

LAND USE REGULATION



Presenters:

Sharon Guidry, Deputy Director

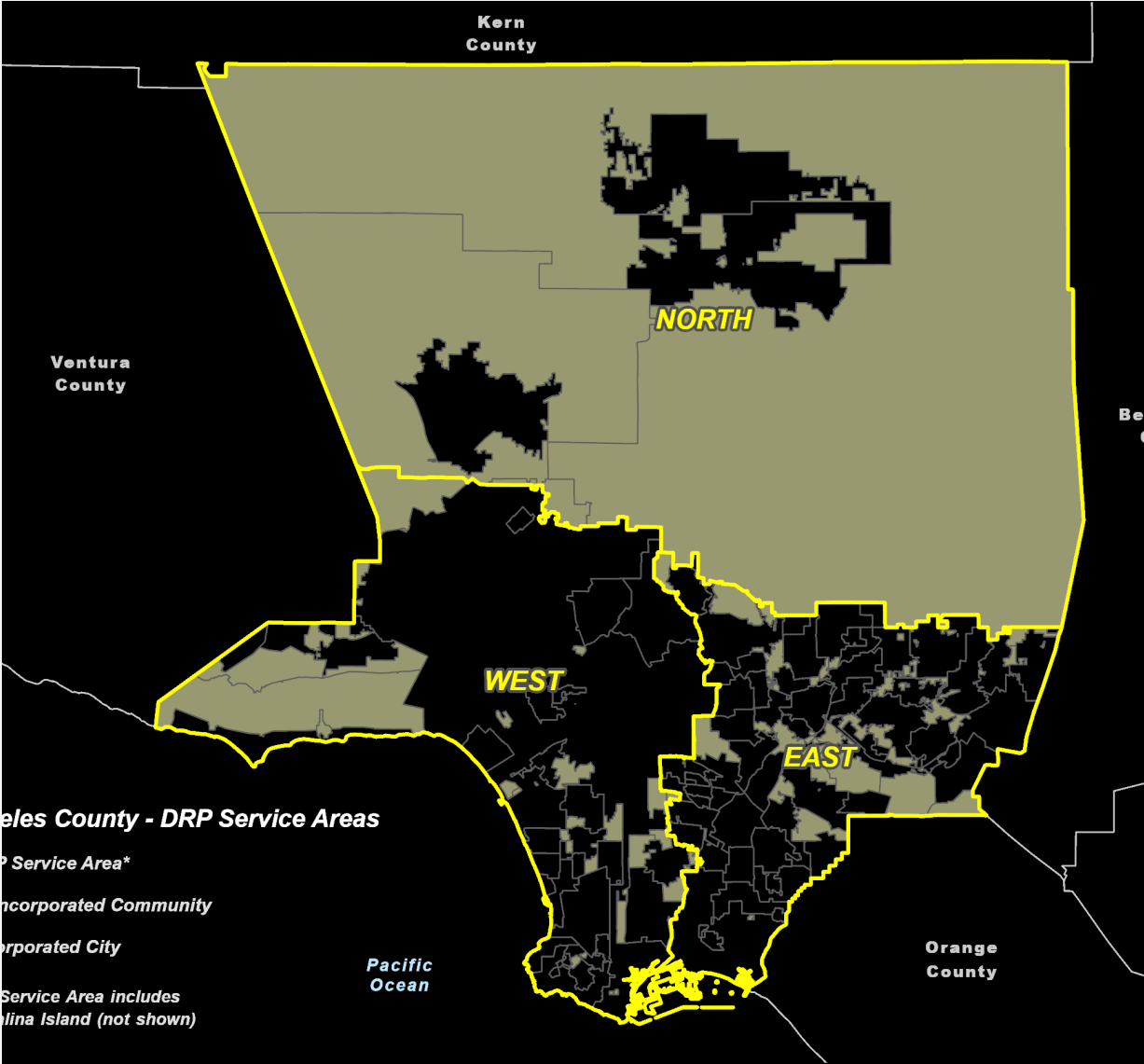
Alex Garcia, Assistant Deputy Director

WHAT WE DO

- ❑ Respond to the public's concerns regarding zoning violations and aim to guide and educate residents into compliance with the zoning code.
- ❑ Often carried out in collaboration with planners from other divisions, representatives from other County departments, and other local agencies.
- ❑ Investigate and identify zoning code violations, addressing quality of life issues and ensuring that communities stay safe and well-maintained
- ❑ Monitor Conditions of approval to ensure compliance with current approvals.

