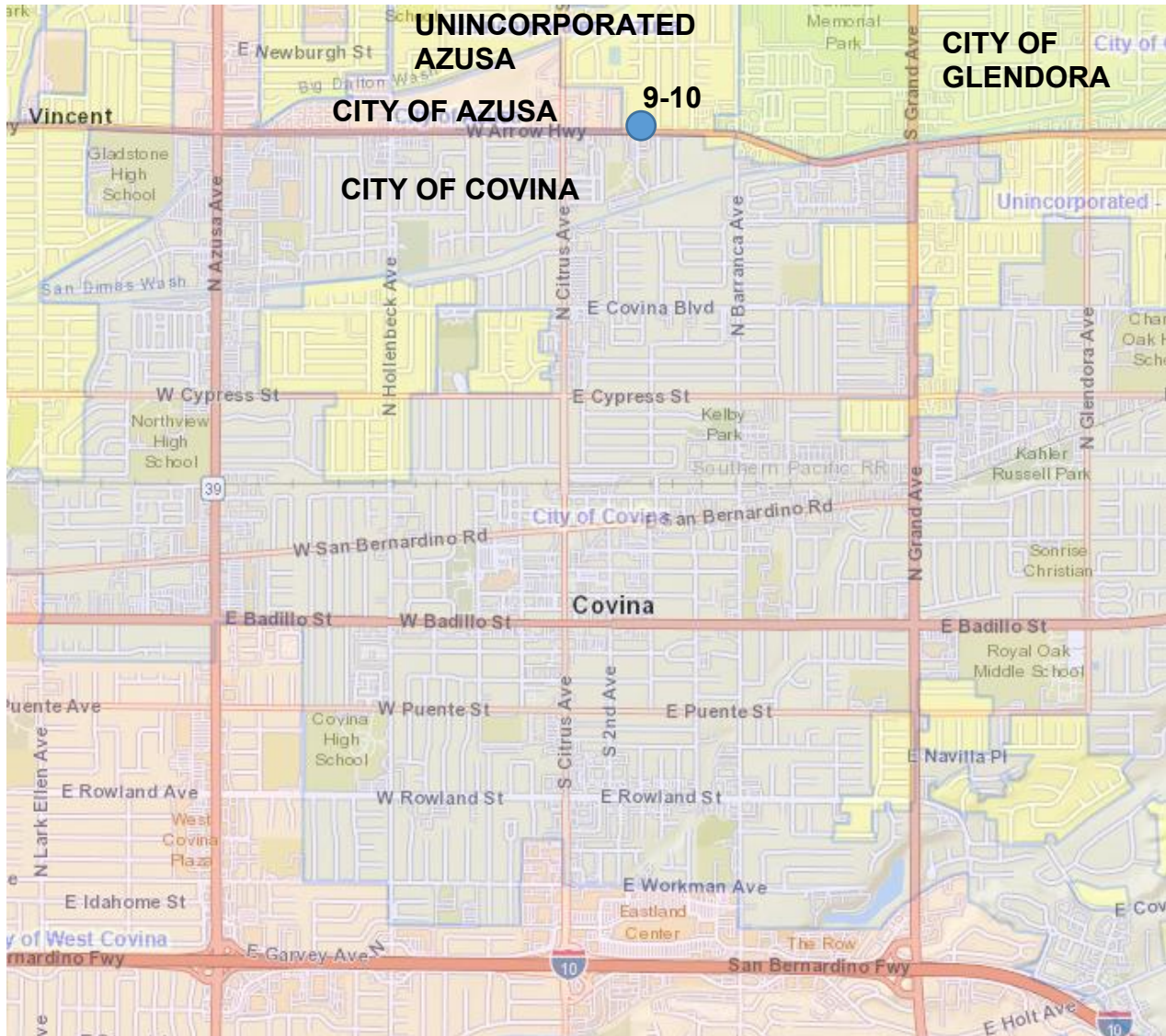
**ENCLOSURE A
PROPOSED TRAFFIC REGULATIONS
ALTADENA
SUPERVISORIAL DISTRICT 5**



 Items for adoption in the Board letter



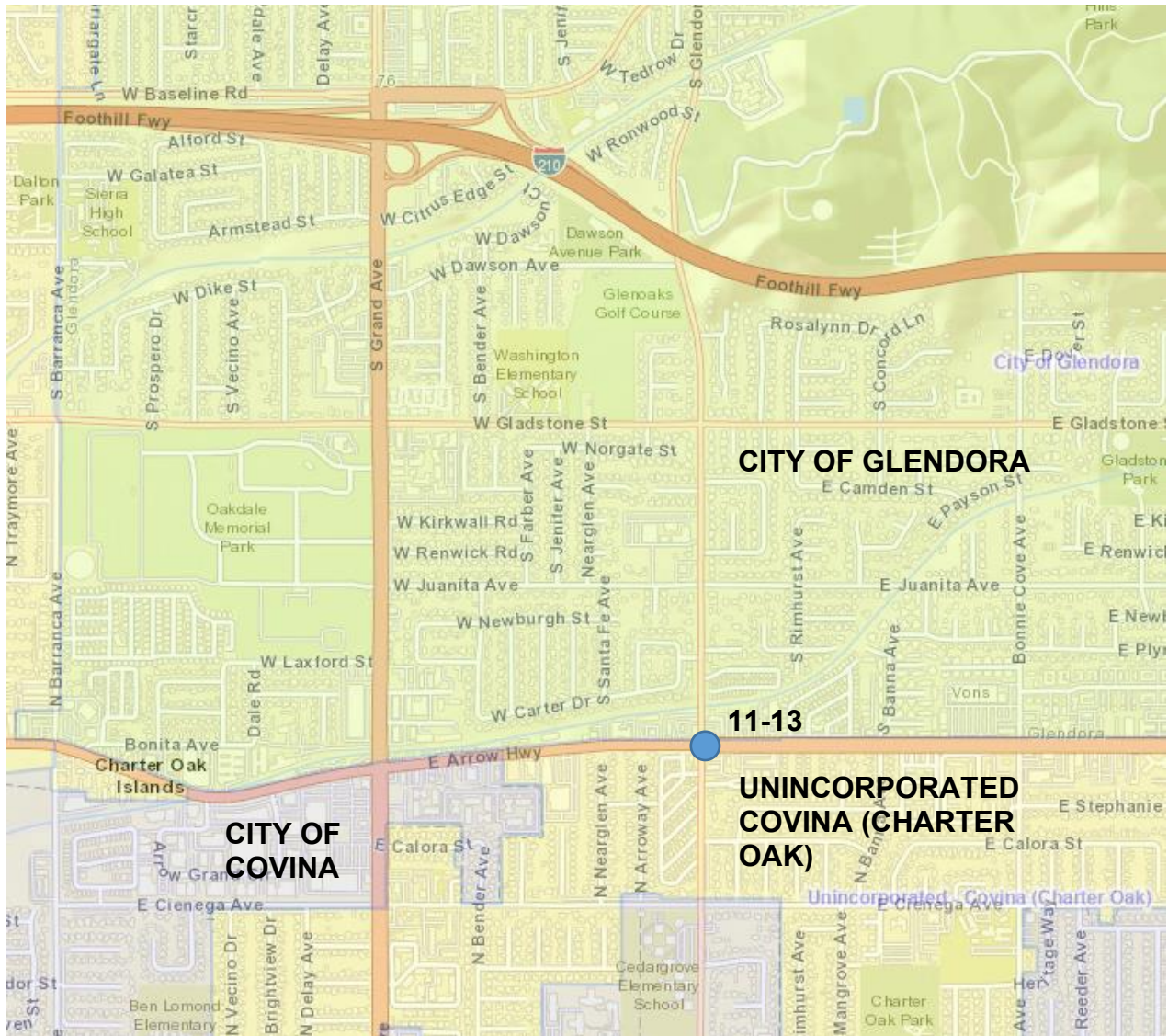
**ENCLOSURE B
PROPOSED TRAFFIC REGULATIONS
AZUSA
SUPERVISORIAL DISTRICT 5**




● Items for adoption in the Board letter



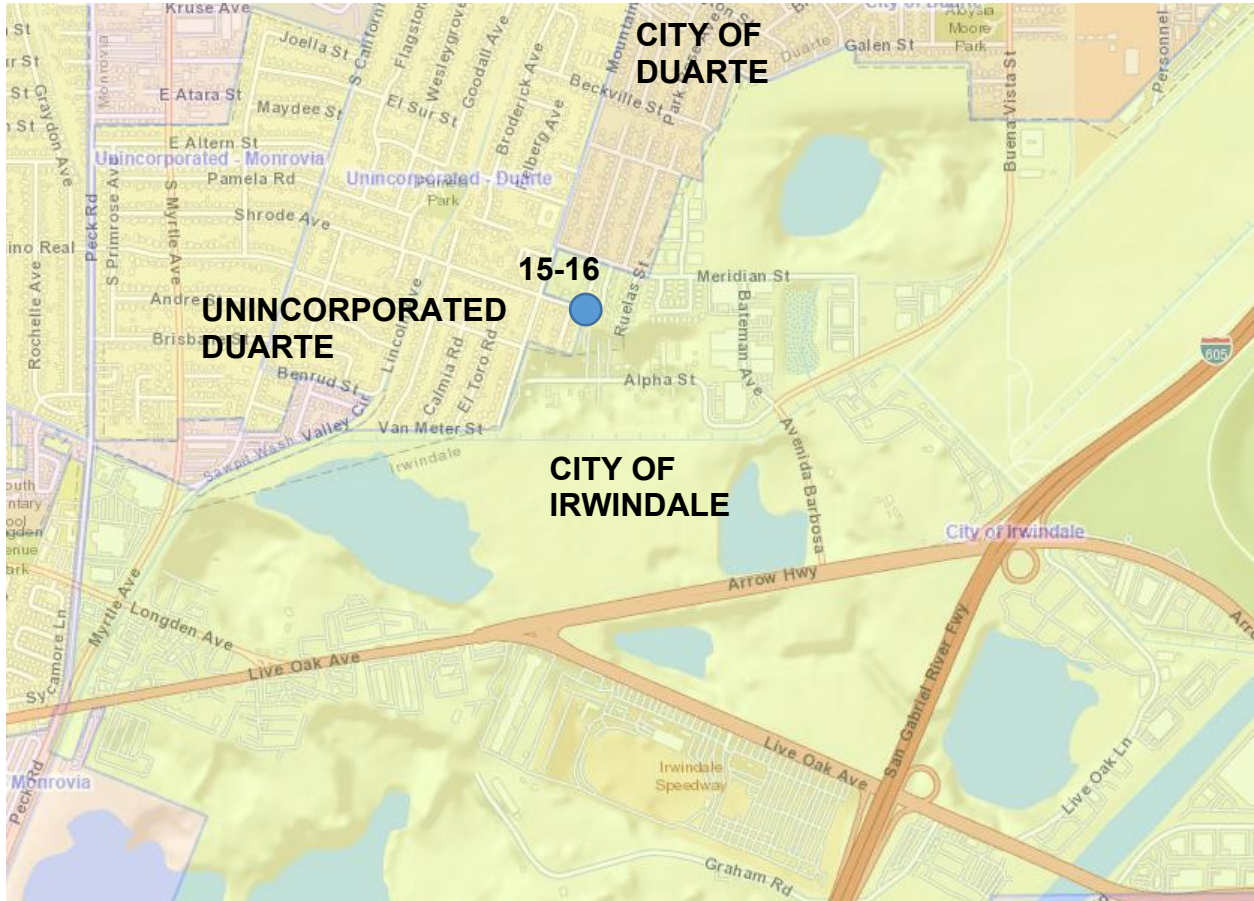
**ENCLOSURE C
PROPOSED TRAFFIC REGULATIONS
COVINA (CHARTER OAK)
SUPERVISORIAL DISTRICT 5**



