

**AMENDMENTS TO THE
COUNTY OF LOS ANGELES
MARINA DEL REY
Local Implementation Program
APPENDICES**

[a component of the Los Angeles County Local Coastal Program]

**CALIFORNIA COASTAL COMMISSION
APPROVED MAY 10, 1995**

County of Los Angeles
Department of Regional Planning
James E. Hartl, AICP
Director of Planning

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APPENDIX A
LEASE PARCEL MAPS

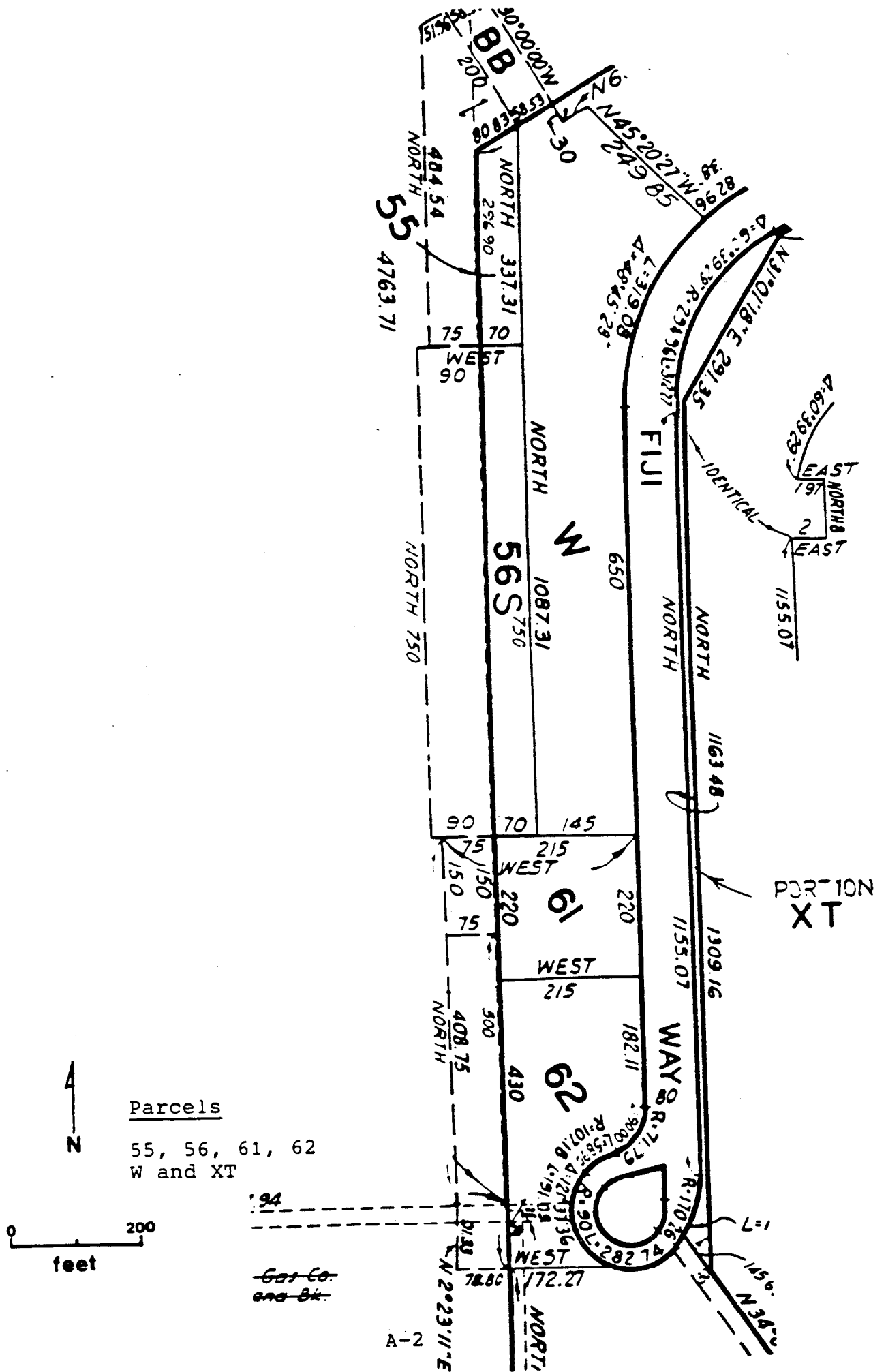
APPENDIX A.

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LEASE PARCEL MAPS

Note: Precise legal descriptions and detailed maps may be found for each parcel in files at the Department of Beaches and Harbors, Administration Building, Marina del Rey.

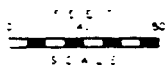
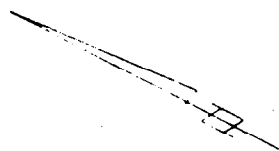
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L.A.C.A. MAP NO. 88

A M B 1 - 53 - 70



MARINA DEL REY

— BOUNDARY OF LEASE PARCEL 200

JUNE 1970

AREA 25.745[±] = 0.592 AC

ADMIRALTY
WAY

S LINCOLN

80
YAN

BV.

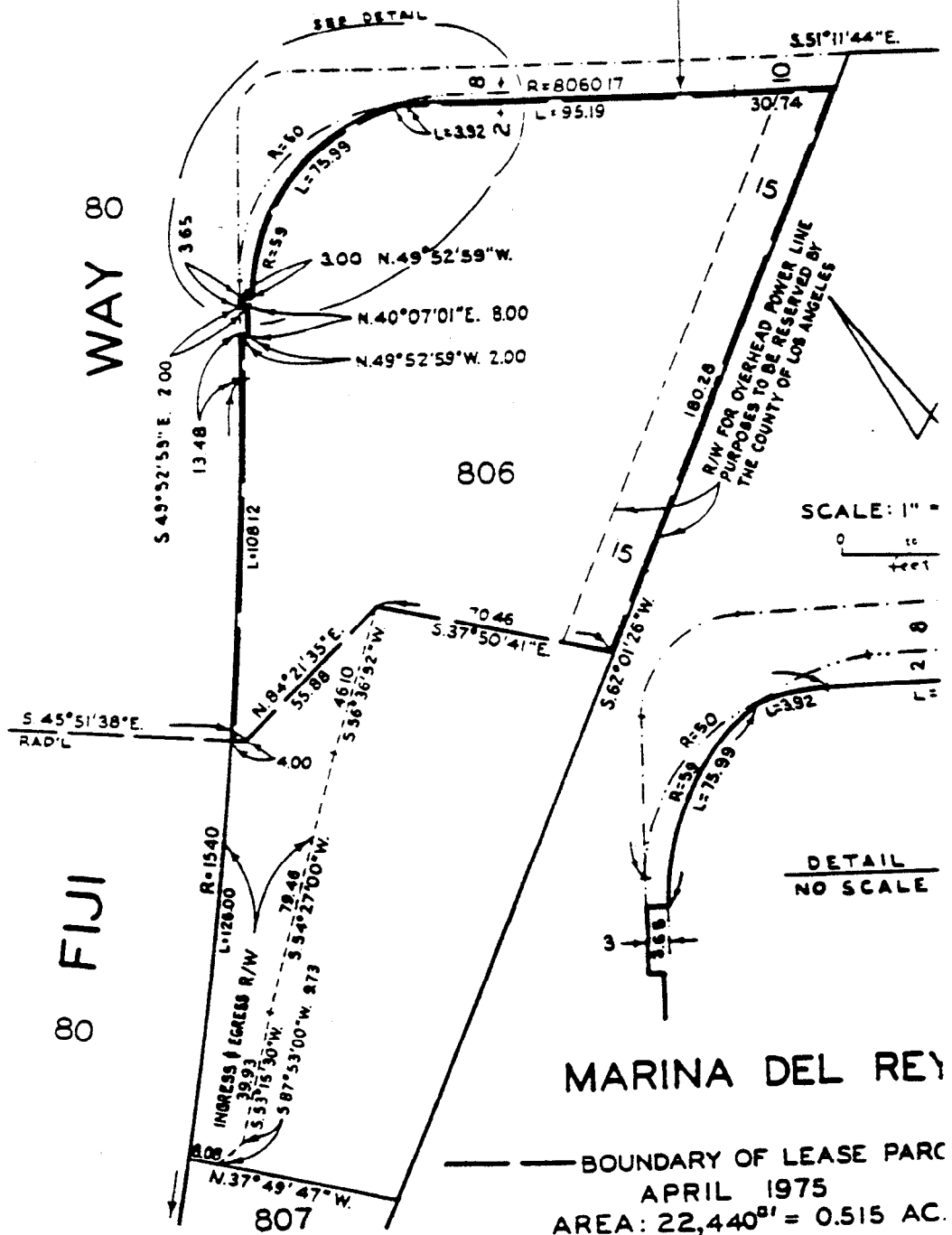
806

807

80
FIJI

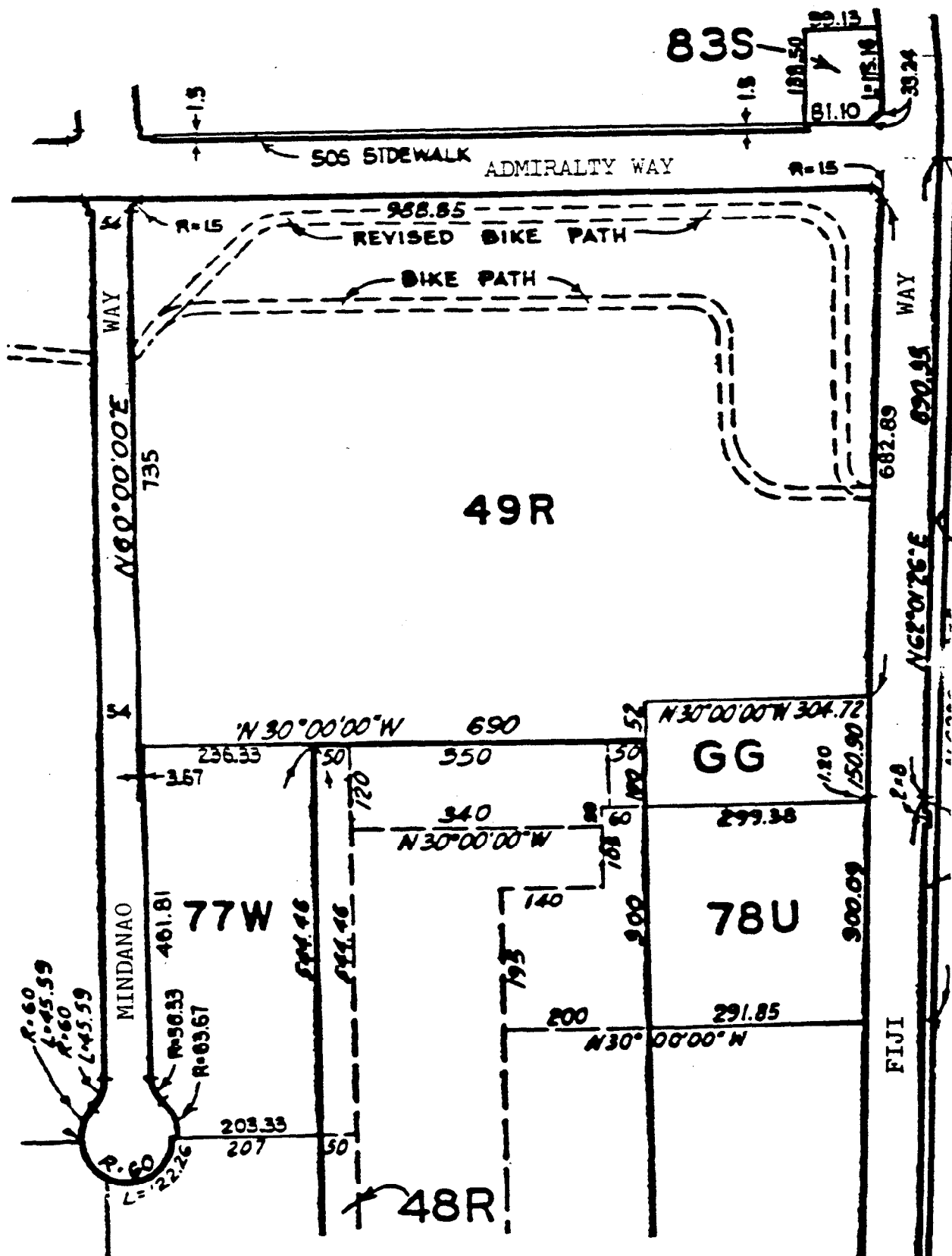
902

100 LINCOLN 100 BV. 100



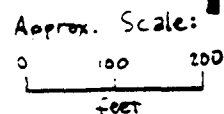
L.A.C.A. MAP NO. 88

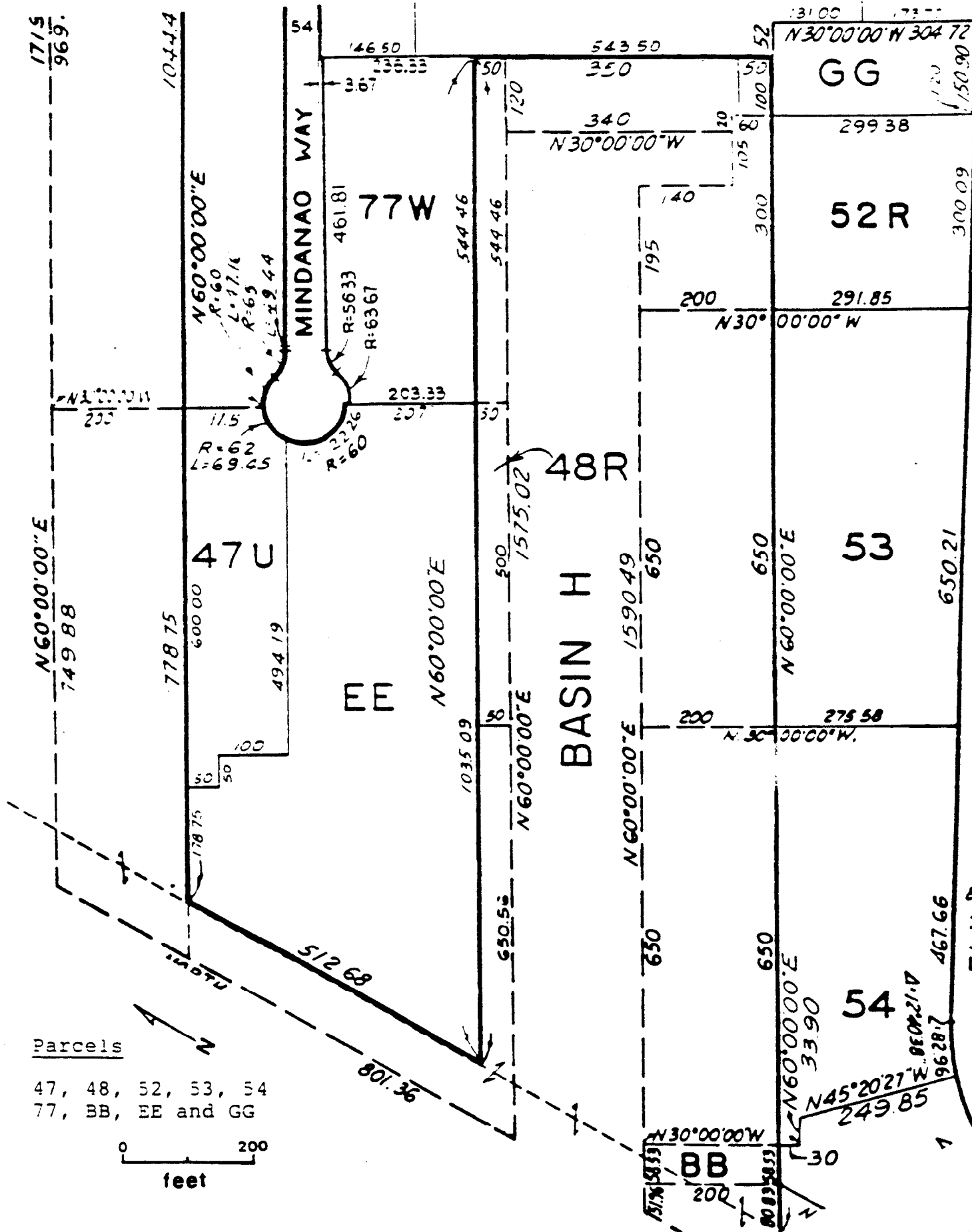
A. M. B. 1 - 53 - 70



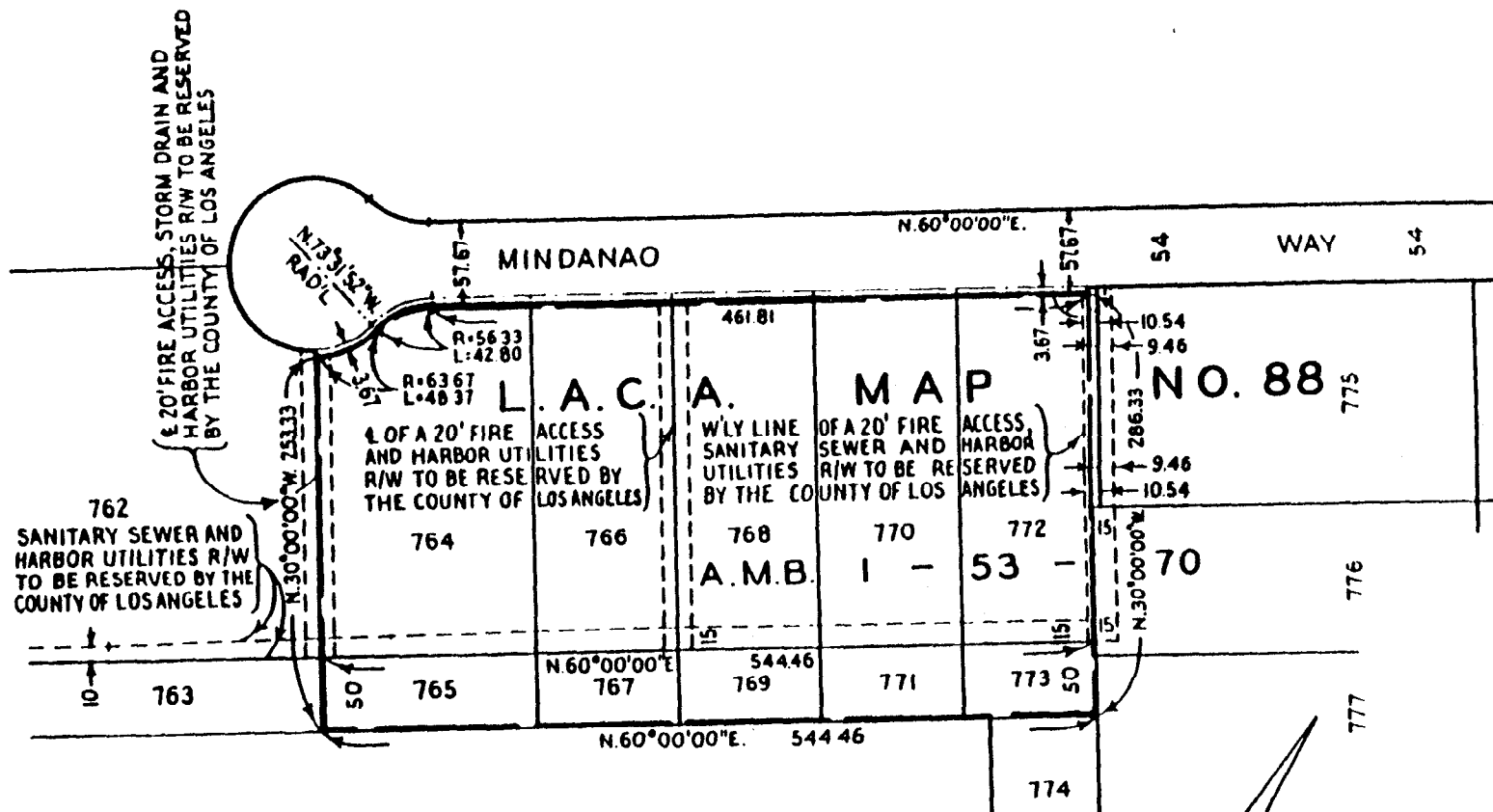
MARINA DEL REY
LEASE PARCEL 49R

February 1978





A-10



DRY AREA 127,277^{sq} ft = 2.922 AC.
 WET AREA 27,223^{sq} ft = 0.625 AC.
 GROSS AREA 154,500^{sq} ft = 3.547 AC.

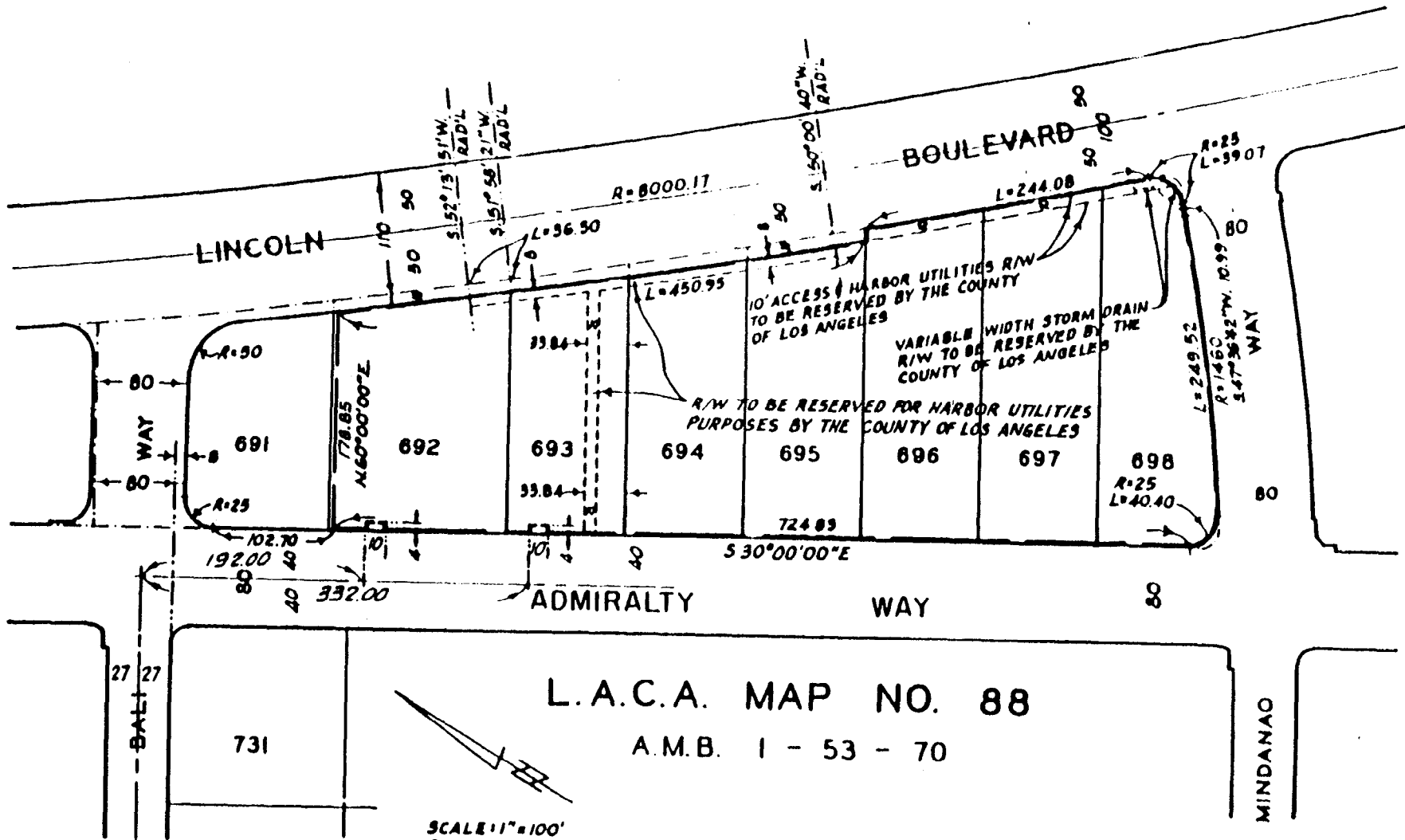
0 50 100
feet

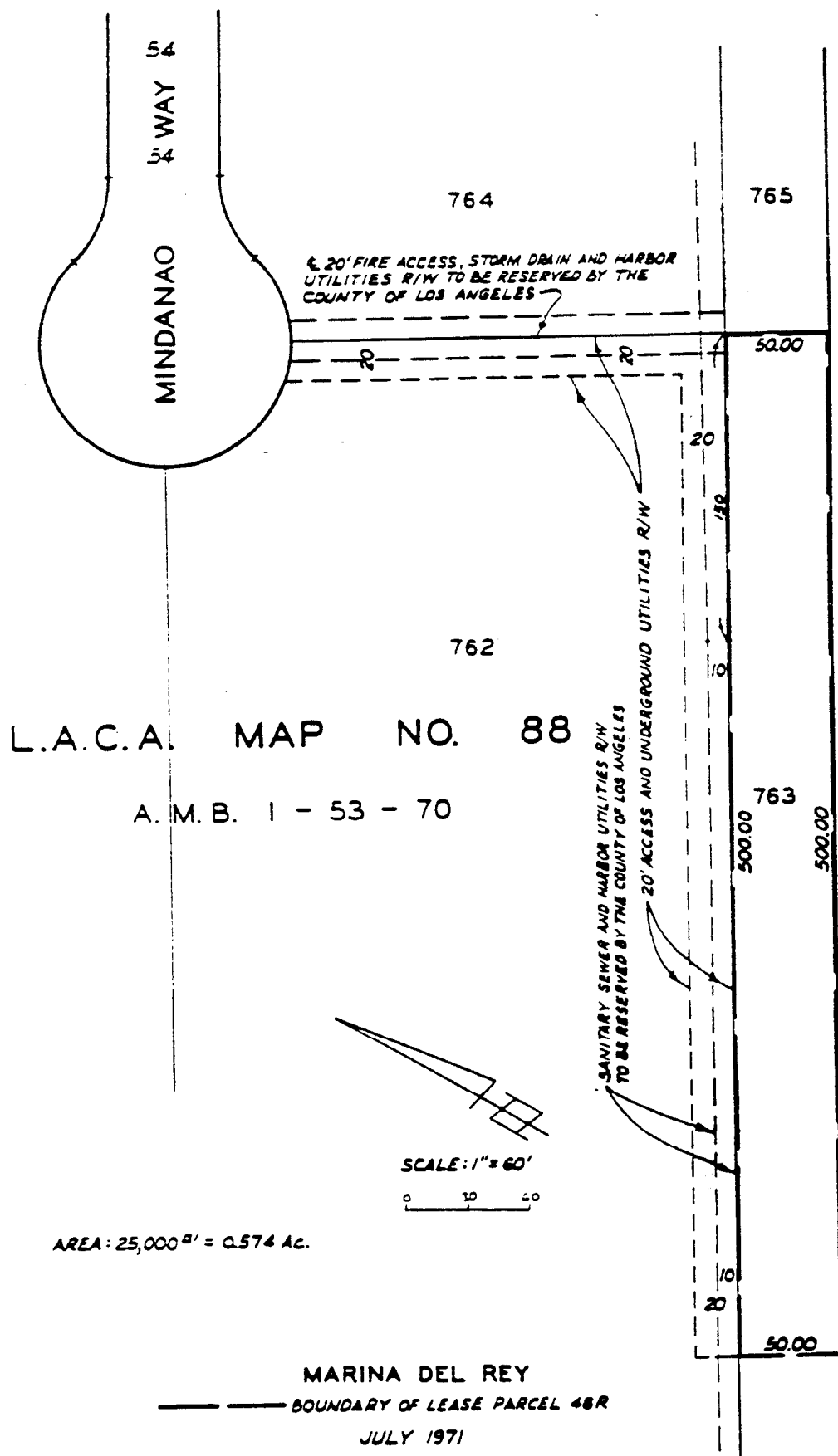
SCALE: 1" = 100'

MARINA DEL REY

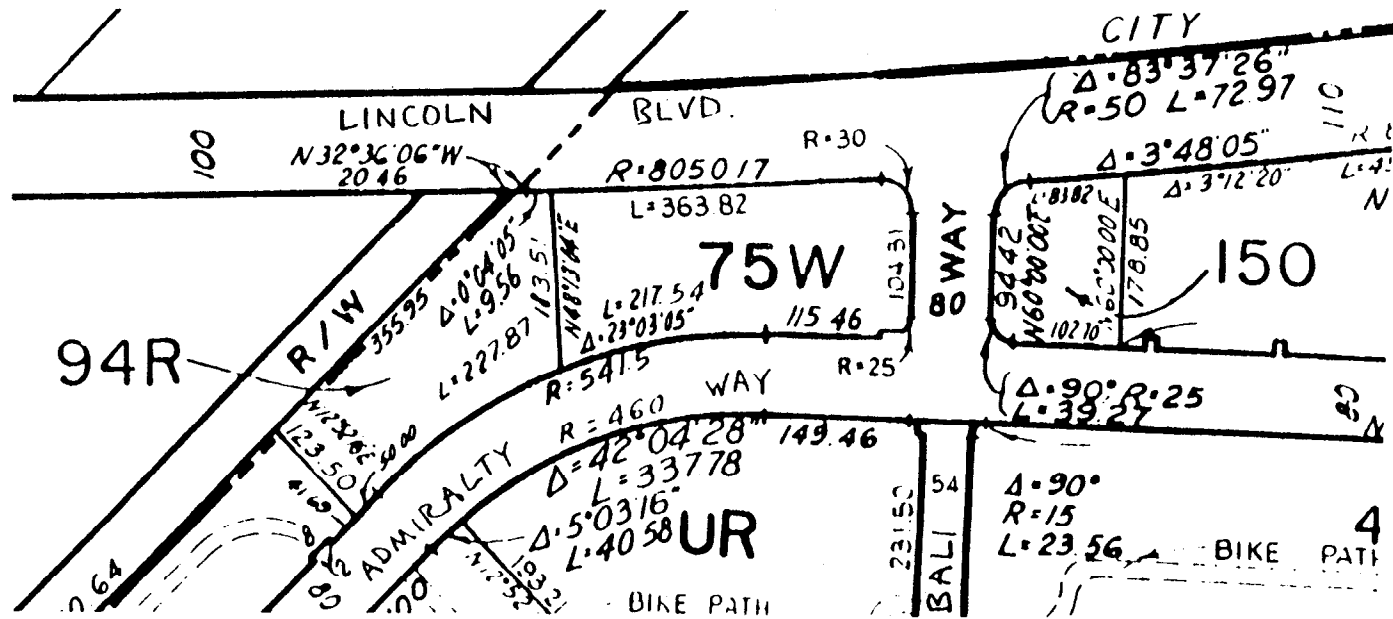
BOUNDARY OF LEASE PARCEL 77 W

A-11





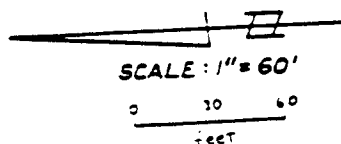
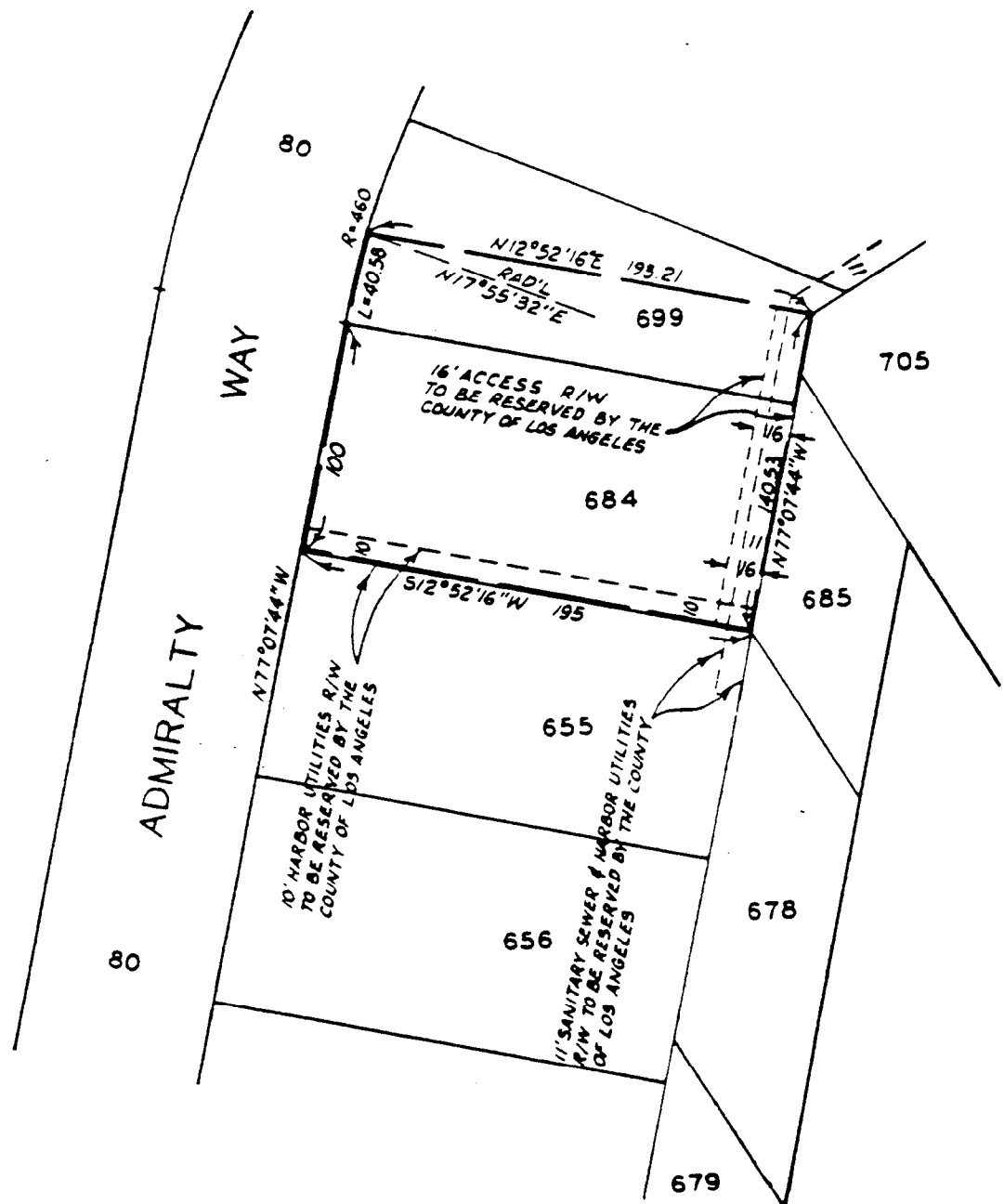
A-15



Parcels

75W, 94R and 150

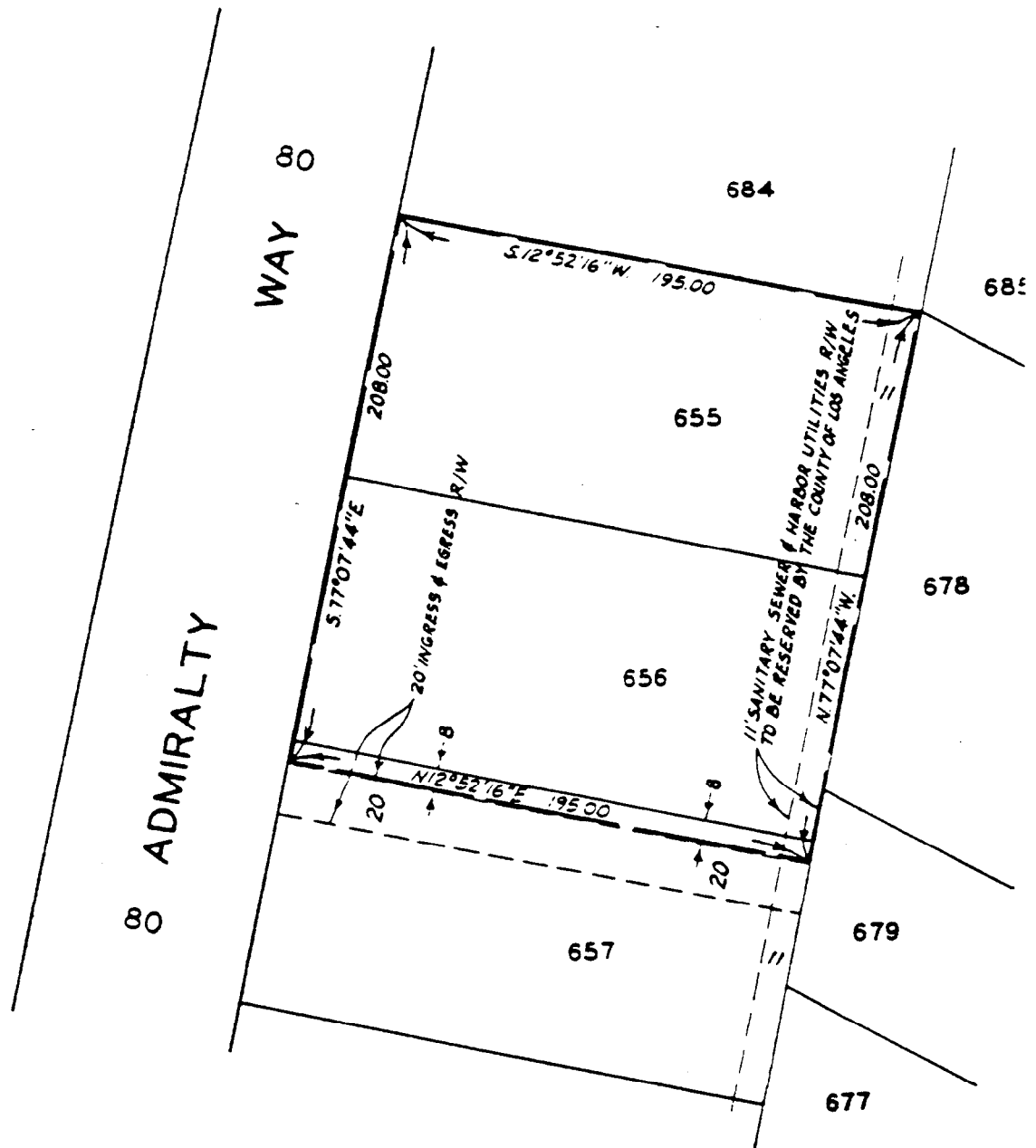
0 200
feet



L.A.C.A. MAP NO. 8
A.M.B. 1 - 53 - 70

AREA 27,379 ^{sq}ft = 0.629 AC.

MARINA DEL REY
BOUNDARY OF LEASE PARCEL 4
SEPTEMBER 1972

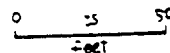


L.A.C.A. MAP NO. 88

A.M.B. 1 - 53 - 70



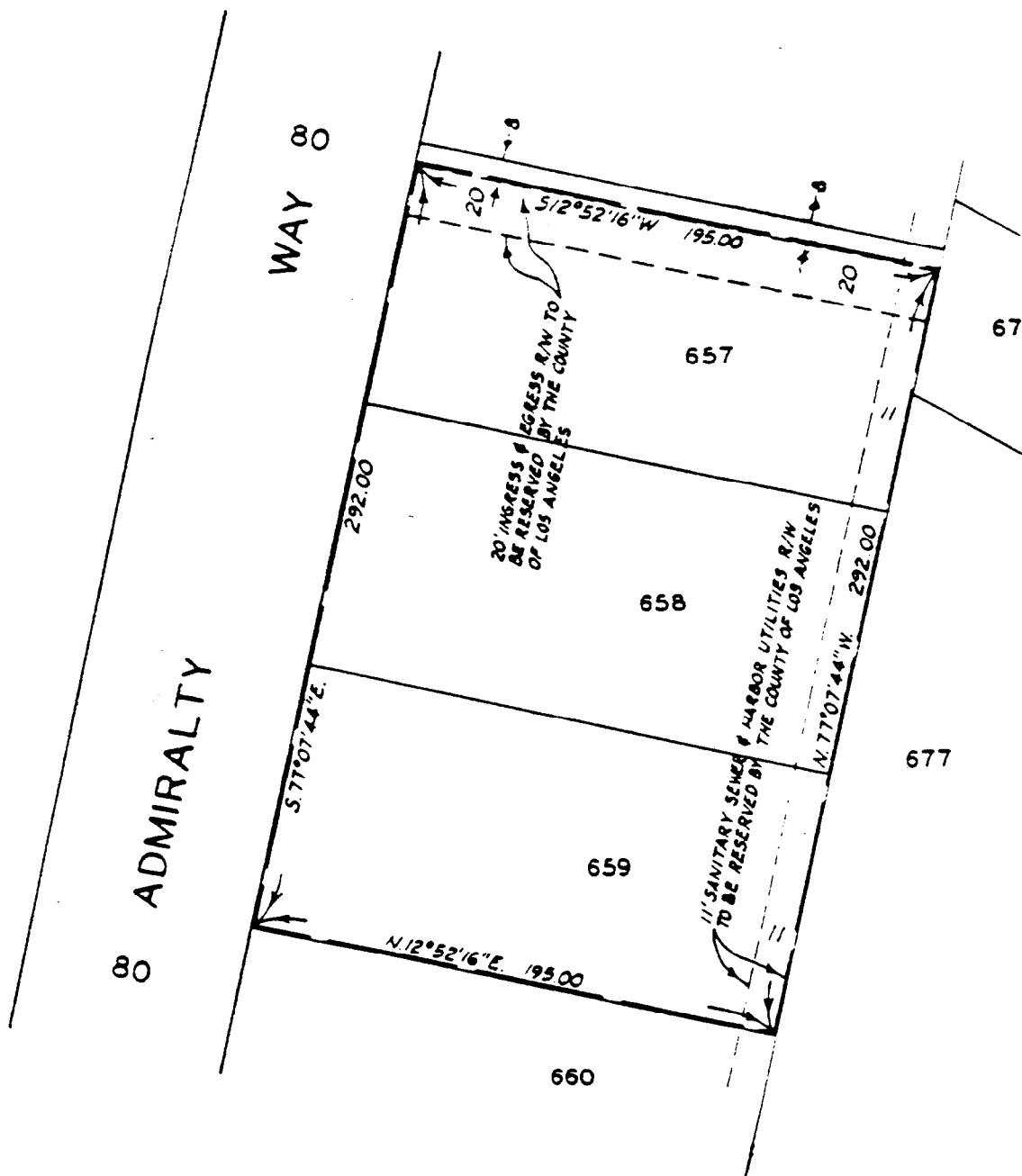
SCALE: 1" = 50'



AREA: 40,560' = 0.931 AC.

MARINA DEL REY

BOUNDARY OF LEASE PARCEL 134
MARCH 1972

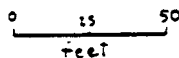


L.A.C.A. MAP NO. 88

A.M.B. 1 - 53 - 70



SCALE: 1" = 50'



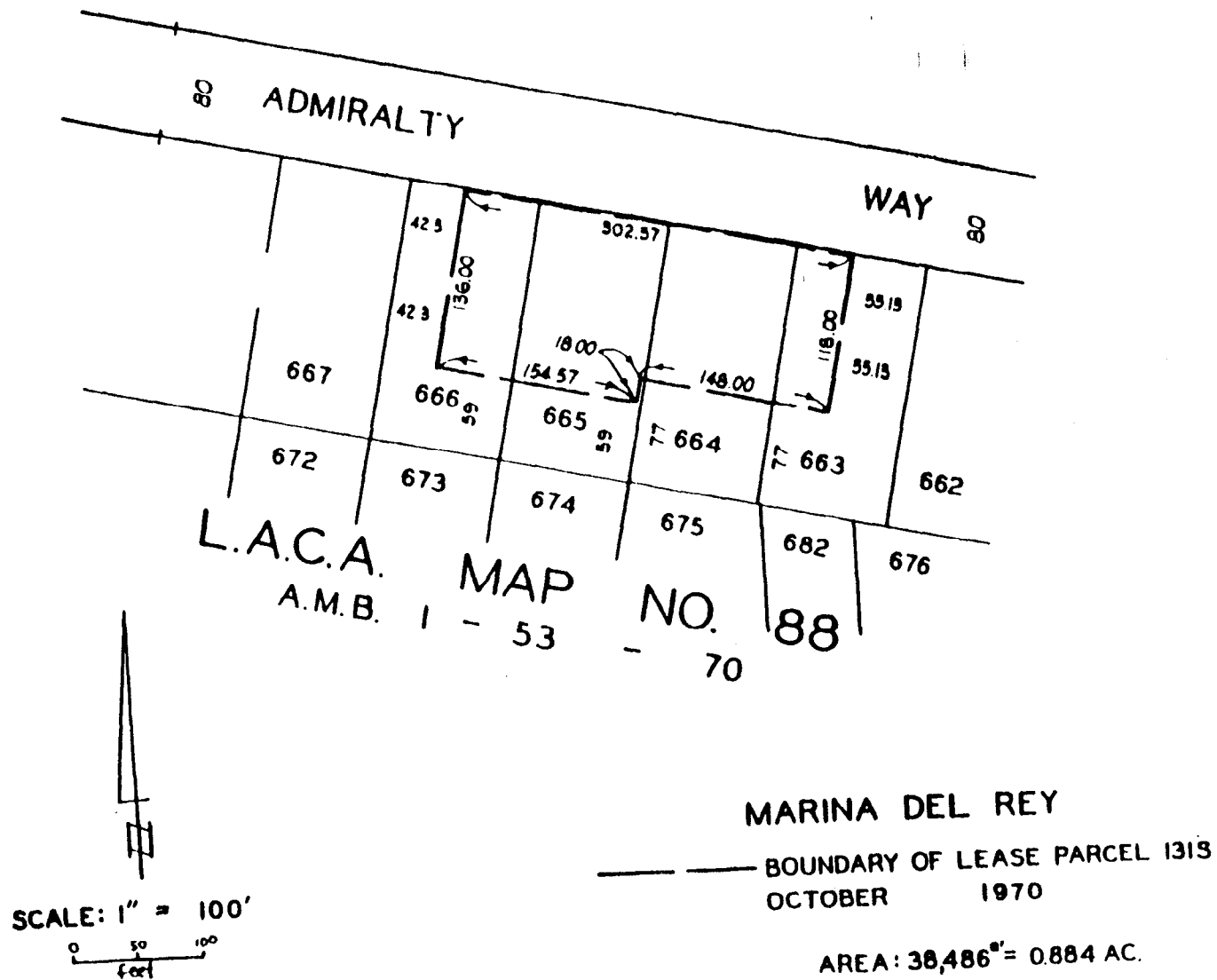
AREA: 56,941 ft^2 = 1.307 AC.