LUR STRUCTURE

Deputy Director, Assistant Deputy Director, Executive Secretary	Total of 49 budgeted positions
ZE East: east of 710 FWY; South of San Gabriel Mountains	ZE West: west of 710 FWY; South of the 210
ZE North: North of the San Gabriel Mountains	ZE Special Projects: Countywide



OPERATIONS

LUR's PURPOSE

Regulate Title 22

LUR's experience helps other divisions

Aligns with the General Plan and Strategic Plan

Various Implementation/Enforcement Approaches



TRADITIONAL ENFORCEMENT

Planning vs. Building
and Safety

Reactive approach

Focus on land use violations

- Some of the most common violations:
 - Inoperable Vehicles
 - Unpermitted land uses
 - Garage Conversions/unpermitted ADUs
 - Storing Junk and Salvage items
 - Special Event facilities
 - Environmental justice issues



INOPERABLE VEHICLES



JUNK & SALVAGE ITEMS



UNPERMITTED LAND USE



UNPERMITTED LAND USE



GARAGE CONVERSION



UNPERMITTED ADDITION



SPECIAL EVENTS



ENVIRONMENTAL JUSTICE ISSUES



PERMIT COMPLIANCE



Monitor and Enforce

Monitor and enforce discretionary permits



Coordinate

Coordinate with other regulatory agencies



Permit Type

CUP's, Minor CUP's, Parking Permits, Oak Tree Permits, Animal Permits, Surface Mine Permits, Cemetery Permits, etc.



MITIGATION MONITORING and REPORTING PROGRAMS

Serve as the clearinghouse for
compliance of MMRPs

Examples:

- Landfills
- Large construction projects
- Specific Plans (i.e. Pepperdine and NBC Universal)



EXPIRED PERMIT PROGRAM

Outreach/education

Refiling/renewing entitlements

Coordination with other regulatory agencies

Monitor and enforce mitigation measures



SPECIAL PROJECTS/ASSIGNMENTS

Disaster Recovery Efforts

Nuisance Abatement Team

Green Zones Ordinance Implementation

Safe Access to Alcohol and Food Establishments (SAAFE) Ordinance Implementation

Short Term Rental Implementation

Commercial Cannabis Ordinance Implementation

Enforce other challenging land uses (i.e. Baldwin Hills CSD, Special Events, and complicated uses in the Coastal Zone of the SMM)

LA COUNTY

PLANNING



SHAPING TOMORROW

DRONE PROGRAM

Purpose: to enhance our monitoring and enforcement responsibilities

Structure: 15 pilots and 18 drones

Why Drones?

- Safer site visits
- Monitor clean up efforts
- Access dangerous places
- Damage assessment
- Assist other Divisions/Departments with drone flying needs