 Items for adoption in the Board letter



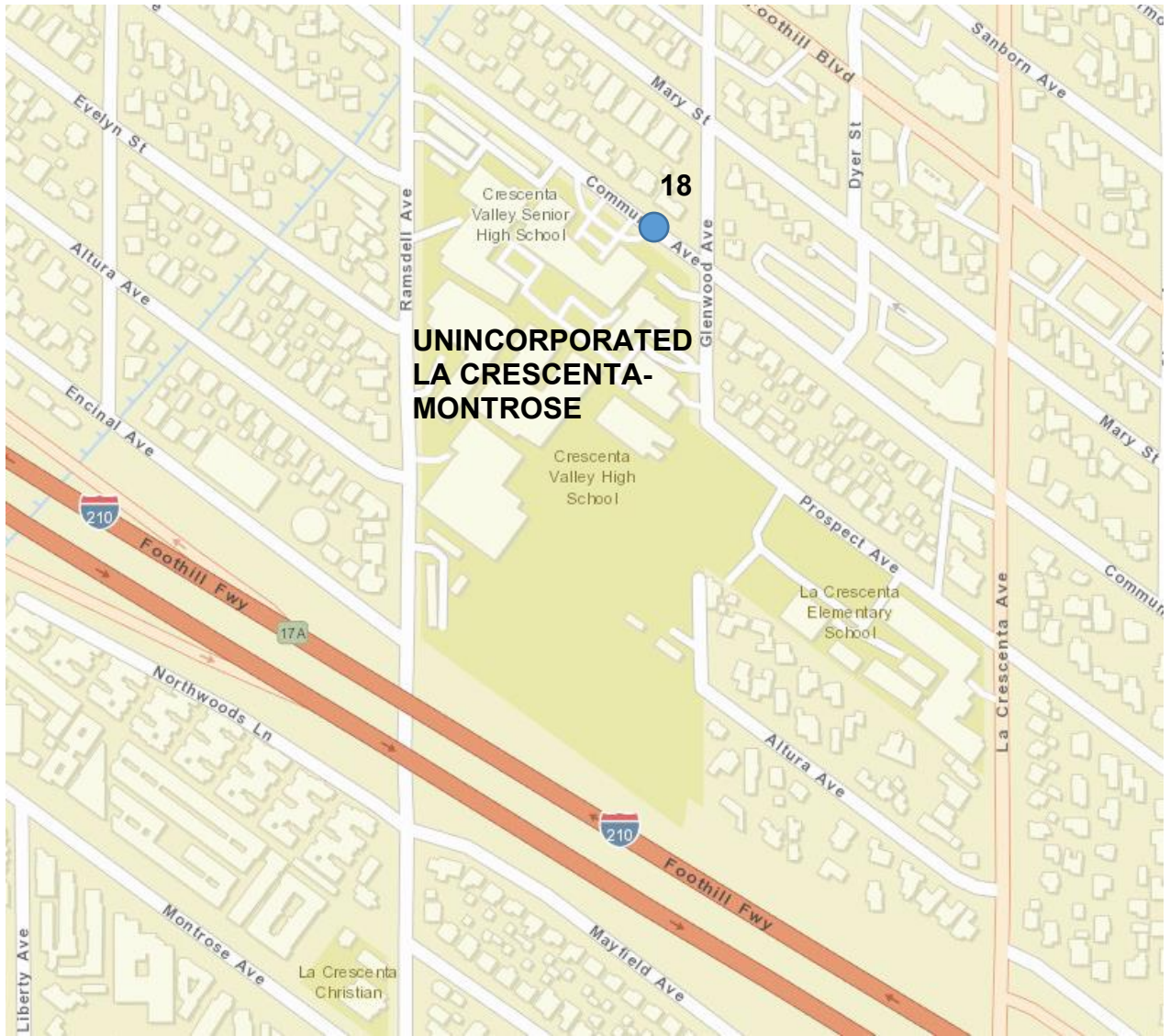
**ENCLOSURE D
PROPOSED TRAFFIC REGULATIONS
DUARTE
SUPERVISORIAL DISTRICT 5**



● Items for adoption in the Board letter



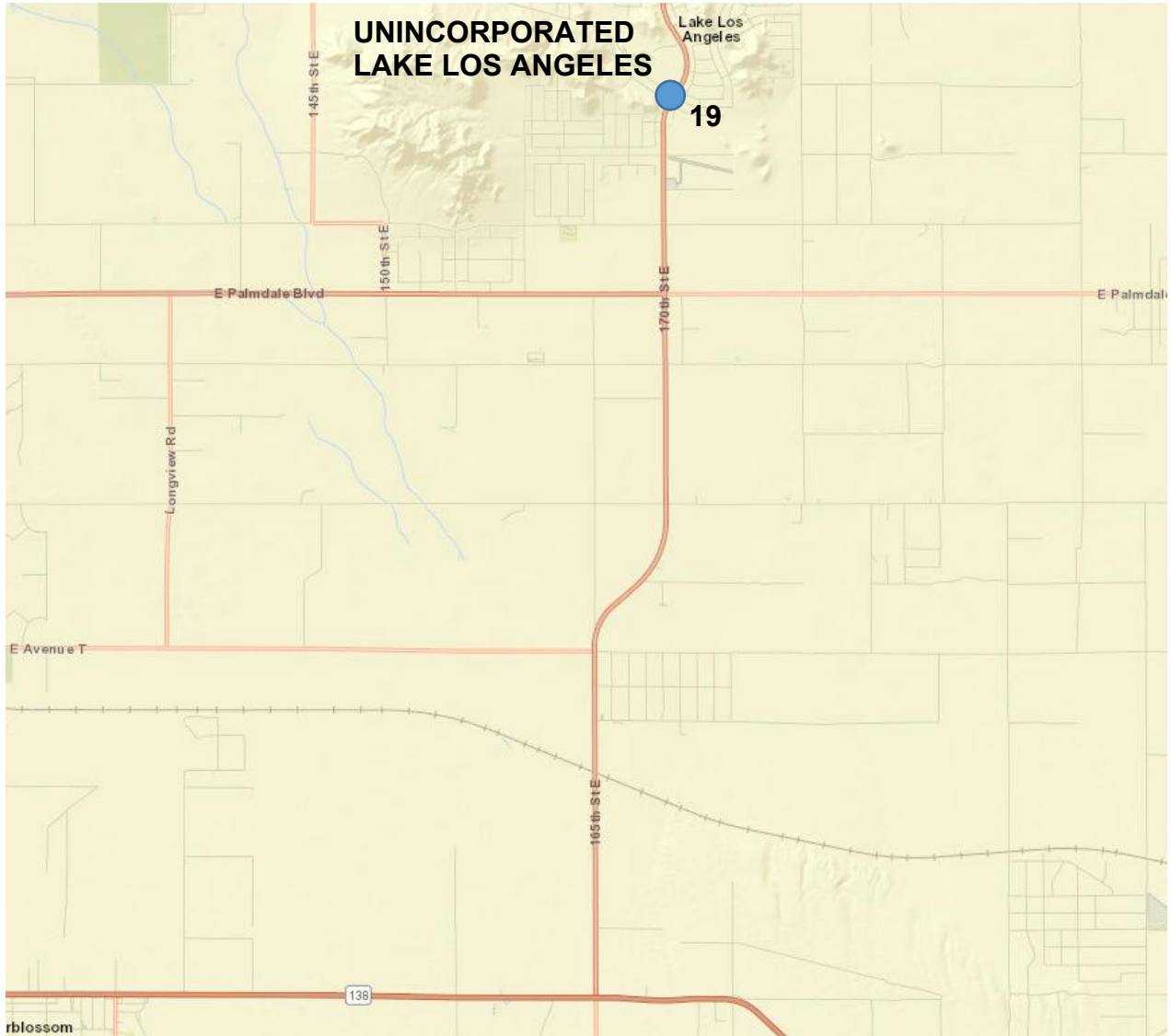
**ENCLOSURE E
PROPOSED TRAFFIC REGULATION
LA CRESCENTA-MONTROSE
SUPERVISORIAL DISTRICT 5**



● Item for adoption in the Board letter



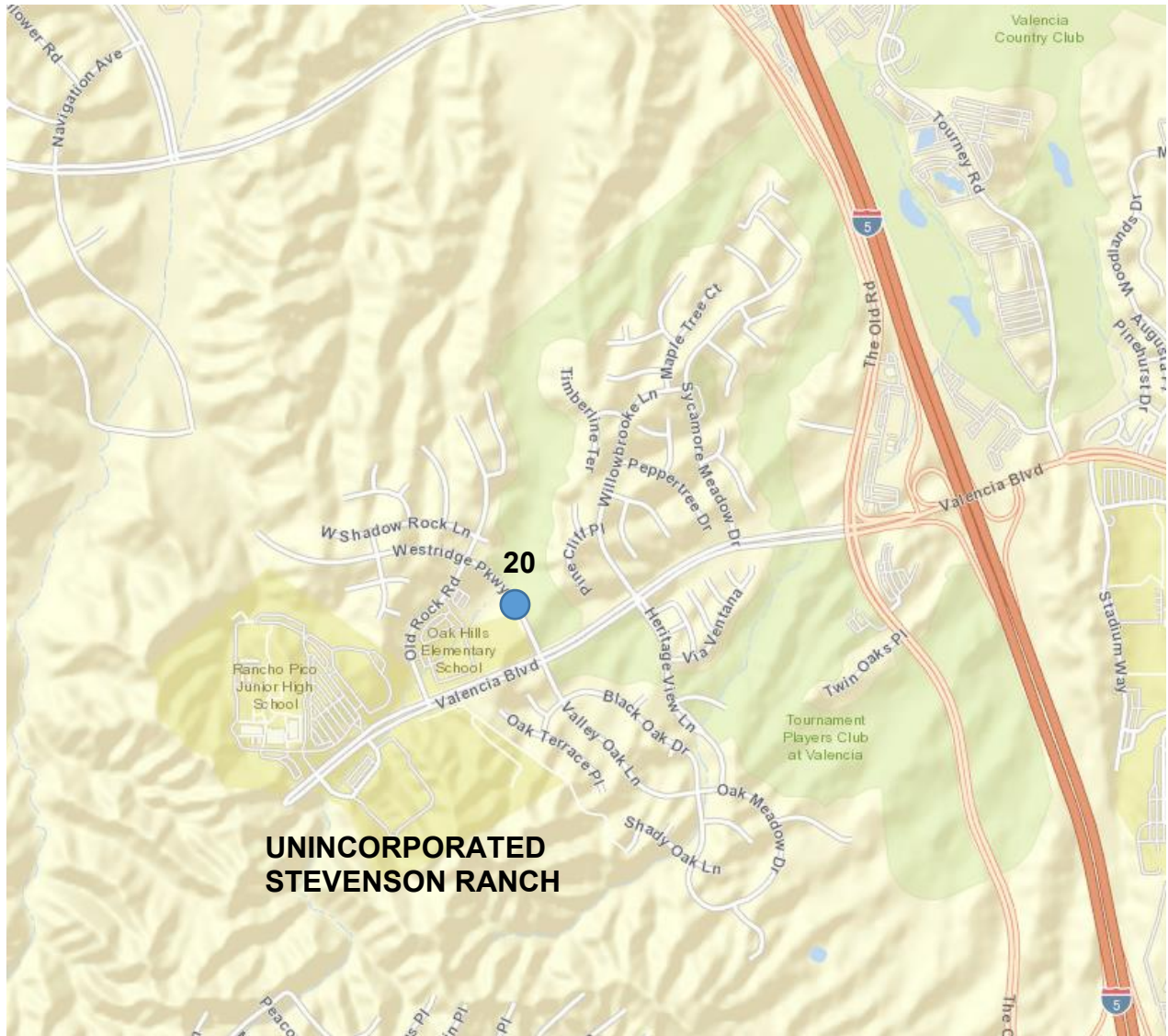
**ENCLOSURE F
PROPOSED TRAFFIC REGULATION
LAKE LOS ANGELES
SUPERVISORIAL DISTRICT 5**



● Item for adoption in the Board letter



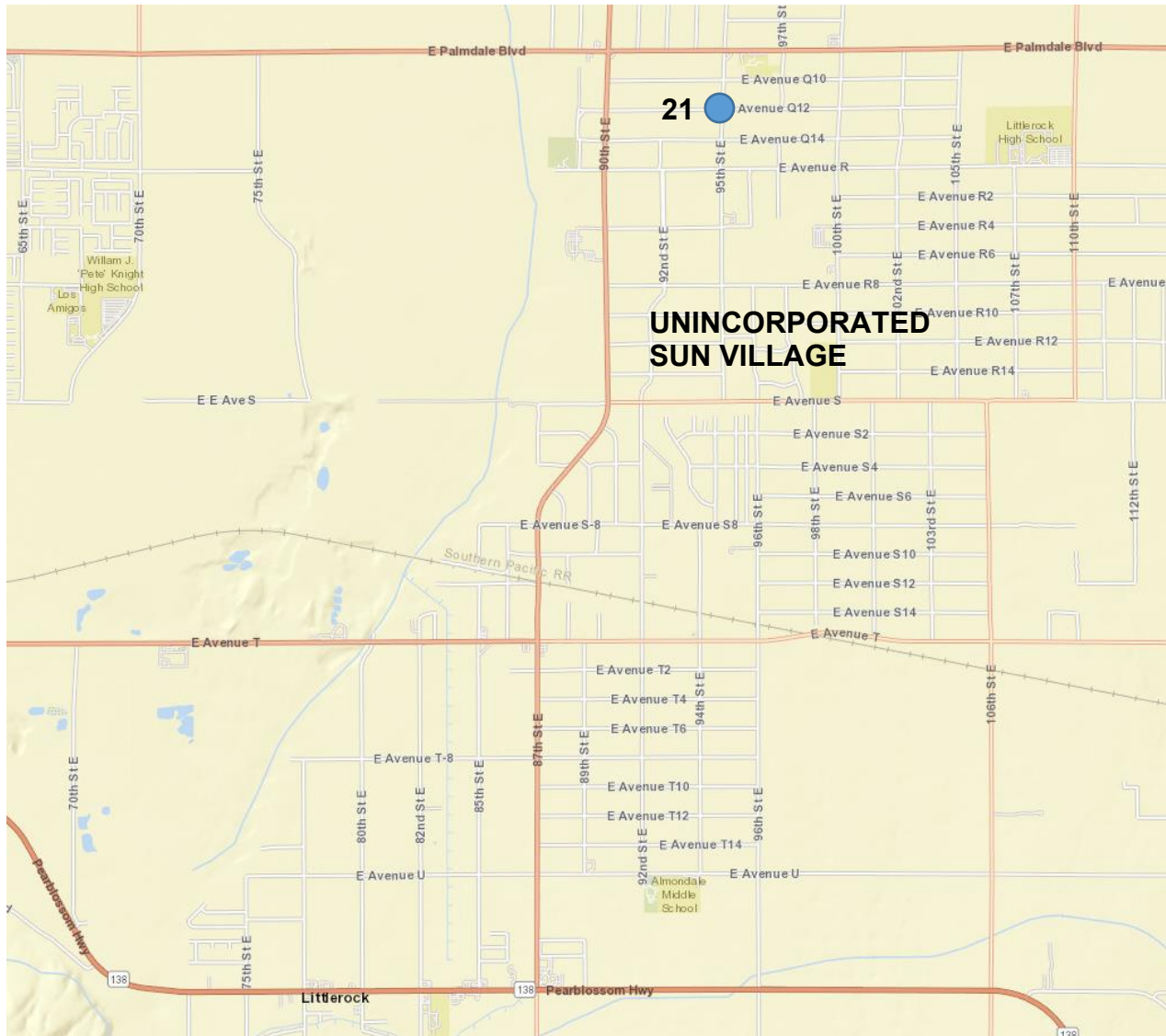
**ENCLOSURE G
PROPOSED TRAFFIC REGULATION
STEVENSON RANCH
SUPERVISORIAL DISTRICT 5**



● Item for adoption in the Board letter



**ENCLOSURE H
PROPOSED TRAFFIC REGULATION
SUN VILLAGE
SUPERVISORIAL DISTRICT 5**



● Item for adoption in the Board letter

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	8/14/2024		
BOARD MEETING DATE	9/17/2024		
SUPERVISORIAL DISTRICT AFFECTED	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th		
DEPARTMENT(S)	Department of Regional Planning		
SUBJECT	Accessory Dwelling Unit Ordinance Amendment for Titles 11 & 22 of the County Code		
PROGRAM			
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	If Yes, please explain why:		
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable		
DEADLINES/ TIME CONSTRAINTS			
COST & FUNDING	Total cost:		Funding source:
	\$		
	TERMS (if applicable):		
	Explanation:		
PURPOSE OF REQUEST	Adopt an ordinance amending Titles 11 and 22 of the Los Angeles County Code to update development standards with state statutory requirements for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) and to improve local implementation in the unincorporated areas of Los Angeles County.		
BACKGROUND (include internal/external issues that may exist including any related motions)	Since the County last amended the ADU Ordinance in 2020, the State legislature has passed a series of bills that further reduce local zoning barriers to ADU and JADU development. These legislative changes necessitate an update of the County's local regulations.		
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:		
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: This Amendment promotes two Board Priorities (Homelessness and Sustainability), in that ADUs and JADUs provide additional lower-cost rental housing units, thus offering a more affordable option for individuals at risk of displacement, and in that ADUs and JADUs utilize existing developed land and resources more efficiently.		
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Kenneth Warner, Regional Planner (213) 647-2469 kwerner@planning.lacounty.gov		

September 17, 2024

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

Dear Supervisors:

**HEARING ON ACCESSORY DWELLING UNIT ORDINANCE AMENDMENT
PROJECT NO. PRJ2023-002901-(1-5)
ADVANCE PLANING CASE NO. RPPL2023004282
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

The recommended actions are to find the ADU Ordinance Amendment (Amendment), updating Los Angeles County Code Title 11 (Health and Safety) and Title 22 (Planning and Zoning) development standards with State statutory requirements for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in the unincorporated areas of Los Angeles County (County) and improving local implementation, is exempt under the California Environmental Quality Act (CEQA) and to approve the Amendment. A summary of the project is included as Attachment 1. The draft Amendment is included as Attachment 2.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the ADU Ordinance Amendment is statutorily exempt from CEQA for the reasons stated in this Board letter and in the record;
2. Indicate its intent to approve the ADU Ordinance Amendment (Advance Planning Case No. RPPL2023004282) as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the necessary final documents amending Titles 11 and 22 of the County Code and bring them back to the Board for their consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Amendment revises ADU and JADU development standards in Titles 11 and 22 to comply with recent changes to State law and improve local implementation.

The Amendment is consistent with the General Plan Housing and Land Use Elements, which emphasize a diverse housing supply to meet the needs of all residents, including those with special needs and varying income levels. The Amendment supports goals to mitigate regulatory barriers affecting housing construction; encourages mixed-income neighborhoods; and promotes infill development while protecting natural resources and ensuring safety. By facilitating the development of ADUs and JADUs, the Amendment contributes to increasing housing choices across unincorporated County.

The Amendment specifically supports Program 26 of the General Plan Housing Element: Accessory Dwelling Unit Construction. The proposed changes would clarify development standards for ADUs and JADUs, thereby simplifying the approval process for these housing units.

On April 24, 2024, the RPC held a public hearing and voted unanimously to recommend approval of the Amendment. A summary of RPC proceedings is included as Attachment 3. The RPC's resolution is included as Attachment 4.

Key Components

Since the County's last ADU Ordinance amendment in 2020, the State legislature has passed several bills, now codified in Sections 66310 through 66342 of the Government Code, aimed at reducing local zoning barriers and simplifying the ADU and JADU development process. These legislative changes have necessitated an update to the County's ADU regulations. The Amendment seeks to ensure compliance with these State laws and to clarify regulations for the development of ADUs and JADUs in unincorporated County.