MARINA DEL REY

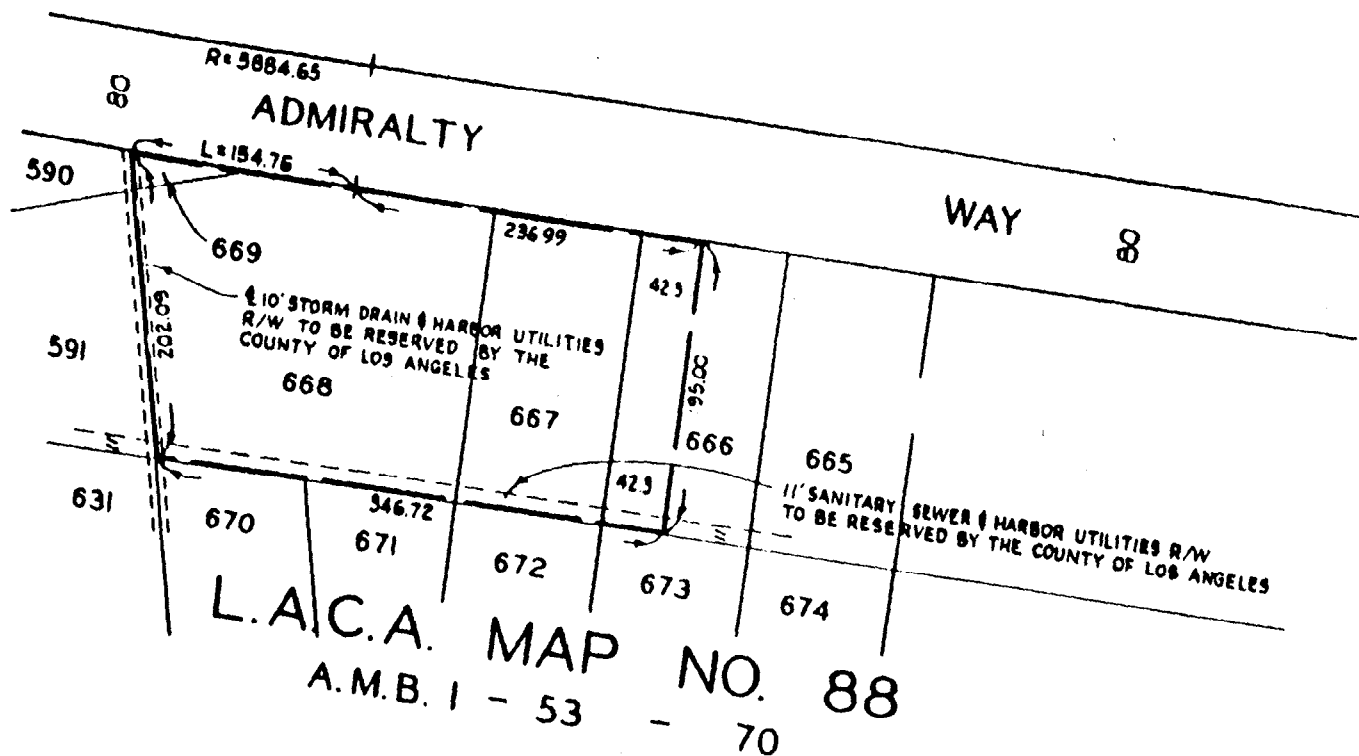
BOUNDARY OF LEASE PARCEL 1335

MARCH 1972

A-20



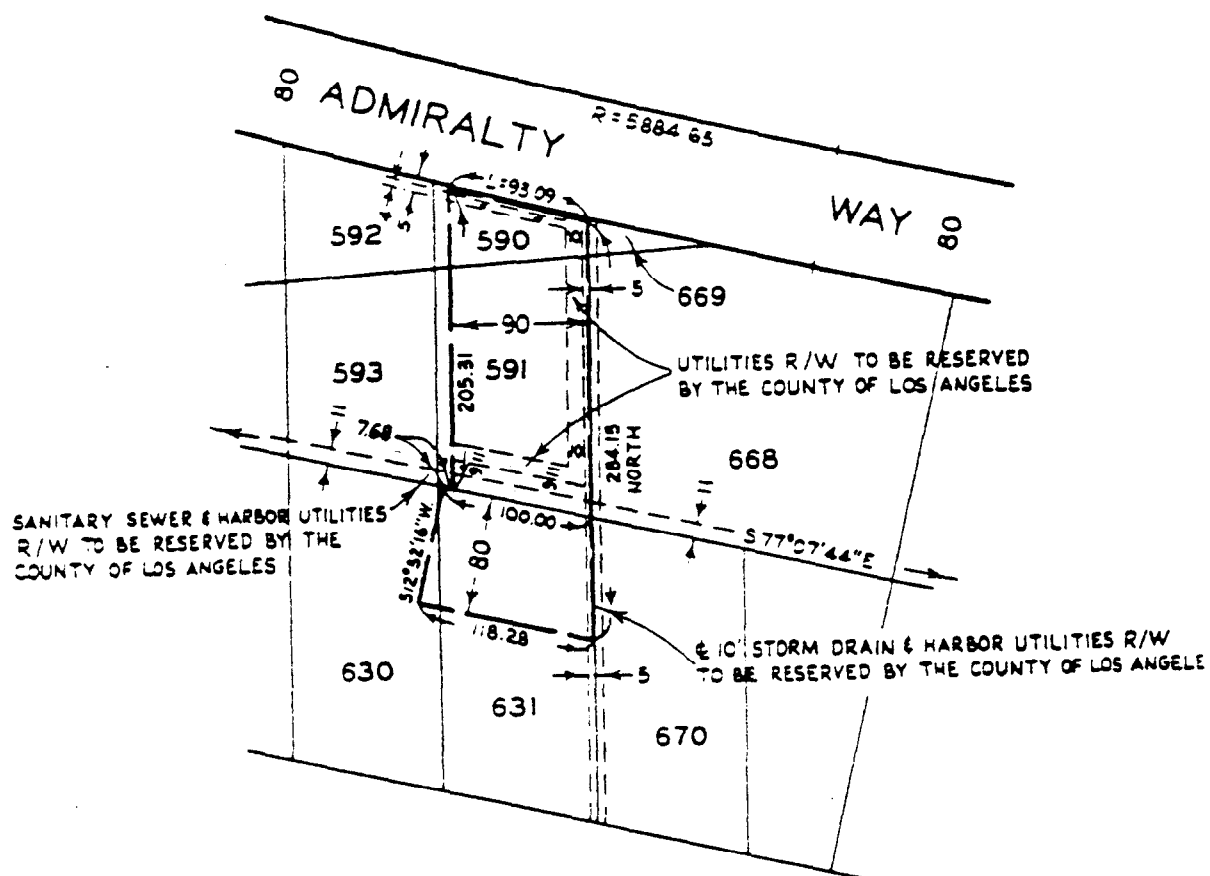
A-21



MARINA DEL REY

BOUNDARY OF LEASE PARCEL 130
OCTOBER 1970

AREA: 72,057^{sq} = 1.654 AC.



L.A.C.A. MAP NO. 88
A.M.B. 1 - 53 - 70

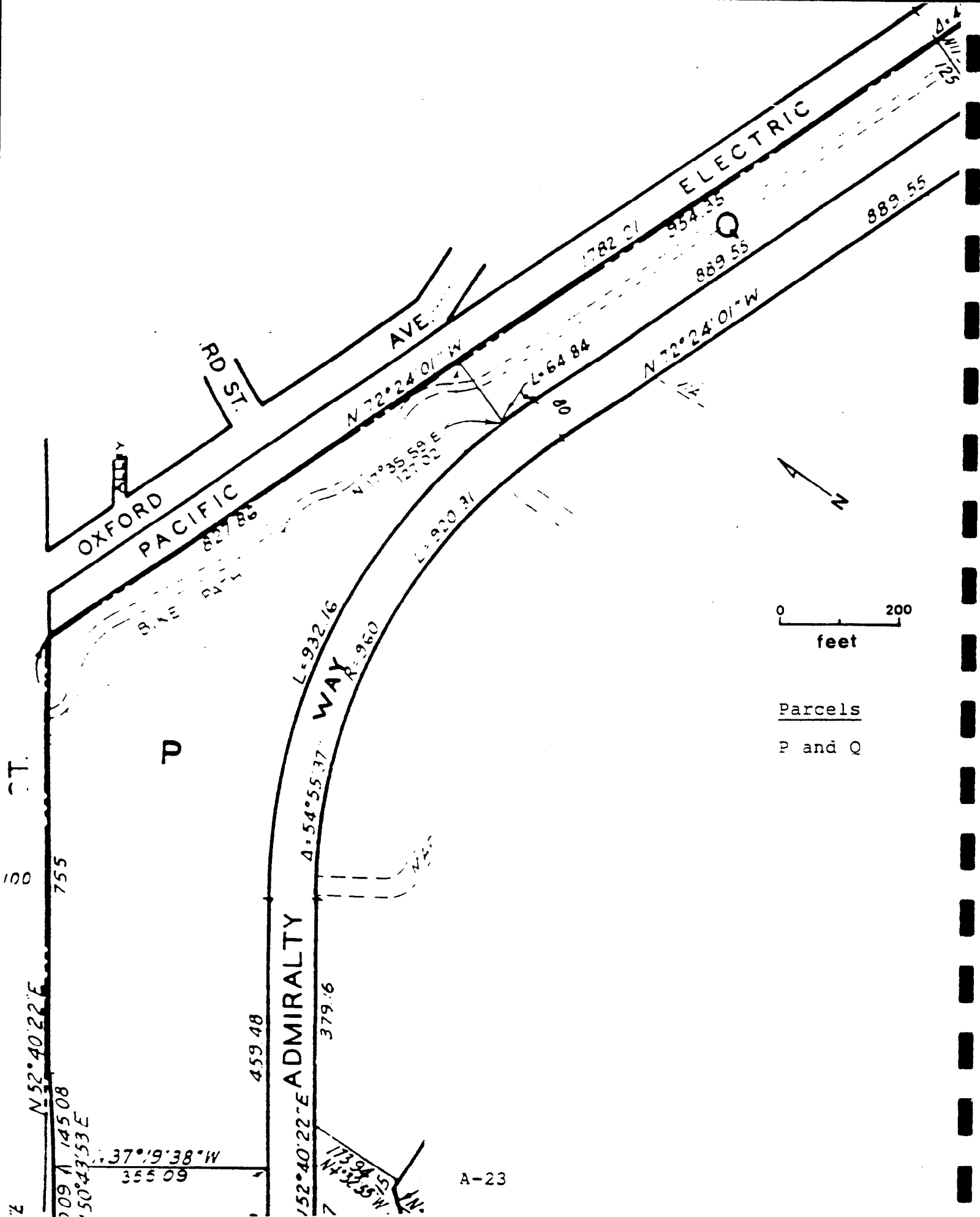
DRY AREA 18,268^{sq}' = 0.420 Ac.
WET AREA 8,727^{sq}' = 0.200 Ac.
GROSS AREA 26,995^{sq}' = 0.620 Ac.

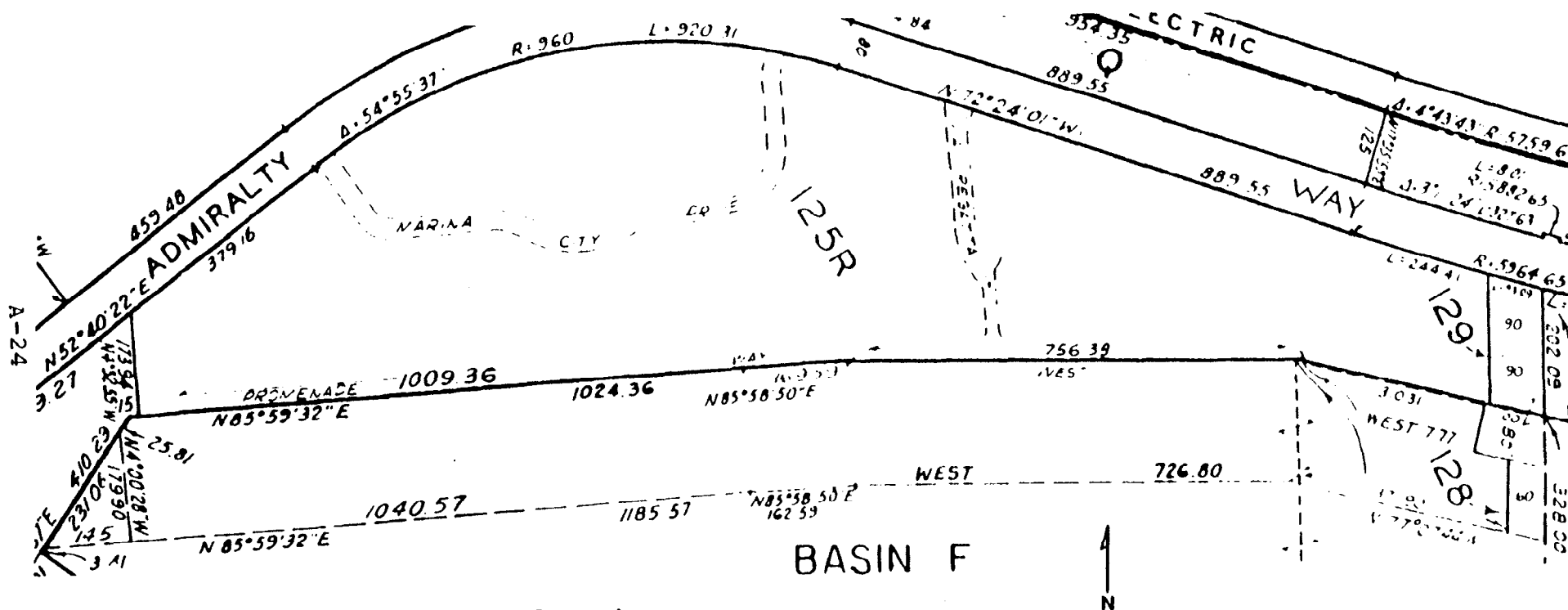
MARINA DEL REY

BOUNDARY OF LEASE PARCEL 129

MAY 1970

SCALE: 1" = 100'
0 50 100
feet

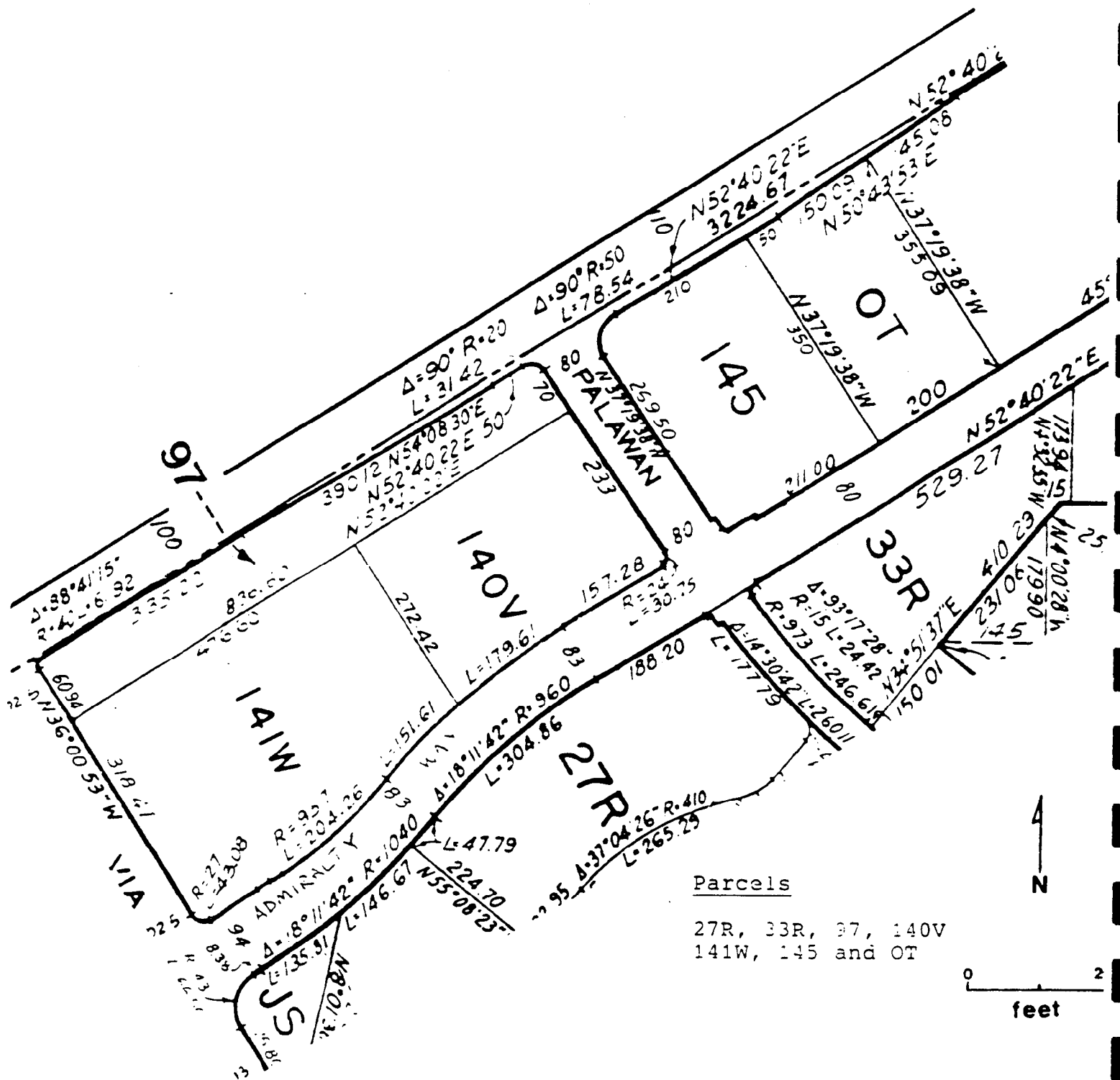




Parcels

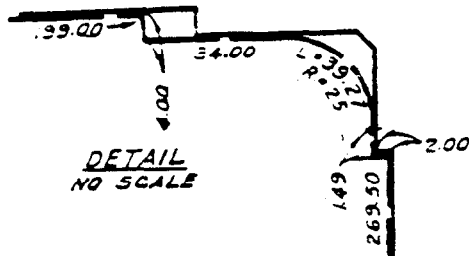
125R, 128, 129

0 200
feet

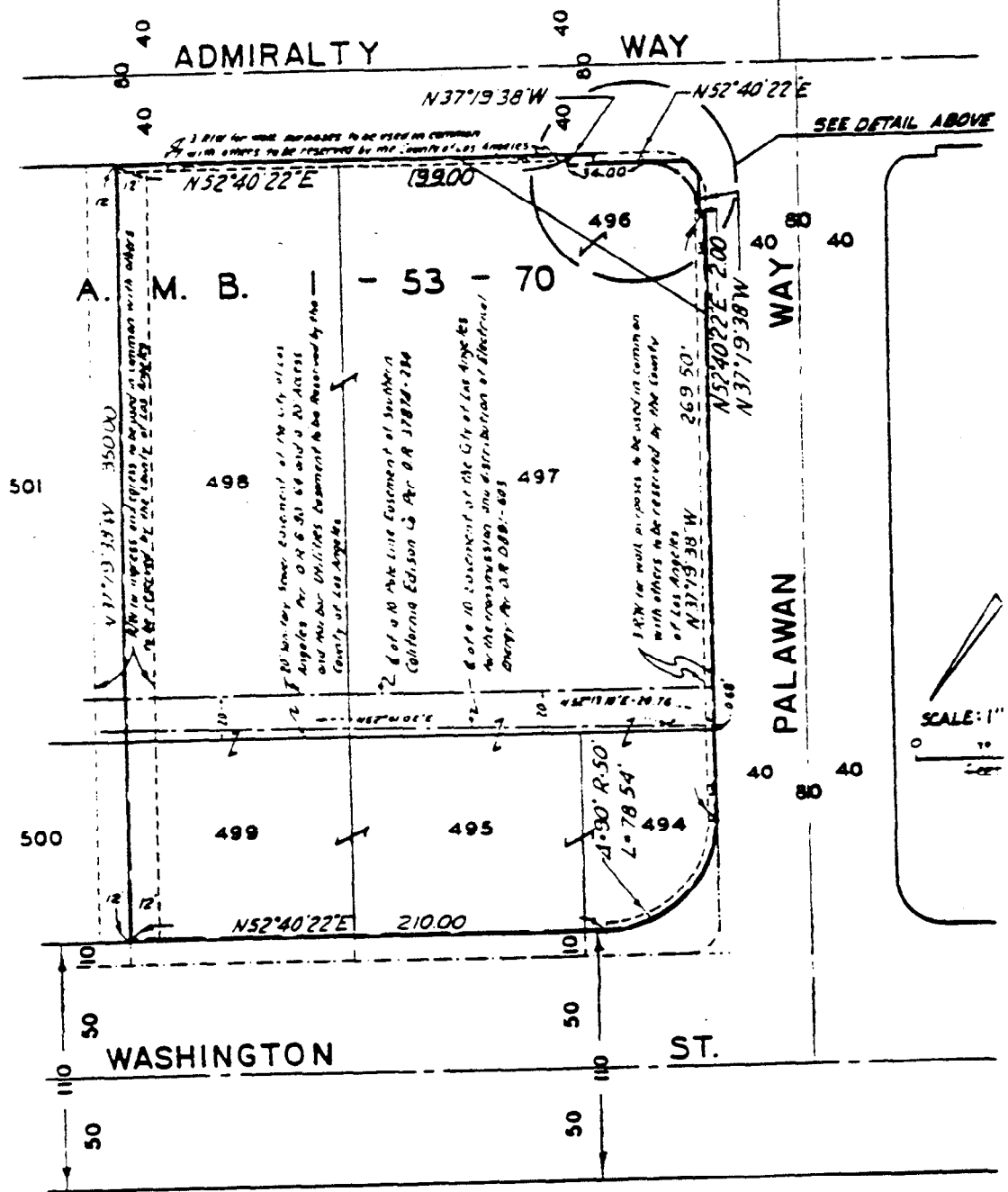


Parcels

27R, 33R, 97, 140V
141W, 145 and OT



L.A.C.A. MAP NO. 88



AREA = 90,029^{sq} ft = 2.067 AC.

MARINA DEL REY

— BOUNDARY OF LEASE PARCEL NO. 14
OCTOBER 1981

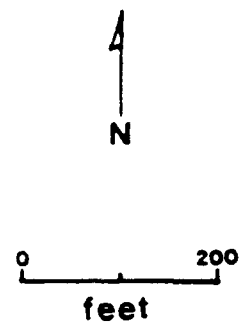
NO. ---

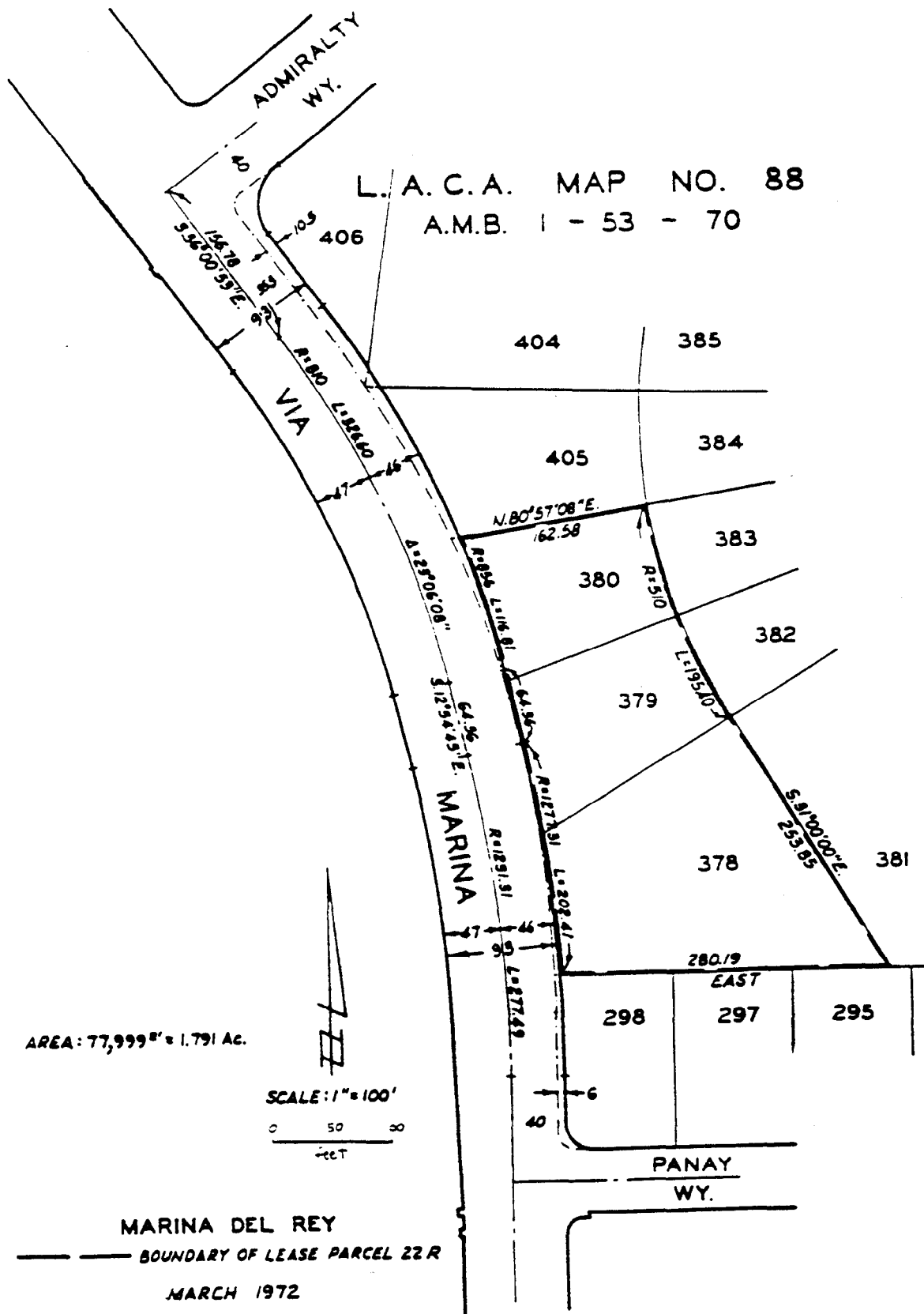


BASIN D

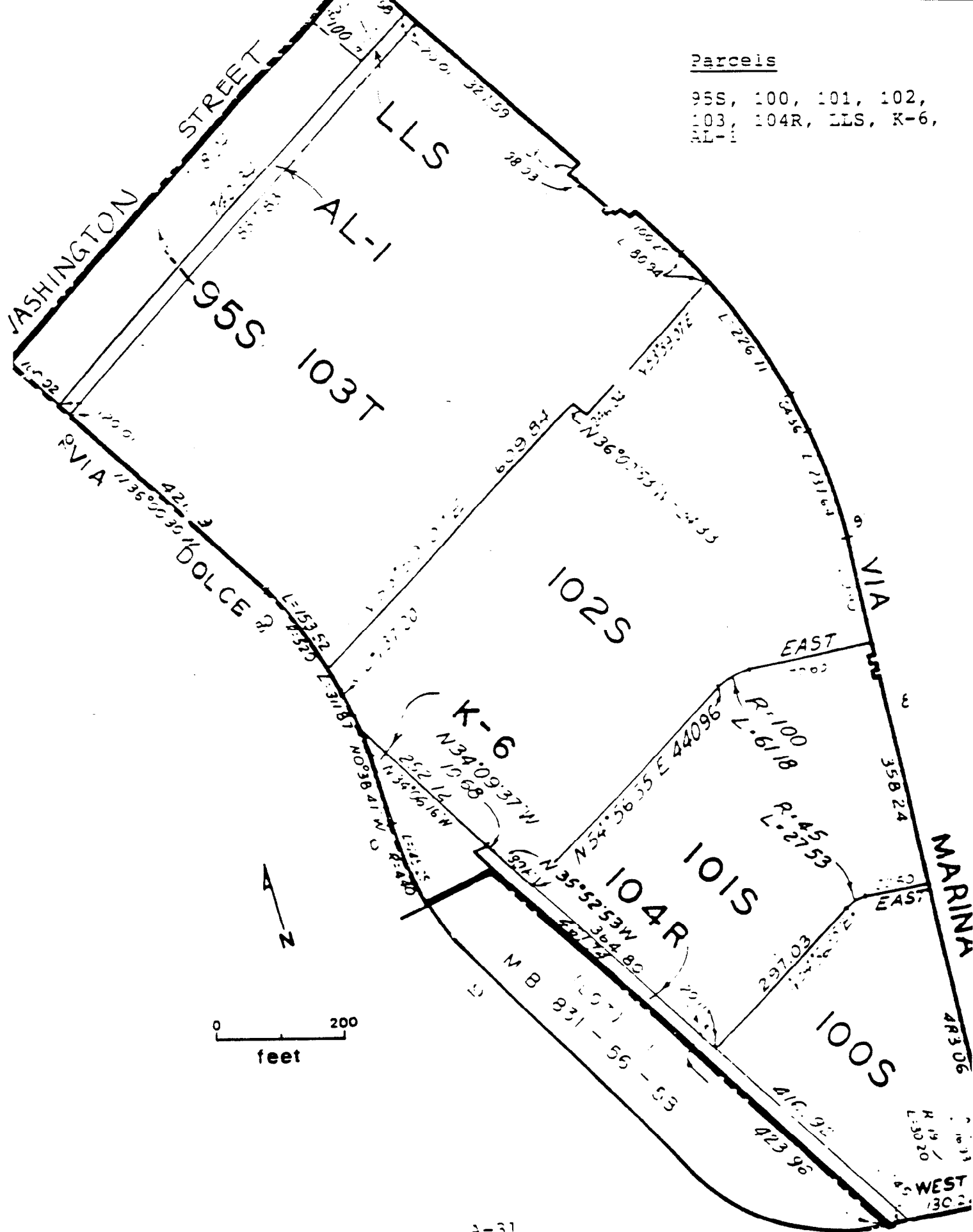
Parcel

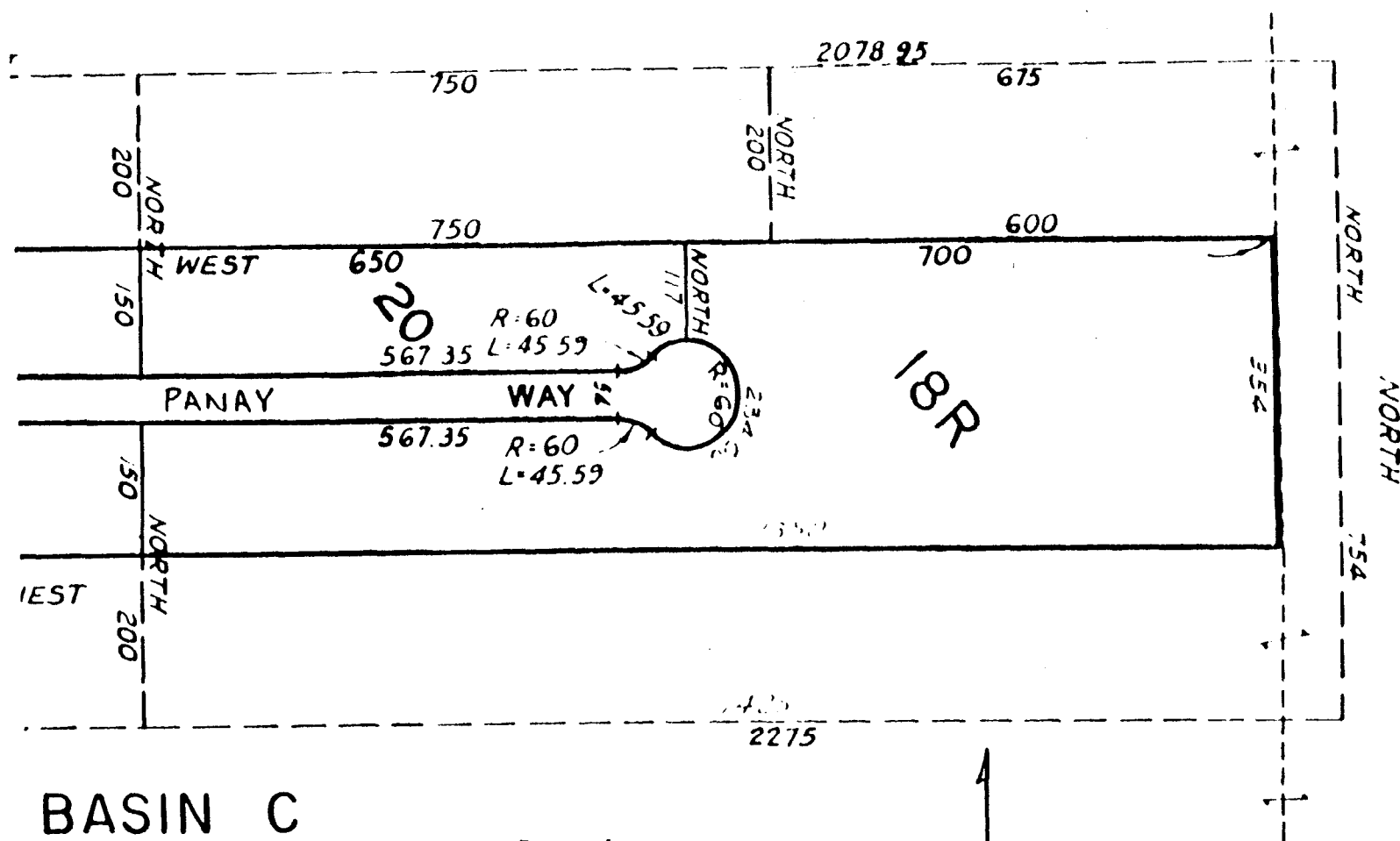
28W





95S, 100, 101, 102,
103, 104R, LLS, K-6,
AL-1



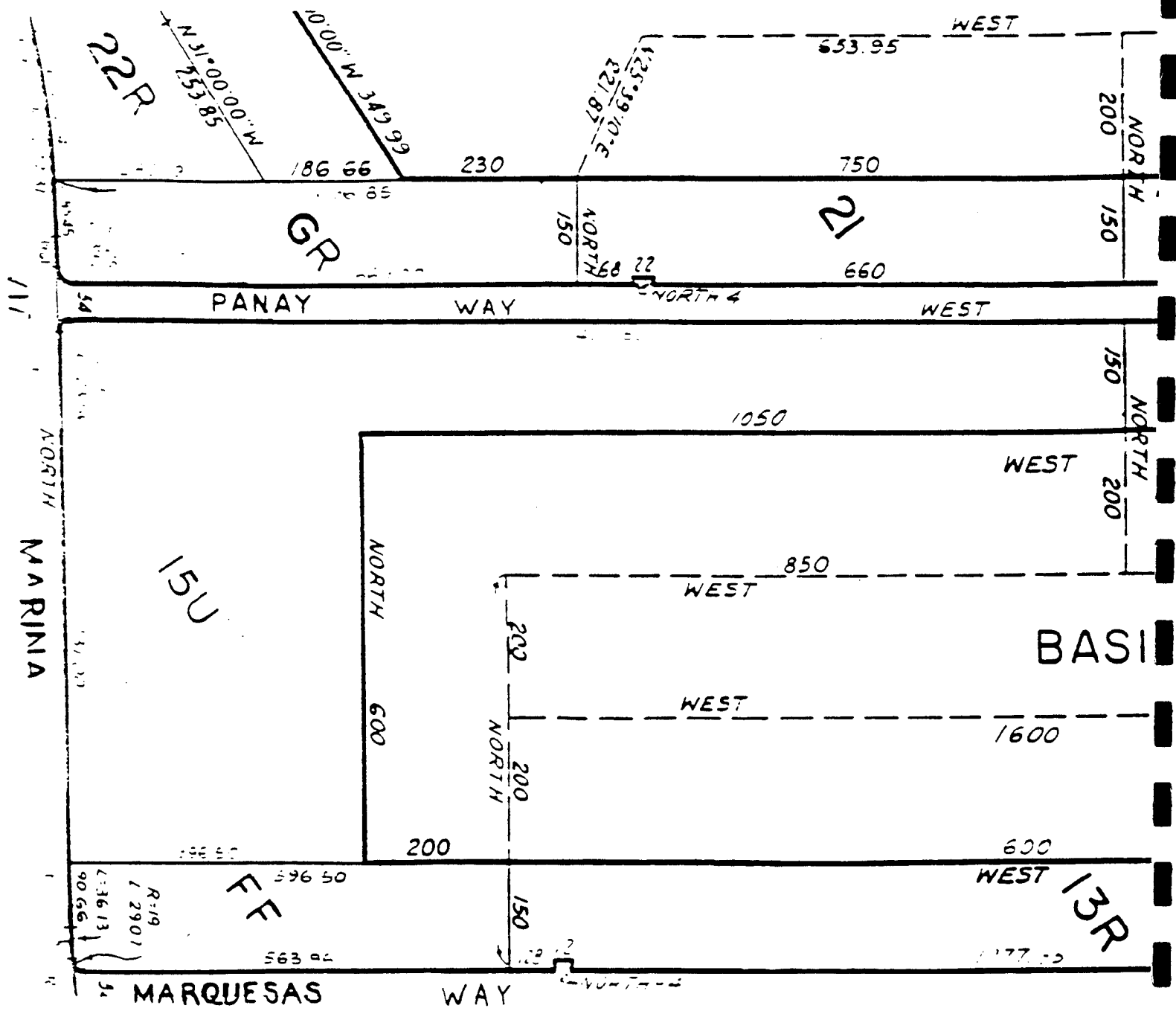


BASIN C

Parcels
18R, 20

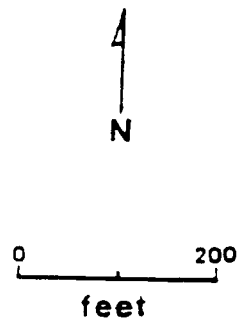


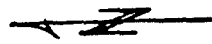
A-32



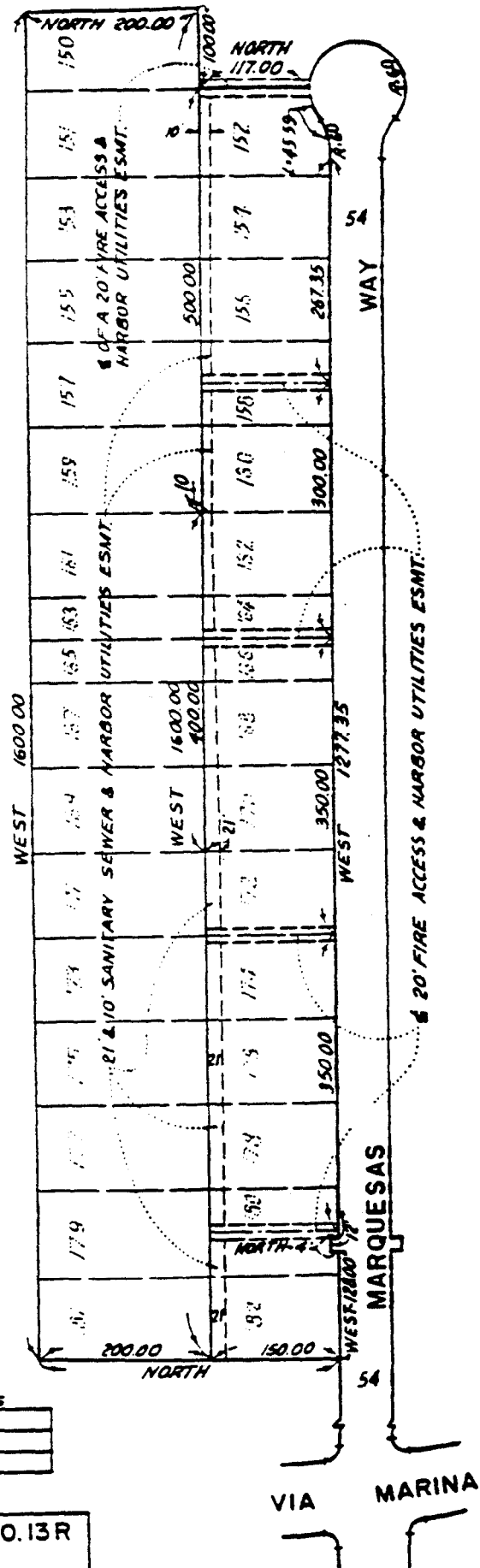
Parcels

15U, 21, GR, 13P



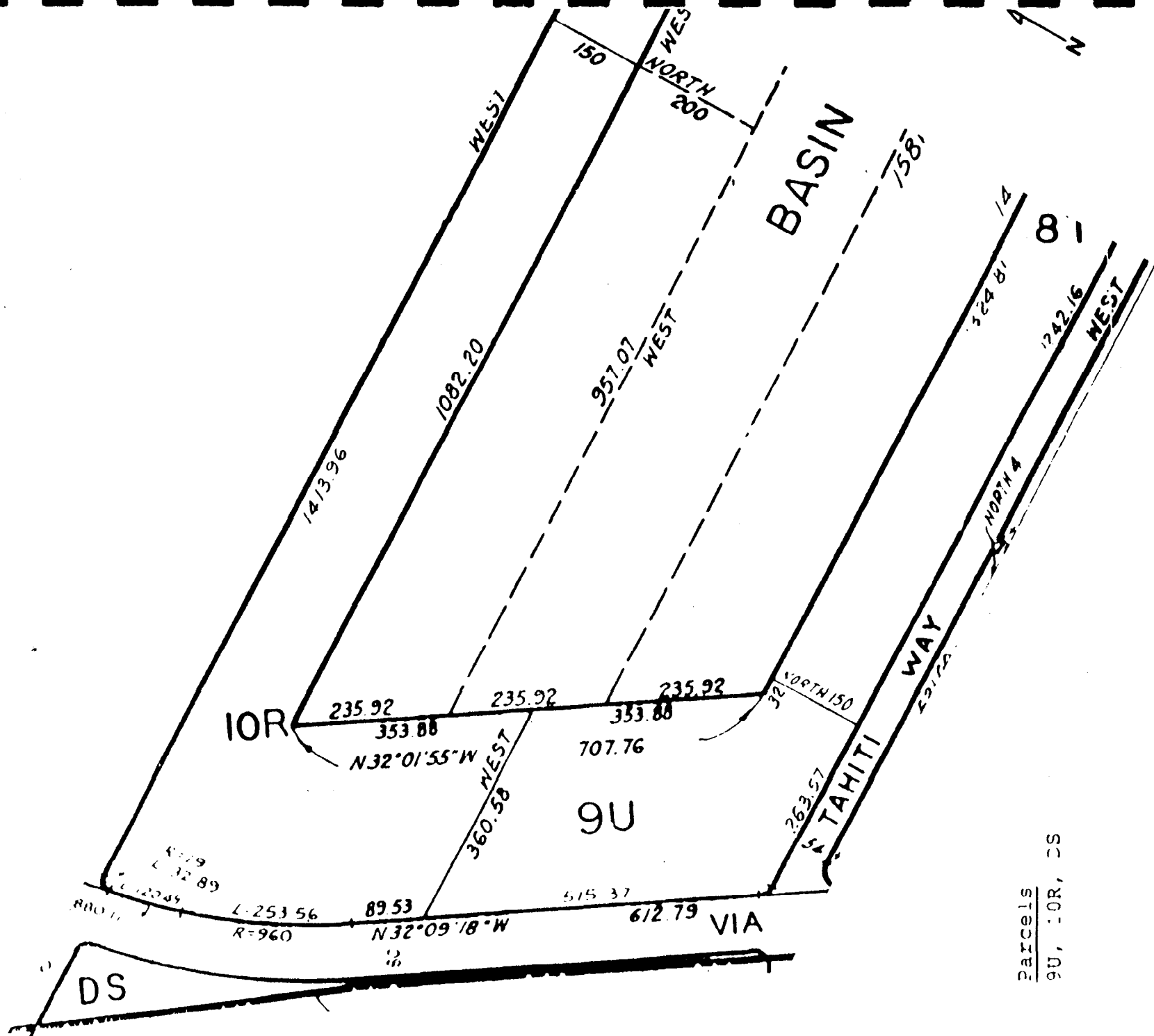


SCALE 1" = 150'
0 75 150
feet



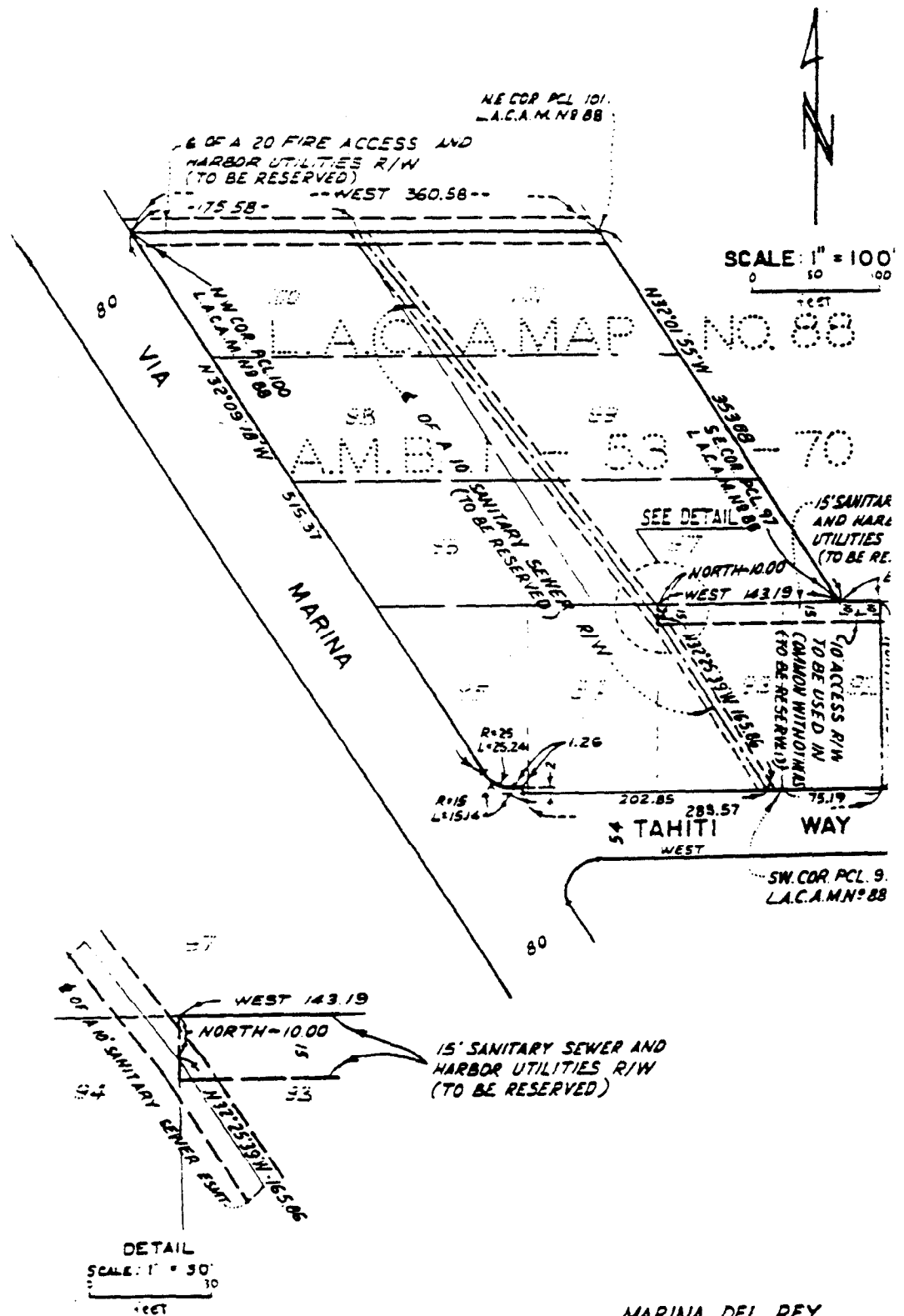
	SQUARE FEET	ACRES
GROSS AREA	543,588	12.479
WET AREA	320,000	7.346
DRY AREA	223,588	5.133

MARINA DEL REY LEASE PARCEL NO. 13R
COUNTY OF LOS ANGELES
JOHN A. LAMBIE - COUNTY ENGINEER
MAR. 1969



A-37

PARCELS
 9U, 10R, 81



AREA: 159,662^{sq} ft = 3.665 AC.