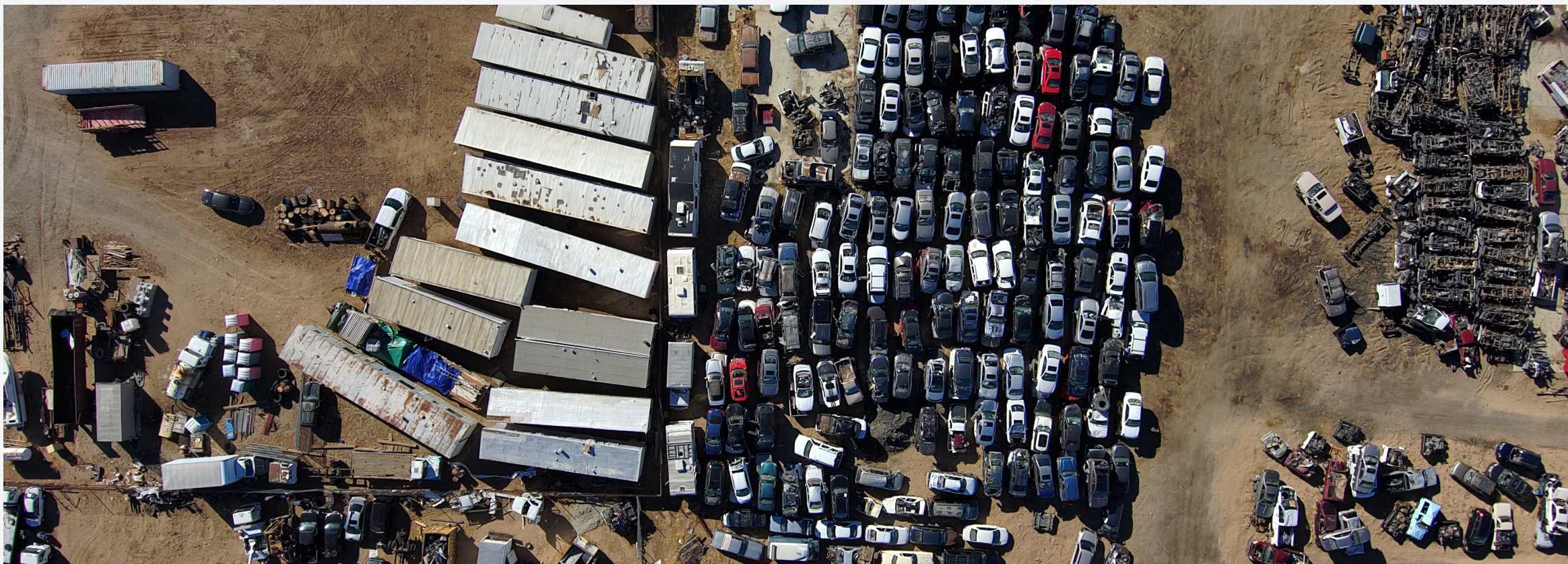
INACCESSIBLE INVESTIGATIONS



ACCESS LARGE SITES



MONITORING CLEAN UP EFFORTS



DAMAGE ASSESSMENT



LA COUNTY

PLANNING

SHAPING TOMORROW

ASSIST OTHER DEPARTMENTS





COLLABORATION

COLLABORATION

To craft more enforceable conditions and ordinances



To develop comprehensive implementation guides



To leverage our regulatory partner's expertise



To provide equal access to public service





TRANSFORMATION

Regional Planning Strategic Plan:

- ❑ Finalized in 2023
- ❑ Deliberate and robust process.
- ❑ Collaborative and inclusionary effort driven by Planning staff
- ❑ Employee participation was high
 - Attending workshops and meetings
 - Drafting strategies
 - Reviewing content

LUR TRANSFORMATION

SP GOAL 1: Intended to incorporate needs-based enforcement policies and procedures that are reflective of current community challenges and it also takes into consideration past practices that did not include a more comprehensive community-centered approach.

- SP GOAL 3: Earn a reputation as a community resource and trusted ally, partnering to design plans and policies that work for communities.

TRANSFORMATION PROCESS:

❑ Embarked on a 1-year process

- Staff lead
- Assess our current practices
- Engage community partners
- Identify necessary changes
- Implement policies that better serve the needs of our community
- Develop additional/different tools and techniques to resolve different levels and types of violations
 - No one-size fits all operation
 - Just because it's equal doesn't mean it's fair

Ideas and Inspiration:

- ❑ Connecting with community members by providing resources and options in compliance
- ❑ Prioritizing education, outreach, community presence
 - Shifting from a regulatory punitive process to a trusted ally
- ❑ Aligning planning and implementation with people's on-the-ground realities

Transformation Goals:

1

Develop a new enforcement process(es) that is education/resource-focused, and responsive to the level of the violation (approach matches the severity of the violation)

2

Identify resources/programs that can assist with compliance

3

Provide opportunities to engage with the community and more time to resolve the violation

4

Create alternatives to the one-size-fits-all enforcement process to resolve violations that are focused and measured

5

Help residents and businesses navigate compliance in a fair, transparent, and supportive way