Changes to Location-Based Policies: The Amendment complies with State law by allowing JADUs and certain ADUs, known as "statewide exemption ADUs", in areas previously prohibited due to very high fire risk and substandard vehicular access. It also removes duplicative language concerning ADUs in the Santa Monica Mountains.

The Amendment also incorporates non-substantive changes to Section 22.140.640.C.1 to ensure that the ordinance remains clear and consistent with existing Public Works procedures.

Moreover, it revises Titles 11 and 22 to exempt ADUs and JADUs from the existing 35-foot distancing rule between animal-keeping structures and residential uses, facilitating the construction of ADUs and JADUs near these structures and reconciling conflicting local regulations and State law.

Changes to ADU Quantities and Types: The Amendment specifies the allowable numbers of ADUs and JADUs on both single-family and multi-family lots, adhering to State law while introducing some local policies. It allows for the concurrent construction of attached ADUs with new multi-family developments. The Amendment also allows new construction ADUs attached to existing multi-family buildings.

Changes to Local Development Standards: The Amendment complies with State law by permitting the conversion of existing accessory structures into ADUs, regardless of whether the structures are legally permitted. It adjusts height restrictions to facilitate ADU development and comply with State law, specifically on multi-family lots in areas near public transit. Additionally, the Amendment allows an ADU of up to 800 square feet to encroach into the front yard setback when there is no other location where the ADU could be built at the ground-level, as required by State law.

New Standards for ADUs with Historic Resources: The Amendment introduces objective development standards in compliance with State law for ADUs and JADUs on properties containing historic resources, ensuring that these resources are preserved in accordance with the County's Historic Preservation Program.

Changes to Definitions, Review, Decision, and Use Restrictions: The Amendment updates JADU and ADU definitions and review processes to eliminate inconsistencies and simplify procedures in alignment with State law. It addresses the review process for ADUs on properties with Conditional Use Permits and sets clear guidelines for deferred decisions and feedback on denied applications.

Implementation of Strategic Plan Goals

Adoption of the Amendment promotes Strategic Plan North Star 1 – Make investments that transform lives, through Focus Area Goal C – Housing and Homelessness, Strategy 1 – Affordable Housing, in that ADUs and JADUs provide additional lower-cost rental housing units, thus offering a more affordable option for individuals at risk of displacement.

FISCAL IMPACT/FINANCING

Adoption of the Amendment will not result in additional costs to the County unless litigation against the County occurs. In that case, the Department would incur unknown and unbudgeted costs to defend the Board's actions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by the RPC on April 24, 2024, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code and Section 65856 of the California Government Code. Required notice was provided pursuant to the requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

The Amendment is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h). These sections explicitly state that CEQA does not apply to ADU and JADU ordinances.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Ordinance will not significantly impact County services.

For further information, please contact Ken Warner of the Ordinance Studies Section at (213) 647-2469, or kwarnar@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:ZA:KW:ar

Attachments:

1. Project Summary
2. Draft Ordinance
3. Summary of Public Hearing Proceedings
4. RPC Resolution
5. Notice of Public Hearing
6. Report to the Regional Planning Commission

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

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

PROJECT SUMMARY

PROJECT DESCRIPTION:	Accessory Dwelling Unit (ADU) Ordinance Amendment (Advance Planning Case No. RPPL2023004282): Proposed amendment to the Los Angeles County Code (Titles 11 and 22) to update development standards with state statutory requirements for ADUs and junior ADUs (JADUs) and to improve local implementation in the unincorporated areas of Los Angeles County.
REQUEST:	Approval and adoption of the proposed Amendment.
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Mr. Kenneth Warner, Regional Planner at (213) 647-2469
RPC HEARING DATE:	April 24, 2024
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the proposed Amendment.
MEMBERS VOTING AYE:	Duarte-White, Hastings, Louie, Moon, O'Connor
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The proposed Amendment updates Titles 11 and 22 to revise development standards for ADUs and JADUs to comply with State law and improve local implementation.
MAJOR POINTS FOR:	The proposed Amendment complies with State law. The proposed Amendment also revises local policies to clarify ADU development,

including exemptions from proximity restrictions to animal-keeping uses, uniform height and size limits, allowances for new construction attached ADUs with existing multifamily uses, allowances for attached ADUs with new multifamily uses, and objective standards for ADUs on properties with historic resources.

MAJOR POINTS AGAINST: The proposed Amendment may increase density and reduce privacy, which could put a strain on infrastructure in some communities.

ORDINANCE NO. _____ **

An ordinance amending the Los Angeles County Code, Title 11 – Health and Safety, and Title 22 – Planning and Zoning, to update development standards with state statutory requirements for accessory dwelling units and junior accessory dwelling units in the unincorporated areas of Los Angeles County. The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 11.16.090 is hereby amended to read as follows:

11.16.090 - Keeping animals and birds—Location restrictions and sanitation requirements.

A person shall not keep any animal, fowl or bird, wild or domestic, other than cats, dogs, canaries or birds of the psittacine family, within 35 feet of any restaurant, food establishment, residence, or dwelling, or other building used for the habitation of human beings, or within 100 feet of any school building, hospital building or similar institution building. It is unlawful to keep or maintain a premises, yard, coop or building in which fowl or animals are maintained in a foul or insanitary condition. The provisions of this sSection regarding distances shall not apply to accredited laboratories regulated by the California Department of Health Services or accessory dwelling units and junior accessory dwelling units regulated by Section 22.140.640.

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

22.14.010 - A.

...

Accessory dwelling unit and junior accessory dwelling unit. The following terms are defined for the purposes of Section 22.140.640160 (Accessory Dwelling Units and Junior Accessory Dwelling Units):

Accessory dwelling unit. A dwelling unit with independent exterior access that is either attached to, located within the existing living area, or detached from and located on the same lot as a single-family or multi-family residence-residential building, including mixed use development. This term includes a senior citizen residence, a second unit, and an accessory dwelling unit approved prior to May 30, 2019. This term also includes a manufactured home, as defined in section 18007 of the California Health and Safety Code, and an efficiency unit, as defined in section 17958.1 of the California Health and Safety Code. An accessory dwelling unit is accessory to the principal residential use and does not count toward the allowable density ~~for the purposes of zoning or General Plan consistency.~~ An accessory dwelling unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Junior accessory dwelling unit. A dwelling unit, with independent exterior access, that is no more than 500 square feet in size and contained entirely within the footprint of a single-family residence, including an attached garage. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the single-family residence, ~~as set forth in section 65852.22(h)(1) of the California Government Code, or a successor provision.~~

...

SECTION 3. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

C. Use Regulations.

...

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

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Accessory dwelling units ⁴	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.640
...							
Junior accessory dwelling units ⁴	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.640
...							
Notes:							
1. Provided that there is no other practical access to such property available, and such access will not alter the character of the premises in respect to permitted uses in the subject zone.							
2. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility							

or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.

3. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.

4. Use may be subject to a Revised Exhibit "A" (Chapter 22.184) application if the principal residential use is subject to a Conditional Use Permit (Chapter 22.158) application.

SECTION 4. Section 22.70.050 is hereby amended to read as follows:

22.70.050 – Development Standards.

A. General Development Standards.

1. Maintenance. All animals authorized to be kept in an EQD shall be maintained in a safe and healthy manner, in compliance with all applicable regulations provided in any other statute or ordinance.

2. Stable and Corral.

- a. Animals shall be kept in a stable or fenced corral.
- b. No part of any stable or corral shall be located within 35 feet from any existing habitable structure except for an accessory dwelling unit or junior accessory dwelling unit regulated by Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

c. No part of any stable or corral shall be located within 100 feet of an existing school building or hospital building.

...

SECTION 5. Section 22.124.140 is hereby amended to read as follows:

22.124.140 – Certificate of Appropriateness—When Required.

...

B. A certificate of appropriateness shall not be required for work which the Director determines constitutes any of the following:

...

5. Construction of an accessory dwelling unit pursuant to Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

...

SECTION 6. Section 22.140.070 is hereby amended to read as follows:

22.140.070 – Animal Keeping, Noncommercial or Personal Use.

...

D. Setback from Residences. Any structure used for housing any animal, fowl, or bird, wild or domestic, other than cats, dogs, canaries, or birds of the psittacine family and including corrals and fencing, shall be established at least 35 feet from any residence, except for an accessory dwelling unit or junior accessory dwelling unit regulated by Section 22.140.640.

SECTION 7. Section 22.140.290 is hereby amended to read as follows:

22.140.290 – Home-Based Occupations.

...

C. Development Standards. Home-based occupations shall comply with the following standards:

...

5. Only one home-based occupation is permitted per primary dwelling unit. A ~~primary dwelling unit may not be used for a home-based occupation, if there is a home-based occupation in an accessory dwelling unit on the same lot.~~

SECTION 8. Section 22.140.640 is hereby amended to read as follows:

22.140.640 Accessory Dwelling Units and Junior Accessory Dwelling Units.

A. Purpose. This Section ~~is to~~ provides for the development of accessory dwelling units and junior accessory dwelling units with appropriate development restrictions, pursuant to ~~sections 65852.2 and 65852.22~~ Chapter 13 of Title 7 of the California Government Code.

B. Applicability. This Section applies to accessory dwelling units and junior accessory dwelling units in all zones where permitted, except that in a Coastal Zone, as defined in Division 2 (Definitions of Title 22), accessory dwelling units and junior accessory dwelling units shall be subject to the regulations set forth in an applicable Local Coastal Program.

C. Prohibited Areas. Accessory dwelling units, except for those described in Subsection H, shall be prohibited in areas as specified below:

~~1. Accessory dwelling units and junior accessory dwelling units shall be prohibited in the following areas:~~

~~a. On lots that are located in the area between Old Topanga Canyon Road, the Coastal Zone boundary, the City of Calabasas, and the City of Los Angeles; and~~

~~b. On lots that are located in the Santa Monica Mountains North Area and only have vehicular access from Lobo Canyon Road or Triunfo Canyon Road.~~

~~a1. Where a lot, or any portion thereof, is located within a Very High Fire Hazard Severity Zone, as depicted in the General Plan, and a Hillside Management Area, as depicted in the General Plan, other than those described in Section 22.104.030.D, an accessory dwelling unit or a junior accessory dwelling unit, except for those described in Subsection H, shall be prohibited on the lot, unless it has two distinct means of vehicular access to a highway that meet the following requirements:~~

~~ia. The two distinct means of vehicular access, as measured from the lot frontage to the point of intersection with a highway, shall not overlap with each other. For example, see Figure 22.140.640-A, below;~~

~~ii**b**. Each distinct means of vehicular access shall be contain pavement of at least 24 feet in width, exclusive of sidewalks; and~~

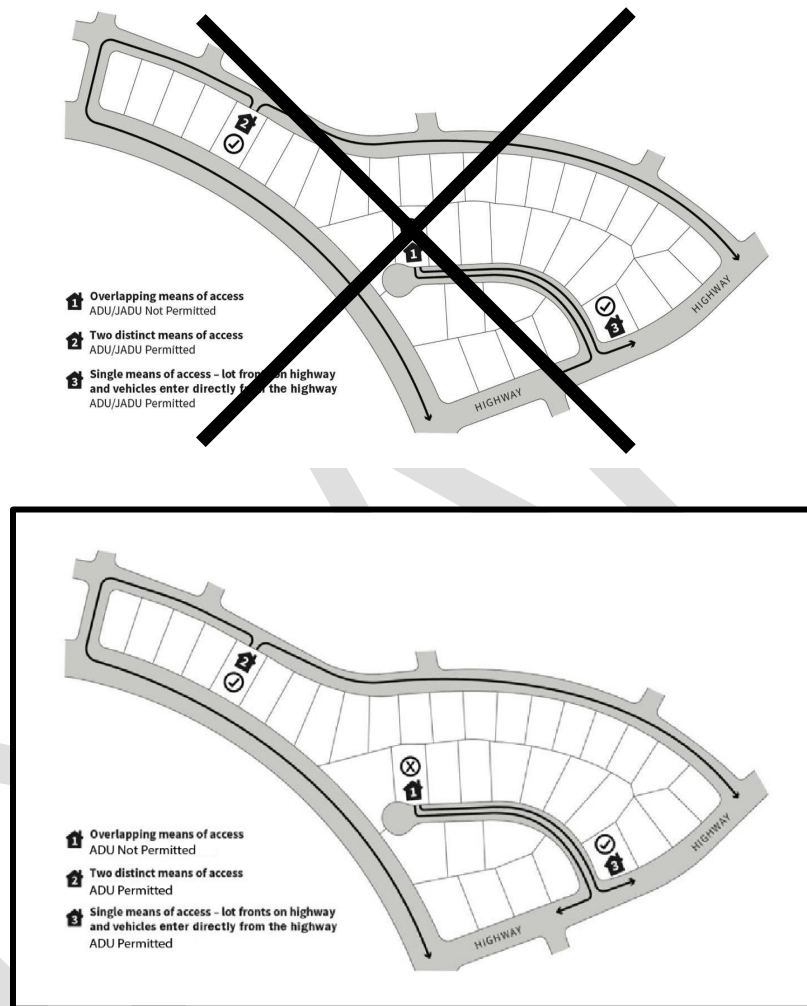
~~iii**c**. Each distinct means of access shall be built to public street standards approved by Public Works.~~

~~b. Where a lot or any portion thereof is located within a Very High Fire Hazard Severity Zone and is not located within a Hillside Management Area, an accessory dwelling unit or a junior accessory dwelling unit shall be prohibited on the lot, unless it has two distinct means of vehicular access from the lot to a highway that meet the requirements in Subsection C.12.a, above, except that the means of vehicular access may include an unpaved road of at least 24 feet in width maintained by Public Works.~~

~~eb. Notwithstanding Subsections C.12.a and C.2.b, above, accessory dwelling units and junior accessory dwelling units shall be permitted on lots with a single means~~

of vehicular access, if such lots front a highway and vehicles enter directly from the highway. For example, see Figure 22.140.640-A, below.

FIGURE 22.140.640-A: VEHICULAR ACCESS REQUIREMENTS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE



D. Review and Decision.

1. General. A decision on an application for an accessory dwelling unit or a junior accessory dwelling unit shall be made within 60 days of application submittal of a complete application.

2. If an application for an accessory dwelling unit or a junior accessory dwelling unit is submitted concurrently with a Ministerial Site Plan Review (Chapter 22.186), or a Conditional Use Permit (Chapter 22.158) Revised Exhibit "A" (Chapter 22.184) application, for a new single-family or multi-family residence on the lot, a decision on the application for the accessory dwelling unit or junior accessory dwelling unit may be delayed until a decision on the application for the new single-family or multi-family residence is made.

3. If the applicant requests a delay in writing, the 60-day time period shall be tolled for the period of the delay.

4. If an application for an accessory dwelling unit or junior accessory dwelling unit is denied, a full set of comments shall be returned to the applicant, within the time period described in Subsections D.1 through D.3, above, with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

E. Maximum Number of Accessory Dwelling Units and Junior Accessory Dwelling Units. Table 22.140.640-A, below, identifies the maximum number of accessory dwelling units and junior accessory dwelling units permitted on a lot:

	TABLE 22.140.640-A: MAXIMUM NUMBER OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS PERMITTED ON A LOT
Principal Use on a Lot	Maximum Number

	Accessory Dwelling Units	Junior Accessory Dwelling Units
One proposed or existing, legally built single-family residence in any zone that allows residential use	1 <u>attached to or within a single-family residence or accessory structure, and</u> 1 <u>detached from residences</u>	1
Any <u>proposed</u> or existing, legally built housing type other than one single-family <u>multi-family</u> residence in any zone that allows residential use	1 or 25 percent of existing <u>principal dwelling units, whichever is greater, converted from spaces attached to or within existing residential building(s)</u> ¹ , and 2 detached from existing <u>residential building(s) residences</u>	-
<u>Note:</u>		
1. <u>When the calculation results in a fractional number, the result shall be rounded up to the nearest whole number. These accessory dwelling units may include, but are not limited to, conversions of habitable or unhabitable space or additions to residences.</u>		

F. Use Restrictions. An accessory dwelling unit or a junior accessory dwelling unit shall be subject to all of the following use restrictions:

1. Ownership. An accessory dwelling unit or a junior accessory dwelling unit shall not be sold separately from the principal residential building(s) on the same lot, except as provided in section 66341 of the California Government Code.