SCALE: 1" = 150'

0 75 150

Feet

(PARCEL) 905

NE COR PL 69
LACAH NP 88

WEST 1061.54

-N.W.COR. PCL.91
L.A.C.A.M. NO. 88

SW CAR POL 92
LACAMM088

57A

MARINA 88

WE9Y 153126
124216

6 20' FIRE ACCESS & HARBOR UTILITIES R/W
TO BE RESERVED BY THE COUNTY OF LOS ANGELES

20' STORM DRAIN, FIRE ACCESS &
HARBOR UTILITIES R/W TO BE
RESERVED BY THE CO. OF L.A.

NE CAR. PCL 92
LACAMN:88

15' SANITARY SEWER & HARBOR UTILITIES R/W
TO BE RESERVED BY THE COUNTY OF LOS ANGELES

NO ACCESS R/W TO BE
USED IN COMMON WITH OTHERS.

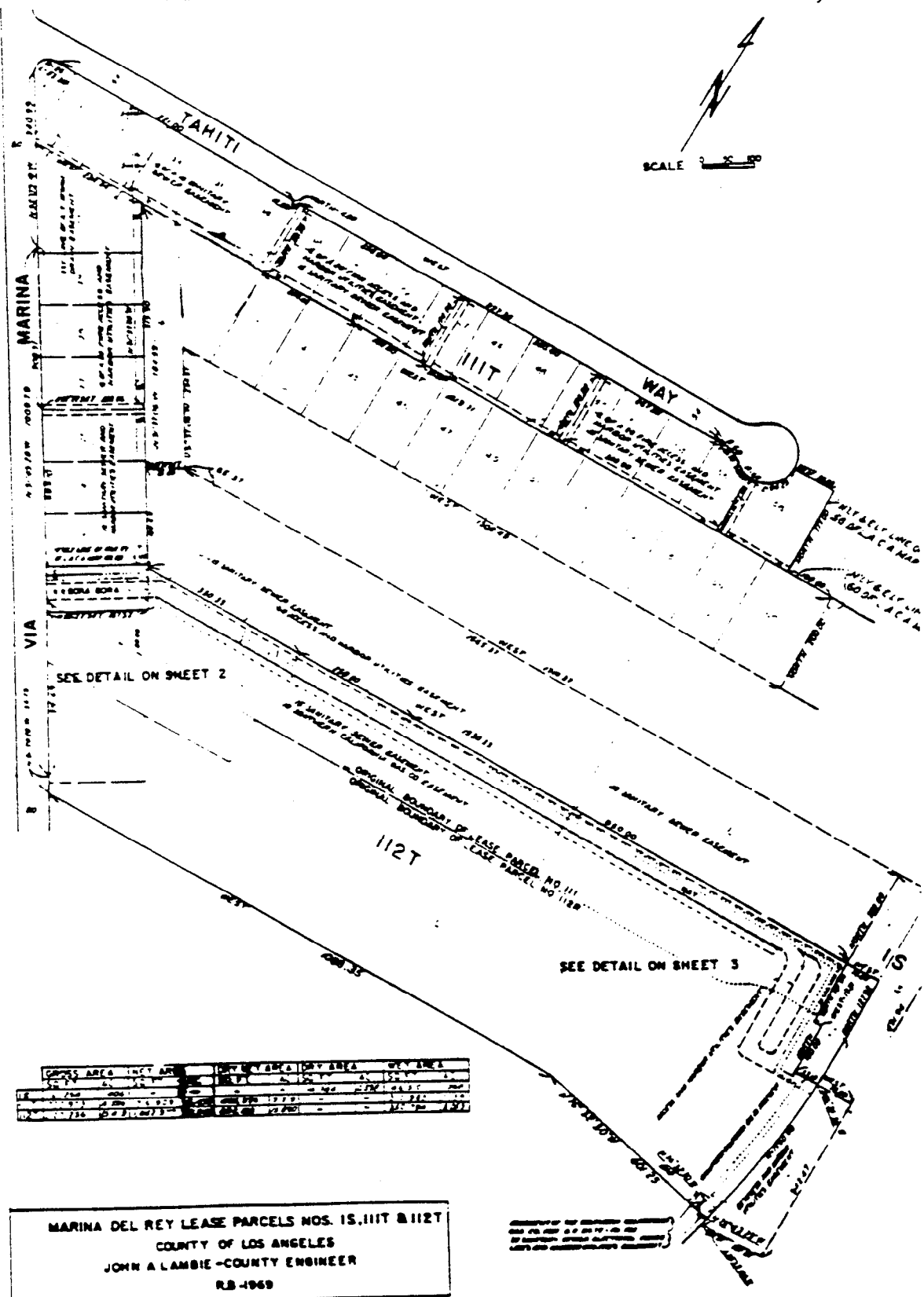
4 20' FIRE ACCESS & HARBOR UTILITIES R/W
TO BE RESERVED BY THE COUNTY OF LOS ANGELES

NO SANITARY SEWER R/W TO BE RESERVED BY THE COUNTY OF LOS ANGELES

DETAIL

A-39





MARINA DEL REY LEASE PARCELS NOS. 15, 111T & 112T
 COUNTY OF LOS ANGELES
 JOHN A LAMBIE - COUNTY ENGINEER
 R.B. 4069

(SEE SHEET 3)

L.A.C.A. MAP NO. 88

A.M.B.I.-53-70

3/6.13

(SEE SHEET 4 FOR
DETAIL OF EASEMENTS)

15' SANITARY SEWER ESMT.

40' ACCESS & HARBOR UTILITIES ESMT.

10' ESMT OF THE 50 CALIF GAS

CO PER ORD 4389-791

WAY

950.00

1530.33

250.00

WEST

10 & 15' SANITARY SEWER ESMT.

330.33

PT IN NLY LINE OF

PCL 22 OF L.A.C.A.M. N°88

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

15' SANITARY SEWER ESMT.

OF L.A.C.A.M. N°88

1710.97

WEST

1565.37

PT IN THE ELY LINE
OF PCL 26 OF L.A.C.A.M. N°88

NW COR OF PCL 7
OF L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

PT IN NLY LINE OF
PCL 22 OF L.A.C.A.M. N°88

SW COR OF PCL 22 OF
L.A.C.A.M. N°88

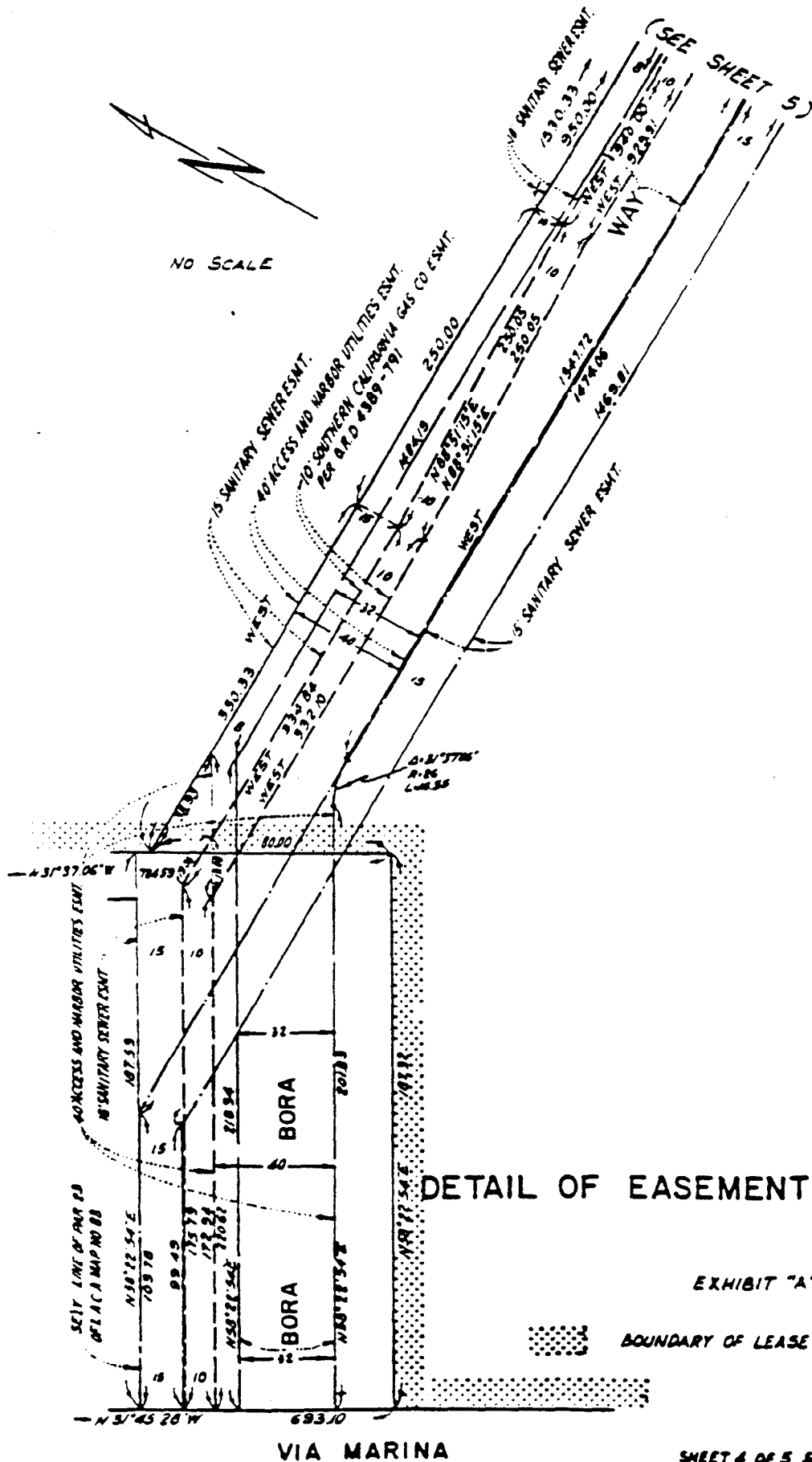
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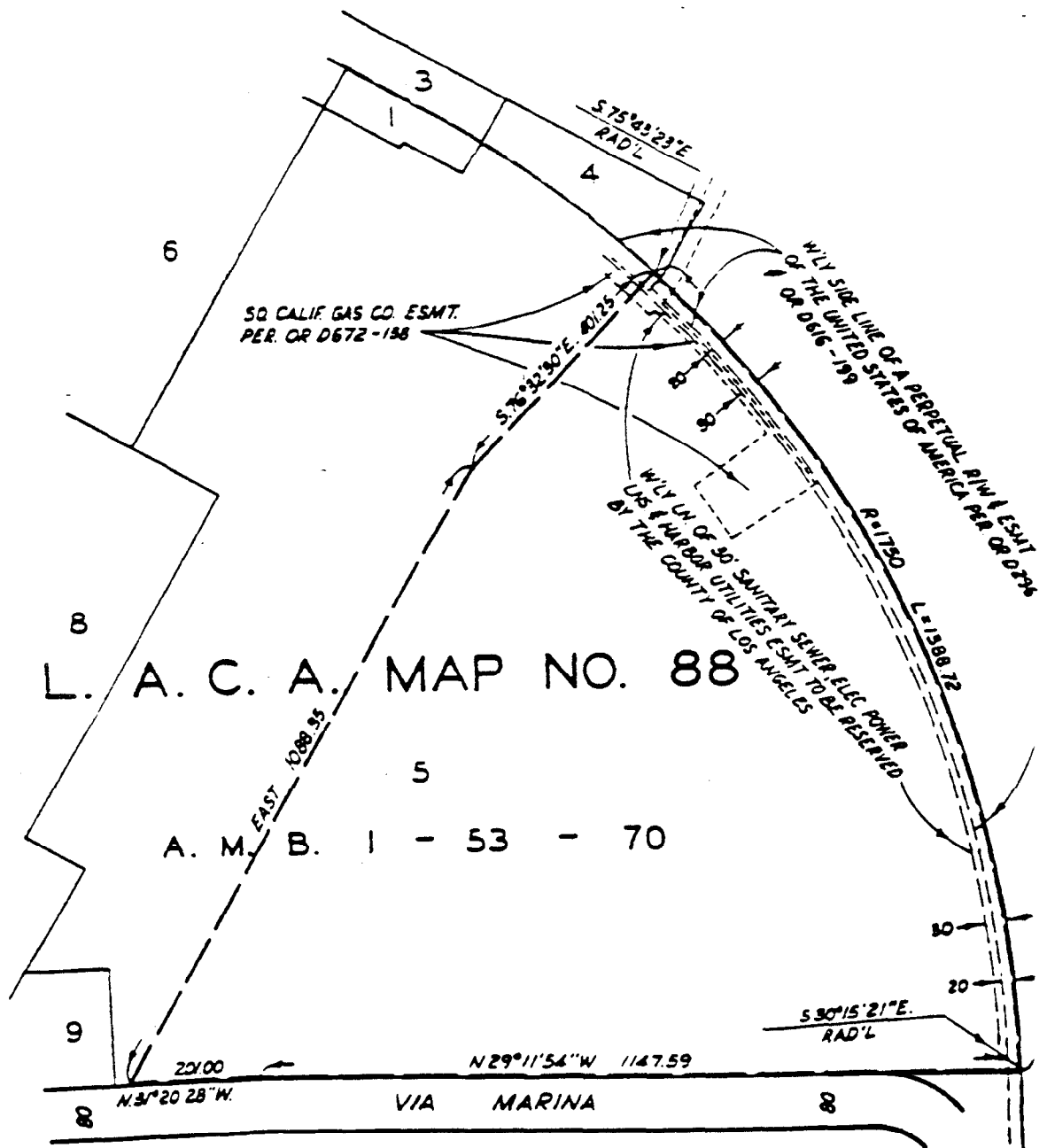
EXHIBIT "A"

BOUNDARY OF LEASE PARCEL NO 112 T

SHEET 2 OF 5 SHEETS

A-43





SCALE: 1" = 200'
 0 100 200
 -200

GROSS AREA = 1,006,580^{sq} ft = 23.108 AC.
 NET AREA = 958,820^{sq} ft = 22.011 AC.

MARINA DEL REY
 BOUNDARY OF LEASE PARCEL
 NOVEMBER 1969

PAR	GROSS AREA		DRY LOI		WET LOI	
	SQ. FT.	AC.	SQ. FT.	AC.	SQ. FT.	AC.
1S	61,254	1.406	14,744	0.338	46,510	1.068
	Southern California Gas Co Esm't				93,674 ^{NET}	2.151
3S	100,468	2.306				
7	484,973	11.133	218,423	5.014	266,550	6.119
8T	501,153	11.505	191,263	4.529	303,875	6.976
9U	159,662	3.665				
10R	522,854	12.003	318,927	7.321	203,927	4.682
12R	784,831	18.017	338,281	7.766	446,550	10.251
13R	543,588	12.479	223,588	5.133	320,000	7.346
15U	744,751	17.097	454,751	10.440	290,000	6.657
18R	784,832	18.016	338,282	7.765	446,550	10.251
20	246,136	5.650	96,136	2.207	150,000	3.443
21	252,807	5.804	112,412	2.581	140,395	3.223
22R	77,999	1.791				
27R	121,651	2.793				
28W	812,065	18.643	370,151	8.435	441,914	10.145
30S	632,414	14.518	149,014	3.421	483,400	11.097
33R	108,012	2.480	94,969	2.180	13,043	0.299

PAR.	GROSS AREA		DRY LOT		WET LOT	
	SQ. FT.	AC.	SQ. FT.	AC.	SQ. FT.	AC.
49S	129,612	2.980				
49W	109,824	2.521				
49P	540,863	3.417	499,063	11.457	41,800	0.960
40T	27,379	0.629				
40W					14,698	0.337
41	241,225	5.538	102,685	2.357	138,540	3.181
42	425,106	9.759	167,430	3.844	257,676	5.915
43	234,109	5.374	104,109	2.390	130,000	2.984
44U	758,205	17.406	445,581	10.229	312,624	7.177
47U	245,123	5.627	83,600	1.919	161,523	3.709
48R	25,000	0.574			25,000	0.574
50S	1,364	0.031	(SIDEWALK)			
50T	442,856	10.167	423,681	9.726		
51U	22,440	0.515				
52R	133,987	3.076	88,687	2.036	45,300	1.040
53	314,421	7.218	184,421	4.234	130,000	2.984
54	288,996	6.634	158,996	3.650	130,000	2.984
55	64,780	1.487	22,197	0.510	42,583	0.977
56S	120,000	2.755	52,500	1.205	67,500	1.550
61	59,550	1.344	47,300	1.086	11,250	0.258
62	111,190	2.553	73,517	1.688	37,673	0.865
64T	278,276	6.388				
65R	35,918	0.825	26,659	0.612	9,259	0.213
73W	59,750	1.372	52,083	1.196		
76U	175,641	4.032	163,941	3.810		
77W	154,500	3.547	127,277	2.922	27,223	0.625
83S	13,984	0.321				

PAR.	GROSS AREA		DRY LOT		WET LOT	
	SQ. FT.	AC.	SQ. FT.	AC.	SQ. FT.	AC.
91S	35,765	0.821	26,165	0.601	9,600	0.220
93R	7,947	0.182				
94R	46,865	1.076	^{NET} 40,380	0.927		
95S	73,919	1.697				
97R	80,483	1.847				
100S	138,476	3.179				
101S	224,060	5.144				
102S	412,114	9.461				
103T	495,105	11.366				
104R	19,551	0.449				
111T	722,903	16.596	^{NET} 405,926	9.319	310,983	7.139
112T	1,107,236	25.419	^{NET} 692,833	15.890	350,794	8.053
113R	1,006,573	23.108	^{NET} 920,682	21.136		
125R	316,004	30.211	858,265	19.703	457,739	10.508
128	7,386	0.170			7,386	0.170
129	26,995	0.620	18,268	0.420	8,727	0.200
130	72,057	1.654				
131S	38,486	0.884				
132S	681,340	15.641	247,708	5.686	433,632	9.955
133S	56,941	1.307				
134R	40,560	0.931				
140V	93,309	2.142				
141W	155,415	3.568				
145R	90,196	2.071				
150	21,338	0.490	^{NET} 20,303	0.466		
200	25,745	0.592				

PAR.	GROSS AREA		DRY LOT		WET LOT	
	SQ. FT.	AC.	SQ. FT.	AC.	SQ. FT.	AC.
BR	28,998	0.666				
DS	31,290	0.718				
GR	104,047	2.389				
HS	257,103	5.902				
IR	105,485	2.422				
JS	15,837	0.364				
K-6	21,034	0.484				
NR	75,049	1.723				
OT	70,381	1.616				
P	466,809	10.716				
Q	119,342	2.740				
UR	97,305	2.234				
W	177,868	4.083				
XT	53,536	1.229				
BB	11,706	0.269				
CCS	494,014	11.341	452,214	10.381	41,800	0.960
EE	383,532	8.805	313,277	7.192	70,255	1.613
FF	89,213	2.048				
GG	50,909	1.169	45,909	1.054	5,000	0.115
LLS	9,783	0.225				
RR	92,558	2.125				
SS	149,070	3.399				
AL-1	16,757	0.385				

APPENDIX B
EXCERPTS FROM THE
LOS ANGELES COUNTY CODE

**Sections cited in the
Marina del Rey Specific Plan**

The following provisions of Titles 19 and 22 of the Los Angeles County Code are referenced in the Marina del Rey Specific Plan, and were approved by the California Coastal Commission on May 10, 1995.

Title 19 ~ Airports and Harbors

Chapters:

19.12 ~

- Part 7 ~ Sanitation
- Part 8 ~ Safety and Maintenance
- Part 9 ~ Marina del Rey

Title 22 ~ Planning and Zoning

Chapters:

22.52 ~

- Part 3 ~ Animals As Pets
- Part 10 ~ Signs
- Part 11 ~ Vehicle Parking Space

22.56 ~

- Part 1 ~ Conditional Use Permits
- Part 2 ~ Variances
- Part 7 ~ Parking Permits
- Part 10 ~ Nonconforming Uses, Buildings & Structures
- Part 14 ~ Temporary Use Permits
- Part 17 ~ Coastal Development Permits

Miscellaneous Sections ~

- 22.04.030
- 22.12.010
- 22.28.070
- 22.56.1752
- 22.56.1753
- 22.56.1754
- Appendix 3

LOS ANGELES COUNTY CODE

Title 19

AIRPORTS AND HARBORS

TITLE 19

AIRPORTS AND HARBORS

Chapters:

19.04	Airports
19.08	Airport Hazards
19.12	Harbors

The provisions codified in this code reflect changes made by all county ordinances up to and including Ordinance 93-0088, passed December 21, 1993. The latest ordinance amending Title 19 of the code is Ordinance 92-0010, passed January 14, 1992.

19.12.1080 Fees imposed for county services and supplies. Charges imposed by the county for rendering such services as the recovery, movement, impounding or storage of vessels shall be in accordance with the Schedule of Charges for Services Rendered and Supplies Furnished by the harbor master, as originally approved by the board of supervisors on November 30, 1965, and as amended thereafter from time to time. Whenever a vessel is impounded or held in storage for a period of more than 72 hours, there shall be in addition, a charge of one and one-half times the current daily impound rate. (Ord. 86-0039 § 42, 1986; Ord. 10208 § 1, 1971; Ord. 9359 Art. 5 § 509.1, 1967.)

Part 7

SANITATION

Sections:

- 19.12.1090 Sanitation — Responsibility of lessee or agent — Correction by county authorized when — Costs.
- 19.12.1100 Toilet fixtures — Use restrictions — Permit required when.
- 19.12.1110 Use of vessel as place of abode — Restrictions.
- 19.12.1120 Discharge of refuse, sewage or other waste.
- 19.12.1130 Dead animals or fish.
- 19.12.1140 Discharge of petroleum, coal or paint products.

19.12.1090 Sanitation — Responsibility of lessee or agent — Correction by county authorized when — Costs. The lessee, agent, manager or person in charge of a facility or water area under lease from the county, or owned in fee in any county harbor, waterway or maritime facility shall at all times maintain the premises under his charge in a clean, sanitary condition, free from malodorous materials and accumulations of garbage, refuse, debris and other waste materials. Should the director find that any facility or water area under lease is not so maintained, he shall in writing notify said lessee, agent, manager or other person in charge of said facility or area to immediately commence and diligently prosecute to completion the necessary correction of the unsanitary condition, to the satisfaction of the director. Failure to do so with reasonable dispatch shall be a violation of Part 7 of this chapter, and the director may then cause the condition to be corrected as he deems necessary, and the costs of such correction to be charged to said lessee, agent, manager or person in charge. (Ord. 9359 Art. 7 § 706, 1967.)

19.12.1100 Toilet fixtures — Use restrictions — Permit required when. A. Vessel's Toilet Fixtures Not to be Used. No person shall operate the toilet fixtures of a vessel within a county harbor, waterway or maritime facility at any time so as to cause or permit to pass or to be discharged into the waters of such harbor, waterway or maritime facility any excrement, sewage, or other waste matter or contaminant of any kind.

B. Acceptable Devices. Upon application to the harbor master, persons operating, maintaining or possessing vessels using a county harbor, waterway or maritime facility may be authorized by the harbor master to use and operate toilet fixtures equipped with approved and acceptable devices that will prevent contaminants from entering the waters of such harbor, waterway or maritime facility. (Ord. 86-0039 § 43, 1986; Ord. 9359 Art. 7 § 704, 1967.)

19.12.1110 Use of vessel as place of abode — Restrictions. A. No person shall, within a county harbor, waterway or maritime facility, use any vessel, houseboat or any other floating facility as an abode in excess of three days unless such person shall first have authorization by the lessee, agent, manager or person in charge of such facility to obtain a liveaboard status, and secondly, have on board a Certificate of Inspection of Toilet Facilities issued by the harbor master. Failure to procure such inspection and Certificate of Inspection of Toilet Facilities shall be a violation of Part 7 of this chapter.

B. Regardless of the length of occupancy:

1. A person living aboard any vessel, houseboat or other floating facility using the harbor, waterway or maritime facilities shall not use the toilet fixtures of any vessel, houseboat or other floating facility unless approved and acceptable devices hereinbefore mentioned in this Part 7 have been installed and a permit secured;

2. Toilet fixtures of any vessel, houseboat or other floating facility which are used as abodes may be sealed by the harbor master if not equipped with such approved and acceptable devices so long as the vessel, houseboat or other floating facility remains in the harbor;

3. The owner of any vessel, houseboat or other floating facility not equipped with approved and acceptable devices for the neutralization or storage or contaminants shall post notices that the toilet facilities aboard shall not be used while the vessel, houseboat or other floating facility is moored in or using the waters of the harbor, waterway or maritime facility.

C. The director and/or harbor master may promulgate such additional regulations in connection with vessels used as abodes as may be necessary to insure the maintenance of sanitary and sightly conditions and the preservation and protection of the public health, safety, peace, welfare and convenience in the use of any county harbor, waterway or maritime facility, or portion thereof. A violation of any part of such regulations shall be cause for revocation for use of vessel, houseboat or floating facility as an abode, and it shall be unlawful for any person to live aboard such vessel, houseboat or floating facility until such violation has been corrected to the satisfaction of the director. (Ord. 86-0039 § 44, 1986; Ord. 10783 § 2, 1973; Ord. 9359 Art. 7 § 705, 1967.)

19.12.1120 Discharge of refuse, sewage or other waste. It is unlawful for a person to throw, discard, discharge or deposit any refuse, trash, sewage or waste matter of any description upon the lands or into the waters of a county harbor, waterway or maritime facility, or for a person to discharge or deposit material of any kind on or adjacent to the banks, shores, bulkheads, piers, wharves or beaches of any county harbor, waterway or maritime facility where such material may be liable to be washed or otherwise deposited into the waters of a harbor, waterway or maritime facility by tides, floods, storms, waves, or accidental displacement. (Ord. 9359 Art. 7 § 701, 1967.)

19.12.1130 Dead animals or fish. A. A person shall not place or deposit and subsequently abandon any dead animals, fish, shellfish, bait or other putrefying matter on or along the structures, vessels, floats, piers, sidewalks or land of a county harbor, waterway or maritime facility, nor shall a person throw or deposit any animal carcass in the waters of a harbor or maritime facility.

B. A person shall not clean fish on the jetties, breakwater, seawalls, harbor structures, floats, piers, sidewalks, land or waters in a harbor waterway or maritime facility except at those places specifically designated by the director for the purpose of cleaning fish. (Ord. 9359 Art. 7 § 703, 1967.)

19.12.1140 Discharge of petroleum, coal or paint products. A. A person shall not discharge or deposit or permit to pass into the waters of a county harbor, waterway or maritime facility any coal, tar, oil, gasoline, sludge or residuary products of coal, petroleum, asphalt, bitumen or other refined oil products, nor any varnish, lacquer or paint products.

B. Any such discharge, deposit or spill of said products shall be immediately reported to the harbor master and any other local or personal agency having concurrent jurisdiction, and it shall be a violation of Part 7 of this chapter to fail to do so. (Ord. 86-0039 § 45, 1986; Ord. 9359 Art. 7 § 702, 1967.)

Part 8

SAFETY AND MAINTENANCE"

Sections:

- 19.12.1150 Hazardous lights prohibited.
- 19.12.1160 Flammable or combustible liquids and materials — Restrictions applicable.
- 19.12.1170 Welding, burning or cutting prohibited — Exceptions.
- 19.12.1180 Walkways — Obstructions prohibited.
- 19.12.1190 Steps and stairs — Restrictions.
- 19.12.1200 Defective or dangerous conditions — Remedy by county when — Costs.

19.12.1150 Hazardous lights prohibited. It is unlawful for a person responsible for same to place, erect or install within a county harbor, waterway or maritime facility any light fixtures in such manner as to constitute a hazard to operators of vessels in navigating at night. (Ord. 9359 Art. 8 § 805, 1967.)

19.12.1160 Flammable or combustible liquids and materials — Restrictions applicable. A. Within a county harbor, waterway or maritime facility, no person shall sell, offer for sale or deliver in bulk any class of flammable liquid or combustible material, nor dispense any flammable or combustible liquids into the fuel tanks of a vessel except when in compliance with all requirements of the Los Angeles County Fire Code (set out at Title 32 of this code), and any other laws or regulations applicable thereto.

B. It is unlawful for a person to store, transfer, handle or use any flammable liquids or combustible materials on any vessel, dock, float or wharf in a county harbor, waterway or maritime facility except under the following conditions:

1. The storage of Class I flammable liquid within closed storage container or cabinet shall be limited to three gallons in aggregate capacity;
2. Flammable liquids when stored shall be in an approved safety container; for purposes of this section, "approved safety containers" means metal or plastic containers approved by the National Board of Fire Underwriters;

3. The storage of combustible liquids within a closed storage container or cabinet shall be limited to six gallons in aggregate capacity; and

4. A person shall first obtain a permit from the fire department to handle or use any flammable liquid or combustible liquid in excess of the quantities mentioned in subparagraphs 1 and 3 of this subsection B.

C. It is unlawful for a person to leave or store on any dock, float, wharf of a county harbor, waterway or maritime facility any empty tanks and containers previously used for flammable or combustible liquids, unless free from explosive vapors, except that empty approved safety containers may be kept in storage.

D. It is unlawful for a person to use any Class I flammable liquid except as a fuel, within a vessel moored to any dock, float, wharf of a county harbor, waterway or maritime facility. (Ord. 86-0039 § 46, 1986; Ord. 10783 § 3, 1973; Ord. 9359 Art. 8 § 801, 1967.)

19.12.1170 Welding, burning or cutting prohibited — Exceptions. At no time shall any person weld, burn or cut using any device or attachment facilitating welding, burning or cutting, nor use any type gas-welding, burning or cutting equipment on or within any vessel when moored or anchored within any county harbor, waterway or maritime facility, except when the vessel is moored or anchored within an area that has been designated by the director as a commercial boat-repair yard. Such welding, burning or cutting shall be with the approval of the chief of the fire department under such regulations as he may require. (Ord. 9359 Art. 8 § 806, 1967.)

19.12.1180 Walkways — Obstructions prohibited. A. A person shall not cause any mooring line, water hose, electrical cable or other service line to extend across a main walkway, or cause any obstacles such as ladders, tools, canvas, boat gear, or other materials or equipment to obstruct free passage along any walkway, finger float or gangway, or create any hazardous condition which could cause accident or injury.

B. No person shall leave or store on any walkway, finger float or gangway any rowboat, skiff, dory, dinghy, canoe, or other craft.

C. Primary responsibility in keeping walkways clear rests with the person causing such obstruction, but in the absence of such person, or if the person causing such obstruction is unknown, then the lessee, agent or operator of such facility shall assume the responsibility and cause such obstructions to be corrected as is necessary. (Ord. 86-0039 § 47, 1986; Ord. 9359 Art. 8 § 802, 1967.)

19.12.1190 Steps and stairs — Restrictions. A. Boarding steps, stairs, ramps, and ladders shall be constructed so as to be easily moved in emergency situations.

B. Boarding steps, stairs, ramps, and ladders shall not occupy more than one-half of the width of the walkway or finger float, to allow for free passage.

C. Boarding steps, ramps or ladders shall not be placed or located within the outermost five feet of any finger float so that emergency access may be had to the outer edge of the fingers at all times. (Ord. 86-0039 § 48, 1986; Ord. 9359 Art. 8 § 803, 1967.)

19.12.1200 Defective or dangerous conditions — Remedy by county when — Costs. Whenever any buildings, structures or floating facilities within a county harbor, waterway or maritime facility either on land or water are found to be

defective or damaged so as to be unsafe or dangerous to persons or property, it shall be the duty of the owner, agent, lessee, operator or person in charge thereof to immediately post a proper notice and fence or barricade and at night to adequately light such unsafe area or areas, and such unsafe area or areas shall be kept posted and lighted and fenced or barricaded until the necessary repairs are made. In the event an owner, agent, lessee, operator or person in charge fails or neglects to repair or to put up fences or other barriers to prevent persons from using or going upon the unsafe area or areas, the director may then take such measures as he may deem necessary for the protection of the public and charge the cost of same to such owner, lessee, agent, person or persons having charge of the buildings, structures or floating facilities that are defective or dangerous. (Ord. 9359 Art. 8 § 804, 1967.)

Part 9

MARINA DEL REY"

Sections:

- 19.12.1210 Applicability of provisions.
- 19.12.1220 Use of county mooring or slip — Registration and fee required when.
- 19.12.1230 Mooring at terminus of main walk — Conditions.
- 19.12.1240 Extension of vessel beyond slip or over walkway.
- 19.12.1250 Speed zones and speed limits.
- 19.12.1260 Vessels prohibited in certain areas.
- 19.12.1270 Commercial vessels — Restrictions.
- 19.12.1280 Aircraft prohibited — Exceptions.
- 19.12.1290 Recreation buildings — Hours for use.
- 19.12.1300 Motor vehicles — Permitted when — Traffic control authority.
- 19.12.1310 Motor vehicles — Operation permitted where.
- 19.12.1320 Motor vehicles — Obedience to traffic-control signs.
- 19.12.1330 Motor vehicles — Parking restrictions.
- 19.12.1340 Bicycles and motorcycles.
- 19.12.1350 Boat trailers — Use restrictions.
- 19.12.1360 Small boat launching ramp use conditions.
- 19.12.1370 Animals prohibited — Exceptions.
- 19.12.1380 Wild animals and birds — Molesting prohibited.
- 19.12.1390 Public intoxication prohibited.
- 19.12.1400 Vessels — Servicing and repair restrictions.
- 19.12.1410 Obstructing access routes prohibited — Removal by county authorized when — Costs.
- 19.12.1420 Unlawful acts at public beaches and recreation areas.

19.12.1210 Applicability of provisions. Part 9 of Chapter 19.12 applies only to the Marina del Rey Small Craft Harbor which occupies the site shown on LACA (Accessory) Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Maps, Official Records of the county of Los Angeles. Except where in conflict with this Part 9, all other provisions of this chapter also apply to the Marina del Rey Small Craft Harbor. (Ord. 9359 Art. 9 § 901, 1967.)

19.12.1220 Use of county mooring or slip — Registration and fee required when. A. Permission may be granted by the director and/or harbor master for a private vessel to use a county mooring or slip for 30 minutes without charge and for up to four hours without charge if he finds that the vessel may be secured or moored for such longer time without using space otherwise needed. Private vessels moored at county facilities for periods in excess of four hours shall pay mooring fees as hereinafter provided.

B. Permission may be granted by the harbor master for a private vessel to use a county mooring buoy without charge under emergency conditions as deemed by the harbor master. Private vessels moored to a county buoy when emergency conditions no longer exist shall pay mooring fees as hereinafter provided.

C. Fees for Use of Mooring or Slip. Fees for the private use of county moorings or slips shall be in accordance with the Mooring Charges — Marina del Rey as approved by the board of supervisors November 5, 1963, or as subsequently amended. Fees shall be payable in advance to the department. A person, whether on official business or otherwise, who secures or moors a vessel on a county mooring or in a county slip shall immediately thereafter report such use to the director and/or harbor master; failure to do so shall be a violation of this Part 9.

D. The owner or operator of a commercial vessel shall not use the transient docks at Burton W. Chace Park nor the boarding docks at the County Launching Ramp for the purpose of loading or unloading passengers or cargo carried on a voyage or provisions, materials and supplies used on a voyage, without the prior written consent of the director. (Ord. 88-0190 § 9, 1988; Ord. 86-0039 § 49, 1986; Ord. 9359 Art. 9 § 902, 1967.)

19.12.1230 Mooring at terminus of main walk — Conditions. Vessels may be moored or secured at the terminus of any main walk within a basin, except that any such vessel shall not extend into the fairway more than 25 feet, measured at right angles from the pierhead line of a basin. Any such vessel shall be secured parallel to such pierhead line. (Ord. 9359 Art. 9 § 905, 1967.)

19.12.1240 Extension of vessel beyond slip or over walkway. A. No part of any vessel shall extend more than four feet beyond the end of any slip, including but not limited to boats with davits, booms, boomkin or bowsprit.

B. No part of any vessel shall extend over the main walkway. (Ord. 86-0039 § 50, 1986; Ord. 9359 Art. 9 § 903, 1967.)

19.12.1250 Speed zones and speed limits. A. The entire water area of the Marina del Rey entrance channel, as defined in this chapter, is designated as a speed zone in which a person, except a public officer in performance of his duty, shall not operate a vessel or cause it to be operated at a speed in excess of eight nautical miles per hour. The operation of any vessel within such speed zone at a speed in excess as specified is prima facie not reasonable or prudent and a violation of subsection A of Section 19.12.620.

B. The entire water area of the Marina del Rey Main Channel as herein defined is designated as a speed zone in which a person, except a public officer in performance of his duty, shall not operate a vessel or cause it to be operated at a speed in excess of five nautical miles per hour. The operation of any vessel within such speed zone at a speed in excess as specified is prima facie not reasonable or

prudent and a violation of subsection A of Section 19.12.620. (Ord. 9359 Art. 9 § 914, 1967.)

19.12.1260 Vessels prohibited in certain areas. A. No vessel shall enter or be launched into that westerly portion of Basin D, which is buoyed and designated as a restricted sailing area, except:

1. Sailing vessels without motors and 12 feet overall in length or less;
2. Such vessels in excess of 12 feet overall in length as are propelled solely by oars or paddles and do not exceed 200 pounds in weight; and
3. Any vessel specifically authorized by special permit issued by director to be launched at the beach area of Basin D, provided that such vessel proceeds by the most direct route between the beach launching area and the basin fairway and does not otherwise operate within the buoyed area.

B. No vessel, regardless of size, shall enter or be launched into the designated swimming area enclosed by buoys and connecting lines.

C. No person shall leave, moor, dock, beach or place any unattended vessel upon any public beach area between the hours of 10:00 p.m. and 6:00 a.m. without the written permission of the director. (Ord. 10391 § 8, 1971; Ord. 9359 Art. 9 § 904, 1967.)

19.12.1270 Commercial vessels — Restrictions. A. No owner or operator of any commercial sportfishing boat or any other boat, licensed or unlicensed, shall conduct, maintain or engage in any sportfishing activity for hire from any premises within Marina del Rey except from those leaseholds specifically permitted to conduct such activities, nor shall any lessee or any boat mooring operator in Marina del Rey permit, authorize or allow the operation of a commercial sportfishing activity from within the area of their control or tenancy unless specifically authorized by written permit of the director or by terms of their lease.

B. The owner or operator of a commercial vessel shall not use the docks on any private leasehold for the purpose of loading or unloading passengers or cargo carried on a voyage or provisions, materials, and supplies used on a voyage, unless the owner or operator of the commercial vessel has the right to engage in these activities on the leasehold under the express terms of a written commercial sublease that has been approved by the director and granted by the owner of the leasehold. (Ord. 92-0010 § 3, 1992; Ord. 9359 Art. 9 § 906, 1967.)

19.12.1280 Aircraft prohibited — Exceptions. Except in an emergency, no person shall land or take off any helicopter, seaplane or other aircraft on or from any land or water of Marina del Rey Harbor, without the prior approval of the director and harbor master. (Ord. 86-0039 § 51, 1986; Ord. 10391 § 12, 1971; Ord. 9359 Art. 9 § 918, 1967.)

19.12.1290 Recreation buildings — Hours for use. A person shall not use any public recreation building at any time except between the hours of 8:00 a.m. and 12:00 midnight of any day except upon written permission from the director. (Ord. 9359 Art. 9 § 910, 1967.)

19.12.1300 Motor vehicles — Permitted when — Traffic control authority. A. If the director finds that at certain places not indicated or intended for use by motor vehicles a person can at certain times or under specified conditions so

operate a motor vehicle as to not interfere in any way with the use of any portion of the harbor, he may grant such person permission to so operate such motor vehicle, and such operation shall be subject to all of the conditions which are a part of the permission; otherwise, a person shall not bring to, use or operate a motor vehicle in any portion of the harbor except public and private roadways and parking lots. The intent and purpose of this section and Sections 19.12.1310 through 19.12.1360 applies only to those areas of the harbor under the jurisdiction of the director that are not within the purview of the State Motor Vehicle laws or applicable provisions of other county ordinances.

B. **Vehicle Traffic and Parking Regulations.** It is unlawful for a person to fail to comply or obey the orders and instructions of the director or his agents, and/or the harbor master, such persons being hereby authorized and instructed to direct traffic whenever and wherever needed in the harbor in accordance with the provisions of these regulations and such supplementary regulations as may be issued subsequently by the director and/or harbor master. (Ord. 86-0039 § 52, 1986; Ord. 9359 Art. 9 § 913 (part) and (a) (part), 1967.)