2. Duration of Tenancy. An accessory dwelling unit or a junior accessory dwelling unit may only be used as a rental unit for a period of at least 30 consecutive days.

3. Home-Based Occupation Prohibited. No home-based occupation shall be conducted within an accessory dwelling unit or a junior accessory dwelling unit.

G. Accessory Dwelling Unit Development Standards. The development standards in this Subsection apply to any accessory dwelling unit not described by Subsection H, below.

1. Accessory Dwelling Units.

a. Floor Area.

i. Minimum. An accessory dwelling unit shall have a minimum floor area of 150 square feet, with one habitable room with a minimum floor area of 70 square feet.

ii. Maximum.

(1) General.

(a) The maximum floor area of an accessory dwelling unit shall be 1,200 square feet, except as provided in (b) below. ~~if the accessory dwelling unit is any of the following:~~

~~(i) A new detached structure; or~~

~~(ii) The result of the conversion of an existing, legally built accessory structure with an addition to expand the floor area of said structure by more than 150 square feet.~~

(b) There is no maximum floor area for an accessory dwelling unit, if the accessory dwelling unit is any of the following:

(i) Entirely within an existing, ~~legally built~~ single-family or multi-family residence residential building; or

(ii) The result of the conversion of an existing, ~~legally built~~ accessory structure, with an expansion of not more than 150 square feet beyond the same physical dimensions of said structure, solely for the purpose of accommodating ingress and egress.

~~(c) For an attached accessory dwelling unit not described in Subsections G.1.a.ii.(1)(a)(ii) or G.1.a.ii.(1)(b), above, the total floor area of the attached accessory dwelling unit shall not exceed 50 percent of the total habitable area of the single family or multi family residence(s) at the time of application submittal, or 1,200 square feet, whichever is less, provided at least an 800 square foot accessory dwelling unit is allowed.~~

(2) Planning Area Standards Districts, Community Standards Districts and Specific Plans. Accessory dwelling units shall not be subject to any Planning Area Standards District, Community Standards District, or Specific Plan provision pertaining to floor area, gross structural area, or lot coverage.

b. Height.

i. The maximum height of an attached or detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family residence shall be 25 feet.

~~ii. The maximum height for detached accessory dwelling units on a lot containing an existing multi-family dwelling structure or structures shall be 16 feet.~~

iii. There is no maximum height for an accessory dwelling unit, if the accessory dwelling unit is any of the following:

(1) Entirely within an existing, ~~legally-built~~ single-family or multi-family residence ~~residential building~~; or

(2) The result of the conversion of an existing, ~~legally-built~~ accessory structure with an expansion of not more than 150 square feet beyond the same physical dimensions of said structure, limited to accommodating ingress and egress.

~~iviii. Planning Area Standards Districts, Community Standards Districts, and Specific Plans. Any new accessory dwelling unit, or expanded portion of an existing structure that is part of a proposed accessory dwelling unit, shall not exceed the maximum height specified in a Planning Area Standards District, Community Standards District, or Specific Plan, or 25 feet, whichever is less, provided that the maximum height allows a minimum 16-foot-high accessory dwelling unit. at least the following heights are allowed:~~

~~(1) A height of 16 feet for a detached accessory dwelling unit;~~

~~(2) A height of 18 feet for a detached accessory dwelling unit, with an additional two feet in height to accommodate a roof pitch that is aligned with the roof pitch of the existing or proposed single-family or multi-family residence, if it is on a lot~~

that is within one-half mile walking distance of a major transit stop or a high-quality transit corridor as those terms are defined in section 21155 of the Public Resources Code; and

(3) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-story, multi-family residence.

viv. Proximity to Scenic Resources. Notwithstanding Subsection G.1.b.iiiiv, above, if any new accessory dwelling unit, or expanded portion of an existing structure that is part of a proposed accessory dwelling unit, is located within 200 feet of an adopted route with scenic qualities, Scenic Route, Scenic Drive, or Scenic Highway, the new accessory dwelling unit or expanded portion shall not exceed the height of the single-family or multi-family residential building residence, or 18 feet, whichever is less, provided that the maximum height allows a minimum 16-foot high accessory dwelling unit at least the heights in Subsection G.1.b.iii(1)-(4) are allowed.

c. Required Yards.

i. The depth of a yard between the existing structure and an existing lot line shall be deemed the required yard depth. An accessory dwelling unit of 800 square feet or less may encroach into the required front yard setback provided there is no other location on the property where the accessory dwelling unit could be constructed at the ground level.

ii. No setback is required if the accessory dwelling unit is any of the following:

(1) Entirely within an existing, ~~legally built~~ single-family or multi-family residence; or

(2) The result of the conversion of an existing, ~~legally-built~~ accessory structure with no expansion of the floor area of said structure, or constructed in the same location and to the same dimensions as an existing structure, except as specified in Subsection G.1.c.iv, below.

iii. Notwithstanding any contrary provisions in this Title 22, a four-foot setback is required for an accessory dwelling unit not described in Subsection G.1.c.ii, above:

(1) Any new accessory dwelling unit, or expanded portion of an existing structure that is part of a proposed accessory dwelling unit, shall be at least four feet from the rear, interior side, and corner side lot lines, ~~notwithstanding, any contrary provisions in this Title 22.~~

(2) An accessory dwelling unit that is built above a garage shall be at least four feet from the reversed corner side lot line, ~~notwithstanding, any contrary provisions in this Title 22.~~

(3) An accessory dwelling unit shall not be subject to any setback requirements in this Title 22.

iv. Any new accessory dwelling unit, or expanded portion of an existing structure that is part of a proposed accessory dwelling unit, shall comply with all of the requirements in Section 22.110.090 (Projections into Yards) unless a greater projection is necessary to ensure that the accessory dwelling unit functions as an independent living facility, provided that projections shall be no closer than two and a half feet from the property line. Where no setback is required, projections shall not encroach the property line.

d. Parking.

i. Parking Outside Very High Fire Hazard Severity Zones. No parking shall be required for an accessory dwelling unit that is located outside of a Very High Fire Hazard Severity Zone.

ii. Parking Within Very High Fire Hazard Severity Zones.

(1) Parking for an accessory dwelling unit located within a Very High Fire Hazard Severity Zone shall be provided in accordance with Chapter 22.112 (Parking), unless any of the following exceptions are met, in which case no parking shall be required:

~~(a) The accessory dwelling unit has no bedroom;~~

~~(2) The accessory dwelling unit is detached, with a maximum floor area of 800 square feet and a maximum height of 16 feet, and is located on a lot with a proposed or existing single-family residence;~~

~~(3) The accessory dwelling unit is detached, with a maximum height of 16 feet and minimum rear and side yard depths of four feet, and is located on a lot with an existing multi-family residential building;~~

~~(4) The accessory dwelling unit is entirely within an existing, legally-built single-family or multi-family residential building;~~

~~(5) The accessory dwelling unit is the result of the conversion of an existing, legally built accessory structure with an expansion of not more than 150 square feet beyond the same physical dimensions of said structure, limited to accommodating ingress and egress;~~

(~~b6~~) The accessory dwelling unit is located within one-half mile walking distance of public transit, as that term is defined in section 66313 of the California Government Code;

(~~c7~~) The accessory dwelling unit is located within an ~~architecturally and historically significant~~ historic district;

(d) The accessory dwelling unit is part of the proposed or existing single-family or multi-family residence or an accessory structure.

(~~e8~~) When on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit; or

(~~f9~~) When there is a car share vehicle location within one block of the accessory dwelling unit.

(g) When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family residence or a new multi-family residence on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this Subsection G.1.d.ii(1).

(~~2iii.~~) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted into an accessory dwelling unit, no replacement parking shall be required for the accessory dwelling unit or single-family or multi-family ~~residential building~~ residence.

(~~3iv.~~) When parking is required for the accessory dwelling unit or single-family or multi-family ~~residential building~~ residence, such parking may be located on a driveway, or in an area previously used as a driveway to a garage or carport that has since been demolished in conjunction with the construction of an accessory dwelling

unit or converted into an accessory dwelling unit and may be provided as tandem parking.

e. Distance from Publicly Dedicated Open Space. In any Fire Hazard Severity Zone, as defined in Title 32 (Fire Code) of the County Code, an accessory dwelling unit shall be located at least 200 feet from publicly dedicated open space, provided an accessory dwelling unit of at least 800 square feet with side and rear yard setbacks of at least four feet is allowed.

f. ~~Roof and Exterior Siding Materials. An accessory dwelling unit shall comply with Section 22.140.580.D (Roof and Exterior Siding Materials) County Historic Landmarks, Historic Districts, and Mills Act Contract Properties.~~

i. Development Standards – New Accessory Dwelling Units or Accessory Dwelling Units Converted from Existing Non-Contributing Accessory Structures.

(1) The height of a new detached accessory dwelling unit shall not exceed the maximum height in Subsection G.1.b, above, or the height of the existing single-family residence or multi-family residence, whichever is less, provided at least the heights in Subsection G.1.b.iii(1)-(3), above are allowed.

(2) The height of a new attached accessory dwelling unit shall not exceed the maximum height in Subsection G.1.b.

(3) The architectural style and following elements of a new accessory dwelling unit or accessory dwelling unit converted from an existing non-contributing accessory structure shall be the same as the single-family or multi-family residence, as applicable: roof style, pitch, and shingle material; eave style and depth; siding material type, frame material, orientation and material; chimney style and material; fenestration

patterns; window type, vertical/horizontal orientation and size; external door style and material; and external fixtures, such as lights.

(4) Solar shingle roofing is an acceptable alternative to asphalt composition or wood shingle roofing.

(5) Vinyl windows and windows with artificial muntins are prohibited.

(6) Design elements.

(a) Design elements that are not on the single-family or multi-family residence are prohibited.

(b) Design elements such as dormers, bay windows, arched windows, and shutters shall be the same as the design elements on the single-family or multi-family residence scaled to the accessory dwelling unit.

(7) New construction accessory dwelling unit attached to an existing primary residence.

(a) Location. The accessory dwelling unit shall be located in the rear yard and shall not be visible from the public right-of-way. If locating the accessory dwelling unit in the rear yard is infeasible, then the accessory dwelling unit may be located in the side yard. If locating the accessory dwelling unit in the side yard is infeasible, then the accessory dwelling unit may be located in the front yard.

(b) Development Standards. The accessory dwelling unit shall be differentiated from the historic building by setting the accessory dwelling unit back from the historic structure's façade and using different window detailing. The window-to-wall ratio of an accessory dwelling unit should be same to that of the historic building. An accessory dwelling unit in the side yard shall be set back from the primary façade at

least 4 feet. New dormers constructed on the primary residence for attic conversions shall be located on the rear façade only and the roof of the dormer(s) shall be set back 10 percent on each of the four sides of the portion of the primary residence's roof that the dormer is located on, subject to Subsection G.1.c.iii, above. Accessory dwelling units shall not obscure or damage character-defining features (such as ornamental details, railings, windows, doors, porches, brackets, or roof lines).

ii. Development Standards – Existing Contributing Accessory Dwelling Units and Accessory Dwelling Units Converted from Existing Contributing Accessory Structures.

(1) Demolishing or moving an existing contributing accessory dwelling unit, or moving an existing contributing accessory structure to convert to an accessory dwelling unit, is prohibited.

(2) Character-defining features of an existing accessory dwelling unit or an existing contributing space or accessory structure that is converted to an accessory dwelling unit shall be preserved in place.

(3) Façades for an existing accessory dwelling unit or contributing accessory structure that is converted to an accessory dwelling unit visible from the public right-of-way may not be altered. Visible from the public right-of-way shall mean visible from the public right-of-way in the absence of site features that may be impermanent, such as landscaping or fencing.

H. Development Standards - State-Exempt Accessory Dwelling Units.

1. The following accessory dwelling units shall be permitted subject only to the following development standards:

a. On a lot with a proposed or existing single-family residence:

i. One accessory dwelling unit per lot with a proposed or existing single-family residence, provided all of the following are met:

(1) The accessory dwelling unit is within the proposed or existing space of a single-family dwelling or existing space of a single-family residence or accessory structure, and may include an expansion of not more than 150 square feet beyond the physical dimensions of the existing accessory structure solely to accommodate ingress and egress;

(2) The space has exterior access from the proposed or existing single-family residence;

(3) The side and rear setbacks are sufficient for fire and safety;

ii. One new detached accessory dwelling unit with four-foot side and rear yard setbacks on a lot with a proposed or existing single-family residence. The floor area of the accessory dwelling unit shall not exceed 800 square feet, with a height limitation as provided in Subsections G.1.b.iii.(1) or G.1.b.iii.(2), above, as applicable.

b. On a lot with a proposed or existing multi-family residence:

i. A minimum of one accessory dwelling unit and maximum of 25 percent of the existing number of dwelling units, if the accessory dwelling unit(s) are proposed within the portions of existing multi-family residences that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, and each dwelling unit complies with state building standards for dwelling units.

ii. A maximum of two detached accessory dwelling units on a lot with an existing or proposed multi-family residence, provided each accessory dwelling unit has four-foot side and rear yard setbacks, a maximum height as provided in Subsections G.1.b.iii.(1)-(3), and a maximum size as provided in Subsection G.1.a.ii.(a), above.

2. Junior Accessory Dwelling Units.

a. One junior accessory dwelling unit per lot zoned for single-family residences with a proposed or existing single-family residence may be constructed provided all of the following are met:

i. The junior accessory dwelling unit is within the space of an existing or proposed single-family residence;

ii. The space has exterior access from the proposed or existing single-family residence.

ab. Floor Area.

. Maximum Facilities. A junior accessory dwelling unit shall ~~not exceed 500 square feet in size and shall~~ contain at least an efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

i. Planning Area Standards Districts, Community Standards Districts, and Specific Plans. The junior accessory dwelling unit shall not be subject to any Planning Area Standards District, Community Standards District, or Specific Plan provision pertaining to floor area, gross structural area, or lot coverage.

bc. Separate Entrance. A junior accessory dwelling unit shall have a separate entrance from the single-family residence.

ed. Access to Bathroom. Access to a bathroom shall be required, which may be part of the square footage of the junior accessory dwelling unit or located within the existing single-family residence. If the unit's bathroom is provided as part of the single-family residence, the junior accessory dwelling unit shall have interior access to the main living area of the single-family residence.

He. Covenant Requirement for Junior Accessory Dwelling Unit. The owner shall record a covenant in a form prescribed by the County, which shall run with the land for the benefit of the County and provide for the following:

4i. A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that this may be enforced against future purchasers;

2ii. A restriction on the size and attributes of the junior accessory dwelling unit consistent with this Section; and

3iii. A requirement that either the ~~primary~~ remaining portion of the single-family residence or the junior accessory dwelling unit be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

4f. Owner Occupancy. If a property contains a junior accessory dwelling unit, either the single-family residence or junior accessory dwelling unit shall be the principal residence of at least one legal owner of the lot, as evidenced at the time of approval of the junior accessory dwelling unit by appropriate documents of title and residency, unless the property is owned by a governmental agency, land trust, or housing

organization. A junior accessory dwelling unit is not permitted on a lot owned by a corporate entity.

3. The accessory dwelling units and junior accessory dwellings units described in Subsections H.1 and H.2, above, may be combined on the same lot in the following ways:

a. An accessory dwelling unit described in Subsection H.1.a.i, above, or a junior accessory dwelling unit described in Subsection H.2.a, above, or both, may be combined with an accessory dwelling unit described in Subsection H.1.a.ii, above.

b. Accessory dwellings units described in Subsection H.1.b.i, above, may be combined with accessory dwelling units described in Subsection H.1.b.ii, above.

2]. Release of Owner-Occupancy Covenant. The County releases its interest in any covenant for an accessory dwelling unit that required owner-occupancy in perpetuity of either the single-family residence or the accessory dwelling unit that is located on the same lot, recorded in the Registrar-Recorder/County Clerk, running with the land for the benefit of the County.

J. Planning Area Standards Districts, Community Standards Districts, and Specific Plans. Planning Area Standards Districts, Community Standards Districts, and Specific Plans objective development standards shall still apply. Where the regulations in this Section are contrary to the provisions in a Planning Area Standards District, Community Standards District, or Specific Plan regulating the same matter, the provisions of this Section shall prevail, with the following exceptions:

~~1. Use. Neither Community Standards Districts nor Specific Plans shall prohibit or require a discretionary permit for an accessory dwelling unit or a junior accessory dwelling unit in areas where residential uses are permitted; and~~

~~2. Development Standards. As specified otherwise in this Section.~~

K. Notwithstanding any contrary provision in this Title 22, the approval of an accessory dwelling unit or a junior accessory dwelling unit shall not be subject to the correction of any nonconforming zoning condition, including buildings or structures nonconforming due to standards or use, as defined in Section 22.14.020 of Division 2 (Definitions), provided that the lot is in a zone that ~~allowed~~ allows residential use.

L. To the extent that any provision of this Title 22 is in conflict with ~~law sections 65852.2 or 65852.22~~ Chapter 13 of Title 7 of the California Government Code, the applicable provision of State law shall control, but all other provisions of this Title 22 shall remain in full force and effect.

SECTION 9. Section 22.300.020 is hereby amended to read as follows:

22.300.020 - Application of Planning Area Standards Districts, Community Standards Districts, and Supplemental Districts to Property

...

B. ~~Additional Regulations~~ Relationship to other Title 22 Provisions.

...

2. 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 Accessory dwelling~~

units and junior accessory dwelling units in a Planning Area Standards District, Community Standards District, or Supplemental District shall be subject to Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

SECTION 10. Section 22.172.020 is hereby amended to read as follows:

22.172.020 - Regulations Applicable.

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:

...

B. Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards. This Section does not authorize the extension, expansion, or enlargement of the area of land or the area within a building or structure devoted to a nonconforming use, or the alteration, enlargement of, or addition to a building or structure nonconforming due to use and/or standards, or permit the addition of land, buildings, or structures used in conjunction with a nonconforming use or a building or structure nonconforming due to use and/or standards except:

...

2. Additions may be made to a building nonconforming due to use and/or standards which is designed for and used as a residence without requiring any additional parking space or driveway paving; provided, that such additions neither increase the number of dwelling units in such structure, nor occupy the only portion of an area which can be used for required parking space or access thereto. ~~Notwithstanding the foregoing, an accessory dwelling unit in compliance with Chapter 22.140.640 (Accessory Dwelling~~

~~Units) may be developed on a lot containing a single-family residence nonconforming due to standards, provided that where the single-family residence is nonconforming due to parking standards, sufficient parking shall be provided to ensure that both the single-family residence and the accessory dwelling unit comply with the applicable provisions of Chapter 22.112 (Parking) and Section 22.140.640.H.6 (Parking).~~

...

L. Notwithstanding the other provisions of this Chapter 22.172, an accessory dwelling unit or junior accessory dwelling unit in compliance with Section 22.140.640 (Accessory Dwelling Units) may be developed on a lot containing a single-family or multi-family residence nonconforming due to use and/or standards so long as a residential use is permitted or conditionally permitted in the zone in which the single-family or multi-family residence is located.

**SUMMARY OF PUBLIC HEARING PROCEEDINGS
REGIONAL PLANNING COMMISSION
PROJECT NO. PRJ2023-002901-(1-5)
ADVANCE PLANNING CASE NO. RPPL2023004282
ACCESSORY DWELLING UNIT ORDINANCE AMENDMENT**

April 24, 2024

On April 24, 2024, the Regional Planning Commission (Commission) conducted a duly noticed public hearing to consider the Accessory Dwelling Unit (ADU) Ordinance Amendment (Amendment), Advance Planning Case No. RPPL2023004282. Regional Planning staff (staff) provided an overview of the Amendment.

The Commission asked staff to clarify the changes to height limits and square footage limits. Staff stated that State law prescribes a variety of height limits that vary from 16 to 25 feet, and that the specific height limit for a proposed ADU would vary depending on local standards. Staff stated that maximum square footage under the existing ADU Ordinance varies depending on the size of the existing residence, and that the goal of the proposed change to square footage limits is to provide a uniform size limit for applicants to understand more easily.

The Commission asked staff to clarify the change that would exempt ADUs and Junior ADUs (JADUs) from the County's current 35-foot minimum distance between animal-keeping and residential uses. Staff stated that this change would be a local policy, based on community feedback and zoning enforcement experience, aimed to balance new housing development with existing animal keeping uses in the unincorporated communities.

The Commission opened the public hearing and took testimony from three community members who cited specific concerns with the Amendment. These stakeholders were concerned that the language of the existing ADU Ordinance regarding public street standards could lead to additional paving of roads in their communities.

The Commission asked staff how the Department of Regional Planning can address stakeholders' concerns about public street standards, and staff stated that future projects, such as the Community Wildfire Protection Ordinance, would clarify this issue. Staff further clarified that there are no proposed changes to street standards included with the recommended action for this project.

On a motion by Commissioner Duarte-White and seconded by Commissioner Moon, the Commission moved to close the public hearing and adopted the resolution to recommend that the Board of Supervisors find the project statutorily exempt from the California Environmental Quality Act (CEQA) and adopt the Amendment, with a unanimous vote.

VOTE:

Concurring: Duarte-White, Hastings, Louie, Moon, O'Connor

Dissenting: None

Abstaining: None

Absent: None

Action Date: April 24, 2024

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ADU ORDINANCE AMENDMENT

PROJECT NO. 2023-002901 PLAN NO. RPPL2023004282

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles (“County”) conducted a duly noticed public hearing on April 24, 2024 to consider the ADU Ordinance Amendment (“Amendment”), an amendment to Los Angeles County Code, Title 11 – Health and Safety, and Title 22 – Planning and Zoning, to update development standards with state statutory requirements for accessory dwelling units and junior accessory dwelling units in the unincorporated areas of Los Angeles County.

WHEREAS, the Regional Planning Commission finds as follows:

1. Los Angeles County is facing a housing affordability crisis;
2. ADUs are a source of lower-cost housing in single-family and multifamily neighborhoods, and can provide rental income and/or additional living space for family members or caregivers;
3. JADUs are a source of lower-cost housing in single-family neighborhoods, and can provide rental income and/or additional living space within the footprint of an existing or proposed residence;
4. Effective January 1, 2021, Assembly Bill 3182 (Chapter 198, Statutes of 2020) amended Section 65852.2 of the Government Code, amended Section 4740 of the Civil Code, added Section 4741 to the Civil Code, and changed the requirements for local governments relating to ADUs and JADUs;
5. Effective January 1, 2022, Assembly Bill 345 (Chapter 343, Statutes of 2021) amended Sections 65852.2 and 65852.26 of the Government Code and changed the requirements for local governments relating to ADUs;
6. Effective January 1, 2023, Senate Bill 897 (Chapter 664, Statutes of 2022) and Assembly Bill 2221 (Chapter 650, Statutes of 2022) amended Section 65852.22 of, added Section 65852.23 to, and repealed and amended Section 65852.2 of, the Government Code, amended Section 17980.12 of the Health and Safety Code, and changed the requirements for local governments relating to ADUs and JADUs;
7. Effective January 1, 2024, Assembly Bills 1033 (Chapter 752, Statutes of 2023) and 976 (Chapter 751, Statutes of 2023) amended Sections 65852.2 and

65852.26 of the Government Code and changed the requirements for local governments relating to ADUs and JADUs;

8. Effective March 25, 2024, Senate Bill 477 (Chapter 7, Statutes of 2024) consolidated and recodified state law on ADUs and JADUs under a single unified chapter of the Government Code, Chapter 13 of Title 7, commencing with section 66310;
9. State law provides that a local agency may adopt an ordinance that provides a ministerial approval for ADUs in any zone that allows residential use, and JADUs in any zone that allows a single-family residence, subject to applicable development standards;
10. The Amendment changes local policies that are within the scope of the State law, including floor area and height limits, and parking requirements;
11. State law prohibits local parking requirements for JADUs, and for ADUs that meet any of the following criteria: has no bedroom; located within a half mile of public transit; located in a historic district; when the ADU is part of an existing or proposed primary residence or accessory structure; when on-street parking permits are required but not offered to the ADU occupant; or when there is a car share vehicle location within one block of the ADU;
12. The Amendment continues to require one uncovered parking space for ADUs within or partially within the Very High Fire Hazard Severity Zones (VHFHSZs) that do not meet any of the criteria above, and it continues to not require parking for ADUs outside of the VHFHSZs;
13. The Amendment continues to not require parking for JADUs;
14. State law allows local jurisdictions to impose objective standards on ADUs that include, but are not limited to, architectural review;
15. California Government Code section 25373(b) authorizes the County Board of Supervisors to adopt ordinances providing special conditions or regulations for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, works of art and other objects having a special character or special historical or aesthetic interest or value. Such special conditions and regulations may include appropriate and reasonable control of the appearance of neighboring private property within public view;
16. The Amendment is consistent with California Government Code sections 25373(b) and 66314(b)(1) as it would establish objective architectural review standards for ADUs on properties with historic resources for the protection, enhancement, perpetuation, and use of historic resources in the unincorporated County;

17. State law allows local jurisdictions to designate areas where ADUs may be permitted;
18. The Amendment continues to prohibit non-Statewide-exempt ADUs in the VHFHSZs unless the subject property meets certain access requirements for safety purposes based on the following:
 - a. State legislation mandates the inclusion of wildfire hazard and evacuation route analyses in the General Plan Safety Element, directly affecting land use decisions like ADU development.
 - b. The Wildland-Urban Interface (WUI) in LA County is experiencing significant growth, with an estimated additional 50,000 homes to be built every decade, emphasizing the need for risk mitigation in these high-risk areas.
 - c. Recommendations from "Final Recommendations to Reduce Wildfire Risk" advocate for stricter development standards in Fire Hazard Severity Zones (FHSZs), including VHFHSZs, with a focus on ensuring adequate access, defensible space, and limitations on new dwellings in high-risk zones.
 - d. Post-Woolsey Fire reviews highlight challenges related to evacuation and firefighting access, underscoring the necessity for improved land use planning and infrastructure to facilitate emergency access and reduce future risks.
 - e. Different jurisdictions in California have adopted varied ADU regulations within VHFHSZs, providing precedents for balancing housing needs with fire hazard mitigation.
 - f. Federal and State guidance supports LA County's planning direction by emphasizing the heightened wildfire risks and the importance of multiple access routes and thorough impact analyses for new developments in the WUI.
 - g. Peer-reviewed research comparing wildfire evacuations and the impacts of exurban housing development on wildfire risks further supports the need for additional local planning regulations in fire-prone areas.
19. The Amendment allows the construction of JADUs and Statewide exemption ADUs on any eligible residential lot regardless of fire hazard or accessibility;
20. The Amendment does not apply to the Coastal Zone and defers to the existing Local Coastal Plans for ADU and JADU regulations;

21. As required by Section 22.244.040 of the County Code, the Amendment is consistent with and is supportive of policies of the General Plan, including the Housing Element, to promote more affordable housing and to efficiently utilize existing infrastructure and services, and the Safety Element, to discourage high density and intensifying development in VHFHSZs;
22. Pursuant to Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures, all General Plan Amendments and zoning ordinances must be consistent with the County Airport Land Use Plan if the General Plan Amendment or ordinance includes areas that are within an airport influence area. ALUC Staff reviewed the Amendment and determined that it does not pose any compatibility concerns with the County Airport Land Use Plan. Pursuant to Government Code section 66319, ADUs are not considered to exceed the allowable density for the lot upon which they are located, are deemed to be a residential use that is consistent with the existing general plan and zoning for the lot, and shall not be considered in the application of any local attempts to limit residential growth. Therefore, the Amendment does not increase density in zones where residential uses are allowed, nor modify the existing land use designations established by a general plan, and therefore does not involve an area of concern from an airport compatibility perspective;
23. The Amendment is in the interest of the public health, safety, and general welfare and in conformity with good zoning practice as required by Section 22.244.040 of the County Code;
24. The Amendment is consistent with other applicable provisions of Title 22 as required by Section 22.244.040 of the County Code;
25. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 13 local newspapers. The hearing notice and materials were posted on the Department's website. Copies of the hearing notice and hearing materials were provided to all DRP Field Offices, all County libraries, and the Altadena and Calabasas Libraries;
26. The Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) and the County CEQA Guidelines pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h);
27. On April 24, 2024, the Commission held a duly noticed public hearing to consider the Amendment, took in testimony and asked questions, and moved to recommend the Amendment to the Board of Supervisors with a vote of 5-0.

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

1. That the Board hold a public hearing to consider the ADU Ordinance Amendment;

2. That the Board find that the Amendment is exempt from the provisions of the California Environmental Quality Act for the reasons in the record;
3. That the Board determine that the Amendment is compatible with and supportive of the goals and policies of the General Plan and in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of Title 22; and
4. That the Board adopt the Amendment.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on April 24, 2024.

Elida Luna

Elida Luna, Commission Services
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By *Kathy Park*
Kathy Park
Deputy County Counsel
County of Los Angeles



PUBLIC NOTICE OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Celia Zavala, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

**NOTICE OF PUBLIC HEARING CONCERNING
ACCESSORY DWELLING UNIT ORDINANCE AMENDMENT**

**PROJECT NO. 2023-002901-(1-5)
ADVANCE PLANNING NO. RPPL2023004282**

Notice is hereby given that the Board of Supervisors will conduct a public hearing on the matter referenced above on Tuesday, September 17, 2024 at 9:30 a.m., in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify in person or remotely. Please visit <http://bos.lacounty.gov/Board-Meeting/Board-Agendas> for details on how to listen to the meeting and/or address the Board. Written comments may be submitted to the address above, Attention: Board Services Division. For information regarding the hearing, you may call (213) 974-1426. If the final decision on this matter is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Location: Unincorporated areas in Los Angeles County.

General Description of Proposal: The proposed Accessory Dwelling Unit (ADU) Ordinance Amendment revises the Los Angeles County Code, Title 11 (Health and Safety), and Title 22 (Planning and Zoning), to update development standards with state statutory requirements for ADUs and junior accessory dwelling units (JADUs) and to improve local implementation in the unincorporated areas of Los Angeles County.

Contact the Department of Regional Planning, **Ken Warner at (213) 647-2469** between 7:30 a.m. and 5:30 p.m., Monday through Thursday (office is closed Fridays) or kwerner@planning.lacounty.gov directly for questions or additional information. Selected materials are available at <https://planning.lacounty.gov/long-range-planning/adu-ordinance-amendment/>. **Si necesita más información en Español, por favor llame al (213) 974-6427.**

PROJECT NO. 2023-002901-(1-5)
ADVANCE PLANNING PROJECT NO. RPPL2023004282

If you need reasonable accommodations, such as interpreters, assistive listening devices, agenda in Braille, disability-related accommodations or other auxiliary aids, please contact the Executive Office of the Board at (213) 974-1411 or (213) 974-1707 (TTY), Monday through Friday from 8:00 a.m. to 5:00 p.m., at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Máquinas de traducción están disponibles o si necesita intérprete para las juntas del Condado de Los Angeles, por favor llame al (213) 974-1426, de lunes a viernes de 8:00 a.m. a 5:00 p.m., con tres días de anticipación.