19.12.1310 Motor vehicles — Operation permitted where. No person shall, without permission of the director, drive any vehicle on any area except the paved roads or parking areas, or such other areas as may on occasion be specifically designated as temporary parking areas by the director. (Ord. 9359 Art. 9 § 913(a)(2), 1967.)

19.12.1320 Motor vehicles — Obedience to traffic-control signs. No person shall fail to observe carefully all traffic signs indicating speed, direction, caution, stopping or parking and all other signs posted for proper control and to safeguard life and property. (Ord. 9359 Art. 9 § 913(a)(1), 1967.)

19.12.1330 Motor vehicles — Parking restrictions. A. **Designated Areas.** No person shall park a vehicle in other than an established or designated parking area, and such use shall be in accordance with the posted directions thereat and/or with the instructions of any attendant who may be present.

B. **Double Parking.** No person shall double-park any vehicle unless directly by official permission.

C. **Vehicles or Trailers Parked Over 48 Hours.** The owner or operator of any vehicle and/or boat trailers to be left in public parking areas more than 48 hours shall register with the harbor master, either in person or by telephone, and it shall be a violation of this Part 9 to fail to do so. (Ord. 9359 Art. 9 § 913(a)(3), (4) and (7), 1967.)

19.12.1340 Bicycles and motorcycles. A. **Confined to Roads.** No person shall ride a bicycle or motorcycle on other than a paved vehicular road or path designated for that purpose. A bicyclist shall be permitted to wheel or push a bicycle by hand over any area normally reserved for pedestrian use.

B. **Immobile.** No person shall leave a bicycle or motorcycle lying on the ground or pavings, or set against a building or tree, or in any place or position that may cause a person to trip over or be injured by it. (Ord. 9359 Art. 9 § 913(a)(5), 1967.)

19.12.1350 Boat trailers — Use restrictions. While launching or retrieving a vessel via trailer attached to a vehicle, no person other than the driver shall be in the vehicle. (Ord. 9359 Art. 9 § 913(a)(6), 1967.)

19.12.1360 Small boat launching ramp use conditions. The small boat launching ramp and parking lot shall be used only in accordance with regulations of the director, and shall be made known to the public by posting of signs. Wilful disobedience of these regulations shall be a violation of this Part 9. (Ord. 9359 Art. 9 § 913(a)(8), 1967.)

19.12.1370 Animals prohibited — Exceptions. A person shall not bring nor allow into the waters of the harbor, or adjacent to or on any public beach, recreation area or other public area of the harbor, animals of any kind except as hereinafter provided:

A. **Cats and Dogs.** A person may bring or keep a dog or cat if such dog or cat is at all times kept on a leash not to exceed six feet in length, and said dog or cat is kept under the full control of such person; provided, no person shall bring nor permit a dog or cat on the sand area of any public beach nor any other area within the harbor for which the director, by the posting of signs, has prohibited such dogs or cats.

B. **Horses.** If the director finds that at certain times or under specified conditions or at designated places a person can ride a horse, mule, burro or donkey, or other similar animal, or can lead such animal without interference with the use of a public beach, recreation or other public area of the harbor, he may grant such person permission to do so.

C. Should any animal mentioned in this section cause excrement to be discharged in a public park, beach, recreation or other public area of the harbor, the owner or custodian of the animal shall immediately remove the excrement and forthwith clean the area so that it will not be offensive to the senses of any person coming into proximity thereto. (Ord. 10391 § 10, 1971; Ord. 9359 Art. 9 § 908, 1967.)

19.12.1380 Wild animals and birds — Molesting prohibited. A. Anywhere within the harbor, a person shall not hunt, injure, molest, frighten, trap, chase, tease, shoot or throw missiles at any animal, bird or fowl, nor shall a person remove or have in his possession the young of any wild animal or the eggs, nest or young of any bird or fowl.

B. **Feeding.** A person shall not give or offer or attempt to give to any animal, bird or fowl any tobacco, alcohol, or other known noxious or toxic substances. (Ord. 9359 Art. 9 § 909, 1967.)

19.12.1390 Public intoxication prohibited. No person shall enter, remain in, or be on any public area of a county harbor, waterway, or maritime facility while under the influence of intoxicating liquor, any narcotic, or any restricted dangerous drug. (Ord. 86-0039 § 53, 1986; Ord. 9369 Art. 9 § 911, 1967.)

19.12.1400 Vessels — Servicing and repair restrictions. A. It is unlawful for any person to conduct or perform or cause to be performed any repairs, alterations, maintenance or other work upon or to any vessel which in any manner causes or would reasonably tend to cause any materials or substance, including but not limited to paint, oil or other petroleum products, dirt, paint sandings or chips, wood sandings, or other residue or debris, to enter into the waters of Marina del Rey, or to be deposited upon vessels, docks, structures or property of another.

B. Minor alterations and additions and major repairs may only be performed in a manner approved by the director and in areas so designated for that purpose and it shall be a violation of this section to conduct or perform such major alterations, additions and repairs without such approval or in such designated areas. (Ord. 86-0039 § 54, 1986; Ord. 10783 § 6, 1971; Ord. 10391 § 11, 1971; Ord. 9359 Art. 9 § 917, 1967.)

19.12.1410 Obstructing access routes prohibited — Removal by county authorized when — Costs. A. It is unlawful for a person to park or leave unattended any vehicle or to place or leave equipment or property of any kind in such a manner as to obstruct the passage of emergency vehicles and county or public utility

vehicles along and adjacent to seawalls, bulkheads, or within any "bulkhead access route," "fire access and harbor utility easement," "access service route," and/or other easements identified for emergency access by the director.

B. Whenever any area of any county harbor, waterway or maritime facility is posted by either the county or lessee of the facility with signs identifying it as an "emergency access," a peace officer or member of a fire department or parking control officer may move or cause to be moved any vehicle, equipment, material or other substance obstructing such emergency access, and may assume custody and have such property impounded and stored. The costs of such removal, parking or storage shall be charged to the owner of said vehicle, equipment, material or other substance. (Ord. 86-0039 § 55, 1986; Ord. 9359 Art. 9 § 912, 1967.)

19.12.1420 Unlawful acts at public beaches and recreation areas. At any public beach, recreation area, or other public area within said Marina del Rey Harbor as herein described, it is unlawful and a violation of this Part 9, except by written permission of the director and/or harbor master for:

A. Any person to climb over, upon or along the concrete bulkhead walls encompassing the waters of the harbor;

B. Any person to operate or manipulate water skis or aquaplanes within the limits of the harbor;

C. Any person operating a vessel to tow any object, structure or vessel at a distance in excess of 75 feet astern of the towing vessel;

D. Any person to engage in swimming or wading within the waters of the harbor except in zones marked by signs posted by the director, or within waters under private lease except as authorized by the lessee or person responsible for such leased premises;

E. Any person to operate a hydrofoil craft, seaplane, airpropeller-driven watercraft, or paddleboard, surfboard, surf mat or similar craft or device propelled principally by manual or said power on the waters of the harbor;

F. Any person to loiter on any beach at any time between the hours of 10:00 p.m. and 6:00 a.m. of the following day;

G. Any person to light or maintain any fire except in a stove, barbecue, brazier or fire circle, or other place provided for that purpose;

H. Any person to change clothes on any beach or in any comfort station except in that portion, if any, designated for such purposes;

I. Any person to solicit in any manner or for any purpose or sell or offer for sale any goods, wares, merchandise or services, or distribute or pass out any handbill, advertising matter or literature therein except:

1. By any concession operating under license granted by the board of supervisors of the county of Los Angeles, and

2. When found by the director to be consistent with the policies of the department, or to promote the program of the department under conditions prescribed by him;

J. Any person to operate the motor of a vessel at high rpm with the gears engaged when vessel is moored or secured in a slip or berth whereby wash of the propeller will cause turbulent waters that will create a hazard to other vessels, persons or property;

K. Any person to place, throw, leave, keep or maintain any broken bottle, glass, crockery or sharp or pointed article or thing in such a manner that any person or animal may be cut or in any way be injured thereby;

L. Any person to throw, place or dispose of any garbage, refuse, bottle or can in any place other than into a garbage can or other receptacle maintained therein for that purpose;

M. Any person to throw, place or dispose of hot coals, ashes or any flammable or combustible material in any place other than into an incinerator or into some box, can, trench or receptacle maintained therein for that purpose;

N. Any person to intentionally throw any ball or object upon, along or across any road or driveway, or at or toward any vessel or vehicle; nor shall a person throw or otherwise propel any missile or mud or sand in such a manner anywhere that it may cause injury, harm, or interfere with another person or animal;

O. Any person to discharge or shoot any firearm, air gun, slingshot or bow and arrow, except at ranges which may be designated for such purpose by the director;

P. Any person to dig, remove, destroy, injure, mutilate or cut any tree, plant, shrub, bloom or flower, or any portion thereof; nor shall any person remove any wood, turf, grass, soil, rock, sand or gravel;

Q. Any person, other than a duly authorized county employee in the performance of his duties to:

1. Cut, break, injure, deface or disturb any building, cage, pen, monument, sign, fence, bench, structure, apparatus, equipment or property, or any portion thereof,

2. Mark or place thereon or on any portion thereof any writing,

3. Attach thereto any sign, card, display or other similar device;

R. Any person to disturb the peace and quiet by:

1. Any unduly loud playing of music, causing or producing any boisterous or unusual noise,

2. Any needless tooting, blowing or sounding any automobile horn, siren, signal or noise-making device,

3. Any tumultuous conduct,

4. Any use of vulgar, profane or indecent language therein,

5. Any undue operation of a vessel or vehicle motor at high rpm whereby engine or exhaust noise is unusually loud; and

6. Any type of motor vehicle or trailer maintenance, repair or cleaning at any county facility without the prior written consent of the director. (Ord. 86-0039 § 56, 1986; Ord. 10391 § 9, 1971; Ord. 9359 Art. 9 § 907, 1967.)

FOOTNOTES FOR TITLE 19

FOOTNOTES FOR TITLE 19

1. For statutory provisions on county airports, see Gov. Code § 26020 et seq. and § 50470 et seq. For county Aero Museum, see Ch. 2.90 of this code. For interference with airport operation, see Ch. 13.14.
3. For county regulations on vehicles and traffic, see Title 15 of this code.
5. For county fire prevention regulations, see Title 32 of this code.
7. For department of beaches and harbors, see Ch. 2.116 of this code.
9. For statutory provisions on the operation of vessels, see Harb. and Nav. Code § 240 et seq.
11. For county fire prevention regulations, see Title 32 of this code.
13. For scuba diving regulations, see Ch. 8.32 of this code.

LOS ANGELES COUNTY CODE

**TITLE 22
PLANNING AND ZONING**

Title 22

PLANNING AND ZONING

Divisions:

1. **Planning and Zoning**
2. **Additional Regulations
Appendices
Index**

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PLANNING AND ZONING

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The provisions codified in this code reflect changes made by all county ordinances up to and including Ordinance 95-0014, passed March 28, 1995. The latest ordinance amending Title 22 of the code is Ordinance 95-0007Z, passed January 17, 1995. The latest ordinance making a zoning map change is Ordinance 95-0007Z, passed January 17, 1995.

Part 3
ANIMALS AS PETS¹⁵

Sections:

- 22.52.300 Purpose of Part 3 provisions.
- 22.52.310 Keeping animals permitted when — Limitations.
- 22.52.320 Livestock kept as pets — Restrictions generally.
- 22.52.330 Other animals permitted as pets — Permit required.
- 22.52.340 Livestock kept as pets — Animals existing as of February 27, 1974.
- 22.52.350 Livestock kept as pets — Date of nonconformity.

22.52.300 Purpose of Part 3 provisions. Regulations governing animals as pets or for the personal use of the family residing on the premises are established in order to provide for the keeping of domestic and wild animals where accessory to the residential use of property, as opposed to maintenance for commercial purposes. Such regulations presume a reasonable effort on the part of the animal owner to recognize the rights of surrounding neighbors by maintaining and controlling his animals in a safe and healthy manner at a reasonable location, and neither authorize nor legalize the maintenance of any private or public nuisance. (Ord. 1494 Ch. 7 Art. 12 § 712.1, 1927.)

22.52.310 Keeping animals permitted when — Limitations. A person shall not keep or maintain any animal other than those permitted in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 or 22.24.160 for personal use in any zone except as hereinafter specifically permitted in this Part 3 and subject to all regulations and conditions enumerated in this Part 3. This section, however, shall not be interpreted to prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions. (Ord. 1494 Ch. 7 Art. 12 § 712.2, 1927.)

22.52.320 Livestock kept as pets — Restrictions generally. A. Domestic and wild animals specified herein may be kept or maintained as pets or for the personal use of members of the family residing on the premises subject to the following restrictions.

B. Lots or parcels of land having, as a condition of use, a minimum area of 15,000 square feet per dwelling unit may keep or maintain the animals listed in Table 1 in the numbers specified, not to exceed one animal per 5,000 square feet:

Table 1

Type of Animal	Number Permitted
Horses, donkeys, mules and other equine cattle	One over nine months of age for each 5,000 square feet of lot area.
Sheep and goats	One over six months of age for each 5,000 square feet of lot area.

(Ord. 1494 Ch. 7 Art. 12 § 712.3, 1927.)

22.52.330 Other animals permitted as pets — Permit required. Animals other than those listed in this Part 3 or in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 or 22.24.160 or in numbers greater than those given in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 and 22.52.320, or on lots or parcels of land having less than the area required, may be kept or maintained for personal use or as pets provided an animal permit has first been obtained as provided in Part 3 of Chapter 22.56. (Ord. 1494 Ch. 7 Art. 12 § 712.4, 1927.)

22.52.340 Livestock kept as pets — Animals existing as of February 27, 1974. Each lot or parcel of land having a minimum area of 10,000 square feet but less than 15,000 square feet per dwelling unit where horses, donkeys, mules or other equine, cattle, sheep or goats are kept or maintained is hereby granted an animal permit permitting one such animal per 5,000 square feet of lot area, provided:

A. That such animals were kept or maintained as pets or for the personal use of members of the family residing on the premises prior to and on February 27, 1974; and

B. That a notarized affidavit so certifying is filed with the director within 120 days of September 20, 1974, the effective date of ordinance which added the provisions codified in this section. (Ord. 1494 Ch. 7 Art. 12 § 712.7, 1927.)

22.52.350 Livestock kept as pets — Date of nonconformity. In computing the time period within which horses, donkeys, mules or other equine, cattle, sheep and goats kept or maintained as pets or for personal use must be discontinued and removed, pursuant to the provisions of subsection B of Section 22.56.1540, the date such uses became nonconforming shall be deemed to be September 20, 1974, the effective date of the ordinance establishing the provisions codified in this section. (Ord. 1494 Ch. 7 Art. 12 § 712.10, 1927.)

- 22.52.950 Temporary construction signs.
- 22.52.960 Directional and/or information signs.
- 22.52.970 Special-purpose signs.
- 22.52.980 Temporary subdivision sales, entry and special-feature signs.
- 22.52.990 Prohibited signs designated.

22.52.790 Purpose of Part 10 provisions. It is the purpose of this Part 10 of Chapter 22.52 to establish comprehensive sign regulations for effectively regulating the placement, erection and maintenance of signs in the unincorporated territory of the county. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare, while still providing ample opportunities for businesses and the visual advertising industry to operate successfully and effectively. (Ord. 1494 Ch. 7 Art. 7 § 707, 1927.)

22.52.800 Use restrictions. A person shall not use any sign in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this Title 22. (Ord. 1494 Ch. 7 Art. 7 § 707.1, 1927.)

22.52.810 Exemptions to Part 10 applicability. The provisions of this Title 22 regulating signs shall not apply to the following signs except as otherwise indicated herein:

- A. Official notices issued by any court, public body or public officer;
- B. Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice;
- C. Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction;
- D. Official signs used for emergency purposes only;
- E. Permanent memorial or historical signs, plaques or markers;
- F. Public utility signs, provided such signs do not exceed three square feet in area. (Ord. 1494 Ch. 7 Art. 7 § 707.2, 1927.)

22.52.820 General regulations. The following regulations apply to all signs in any zone:

- A. In no case shall a lighted sign or lighting device thereof be so placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
- B. Outdoor advertising signs may be either single or doublefaced, except as otherwise provided in this title, provided that if double-faced the distance between the faces of such signs shall not exceed 48 inches.
- C. Signs, except outdoor advertising signs, may be single-, double-, or multi-faced, provided that:
 1. The distance between the faces of any double-faced sign, other than a V-shaped projecting sign, shall not exceed 36 inches; and
 2. The separation between the intersecting faces of any multi-faced sign or a double-faced projecting sign shall not exceed 12 inches.
- D. Any sign located on vacant and unoccupied property, and which was erected for an occupant or business unrelated to the present occupant or business, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the purpose for or use utilizing such sign has been removed from such property.

Part 10 SIGNS

Sections:

- 22.52.790 Purpose of Part 10 provisions.
- 22.52.800 Use restrictions.
- 22.52.810 Exemptions to Part 10 applicability.
- 22.52.820 General regulations.
- 22.52.830 Surface area — Computation.
- 22.52.840 Outdoor advertising signs — Conditions.
- 22.52.850 Portable outdoor advertising signs — Conditions.
- 22.52.860 Business signs — In agricultural and special-purpose zones.
- 22.52.870 Business signs — In commercial and industrial zones.
- 22.52.880 Wall business signs.
- 22.52.890 Roof and freestanding business signs.
- 22.52.900 Projecting business signs.
- 22.52.910 Incidental business signs.
- 22.52.920 Temporary window signs.
- 22.52.930 Building identification signs.
- 22.52.940 Temporary real estate signs.

E. Any permitted sign may be a changeable-copy sign.

F. All signs shall be designed in the simplest form and lie free of any bracing, angle-iron, guy wires, cables or similar devices.

G. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

H. All signs shall be maintained in good repair, including display surfaces, which shall be kept neatly painted or posted.

I. Any sign which does not conform to the provisions of this Title 22 shall be made to conform or shall be removed as provided in subsection B4 of Section 22.56.1540, except as provided in subsection C of this section.

J. Except where otherwise specifically provided by this title, sign regulations established pursuant to this Part 10 shall not apply to signs within a building, arcade, court or other similarly enclosed area where such signs are not visible to the public without entering such facilities.

K. The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations. (Ord. 1494 Ch. 7 Art. 7 § 707.4, 1927.)

22.52.830 Surface area — Computation. The surface area of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

A. Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed five percent of the surface area shall be exempted from computation; and

B. Wall signs painted on or affixed directly to a building wall, facade or roof, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area; and

C. Signs placed in such a manner, or bearing a text, as to require dependence upon each other in order to convey meaning shall be considered one sign and the intervening areas between signs included in any computation of surface area; and

D. Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces. (Ord. 1494 Ch. 7 Art. 7 § 707.5, 1927.)

22.52.840 Outdoor advertising signs — Conditions. Outdoor advertising signs may be erected and maintained in Zones C-2, C-3, C-M, M-1, M-1½, M-2, M-3 and M-4 subject to the following conditions of use:

A. That the total sign face of such signs shall not exceed 800 square feet; and

B. That the height of such signs shall not exceed 42 feet measured from the ground level at the base of the sign.

C. That such signs having a total sign face of:

1. More than 150 square feet shall not be erected or maintained within:

a. 500 feet of an outdoor advertising sign having a total sign face greater than 150 square feet, or

b. 200 feet of an outdoor advertising sign having a total sign face greater than 80 square feet but not exceeding 150 square feet, or

c. 100 feet of any other outdoor advertising sign located on the same side of the street or highway; or

2. More than 80 square feet but not exceeding 150 square feet shall not be erected or maintained within:

a. 200 feet of an outdoor advertising sign having a total sign face greater than 80 square feet, or

b. 100 feet of any other outdoor advertising sign located on the same side of the street or highway, or

3. 80 square feet or less shall not be erected or maintained within 100 feet of any outdoor advertising sign located on the same side of the street or highway, and

D. That such sign shall not be permitted having a message face visible from and within a distance of 660 feet of the edge of right-of-way of a freeway or scenic highway, measured horizontally along a line normal or perpendicular to the centerline of such freeway or scenic highway, if designed to be viewed primarily by persons traveling thereon; and

E. That such signs shall not be permitted on a roof and that not more than 15 percent of the length of the structure of a freestanding sign shall extend over a roof; and

F. That such signs shall not be permitted to encroach over public rights-of-way; and

G. That such signs shall not be permitted within 200 feet of a residential zone located on the same side of the street or highway. (Ord. 1494 Ch. 7 Art. 7 § 707.6, 1927.)

22.52.850 Portable outdoor advertising signs — Conditions. A. If site plans are first submitted to and approved by the director, as provided in Part 12 (Section 22.56.1160 et seq.) of Chapter 22.56, portable outdoor advertising signs may be placed and maintained in Zones C-2, C-3, C-M, M-1, M-1½, M-2, M-3 and M-4 subject to the following conditions of use:

1. That such signs shall be placed in compliance with the provisions of this Part 10 of Chapter 22.52;

2. That placement of such signs shall not constitute a potential hazard to pedestrian or vehicular traffic, or be placed in any area where the erection of buildings or structures is prohibited;

3. That such signs shall not be placed within a public right-of-way;

4. That an official site-approval card shall be visibly attached to the sign during its placement at the approved location.

B. No person shall place or grant permission to place a portable outdoor advertising sign unless a site plan approval has been obtained and an official site-approval card is displayed on such sign or trailer. Placement of a portable outdoor advertising sign in violation of this provision shall cause such sign to be deemed a public nuisance. (Ord. 1494 Ch. 7 Art. 7 § 707.7, 1927.)

22.52.860 Business signs — In agricultural and special purpose zones. Business signs are permitted in Zones A-1, A-2, A-2-H, O-S, SR-D, P-R, B-1, A-C and W subject to the following restrictions:

A. Area Permitted.

1. In Zones A-1, A-2, A-2-H, O-S and W, one business sign, not to exceed 12 square feet in sign area, shall be permitted per lot or parcel of land.

2. In Zones SR-D, P-R and B-1, two business signs, each not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted per lot or parcel of land.

3. In Zone A-C, one business sign not to exceed six square feet in sign area or 12 square feet in total sign area shall be permitted per lot or parcel of land.

B. Height Permitted.

1. Freestanding business signs shall not exceed a maximum height of 15 feet, measured vertically from ground level at the base of the sign.

2. Wall and projecting business signs shall not extend more than one-third of the height of such signs, or three feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall.

3. a. Roof business signs shall not exceed the following maximum heights:

- i. In Zones A-1, A-2, A-2-H and A-C, five feet; and
- ii. In Zones SR-D and P-R, seven feet.

b. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.

c. No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

C. Location of Signs.

1. Freestanding business signs shall not:

a. Be placed on any property nearer than 25 feet to a lot line, other than one adjoining a street or highway;

b. Be placed within a required front or corner side yard nearer than 10 feet to the highway line of the adjacent street, highway or parkway.

2. No projecting business sign shall be placed on any building nearer to the corner of such building than a distance equal to 25 percent of the length of such building wall.

D. Projection Permitted.

1. Wall business signs shall not project more than 18 inches from the building to which they are attached.

2. Freestanding business signs shall not project over the roof of any building or structure.

3. Freestanding, roof and projecting business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

E. Movement. Signs shall not rotate, move or simulate motion in any way.

F. Lighting. Signs may be internally or externally lighted provided:

1. That in Zones A-1, A-2, A-2-H, O-S or P-R, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts; and

2. That in Zone A-C, exposed lamps or light bulbs are prohibited.

3. That any continuous or sequential flashing operation is prohibited.

G. Sign Content. In Zone B-1, such signs may relate to business uses in an adjoining zone located on the same lot or parcel of land.

H. Alternative Signing.

1. Where a zone boundary divides a lot or parcel of land so that:

a. A P-R or B-1 Zone separates commercial or industrial property from a street or highway upon which said property would otherwise front, such P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for purposes of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; and/or

b. A P-R or B-1 Zone and a commercial or industrial zone front on the same street or highway, said P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for the purpose of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; provided, however, that such sign or signs shall not be erected in the P-R or B-1 Zone.

2. In all such instances, the signing permitted by this subsection H shall be in lieu of the signing permitted in the P-R or B-1 Zone by this section. (Ord. 83-0044 § 4 (part), 1983; Ord. 820249 § 7, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.8, 1927.)

22.52.870 Business signs — In commercial and industrial zones. Business signs are permitted in Zones C-H, C-1, C-2, C-3, C-M, C-R, R-R, M-1, M-1½, M-2, M-2½, M-3 and M-4, subject to the restrictions set out in Sections 22.52.880 through 22.52.920 of this Part 10. (Ord. 1494 Ch. 7 Art. 7 § 707.9, (part), 1927.)

22.52.880 Wall business signs. A. Area Permitted.

1. Each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway shall be permitted:

a. In Zones C-H, C-1 and R-R a maximum of two square feet of wall sign area for each one linear foot of building frontage; and

b. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-2½, M-3 and M-4, a maximum of three square feet of wall sign area for each one linear foot of building frontage.

2. Where a ground-floor business establishment fronts only on a parking lot, alley, open mall, landscaped open space or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.

3. A ground-floor business establishment having entrances intended for and regularly utilized by the public on the side of a building not considered to be building frontage by this section shall be permitted one wall sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a business has more than one building frontage recognized by this section, an average of the permitted sign areas shall be used in computation.

4. Any building containing business establishments which front only on an interior mall having a limited number of entrances, shall be considered a single establishment for the purpose of computing the wall sign area permitted on the exterior walls of such building.

5. In all cases, permitted sign area shall be used only on the side of the building for which it was calculated.

6. In all listed zones, each ground-floor business establishment shall be permitted a minimum sign area of 20 square feet for each building frontage.

7. In all listed zones, each business establishment located on the second floor and facing the street or highway shall be permitted a maximum of 10 square feet of sign area.

8. In all listed zones, each business establishment located on the ground or second floor having no building frontage shall be permitted a maximum of two square feet of sign area facing the street or highway.

B. Steep Sloping Roofs. That portion of any actual or false roof varying 45 degrees or less from a vertical plane may be considered an extension of the building wall for the purpose of wall business-sign placement.

C. Height Permitted. Wall business signs shall not extend above:

1. The highest point, exclusive of any roof structures, of that portion of a false or actual roof having a slope of 45 degrees or less from the vertical plane; or

2. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or

3. The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that a new eave line approximately parallel to the existing eave line is established for at least 80 percent of the building frontage.

D. Projection Permitted. Wall business signs shall not project more than 18 inches from the building wall or permanent roofed structure to which they are attached.

E. Lighting. Wall business signs may be internally or externally lighted. (Ord. 1494 Ch. 7 Art. 7 § 707.9(A), 1927.)

22.52.890 Roof and freestanding business signs. A. Frontage. Roof and freestanding business signs shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more. Such signs shall also be permitted as provided in subsection H of this section.

B. Area Permitted.

1. a. Except as otherwise provided in this section, the maximum roof and freestanding business sign area that shall be permitted for each street or highway frontage or for each combination of frontages considered to be a single frontage under either subsection H1 or H2 is:

i. In Zones C-H, C-1 and R-R, 50 square feet plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

ii. In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1½, and M-2½, 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

b. Where the locational requirements of this section permit additional freestanding or roof business signs on the same frontage, sign area allocated for each sign may be in any proportion, provided that the sum does not exceed the maximum permitted sign area established herein for a specific frontage or combination of frontages, and that they conform to all other requirements of this section.

2. If a sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

3. Except for freeway-oriented signs as otherwise provided in this section, permitted freestanding and roof sign area shall be used only for signs oriented to be viewed primarily on and/or along the street or highway frontage or

combination of street or highway frontages from which said permitted area has been calculated.

C. Height Permitted.

1. In Zones C-H, C-1 and R-R:

a. No freestanding business sign shall exceed a maximum height of 30 feet, measured vertically from ground level at the base of the sign; and

b. No roof business sign shall exceed a maximum height of 15 feet, measured vertically from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.

2. a. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½:

i. No freestanding business sign shall exceed a maximum height of 30 feet plus one additional foot in height for each additional 10 square feet of sign area permitted in excess of 100 square feet, to a maximum height of 42 feet, measured vertically from ground level at the base of the sign.

ii. No roof business sign shall exceed a height above the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures, equal to the height of the building at that point measured from ground level, but in no case shall the height of the sign exceed 25 feet above the roof at that point.

b. No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

D. Location of Signs.

1. In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every one square foot of sign area in excess of 50 square feet.

2. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every three square feet of sign area in excess of 150 square feet.

3. In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each one square foot of the largest sign's computed sign area in excess of 25 square feet to a maximum of 200 feet.

4. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each three square feet of the largest sign's computed area in excess of 75 square feet to a maximum of 200 feet.

E. Projection.

1. Freestanding business signs shall not project over the roof of any building or structure more than one-third of their length.

2. Roof and freestanding business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

F. Movement. One rotating or revolving freestanding business sign is permitted per premises, provided that:

1. Such sign may not rotate at a rate of more than six revolutions per minute; and
2. A premises having such a sign may have no other freestanding or roof signs.

3. The permitted area of such sign shall be:

a. In Zones C-1, C-H and R-R, 50 square feet plus one-eighth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet; and

b. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½, 150 square feet plus three-eighths' square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

c. If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.

G. Lighting. Roof and freestanding business signs may be internally or externally lighted.

H. Exceptions.

1. If a lot or parcel of land is a corner lot, the distances of any two intersecting street or highway frontages may be combined and considered as a single frontage for the purpose of erecting and/or maintaining a roof or freestanding business sign adjacent to the corner formed by the intersecting street or highway frontages, provided that:

a. The total combined distance of the two street or highway frontages is 100 feet or more; and

b. Where the locational requirements of this section permit additional freestanding or roof signs on the combined frontage, the sum of the sign areas of all freestanding and roof signs intended to be viewed from each street or highway frontage so combined shall not exceed the maximum permitted sign area established for each such frontage if considered separately; and

c. No street or highway frontage shall be used in combination as described herein more than once; and

d. All street or highway frontages not used in combination as described herein shall be considered a separate frontage for purposes of computation; and

e. Such sign or signs comply with all area, height, projection, movement and locational requirements established elsewhere in this Title 22.

2. If any application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, the street or highway frontages of two or more contiguous lots or parcels of land may be combined and considered as a single frontage for the purpose of jointly erecting and/or maintaining one roof or one freestanding business sign, provided that:

a. The combined street or highway frontage is 100 feet or more; and

b. Such lots or parcels of land share a common street or highway frontage; and

c. Such sign complies with all area, height, projection, movement and locational requirements established elsewhere in this Title 22; and

d. If one such lot is a corner lot, only frontage along the street or highway common to all lots or parcels of land so combined shall be used in these computations and all other frontages shall be considered separately.

3. a. If an application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, one freestanding sign may be erected and/or maintained on a lot or parcel of land having less than 100 feet of continuous street or highway frontage, provided that the director, in approving any such application, shall make the following findings in addition to those specified in Section 22.56.1690:

i. That no roof or freestanding business sign currently exists on the subject property; and

ii. That it is not feasible for the applicant to combine the street or highway frontage of said property with the frontage of one or more contiguous properties in order to comply with the minimum frontage requirement pursuant to subsection B1 of Section 22.52.860; and

iii. That surrounding buildings, structures or topographical features would substantially obstruct the visibility of a projecting or wall sign as permitted by Part 10 of Chapter 22.52 for a distance of 100 feet on one or both sides of such sign, measured along the centerline of the street or highway upon which such property fronts; and

iv. That the requested sign is necessary for the effective identification of business located on said premises; and

v. That the requested sign will not obscure or significantly detract from existing legal signing located on surrounding properties; and

vi. That the requested sign does not constitute a detriment to public health, safety and welfare; and

vii. That the requested sign is in compliance with all other provisions of this Title 22.

b. If the obstruction referred to in subsection 3 a iii of this section is a nonconforming sign, the director shall require, as a condition of approval, that the proposed sign be removed no later than the date specified by this Title 22 for removal of the nonconforming sign. Such date for removal shall not be extended except in the instance where the amortization period for said nonconforming sign has been extended by the approval of an application for nonconforming use and structure review. In such instance, the new removal date shall not extend beyond the new amortization period established for said nonconforming sign.

c. The maximum permitted area of such sign shall be in the following ratio:

i. In Zones C-H, C-1 and R-R, one-half square foot of sign area for each one foot of street or highway frontage; and

ii. In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1½ and M-2½, one and one-half square feet of sign for each one foot of street or highway frontage; and

iii. If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.

4. If an application for director's review, including a site plan and an architectural sketch of the proposed sign or signs, is submitted to the director as provided in Part 12 of Chapter 22.56, the director may approve one or more of the following modifications for freeway-oriented business signs which are located within 660 feet of the edge of the right-of-way of a freeway, measured horizontally along a line normal or perpendicular to the center of such freeway, and within a radius of 1,500 feet of a freeway exit providing access to the premises on which the sign is to be maintained:

a. Modification of the permitted height of one such freestanding or roof business sign per lot or parcel of land to a maximum height of 60 feet, provided the director in approving such modification shall make the following finding in addition to those specified in Section 22.56.1690:

i. That such sign would otherwise not be visible at a lesser height for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises, or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.

b. Location of one such freestanding business sign per lot or parcel of land to within five feet of an interior lot line and to within 25 feet of a roof business sign or another freestanding business sign on the same or adjoining properties, provided that the director in approving any such modification shall make the following findings in addition to those specified in Section 22.56.1690:

i. That such sign is at least 50 feet from any lot line adjoining a street or highway or 25 feet from a residential zone; and

ii. That all other freestanding and/or roof business signs shall be oriented toward the street or highway frontages from which their permitted areas are calculated; and

iii. That the sum of the sign areas of such sign and all other freestanding and roof business signs shall not exceed the maximum sign area permitted on all street or highway frontages of such lot or parcel of land. (Ord. 1494 Ch. 7 Art. 7 § 707.9(B), 1927.)

22.52.900 Projecting business signs. A. Area Permitted.

1. Each ground-floor business may substitute projecting business sign area for wall sign area on the basis of one-half square foot of permitted projecting sign area for each one square foot of permitted wall sign area. There shall be a corresponding reduction in the permitted area for wall signs.

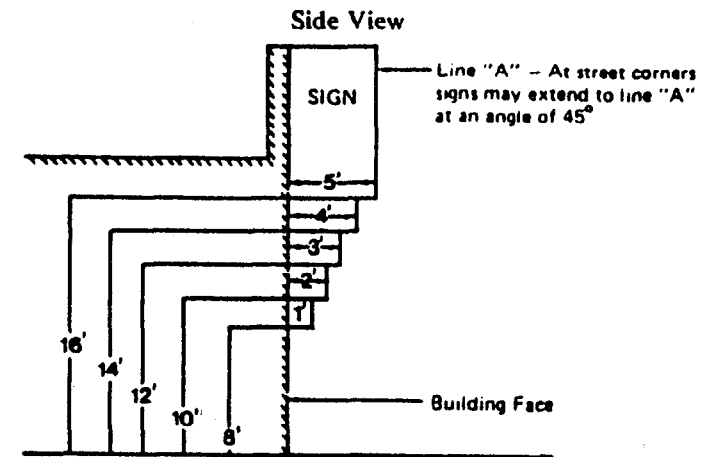
2. If a projecting business sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

3. Permitted sign area shall be used only on the side of the building for which it was calculated, except where permitted at the corner of a building. Where a projecting business sign is located at the corner of two intersecting building frontages, such sign shall not exceed the permitted projecting business sign area of the smallest frontage, and there shall be a corresponding reduction in the permitted projecting business sign area of both frontages.

B. Height Permitted. Projecting business signs shall not extend above:

1. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or

Diagram A
Allowable Clearance and Projection From
Building Face for Projecting Signs



2. The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that a new eave line, approximately parallel to the existing eave line, is established for at least 80 percent of the building frontage.

C. Projection Permitted.

1. Projecting business signs shall not project beyond the face of the building in excess of the limitations set forth in Diagram A (see the following pages) provided, however, that signs projecting over public right-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

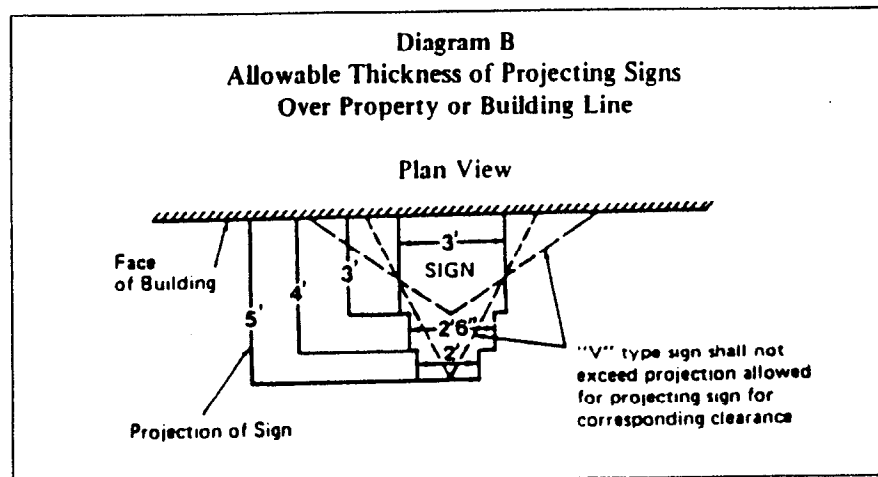
2. Such signs shall not project into any alley or parking area when located below a height of 14 feet, nor shall such sign project more than one foot when located above a height of 14 feet over such alley or parking area.

3. The width of a projecting business sign shall not be in excess of the limitations set forth in Diagram B. (See Diagram B on following pages.)

D. Movement. Projecting business signs shall not rotate, move or simulate motion in any way.

E. Location. No projecting business sign shall be:

1. Located on any building nearer to another business establishment located in the same building, or in a separate building if separated by less than 25 feet, than a distance equal to 25 percent of the length of such business establishment; or



2. Located within 50 feet of any other projecting business sign of the same business on any frontage or frontages where such sign is visible; or
3. Located on the same lot or parcel of land as a roof or freestanding business sign of the same business.

F. Lighting. Projecting business signs may be internally or externally lighted. (Ord. 1494 Ch. 7 Art. 7 § 707.9(C), 1927.)

22.52.910 Incidental business signs. A. Each business establishment shall be permitted incidental business signs, provided:

1. That such signs are wall signs or are attached to an existing free-standing sign structure; and
2. That such signs do not exceed three feet in sign area or six square feet in total sign area; and
3. That the sum of the sign areas of all such signs does not exceed 10 square feet.

B. Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

C. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater numbers where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920. (Ord. 1494 Ch. 7 Art. 7 § 707.9 (D), 1927.)

22.52.920 Temporary window signs. Each business establishment shall be permitted temporary window signs, provided that such signs do not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage. This provision is not intended to restrict signs utilized as part of a window display of merchandise when such signs are incorporated within such display and located not less than one foot from such windows. (Ord. 1494 Ch. 7 Art. 7 § 707.9(E), 1927.)

22.52.930 Building identification signs. Building identification signs are permitted in all zones, except Zones B-1 and B-2, subject to the following restrictions:

A. Area Permitted.

1. In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted sign, not to exceed one square foot in sign area, shall be permitted per principal use.

2. In Zones R-3 and R-4, one wall-mounted sign, not to exceed six square feet in sign area, shall be permitted per principal use.

3. In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-2½, M-3, M-4, SR-D, P-R and W, one wall-mounted sign shall be permitted per principal use provided:

a. Such sign does not exceed six square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign; or

b. Such sign does not exceed two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the building below said sign.

4. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater number where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920 of this Part 10.

B. Height Permitted. Such signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

C. Lighting. Such signs may be internally or externally lighted, provided:

1. That any continuous or sequential flashing operation is prohibited; and

2. That in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;

3. That in Zone A-C exposed lamps or light bulbs are prohibited. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 8, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.10, 1927.)

22.52.940 Temporary real estate signs. Temporary real estate signs are permitted in all zones subject to the following restrictions:

A. Area Permitted.

1. In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and

b. That such sign does not exceed 32 feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

2. In Zones R-3, R-4, SR-D and P-R, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 12 square feet in sign area or 24 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

3. In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-2½, M-3, M-4 and B-1, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet, to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

1. Wall-mounted real estate signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

2. Freestanding real estate signs shall not exceed the following maximum heights:

a. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, eight feet measured vertically from ground level at the base of the sign; and

b. In Zones C-H, C-R, C-1, C-2, C-3, C-M, M-1, M-1½, M-2, M-2½, M-3, M-4 and B-1, 16 feet measured vertically from ground level at the base of the sign.

C. Location of Signs.

1. Freestanding real estate signs may be placed in required front yards, provided such signs are located not less than 10 feet from the highway line.

2. Freestanding real estate signs shall not be placed nearer to a lot line, other than one adjoining a street or highway, than 10 feet.

D. Lighting.

1. Signs in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R, SR-D, P-R and W shall be unlighted.

2. Signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-2½, M-3, M-4 and B-1 may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All real estate signs shall be removed from the premises within 30 days after the property has been rented, leased or sold. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 9, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.11, 1927.)

22.52.950 Temporary construction signs. Temporary construction signs are permitted in all zones, subject to the following restrictions:

A. Area Permitted.

1. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and

b. That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

2. In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, R-R, P-R and SR-D, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

1. Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

2. Freestanding construction signs shall not exceed the following maximum heights:

a. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, eight feet measured vertically from the base of the sign; and

b. In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, R-R, P-R and SR-D, 16 feet measured vertically from the base of the sign.

C. Location of Signs.

1. Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process of removal.

D. Lighting.

1. Construction signs in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C and O-S shall be unlighted.

2. Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, R-R, P-R and SR-D may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 10, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.12, 1927.)

22.52.960 Directional and/or informational signs. Free standing or wall-mounted directional and/or informational signs are permitted in Zones A-1, A-2, A-C, O-S, R-R, W, C-1, C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, P-R and SR-D, subject to the following restrictions:

A. Director's Review. In Zones A-1, A-2, A-C, O-S, R-R and W, site plans shall be submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, prior to the placement of directional and/or informational signs. In addition to the findings required by Section 22.56.1690, approval of such signs shall be contingent upon the additional finding that the geographic location of, or access route to the use identified creates a need for directional and/or information signs not satisfied by other signs permitted by this Title 22.

B. Area Permitted. Directional and/or informational signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

C. Heights Permitted.

1. Wall-mounted directional and/or informational signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

2. Freestanding directional and/or informational signs shall not exceed the following maximum heights:

a. In Zones A-1, A-2, A-C, O-S, R-R and W, six feet measured vertically from the base of the sign; and

b. In all other permitted zones, 12 feet measured vertically from the base of the sign.

D. Location of Signs.

1. In Zones A-1, A-2, A-C, O-S, R-R and W directional and/or informational signs may be located on-site and off-site, provided that where located within a front or corner side yard, such sign shall not be nearer than 10 feet to any street or highway upon which the property fronts; and

2. In all other permitted zones such signs shall be located on-site.

E. Lighting. Directional and/or informational signs may be internally or externally lighted, provided:

1. That any continuous or sequential flashing operation is prohibited; and

2. That in Zones A-1, A-2, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;

3. That in Zone A-C, exposed lamps or light bulbs are prohibited. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 11, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.13, 1927.)

22.52.970 Special-purpose signs. The following special purpose signs are permitted as provided in this section:

A. Community Identification Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1. **Area Permitted.** Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.

2. **Height Permitted.** Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.

3. **Lighting.** Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

4. **Design.** Such signs will be architecturally related to the area in which they are located.

B. Civic Organization Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding civic organization signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1. **Area Permitted.** Such signs shall not exceed 50 square feet in sign area or 100 square feet in total sign area.

2. **Height Permitted.** Such signs shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.

3. **Lighting.** Such signs shall be unlighted.

4. **Design.** Such signs shall be architecturally related to the area in which they are located.

C. Bulletin or Special-event Signs. One freestanding or wall-mounted bulletin or special-event sign may be erected and maintained on each lot or parcel of land in any zone developed for a publicly owned, charitable, religious or educational institution subject to the following restrictions:

1. **Area Permitted.** Such sign shall not exceed 50 square feet in sign area or 100 square feet in total sign area.

2. **Height Permitted.**

a. A wall-mounted sign shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

b. A freestanding sign shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.

3. **Location of Sign.** A freestanding sign shall not be located nearer than 25 feet to a lot line which does not adjoin a street or highway.

4. **Lighting.** Such sign may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.

5. **Design.** Such sign shall be architecturally related to the structure to which it is appurtenant.

D. Fuel Pricing Signs. Fuel pricing signs are permitted for each business offering gasoline or other motor vehicle fuel for sale, subject to the following restrictions:

1. **Types of Signs.** Such signs shall be separate freestanding signs, panels mounted to freestanding sign structures, or combined freestanding business and fuel pricing signs.

2. **Area Permitted.**

a. One sign, not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted for each street or highway frontage.

b. If said business is located on a corner, one sign, not to exceed 30 square feet in sign area or 120 square feet in total sign area, shall be permitted at the corner in lieu of separate signs on each of the intersecting frontages.

c. The area per sign face of a combined freestanding business and fuel pricing sign shall not exceed the sum of the permitted areas per sign face of the two merging signs. Nor shall the business portion of said sign exceed the area per sign face that would be permitted a business sign were it erected separately.

3. **Height Permitted.**

a. No separate freestanding sign shall exceed 15 feet in height at a corner of 5 feet in height elsewhere. Such height shall be measured vertically from the base of the sign.

b. No combined business and fuel pricing sign, or no business sign to which fuel pricing panels are mounted, shall exceed the maximum permitted height of a freestanding business sign as established in Sections 22.52.880 through 22.52.920 of this Part 10.

4. **Location of Sign.** No separate freestanding sign shall be located nearer to an existing freestanding sign or to a lot line, other than one adjoining a street or highway, than 25 feet.

5. **Lighting.** Such signs may be internally or externally lighted.

E. Public Transportation Signs. If a permit is approved by the road commissioner in accordance with Title 16 of this code, public transportation signs are permitted in any zone, subject to the following conditions:

1. **Area Permitted.** Such signs shall not exceed 24 square feet in sign area or 48 square feet in total sign area.

2. **Height Permitted.** Such signs shall not exceed a maximum height of seven feet, measured vertically from the ground directly below the sign.

3. **Lighting.** Such signs may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.

4. **Design.** Such signs shall be approved by the road commissioner.

5. **Location.** No more than two such signs shall be placed at one location and shall not be erected or maintained within 100 feet of any other such sign or signs located on the same side of the street or highway. The location of all such signs shall be approved by the road commissioner, who shall ensure that their placement will not impair the safety or visibility of motorists, bicyclists, pedestrians and others using public streets and highways. (Ord. 83-0028 § 3, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.14, 1927.)

22.52.980 Temporary subdivision sales, entry and special-feature signs. Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

A. Subdivision Sales Signs.

1. **Area Permitted.** One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

a. That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less; and

b. That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and

c. That such sign does not exceed 96 square feet in sign area plus in additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

2. **Height Permitted.**

a. Subdivision sales signs shall not exceed the following maximum heights:

i. Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less; and

ii. 16 feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

b. Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted, The director may modify this requirement pursuant to the provisions of Part 12 of Chapter 22.56.

3. **Location of Signs.** All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.

4. **Lighting.** Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

5. **Time Limit.** Subdivision sales signs shall be maintained only until all the property is disposed of, or for a period of three years from the date of issuance of the first building permit for the subdivision, whichever should occur first. Any structure used for such purpose shall, at the end of such three-year period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.

6. **Text.** All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

B. Subdivision Entry and Special-feature Signs.

1. **Director's Review.** If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, the following related signs may be permitted in any subdivision qualifying for subdivision sales signs:

a. Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivision; and

b. Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

2. **Area Permitted.**

a. Subdivision entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

b. Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

3. **Height Permitted.** Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.

4. **Lighting.** Subdivision entry and special-feature signs shall be unlighted.

5. **Location of Signs.** Subdivision entry and special-feature signs shall be located on said subdivision.

6. **Time Limit.** Subdivision entry and special-feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

C. "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person. (Ord. 1494 Ch. 7 Art. 7 § 707.15, 1927.)

22.52.990 Prohibited signs designated. The following signs shall be prohibited in all zones:

A. Signs which contain or utilize:

1. Any exposed incandescent lamp with a rated wattage in excess of 40 watts;

2. Any exposed incandescent lamp with an internal metallic reflector;

3. Any exposed incandescent lamp with an external metallic reflector;

4. Any revolving beacon light;

5. Any continuous or sequential flashing operation, other than signs displaying time of day, atmospheric temperature or having programmable electronic messages, in which:

a. More than one-third of the lights are turned on or off at one time, or

b. The operation is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;

6. Any system for display of time of day, atmospheric temperature or programmable electronic messages in which:

a. The proposed display has any illumination which is in continuous motion or which appears to be continuous motion, or

b. The message is changed at a rate faster than one message every four seconds, or

c. The interval between messages is less than one second, or

d. The intensity of illumination changes, or

e. The display is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;

B. Revolving signs, all or any portion of which rotate at a speed exceeding six revolutions per minute;

C. Signs advertising or displaying any unlawful act, business or purpose;

D. Devices dispensing bubbles and free-floating particles of matter;

E. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public which any person posts, prints, sticks, stamps, tacks or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamp-post, hydrant, tree, telephone pole or lighting system, or upon any fixture of the police or fire alarm system of the county, with the exception of public transportation signs specifically permitted by this Part 10;

F. Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

1. National, state, local governmental, institutional or corporate flags, properly displayed.

2. Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year;

G. Devices projecting or otherwise reproducing the image of a sign or message on any surface or object;

H. Signs emitting or amplifying sounds for the purpose of attracting attention;

I. Portable signs, except as otherwise specifically permitted by this Title 22;

J. Temporary signs, except as otherwise specifically permitted by this Title 22. (Ord. 83-0028 § 4, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.3, 1927.)

Part 11

VEHICLE PARKING SPACE

Sections:

- 22.52.1000 Purpose of Part 11 provisions.
- 22.52.1005 Applicability of Part 11 provisions.
- 22.52.1010 Permanent maintenance required.
- 22.52.1020 Ownership of required space.
- 22.52.1030 Width, paving, and slope of driveways.
- 22.52.1040 Difficult or impossible access to parking space — Alternate requirements.
- 22.52.1060 Specifications for development of parking facilities.
- 22.52.1070 Parking for handicapped persons.
- 22.52.1080 Number of spaces required — Fractions
- 22.52.1082 Compact automobile parking spaces.

- 22.52.1083 On-site parking.
- 22.52.1084 Loading areas.
- 22.52.1085 Boat slips.
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- 22.52.1095 Churches, temples and other places of worship.
- 22.52.1100 Commercial areas.
- 22.52.1105 Day care facilities.
- 22.52.1110 Entertainment, assembly and dining.
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- 22.52.1120 Hospitals, convalescent hospitals, adult residential facilities and group homes for children.
- 22.52.1130 Hotels, clubs, fraternity and sorority houses, and dormitories.
- 22.52.1140 Industrial uses.
- 22.52.1150 Mobilehome parks.
- 22.52.1170 Motels.
- 22.52.1173 Private parks.
- 22.52.1175 Public parks.
- 22.52.1177 Racquetball and tennis courts.
- 22.52.1180 Residential uses.
- 22.52.1200 Schools.
- 22.52.1205 Scrap metal processing, automobile dismantling, and junk and salvage yards.
- 22.52.1210 Senior citizen and handicapped persons housing developments.
- 22.52.1220 Uses not specified — Number of spaces required.

22.52.1000 Purpose of Part 11 provisions. It is the purpose of this Part 11 to establish comprehensive parking provisions to effectively regulate the design of parking facilities and equitably establish the number of parking spaces required for various uses. The standards for parking facilities are intended to promote vehicular and pedestrian safety and efficient land use. They are also intended to promote compatibility between parking facilities and surrounding neighborhoods and protect property values by providing such amenities as landscaping, walls and setbacks. Parking requirements are established to assure that an adequate number of spaces are available to accommodate anticipated demand in order to lessen traffic congestion and adverse impacts on surrounding properties. (Ord. 83-0161 § 22, 1983.)

22.52.1005 Applicability of Part 11 provisions. A. The provisions of this Part 11 shall apply at the time that a building or structure is erected, altered, or enlarged to increase floor space, numbers of dwelling units or guestrooms, or the use or occupant load of a building or structure is changed. Alterations, enlargements, increases, additions, modifications or any similar changes to uses, buildings, or structures nonconforming due to parking shall also comply with Part 10 of Chapter 22.56.

B. In the case of mixed uses, the total number of parking spaces required shall be the sum of the requirements for the various uses computed separately. Required parking spaces for one use shall not be considered as providing required parking spaces for any other use unless allowed by a parking permit approved in accordance with Part 7 of Chapter 22.56.

C. Parking spaces established by this Part 11 shall be improved as required by this Part 11 prior to occupancy of new buildings or structures, or occupancy of

22.52.1005

a new use in the case of an existing building or structure which has been altered or enlarged in accordance with subsection A of this section.

D. The provisions of this Part 11 shall not apply to property on Santa Catalina or San Clemente Islands or to temporary parking facilities authorized by an approved temporary use permit, except where specifically required by the director.

E. The development standards contained in this Part 11 shall be superseded where a community standards district established pursuant to Part 2 of Chapter 22.44 provides different standards.

F. The provisions of this Part 11 in effect at the time of final approval of applications for conditional use permits, director's review site plan and other similar zoning cases shall apply. Provided however, that as to any pending application which was filed and completed and pursued diligently before June 15, 1983, the applicant may request that the provisions in effect at the time of filing be applied. (Ord. 83-0161 § 23, 1983.)

22.52.1010 Permanent maintenance required. Parking facilities required by this Part 11 shall be conveniently accessible and permanently maintained as such unless and until substituted for in full compliance with the provisions of this Title 22. (Ord. 83-0161 § 24, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.8, 1927.)

22.52.1020 Ownership of required space. A. Except as provided in subsection B of this section, space required by this Part 11 for parking shall either be owned by the owner of the premises because of the use of which the parking space is required, or the owner of such premises shall have the right to use such space for parking by virtue of a recorded lease for a term of not less than 20 years. Such lease shall require that upon expiration or cancellation, the party using the parking spaces provided by such lease, prior to the effective date of such expiration or cancellation, shall notify the planning director of such event. If the lease is cancelled, expires or is otherwise voided, other parking shall be provided in accordance with this Part 11. If the required parking is not provided for any use covered by the former lease, such use shall be immediately terminated.

B. Ownership, or a 20-year lease of required parking space is not necessary if another alternative is specifically allowed by a parking permit approved in accordance with Part 7 of Chapter 22.56. (Ord. 83-0161 § 25, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.20, 1927.)

22.52.1030 Width, paving, and slope of driveways. Access to one or more parking spaces required by this Part 11 which serve three or more dwelling units shall be developed in accordance with the following:

A. Driveways shall be not less than 10 feet wide.

B. Where this Part 11 requires that such access be paved, the pavement shall be not less than 10 feet in width throughout, except that a center strip over which the wheels of a vehicle will not pass in normal use need not be paved.

C. Unless modified by the director or county engineer because of topographical or other conditions, no portion of a driveway providing access to parking spaces shall exceed a slope of 20 percent. Where there is a change in the slope of

driveway providing such access, it must be demonstrated that vehicles will be able to pass over such change in slope without interference with their undercarriages. (Ord. 83-0161 § 26, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.5, 1927.)

22.52.1040 Difficult or impossible access to parking space — Alternate requirements. Where vehicular access to any parking space on the same lot or parcel of land as the residential structure to which it would be accessory is not possible from any highway or street due to topographical or other conditions, or is so difficult that to require such access is unreasonable in the opinion of the director or county engineer, such parking space is not required if:

A. Alternate parking facilities approved by either the director or county engineer are provided; or

B. The director or county engineer finds that alternate parking facilities are not feasible. (Ord. 83-0161 § 27, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.6, 1927.)

22.52.1060 Specifications for development or parking facilities. All land used for parking, other than a lot or parcel of land having a gross area of one acre or more per dwelling unit used, designed or intended to be used for residential purposes shall be developed and used as follows:

A. Paving. Where access to a parking space or spaces is from a highway, street or alley which is paved with asphaltic or concrete surfacing, such parking areas, as well as the maneuvering areas and driveways used for access thereto, shall be paved with:

1. Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or

2. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches. The requirement for said base may be modified if:

a. A qualified engineer, retained to furnish a job-site soil analysis, finds that said base is unnecessary to insure a firm and unyielding subgrade, equal, from the standpoint of the service, life and appearance of the asphaltic surfacing, to that provided if said base were required, and so states in writing, together with a copy of his findings and certification to such effect, or

b. Other available information provides similar evidence; or

3. Other alternative material that will provide at least the equivalent in service, life and appearance of the materials and standards which would be employed for development pursuant to subsection A1 or A2 of this section;

4. The county engineer, at the request of the director, shall review and report on the adequacy of paving where modification of base is proposed under subsection A2, or where alternative materials are proposed under subsection A3. The county engineer may approve such modification or such alternative materials if, in his opinion, the evidence indicates compliance with subsection A2 or A3 as the case may be.

B. 1. Marking of Spaces. Each parking space shall be clearly marked with paint or other similar distinguishable material, except spaces established in a garage or carport having not more than three spaces.

2. Striping for parking spaces may be modified by the director where there is a dual use of the parking facility or where an alternate paving material as described in subsection A3 of this section is used. In approving such modification by site plan the director shall require suitable alternate means of marking the space to insure the required number of spaces is provided.

3. Each compact automobile parking space shall be clearly marked with the words "Compact Only."

C. **Wheel Stops.** Wheel stops shall be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope. Wheel stops are also required on the perimeter of parking lots which are adjacent to walls, fences or pedestrian walkways.

D. **Walls.**

1. **Front Yards.** Where parking facilities are located adjacent to the front lot lines, a solid masonry wall not less than 30 inches nor more than 42 inches in height, shall be established parallel to and not nearer than five feet to the front lot line except that:

a. The wall required shall not be nearer to the front lot line than the abutting required front or side yard of property in a residential or agricultural zone for a distance of 50 feet from the common boundary line;

b. Where abutting and adjacent property is in zones other than a residential or agricultural, the director may permit the establishment of the required wall:

i. Closer than five feet to the front property line, and/or
ii. To a height not exceeding six feet pursuant to the provisions of Part 12 of Chapter 22.56 except where a yard is required in the zone.

2. a. **Side and Rear Yards.** Where parking facilities are located on land adjoining a residential or agricultural zone, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones except that:

i. Where such wall is located within 10 feet of any street, highway or alley and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches.

ii. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet.

3. The director may approve substitution of a decorative fence or wall, or landscaped berm where, in his opinion, such fence, wall or landscaped berm will adequately comply with the intent of this section pursuant to the provisions of Part 12 of Chapter 22.56.

E. **Landscaping.**

1. Where a wall is required to be set back from a lot line, the area between said lot line and such wall shall be landscaped with a lawn, shrubbery, trees and/or flowers, and shall be continuously maintained in good condition.

2. Where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At

least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. This regulation shall not apply to parking areas on the roofs of buildings, nor to parking areas within a building.

3. All landscaping materials and sprinkler systems shall be clearly indicated on the required site plans.

F. **Lighting.** Lighting shall be so arranged to prevent glare or direct illumination in any residential or agricultural zone.

G. **Slope.** Parking lots shall not have a slope exceeding five percent, except for access ramps or driveways which shall not exceed a slope of 20 percent.

H. **Design.** Parking lots shall be designed so as to preclude the backing of vehicles over a sidewalk, public street, alley or highway. Parked vehicles shall not encroach on nor extend over any sidewalk. Parking spaces shall be designed and striped as shown in Appendix 3 of this Title 22. Modifications to the designs shown in Appendix 3 may be approved by the director provided that such modifications are compatible with the design criteria contained in said appendix.

I. **Site Plans.** A site plan shall be submitted to the director to insure that said use will properly comply with the provisions of this Title 22 as provided in Part 12 of Chapter 22.56 on director's review. (Ord. 83-0161 §§ 29 — 37, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.21, 1927.)

22.52.1070 Parking for handicapped persons. A. Number required:

1. All nonresidential parking lots accessible to the public, with the exception of parking lots providing 100 percent valet parking with an approved parking permit, shall provide parking spaces designated for use by handicapped persons, in the number indicated by the following table:

Total Number of Parking Spaces	Number of Parking Spaces Required For the Handicapped
1 — 40	1
41 — 80	2
81 — 120	3
121 — 160	4
161 — 300	5
301 — 400	6
401 — 500	7
over 500	1 additional for each 200 additional spaces provided

2. When fewer than five parking spaces are provided, one shall be 14 feet wide and lined to provide a nine-foot parking area and a five-foot loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by the handicapped only.

B. **Location.** Parking spaces for the physically handicapped shall be located as near as practical to a primary entrance. If only one space is provided, it shall be 14 feet wide and striped to provide a nine-foot parking area and a five-foot loading and unloading area. When more than one space is provided, in lieu of

providing a 14-foot-wide space for each parking space, two spaces can be provided within a 23-foot-wide area striped to provide a nine-foot parking area on each side of a five-foot loading and unloading area in the center. The minimum length of each parking space shall be 18 feet. These parking spaces shall be designed substantially in conformance with the illustration in Appendix 3 of this Title 22.

C. **Encroachment.** In each parking area, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that a handicapped person is not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to the physically handicapped shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space. However, ramps located at the front of parking spaces for the physically handicapped may encroach into the length of such spaces when such encroachment does not limit a handicapped person's capability to leave or enter their vehicle.

D. **Slopes.** Surface slopes of parking spaces for the physically handicapped shall be the minimum possible and shall not exceed one-quarter inch per foot (2.083 percent slope) in any direction.

E. **Marking.** The surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint, at least three square feet in size.

F. **Vertical Clearance.** Entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of eight feet two inches where required for accessibility to parking spaces for the handicapped. (Ord. 83-0161 § 38, 1983.)

22.52.1080 Number of spaces required — Fractions. When the application of this Part 11 requires a fractional part of a parking space, any such fraction equal to or greater than one-half shall be construed as a whole and fractions less than one-half shall be eliminated. (Ord. 83-0161 § 39, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.22, 1927.)

22.52.1082 Compact automobile parking spaces. Except as otherwise provided in this Part 11, not more than 40 percent of the required number of parking spaces, and any parking spaces in excess of the required number, may be compact automobile parking spaces. Spaces for compacts shall be distributed throughout the parking area. (Ord. 83-0161 § 40, 1983.)

22.52.1083 On-site parking. Except as otherwise provided in this Part 11, specifically approved by the commission in a density controlled development, or unless expressly allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56, every use shall provide the required number of parking spaces on the same lot or parcel of land on which the use is located. For the purposes of this section, transitional parking spaces separated only by an alley from the use shall be considered to be located on the same lot or parcel. (Ord. 83-0161 § 41, 1983.)

22.52.1084 Loading areas. Every nonresidential use shall provide and maintain on-site loading and unloading space as provided herein.

A.

Gross Floor Area**Minimum Number of Loading Spaces Required****Office**

5,000 - 36,000
36,000 +

1 Type A
2 Type A

Commercial

5,000 - 24,000
24,000 - 60,000
60,001 +

1 Type A
2 Type A
3 Type A

Industrial

0 - 18,000
18,001 - 36,000
36,001 - 90,000
90,001 - 150,000
150,001 +

1 Type B
2 Type C
3 Type C
4 Type C
5 Type C

Warehouse

0 - 18,000
18,001 - 36,000
36,001 - 50,000
50,001 - 150,000
150,001 +

1 Type B
2 Type C
3 Type C
4 Type C
5 Type C

B. Minimum specifications for loading space:

	Length	Width	Vertical Clearance
Type A	24 feet	12 feet	
Type B	30 feet	12 feet	
Type C	40 feet	12 feet	14 feet

C. Loading spaces shall be located so that commercial vehicles shall not back onto a public street or alley.

D. All maneuvering operations shall be conducted on-site but not within required vehicle parking spaces.

E. The number of loading spaces required may be modified but not waived by the director of planning in special circumstances involving, but not necessarily limited to, the nature of the use and the design of the project. In no event, however, shall the director require less than one loading space on the subject property.

F. Office and commercial uses with a gross floor area of less than 5,000 square feet may be required to provide one Type A loading space where the director deems it appropriate in order to prevent traffic congestion in the parking lot or adjacent streets and highways. (Ord. 90-0155 § 1, 1990; Ord. 83-0161 § 42, 1983.)

22.52.1085 Boat slips. Every boat slip shall provide three-quarter parking spaces plus adequate access thereto. (Ord. 83-0161 § 43, 1983.)

22.52.1090 Bowling alleys. Every building containing one or more bowling alleys which are used commercially shall provide three automobile parking spaces plus adequate access thereto for each bowling alley. (Ord. 83-0161 § 44, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.10, 1927.)

22.52.1095 Churches, temples and other places of worship. Every church, temple or other similar place used in whole or in part for the gathering together of persons for worship, deliberation or meditation shall provide, within 500 feet thereof, one parking space for each five persons based on the occupant load of the largest assembly area as determined by the county engineer. (Ord. 83-0161 § 45, 1983.)

22.52.1100 Commercial areas. Except as otherwise provided in this Part 11, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-()U, except an electrical substation or similar public utility in which there are no offices or other places visited by the public, shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used. Except for medical offices, the preceding provisions shall not apply to business and professional offices, which shall instead provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 400 square feet of floor area of any building or structure so used. (Ord. 92-0026 § 1, 1992; Ord. 90-0155 § 2, 1990; Ord. 88-0156 § 2, 1988; Ord. 83-0161 § 46, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.18, 1927.)

22.52.1105 Day care facilities. A. Every adult day care facility, child care center and large family day care home shall have one parking space for each nonresident staff member and any motor vehicle used directly in conducting such use.

B. In addition to the parking required in subsection A of this section, each child care center shall have one parking space for each 20 children for whom a license has been issued by the state of California. Every large family day care home and each child care center shall have a specific area designated and marked for off-street dropoff and pickup of the children. (Ord. 91-0022 § 3, 1991; Ord. 85-0004 § 53, 1985.)

22.52.1110 Entertainment, assembly and dining. A. Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces:

1. For each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited to:

a. Conference rooms,

b. Dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses,

c. Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses,

d. Exhibit rooms, stages, lounges, and other similar uses,

e. Theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11,

- f. Mortuaries,
- g. Dancehalls, skating rinks, and gymnasiums,
- h. Health clubs and centers;

2. For each 250 square feet for an eating establishment selling food for off-site consumption and having no seating or other areas for on-site eating where expressly allowed by a parking permit approved in accordance with Part 7 of Chapter 22.56.

B. A business establishment, other than that described in subsection A2 of this section, containing a use or uses enumerated in this section shall be subject to a minimum of 10 automobile parking spaces.

C. The parking requirement for that portion of a business described in subsection A of this section that is conducted outside of a building shall be calculated in accordance with the method of determining the occupant load contained in the Building Code (Title of this code). (Ord. 88-0156 § 3, 1988; Ord. 83-0161 § 48, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.11, 1927.)

22.52.1115 Golf courses. Every golf course shall provide 10 parking spaces per hole plus additional parking for all other buildings with the exclusion of the starter offices, comfort stations and locker-shower rooms. Miniature golf courses are excluded from this section. (Ord. 83-0161 § 49, 1983.)

22.52.1120 Hospitals, convalescent hospitals, adult residential facilities and group homes for children. A. Every hospital shall have two automobile parking spaces, plus adequate access thereto, for each patient bed. The parking may be within 500 feet of the exterior boundary of the lot or parcel containing the main use. At least 25 percent of the required parking shall be reserved and marked for the use of employees only.

B. Outpatient clinics, laboratories, pharmacies and other similar uses shall have one parking space for each 250 square feet of floor area when established in conjunction with a hospital.

C. Every convalescent hospital shall have an amount of automobile parking spaces not less than the number of residents permitted by any license or permit which allows the maintenance of such facility. If employee dwelling units are provided on the premises there shall be, in addition to the automobile parking spaces required for the principal use, the number of automobile parking spaces required by this Part 11 for residential uses.

D. Every adult residential facility and group home for children shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use. (Ord. 90-0155 § 3, 1990; Ord. 85-0004 § 54, 1985; Ord. 83-0161 § 50, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.12, 1927.)

22.52.1130 Hotels, clubs, fraternity and sorority houses, and dormitories. Every hotel, club, fraternity house, sorority house, dormitory and similar structure providing guestrooms shall have automobile parking as specified herein:

A. Hotels:

- 1. One parking space for each two guestrooms, and
- 2. One parking space for each suite of guestrooms;

B. Clubs, fraternity houses, sorority houses, dormitories and similar structures used for living or sleeping accommodations:

- 1. One parking space for each guestroom,

2. In the case of dormitories, each 100 square feet of floor area shall be considered a guestroom. (Ord. 83-0161 § 51, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.13, 1927.)

22.52.1140 Industrial uses. In connection with any manufacturing or other industrial use in any zone except Zone SR-D, there shall be provided parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. If the use is considered a warehouse as defined in Section 22.08.230, one parking space shall be provided for each 1,000 square feet of floor area used for warehousing. (Ord. 83-0161 § 52, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.9, 1927.)

22.52.1150 Mobilehome parks. A. Every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long.

B. In addition, guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites.

C. Required parking spaces may be covered or uncovered. (Ord. 83-0161 § 53, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.17, 1927.)

22.52.1170 Motels. Every motel shall have, on the same lot or parcel of land:

A. One parking space for each guest room; and

B. Parking for each dwelling unit in the number required and subject to the same conditions as specified in Section 22.52.1180. (Ord. 1494 Ch. 7 Art. 3 § 703.15, 1927.)

22.52.1173 Private parks. Private parks shall have the same parking requirements and be subject to the same modification provisions as public parks pursuant to Section 22.52.1175. (Ord. 83-0161 § 55, 1983.)

22.52.1175 Public parks. A. Every publicly owned park shall have automobile parking spaces plus adequate access thereto, calculated as follows:

1. For parks of not more than 50 acres:

a. One automobile parking space for each 45 square feet of floor area in the largest assembly area in each building used for public assembly except gymnasiums; plus

b. One automobile parking space for each 100 square feet of floor area in the largest room in each gymnasium; plus

c. One automobile parking space for each 400 square feet of floor area in the remaining area of each building in the park, excluding parking structures, maintenance and utility buildings, and other structures not open to the public; plus

d. One automobile parking space for each one-half acre of developed park area up to 15 acres; plus

e. One automobile parking space for each additional acre of developed park area in excess of 15 acres.

2. For parks of more than 50 acres in area, the number of required parking spaces shall be based on the occupant load of each facility constructed, as

determined by the county engineer using established standards where applicable. Where said standards are not available, the director shall make such determination based on the recommendation of the director of the department of parks and recreation.

B. The director may, without public hearing, approve a modification in the number of automobile parking spaces required by this section, where he finds:

1. That the director of the department of parks and recreation has determined that due to location, size or other factors, anticipated client usage would indicate that a lesser parking requirement is adequate and so recommends; and

2. That elimination of parking spaces in the number proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and

3. That no written protest to the proposed reduction in parking spaces has been received within 15 working days following the date of mailing by the director, of notice of the proposed modification by first class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of such park. Such notice shall also indicate that any person opposed to the granting of such modification may express such opposition by written protest to the director within the prescribed 15-day period; and

4. That sufficient land area is reserved to insure that the parking requirements of this section may be complied with should such additional parking be required in the future due to changes in client usage.

C. In all cases where a written protest has been received a public hearing shall be scheduled before the commission. All procedures relative to notification, public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing the commission shall approve or deny the proposed modification, based on the findings required by this section for approval by the director exclusive of written protest. (Ord. 85-0195 § 20, 1985; Ord. 83-0161 § 56, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.16, 1927.)

22.52.1177 Racquetball and tennis courts. Every racquetball, tennis or similar court shall provide two parking spaces per court in addition to the parking requirements for the remainder of the facility. (Ord. 83-0161 § 57, 1983.)

22.52.1180 Residential uses. A. Every single-family residence, two-family residence, apartment house and other structure designed for or intended to be used as a dwelling on a lot or parcel of land having an area of less than one acre per dwelling unit shall have automobile parking as specified herein:

1. Each single-family residence, two covered standard automobile parking spaces per dwelling unit. Each two-family residence, one and one-half covered, plus one-half uncovered standard parking spaces;

2. Each bachelor apartment, one covered parking space per dwelling unit; each efficiency or one-bedroom apartment, one and one-half covered parking spaces per dwelling unit; and, each apartment having two or more bedrooms, one and one-half covered, plus one-half uncovered parking spaces. In addition, parking for apartment houses shall comply with the following provisions:

a. Parking spaces for apartment houses shall be standard size unless compact size spaces are allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56.

b. Guest parking shall be provided for all apartment houses containing 10 or more units at a ratio of one standard parking space for every four dwelling units. These spaces, which may be uncovered, shall be designated, marked and used only for guest parking.

c. At least one accessible parking space shall be assigned to each dwelling unit.

B. Where two spaces are required or reserved for a dwelling unit such spaces may be developed in tandem. The minimum dimensions for such tandem spaces are eight feet wide and a total of 36 feet long for standard spaces and seven and one-half feet wide and a total of 30 feet long for compact spaces.

C. Parking spaces which are required to be covered shall be provided in a garage, carport or other suitable structure located in a place where the erection of such structures is permitted. Uncovered parking spaces, in addition to those specifically allowed by this section, may be developed where specifically allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56.

D. Parking for senior citizen residences shall comply with the provisions of Section 22.56.235. (Ord. 83-0161 § 58, 1983.)

22.52.1200 Schools. A. Every building used in whole or in part for an elementary school having no grade above the sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom.

B. Every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the county engineer. (Ord. 83-0161 § 59, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.2, 1927.)

22.52.1205 Scrap metal processing, automobile dismantling, and junk and salvage yards. A. The following required parking spaces, and adequate access thereto, shall be maintained for each yard; these requirements are in addition to those imposed by Section 22.52.1140:

1. One parking space for each 7,000 square feet of yard area or fraction thereof, up to the first 42,000 square feet;

2. One parking space for each 20,000 square feet of yard area or fraction thereof, in excess of 42,000 square feet;

3. Regardless of size of the yard area, a minimum of three parking spaces shall be provided.

B. The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting of such use or of renovated, repaired or reassembled vehicles which are owned, operated or in the possession of the proprietor of the yard.

C. The addition of automobile parking spaces on an adjacent lot or parcel of land for purposes of complying with the parking requirements of this section shall not be considered an expansion of the use for purposes of Part 10 of Chapter 22.56.

D. All required parking areas and driveways shall be developed in accordance with this Part 11. (Ord. 83-0161 § 60, 1983.)

22.52.1210 Senior citizen and handicapped persons housing developments.

A. Multiple-family housing developments that are restricted to senior citizens and handicapped persons shall provide one-half parking space for each dwelling unit, subject to the following restrictions:

1. The parking may be covered or uncovered; if uncovered, the screening requirements of subsection L of Section 22.56.1110 must be followed.

2. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons.

3. A plot plan shall be submitted to and approved by the director in accordance with Part 12 of Chapter 22.56.

B. Guest parking shall be provided in the ratio of one parking space for each eight units. These spaces shall be marked as guest parking.

C. The parking for senior citizens and handicapped persons housing developments may be further reduced if a parking permit is approved pursuant to Part 7 of Chapter 22.56. (Ord. 83-0161 § 61, 1983.)

22.52.1220 Uses not specified — Number of spaces required. Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11. (Ord. 83-0161 § 62, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.19, 1927.)

Chapter 22.56

CONDITIONAL USE PERMITS, VARIANCES, NONCONFORMING USES, TEMPORARY USES AND DIRECTOR'S REVIEW

Parts:

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2. Variances
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6. Mobilehome Permits
7. Parking Permits
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Part 1

CONDITIONAL USE PERMITS

Sections:

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- 22.56.020 Application — Filing.
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- 22.56.040 Application — Burden of proof.
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- 22.56.250 Temporary war uses.
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22.56.010 Conditional use defined — Purpose of permit. A "conditional use," as defined by this Title 22, means a use which because of characteristics peculiar to it, or because of size, technological process or type of equipment, or because of its location with reference to surroundings, street or highway width, traffic generation or other demands on public services, requires special consideration relative to placement at specific locations in the zone or zones where classified to insure proper integration with other existing or permitted uses in the same zone or zones. Pursuant to Part 1 of Chapter 22.56, such use, depending on the characteristics of the individual site and location within the zone where proposed, may be approved without conditions, or approved with conditions to insure proper integration with other existing or permitted uses in the same zone or zones, or such use may be denied. (Ord. 82-0024 § 7, 1982; Ord. 1494 Ch. 5 Art. 1 § 501.1, 1927.)

22.56.020 Application — Filing. Any person desiring a conditional use permit required by or provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by the hearing officer, commission or board of supervisors on an application requesting the same, or substantially the same permit. (Ord. 85-0195 § 11 (part), 1985; 1494 Ch. 5 Art. 1 § 501.2, 1927.)

22.56.030 Application — Information required. A. An application for a conditional use permit shall contain the following information:

1. Name and address of the applicant and of all persons owning any or all of the property proposed to be used;
2. Evidence that the applicant:
 - a. Is the owner of the premises involved, or
 - b. Has written permission of the owner or owners to make such application, or
 - c. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof, or
 - d. In the case of a public agency, is negotiating to acquire a portion of the premises involved;
3. Location of subject property (address or vicinity);
4. Legal description of the property involved;

5. The nature of the requested use, indicating the business, occupation or purpose for which such building, structure or improvement is to be erected, constructed, altered, enlarged, moved, occupied or used;

6. Indicate the nature, condition and development of adjacent uses, buildings and structures; and

7. Provide a site plan drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating:

a. The area and dimensions of proposed site for the requested use,

b. The location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features;

8. Indicate the dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use;

9. Indicate other permits and approvals secured in compliance with the provisions of other applicable ordinances;

10. With each application, the applicant shall also file:

a. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land,

b. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500-foot radius,

c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located,

d. Proof satisfactory to the director that water will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of this code, or by a variance granted pursuant to said Division 1. The director may accept as such proof a certificate from the person who is to supply water that he can supply water as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the forester and fire warden, or a certificate from the county engineer that such water will be available;

e. The director may waive the filing of one or more of the above items;

11. Such other information as the director may require.

B. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 5, 1990; Ord. 1494 Ch. 5 Art. 1 § 501.3, 1927.)

22.56.040 Application — Burden of proof. In addition to the information required in the application by Section 22.56.030 the applicant shall substantiate to the satisfaction of the hearing officer the following facts:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required. (Ord. 85-0195 § 16 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.4, 1927.)

22.56.050 Application — Fee and deposit. When an application is filed, it shall be accompanied by the filing fee and deposit as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 1 § 501.5, 1927.)

22.56.060 Application — Denial for lack of information. The hearing officer may deny, without a public hearing, an application for a conditional use permit if such application does not contain the information required by Sections 22.56.030 and 22.56.040. The hearing officer may permit the applicant to amend such application. (Ord. 85-0195 §§ 13 (part) and 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.6, 1927.)

22.56.070 Application — Public hearing required — Exception. In all cases where an application for a conditional use permit is filed and the hearing officer does not grant a request for ex parte consideration, the hearing officer shall hold a public hearing unless the commission determines to and itself holds a public hearing. In either case, the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.56. (Ord. 85-0195 § 21, 1985; Ord. 85-0009 § 7, 1985; Ord. 1494 Ch. 5 Art. 1 § 501.7, 1927.)

22.56.080 Permit — Granted following ex parte consideration — Exceptions. Where the hearing officer finds that the use requested, subject to such conditions as he deems necessary, will comply with the findings required by Section 22.56.090, he may grant such permit without a public hearing except that this section does not apply to an application for the following:

- Airports.
- Amusement and entertainment enterprises and concessions, including all structural devices and contrivances designed and operated for patron participation and pleasure.
- Circus winter quarters.
- Colleges and universities.
- Communication equipment buildings.
- Correctional institutions.
- Day nurseries.
- Earth stations.
- Electrical distribution substations.
- Electric transmission substations.
- Electric generating plants.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Golf driving ranges.

- Guest ranches.
- Heliports.
- Helistops.
- Hospitals.
- Institutions for the aged, private.
- Institutions for children, private.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Mobilehome parks.
- Motor recreational facilities for the driving, testing and racing of automobiles, dune buggies, motorcycles, trail bikes or similar vehicles, including appurtenant facilities in conjunction therewith.
- Nudist camps.
- Oil wells.
- Outdoor festivals.
- Parking buildings.
- Public utility service centers.
- Race tracks.
- Radio and television stations and towers.
- Recreation clubs, private.
- Rifle, pistol, skeet or trap ranges.
- Sewage treatment plants.

(Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.8, 1927.)

22.56.090 Application — Grant or denial — Findings and decision at public hearing. A. The hearing officer shall approve an application for a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

1. That the proposed use will be consistent with the adopted general plan for the area. Where no general plan has been adopted, this subsection shall not apply;
2. That the requested use at the location proposed will not:
 - a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
4. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

B. The hearing officer shall deny the application where the information submitted by the applicant and/or presented at public hearing fails to substantiate such findings to the satisfaction of the hearing officer. (Ord. 85-0195 § 22, 1985; Ord. 85-0009 § 8, 1985; Ord. 82-0024 § 8 (part), 1982; Ord. 1494 Ch. 5 Art. 1 § 501.9, 1927.)

22.56.100 Permit — Additional conditions imposed when. A. The hearing officer, in approving an application for a conditional use permit, may impose such conditions as he deems necessary to insure that such use will be in accord with the findings required by Section 22.56.090. Conditions imposed by the hearing officer may involve any pertinent factors affecting the establishment, operation and maintenance of the requested use, including, but not limited to:

1. Special yards, open spaces and buffer areas;
2. Fences and walls;
3. Parking facilities, including vehicular ingress and egress and the surfacing or parking areas and driveways to specified standards;
4. Street and highway dedications and improvements, including sidewalks, curbs and gutters;
5. Water supply and fire protection in accordance with the provisions of Division 1 of Title 20 of this code;
6. Landscaping and maintenance of grounds;
7. Regulation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation;
8. Regulation of operating hours for activities affecting normal neighborhood schedules and functions;
9. Regulation of signs, including outdoor advertising;
10. A specified validation period limiting the time in which development may begin;
11. Provisions for a bond or other surety that the proposed conditional use will be removed on or before a specified date;
12. A site plan indicating all details and data as prescribed in Title 22 of this code;
13. Such other conditions as will make possible the development of the proposed conditional use in an orderly and efficient manner and in general accord with all elements of the general plan and the intent and purpose of this Title 22.

B. The hearing officer may also approve the requested permit contingent upon compliance with applicable provisions of other ordinances. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.12, 1927.)

22.56.110 All zone regulations apply unless permit is granted. Unless specifically modified by a conditional use permit, all regulations prescribed in the zone in which such conditional use permit is granted shall apply. (Ord. 1494 Ch. 5 Art. 1 § 501.22, 1927.)

22.56.140 Expiration date of unused permits. A. A permit issued on or after January 21, 1937, which is not used within the time specified in such permit, or, if no time is specified, within two years after the granting of the permit, becomes null, void and of no effect at all:

1. That in all cases the hearing officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. In the case of a nonprofit corporation organized to provide low-income housing for the poor or elderly, the hearing officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension;

2. Repealed by Ord. 92-0032;

3. That in the case of a permit for a publicly owned use, no time limit shall apply to utilization of such permit provided that the public agency:

a. Within one year of the date of such approval either acquires the property involved or commences legal proceedings for its acquisition, and

b. Immediately after the acquisition of, or the commencement of legal proceedings for the acquisition of the property, posts such property with signs, having an area of not less than 20 square feet nor more than 100 square feet in area per face indicating the agency and the purpose of which it is to be developed. One such sign shall be placed facing and located within 50 feet of each street, highway or parkway bordering the property. Where the property in question is not bounded by a street, highway or parkway the agency shall erect one sign facing the street, highway or parkway nearest the property;

4. That, in the case of a conditional use permit filed and heard concurrently with a land division, the hearing officer shall specify the limits and extensions to be concurrent and consistent with those of the land division.

B. A conditional use permit shall be considered used, within the intent of this section, when construction or other development authorized by such permit has commenced that would be prohibited in the zone if no permit had been granted. (Ord. 92-0032 § 2, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 85-0009 § 9, 1985; Ord. 82-0003 § 3, 1982; Ord. 1494 Ch. 5 Art. 1 § 501.17, 1927.)

22.56.150 Expiration following cessation of use. A conditional use permit granted by action of the hearing officer or the commission, shall automatically cease to be of any force and effect if the use for which such conditional use permit was granted has ceased or has been suspended for a consecutive period of two or more years. (Ord. 85-0195 § 10 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.19, 1927.)

22.56.160 Permit does not legalize nuisances. Neither the provisions of this Part 1 nor the granting of any permit provided for in this Part 1 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 1494 Ch. 5 Art. 1 § 501.20, 1927.)

22.56.170 Continuing validity of permit. A conditional use permit that is valid and in effect, and was granted pursuant to the provisions of this Title 22 shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land. (Ord. 1494 Ch. 5 Art. 1 § 501.23, 1927.)

22.56.180 Adequate water supply — Criteria. If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted without a conditional use permit in the same zone, and will not comply with the provisions of Division 1 of Title 20 of this code, such facts shall be prima facie evidence that such requested use will adversely

affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the provisions of Section 22.56.090. If the water appeals board grants a variance pursuant to any provision of Chapter 20.12 of said Division 1, permitting the proposed use with the existing or proposed water supply, this section shall not apply. (Ord. 1494 Ch. 1 § 501.11, 1927.)

22.56.190 Adult businesses — Additional findings prerequisite to permit.

A. In addition to the findings required pursuant to subsections A1, A3 and A4 of Section 22.56.090, the hearing officer shall approve and the commission shall approve an application for a conditional use permit for an adult business where the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

1. The requested use at the proposed location will not adversely affect the use of a church, temple or other place used exclusively for religious worship, school, park, playground or similar use within a 500-foot radius; and

2. The requested use at the proposed location is sufficiently buffered in relation to residentially zoned areas within the immediate vicinity so as not to adversely affect said areas; and

3. The exterior appearance of the structure will not be inconsistent with the external appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

B. **Time Limits.** The hearing officer or commission shall approve or disapprove the application for a conditional use permit for an adult business within 90 days from the date on which an application requesting approval of the permit has been received and accepted as complete by the planning director. The time limit established by this subsection may be extended once for a period not to exceed 90 days upon consent of the hearing officer or commission and the applicant. All time limits specified in this subsection are maximum time limits for approving or disapproving the permit application. The hearing officer or commission shall, if possible, approve or disapprove the permit application in a shorter period of time. Nothing in this subsection shall diminish the legal responsibility of the planning agency to provide public notice and hearing before acting on a permit application. Upon the filing of an appeal, the board of supervisors shall render its decision on the appeal within 60 days. (Ord. 91-0076 § 1, 1991; Ord. 85-0195 § 23, 1985; Ord. 82-0233 § 1, 1982; Ord. 82-0024 § 8 (part) and 9, 1982; Ord. 1494 Ch. 5 Art. 1 § 501.25, 1927.)

22.56.195 Alcoholic beverage sales, for either on-site or off-site consumption. Additional Findings Prerequisite to Permit.

A. This section applies to:

1. Establishments that do not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption;

2. Establishments that currently sell alcoholic beverages but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification;

3. Establishments that currently sell alcoholic beverages, if the establishment substantially changes its mode or character of operation, which includes, but is not limited to:

a. A 10-percent increase in the floor area devoted to alcoholic

beverage sales or inventory, or

b. A 25-percent increase in facing used for the display of alcoholic beverages; and

4. Establishments which have either been abandoned or discontinued operation for three months.

B. In addition to the findings required pursuant to subsection A of Section 22.56.090, the planning agency shall approve an application for a conditional use permit for alcoholic beverage sales where the information submitted by the applicant, or presented at public hearing, substantiates the following findings:

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and

3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and

4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

5. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. (Ord. 92-0097 § 4, 1992.)

22.56.200 Building bulk provisions. The building bulk provisions prescribed in the various zones shall not apply to uses permitted by conditional use permit. In granting a conditional use permit, the hearing officer shall prescribe the height limit, maximum lot coverage or floor-area ratio for the use approved. Where the hearing officer fails to specify said height limit, maximum lot coverage or floor-area ratio, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified. (Ord. 85-0195 § 23, 1985; Ord. 1494 Ch. 5 Art. 1 § 501.10, 1927.)

22.56.202 Density bonus — Additional provisions. In addition to the provisions contained in this Part 1, applications for a conditional use permit for a density bonus, which may also include incentives and concessions, shall also comply with the following provisions:

A. **Application — Eligibility.** An application for a conditional use permit for a density bonus shall be accepted by the director if the development contains five or more dwelling units, and:

1. At least 20 percent of the total dwelling units in the development are provided for lower income households; or

2. At least 10 percent of the total dwelling units in the development are provided for very low income households; or

3. At least 50 percent of the dwelling units in the development are provided for qualifying residents or senior citizens as defined in Sections 51.2 and 51.3 of the Civil Code.

4. As used in this section, the term "affordable housing" means dwelling units provided for lower or very low income households and qualifying residents or senior citizens.

B. Application — Contents. In addition to the information required by Section 22.56.030, an application for a conditional use permit for a density bonus shall contain the following additional information and documents:

1. The total number of dwelling units proposed; and
2. The number of affordable housing units; and
3. The amount of bonus or type of incentives or concessions requested;

and

4. A site plan of the development to the scale and in a number satisfactory to the director indicating the locations of affordable housing units and indicating which units are for rental and which are for sale if combined in the same proposal; and

5. A draft agreement suitable for recordation in the office of the county recorder, as a covenant running with the land for the benefit of the county of Los Angeles, indicating the number of dwelling units as specified by subsections B1 and B2 of this section, and also specifying the number of years that said affordable housing units will be continuously available as provided by subsection I3 of this section. In lieu of such covenant and agreement, the applicant may furnish a different mechanism to guarantee the availability of the affordable housing units, subject to review by and the prior approval of the county counsel. The means proposed to insure the continuing availability of affordable housing units for the time periods required in subsection I3 shall also be provided; and

6. The market rental rates or purchase sale prices, whichever are appropriate, for dwelling units of comparable size and type within the market area of the subject property, to the satisfaction of the director; and

7. Financial information, satisfactory to the director, to support the need for incentives or concessions if requested, and the reasons why they are necessary to make the affordable housing units economically feasible; and

8. When transfer of density is proposed as provided by subsection G of this section, the filing requirements listed in Section 22.56.030 shall apply to all parcels under consideration. In addition, the director shall effect notice of the public hearing for such developments for all parcels independently using the procedure contained in Part 4 of Chapter 22.60.