EDWARD YEN
EXECUTIVE OFFICER OF
THE BOARD OF SUPERVISORS

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 11, 2024

MEETING DATE: April 24, 2024 **AGENDA 7**
ITEM:

PROJECT NUMBER: PRJ2023-002901-(1-5)

PROJECT NAME: ADU Ordinance Amendment

PLAN NUMBER(S): RPPL2023004282

SUPERVISORIAL DISTRICT: 1-5

PROJECT LOCATION: Unincorporated Los Angeles County

PROJECT PLANNER: Kenneth Warner, Regional Planner
kwarner@planning.lacounty.gov

Zoe Axelrod, Senior Regional Planner
zaxelrod@planning.lacounty.gov

RECOMMENDATION

LA County Planning staff (“staff”) recommends the Regional Planning Commission adopt the attached resolution recommending **approval** to the County of Los Angeles Board of Supervisors of the Accessory Dwelling Unit (ADU) Ordinance Amendment, Plan No. RPPL2023004282.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE ADU ORDINANCE AMENDMENT IS STATUTORILY EXEMPT FROM CEQA PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS OF THE ADU ORDINANCE AMENDMENT, PLAN NO. RPPL2023004282.

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PROJECT DESCRIPTION

A. Project Scope

Plan Number RPPL2023004282 is the ADU Ordinance Amendment (“Amendment”), amending the Los Angeles County Code, Title 11 – Health and Safety, and Title 22 – Planning and Zoning, to update development standards for accessory dwelling units and junior accessory dwelling units in the unincorporated areas of Los Angeles County, pursuant to recent changes to State law. The Ordinance (Exhibit A), Summary of Policy Changes (Exhibit B), Summary of State Legislation (Exhibit C), Discussion of Fire Hazard (Exhibit D), Draft Resolution (Exhibit E), Proposed Environmental Determination (Exhibit F), and Public Correspondence (Exhibit G) are attached to this report.

B. Project Background

The County last amended the ADU Ordinance in 2020 to align local regulations with State law. Since then, the State legislature has passed a series of bills that further reduce local zoning barriers to ADU and JADU development. These legislative changes underscore the State’s commitment to increasing housing stock, streamlining the ADU development process, and reducing regulatory barriers for homeowners to build ADUs.

The attached Summary of State Legislation (Exhibit C) summarizes significant bills that have informed the Amendment. The cumulative effect of these State laws has necessitated a comprehensive review and subsequent update of the County’s ADU regulations to ensure compliance with State law and to facilitate the development of ADUs and JADUs within unincorporated Los Angeles County. The Amendment aims to reflect these legislative changes and provide clear regulations for the development of ADUs and JADUs.

C. Project Location

The Amendment applies throughout the unincorporated Los Angeles County, except for the Coastal Zone.

D. Major Elements and Key Components

Changes to Location-Based Policies

The Amendment revises the prohibited areas section of the existing ADU Ordinance to comply with State mandates for JADUs and “Statewide exemption ADUs” (discussed further below), while maintaining the local prohibition of non-Statewide-exempt ADUs in high fire risk areas with substandard vehicular access. The Amendment clarifies that JADUs and certain ADUs are allowed in areas previously prohibited due to high fire risk and substandard vehicular access. Additional information on the consideration of fire hazard in preparation of the Amendment can be found in Discussion of Fire Hazard

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(Exhibit D). The Amendment also eliminates redundant language regarding ADU prohibitions in the Santa Monica Mountains area.

In addition, the Amendment modifies Titles 11 and 22 to exempt ADUs and JADUs from an existing 35-foot distancing requirement between animal-keeping structures and residential uses. This change allows for the construction of ADUs and JADUs near existing animal-keeping uses and reconciles conflicting local regulations and State law.

Changes to ADU Quantities and Types

The Amendment clarifies the numbers of ADUs and JADUs that are permissible on single-family and multi-family lots and codifies development standards for JADUs and ADUs exempt from all local planning regulations under State law, referred to as “Statewide exemption ADUs.” These changes simplify implementation and adherence to State law. The Amendment proposes minor local variations to the requirements of State law for ADUs constructed with multifamily uses. First, the Amendment would allow interior and attached ADUs to be proposed concurrently with new multi-family development, rather than allowing interior ADUs accessory only to existing multi-family development. Second, the Amendment would simplify the maximum number of interior or attached ADUs with multi-family uses to equal 25% of the primary units, rather than 25% of the primary units, plus one attached ADU.

Changes to Local Development Standards

The Amendment allows the conversion of existing accessory structures into ADUs without requiring them to have been “legally built.” This change is required by State law. Additionally, the Amendment adjusts height restrictions for ADUs, especially with multi-family uses and near public transit, to simplify development standards and conform with State law. The Amendment also allows ADUs up to 800 square feet to encroach into required front yard setbacks, if there is no other location on the property where the ADU could be built at the ground level, as mandated by State law. There is no proposed change to required parking outside of VHFHSZs. Within VHFHSZs, the Amendment incorporates exemptions from required parking based on ADU size, location, or proximity to transit and historic resources, per State law.

New Standards for ADUs with Historic Resources

The Amendment introduces objective development standards for ADUs on properties with historic resources. These standards enable ADU and JADU development while ensuring preservation of the County's historic resources.

Changes to Definitions, Review, Decision, and Use Restrictions

The Amendment aligns Title 22 with State law regarding JADU and ADU definitions and applications. Key changes include correcting inconsistencies and simplifying language,

including directly referencing California Health and Safety Code section 17958.1 for defining efficiency units. For properties with Conditional Use Permits, a ministerial Revised Exhibit "A" is required to ensure ADUs and JADUs receive the appropriate review. Additionally, the Amendment clarifies home-based occupations to one per primary residence, regardless of the number of ADUs or JADUs. Finally, the Amendment allows deferred decisions for ADUs and JADUs proposed concurrently with new construction projects and requires that a full set of comments be provided to applicants for denied applications as required by State law.

E. General Plan Consistency

The Amendment is consistent with and supportive of the goals, policies, and principles of the General Plan, including:

Goal HE 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low-income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.

Policy HE 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low- and moderate-income households and those with special needs.

Goal HE 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

Policy HE 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.

Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.

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

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

Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.

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Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services and amenities.

Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.

Goal S 3: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

Policy S 3.1: Discourage high density and intensifying development in VHFHSZs.

ENVIRONMENTAL ANALYSIS

This Amendment qualifies for a Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h).

CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLAN

Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures requires that all zoning ordinances be reviewed by ALUC for consistency with the local airport land use compatibility plan. ALUC staff reviewed this Amendment and determined that it does not pose any compatibility concerns with the County Airport Land Use Plans. Pursuant to California Government Code section 65852.2(a)(11), ADUs do not increase density in residential zones nor modify the existing residential land use designations established by a general plan, and therefore are not considered an area of concern from an airport compatibility perspective.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

The Amendment was reviewed by the Department of Public Works, the Fire Department, the Department of Public Health, and the Department of Parks and Recreation. All departments cleared the Amendment with no substantive comments.

B. Project Outreach and Engagement

Staff distributed a draft of the Amendment to all LA County Planning email contacts in January 2024. Prior to that distribution, on December 2, 2023, staff presented the Amendment at a homeownership event at Magic Johnson Park in Willowbrook, hosted by the County of Los Angeles Department of Business and Consumer Affairs. On February 22, 2024, staff presented the Amendment to the Las Virgenes Homeowners Federation. On March 7, 2024, staff facilitated a similar discussion with the Kagel Canyon Civic Association. Additionally, on March 26, 2024, staff presented the Amendment to a joint meeting of the Altadena Coalition

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of Neighborhood Associations and the Altadena Town Council, and on April 10, 2024, to the Agua Dulce Town Council. All of these stakeholder groups expressed concerns about the allowance of ADUs on lots in VHFHSZs with substandard vehicular access as required by State law. Furthermore, staff worked with members of the El Camino Village Neighborhood Watch, and on April 4, 2024, staff presented the Amendment before the El Camino Village Neighborhood Watch. The El Camino Village Neighborhood Watch expressed concerns about additional residential density, stressing existing infrastructure such as parking facilities and roadways.

Staff also noticed the Amendment beyond the requirements of Title 22. LA County Planning mailed postcards to all registered addresses on the Department's courtesy mailing list. Additionally, a copy of the Amendment was distributed to all County libraries, and a notice of public hearing was published in 13 newspapers of general circulation.

C. Public Comments

A total of 2 letters were received in support of the project, which included local residents who wish to build ADUs in VHFHSZs, as allowed by State law.

A total of 6 letters were received in opposition of the project, which included local residents and the Ladera Heights Civic Association.

See Attachment G for copies of correspondences.

ADDITIONAL STAFF RECOMMENDATIONS

On March 25, 2024, the State Legislature enacted SB 477 to recodify State ADU Law, effective immediately. To ensure proper references to State law, staff recommends the following revisions to Section 8 of the Public Hearing Draft Ordinance (Exhibit A, dated March 21, 2024):

22.140.640 Accessory Dwelling Units and Junior Accessory Dwelling Units

A. Purpose. This Section ~~is to~~ provides for the development of accessory dwelling units and junior accessory dwelling units with appropriate development restrictions, pursuant to ~~sections 65852.2 and 65852.22~~ Chapter 13 of Title 7 of the California Government Code.

...

F. Use Restrictions. An accessory dwelling unit or a junior accessory dwelling unit shall be subject to all of the following use restrictions:

- 1. Ownership. An accessory dwelling unit or a junior accessory dwelling unit shall not be sold separately from the principal residential building(s) on the same lot, except as provided in section ~~65852.26~~ 66341 of the California Government Code.*

...

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G. Accessory Dwelling Unit Development Standards. The development standards in this Subsection apply to any accessory dwelling unit not described by Subsection H, below.

1. Accessory Dwelling Units.

...

d. Parking

...

ii. Parking Within Very High Fire Hazard Severity Zones.

(1) Parking for an accessory dwelling unit located within a Very High Fire Hazard Severity Zone shall be provided in accordance with Chapter 22.112 (Parking), unless any of the following exceptions are met, in which case no parking shall be required:

...

(b6) The accessory dwelling unit is located within one-half mile walking distance of public transit, as that term is defined in section ~~65852.2(i)~~ **66313** of the California Government Code;

L. To the extent that any provision of this Title 22 is in conflict with ~~law sections 65852.2 or 65852.22 Chapter 13 of Title 7~~ of the California Government Code, the applicable provision of State law shall control, but all other provisions of this Title 22 shall remain in full force and effect.

Report

Approved By:

Edward Rojas

Edward Rojas, AICP, Assistant Deputy Director

Report

Approved By:

Connie Chung

Connie Chung, AICP, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Ordinance
EXHIBIT B	Summary of Policy Changes
EXHIBIT C	Summary of State Legislation
EXHIBIT D	Discussion of Fire Hazard
EXHIBIT E	Draft Resolution
EXHIBIT F	Environmental Determination
EXHIBIT G	Public Correspondence

ADU ORDINANCE AMENDMENT: SUMMARY OF POLICY CHANGES

CATEGORY	SUBJECT	CURRENT	PROPOSED	POLICY LEVEL
Location-Based Policies	Building in High Fire Risk Areas	ADUs and JADUs not allowed on lots in Very High Fire Hazard Severity Zones with substandard vehicular access.	Statewide exemption JADUs and ADUs allowed.	State
	Proximity to Animal Keeping	A 35-foot minimum distance from animal-keeping uses required for ADUs and JADUs.	ADUs and JADUs exempt from 35-foot distance requirement.	Local
Development Standards	Conversion of Noncompliant Structures	Only legally established structures can be converted to ADUs.	ADUs can be converted from unpermitted structures or built in the same location with the same dimensions.	State
	Minimum Allowable Height for All ADUs	Varied height restrictions, with a 25-foot maximum.	A height of at least 16 to 20 feet is allowed, depending on property type and location.	State
	Required Parking in Fire Risk Areas	One off-street parking space is required per ADU, unless the location meets at least one of nine exemption criteria.	The criteria for exemption from required off-street parking are adjusted to conform with State law.	State
	Building in Required Front Yard Setback	ADUs not allowed to encroach into required front yard setback.	An ADU of 800 square feet or less may be built in the required front yard setback if it cannot be built anywhere else at the ground level.	State
	Height Restrictions for ADUs with Multifamily Uses	Varied height limits, with a maximum ranging from 16 to 20 feet depending on property type and location.	A uniform 25-foot height limit is set for ADUs with multifamily uses unless local plans or standards districts specify otherwise.	Local

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	Size Limit for Attached ADUs	Attached ADUs limited to 50% of the habitable area of the primary residence(s).	A uniform 1,200 square foot size limit is set for attached ADUs.	Local
	Size Limit for Detached ADUs with Multifamily Uses	Varied size limits, with no limit for detached ADUs with multifamily uses.	A maximum of 1,200 square feet is set for detached multifamily ADUs.	Local
Quantities and Types	Maximum Number of ADUs on Single-Family Properties	One JADU and one detached ADU.	One JADU, one attached ADU, and one detached ADU.	State
	ADUs in New Multifamily Developments	Only detached ADUs allowed concurrently with new construction.	Attached ADUs permitted concurrently with new construction.	Local
	Attached ADUs with Multifamily Properties	Only conversions of interior spaces allowed.	New construction attached ADUs permitted with multifamily properties.	Local
	Statewide Exemption ADUs	Exemptions from local development standards for JADUs and specific ADU types implemented by memo.	Statewide exemption JADU and ADU types included in the ordinance.	State
Historic Resources	ADUs and Historic Resources	No specific standards for ADUs on properties with historic resources.	ADUs on properties with historic resources must meet objective development standards.	Local

ADU ORDINANCE AMENDMENT: SUMMARY OF RECENT STATE LEGISLATION

BILL	EFFECT
AB 976 (2024)	Allowed local agencies to mandate rental terms of 30 days or longer for ADUs and prohibited local agencies from imposing owner-occupancy requirements on any ADU.
AB 1033 (2024)	Enabled local agencies to adopt ordinances for the separate sale or conveyance of primary units and ADUs as condominiums.
AB 2221 (2023)	Clarified that detached ADUs may include structures like detached garages. Required permitting agencies to approve or deny ADU or JADU applications within 60 days, providing feedback for denials and prohibiting local agencies from setting front setback limits that preclude the construction of ADUs of at least 800 square feet.
SB 897 (2023)	Required local agencies to apply objective standards to ADU regulations, prohibited permit denials based on nonconforming conditions not related to public health or safety, and streamlined the demolition permit process for garages replaced by ADUs. Increased the maximum height for ADUs near transit or on lots with multifamily dwellings and altered height limitations for ministerially approved ADUs. Prohibited parking standards for ADUs in certain applications and required detailed feedback on denied applications.
AB 345 (2022)	Mandated the separate conveyance of ADUs from the primary dwelling under certain conditions, including Government Code section 65852.26 requirements.
AB 3182 (2021)	Required automatic approval of ADU and JADU applications if not reviewed within 60 days, allowed both an ADU and JADU per residential lot under certain conditions, and overrode common interest development restrictions to permit the rental of these units, ensuring at least 25 percent of such units in a development could be rented or leased.
AB 68 (2020)	Accelerated ADU development by reducing permit issuance time to 60 days, prohibited local restrictions like lot coverage and parking requirements, and mandated ministerial approval for specific ADU and JADU projects. Prohibited the use of ADUs as short-term rentals and empowered the Department of Housing and Community Development to enforce compliance with state ADU regulations.
AB 881 (2020)	Eliminated the owner-occupancy requirement until January 2025, affirmed garages as convertible into ADUs, defined "walking distance" to public transit for ADU parking exemptions, and limited extra criteria that could prevent ADU development.
SB 13 (2020)	Allowed ADUs in all zones for single-family or multifamily use, clarified that ADUs could be part of various structures without exceeding specific floor area limits, and set minimum and maximum size requirements for ADUs. Prohibited local agencies from requiring parking space replacement for ADU construction and from imposing parking standards on ADUs within a half-mile of public transit. Temporarily barred local agencies from enforcing owner-occupancy requirements for ADU permits until January 1, 2025, and

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	reduced the timeframe for ADU application approvals to 60 days. Eliminated impact fees for ADUs under 750 square feet and defined "accessory structure" for clarity. Authorized HCD to review local ADU ordinances for compliance and involved the Attorney General if necessary. Allowed local agencies to count ADUs towards housing supply goals and permitted owners of pre-2020 ADUs to delay compliance with violation notices for up to five years if the violations did not pose health and safety risks.
AB 587 (2020)	Permitted ADUs to be sold separately from the main residence, contingent upon local ordinance adoption and if both structures are constructed by qualified nonprofits aimed at serving low-income households.
AB 670 (2020)	Introduced Civil Code Section 4751, making any rule in a common interest development that prohibited ADU or JADU construction void and unenforceable, while still allowing for reasonable construction restrictions.

ADU ORDINANCE AMENDMENT: DISCUSSION OF ADUS AND FIRE HAZARD

LA County and the State legislature have undertaken significant policy efforts in response to the growing danger of wildfires across California and in Los Angeles County, particularly within the Wildland-Urban Interface (WUI) and Very High Fire Hazard Severity Zones (VHFHSZs). These efforts aim to mitigate wildfire risks through comprehensive planning, stricter building regulations, and improved evacuation strategies. This Attachment synthesizes key findings from Federal guidelines, State laws, County documents, and academic research, highlighting the intricate relationship between land use policy, such as the Accessory Dwelling Unit (ADU) Ordinance Amendment (the “Amendment”), and wildfire risk management.

LA County’s existing ADU Ordinance prohibits the development of ADUs and Junior ADUs (JADUs) on lots in VHFHSZs with substandard vehicular access. To comply with State law, the Amendment allows the development of JADUs and Statewide exemption ADUs on any eligible lot regardless of fire hazard or vehicular access. However, the Amendment continues to prohibit non-Statewide-exempt ADUs on lots in VHFHSZs with substandard vehicular access. This continued prohibition is supported by and consistent with Federal guidelines, State laws, County documents, and academic research summarized below.

As required by State legislation (SB 1241, SB 379, and SB 1035), the General Plan Safety Element includes analyses of wildfire hazards and evacuation routes. These analyses are meant to directly influence land use decisions including those concerning development of ADUs. Recent legislation (SB 99, AB 747, and AB 1409) further emphasizes the critical need for the evaluation of evacuation routes, especially for developments with limited egress options, underscoring the importance of robust local evacuation planning.

As highlighted in the Safety Element, the WUI is an area of significant development growth. Across Los Angeles County, 561,000 housing units and 1.5 million residents were located within this high-risk area as of 2010 (Department of Forest Ecology & Management, University of Wisconsin-Madison, and the U.S. Forest Service, 2018). An estimated additional 50,000 homes will be built in the WUI every decade, highlighting the pressing need for planning to mitigate risks posed by worsening climate-induced wildfire conditions.

Beyond the Safety Element, the Amendment is also informed by *Final Recommendations to Reduce Wildfire Risk to Existing and Future Development: Los Angeles County, California* (Community Planning Assistance for Wildfire), which advocates for a resilient approach to development within Fire Hazard Severity Zones (FHSZs). Key suggestions include the implementation of stricter development standards within VHFHSZs, ensuring adequate access and defensible space, and restricting new dwelling units in high-risk areas. These recommendations have direct implications for ADU policy, emphasizing the potential impact of new development on evacuation efficacy.

To further address wildfire hazard, the County has initiated several measures, including a detailed *After Action Review of the Woolsey Fire*. The Review highlighted significant

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challenges related to evacuation and firefighting access during the 2018 Woolsey Fire, particularly in areas with complex topography and limited ingress and egress routes. These findings underscore the critical need for effective land use planning and infrastructure development to improve emergency access and reduce future wildfire risks. The Review also noted access issues early in the incident, compounded by road closures that hindered key officials and agency staff from reaching critical command sites. Recent fire events, including the Woolsey Fire and the Camp Fire, have starkly illustrated the dire consequences of inadequate evacuation planning. These incidents reveal the life-threatening implications of congested evacuation routes and the critical importance of ensuring multiple, viable egress pathways in fire-prone areas.

Various jurisdictions in California, including the County, have adopted nuanced approaches to ADU regulation within VHFHSZs, often imposing restrictions on the size and type of permissible ADUs. The Cities of Santa Barbara and Bradbury both place restrictions on the size of ADUs in fire zones. These regulatory frameworks provide valuable precedents for balancing the need for housing with the imperative to minimize fire hazards.

Federal and State guidance, including the State Attorney General's guidance on analyzing proposed projects for wildfire impacts under the California Environmental Quality Act (CEQA), further supports LA County Planning's policy direction, emphasizing the increased hazard of wildfires and public safety risks associated with development in the WUI. Like County documents, these resources advocate for the provision of multiple access routes and analysis of development impacts on wildfire risks and public safety.

The Amendment is also supported by the findings of a peer-reviewed journal article that compared wildfire evacuations in Northern and Southern California between 2017 and 2019, highlighting the public safety hazards associated with narrow, single-access routes during wildfires. This evidence, coupled with other research of exurban housing development and the devastating impacts of significant fire events in unincorporated Los Angeles County like the Woolsey Fire, underscores the necessity of additional local planning regulations in fire-prone areas.

The intersection of land use policy, such as the ADU Ordinance Amendment, and wildfire risk management in Los Angeles County is a complex issue. Legislative mandates, existing County initiatives, empirical evidence from recent wildfires, and academic research collectively underscore the need for cautious and informed policymaking. Effective management of wildfire risks requires a holistic approach that balances the competing demands of housing development and environmental safety, ensuring the resilience and well-being of communities in fire-prone areas.

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City of Bradbury. "ARTICLE II. - ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS: Bradbury, CA Code of Ordinances," July 19, 2022.
https://library.municode.com/ca/bradbury/codes/code_of_ordinances?nodeId=COOR_TITIXDECO_PTVZODIALLAUS_CH85SELIQUSB9UN_ARTIIACDWUNJUACDWUN.

City of Santa Barbara. "Accessory Dwelling Unit Guide." Accessed March 26, 2024.
<https://santabarbaraca.gov/sites/default/files/documents/Services/Planning%20Handouts%20-%20updated/Accessory%20Dwelling%20Unit%20Guide.pdf>.

Citygate Associates, LLC. "After Action Review of the Woolsey Fire Incident." *County of Los Angeles*, November 17, 2019.
<https://file.lacounty.gov/SDSInter/bos/supdocs/144968.pdf>.

County of Los Angeles Department of Regional Planning. "Los Angeles County 2035 General Plan: Chapter 12: Safety Element," July 12, 2022.
https://planning.lacounty.gov/wp-content/uploads/2022/11/12.1_gp_final-general-plan-ch12_updated_2022.pdf.

Federal Emergency Management Agency. "Best Practices for Wildfire-Resilient Subdivision Planning," June 2023.
https://www.fema.gov/sites/default/files/documents/fema_marshall-fire-mat-best-practices-wildfire-resilient-subdivision-planning.pdf.

Molly Mowery, Kelly Johnston, and Donald Elliott. "Final Recommendations to Reduce Wildfire Risk to Existing and Future Development: Los Angeles County, California." Community Planning Assistance for Wildfire (CPAW), December 2020.
<https://cpaw.headwaterseconomics.org/wp-content/uploads/2021/02/FINAL-CPAW-Recommendations-LA-County-2020.pdf>.

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Molly Mowery, Kelly Johnston, and Katie Oran. "Wildland-Urban Interface Planning Guide: Examples and Best Practices for California Communities." California Governor's Office of Planning and Research, August 2022. https://opr.ca.gov/docs/20220817-Complete_WUI_Planning_Guide.pdf.

Rob Bonta. "Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects Under the California Environmental Quality Act." California Office of the Attorney General. Accessed March 26, 2024. <https://oag.ca.gov/system/files/attachments/press-docs/Wildfire%20guidance%20final%20%283%29.pdf>.

Wong, Stephen D., Jacquelyn C. Broader, and Susan A. Shaheen. "Review of California Wildfire Evacuations from 2017 to 2019." *UC Office of the President: University of California Institute of Transportation Studies*, March 1, 2020. <https://doi.org/10.7922/G29G5K2R>.

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	8/14/2024	
BOARD MEETING DATE	9/17/2024	
SUPERVISORIAL DISTRICT AFFECTED	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Regional Planning, Treasurer Tax Collector	
SUBJECT	Short-Term Rentals Title 22 Ordinance Amendment	
PROGRAM		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS	The amendment to Title 22 needs to be effective before the anticipated effective date of the Title 7 amendment, November 1, 2024.	
COST & FUNDING	Total cost: \$	Funding source:
	TERMS (if applicable):	
	Explanation:	
PURPOSE OF REQUEST	Proposed amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to implement the County Short-Term Rentals Ordinance established in Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the Los Angeles County Code.	
BACKGROUND (include internal/external issues that may exist including any related motions)	On March 19, 2019, the County of Los Angeles Board of Supervisors initiated the preparation of an ordinance for regulating short-term rentals in unincorporated LA County. On February 13, 2024, the Board held a public hearing on an ordinance that incorporates a new Division 3 (Short-Term Rentals Registration) in Title 7 (Business Licenses) of the County Code (Title 7 Ordinance). The Board directed changes and the Title 7 Ordinance returned to the Board for introduction on March 19, 2024. On April 9, 2024, the Board adopted the Title 7 Ordinance. The Board directed the Department of Regional Planning to prepare an ordinance amending Title 22 to ensure the applicability of the Title 7 Ordinance throughout the unincorporated areas and to strengthen the County's ability to enforce the new STRs regulations.	
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: This Amendment supports the Board Priority of Homelessness by protecting against potential residential displacement caused by the conversion of housing units to short-term rentals.	

**DEPARTMENTAL
CONTACTS**

Name, Title, Phone # & Email:
Brian McGinnis, Regional Planner
(213) 974-6457
bmcginnis@planning.lacounty.gov

September 17, 2024

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

Dear Supervisors:

**HEARING ON SHORT-TERM RENTALS TITLE 22 ORDINANCE AMENDMENT
PROJECT NO. PRJ2023-002077-(1-5)
ADVANCE PLANNING CASE NO. RPPL2023-003020-(1-5)
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

The recommended action is the Short-Term Rentals (STR) Title 22 Ordinance Amendment (Ordinance Amendment), which is an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code (County Code) to ensure consistency and facilitate the implementation of the Los Angeles County (County) Short-Term Rentals Ordinance (STR Ordinance) established in Division 3 (STR) of Title 7 (Business Licenses) and adopted by the Board on April 19, 2024. The County Treasurer and Tax Collector (TTC) is the department administering the STR Ordinance and the County's STR Program.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Certify that the Ordinance Amendment is not subject to the California Environmental Quality Act (CEQA) because it is not a project under CEQA, pursuant to section 21065 of the Public Resources Code, Section 15378 of the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. Additionally, it is exempt from CEQA, pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment. Finally, even if it can be considered a project under CEQA, it qualifies for a Class 1 Categorical Exemption, pursuant to Section 15301 of the CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines.

2. Indicate its intent to approve the Ordinance Amendment (Advance Planning Case No. RPPL2023003020) as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the necessary final documents amending Title 22 of the County Code for the Board's consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On March 19, 2019, the County Board of Supervisors (Board) directed the preparation of an ordinance to regulate STRs in the unincorporated County. The motion aimed to strike a balance between the economic benefits of short-term rentals and the negative impacts to housing stock, neighborhood character, and quality of life for residents.

On February 13, 2024, the Board held a public hearing on an ordinance brought by the TTC that incorporates a new Division 3 (Short-Term Rentals Registration) in Title 7 (Business Licenses) of the County Code (the STR Ordinance). The Board directed changes and the STR Ordinance returned to the Board for introduction on March 19, 2024. On April 9, 2024, the Board adopted the STR Ordinance. As part of the adoption, the Board directed the Department of Regional Planning (Regional Planning) to prepare an ordinance amending Title 22 to ensure the applicability of the STR Ordinance throughout the unincorporated areas and to strengthen the County's ability to enforce the new STR regulations.

On April 24, 2024, the RPC held a public hearing to consider the Ordinance Amendment. The RPC recommended that the Board adopt the Ordinance Amendment, which is included as Attachment 1 and includes a non-substantive revision to correct a numbering error, and a resolution from the RPC with its recommendation, included as Attachment 2. A summary of the RPC proceedings is included as Attachment 3.

Key Components

A STR is a primary residence, or portion thereof, used for the purposes of providing temporary lodging for compensation for occupancy of 30 consecutive calendar days or less.

The Ordinance Amendment implements the recently adopted STR Ordinance. It allows STRs as an accessory use to existing dwelling units in zones that permit residential uses to align the County Zoning Code with the STR Ordinance. The remainder of the Ordinance Amendment is guided by the STR Ordinance, which requires STRs to be registered with the TTC and renewed annually; limits STRs to registered primary residences only (with the exception of accessory dwelling units, which are prohibited from STR use); limits the number of days in a calendar year a primary residence can be rented without a host present overnight; and limits the number of guests allowed. The Ordinance Amendment also prohibits the use of non-habitable and temporary structures for STR, and any other habitable structures other than dwelling units.

Including these provisions in Title 22 allows for additional enforcement of STR regulations by Regional Planning's Zoning Enforcement Division.

The Ordinance Amendment also maintains an existing policy in Title 22 of the County Code to prohibit the use of accessory dwelling units for STR purposes, previously adopted by the Board as part of the County's Accessory Dwelling Unit Ordinance. The Ordinance Amendment applies throughout the unincorporated areas of the County, except for the County's Coastal Zones, which will separately incorporate the STR Program into the County's Local Coastal Programs (LCP) at a later date; and the Santa Monica Mountains North Area, which is not located in the Coastal Zone, but was specifically directed by the Board as part of the STR Ordinance adoption to be withheld from the application of the STR Ordinance until STR regulations are incorporated into and effective for the Santa Monica Mountains LCP.

Implementation of Strategic Plan Goals

Adoption of the Ordinance Amendment implements Strategic Plan North Star 1, Focus Area C Housing and Homelessness, and Strategy i. Affordable Housing by supporting the County's STR Program, which provides a balanced approach to allowing STRs while protecting rental housing stock for permanent housing, and thereby mitigating potential housing displacement.

FISCAL IMPACT/FINANCING

Adoption of the Ordinance Amendment will not result in additional costs to the County unless litigation against the County occurs. In that case, the Department would incur unknown and unbudgeted costs to defend the Board's actions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by the RPC on April 24, 2024, a public hearing before the Board is required, pursuant to Section 22.232.040.B.1 of the County Code and section 65856 of the California Government Code. Required notice was provided pursuant to the requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

The Ordinance Amendment is not subject to CEQA because it is not a project under CEQA, pursuant to Section 21065 of the Public Resources Code, Section 15378 of the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. Additionally, it is exempt from CEQA, pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment. Finally, even if it can be considered a project under CEQA, it qualifies for a Class 1 Categorical Exemption, pursuant to section 15301 of the CEQA Guidelines and the

County's Environmental Document Reporting Procedures and Guidelines. A draft Notice of Exemption, included as Attachment 4, was prepared for the Ordinance Amendment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

For further information on the Ordinance, please contact Brian McGinnis, Regional Planner, Zoning Enforcement West Section, at (213) 974-6457 or bmcginnis@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:ER:BM:ar

Attachments:

1. Draft Ordinance Amendment
2. RPC Resolution
3. Summary of RPC Public Hearing Proceedings
4. Draft Notice of Exemption

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Treasurer and Tax Collector

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to provide for the establishment of Short-Term Rentals, pursuant to Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

SECTION 1. Section 22.14.180 is hereby amended to read as follows:

...

22.14.180 – R.

Road. An open way used for the passage of vehicles, and includes alleys, streets, and highways.