C. Additional Burden of Proof. The applicant shall substantiate the burden of proof for a conditional use permit as specified by Section 22.56.040, and the following:

1. That the proposed project at the location proposed has been designed to be compatible with the surrounding area in terms of land use patterns, designs, and established community character; and

2. That the proposed project will assist in satisfying affordable housing needs, and is viable in terms of continuing availability to meet such housing needs; and

3. That the proposed project shall be reasonably proximate to public

transit, shopping and, except for senior citizen housing, employment centers; and

4. That the requested incentives or concessions are required to make the affordable housing units economically feasible.

D. Fee Waiver. The filing fee for a conditional use permit for a density bonus shall be waived if the proposed project is a manufactured housing development and/or a mobilehome park.

E. Notification of the Community Development Commission. The department of regional planning shall refer a copy of the application for a conditional use permit for a density bonus to the executive director of the community development commission for review and comment.

F. Authorized Bonuses and Incentives. The density bonuses, incentives or concessions listed below may be considered pursuant to the provisions of this section. In no case shall the total density bonus exceed a 50 percent increase over what the general plan would otherwise allow.

1. If a project meets the minimum requirements contained in subsection A, a density bonus of at least 25 percent shall be granted. A new manufactured housing development and/or mobilehome park which will include used mobilehomes may have a bonus of not to exceed 50 percent.

2. If a project exceeds the minimum requirements contained in subsection A and provides additional affordable housing units, then the following additional bonuses are authorized:

a. A bonus of 1.25 dwelling units for each additional lower income household dwelling unit reserved beyond the minimum required.

b. A bonus of 2.5 dwelling units for each additional very low income household dwelling unit reserved beyond the minimum required.

c. A bonus of one dwelling unit for each additional senior citizen or qualified resident dwelling unit reserved beyond the minimum required.

3. Incentives or concessions which may include, but are not necessarily limited to, the following:

a. Modification of development standards such as, but not limited to, a reduction in setbacks and in the amount of vehicular parking required by this Title 22;

b. Approval of a mixed use development, in accordance with Part 11 of Chapter 22.40, in conjunction with the development if the commercial, office, industrial, or other proposed land uses will reduce the cost of the housing and if the findings specified by Section 22.56.090 are met;

c. Expedited case processing;

d. Waiver of zoning, environmental impact and subdivision fees, deposits, and/or surcharges;

e. Utilization of federal and state grant moneys or local revenues to provide land, financing and/or material for the proposed project at a reduced cost;

f. Exemption of the development, in whole or in part, from the requirements of Section 21.24.340; and

g. Other regulatory incentives or concessions proposed by the applicant which result in identifiable cost reductions.

4. Except as provided herein, nothing in this section shall be interpreted to preclude the county from taking any additional actions or measures which will aid applicants to construct affordable dwelling units, nor shall it be interpreted to prohibit the applicant from proposing other incentives or concessions which would result in identifiable cost reductions.

G. **Transfer of Density.** Where an applicant proposes to concurrently develop noncontiguous properties, within the same major planning area as defined on the major subregional policy framework map of the general plan, the transfer of density bonuses, incentives and/or concessions from one property to another may be approved, subject to the provisions of this Part I, provided:

1. That the total density bonuses, incentives and/or concessions approved shall not exceed that obtained if developed separately; and
2. That such properties shall be concurrently developed, and it shall be made a condition of the permit that all affordable housing units shall be constructed at the same time as or prior to other dwelling units on either site; and
3. That the applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites; and
4. That such transfer will not result in the undue concentration and/or segregation of affordable housing units at either site, in relation to the existing and concurrently proposed development of the surrounding area.

H. **Findings Prerequisite to Approval.** Approval of an application for a conditional use permit for a density bonus shall be predicated upon substantial compliance with the findings specified by Section 22.56.090, with subsection C of this section regarding burden or proof, and that the proposed project will not cause or add to undue concentration of affordable housing units in the surrounding community.

I. **Permit Approval Conditions.** A conditional use permit for a density bonus shall include the following conditions, unless specifically waived or modified:

1. Those owner-occupied dwelling units reserved for lower or very low income households shall have an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code. Those rental dwelling units reserved for lower or very low income households shall have an affordable rent as defined in Section 50053 of the Health and Safety Code; and
2. That the affordable housing units shall be dispersed throughout the proposed project and shall be compatible with the exterior design of other units in the project in terms of appearance, materials, and finished quality; and
3. That affordable housing units shall be reserved for a minimum period of 30 years, if a density bonus and at least one incentive or concession is to be granted. If only a density bonus is to be granted, the affordable housing units shall be reserved for not less than 10 years; and
4. That a covenant and agreement or such other mechanism furnished by the applicant subject to review by and the prior approval of the county counsel to insure the continuing availability of affordable housing units be implemented and continuously administered for the time period specified. Said agreement shall contain remedies for violations of the covenant including but not limited to monetary penalties; and
5. That the reserved affordable housing units shall be constructed and offered for sale and/or for rent concurrently with or prior to the construction and sale and/or rental of the unreserved or market rate dwelling units in the development project unless specifically deemed inappropriate; and
6. That a form of security such as, but not limited to, letters of credit in an amount sufficient to assure completion of all designated affordable housing units shall be required.

J. **Findings for Disapproving Incentives or Concessions.** In evaluating incentives or concessions relative to an application for a conditional use permit for

a density bonus, it may be determined that such incentives or concessions are unnecessary if it is found that additional incentives or concessions are not required to provide for affordable housing costs or affordable rents as described in subsection 11. (Ord. 93-0036 § 4, 1993.)

22.56.205 Density-controlled development — Additional regulations. A. Unless otherwise specified as a condition of grant, all standards of development of

ii. Appraisal of measures taken to protect scenic, biotic and other resources, and

iii. Recommended changes in the proposed development necessary or desirable to achieve compliance with the findings required by subsection I of this section and the provisions of the General Plan, and

iv. Recommended conditions to be imposed to insure that the proposed development will be in accord with the findings required by subsection I and the provisions of the General Plan;

b. In cases where the proposed development would impact a significant ecological area and where such information is not included in the environmental document, identification and location of the resources constituting the basis for classification of such area as a significant ecological area.

2. The director, in developing such a report and recommendation, will consult with appropriate agencies and will compile the recommendations and comments of such agencies, including any recommendation of SEATAC. Developments which are located in the Malibu Coastal Zone which are in both a significant ecological area and a sensitive environmental resource area shall be evaluated by the ERB pursuant to the provisions of Part 6 of Chapter 22.44 in lieu of SEATAC to assure the protection of the resources contained in these areas.

I. Findings and Decision. The hearing officer shall not approve an application for a conditional use permit-hillside management and significant ecological areas unless it finds that the proposal is consistent with the General Plan and:

1. In hillside management areas:

a. That the burden of proof set forth in subsection F of this section has been met by the applicant, and

b. That the approval of proposed dwelling units exceeding the number permitted by the low-density threshold for the proposed development in nonurban hillsides or the midpoint of the permitted density range in urban hillsides is based on the ability to mitigate problems of public safety, design and/or environmental considerations, as provided in this section and the General Plan;

2. In significant ecological areas, that the burden of proof set forth in subsection F has been met by the applicant.

J. Conditions. Every conditional use permit-hillside management and significant ecological areas shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every conditional use permit-hillside management and significant ecological areas, whether such conditions are set forth in the permit or not. The hearing officer, in granting the conditional use permit-hillside management and significant ecological areas, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided herein and/or pursuant to the provisions of Part 2 of Chapter 22.56;

1. Hillside Management Areas.

a. Open Space. Open space shall comprise not less than 25 percent of the net area of a residential development in an urban hillside management area, and not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Subject to the approval of the hearing officer, such open space may include one or more of the following:

- i. Undisturbed natural areas.
- ii. Open space for passive recreation.
- iii. Private yards, provided that certain construction rights

are dedicated,

iv. Parks and open recreational areas.

v. Riding, hiking and bicycle trails.

vi. Landscaped areas adjacent to streets and highways.

vii. Greenbelts.

viii. Areas graded for rounding of slopes to contour appearance.

ix. Such other areas as the hearing officer deems appropriate;

b. Landscaping. Where appropriate, a plan for landscaping common or open space areas not to be left in a natural state shall be submitted to and approved by the hearing officer. Where a landscaping plan has not been submitted to the hearing officer as part of this application, said plan shall be submitted to and approved by the director prior to the issuance of any grading or building permit. Appeal of the director's decision shall be as provided in Section 22.56.1750;

c. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement;

d. Residential Density. The hearing officer shall, as a condition of approval, designate the maximum number of dwelling units permitted in a residential development as follows:

i. In urban hillside management areas, a number between the midpoint and the maximum number of dwelling units permitted by the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range should be established by the land use policy map of the General Plan, but not to exceed the number permitted by this Title 22;

ii. In nonurban hillside management areas, a number between the low-density threshold and the maximum number of dwelling units established for such property pursuant to subsection E of this section, but not to exceed the number permitted by this Title 22;

e. Architectural Features. Where not submitted to the hearing officer as part of this application, exterior elevation drawings indicating building heights and major architectural features shall be submitted to and approved by the director prior to the issuance of any building permit. Appeal of the director's decision shall be as provided in Section 22.56.1750.

2. Significant Ecological Areas. The hearing officer shall, as a condition of approval, require that the proposed development plan incorporates those measures necessary to protect identified resources and meet the burden of proof described in subsection F of this section. (Ord. 92-0037 § 7, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 84-0160 § 1, 1984; Ord. 82-0086 § 1, 1982; Ord. 82-0003 § 1, 1982.)

22.56.220 Hotels in Zone R4 — Additional conditions. In addition to conditions imposed pursuant to Section 22.56.100 in approving a conditional use

F. If any condition of this section is violated, or if any law, statute or ordinance is violated, the privileges granted herein shall lapse and such approval shall be suspended.

G. Neither the provisions of this section nor the granting of any permit provided for in this Part 1 authorizes or legalizes the maintenance of a public or private nuisance. (Ord. 1494 Ch. 5 Art. 1 § 501.14, 1927.)

22.56.215 Hillside management and significant ecological areas — Additional regulations. A. 1. Permit Required. Except as specified in subsection C, prior to the issuance of any building or grading permits, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a lot or parcel which is in or partly in an area designated in the county General Plan and related maps as a significant ecological area or within a hillside management area as specified herein, a conditional use permit shall be applied for and approved as provided by this section.

2. A conditional use permit is required in hillside management areas when:

a. The property contains any area with a natural slope of 25 percent or more in an urban hillside management area proposed to be developed with residential uses at a density exceeding the midpoint of the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range shall be established by the land use element of the General Plan.

b. The property contains any area with a natural slope of 25 percent or more in a nonurban hillside management area proposed to be developed, with residential uses at a density exceeding the low-density threshold established for such property pursuant to subsection E.

B. Intent and Purpose of Regulations.

1. A conditional use permit is required in order to protect resources contained in significant ecological areas and in hillside management areas as specified in the county General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property. In extending protection to these environmentally sensitive areas, it is intended further to provide a process whereby the reconciliation of potential conflict within these areas may equitably occur. It is not the purpose to preclude development within these areas but to ensure, to the extent possible, that such development maintains and where possible enhances the remaining biotic resources of the significant ecological areas, and the natural topography, resources and amenities of the hillside management areas, while allowing for limited controlled development therein.

C. Exemptions from Permit. Permit exemptions include:

1. Accessory buildings and structures as defined in this title;

2. Additions or modifications to existing residences; provided, however, that such additions or modifications do not increase the number of families that can be housed in said residences;

3. Individual single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lots or parcels of land;

4. In hillside management areas only (these provisions shall not apply

where the subject property is also within a significant ecological area):

a. Issuance of building permits pursuant to a final map where project grading has commenced in accordance with an approved grading permit.

b. Development proposals which are so designed that all areas within the project which have a natural slope of 25 percent or greater remain in a completely natural state. the director shall make this determination using the proposed development plan, slope maps and any other material he deems necessary;

5. Final maps and development approvals (permits) related thereto which are in substantial conformance with a tentative map approved or extended by the county of Los Angeles since December 31, 1978, except as California state law may otherwise specify;

6. Complete applications for development proposals which were filed for approval prior to February 5, 1981, except at the specific request of the applicant. This exemption shall also apply to the refiling of applications which were denied solely by reason of Sections 65950 through 65967 of the Government Code and were originally filed prior to February 5, 1981. Any development proposals within this exemption still must be consistent with the county of Los Angeles' adopted General Plan;

7. Property located in both a significant ecological area and a sensitive environmental resource area; provided, however, that this exception applies only to the significant ecological area regulations and does not apply to the provisions related to hillside management.

D. Additional Contents of Application. In addition to the material specified in Section 22.56.030, an application for a conditional use permit for hillside management or significant ecological areas shall contain the following information:

1. In all applications:

a. Panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property;

b. Maps showing the existing topography of the subject property. Commercially available maps may be deemed acceptable;

i. One copy of such map shall identify the locations of all drainage patterns, watercourses and any other physical features which are customarily found on topographical maps prepared by the United States Geological Survey,

ii. A second copy shall delineate all property having a natural slope of 25 to 49.99 percent, and a natural slope of 50 percent or more;

c. A grading plan to a scale satisfactory to the director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded;

d. The following, if the construction of dwelling or other structures are part of the proposed project:

i. Exterior elevation drawings, to a scale satisfactory to the director, indicating proposed building heights and major architectural features, and

ii. Plans for decorative landscaping, showing the location of proposed groundcover areas, shrub mass, and existing and proposed tree locations for common or open space areas not left in a natural state. Such plan shall also include botanical and common names of all planting materials;

2. In hillside management areas, the following additional information:

the zone in which a density-controlled development is proposed shall be deemed to be conditions of every conditional use permit granted for such development, whether such conditions are set forth in the conditional use permit or not.

B. In approving a conditional use permit for density controlled development, the hearing officer shall impose conditions pertaining to the following, which may not be modified except by Part 2 of Chapter 22.56:

1. The Preservation of Commonly Owned Areas.

a. The hearing officer shall require the permanent reservation of all commonly owned areas. Such reservation shall be by establishment of a homeowners' association, maintenance district or other appropriate means or methods to insure to the satisfaction of the commission the permanent reservation and continued perpetual maintenance of required commonly owned areas.

b. As a means to further insure the reservation of commonly owned areas, the hearing officer shall also require that where lots or parcels of land are sold or otherwise separated in ownership, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either:

i. An undivided interest in the commonly owned areas;

or

ii. A share in the corporation or voting membership in an association owning the commonly owned area, where approved as provided in this Section 22.56.205.

2. Dwelling Unit Type. The hearing officer shall require that all dwelling units be single-family residences unless a townhouse development is requested and approved.

3. Location, Separation and Height of Buildings. The hearing officer shall impose conditions as he deems necessary to govern the location, separation and height of buildings to insure compatible placement on the proposed site and with relationship to the surrounding area. This provision shall not be deemed to permit approval of a greater height than is permitted in the zone where development is proposed.

C. In addition to conditions imposed pursuant to Section 22.56.100, in approving a density-controlled development, the hearing officer may impose conditions pertaining to the following:

1. Location of Automobile Parking Facilities. Where the hearing officer determined that the proposed development will contain design features offering amenities equal to or better than a development plan incorporating required automobile parking facilities on the same lot or parcel of land, such automobile parking may be located on a separate lot or parcel, provided that such automobile parking facility is:

- a. In full compliance with all other provisions of Part 11 of Chapter 22.52; and
- b. Located on a separate lot or parcel of land under common ownership; and
- c. Conveniently located and easily accessible to the dwelling it is intended to serve; and
- d. Not greater than 200 feet from the residence it is intended to serve.

2. Architecture. The hearing officer may impose conditions governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property.

3. Yards. The hearing officer may modify any or all yard requirements of the basic zone wherein a density-controlled development is proposed. In reaching his determination to modify the yard requirements and to what extent the hearing officer shall base its decision on whether such modification will:

a. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards; and

b. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area. Nothing in this subsection shall be construed to prohibit the imposition of yards exceeding the minimum provided in the zone.

4. Landscaping. The hearing officer may require a plan for the landscaping of any or all parts of the development be submitted to and approved by the hearing officer in order to insure that the development will be complementary to, and compatible with, the uses in the surrounding area.

5. Utilities. The hearing officer may require the applicant to submit to the hearing officer, and it may be made a condition of approval for a density-controlled development, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development, (Ord. 85-0195 § 14, 1985; Ord. 82-0003 § 4 (part), 1982.)

22.56.210 Grading project, off-site transport — Requirements for compliance. Grading projects, off-site transport, requiring a conditional use permit shall comply with the following requirements:

A. A grading permit, when required, shall first be obtained as provided in the Building Code set out at Title 26 of this code before the commencement of any grading project, off-site transport.

B. The application for a conditional use permit shall contain statements setting forth the following information, in addition to that required by Section 22.56.030:

1. The names and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;

2. The names and addresses of the persons who will be conducting the operations proposed;

3. The ultimate proposed use of the lot or parcel of land;

4. Such other information as the director finds necessary in order to determine whether the application should be granted.

C. The applicant shall submit a map showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be imported.

D. All hauling as approved under this section shall be restricted to a route approved by the road commissioner.

E. Compliance shall be made with all applicable requirements of other county departments and other governmental agencies.

a. Geology and soil reports indicating active or potentially active faults at and near the proposed site and the stability of the area within the various slope categories used in this section.

b. For proposed residential uses in areas identified as nonurban hillside management areas in the General Plan, the number of acres within the following slope categories, as determined by a licensed civil engineer, licensed land surveyor or a registered geologist:

- i. Zero to 24.99 percent natural slope.
- ii. 25 to 49.99 percent natural slope.
- iii. 50 percent or greater natural slope;

3. In significant ecological areas, the following additional information:

a. Identification and location of the resources constituting the basis for classification of such area as a significant ecological area where not provided by the environmental assessment or the initial study for an environmental document;

b. Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use;

Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

E. Calculation of Thresholds in Nonurban Hillside Management Areas. Density thresholds for residential uses in nonurban hillside management areas shall be calculated using the analysis of slope categories required by Subsection D2b, as follows:

1. Low-density Threshold. The low-density threshold for a proposed development shall be determined by:

a. Multiplying the number of acres in each of the following slope categories by the density threshold indicated as follows:

- i. One dwelling unit per five acres of land within the zero to 24.99 percent natural slope category.
- ii. One dwelling unit per 10 acres of land within the 25 to 49.99 percent natural slope category.
- iii. One dwelling unit per 20 acres of land within the 50 percent and above natural slope category;

b. The resulting total number of dwelling units obtained by adding all three categories is then divided by the total acreage of the project, obtaining the low-density threshold applicable to such project.

2. Determination if Conditional Use Permit Required. If the density per acre of the proposed development exceeds the low-density threshold of such development obtained in subsection E1 above, a conditional use permit is required.

3. Maximum Density Permitted. The maximum density for a proposed development shall be that permitted by the adopted areawide, community or specific plan for the area in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the maximum density shall be that established by the land use element of the General Plan. However, in no event shall the maximum overall density permitted for a proposed development exceed a total of one dwelling unit per acre for slopes of less than 50 percent, plus one dwelling unit per 20 acres for slopes of 50 percent or greater.

F. Burden of Proof. The application for a conditional use permit-hillside

management and significant ecological areas shall substantiate to the hearing officer the following facts:

1. Hillside Management Areas.

a. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and

b. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and

c. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and

d. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

2. Significant Ecological Areas.

a. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and

b. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and

c. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and

d. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and

e. That where necessary, fences or walls are provided to buffer important habitat areas from development, and

f. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

G. Hearings. In all cases where formal filing for a conditional use permit-hillside management and significant ecological areas is submitted, a public hearing shall be held pursuant to current procedures. In all cases, however, where a conditional use permit-hillside management and significant ecological areas is filed and processed as a single application with a land division case, such public hearings shall be held concurrently.

H. Director's Report.

1. In all cases where a public hearing is required, the director shall prepare a report to the hearing officer containing, but not limited to, the following:

a. Detailed review of the applicant's development proposal, including:

i. Appraisal of measures proposed to avoid or mitigate identified natural hazards, and

permit for a hotel in Zone R-4, the hearing officer shall specify the following, which shall be made conditions of such grant:

A. The maximum number of guest rooms and/or suites of guest rooms permitted per net acre, subject to the following criteria:

1. Where the hearing officer finds:

a. That the proposed site is served by one or more major or secondary highways, parkways or local streets having a minimum width of 80 feet, and

b. That such highways, parkways or streets are improved as necessary to carry the kind and quantity of traffic to be generated, and

c. That provisions for access and circulation to adequately accommodate such traffic are provided, the commission may approve a maximum of 75 guest rooms per net acre;

2. Where the hearing officer finds that the proposed site is not served by highways, parkways or local streets having a minimum width of 80 feet, the number of guest rooms approved shall not exceed 50 guest rooms per net acre;

3. In computing the allowable number of guest rooms, each guest suite shall be considered the equivalent of two guest rooms;

4. In any case where the hearing officer fails to specify the total number of guest rooms permitted, it shall be deemed to be 50 per net acre;

B. The number and location of guest rooms and/or suites, if any, permitted to have bar sinks and/or gas, electrical or water outlets designed or intended to be used for cooking facilities, subject to the following criteria which also shall be made conditions of grant:

1. That the design of such hotel including lobbies, service areas, dining and kitchen facilities, location and number of elevators, and other features, indicate that the building is intended to be used for transient occupancy as a hotel rather than as dwelling units for permanent occupancy, and

2. That the applicant indicates that he will operate a facility where at least 90 percent of the guest rooms and suites will be rented or hired out to be occupied on a temporary basis by guests staying 30 days or less, and

3. That the applicant indicates that he will register such hotel with the Los Angeles County tax collector as provided by Chapter 4.72 of this code, Transient Occupancy Tax.

4. In any case where the hearing officer fails to specifically approve such bar sinks and/or gas, electrical or water outlets, they shall be deemed to be prohibited. (Ord. 85-0195 §§ 13 (part) and 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.26, 1927.)

22.56.230 Off-site transport for public construction — Exemptions from permit requirement. A conditional use permit for grading projects, off-site transport, shall not be required if such use is in conjunction with:

A. Any work of construction or repair by the county or any district of which the board of supervisors of the county is ex officio the governing body; or

B. Construction or repair by the county or such district performed by force account; or

C. Construction, maintenance or repair of any "state water facilities," as defined in Section 12934 of the State Water Code. (Ord. 1494 Ch. 5 Art. 1 § 501.15, 1927.)

22.56.235 Senior citizens residences — Additional conditions. In addition to the conditions imposed pursuant to Section 22.56.100, when approving a conditional use permit for a senior citizen residence, the hearing officer or the commission shall specify the following, which shall be made conditions of each grant. Except for the mandatory conditions imposed by subsections A through E, the

commission or the hearing officer, in granting the conditional use permit, may change or modify any other of the conditions contained in this section:

A. Not more than two persons, one of whom is not less than 62 years of age or is a person with a disability as defined in this title, shall live in the senior citizen residence at any one time; and

B. The property owner shall furnish and record an agreement in the office of the county recorder of Los Angeles County, as a covenant running with the land for the benefit of the county of Los Angeles, providing that should the senior citizen residence be occupied in a manner not in conformity with subsection A of this section, the building or portion thereof shall be removed or modified to be in conformance with the provisions of Zone R-1 relating to accessory use; and

C. Every three years following the effective date of the permit, the applicant(s) or his successor(s) in interest shall without individual notice or demand from the planning agency provide the director with an affidavit, made under penalty of perjury, indicating that conditions regarding restrictions on occupancy have been complied with. Said affidavit shall indicate the name(s), age(s), and/or the disabling condition (if disabled) of the occupant(s) of the senior citizen residence. Said affidavit shall be signed by the applicant(s) or his successor(s) in interest, and by the subject resident(s). If an affidavit is not provided within one month of the due date, the permit shall be null and void, and the residence shall be removed or modified to be in conformance with the provisions of Zone R-1 relating to accessory use; and

D. The lot or parcel of land on which a senior citizen residence is to be constructed shall contain a single-family residence as the primary use; and

E. A detached senior citizen residence shall be clearly subordinate to the principal dwelling on the lot, and shall contain no more than 1,200 square feet of floor area, and shall be separated from the primary residence as specified by Title 26 (Building Code). An attached senior citizen residence shall not exceed 30 percent of the existing floor area of the primary residence; and

F. A senior citizen residence shall be compatible in terms of external appearance with existing residences in the vicinity of the lot or parcel of land on which it is proposed to be constructed; and

G. The lot or parcel of land on which a senior citizen residence is to be located shall be at least 5,000 square feet in area; and

H. A single-family residence located on a lot or parcel of land on which a senior citizen residence is constructed shall comply with the parking requirements specified in Part 11 of Chapter 22.52; and

I. Where a senior citizen residence is to be constructed, one standard-size automobile parking space, which may be uncovered, shall be created to serve such residence. Such parking space shall not be located in the front or side yards, but may be developed in tandem with parking spaces required to serve the primary residence; and

J. A senior citizen residence shall not be constructed on a lot or parcel of land on which an existing caretaker's residence or detached living quarters for guests or servants is located; and

K. Mobilehomes which are to be used as a senior citizens residence shall comply with subsections A and B of Section 22.56.890. Mobilehomes on nonpermanent foundations shall also comply with subsection C of said section. (Ord. 92-0079 § 3, 1992; Ord. 89-0060 § 1, 1989; Ord. 85-0195 § 24, 1985; Ord. 83-0006 § 14, 1983.)

22.56.240 Signs. The sign provisions prescribed in residential, agricultural and watershed (W) zones shall not apply to uses granted by conditional use permit. In granting a conditional use permit, the hearing officer may approve signing which he deems appropriate for such use; provided, however, that no sign or signs may be authorized that would not be permitted in Zone C-1 by the provisions of Part 10 of Chapter 22.52. Where the hearing officer fails to specifically approve such signs, those provisions applicable to principal permitted uses in the specific zone in which the use is located shall be deemed to have been specified. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.24, 1927.)

22.56.245 Sale of beer and wine in conjunction with sale of motor vehicle fuel — Additional conditions. In addition to the conditions imposed pursuant to Section 22.56.100, the following development standards shall be mandatory conditions of such grant:

A. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.

B. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.

C. No sale of alcoholic beverages shall be made from a drive-in window.

D. No display or sale of beer or wine shall be made from an ice tub.

E. No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.

F. If the sale of alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. is granted as a part of the conditional use permit, employees on duty shall be at least 21 years of age in order to sell beer or wine. (Ord. 92-0097 § 8, 1992; Ord. 89-0115 § 1, 1989.)

22.56.250 Temporary war uses. A. Premises in any zone may be temporarily used for uses necessary to the prosecution of any war in which the United States may be engaged if a conditional use permit for such use is granted pursuant to the provisions of this Part 1, and provided:

1. That the United States is at war declared by the Congress of the United States and engaged in actual physical hostilities; and
2. That such permit shall expire not later than six months after the cessation of such physical hostilities.

B. As used in this section, "cessation of physical hostilities" means a date comparable to November 11, 1918, or August 15, 1945. (Ord. 1494 Ch. 5 Art. 1 § 501.16, 1927.)

22.56.255 Townhouse development — Additional regulations. A. In approving a conditional use permit for a townhouse development, the hearing officer shall specify conditions pertaining to the following, which may not be modified except by Part 2 of Chapter 22.56:

1. **Standards of Zone Apply.** The hearing officer shall require that a townhouse development shall be subject to all standards of the zone in which proposed except as otherwise provided in this section and/or in a conditional use permit in which density-controlled development is requested and approved.

2. **Number of Townhouses.** The hearing officer shall specify the maximum number of townhouses that may be confined within a single building; provided, however, that in the absence of specific approval of a lesser or greater number, not more than six shall be so placed.

3. **Distance Between Buildings and/or Structures.** The hearing officer shall specify the required distance between buildings and/or structures; provided, however, that in the absence of such specification, the distance between buildings and/or structures in a townhouse development shall not be less than 10 feet.

B. In addition to conditions imposed pursuant to Section 22.56.100, in approving a townhouse development, the hearing officer may impose conditions pertaining to the following:

1. **Yards.**

- a. The hearing officer may modify any or all yard requirements of the basic zone wherein a townhouse development is proposed. In reaching its determination to modify the yard requirements and to what extent, the hearing officer shall base its decision on whether such modification will:

- i. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards, and
- ii. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area.

- b. Nothing in this subsection shall be construed to prohibit the imposition of yards exceeding the minimum provided in the zone.

2. **Architecture.** The hearing officer may impose conditions governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property. (Ord. 85-0195 § 14 (part), 1985; Ord. 82-0003 § 4 (part), 1982.)

Part 2

VARIANCES

Sections:

22.56.260 Purpose — Conditions for granting variances.

- 22.56.270 Application — Filing.
- 22.56.280 Application — Information required.
- 22.56.290 Application — Burden of proof.
- 22.56.300 Application — Fee.
- 22.56.310 Application — Denial for lack of information.
- 22.56.320 Application — Public hearing required.
- 22.56.330 Application — Grant or denial — Findings required.
- 22.56.340 Imposition of additional conditions authorized when.
- 22.56.350 All zone regulations apply unless variance is granted.
- 22.56.360 Adequate water supply — Criteria.
- 22.56.390 Continuing validity of variances.
- 22.56.400 Expiration date of unused variances.
- 22.56.410 Variance does not legalize nuisances.

22.56.260 Purpose — Conditions for granting variances. The variance procedure is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Title 22, develop through the strict literal interpretation and enforcement of such provisions. A variance may be granted to permit modification of:

- A. Building line setbacks, yards, open space and buffer areas;
- B. Height, lot coverage, density and bulk regulations;
- C. Off-street parking spaces, maneuvering areas and driveway width, and paving standards;
- D. Landscaping requirements;
- E. Wall, fencing and screening requirements;
- F. Street and highway dedication and improvement standards;
- G. Lot area and width requirements;
- H. Operating conditions such as hours or days of operation, number of employees, and equipment limitations;
- I. Sign regulations other than outdoor advertising;
- J. Distance-separation requirements mandated by this Title 22. (Ord. 82-0024 § 10, 1982; Ord. 1494 Ch. 5 Art. 2 § 502.1, 1927.)

22.56.270 Application — Filing. Any person desiring any permit required by or provided for in this Title 22 may file an application therefor with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the hearing officer or board of supervisors on an application requesting the same, or substantially the same permit. (Ord. 85-0195 § 11 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.2, 1927.)

22.56.280 Application — Information required. An application for a variance shall contain the information required by Section 22.56.030. (Ord. 1494 Ch. 5 Art. 2 § 502.3, 1927.)

22.56.290 Application — Burden of proof. In addition to the information required in the application by Section 22.56.280, the applicant shall substantiate to the satisfaction of the hearing officer the following facts:

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and

B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and

C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone. (Ord. 85-0195 § 16 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.4, 1927.)

22.56.300 Application — Fee. When an application is filed it shall be accompanied by the filing fee as required by Section 22.60.100. (Ord. 1494 Ch. 5 Art. 2 § 502.5, 1927.)

22.56.310 Application — Denial for lack of information. The zoning board may recommend denial, and the hearing officer may deny, without a public hearing, an application for a variance if such application does not contain the information required by Sections 22.56.280 and 22.56.290. The hearing officer may permit the applicant to amend such application. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.6, 1927.)

22.56.320 Application — Public hearing required. In all cases where an application is filed for a variance, the zoning board shall hold a public hearing unless the hearing officer determines to and itself holds a public hearing. In either case, the public hearing shall be held pursuant to the procedure provided by Part 4 of Chapter 22.60. (Ord. 85-0195 § 25, 1985; Ord. 85-0009 § 10, 1985; Ord. 1494 Ch. 5 Art. 2 § 502.7, 1927.)

22.56.330 Application — Grant or denial — Findings required. A. The hearing officer shall approve an application for a variance where the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

1. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification; and

2. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated; and

3. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards; and

4. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

B. The hearing officer shall deny the application where the information submitted by the applicant and/or presented at public hearing fails to substantiate

such findings to the satisfaction of the hearing officer. (Ord. 85-0195 § 26, 1985; Ord. 1494 Ch. 5 Art. 2 § 502.8, 1927.)

22.56.340 Imposition of additional conditions authorized when. The hearing officer in approving an application for a variance, may impose such conditions as he deems necessary to insure that the adjustment will be in accord with the findings required by Section 22.56.330. Conditions imposed by the hearing officer may involve any pertinent factors affecting the establishment, operation and maintenance of the use for which such variance is requested, including, but not limited to, those specified in Section 22.56.100. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.10, 1927.)

22.56.350 All zone regulations apply unless variance is granted. Unless specifically modified by a variance, all regulations prescribed in the zone in which such variance is granted shall apply. (Ord. 1494 Ch. 5 Art. 2 § 502.15, 1927.)

22.56.360 Adequate water supply — Criteria. If it appears that the variance requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted in the same zone without a variance, and will not comply with the provisions of Division 1 of Title 20 of this code, such facts shall be prima facie evidence that such requested variance will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the provisions of Section 22.56.330. (Ord. 1494 Ch. 5 Art. 2 § 502.9, 1927.)

22.56.390 Continuing validity of variances. A variance that is valid and in effect, and was granted pursuant to the provisions of this Title 22, shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land. (Ord. 1494 Ch. 5 Art. 2 § 502.16, 1927.)

22.56.400 Expiration date of unused variances. A variance which is not used within the time specified in such variance, or, if no time is specified, within one year after the granting of the variance, becomes null and void and of no effect except:

A. That in all cases the hearing officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. In the case of a nonprofit corporation organized to provide low-income housing for the poor or elderly, the hearing officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension;

B. Repealed by Ord. 92-0032. (Ord. 92-0032 § 3, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.11, 1927.)

22.56.410 Variance does not legalize nuisances. Neither the provisions of this Part 2 nor the granting of any permit provided for in this Part 2 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 1494 Ch. 5 Art. 2 § 502.13, 1927.)

Part 7
PARKING PERMITS

Sections:

- 22.56.990 Establishment — Purpose.
- 22.56.1000 Application — Filing time.
- 22.56.1010 Application — Information required.
- 22.56.1020 Application — Burden of proof.
- 22.56.1030 Application — Fee and deposit.
- 22.56.1050 Application — Notice requirements.
- 22.56.1060 Application — Findings and decision.
- 22.56.1065 Appeal procedures.
- 22.56.1067 Request for further review.
- 22.56.1070 Agreement to develop following termination of approved use.
- 22.56.1080 Commission decision — Effective date.
- 22.56.1090 Effective date when an appeal is filed.
- 22.56.1100 All regulations apply unless permit is granted.
- 22.56.1110 Imposition of additional conditions.
- 22.56.1120 Continuing validity of permit.
- 22.56.1130 Termination on cessation of use or occupancy.
- 22.56.1140 Permit does not legalize nuisances.

22.56.990 Establishment — Purpose. A. The parking permit procedure is established to provide an alternative to the parking requirements of Chapter 22.52 in the event that a particular use does not have the need for such requirements.

B. It is the intent to provide more flexibility in the design of particular uses that have special characteristics by reducing the number of parking spaces otherwise required for such uses including:

1. Senior citizens and handicapped persons housing developments where few of the residents will own their own automobiles;

2. Certain uses where parking requirements are based upon floor area of a structure, but bear no relationship to the number of employees, customers, etc., on the premises or the trade conducted;

3. Businesses which provide their employees, customers, or others with positive incentives to use means of transportation other than the automobile.

C. It is the intent to conserve land and promote efficient land use by allowing:

- 1. The dual or shared use of parking facilities by two or more uses;
- 2. Tandem parking for nonresidential uses;
- 3. Compact parking spaces for apartment houses.

D. It is the intent to provide greater flexibility and opportunity to meet the parking requirements by allowing:

- 1. Off-site parking facilities;
- 2. The short-term leasing of required parking spaces;
- 3. Transitional parking for parcels with rear lot lines abutting commercial or industrial zones;
- 4. Uncovered parking for low and moderate income housing. (Ord. 83-0161 § 63, 1983: Ord. 1494 Ch. 5 Art. 13 § 513.1, 1927.)

22.56.1000 Application — Filing time. Any persons desiring a parking permit provided for in this Part 7 may file an application with the planning director; provided, that no application shall be filed or accepted if final action has been taken within one year prior thereto by the director, commission or board of supervisors on an application requesting the same or substantially the same, permit. (Ord. 83-0161 § 64, 1983: Ord. 1494 Ch. 5 Art. 13 § 513.2, 1927.)

22.56.1010 Application — Information required. Application for a parking permit shall contain the following information:

A. Name and address of the applicant and of all persons owning any or all of the property purposed to be used;

B. Evidence that the applicant:

- 1. Is the owner of the premises involved, or
- 2. Has written permission of the owner or owners to make such application, or
- 3. Is or will be the plaintiff in an action of eminent domain to acquire the premises involved or any portion thereof, or
- 4. In the case of a public agency, is negotiating to acquire a portion of the premises involved;

C. Location of the subject property (address or vicinity);

D. Legal description of the property involved;

E. The nature of the requested use, indicating the business, occupation or purpose for which such building, structure or improvement is to be occupied or used;

F. The nature, condition and development of adjacent uses, buildings and structures;

G. Two site plans, drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating:

- 1. The area and dimensions of the proposed site for the requested use,
- and

2. On the first site plan, the location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features, as if no parking permit is applied for, and

3. On the second site plan, the location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features, including any land area reserved to satisfy normal parking requirements should the use or occupancies change, as if the parking permit were granted;

H. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use;

I. Other permits and approvals secured in compliance with the provisions of other applicable ordinances;

J. With each application the applicant shall also file:

1. Maps, in the number prescribed and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land, and

2. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500-foot radius, and

3. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located;

K. A description of the unique characteristics of the proposed use and/or special programs which are proposed which reduce the need for the required number of parking spaces or warrant modification of the parking requirements of Part 11 of Chapter 22.52;

L. A vicinity map showing the location of transit lines, park-and-ride facilities, people-movers, bikeways or other similar facilities which provide alternate transportation modes;

M. When a parking permit is proposed for off-site parking, the filing requirements listed in this section shall apply to all parcels under consideration. In addition, the director shall provide notice of the permit and of any public hearing required for such proposal for all parcels independently using the procedures contained in this Part 7 and in Part 4 of Chapter 22.60 of this Title 22; and

N. Such other information as the director may require;

O. The director may waive the filing of one or more of the above items;

P. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 9, 1990; Ord. 83-0161 § 65, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.3, 1927.)

22.56.1020 Application — Burden of proof. In addition to the information required in the application by Section 22.56.1010, the applicant shall substantiate the following facts:

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:

1. The age and/or physical condition of the residents is such that the use of automobile is unlikely, or

2. The nature of the use is such that there is a reduced occupancy, or

3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration, or

4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain senior citizen and handicapped person housing developments where the director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed;

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:

1. Uses sharing parking facilities operate at different times of the day or days of the week, or

2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or

3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses because:

1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or

2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or

3. Such transitional lots are designed to minimize adverse effects on surrounding properties, or

4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22. (Ord. 83-0161 § 66, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.4, 1927.)

22.56.1030 Application — Fee and deposit. When an application is filed, it shall be accompanied by the filing fee and deposit as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 13 § 513.5, 1927.)

22.56.1050 Application — Notice requirements. A. In all cases where an application is filed, the director shall cause a notice indicating the applicant's request at the location specified to be forwarded by first-class mail, postage prepaid, to:

1. All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of the property on which the permit is filed. A notice shall also be sent in a similar manner to "occupant" at the site address in those cases where the mailing address of any owner of property required to be notified under the provisions of this subsection differs from the site address of such property. In the case of an apartment house, a notice addressed to "occupant" shall be mailed to each dwelling unit; and

2. Such other persons or groups whose property or interests might, in his judgment, be affected by such application or permit.

B. Such notice shall also indicate that any person, opposed to the granting of such permit may express such opposition by written protest to the director within 15 days after receipt of such notice. (Ord. 83-0161 § 68, 1983.)

22.56.1060 Application — Findings and decision. A. The director shall approve an application for a parking permit where the following findings are made:

1. That the applicant has met the burden of proof set forth in Section 22.56.1020; and

2. That no written protest to the proposed parking permit has been received within 15 days after the applicant's receipt of the notice sent by the director pursuant to Section 22.56.1050.

B. The director shall deny the application where the information submitted by the applicant fails to substantiate the findings to his satisfaction.

C. The director shall send a notice of his decision to the applicant and any person requesting notification and anyone who has filed a written protest. Such notice shall indicate that an appeal may be filed pursuant to Section 22.56.1065.

D. The decision of the director shall become final and effective 15 days after receipt of notice of action by the applicant; provided, that neither a written appeal of the action taken has been filed with the commission within such 15 days following notification nor has a further review by the commission of the director's decision been initiated by the board of supervisors, or a member of the board of supervisors.

E. In all cases where a written protest has been received, where the board of supervisors, either individually or collectively, requests, a public hearing shall be scheduled before the hearing officer. In such case all procedures relative to notification, public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing the hearing officer shall approve or deny the proposed modification, based on the findings required by this section for approval by the director exclusive of written protest. (Ord. 83-0161 § 69, 1983.)

22.56.1065 Appeal procedures. A. Any person dissatisfied with the action of the director may file an appeal of such action with the commission within 15 days

of receipt of notification by the applicant. Upon receiving either a notice of appeal or a request of further review initiated by one or more members of the board of supervisors within the appeal period, the commission shall take one of the following actions:

1. Affirm the action of the director; or
2. Refer the matter back to the director for further review with or without instructions; or
3. Set the matter for public hearing. In such case, the commission's decision may cover all phases of the matter, including the addition or deletion of any condition.

B. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter. (Ord. 85-0195 § 34, 1985; Ord. 83-0161 § 70, 1983.)

22.56.1067 Request for further review. In addition to the procedure for initiation of appeals pursuant to Section 22.60.200, within the appeal period, one or more members of the board of supervisors may request further review by the board of supervisors of a commission action on a parking permit. (Ord. 83-0161 § 70.5, 1983.)

22.56.1070 Agreement to develop following termination or approved use. A. Where a parking permit is approved, the owner of the land shall furnish and record an agreement in the office of the county recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the county of Los Angeles, providing that, should such parking permit terminate, the owner or his successor in interest will develop the parking spaces needed to bring the new use or occupancy into conformance with the requirements of Part II of Chapter 22.52 at the time such new use or occupancy is established.

B. Where a parking permit is approved for off-site parking, the agreement shall be recorded on both the lot or parcel of land containing the principal use as well as the lot or parcel of land developed for off-site parking.

C. All agreements shall be reviewed and approved by the planning director and county counsel prior to recordation. (Ord. 83-0161 § 71, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.10, 1927.)

22.56.1080 Commission decision — Effective date. The decision of the commission shall become final and effective 15 days after receipt of notice of action by the owner or operator of such use, provided no appeal of the action taken has been filed with the executive officer-clerk of the board of supervisors pursuant to Part 5 of Chapter 22.60. (Ord. 1494 Ch. 5 Art. 13 § 513.14, 1927.)

22.56.1090 Effective date when an appeal is filed. Where an appeal is filed to any parking permit, the date of decision by the commission or the board of supervisors of such appeal, whichever is later, shall be deemed the date of grant in determining said expiration date. (Ord. 83-0161 § 72, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.12, 1927.)

22.56.1100 All regulations apply unless permit is granted. Unless specifically modified by a parking permit, all regulations prescribed in Part II of Chapter 22.52 shall apply. (Ord. 1494 Ch. 5 Art. 13 § 513.15, 1927.)

22.56.1110 Imposition of additional conditions. In approving an application for a parking permit, additional conditions may be imposed as deemed necessary to insure that the permit will be in accord with the findings required by Section 22.56.1060. Conditions imposed may include those in Section 22.56.100 and, in addition, the following conditions shall be imposed, where applicable, unless specifically waived or modified:

A. The required parking spaces for senior citizens and handicapped persons may be reduced to not less than one space for each four dwelling units;

B. Where reduced occupancy is a primary consideration in the approval of a parking permit, the maximum occupant load for such use shall be established;

C. Where special programs are proposed to reduce the parking requirement, they shall be reviewed annually to determine their effectiveness. In the event that such programs are terminated or unsuccessful, the property owner shall supply the required parking;

D. The required parking spaces for all uses other than a senior citizens and handicapped housing development may be reduced to not less than 50 percent of the parking spaces required by Part 11 of Chapter 22.52;

E. Where land is required to be reserved to insure that sufficient area is available to meet the parking requirements, restrictions shall be imposed on such land so that it can feasibly be converted to parking if needed;

F. Where shared parking facilities are approved, operating conditions such as hours or days of operation shall be established for each use sharing the facility;

G. Where tandem parking is proposed for nonresidential uses, there shall be valets or other persons employed to assist in the parking of automobiles. The ratio of valets to parking spaces shall be established. The parking of automobiles by valets on public streets shall be prohibited. Each tandem parking space shall be eight feet wide; the length of the space shall be 18 feet for each automobile parked in tandem. Parking bays shall contain only two parking spaces where access is available from only one end. Bays of four parking spaces may be permitted where access is available from both ends.

H. Where compact parking is proposed for apartments, no more than 40 percent of the required spaces shall be for compact automobiles. A program to manage the distribution of parking spaces shall be approved and operated by the apartment management or a homeowners' association.

I. If off-site automobile parking facilities are proposed, such facilities must be within 400 feet from any entrance of the use to which they are accessory. Parking for employees shall be located within 1,320 feet from the entrance to such use. Directions to such facilities shall be clearly posted at the principal use.

J. Where leasing of parking facilities is proposed for any period less than 20 years, the applicant shall guarantee that the leased spaces are available for his sole use, the lease shall be recorded in the office of the county recorder, and the applicant shall demonstrate that he has the ability to provide the required number of spaces should the lease be cancelled or terminated. Except for the term of the lease, the provisions of subsection A of Section 22.52.1020 relating to leases shall apply. A copy of such lease shall be submitted to the planning director and county counsel for review and approval. Other conditions including, but not limited to, requiring title reports, covenants and bonding may also be imposed where necessary to insure the continued availability of leased parking spaces.

K. Where transitional parking is proposed for lots whose rear lot line adjoins or is separated only by an alley from a commercial or industrial zone, no access is permitted from the parking facility to the street on which the lot fronts. The parking facility shall be developed in accordance with the standards of Part 11 of Chapter 22.52 and Section 22.20.090, unless specifically waived or modified by the parking permit. The hours and days of operation shall be established to prevent conflicts with adjoining less restrictive uses, and the facility shall be secured to prevent unauthorized use during times when the facility is closed.

L. Where uncovered parking is proposed for low and moderate income housing, the following setback and screening provisions, shall be complied with:

1. Uncovered parking spaces shall not be located in the required front, side, corner side or rear yards except in those places where garages or carports are permitted in accordance with Part 2 of Chapter 22.48.

2. Uncovered parking spaces shall be screened by a six-foot high solid fence or wall or by a three-foot wide planting strip along the sides of the parking space if the space is located within 10 feet of any property line.

a. Landscaping material in the planting strip shall consist of evergreen trees and/or shrubs of such size, spacing and character that they form an opaque screen five to six feet high within two years of planting. This landscaping must be continuously maintained.

b. Such buffering by walls, fences or landscaping is optional where the lots or parcels of land adjoining the uncovered parking area are developed with parking facilities, either covered or uncovered.

3. Uncovered parking spaces will be permitted only for those units actually designated for low or moderate income housing.

M. In the event that any applicant and/or property owner is unable to comply with the provisions of the parking permit, the use for which permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the director.

N. The parking permit shall be granted for a specified term where deemed appropriate. (Ord. 83-0161 § 73, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.9, 1927.)

22.56.1120 Continuing validity of permit. A parking permit that is valid and in effect, and was granted pursuant to the provisions of this Title 22, shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land. (Ord. 1494 Ch. 5 Art. 13 § 513.16, 1927.)

22.56.1130 Termination on cessation of use or occupancy. An approved parking permit shall terminate and cease to be in effect at the same time the principal use or occupancy for which such permit is granted terminates. (Ord. 1494 Ch. 5 Art. 13 § 513.11, 1927.)

22.56.1140 Permit does not legalize nuisances. Neither the provisions of this Part 7 nor the granting of any permit provided for in this Part 7 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 1494 Ch. 5 Art. 13 § 513.13, 1927.)

Part 10

NONCONFORMING USES, BUILDINGS AND STRUCTURES

Sections:

- 22.56.1500 Definitions.
- 22.56.1510 Regulations applicable.
- 22.56.1520 Public uses — Additions and alterations authorized when.
- 22.56.1530 Public utilities — Additions and alterations authorized when.
- 22.56.1540 Termination conditions and time limits.
- 22.56.1550 Review of amortization schedule or substitution of use.

22.56.1500 Definitions. As used in Part 10 of this Chapter 22.56 the expressions "Type I, Type II, Type III, Type IV and Type V building" are used as defined in Part V, Chapter 17 of Ordinance 2225, the County Building Code, set out in Title 26 of this code. (Ord. 1494 Ch. 5 Art. 9 § 509.3, 1927.)

22.56.1510 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:

A. Continuation. A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided in this Title 22.

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:

1. To the extent required by a subsequently enacted or subsequently adopted law, ordinance or regulation, and the director so finds. Such additions as are permitted by this subsection shall not be construed to extend the termination date of the subject nonconforming use, or a building or a structure nonconforming due to use.

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.

C. Additions to a Building or Structure Nonconforming Due to Standards. Additions may be made to a building or structure nonconforming due to standards which is not in violation of any provisions of this Title 22 and is nonconforming only because it does not meet the following standards of development as provided herein:

1. Yards, provided such addition or expansion is developed pursuant to the yard requirements of this title;

2. Building height limits, but not including floor area ratio or maximum lot coverage provisions, provided such addition or expansion is developed pursuant to the height requirements of this title;

3. Parking facilities including width of access and paving, improvement, number of spaces and landscaping of parking areas; provided, that parking spaces for such addition, increase in occupant load or expansion shall be developed pursuant to the provisions of Part 11 of Chapter 22.52. Such addition or expansion shall not occupy the only portion of an area which can be used for the required parking space or access thereto. Where the number of parking spaces provided prior to such addition is sufficient to comply with said Part 11 of Chapter 22.52 after such expansion, the existing development of such parking facilities shall be deemed to comply with this subsection;

4. Such additions as are permitted by this subsection shall not be construed to authorize the modification of any provision of this title nor extend the termination date of the subject nonconforming use.

D. Conforming Uses in a Building or Structure Nonconforming Due to Standards Other Than Parking. A building or structure nonconforming due to standards other than parking may be occupied by any use permitted in the zone in which it is located, subject to the limitations and conditions governing such use as specified in the zone.

E. Conforming Uses in a Building or Structure Nonconforming Due to Parking. A building or structure nonconforming due to parking standards may be occupied by any use permitted in the zone in which it is located subject to the limitations and conditions governing such use as specified in the zone; provided, that:

1. The use has the same or lesser parking requirement as the existing or previous use; or
2. If the use has a greater requirement than the existing or previous use, a sufficient number of additional parking spaces is developed to accommodate the increased amount of space required by the new use.

F. Buildings or structures, for which a valid building permit has been issued prior to the effective date, or operative date where later, of the ordinance codified herein, or any amendments thereto, making such building or structure nonconforming due to use and/or standards, may be completed and used in accordance with the provisions of this title, provided:

1. That such construction or the proposed use of such building or structure under construction is not in violation of any other ordinance or law at said effective or operative date; and
2. That such building or structure is completed within:
 - a. One year from said effective or operative date, if two stories or less in height and not more than 70,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 70,000 square feet,
 - b. One and one-half years from said effective or operative date, if three to six stories in height and not more than 100,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 100,000 square feet,
 - c. Two years from said effective or operative date if seven stories or more in height and not more than 150,000 square feet in floor area except that one additional month shall be permitted for 15,000 square feet in excess of said 150,000 square feet;
3. That such building or structure is completed in accordance with the plans and specifications on which such building permit was issued.

G. Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards. Any building or structure nonconforming due to use and/or standards which is damaged or partially destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided:

1. That the cost of reconstruction does not exceed 50 percent of the total market value of the building or structure as determined by:
 - a. The current assessment roll immediately prior to the time of damage or destruction, or
 - b. A narrative appraisal prepared by a certified member of a recognized professional appraiser's organization; provided, that such appraisal is first submitted to and approved by the director. Submission of an appraisal shall be at the option of the applicant. In verifying the accuracy of the appraisal submitted, the director may request additional supporting information from the applicant and/or conduct his own investigation including a request for technical assistance from any source which in his opinion can contribute information necessary to complete such evaluation. Further, the director may also obtain an independent

narrative appraisal of the applicant's property in order to verify the accuracy of the appraisal submitted by the applicant. Where a discrepancy exists between the applicant's appraisal and the appraisal prepared pursuant to the director's request the director may at his discretion determine the market value of the applicant's property based on the evidence submitted and his decision is final; provided, that the applicant shall first have the opportunity to file additional information to substantiate the accuracy of the appraisal submitted by him. Where the director undertakes his own investigation and/or requests that an independent appraisal be prepared as provided herein, the applicant shall pay to the county the actual cost of conducting such investigation and/or the appraisal. Value shall be determined by the use of the assessment roll in all instances where an appraisal prepared pursuant to this subsection is not approved by the director. Such costs shall not include the land or any factor other than the building or structure itself; and

2. That all reconstruction shall be started within one year from the date of damage and be pursued diligently to completion.

H. Maintenance of Buildings or Structures Nonconforming Due to Use. When maintenance or routine repairs within any 12-month period exceed 25 percent of the current market value of a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in subsection B of Section 22.56.1520, such building or structure shall be made to conform to the requirements for new buildings or structures as specified by this Title 22. This provision does not apply to additions permitted by this part or to Section 22.52.160. Market value shall be determined by the method specified in subsection G of this section.

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

1. That each existing and proposed use, building or structure, including appurtenant structures, improvements and open space, will be located on a lot or parcel of land having the required area as provided in Part 2 of Chapter 22.52; and
2. That such lot or parcel of land can be divided into smaller lots or parcels of land each of which when considered as a separate lot or parcel of land will contain not less than the required area; and
3. That each such lot or parcel of land so divided into smaller lots or parcels of land will comply with the requirements of this title as to the number and location of structures.

J. The provisions of this section shall not be construed to extend the termination date of such nonconforming uses, buildings and structures. (Ord. 83-0161 §§ 74 — 76, 1983; Ord. 1494 Ch. 5 Art. 9 § 509.1, 1927.)

22.56.1520 Public uses — Additions and alterations authorized when. Any publicly owned nonconforming use or building or structure nonconforming due to use and/or standards, including but not limited to, schools, colleges, parks, libraries, fire stations, sheriff stations and other public sites, may be added to, extended, or altered if such additions, extensions, or alterations do not extend beyond the boundaries of the original site established prior to the time approval was required. Nothing in this Title 22 pertaining to nonconforming due to use and/or standards

shall be construed to require the termination, discontinuance or removal of such uses, buildings or structures except as provided in Section 22.56.1770. (Ord. 1494 Ch. 5 Art. 9 § 509.4, 1927.)

22.56.1530 Public utilities — Additions and alterations authorized when.

Any building or structure of a public utility made nonconforming by the provisions of this Title 22, including equipment or other facilities necessary for operating purposes, but excluding offices, service centers or yards, may be added to, extended or altered; provided, there is no change in use or enlargement of the original site established prior to the time such approval was required. Nothing in this title pertaining to nonconforming uses or buildings and structures nonconforming due to use and/or standards shall be construed to require the termination, discontinuance or removal of such uses, buildings or structures except as provided in Section 22.56.1770. (Ord. 1494 Ch. 5 Art. 9 § 509.5, 1927.)

22.56.1540 Termination conditions and time limits. The following regulations shall apply to all nonconforming uses and buildings and structures nonconforming due to use, and to buildings and structures nonconforming due to standards as specified in this section.

A. Termination by Discontinuance. Discontinuance of a nonconforming use or of the use of a building or structure nonconforming due to use and/or standards as indicated herein shall immediately terminate the right to operate or use such nonconforming use, building or structure, except when extended as otherwise provided in this Title 22:

1. Changing a nonconforming use to a conforming use;
2. Removal of a building or structure nonconforming due to use and/or standards;
3. Discontinuance of a nonconforming use or use of a building or structure nonconforming due to use for a consecutive period of two or more years;
4. Discontinuance of the use of a building or structure nonconforming due to standards, in those cases where such building or structure is subject to termination by operation of law as specified in subsection B2, for a consecutive period of two or more years.

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

1. In the case of nonconforming uses and buildings or structures nonconforming due to use:
 - a. Where the property is unimproved, one year.
 - b. Where the property is unimproved except for buildings or structures of a type for which Ordinance 2225 (set out at Title 26 of this code) does not require a building permit, three years.
 - c. Where the property is unimproved except for buildings or structures which contain less than 100 square feet of gross floor area, or where such buildings or structures have a total market value of \$500.00 or less as reflected by the current assessment roll, three years.
 - d. Outdoor advertising signs and structures, five years.
 - e. Where a nonconforming use is carried on in a conforming

structure, five years except where the provisions of subsection C apply.

f. In other cases, 20 years from the effective date or operative date where later of the ordinance or amendment thereto establishing said nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the Building Code (set out at Title 26 of this Code), will be as follows:

- i. Type IV and Type V buildings used as:
 - I. Three-family dwellings, apartment houses and other buildings used for residential occupancy, 35 years,
 - II. Stores and factories, 25 years,
 - III. Any other building not herein enumerated, 25 years,
- ii. Type III buildings used as:
 - I. Three-family dwellings, apartment houses, offices and hotels, 40 years,
 - II. Structures with stores below and residences, offices or a hotel above, 40 years,
 - III. Warehouses, stores and garages, 40 years,
 - IV. Factories and industrial buildings, 40 years,
- iii. Type I and Type II buildings used as:
 - I. Three-family dwellings, apartment houses, offices and hotels, 50 years,
 - II. Theaters, warehouses, stores and garages, 50 years,
 - iv. Factories and industrial buildings, 50 years,

g. Where the property is developed as a mobilehome park, which is constituted only of spaces rented to mobilehomes, then the length of time shall be as specified by this subsection B 1 except where an extension has been approved pursuant to subsection L of Section 22.52.500:

2. In the case of buildings or structures nonconforming due to standards, signs as follows:
 - a. Signs as prohibited by Section 22.52.990, 90 days,
 - b. All other signs and sign structures except outdoor advertising signs, 10 years.

C. Exception. The termination periods enumerated in this section shall not apply to one-family and two-family dwellings. (Ord. 92-0001 § 1, 1992; Ord. 84-0047 § 3, 1984; Ord. 1494 Ch. 5 Art. 9 § 509.2, 1927.)

22.56.1550 Review of amortization schedule or substitution of use. A. Request for Review.

1. An application may be filed with the director:
 - a. Requesting extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050, or
 - b. Requesting substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to insure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located, or
 - c. Requesting repairs of one-family and two-family dwellings in excess of those provided for in subsection G of Section 22.56.1510;

2. The director may accept such filing either before or after the date of expiration of such nonconforming use, building or structure.

B. Application and Procedure. Except as specifically provided in this section, the application and all procedure relative to notification, public hearing and appeals shall be the same as for a conditional use permit. In the instance where final action was taken to deny a nonconforming use, building or structure review prior to amendment of the facts required for approval adopted by Ordinance 12271, effective December 26, 1980, the one-year restriction on reapplication shall not apply.

C. Burden of Proof. In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the hearing board the following facts:

1. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or

2. That such use, building or structure does not now and will not during the extension period requested:

a. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or

b. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or

c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

D. Findings and Decision. The hearing officer shall not approve an application for a nonconforming use, building or structure review unless he finds the burden of proof set forth in subsection C of this section has been met by the applicant.

E. Conditions. The hearing officer, in approving an application for a nonconforming use and structure review may impose conditions he deems necessary to insure that the approval will be in accord with the findings required. Conditions imposed by the hearing officer may involve any pertinent factors affecting the establishment, operations, and maintenance of the uses, buildings or structures requested including, but not limited to those specified in Section 22.56.100. (Ord. 92-0001 § 2, 1992; Ord. 85-0195 § 41, 1985; Ord. 7494 Ch. 5 Art. 9 § 509.6, 1927.)

to provide for such temporary activities. It is further the intent to avoid incompatibility between such temporary uses and the surrounding area by regulating such short-term land use activities to prevent or mitigate adverse effects associated with or resulting from such temporary uses. (Ord. 1494 Ch. 5 Art. 14 § 514.1, 1927.)

22.56.1835 List of temporary uses. The following temporary uses may be established with a valid temporary use permit:

- Carnivals, exhibitions, fairs, festivals, pageants and religious observances sponsored by a public agency or a religious, fraternal, educational or service organization directly engaged in civic, charitable or public service endeavors conducted for no more than six weekends or

Part 14

TEMPORARY USE PERMITS

Sections:

- 22.56.1830 Purpose.
- 22.56.1835 List of temporary uses.
- 22.56.1840 Application — Filing.
- 22.56.1850 Application — Contents.
- 22.56.1860 Burden of proof.
- 22.56.1870 Fees required.
- 22.56.1880 Director's findings and determination.
- 22.56.1885 Procedure for extended time periods.
- 22.56.1890 Conditions of issuance.
- 22.56.1900 Parking facilities — Conditions.
- 22.56.1910 Notice service procedure.
- 22.56.1920 Certain uses on county property — Board authority.
- 22.56.1925 Movie on-location filming.

22.56.1830 Purpose. The temporary use permit is established because certain temporary activities may be appropriate at specific locations but would be inappropriate on a permanent basis. It is the intent in authorizing the temporary use permit

seven days during any 12-month period except where a longer time period is approved pursuant to Section 22.56.1885. "Weekend" means Saturday and Sunday, but national holidays observed on a Friday or Monday may be included. This provision shall not include outdoor festivals and tent revival meetings.

- Movie on-location filming for a period of time to be determined by the Director.

(Ord. 88-0022 § 1, 1988; Ord. 83-0069 § 1, 1983; Ord. 83-0007 § 6, 1983.)

22.56.1840 Application — Filing. Any person desiring a temporary use permit as provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within six months prior thereto by either the director or the hearing officer to deny an application for the same or substantially the same permit. (Ord. 1494 Ch. 5 Art. 14 § 514.2, 1927.)

22.56.1850 Application — Contents. A. An application for a temporary use permit shall include the following information and documents:

1. The name and address of the applicant and the operator of the temporary use, if different, and of any persons designated by the applicant as his agents for service of process;
2. The name and address of all persons owning a possessory interest in any or all of the property to be used for the temporary use;
3. Evidence that the applicant of a temporary use permit:
 - a. Is the owner of the lot or parcel of land involved, or
 - b. Has written permission of the owner or owners to make such application;
4. The location of the subject property (address of vicinity);
5. The legal description of the property involved;
6. The legal name of the organization that is conducting or sponsoring such temporary use and such other material as may be necessary to determine eligibility to file;
7. The precise nature of the temporary use requested;
8. A site plan of the proposed temporary use drawn to a scale satisfactory to, and in the number of copies prescribed by the director, indicating:
 - a. The area and dimensions of the proposed temporary use site,
 - b. The location, area and hours of operation for each activity associated with the temporary use permit,
 - c. The locations and dimensions of all existing and proposed temporary buildings and structures including roads, streets, highways, parking and loading facilities, and signs, on the site where the temporary use is requested,
 - d. The location of all existing roads intended to provide access to major or secondary highways and parkways;
9. The operating practices proposed to be used by the operator to mitigate noise, dust, air, contaminants, garbage, and vibration associated with and as a result of the proposed temporary use;
10. Evidence that other permits and approvals required in compliance with the provisions of other applicable ordinances have been applied for or secured;
11. Such other information as the director may require.

B. An application for a temporary use permit filed pursuant to Section 22.56.1885 shall include, in addition to the information required by subsection A above, the following material:

1. A map showing all property ownership within a 500-foot radius from the boundaries of the parcel of land proposed to be used;
2. Two sets of mailing labels for all ownerships shown on the map required above and for all occupants, as necessary to comply with Section 22.56.1885 A1b;
3. A map showing all land uses within a 500-foot radius from the boundaries of the parcel of land proposed to be used.

C. The director may waive the filing of one or more of the above items where unnecessary to process the application of a temporary use permit. (Ord. 90-0134 § 10, 1990; Ord. 83-0069 § 2, 1983; Ord. 1494 Ch. 5 Art. 15 § 514.3, 1927.)

22.56.1860 Burden of proof. In addition to the information required in the application by Section 22.56.1850, the applicant of a temporary use permit shall substantiate to the satisfaction of the director the following facts:

- A. That the operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- B. That the proposed site is adequate in size and shape to accommodate such temporary use without material detriment to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site; and
- C. That the proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that such temporary use will or could reasonably generate. (Ord. 1494 Ch. 5 Art. 14 § 514.4, 1927.)

22.56.1870 Fees required. When a temporary use permit application is filed, it shall be accompanied by the filing fee is required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 14 § 514.5, 1927.)

22.56.1880 Director's findings and determination. A. The director shall not approve an application for a temporary use permit unless he finds that the burden of proof set forth in Section 22.56.1860 has been met by the applicant. In addition, the director shall also find:

1. That adequate temporary parking to accommodate vehicular traffic to be generated by such use will be available either onsite or at alternate locations acceptable to the director in any case where such temporary use is proposed for a period longer than one weekend or three consecutive days;
2. That approval of a temporary use permit will not result in the use of a lot or parcel of land for a cumulative time period in excess of the maximum time period such temporary use may be authorized during any 12-month period, except where a longer period is specifically approved in accordance with the provisions of Section 22.56.1885.

B. The director shall deny an application for a temporary use permit where the information submitted by the applicant and/or obtained by investigation of the staff fails to substantiate such findings. (Ord. 83-0069 § 3, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.6, 1927.)

22.56.1885 Procedure for extended time periods. Where an application for a temporary use permit for an extended time period is filed, these procedures shall be followed:

A. Notification.

1. The director shall cause a notice indicating the applicant's request at the location specified to be forwarded to:

a. The applicant by registered or certified mail, postage prepaid, return receipt requested;

b. All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land on which the permit is filed, by first class mail, postage prepaid. A notice shall also be sent in a similar manner to "occupant" at the site address in those cases where the mailing address of any owner of property required to be notified under the provisions of this subsection differs from the site address of such property; and

c. Such other persons whose property might, in his judgment, be affected by such application or permit, by first class mail, postage prepaid.

2. Such notice shall also indicate that any individual opposed to the granting of such permit may file a written protest with the director within 15 days after receipt of such notice by the applicant.

B. Action.

1. The director shall, without public hearing, approve an application for a temporary use permit for an extended time period when:

a. The applicant has met the burden of proof set forth in Section 22.56.1860 and the director can make the findings required by Section 22.56.1880; and

b. A written protest to the proposed temporary use permit has been received within 15 days after receipt of the notice by the applicant, and the director determines that the concerns raised in such protest are not of general community interest and can be adequately mitigated through the imposition of conditions.

2. The director shall deny the application without public hearing where the information submitted by the applicant fails to substantiate the burden of proof and the required findings.

3. In all cases where a written protest has been received and the director determines that the concerns raised are of general community interest, the applicant shall be notified in writing. Such notification will also inform the applicant that within 30 days after receipt of such notice he may request a public hearing before the director by filing any additional information that the director may require and by paying an additional fee, the amount of which shall be stated in the notice. At the expiration of the 30-day period:

a. The director shall deny an application where the applicant has not requested a public hearing; or

b. A public hearing shall be scheduled before the director. All procedures relative to notification, publication and conducting the public hearing shall be the same as for a conditional use permit. Following a public hearing the director shall approve or deny the proposed application, based on the findings required by this Part 14.

4. The director shall send a notice of the action to the applicant, any person requesting notification, and anyone who has filed a written protest. Such notice shall:

a. Indicate that an appeal may be filed with the commission pursuant to this section; and

b. Be sent in accordance with the provisions of subsection A1 of this section.

5. The decision of the director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no written appeal of the action taken has been filed with the commission within such appeal period.

C. Appeal.

1. Any person dissatisfied with the action of the director, may file an appeal with the commission within 15 days after receipt of notification by the applicant. Upon receiving a notice of appeal, the commission shall take one of the following actions:

a. Affirm the action of the director; or

b. Refer the matter back to the director for further review with or without instructions; or

c. Set the matter for public hearing. In such case, the commission's decision may cover all phases of the matter, including the addition or deletion of any condition. The public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60.

2. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter.

3. The decision of the commission shall be final and conclusive.

D. Effective Date. Where an appeal is filed on a temporary use permit for an extended time period, the date of decision by the commission on such appeal shall be deemed the date of grant in determining said expiration date. (Ord. 90-0134 § 11, 1990; Ord. 85-0009 § 17, 1985; Ord. 83-0069 § 4, 1983.)

22.56.1890 Conditions or Issuance. A. In approving an application for a temporary use permit, the director may impose such conditions as he deems necessary to insure that the permit will be in accord with the findings required by Sections 22.56.1860 and 22.56.1880. These conditions may involve any pertinent factors affecting the operation of such temporary event or use including but not limited to:

1. Requirement of temporary parking facilities including vehicular access and egress;

2. Regulation of nuisance factors such as but not limited to prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, garbage and heat;

3. Regulation of temporary buildings, structures and facilities including placement, height and size, limitations on commercial rides or other equipment permitted, the location of open spaces including buffer areas and other yards, and signs;

4. Regulation of operating hours and days including limitation of the duration of such temporary use to a shorter or longer time period than the maximum period authorized;

5. Requirement of a performance bond or other surety device to assure that any temporary facilities or structures used for such proposed temporary use will be removed from the site within one week following such event and the property restored to a neat condition. The director may designate a different time period and/or require clean up of additional surrounding property at his discretion;

6. Requirement of a site plan indicating all details and data as prescribed in this Title 22;

7. Requirement that the approval of the requested temporary use permit is contingent upon compliance with applicable provisions of other ordinances;

8. Such other conditions as will make possible the operation of the proposed temporary use in an orderly and efficient manner and in accord with the intent and purpose of this title.

B. In addition to such other conditions as the director may impose, it shall also be deemed a condition of every temporary use permit, whether such condition is set forth in the temporary use permit or not, that such approval shall not authorize the construction, establishment, alteration, moving onto or enlargement of any permanent building, structure or facility. (Ord. 83-0069 § 5, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.7, 1927.)

22.56.1900 Parking facilities — Conditions. A. In the granting of a temporary use permit, the director may authorize temporary use of parking and related facilities established to serve permanent uses as follows; provided, that such temporary usage is specifically recognized in the permit:

1. Joint usage of required automobile parking facilities established to serve a permanent use, provided the owner or occupant of the permanent use or his authorized legal representative submits written consent, and it is determined by the director that such joint utilization will not have a substantially detrimental effect on the surrounding area;

2. Temporary occupation by a temporary use of a portion of parking facilities or structures established to serve a permanent use provided the owner or occupant of such use or his authorized legal representative submits written consent, and it is determined that such joint utilization will not have a substantially detrimental effect on the surrounding area.

B. The temporary reduction in required parking for such permanent use shall not be construed to require a variance with respect to parking requirements of this Title 22. (Ord. 1494 Ch. 5 Art. 14 § 514.8, 1927.)

22.56.1910 Notice service procedure. For applications other than those processed in accordance with Section 22.56.1885, the director shall serve notice of his action upon the applicant as required by law for the service of summons, or by registered or certified mail, postage prepaid, return receipt requested. Such notification may also be hand-delivered to the applicant, when appropriate, at the director's discretion. (Ord. 83-0069 § 6, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.9, 1927.)

22.56.1920 Certain uses on county property — Board authority. Where the following temporary uses are proposed on property owned by or held under the control of the county, the department, district or agency delegated authority to administer such activity by the board of supervisors may assume jurisdiction and approve the temporary use subject to limitations and conditions as are deemed appropriate by said department, district or agency:

— Carnivals, exhibitions, fairs, festivals, pageants, and religious observances.

— Movie on-location filming.

(Ord. 83-0007 § 7, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.10, 1927.)

22.56.1925 Movie on-location filming. A. Notwithstanding the other provisions of this Part 14, applications for movie on-location filming permits shall be filed with the filming permit coordination office which shall approve such application for a time period not to exceed the time period specified in this Title 22 where it finds that the findings set forth in Section 22.56.1860 and subsection A1 of Section 22.56.1880 have been met by the applicant. In addition, in lieu of subsection A2 of Section 22.56.1880, the filming permit office shall also find that such approval will not result in a frequency of usage likely to create incompatibility between such temporary use and the surrounding area. Where an application is denied due to frequency of usage, the filming permit office shall specify the minimum time period between approvals which, in its opinion, is necessary to prevent such incompatibility.

B. In interpreting the other provisions of this Part 14 in relation to movie on-location filming, the filming permit office shall be substituted for the director, and the provisions of Sections 22.56.1840 and 22.56.1870 shall not apply. (Ord. 90-0093 § 10, 1990; Ord. 83-0007 § 8, 1983.)

Part 17

COASTAL DEVELOPMENT PERMITS

Sections:

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22.56.2530	Amendments to permits.
22.56.2540	Revocation of coastal development permits.
22.56.2550	Enforcement.

22.56.2270 Established — Purpose. The coastal development permit is established to ensure that any development, public or private, within the coastal

zone conforms to the policies and programs of the county of Los Angeles local coastal program land use plans and implementation program in accordance with Division 20 of the Public Resources Code. As used in this Part 17, the word "commission" by itself refers to the county of Los Angeles Regional Planning Commission; references to the State of California Coastal Commission are indicated by the words "Coastal Commission." (Ord. 89-0147 § 1 (part), 1989.)

22.56.2280 Permit required. A. In addition to obtaining any other permits required by law, any person wishing to perform or undertake any development in the coastal zone, other than either a power facility subject to the provisions of Public Resources Code Section 25500, a development subject to the provisions of Public Resources Code Section 30519(b) or a development specifically exempted by this Part 17, shall obtain a coastal development permit.

B. A determination on whether a development is exempt or ^{has} been categorically excluded from the coastal development permit requirements shall be made by the director at the time an application is submitted for development within the coastal zone. Any dispute arising from the director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370.

C. The processing of a coastal development permit shall be subject to the provisions of Chapter 4.5 (Section 65920 et seq.) Division I, Title 7 of the Government Code. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2290 Exemptions and categorical exclusions. A. Exemptions: The provisions of this Part 17 shall not apply to:

1. Additions to single-family residences consistent with the provisions of Section 13250, Title 14, California Code of Regulations.

2. Improvements to any structure other than a single family residence or public works facility consistent with the provisions of Section 13253, Title 14, California Code of Regulations.

3. Repair or maintenance activities that are consistent with the provisions of Section 13252, Title 14, California Code of Regulations.

4. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to Division 20, the California Coastal Act, of the Public Resources Code; provided, however, that the director may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources. All repair, maintenance and utility hookups shall be consistent with the provisions adopted by the California Coastal Commission on September 5, 1978.

5. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements; shall be for the same use as the destroyed structure, shall not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and shall be sited in the same location on the affected property as the destroyed structure.

6. Any activity anywhere in the coastal zone that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate or use, as defined in Section 11003.5 of the California Business and Professions Code. If any improvement to an existing structure is otherwise exempt from the permit requirements of this division, no coastal development permit shall be

required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this subsection. The division of a multiple-unit residential structure into condominiums, as defined in Section 783 of the Civil Code, shall not be considered a time-share project, estate or use for purposes of this subsection.

7. Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

B. Categorical Exclusions. (Reserved)

C. As used in this section, "disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owners; "bulk" means total interior cubic volume as measured from the exterior surface of the structure; and "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

D. A determination on whether a development is exempt shall be made by the director at the time an application for development within the coastal zone is submitted. Any dispute arising from the director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2300 Application — Filing. Any person desiring a coastal development permit required by or provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the hearing officer, Commission or board of supervisors on an application requesting the same or substantially the same permit. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2310 Application — Information required. An application for a coastal development permit shall contain the following information, accuracy of which is the responsibility of the applicant:

A. Names and addresses of the applicant and of all persons owning any or all of the property proposed to be used.

B. Evidence that the applicant meets the following criteria:

1. Is the owner of the premises involved; or
2. Has written permission of the owner or owners to make such application; or
3. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof; or
4. In the case of a public agency, is negotiating to acquire a portion of the premises involved.

C. Location of subject property by address and/or vicinity.

D. Legal description of the property involved.

E. Nature of the requested use, indicating the business, occupation or purpose for which such building, structure or improvement is to be erected, constructed, altered, enlarged, moved, occupied or used.

F. Indication of the nature, condition and development of adjacent uses, buildings and structures.

G. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the director indicating the following:

1. The area and dimensions of the proposed site for the requested use.
2. The location and dimensions of all existing and proposed structures, yards, walls, fences, parking and loading facilities, landscaping and other development features.
3. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use.
4. Existing and/or proposed public access to and along the shoreline for projects proposed between the first through public road and the sea.

H. Architectural drawings showing the following:

1. Elevations of all sides of building(s).
2. Roof plan of proposed building(s).
3. Indication of colors and materials for all exterior surfaces.

I. Indication of other permits and approvals secured or to be secured in compliance with the provisions of Title 22 and other applicable ordinances and laws, including the California Environmental Quality Act.

J. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 700 feet from the exterior boundaries of such proposed use. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 700-foot radius.

K. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land on which the development is proposed. In addition, the list shall include the names and addresses of persons residing within 100 feet of said parcel; if the names of the residents are not known, they shall be listed as "occupants". One copy of the map described in subsection (J) of this section shall indicate where such ownerships and residents are located.

L. Proof satisfactory to the director that water for fire protection will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of this code, or by a variance granted pursuant to said Division 1. The director may accept as such proof a certificate from the person who is to supply water that water can be supplied as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the forester and fire warden, or a certificate from the department of public works that such water will be available.

M. The director may waive the filing of one or more of the above items if he finds that the nature of the development is unrelated to the required item and may require additional information. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2320 Application — Burden of proof. In addition to the information required in the application by Section 22.56.2310, the applicant shall substantiate to the satisfaction of the county the following facts:

A. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2330 Application — Filing fee. When an application for a coastal development permit is filed, it shall be accompanied by the filing fee as required in Section 22.60.100. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2340 Application — Denial for lack of information. The hearing officer may deny, without a public hearing, an application for a coastal development permit if such application does not contain the information required by Sections 22.56.2310 and 22.56.2320 and any other pertinent sections. The hearing officer may accept the original file with the supplementary information when refiled by the applicant. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2350 Application — Concurrent filing. A coastal development permit shall be considered concurrently with the granting of any other tentative maps or permits required by Titles 21 or 22 of this code. A coastal development permit shall be considered subsequent to the granting of required tentative maps or other permits which were approved prior to the effective date of this section. Where a coastal development permit is being considered concurrently with other permits or maps that do not have a public hearing requirement, a public hearing for such concurrent cases shall be held if the coastal development permit is subject to Section 22.56.2380. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2360 Determination of jurisdiction. A. A determination on whether a coastal development permit is in the county's or Coastal Commission's jurisdiction shall be made by the director at the time an application for a coastal development permit has been submitted. The county's jurisdiction over coastal development permits does not include tidelands, submerged lands, public trust lands, certain ports, state university or state college lands as described in Section 30519 of the Public Resources Code. In making such determination the director may refer to the "Post-LCP Certification Permit and Appeals Jurisdiction Map" adopted by the Coastal Commission. A coastal development permit within the county's jurisdiction shall be processed pursuant to the provisions of this Part 17 and applicable provisions of the Coastal Act. Any such permit not within the county's jurisdiction shall be referred to the Coastal Commission for processing.

B. For a coastal development permit within the county's jurisdiction, the director shall also determine if such permit is appealable to the Coastal Commission. In making this determination, the director shall use the criteria contained in Section 22.56.2450. The director may also use the "Post-LCP Certification Permit and Appeals Jurisdiction Map".

C. Any dispute arising from the director's determination of jurisdiction or appealability shall be resolved pursuant to the procedure described in Section 22.56.2370. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2370 Resolving determination disputes. A. If the director's determination made pursuant to Sections 22.56.2280, 22.56.2290 or 22.56.2360 is challenged by the applicant or interested person, or if the local government wishes to

have a Coastal Commission determination as to the appropriate determination, the director shall notify the Coastal Commission by telephone of the dispute and shall request an opinion of the Coastal Commission's Executive Director.

B. Processing of such coastal development permit shall be suspended pending a final determination by the Executive Director or Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2380 Public hearings. A. A coastal development permit which may be appealed to the Coastal Commission pursuant to Section 22.56.2450 shall have a public hearing before the hearing officer or regional planning commission.

B. A public hearing for a coastal development permit may be continued to another day pursuant to Section 22.60.178. If the public hearing is continued to a date uncertain, new notice of the continued public hearing shall be provided in accordance with Section 22.56.2400. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2390 Director's action on non-appealable permits. A coastal development permit which is not subject to appeal to the Coastal Commission shall be acted on by the director who shall cause notices to be sent in accordance with Section 22.56.2400. The director's decision to approve or deny a permit shall be based on the findings contained in Section 22.56.2410. After the director's decision, notices shall be sent pursuant to Section 22.56.2430. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2400 Notice requirements. A. The director shall provide notice by first class mail for a coastal development permit at least 20 calendar days prior to the public hearing or decision on the application to:

1. The applicant, property owners and residents whose names and addresses appear on the verified list of persons required to be submitted by Section 22.56.2310 and other pertinent sections;

2. The California Coastal Commission; and

3. Any person who has requested to be noticed of such permit.

B. The notice for a coastal development permit shall contain the following information:

1. A statement that the development is within the coastal zone;

2. The date of filing and name of the applicant;

3. The number assigned to the application;

4. The location and description of the development; and

5. In addition, a notice for a coastal development permit which requires a public hearing shall also contain the following:

a. The date, time and place of the public hearing,

b. A statement that written comments may be submitted to the director prior to the hearing and that oral comments may be made or written material may be submitted at the public hearing, and

c. A brief description of the procedures concerning the conduct of the hearing, the action likely to occur and that notice will be given after the action, and

d. A description of the procedure for filing an appeal with the county and California Coastal Commission.

6. In addition, a notice for a coastal development permit which does not require a public hearing shall contain the following:

a. The date the director will make a decision on the application,

b. A statement that written or oral comments may be submitted to the director during the 20 day period between the time that the notice is mailed and the date of the director's decision; this period would allow sufficient time for the submission of comments by mail prior to the director's decision, and

c. A description of the procedure for filing an appeal with the county. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2410 Approval or denial findings. A. An application for a coastal development permit shall be approved where the information submitted by the applicant, discovered during the staff investigation process and/or presented at a public hearing substantiates to the satisfaction of the county the following findings:

1. That the proposed development is in conformity with the certified local coastal program; and, where applicable,
2. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

B. An application shall be denied where the information submitted by the applicant and/or presented at a public hearing fails to substantiate the above-mentioned findings to the satisfaction of the county. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2420 Conditions of approval. The county, in approving an application for a coastal development permit, may impose such conditions as are deemed necessary to insure that such use will be in accord with the findings required by Sections 22.56.2320 and 22.56.2410. The land owner and applicant shall record with the office of the Los Angeles County Recorder an affidavit accepting and agreeing to implement all conditions of permit approval. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2430 Notice of action and county appeal rights. A. The director shall notify by first class mail the applicant, any person who specifically requested notice of such action of the decision made on an application for a coastal development permit and any person who participated at the public hearing.

B. The notice shall contain the following information:

1. That a coastal development permit decided by the director with no public hearing may be appealed by filing an appeal with the secretary of the regional planning commission. The decision of the regional planning commission shall be based on the findings of Section 22.56.2410 and shall be final.
2. That a coastal development permit decided by the hearing officer or regional planning commission after a public hearing may be appealed or called for review by following the procedure contained in Part 5 of Chapter 22.60.

C. An appeal may be filed by any interested person dissatisfied with a decision on a coastal development permit within 15 days after receipt of the notice of action by the applicant. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2440 Notice of final decision. Within seven calendar days of a final decision on a coastal development permit, the director shall provide notice of such decision by first class mail to the applicant, the Coastal Commission and to any persons who specifically requested notice of such decision by submitting a self-addressed stamped envelope to the planning department. A decision shall be

considered final when all local appeals have been exhausted and the effective dates contained in Section 22.60.260 and Section 22.56.2490 have been reached. Such notice shall include written findings, conditions of approval and the procedures for appeal of the decision, if applicable pursuant to Section 22.56.2450, to the Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2450 Appeals to the Coastal Commission. A. A coastal development permit may be appealed to the California Coastal Commission for only the following types of development:

1. Approvals of developments which are located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance. The appeal jurisdiction described in Section 30603 of the Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

2. Approvals of developments not included within subsection (A)(1) of this section that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff. The appeal jurisdiction described in Section 30603 of the Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

3. Approvals of developments that are not designated as principal permitted uses in this Title 22; and

4. Any development which constitutes a major public works project or a major energy facility. The phrase "major public works project or a major energy facility" shall mean facilities that cost more than \$100,000. An energy facility means any public or private processing, producing, generating, storing, transmitting or recovering facility for electricity, natural gas, petroleum, coal or other source of energy.

B. The grounds for an appeal of a development described in subsection (A)(1) shall be limited to one or more of the following allegations:

1. The development fails to provide adequate physical access or public or private commercial use or interferes with such uses.
2. The development fails to protect public views from any public road or from a recreational area to and along the coast.
3. The development is not compatible with the established physical scale of the area.
4. The development may significantly alter existing natural landforms.
5. The development does not comply with shoreline erosion and geologic setback requirements.

C. The grounds for an appeal of a development described in subsections (A)(2), (A)(3) or (A)(4) shall be limited to an allegation that the development does not conform to the certified local program.

D. An appeal of the county's decision on a coastal development permit application may be filed by an applicant or any aggrieved person who exhausted local appeals or any two members of the Coastal Commission. The appeal must contain the following information:

1. The name and address of the permit applicant and appellant;

2. The date of the local government action;
3. A description of the development;
4. The name of the governing body having jurisdiction over the project area;
5. The names and addresses of all persons who submitted written comments or who spoke and left his or her name at any public hearing on the project, where such information is available;
6. The names and addresses of all other persons known by the appellant to have an interest in the matter on appeal;
7. The specific grounds for appeal;
8. A statement of facts on which the appeal is based;
9. A summary of the significant question raised by the appeal.

The filing of the notice of appeal should also contain information which the local government has specifically requested or required.

E. The appeal must be received in the Coastal Commission district office with jurisdiction over the local government on or before the tenth working day after receipt of the notice of the permit decision by the Executive Director.

F. The appellant shall notify the applicant, any persons known to be interested in the application and the local government of the filing of the appeal. Notification shall be by delivering a copy of the completed notice of appeal to the domicile, office or mailing address of said parties. In any event, such notification shall be by such means as may reasonably advise said parties of the pendency of the appeal. Unwarranted failure to perform such notification may be grounds for dismissal of the appeal by the Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2460 Effect of appeal to the Coastal Commission. Upon receipt in the Coastal Commission office of a timely appeal by a qualified appellant, the Executive Director of the Coastal Commission shall notify the permit applicant and the county that the operation and effect of the development permit has been stayed pending Coastal Commission action on the appeal. Upon receipt of a notice of appeal the county shall refrain from issuing a development permit for the proposed development and shall within five working days, deliver to the Executive Director all relevant documents and materials used by the county in its consideration of the coastal development permit application. If the Coastal Commission fails to receive the documents and materials, they shall set the matter for hearing and the hearing shall be left open until all relevant materials are received. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2470 De novo review by the Coastal Commission. Where the appellant has exhausted county appeals a de novo review of the project by the Coastal Commission shall occur only after the county decision has become final. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2480 Appeal by two Coastal Commissioners. A. Where a coastal development permit is appealed by two Coastal Commissioners, such appeal shall be transmitted to the appropriate county appellate body, either the regional planning commission or board of supervisors, who shall follow the procedures of Part 5 of Chapter 22.60 and this Part 17. If the appellate body modifies or reverses the previous decision, the Coastal Commissioners shall file a new appeal from that decision if they are still dissatisfied. During this period of county appellate body

review, the Coastal Commissioners' appeal will be suspended from the Coastal Commission appeal process pursuant to Section 13573 of the California Coastal Commission administrative regulations.

B. Where review by all county appellate bodies has left the originally appealed action unchanged, the Coastal Commissioners' appeal will be no longer suspended and the appeal may then be brought before the Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2490 Effective date of permit. A. A coastal development permit which is not appealable to the Coastal Commission shall have the following effective dates:

1. The decision of the director shall become effective 15 days after receipt of the notice of the decision by the applicant, unless appealed to the regional planning commission.

2. The decision of the regional planning commission shall become effective on the date of its decision.

B. A coastal development permit which is appealable to the Coastal Commission shall become effective after the tenth working day after receipt of the final notice of the permit decision by the Executive Director of the Coastal Commission, unless an appeal is filed within that time. If an appeal has been filed, the operation and effect of the coastal development permit shall be stayed pending Coastal Commission action on the appeal; the effective date will be the date of decision by the Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2500 Expiration of unused permits. Unused coastal development permits shall expire based on the following schedule:

A. A permit which is not used within the time specified in such permit, or, if no time is specified, within two years after the granting of the permit, becomes null and void and of no effect with the exception of the following:

1. In all cases, the hearing officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. In the case of a non-profit corporation organized to provide low-income housing for the poor or elderly, the hearing officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

2. In the case of a coastal development permit heard concurrently with a land division, conditional use permit, variance or other permit authorized in this Title 22, the hearing officer shall specify time limits and extensions to be concurrent and consistent with those of the land division, variance or permits.