Room rental. The use of a room or rooms for the purpose of providing tenancy for compensation for periods of more than 30 consecutive calendar days.

Rural Outdoor Lighting District. The following terms are defined solely for Chapter 22.80 (Rural Outdoor Lighting District):

...

SECTION 2. Section 22.14.190 is hereby amended to read as follows:

22.14.190 – S.

Senior citizen residence. See "Accessory dwelling unit."

Short-Term Rental. As defined in Title 7 (Business Licenses) of the County Code, the use of a primary residence, or portion thereof, for the purposes of providing temporary lodging for compensation for occupancy of 30 consecutive calendar days or less, counting portions of days as full days.

Signs.

...

SECTION 3. Section 22.16.030 is hereby amended to read as follows:

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

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Room rentals ⁶	P	P	-	-	-	
Shared water wells	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	Section 22.140.7790
Signs	As specified in Chapter 22.114 (Signs)					
...						
Notes:						
...						
6. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.						

...

SECTION 4. Section 22.18.030 is hereby amended to read as follows:

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

5.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Room rentals ²	P	P	P	P	P	P	
Shared water wells	MCUP	MCUP	MCUP	-	-	-	Section 22.140.570
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Section 22.140.7790
Signs	As specified in Chapter 22.114 (Signs)						

...
Notes:
...
2. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.

...

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.

...

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Room rentals ⁶	P	P	P	P	P	P	P	
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Section 22.140.7790
Signs	As specified in Chapter 22.114 (Signs)							
...								
Notes:								
...								
6. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.								

...

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.

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	M-RU	Additional Regulations
...			
Room rentals ⁴	P	P	
<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>Section 22.140.7700</u>
Signs	As specified in Chapter 22.114 (Signs)		
...			
Notes:			
...			
4. Rooms in a single-family residence may be rented to four or fewer with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.			

...

SECTION 6. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the

permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Rental, leasing, and repair of articles sold on the premises, accessory to retail sales	P	
<u>Short-Term Rental</u>	<u>P</u>	<u>Section 22.140.7700</u>
Signs	As specified in Chapter 22.114 (Signs)	
...		

...

SECTION 7. Section 22.140.640 is hereby amended to read as follows:

22.140.640 – Accessory Dwelling Units and Junior Accessory Dwelling

Units.

...

F. Use Restrictions. An accessory dwelling unit or junior accessory dwelling unit shall be subject to all of the following use restrictions:

...

2. Duration of Tenancy. An accessory dwelling unit or a junior accessory dwelling unit may only be used as a rental unit for a period of ~~at least~~ more than 30 consecutive days, in accordance with Section 22.140.770 (Short-Term Rentals).

...

SECTION 8. Section 22.140.770 is hereby added as follows:

22.140.770 – Short-Term Rentals.

A. Purpose. This Section establishes standards for Short-Term Rentals in this Title 22 in accordance with Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

B. Applicability. This Section applies to Short-Term Rentals in all zones where permitted, except that in a Coastal zone, Short-Term Rentals shall be subject to the regulations set forth in an applicable Local Coastal Program.

C. Guest Occupancy. Guest occupancy is limited to two persons per bedroom, plus 2, with a maximum occupancy of 12 guests per booking or reservation.

D. Business License. All Hosts shall register in accordance with Title 7 of the County Code.

E. Prohibited Uses. The following shall not be used for Short-Term Rentals:

1. Habitable accessory structures, including but not limited to, accessory dwelling units and junior accessory dwelling units, guesthouses, pool houses, and recreation rooms.

2. Non-habitable structures, including but not limited to garages, storage sheds, and vehicles.

3. Temporary structures used as a place of abode, including but not limited to houseboats, tents, and treehouses.

E. Enforcement. In addition to the enforcement procedures of Chapter 22.242 for violations of the uses and standards for Short-Term Rentals as set forth in this Title 22, Short-Term Rentals shall be subject to the enforcement procedures in Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

SECTION 9. Section 22.306.020 is hereby amended as follows:

22.306.020 – Definitions.

The following terms are defined solely for this CSD:

Bed and breakfast establishment. Bed and breakfast establishment means a residence containing guest rooms used for ~~short term rental accommodations~~ temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides breakfast for guests of the facility;

...

SECTION 10. Section 22.336.020 is hereby amended as follows:

22.336.020 – Definitions.

The following terms are defined solely for this CSD:

...

Bed and Breakfast Establishment. A single-family residence containing guest rooms used for ~~short term rental accommodations~~ temporary overnight visitor accommodations with a maximum rental period of 30 consecutive days per stay, which provides meals for guests of the facility.

...

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
SHORT-TERM RENTALS TITLE 22 ORDINANCE AMENDMENT
PROJECT NO. PRJ2023-002077-(1-5)
PLAN NO. RPPL2023003020

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles (“County”) conducted a duly noticed public hearing on April 24, 2024 to consider the Short-Term Rentals Title 22 Ordinance Amendment (“Ordinance Amendment”), an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code (“County Code”) to implement Division 3 (Short-Term Rentals Registration) of Title 7 (Business Licenses) of the County Code.

WHEREAS, the Commission finds as follows:

1. On March 19, 2019, the County of Los Angeles Board of Supervisors (“Board”) directed the preparation of an ordinance to regulate Short-Term Rentals in the unincorporated Los Angeles County. The motion aimed to strike a balance between the economic benefits of short-term rentals and the negative impacts to housing stock, neighborhood character, and quality of life for residents.
2. On April 9, 2024, the Board adopted the Short-Term Rentals Ordinance (“STR Ordinance”) which incorporated a new Division 3 (Short-Term Rentals Registration) to Title 7 (Business Licenses) of the County Code, and directed Regional Planning to prepare amendments to Title 22 to ensure the applicability of the STR Ordinance throughout the unincorporated areas and to strengthen the County's ability to enforce the STR Ordinance.
3. Consistent with the STR Ordinance, the Ordinance Amendment allows Short-Term Rentals as an accessory use to existing dwelling units in zones that permit residential uses.
4. The Ordinance Amendment maintains the prohibition of the use of ADUs for STR purposes in accordance with the existing Title 22 ADU Ordinance, which was incorporated by the STR Ordinance.
5. The Ordinance Amendment is consistent with and is supportive of policies of the General Plan, such as providing economic opportunities and protecting against residential displacement.
6. Approval of the Ordinance Amendment is in the interest of public health, safety, and general welfare and in conformity with good zoning practice.
7. The Ordinance Amendment is consistent with other applicable provisions of Title 22.
8. Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures requires that all zoning ordinances be reviewed by ALUC for consistency with the local airport land use compatibility plan. ALUC staff reviewed this Ordinance Amendment and determined that it does not pose any compatibility concerns with

the County Airport Land Use Plans. Pursuant to California Government Code 65852.2(a)(11), STRs do not increase density in residential zones nor modify the existing residential land use designations established by a general plan, and therefore are not considered an area of concern from an airport compatibility perspective.

9. In partnership with the County Treasurer and Tax Collector, staff conducted extensive public outreach with stakeholders, including 26 meetings with local town councils, community groups, property owners, and other stakeholders.
10. This project is not subject to the California Environmental Quality Act ("CEQA") because the Ordinance Amendment being proposed is not a project under CEQA pursuant to section 21065 of the Public Resources Code, section 15378 of the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. Additionally, the project is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment. Finally, even if the project can be considered a project under CEQA, it qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines.
11. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in 12 local newspapers and postcards were mailed to 234 addresses, including town councils and community-based organizations.
12. The Ordinance Amendment does not apply to the County's Coastal Zones;
13. On April 24, 2024, the Commission conducted a duly-noticed public hearing. The Commission found that the project is exempt from the California Environmental Quality Act and moved to adopt the resolution recommending approval of the Ordinance Amendment to the Board of Supervisors, with a unanimous vote.

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

1. That the Board hold a public hearing to consider the Short-Term Rentals Title 22 Ordinance Amendment;
2. That the Board find that the Short-Term Rentals Title 22 Ordinance Amendment is exempt from the California Environmental Quality Act for the reasons set forth in the record;
3. That the Board determine that the Short-Term Rentals Title 22 Ordinance Amendment is compatible with and supportive of the goals and policies of the General Plan, is in the interest of public health, safety, and general welfare, is in conformity with good zoning practice, and is consistent with other applicable provisions of Title 22; and
4. That the Board adopt the Short-Term Rentals Title 22 Ordinance Amendment.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on April 24, 2024.

Elida Luna

Elida Luna, Commission Services
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By *Kathy Park*
Kathy Park
Deputy County Counsel
County of Los Angeles

**SUMMARY OF PUBLIC HEARING PROCEEDINGS
REGIONAL PLANNING COMMISSION
PROJECT NO. PRJ2023-002077-(1-5)
ADVANCE PLANNING CASE NO. RPPL2023003020
SHORT-TERM RENTALS TITLE 22 ORDINANCE AMENDMENT**

April 24, 2024

On April 24, 2024, the Regional Planning Commission (Commission) conducted a duly noticed public hearing to consider the Short-Term Rentals Title 22 Ordinance Amendment (Ordinance Amendment), Advance Planning Case No. RPPL2023003020. Regional Planning staff provided an overview of the Ordinance Amendment, and Treasurer Tax Collector (TTC) staff assisted with responding to the Commission.

The Commission received testimony from four speakers. One speaker spoke in favor, one expressed concerns, and two spoke in opposition to the Ordinance Amendment.

The Commission asked staff to address the public's concerns. Staff stated that outreach was limited because it is an amendment to Title 22 to implement the already approved Title 7 Ordinance. Staff stated that Regional Planning participated in TTC's meetings for the Title 7 Ordinance and notices regarding the Ordinance Amendment were sent to Regional Planning's courtesy list. In response to a statement from a speaker that materials were not made available to the public, staff clarified that documents pertaining to the Ordinance Amendment were uploaded to planning.lacounty.gov and Legistar in advance of the Commission meeting. Staff also stated that enforcement has been an issue, so the establishment of this program via the Title 7 Short-Term Rentals Ordinance provides communities with a way to address the nuisances associated with short-term rentals.

The Commission stated that since TTC conducted outreach, that would be confusing to the community. Staff stated that most of the outreach was conducted prior to the Board of Supervisors hearing.

The Commission asked staff about the issue raised regarding enforcement, what is being proposed, and what will be provided for the community. Staff stated that TTC will oversee and handle the majority of the enforcement issues and Regional Planning will support ensuring compliance with Title 22. Staff further stated that the Ordinance Amendment needs to be in place before the TTC program becomes effective.

The Commission asked staff to address speakers' concerns related to issues of nuisance short-term rentals. Staff answered that the Title 7 Short-Term Rentals Ordinance includes provisions that require a local contact person to be designated for each short-term rental. Staff stated that the local contact person is responsible for remedying issues related to nuisances.

The Commission asked if Transient Occupancy Tax (TOT) is collected from this program. TTC staff stated that TOT must be remitted to the County by hosts per the Title 7 Ordinance.

The Commission asked how TTC plans on getting hosts to comply and whether or not TTC is reliant of cooperation from short-term rental listing platforms to identify hosts. TTC staff stated that TTC will use technology that scrubs listings on the web to identify and provide a list of properties available as short-term rentals.

On a motion by Commissioner Moon and seconded by Commissioner Duarte-White, the Commission moved to close the public hearing and find the project exempt from the California Environmental Quality Act (CEQA), with a unanimous vote.

On a motion by Commissioner Moon and seconded by Vice Chair Louie, the Commission moved to adopt the resolution recommending approval of the Ordinance Amendment to the Board of Supervisors, with a unanimous vote.

VOTE:

Concurring: Duarte-White, Hastings, Louie, Moon, O'Connor

Dissenting: None

Abstaining: None

Absent: None

Action Date: April 24, 2024

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 15, 2024
PROJECT NUMBER: PRJ2023-002077-(1-5)
PERMIT NUMBER(S): Advance Planning Case No. Advance Planning Case No.
RPPL2023003020
SUPERVISORIAL DISTRICT: 1-5
PROJECT LOCATION: Countywide
CASE PLANNER: Connie Chung, AICP Deputy Director
cchung@planning.lacounty.gov

The County of Los Angeles completed an initial review for the above-mentioned project. Based on examination of the project, the County proposes that this project is not subject to the California Environmental Quality Act ("CEQA") because the ordinance amendment being proposed is not a project under CEQA pursuant to section 21065 of the Public Resources Code, section 15378 of the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. Additionally, the project is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment. Finally, even if the project can be considered a project under CEQA, it qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines.

Project Location: Unincorporated areas of Los Angeles County

Project Description: The project amends Title 22 (Planning and Zoning) of the Los Angeles County Code to expressly authorize Short-Term Rentals (STRs) as an accessory use to existing dwelling units in zones that permit residential uses. The project is being directed by the Board of Supervisors following its action of the STR Ordinance on February 13, 2024, as set forth in Division 3 (STR) of Title 7 (Business Licenses) of the Los Angeles County Code, and which will establish a comprehensive set of regulations of STRs in unincorporated LA County, including, but not limited to: limiting STRs to registered primary residences only, mandatory annual registration at a fee, limiting the number of days in a calendar year the primary residence can be rented without a host present overnight, and limits the number of guests allowed per STR booking.

Per Title 7, the project includes an occupancy limit of two persons per bedroom plus two, with an overall limit of 12 people per STR booking regardless of dwelling size, and prohibits the use of non-habitable and temporary structures, and all other habitable structures other than

primary residence dwelling units. By incorporating these provisions into Title 22, the project enables Regional Planning Zoning Enforcement to issue citations for violations to assist with the enforcement of STRs.

Reasons Why this Project is Exempt:

- The project is not subject to CEQA because it is excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378 of the State CEQA Guidelines and/or is exempt pursuant to Class 15061(b)(3) of the Guidelines because it can be seen with certainty that the actions will not have a significant adverse impact on the environment.
 - "Project" is defined as an activity that may cause a direct physical change in the environment, or a reasonably foreseeable indirect change in the environment, and which is any of the following: a) an activity directly undertaken by any public agency; b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; or c) an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.
 - The common sense exemption under CEQA Guidelines section 15061(b)(3) directs that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- The project is exempt pursuant to the foregoing because it can be seen with certainty that there is no possibility that it may cause or have a significant effect on the environment. The project is memorializing the expressly authorized use of STRs within the Zoning Code consistent with and pursuant to the STR Ordinance codified in Division 3 of Title 7 of the County Code, which itself was determined to not constitute a project under CEQA. Moreover, the project does not authorize any new development nor the modification of existing dwelling units. It does not add any new regulation of STRs that results in any kind of land use permit or entitlement, nor does it impose any new requirement, registration, or fee upon existing dwelling units. It does not provide any type of funding, support, or assistance to the establishment, maintenance, or operation of STRs. The project is only an ordinance amendment that expressly authorizes STRs that are registered pursuant to Division 3 of Title 7 of the Los Angeles County Code as an accessory use to an existing dwelling to ensure consistency therewith. While it authorizes an accessory use of a dwelling unit, it also sets forth a capacity limit on that use that is commensurate to the dwelling unit size, maintaining the intended use of the dwelling unit. Accordingly, it can be seen with certainty that the

project does not cause physical changes to the environment and does not have any potential for causing a significant effect on the environment.

- The Class 1 (Existing Facilities) exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. If the project is considered a "project" under CEQA, it would qualify for a Class 1 exemption because it does not authorize any new development nor modification of any existing dwelling units. The project is an ordinance amendment that expressly authorizes STRs that are registered pursuant to Division 3 of Title 7 of the Los Angeles County Code as a permitted accessory use of an existing dwelling, and therefore consists only of the continued operation of an existing private structure. As the project does not authorize any new development or physical expansion of an existing dwelling, it will not cause a physical change to the environment and is certainly less likely to cause a significant effect on the environment than those activities expressly permitted by 15301 of the CEQA Guidelines as examples that have been determined not to have a significant effect on the environment. In addition, based on the project's records, there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.