B. A coastal development permit shall be considered used, within the intent of this section, when construction or other development authorized by such permit has commenced that would be prohibited in the zone if no permit had been granted. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2510 Expiration following cessation of use. A coastal development permit granted by action of the hearing officer, planning commission or board of supervisors shall automatically cease to be of any force and effect if the use for which such coastal development permit was granted has ceased or has been suspended for a consecutive period of two or more years. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2520 Continuing validity of permit. A coastal development permit that is valid and in effect and was granted pursuant to the provisions of this chapter shall adhere to the land and continue to be valid upon change of ownership of the land or any existing building or structure on said land. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2530 Amendments to permits. A. An amendment may be made to a coastal development permit previously approved by the county by filing a written application with the director. Such application shall contain a description of the proposed amendment, the reason for the amendment, together with maps, drawings or other material appropriate to the request. A filing fee as required by Section 22.60.100 shall accompany a request for an amendment.

B. An application for an amendment shall be rejected if, in the director's opinion, the proposed amendment would lessen or void the effect of the permit unless the applicant presents newly discovered material information which could not, with reasonable diligence, have been discovered and produced before the permit was granted.

C. For those applications accepted, the director shall determine whether the proposed amendment represents an immaterial or material change to the permit.

1. For applications representing immaterial changes, the director shall prepare a written notice which contains the information required by subsection (B) of Section 22.56.2400, a description of the proposed amendment and a statement informing persons of the opportunity to submit written objection of the determination to the director within 10 days of the date the notices were posted at the subject property and mailed to interested persons. The director shall cause notices to be posted conspicuously along the exterior property line of the proposed development, not more than 300 feet apart and at each change of direction of the property line. The director shall also mail notices to all persons who testified at a public hearing on the permit or who submitted written testimony on the permit, and such other persons as the director has reason to know may be interested in the application. If no written objection is received by the director within 10 days of posting and mailing, the director's determination shall be conclusive and the proposed amendment approved.

2. For applications representing material changes, applications which have objections to determinations of immateriality, or amendments to conditions affecting coastal resource protection or coastal access, the director shall refer such applications to the regional planning commission for a public hearing. The director shall mail notices in accordance with the procedures of Section 22.56.2400 to all persons who testified at the public hearing on the permit, who submitted written testimony on the permit, who objected to the director's determination of immateriality, or such other persons as the director has reason to know may be interested in the application.

3. The regional planning commission, unless the proposed amendment has been found to be immaterial, shall determine and make appropriate findings by a majority vote of the membership present whether the proposed development with the proposed amendment is consistent with the California Coastal Act and the certified local coastal program. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2540 Revocation of coastal development permits. In addition to the provisions pertaining to revocations contained in Part 13 of Chapter 22.56, the following shall apply to coastal development permits:

A. Grounds for revocation of a permit may also include:

1. Intentional inclusion of inaccurate, erroneous or incomplete information where the county finds that accurate and complete information would have caused additional or different conditions to be required on a permit or denial of an application;

2. Failure to comply with the notice provisions of Section 22.56.2400, where the views of the person not notified were not otherwise made known to the county and could have caused the county to require additional or different conditions on a permit or deny an application.

B. Initiation of proceedings to revoke a permit may be made by any person who did not have an opportunity to fully participate in the original permit proceeding because of the reasons stated in subsection (A) and who applies to the director specifying the particular grounds for revocation. The director shall review the stated grounds for revocation and, unless the request is patently frivolous and without merit, shall initiate revocation proceedings. The director may initiate revocation proceedings when the grounds for revocation have been established.

C. Where the director determines that grounds exist for revocation of a permit, the operation of the permit shall be automatically suspended until the denial of the request for revocation. The director shall notify the permittee by mailing a copy of the request for revocation and a summary of the procedures contained in this section and in Part 13 of Chapter 22.56, to the address shown in the permit application. The director shall advise the applicant in writing that any development undertaken during suspension of the permit may be in violation of the California Coastal Act and subject to the penalties contained therein. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2550 Enforcement. In addition to the enforcement provisions contained in this Title 22, the provisions of Chapter 9 of Division 20 of the Public Resources Code shall also apply with respect to violations and enforcement. (Ord. 89-0147 § 1 (part), 1989.)

22.04.030 Amendments and additions included. Whenever reference is made to any portion of the ordinance set out in this Title 22, or of any other law or ordinance, the reference applies to all amendments and additions now or hereafter made. (Ord. 1494 Ch. 1 Art. 1 § 108, 1927.)

22.12.010

22.12.010 Zones designated — Purpose — Statutory authority. In order to classify regularly and restrict the location of trades and industries and the location of buildings for special uses, and the use and area of premises for the general welfare of the county of Los Angeles as regulations for the execution of the General Plan pursuant to Chapters 3 and 4 of Title 7 of the Government Code, the Planning Law, or any statute superseding those chapters, the unincorporated area of the county of Los Angeles is divided into classes of zones, as follows:

Zone R-1	—	Single-family residence
Zone R-2	—	Two-family residence
Zone R-3-()U	—	Limited multiple residence
Zone R-4-()U	—	Unlimited residence
Zone R-A	—	Residential agriculture
Zone RPD	—	Residential planned development
Zone A-1	—	Light agriculture
Zone A-2	—	Heavy agriculture
Zone A-2-H	—	Heavy agriculture including hog ranches
Zone C-H	—	Commercial highway
Zone C-1	—	Restricted business
Zone C-2	—	Neighborhood commercial
Zone C-3	—	Unlimited commercial
Zone C-M	—	Commercial manufacturing
Zone C-R	—	Commercial recreation
Zone CPD	—	Commercial planned development
Zone M-1	—	Light manufacturing
Zone D-2	—	Desert-Mountain
Zone IT	—	Institutional
Zone SP	—	Specific Plan
Zone M-1 1/2	—	Restricted heavy manufacturing
Zone MPD	—	Manufacturing industrial planned development
Zone M-2	—	Heavy manufacturing
Zone M-3	—	Unclassified
Zone M-4	—	Unlimited manufacturing
Zone M-2 1/2	—	Aircraft, heavy industrial
Zone B-1	—	Buffer strip
Zone B-2	—	Corner buffer

Zone R-R	—	Resort and recreation
Zone W	—	Watershed
Zone P-R	—	Restricted parking
Zone SR-D	—	Scientific research and development
Zone O-S	—	Open space
Zone A-C	—	Arts and crafts
Zone MXD	—	Mixed use development

(Ord. 90-0156 § 1, 1990; Ord. 88-0110 § 1, 1988; Ord. 83-0072 § 1, 1983; Ord. 83-0044 § 2, 1983; Ord. 82-0249 § 2, 1982; Ord. 1494 Ch. 1 Art. 1 § 101, 1927.)

22.28.070 Development standards. Premises in Zone C-H shall be subject to the following development standards:

A. That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

B. That there be parking facilities as required by Part 11 of Chapter 22.52.

C. That front and/or corner side yards be provided equal to a distance of:

1. 20 feet where property adjoins a parkway, major or secondary highway, and

2. Equal to the front or corner side yard required in any contiguous residential or agricultural zone where property adjoins a street.

3. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48 which shall apply as specified.

D. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

E. Outside Display. All display in Zone C-H shall be located wholly within an enclosed building, except the following:

- Carnivals, temporary.
- Christmas trees and wreaths, sale of.
- Crops — Field, tree, bush, berry and row, including nursery stock.
- Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of this section.

F. Outside Storage. No outside storage shall be permitted in Zone C-H.

G. Additional Standards. In addition to the standards imposed by this section, the following uses shall also comply with the special standards listed herein:

- Restaurants and other eating establishments including food take-out which include outdoor dining as defined in this Title 22 provided that:
 1. Where areas are used for outside public eating, drinking or assembly within 75 feet of a residential or agricultural zone, a solid masonry wall not less than five feet or more than six feet in height shall be established along the lot lines adjoining said zones, except that:
 - a. Where such wall is located within 10 feet of any alley, street, parkway or highway and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches, and
 - b. The director may approve substitution of a decorative fence or wall, where, in his opinion, such fence or wall will adequately comply with the intent of this section pursuant to the provisions of Part 12 of Chapter 22.56.
 2. Lighting shall be so arranged to prevent glare or direct illumination in any residential or agricultural zone.
 3. All applicable provisions of Title 11 of this code shall be observed in all areas of the restaurant.
 4. All awnings shall conform to the building code requirements of Title 26 for roof coverings.
 5. There shall be no amplified sound of music.
 6. A 42 inch high wall fence or hedge, or a five foot wide landscaped area shall be established along the outside eating, drinking and assembly area which adjoins any public sidewalk, street or highway except where all of the tables and chairs are removed daily.
 7. Automobile parking spaces shall be provided pursuant to Section 22.52.1110.
 8. Each condition specified in this section imposing standards for outdoor dining may be modified through the conditional use permit process.

(Ord. 89-0091 § 6, 1989; Ord. 84-0161 § 2, 1984; Ord. 83-0161 § 9, 1983; Ord. 1494 Ch. 2 Art. 3 § 251.9, 1927.)

22.56.1752 Grading project, off-site transport — Conditions for compliance. Grading projects, off-site transport, subject to director's review and approval shall comply with the following requirements:

A. A grading permit, when required, shall first be obtained as provided in the Building Code, set out at Title 26 of this code, before the commencement of any grading project.

B. The application to the director shall contain statements setting forth the following information in addition to that required by Section 22.56.1680:

1. The names and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;
2. The names and addresses of the person or persons who will be conducting the operations proposed;
3. The ultimate proposed use of the lot or parcel of land;
4. Such other information as the director finds necessary in order to determine whether the application should be granted.

C. The applicant shall submit a map showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be imported.

D. All hauling as approved under this section shall be restricted to a route approved by the road commissioner.

E. Compliance shall be made with all applicable requirements of other county departments and other governmental agencies.

F. If any condition of this section is violated, or if any law, statute or ordinance is violated, the privileges granted herein shall lapse and such approval shall be suspended.

G. Neither the provisions of this section nor approval provided for in this Part 12 authorizes or legalizes the maintenance of a public or private nuisance. (Ord. 81-0005 § 12 (part), 1981; Ord. 1494 Ch. 5 Art. 8 § 508.9, 1927.)

22.56.1753 Grading project, off-site transport — Public construction exceptions. Director's review and approval for grading project, off-site transport, shall not be required if such use is in conjunction with:

A. Any work of construction or repair by the county or any district of which the board of supervisors of the county is ex officio the governing body; or

B. Construction or repair by the county or such district performed by force account; or

C. Construction, maintenance or repair of any "state water facilities," as defined in Section 12934 of the State Water Code. (Ord. 81-0005 § 12 (part), 1981; Ord. 1494 Ch. 5 Art. 8 § 508.10, 1927.)

22.56.1754 Director's review — Accessory live entertainment. A. Live entertainment shall comply with all of the following standards and limitations which shall be considered mandatory conditions for approval as an accessory use:

1. That the principal use shall provide the total number of automobile parking spaces required by Section 22.52.1110; and

2. That access and egress to such automobile parking facilities shall be located so as to attenuate or eliminate the impact of traffic on residential development in the immediate vicinity; and

3. That such automobile parking facilities shall provide all walls required by subsection D of Section 22.52.1060; and

4. That such automobile parking facilities shall be in accordance with the provision for lighting contained in subsection F of Section 22.52.1060; and

5. That such automobile parking facilities shall comply with all of the other requirements contained in Part 11 of Chapter 22.52; and

6. That the principal use shall not be a nonconforming use in the zone wherein it is located. A principal use legally operating pursuant to a variance or in a building or structure, nonconforming due to standards, shall not be deemed to comply with the above specified requirements for purposes of this section, unless and until the principal use is in compliance with subsections A1, A2, A3 and A4 of this section.

B. The director shall approve an application for accessory live entertainment in all cases where the application and site plans submitted by the applicant indicate to the satisfaction of the director that they are in full compliance with this section.

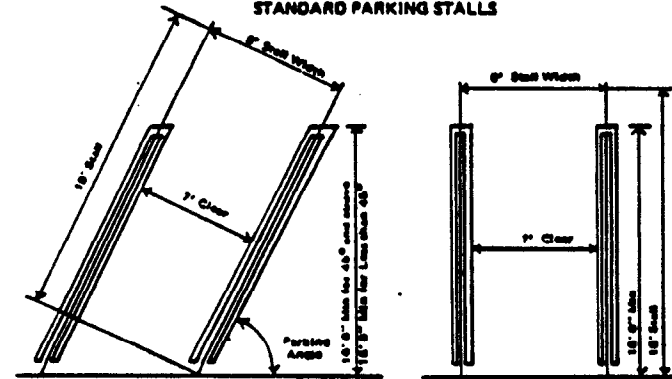
C. In all cases where the site plans submitted by the applicant indicate that said plans are not or cannot be in full compliance with this section, the director shall deny such application and shall inform the applicant in writing of such action. Said notices of denial shall also inform the applicant that the Zoning Ordinance contains provisions permitting the filing of a conditional use permit regulating accessory live entertainment in a legally existing bar, cocktail lounge or restaurant where the requirements of Section 22.56.1754 have not or cannot be met. (Ord. 81-0005 § 14, 1981.)

APPENDIX 3

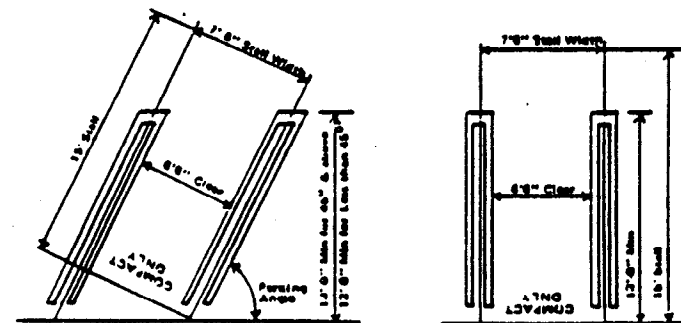
MINIMUM DIMENSIONS FOR PARKING STALLS

Section 22.52.1060
STRIPING FOR PARKING STALLS

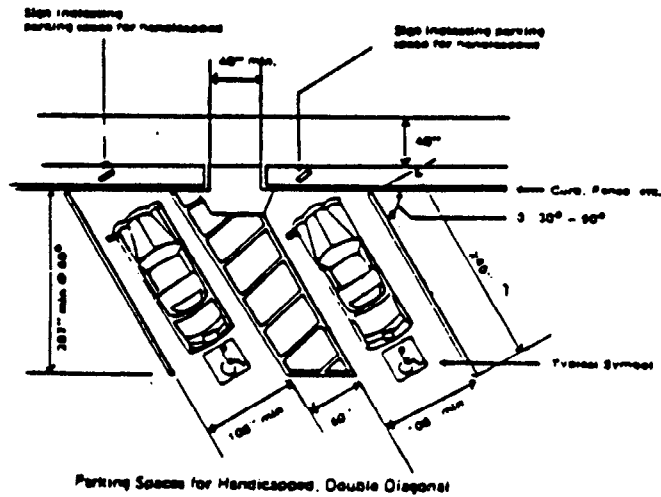
STANDARD PARKING STALLS



COMPACT PARKING STALLS



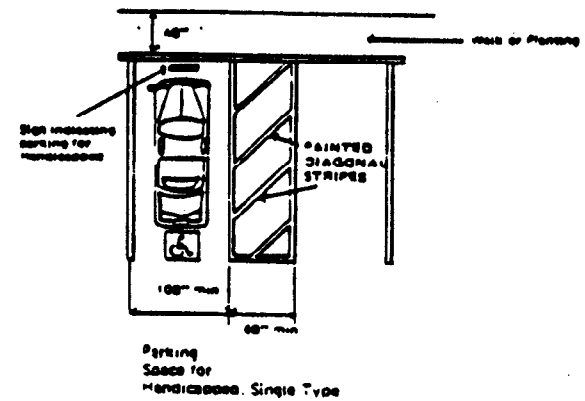
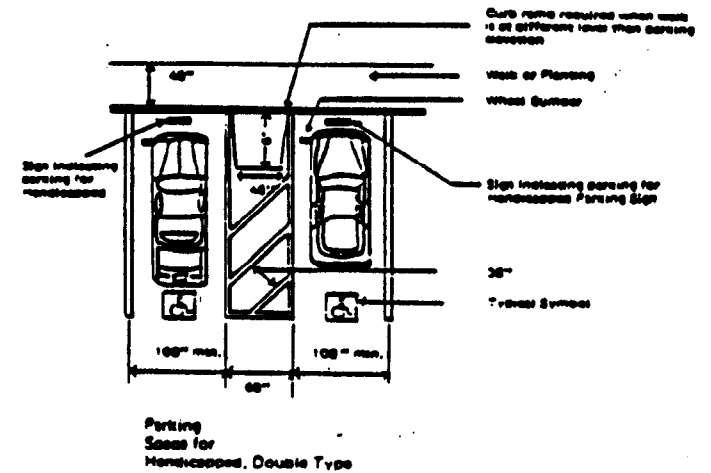
Section 22.52.1070
DIMENSIONS AND STRIPING
FOR PARKING FOR THE HANDICAPPED



INTERNATIONAL SYMBOL OF ACCESSIBILITY



Section 22.52.1070
DIMENSIONS AND STRIPING
FOR PARKING FOR THE HANDICAPPED

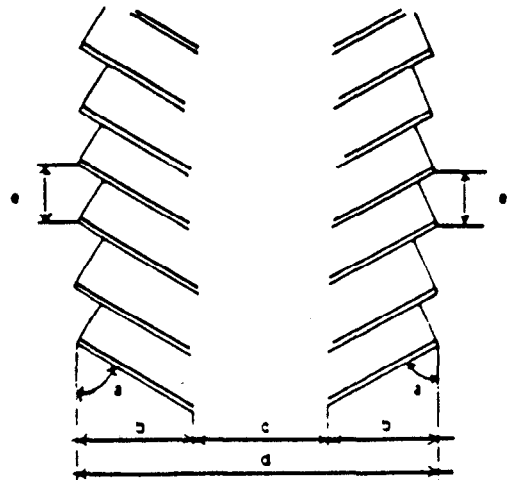


APPENDIX 3
MINIMUM DIMENSIONS
FOR PARKING STALLS

Note: Stalls (marked) with diagonal arrows to side walls must be 6' clear for "cut in" maneuver.

	a	b	c	d	e
	angle 1 (degrees)	width	depth	overall width	clear length
STANDARD STALLS					
30		16'	12'	46'	18'
45		16'	14'	52'	11'
60		20'	30'	60'	8 1/2'
90		18'	28' **	62'	8'
COMPACT STALLS					
30		16'	12'	46'	18'
45		16 1/2'	13'	44'	10 1/2"
60		18 1/2'	18'	48'	8 1/2"
90		18'	22' **	50'	7 1/2"

* minimum depth
** minimum width

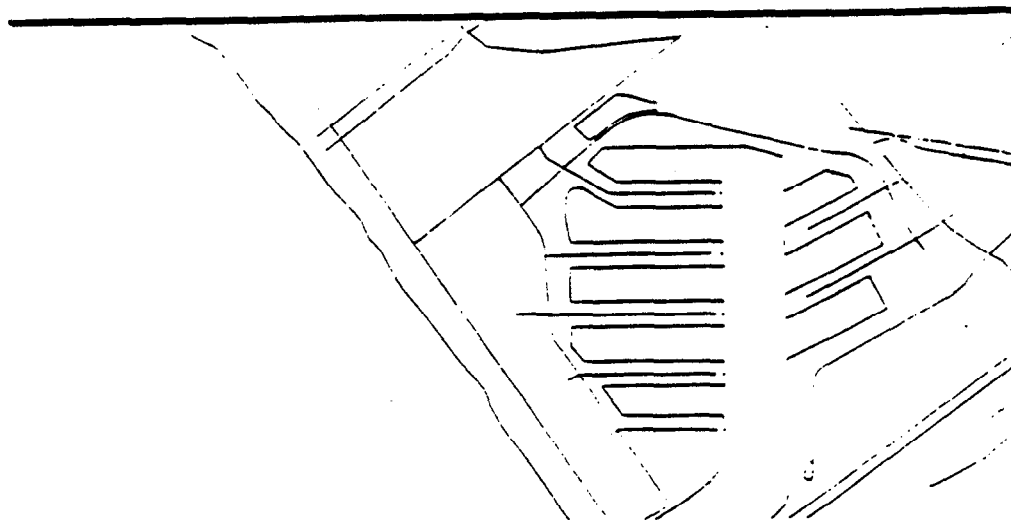


APPENDIX C
SPECIFICATIONS AND MINIMUM STANDARDS
OF
ARCHECTURAL TREATMENT AND
CONSTRUCTION

{In approving the Marina del Rey
Specific Plan on May 10, 1995,
the California Coastal Commission
deleted pages 16 through 26 of this
appendix}

SPECIFICATIONS AND MINIMUM STANDARDS
of
ARCHITECTURAL TREATMENT AND
CONSTRUCTION

Marina del Rey, California



SPECIFICATIONS AND MINIMUM STANDARDS
OF ARCHITECTURAL TREATMENT AND CONSTRUCTION *

LOS ANGELES COUNTY
DEPARTMENT OF BEACHES & HARBORS

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*Amendments approved by the Los Angeles County Board of Supervisors on October 17, 1989.

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SECTION 1: GENERAL

A. DEFINITION OF CERTAIN TERMS

COUNTY: County shall mean the County of Los Angeles, Department of Beaches and Harbors.

DESIGN CONTROL BOARD: Design Control Board shall mean the Board appointed by the Board of Supervisors to review and approve the architectural design and arrangement of facilities constructed at Marina del Rey.

DIRECTOR: Director shall mean the Director of the County Department of Beaches and Harbors.

ENGINEER: Engineer shall mean the Director of the Public Works Department of the County of Los Angeles.

BOARD: Board shall mean the Board of Supervisors of the County of Los Angeles.

APPROVAL: Approval, whenever approval is required, shall mean approval by the Department of Beaches and Harbors, County of Los Angeles, which shall obtain any additional approvals required of the architectural Design Control Board or the Board of Supervisors.

BUILDING CODES: Building Codes shall mean the Los Angeles County Uniform Building Codes, State Health and Safety Codes, or other laws, statutes, rules and regulations which are applicable, and clearance or approval of said codes are required for any item of construction.

LESSEE: Lessee shall mean the successful bidder awarded the lease of the parcel of land or water.

LEASE: Lease shall be the lease issued by the County of Los Angeles for conduct of business within Marina del Rey.

CONTRACTOR: Contractor shall be the contractor, individual, partnership, or corporation, licensed under the laws of the State of California who or which shall contract to construct facilities for the lessee at Marina del Rey.

ARCHITECT: Architect shall be the lessee's architect for the design and preparation of plans and specifications for construction under the terms of the lease. The architect at all times shall utilize only structural, electrical, mechanical, landscape, and other engineers duly licensed under the Business and Professions Code of the State of California. Said licensed engineers shall be used for the phases of work normally accomplished by a licensed engineer as indicated by the title and scope of the license.

B. GENERAL

The intent of these specifications is to provide guides and requirements (in addition to existing building laws, zoning ordinances, and all other applicable ordinances) for construction and to establish minimum standards, spacing, and other requirements for construction of land and water facilities at Marina del Rey.

The lessee or his contractor shall comply with all regulations, including the applicable building laws or codes, zoning ordinances, and other laws, statutes, and rules and regulations, and shall be responsible for obtaining all clearances and all permits required under said ordinances, laws, statutes, and rules and regulations. The minimum standard specifications set forth herein shall govern for construction at Marina del Rey. Clearances for the requirements hereunder shall be obtained from the County. All drawings, plans and specifications, and contract documents will be submitted to the County (in addition to those required by applicable building codes, ordinances and zoning regulations) as set forth herein.

C. APPROVAL OF PLANS AND SPECIFICATIONS

Approval of the County is required for all drawings, specifications, plans, change orders, supplemental drawings, and other documents prepared by the lessee and utilized to govern the contractor in the construction of facilities at Marina del Rey.

Plans and specifications shall be submitted to the County for approval within the time specified in the Lease in phases as follows:

1. Schematic plans
2. Preliminary plans
3. Working drawings

D. PERMIT AND PLAN CHECK FEES

The lessee or his contractor shall obtain and pay for permits and plan check fees required under the applicable building laws or codes or other applicable laws, including permits for plumbing, electricity, automatic sprinklers, heating, ventilation, refrigeration, or other items of construction as required by law. All licenses and inspection fees in connection with construction by the lessee shall be the responsibility of the lessee or his contractor.

E. PLAN REVIEW FEE

In addition to the fees required by the applicable building laws or codes and other applicable laws, and upon submittal of working drawings and specifications to the County for processing and approval, the lessee shall accompany the same with a check payable to the Department of Beaches and Harbors, County of Los Angeles, in an amount calculated on the basis of the table below to cover the costs of said plan review. One-half of the total sum shall be paid upon submittal of schematic plans, the remaining one-half to be paid upon submittal of working drawings.

TABLE FOR COMPUTING COUNTY PLAN REVIEW FEES

<u>Fee Description</u>	<u>Authority</u>	<u>Fee Basis</u>	<u>Date Fee last Changed</u>	<u>Current Fee</u>	<u>Responsible Division</u>
Plan Review Fee	County Code 2.116.020B Mdr Lease Sec.5	Based on Grad. Scale used by Public Works Department	10/85	"See Below"	Planning
		<u>Estimated Construction Costs (ECC)</u>	<u>Fees</u>		<u>Responsible Division</u>
		\$100 - \$15,000	\$25 + .60% of ECC		Planning
		\$15,001 - \$30,000	\$125 + .33% of ECC in excess of \$15,000		Planning
		\$30,001 - \$70,000	\$175 + .13 % of ECC in excess of \$30,000		Planning
		\$70,001 - \$175,000	\$225 + .20% of ECC in excess of \$70,000		Planning
		\$175,001 - \$375,000	\$425 + .05% of ECC in excess of \$175,000		Planning
		\$375,001 - \$500,000	\$525 + .33% of ECC in excess of \$375,000		Planning
		\$500,001 and up	\$925		Planning

F. ARCHITECTURAL DESIGN

1. No improvements will be made or structures erected upon said premises without the prior approval of the Design Control Board.
2. Before commencing any construction work or improvements upon the premises, the lessee will submit to the Design Control Board a complete set of drawings, plans, and specifications of the proposed improvements, and the Board shall have the right to make and order changes, modifications, or alterations in said drawings, plans and specifications. All such drawings, plans and specifications must be approved by the Board as submitted, or as so changed, and no change shall thereafter be made without the consent of said Board given in writing.

G. ALTERNATIONS, REMODELING AND CHANGES

1. Lessees planning redevelopment or remodeling shall submit schematic plans and specifications as described below.

Prior to initiating schematic plans for redevelopment or remodeling, lessees are required to meet with the Department to present an overview of anticipated changes, and to discuss necessary agency approvals.

2. Said schematic plans and specifications shall include a schematic site layout of land and water areas. This site layout shall also delineate all easements of record. The plans shall show uses, buildings, landscaping, and other features thereon, schematic floor plan of all structures, simple elevation of all buildings, detailed description of improvements, outline specifications showing materials to be used, and the estimated cost of said improvements. If the lease covers both land and water areas, the schematic drawings shall not be considered by the Design Control Board until the complete land and water layout and use is shown.

A complete description of the proposed development shall include the following information:

- a. If anchorages are involved, indicate the number and sizes of slips, number of gangways, and the number and location of restroom facilities, including showers.
- b. Describe the type of protective railing to be installed along the bulkhead line.
- c. Give a general description of parking areas, landscaping and lighting for both land and water.

- d. Indicate type of building, proposed architectural treatment, number of stories, approximate gross area and floor space.
- e. If living quarters are involved, describe briefly and indicate the proposed number of units and any recreational facilities such as swimming pools, tennis courts, etc.
- f. In addition to living units, describe other types of services, including such things as hardware, chandlery, brokerage, snack bars, restaurants, etc., giving approximate areas, seating capacity involved and approximate floor area of the whole building.

The above outline is offered as a guide. The description should be in sufficient detail to allow the reader to form a visual picture and evaluate the contemplated construction program, including functional relationships, so that a complete analysis of the proposal may be accomplished. Each description must include the facilities required to accomplish the prescribed land use, including any related activities.

- 3. Eight (8) copies of the schematics shall be submitted to the Director for processing.
- 4. Upon approval of schematic plans, the lessee shall immediately initiate preliminary drawings and submit not less than eight (8) copies to the Director for processing and approval.
- 5. Said preliminary drawings shall consist of:
 - a. Detailed site layout of land and water areas, including existing easements or easements set forth in the lease.
 - b. Floor plans of all structures.
 - c. Outline specifications.
 - d. Elevations of all buildings.
 - e. Estimated cost of improvement.
- 6. Samples of proposed exterior materials should be included with submittal of preliminary drawings at Design Control Board meeting.
- 7. Working drawings and specifications shall be started immediately upon approval of preliminary drawings by the County.

8. Eight (8) copies of the working drawings shall be submitted to the Director for processing and approval.

9. Completed working drawings shall consist of the following:

- a. One (1) complete set of construction drawings.
- b. Plans and specifications and other contract documents.
- c. After approval by the Design Control Board of the working drawings, the lessee shall proceed to enter into a contract or contracts for construction within the time specified in the lease.
- d. Immediately after entering into a contract or contracts for construction, the lessee shall satisfy the performance and surety bond requirements as set forth in the lease and shall furnish to the County original signed copies of the bid bond and other contract documents before initiating construction.

10. As-built drawings.

One (1) copy of reproducible transparencies of the as-built drawings shall be submitted to the County for review and retention in a permanent file.

11. The basis of the County's approval of specifications will be as follows:

- a. Uses proposed for the development must comply with all ordinances and with the lease (or exhibits thereto) describing permitted uses.
- b. Adequacy of facilities. Consideration will be given as to how adequately the proposed development will serve the purposes for which it is intended. Among the factors in this consideration will be the following:
 1. Functional adequacy. All intended activities shall be properly sized and related.
 2. Circulation and driveways. All driveways, entrances, exits, loading areas and other parts of the vehicular circulatory system shall be safe, efficient and of adequate dimensions.
 3. All parking areas shall be located close to the activity they serve and shall be of sufficient quantity. The following ratios are acceptable minimums:

a. Parking Space Per Boat Mooring

Lessee shall provide 0.75 parking spaces per boat slip.

b. Dry Boat Storage in Anchorage

Where the major land use is for an anchorage, and if it is desired to add some storage and launching of small boats, lessee shall provide one (1) car parking space for every four (4) boats dry stored. Dry storage and launching for such combinations may only be added to an anchorage area upon approval of the Director. Anchorage dry boat storage does not include dinghy storage.

c. Small Boat Dry Storage and Trailer Boat Launching

Where the major land use is for dry land storage and launching of small boats:

1. Use: Dry land storage capacity for boats $\times \frac{1}{2}$ = car parking space requirement for boats dry stored.
2. Car and boat trailer parking requirements in addition to the above.

Use: Daily hoist capacity minus $\frac{1}{2}$ number of boats dry stored $\times 50\%$ = number of car and boat trailer parking spaces.

d. Miscellaneous Activities in Connection With Berthing Areas

Offices, snack bars, concessions, brokerage and retail activities (purely for use of patrons at the anchorage). Provide one (1) parking space per 400 square feet of building or store.

e. Requirements for Anchorage Commercial Activities

Where commercial activities in an anchorage are primarily related to marine use and not limited to patronage of anchorage tenants, lessee shall provide four (4) parking spaces per 1,000 square feet of building area.

f. Requirements for General Commercial Activities

Where commercial activities are primarily retail and not associated with "e" above - lessee shall provide four (4) parking spaces per 1,000 square feet of building area.

g. Restaurants

Requirements for restaurants and other eating and drinking establishments shall be one (1) car parking space for each three (3) persons, based on the occupancy load as determined by the County.

h. Transient Dwelling Units

Requirements for hotels, motels, boatels, and other transient living accommodations shall include not less than one (1) car parking space per each two guest rooms and one (1) car parking space for each suite of guest rooms.

i. Residential Dwelling Units

Where the primary land use is residential dwelling units, parking shall comply with Section 22.52.1180 of the County Parking Code.

j. Dwelling Units in Anchorages

Where the primary land use is an anchorage and dwelling units are incorporated therein, slip parking may be reduced ten percent (10%) below requirements set forth in "a" above.

k. Marine Repairs

Where marine repair (haul-out) yards are established with anchorages as a related use, additional parking shall be provided on the basis of 0.75 spaces for each repair space.

l. Handicapped Parking

As required by Ordinance No. 22.52.1070 of the County Parking Code.

m. Employee Parking

Lessees shall provide employee parking in an amount which the Director finds adequate to prevent traffic congestion and disruption of on-site activities and that of neighboring leaseholds.

n. Compact Parking

Not more than 40% of the required number of parking spaces, and any parking spaces in excess of the required number, may be compact automobile parking spaces. Spaces for compact shall be distributed throughout the parking area. Compact parking for apartment houses requires a parking permit as required by Ordinance No. 22.56.990.

o. Loading Areas

Every non-residential use shall provide sufficient on-site loading and unloading space, or shall conduct loading and unloading operations at such time or in such fashion so as to prevent such activities from causing traffic congestion in the parking lot or adjacent streets and highways.

SECTION 2: LANDSIDE

A. EASEMENTS

All site plans shall clearly delineate thereon all easements of record or set forth in the Lease and no permanent structures shall be erected within the easement lines. However, landscaping, driveways, walks, and other open areas may utilize easement areas subject to the approval of the County.

B. SIGNS

All signs and/or emblems shall be subject to review and approval by the Director and the Design Control Board. Signs shall be in keeping with the development of the Marina as a whole and designed with the prime purpose limited to furnishing of information regarding name and location of business or facility.

The Director and the Design Control Board will, among other things, review and approve size, shape, materials, placement and colors of signs to ensure that they fall within the "Revised Permanent Sign Controls and Regulations" of the Design Control Board, revision date September 16, 1971.

Glare and reflection on the water areas must be held to a minimum.

C. CANOPIES AND AWNINGS

All canopies and awnings shall be subject to approval by the County and the Design Control Board.

D. RESTROOMS

The distance from the pierhead end of any main walk to the nearest restroom for each sex shall not exceed 350 feet.

Requirements for sanitary facilities for anchorages are not set forth in building codes or health regulations. For the purposes of establishing minimum requirements at Marina del Rey for sanitary facilities in addition to those required under the normal building codes for buildings and other related facilities, the following will be required for, and in connection with, the boat slips.

1. Water closet for each sex for each 25 boat slips or as otherwise approved by the Design Control Board.

NOTE: For the male sex, two (2) urinals may be substituted for one water closet. Where urinals and water closets are used in combination, there shall be not less than two (2) urinals and one (1) water closet. In all combinations, the ratio of water closets to urinals shall never be less than 1-to-1.

2. Lavatory for each sex for each 25 boat slips or as otherwise approved by the Design Control Board.

E. GARBAGE DISPOSAL

Collection of garbage on a unit-to-unit basis is not contemplated at this time at Marina del Rey. All centers or units preparing food or producing garbage shall have garbage disposals or garbage grinders.

Fish cleaning centers shall have adequate sink, drainboard space and water with garbage grinders of sufficient capacity to dispose of all refuse.

F. RUBBISH DISPOSAL

All combustible and noncombustible rubbish will be collected by rubbish disposal operators. All lessees shall provide adequate screened areas for storage of rubbish. Adequate and conveniently located trash receptacles shall be provided for boater usage. The storage area shall be so located as to provide ready access by the rubbish collector.

G. LANDSCAPING

Landscaping, including layout, plant material and quantity, as well as areas to be utilized, shall be subject to approval by the County and the Design Control Board.

H. UTILITY LINES

All utility lines, including power and telephone, shall be underground. Capacities, location, design and construction shall conform to recognized practice for utilities distribution within the Marina, and shall be subject to approval by the County. Fire hydrants shall be located and constructed to standards required by the County and lessee shall maintain access thereto at all times over paved roads.

All utilities are extended to the property line by the County or utility company. The lessee shall construct and maintain all utilities within his leasehold at his expense and shall pay all installation costs required by servicing utilities.

I. FLAGPOLES, RADIO, TELEVISION AND SATELLITE ANTENNAS

Design and location of all flagpoles shall be subject to the approval of the County. All radio and television antennas shall be located as approved by the County for one lease area or combination of more than one under the same lessee. Only one master radio and/or television antenna shall be allowed. Individual radio or television antennas, excepting those being normal equipment on a vessel, will not be permitted. Satellite installations must be approved by the Design Control Board.

BUILDING HEIGHT RESTRICTIONS *

Symbol

Maximum Building Height

1

1 story only.

2

2 story or 25 feet above curb elevation at street.

3

3 story or 35 feet above curb elevation at street.

U

Unlimited, except as may be governed by the Los Angeles County Building Code and/or Zoning Ordinance or other competent jurisdiction.

Original Parcel No.

Current Parcel No.

Building Height Symbol

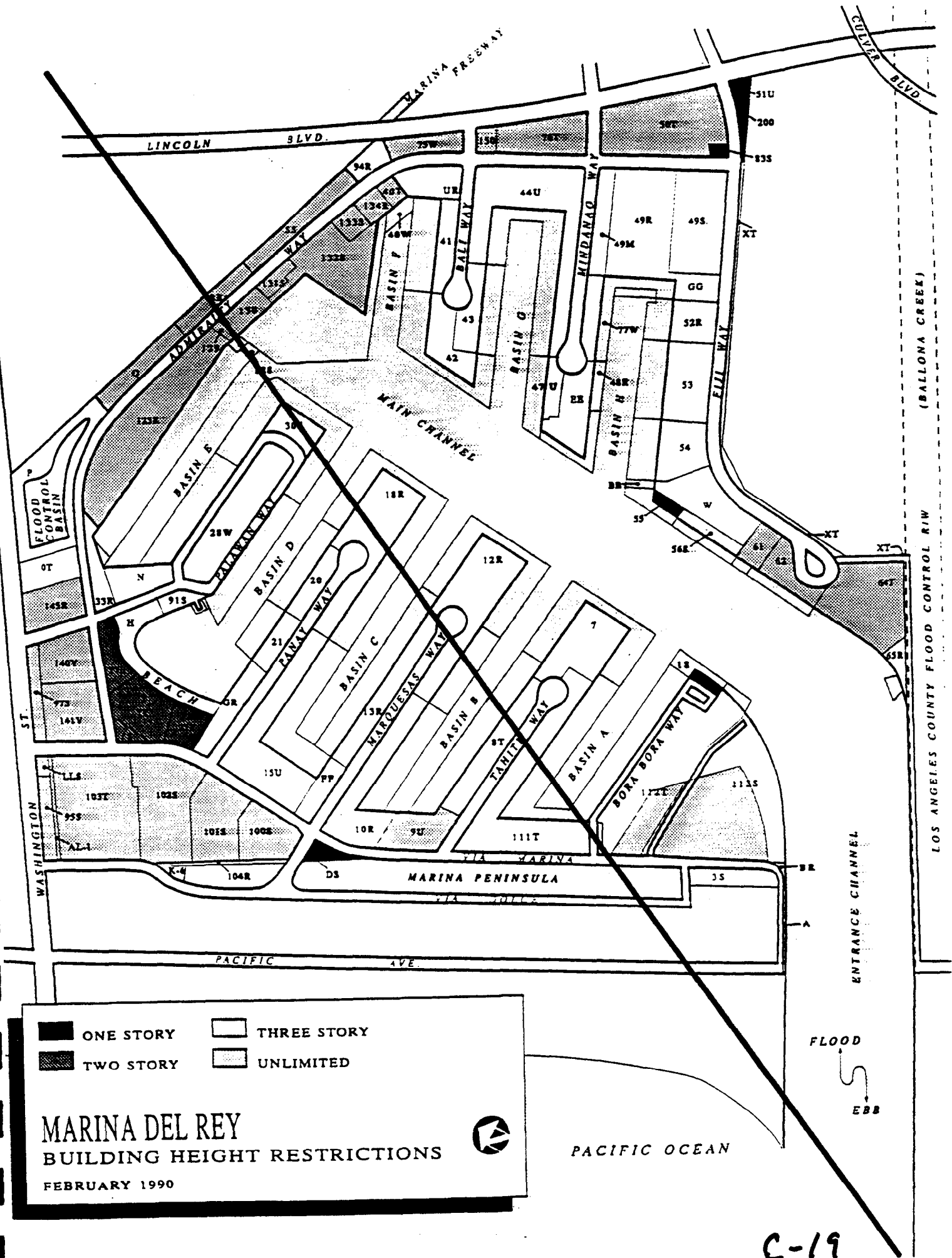
1	1S	1
2	112 T and 113R	3 and U (See Page 19)
3	3	U
4	111T (portion)	(See Page 19)
5	111T (portion)	3 (See Page 19)
6	111T (portion)	3 (See Page 19)
7	7	3
8	8R	3
9	9R	U
10	10	3
11	11	3
12	12	3
13	13	3
14	14	3
15	15T	3
16	15T	3
17)		3
18)	18R	3
19)		3
20	20	3
21	21	3
22	22	2
	(100	
23	(101	U
	(102 (portion)	
24	102 (portion)	U
	103R	

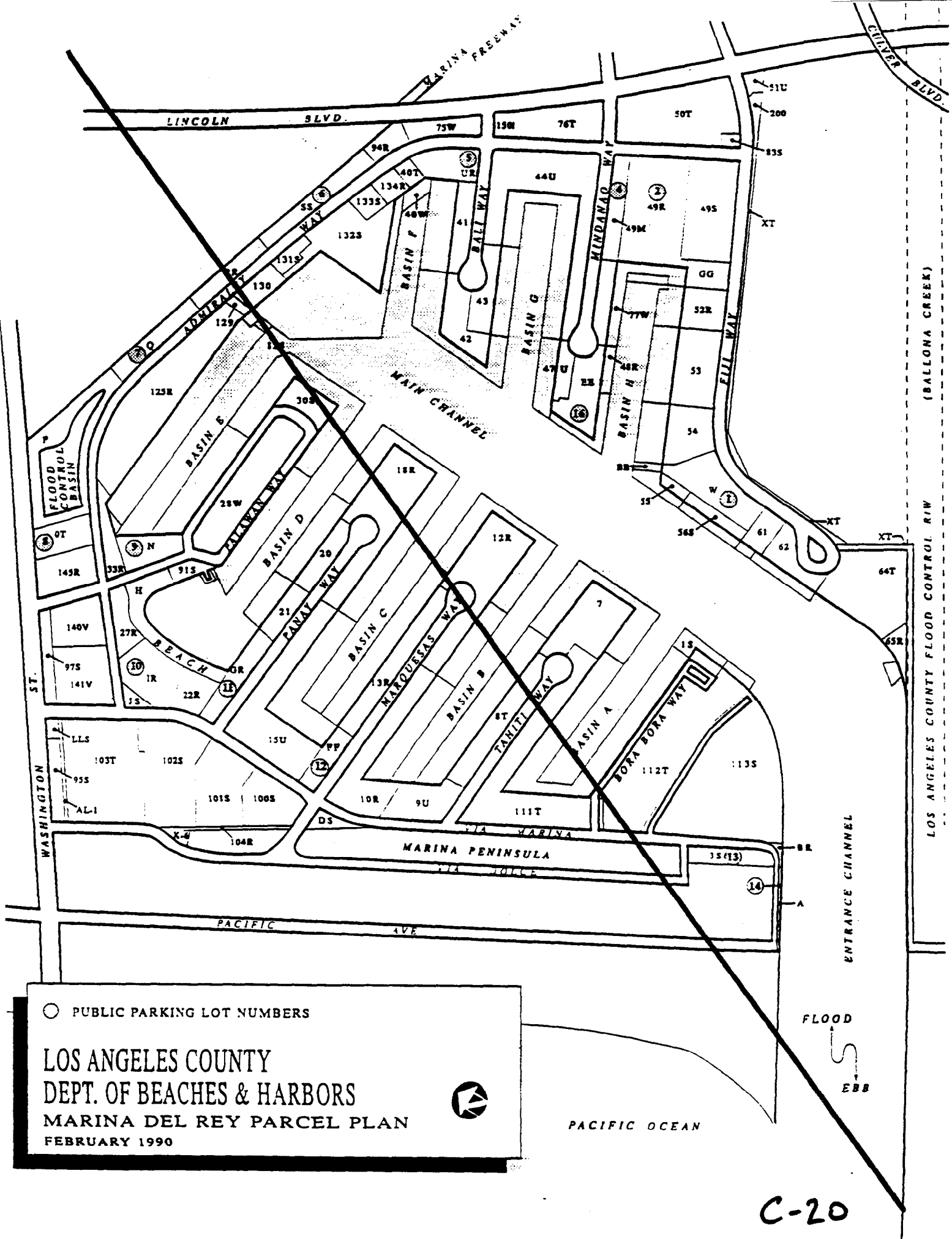
* Per original lease, building height changes allowed under the certified Marina del Rey/Ballona Land Use Plan require a lease amendment.

Original Parcel No.	Current Parcel No.	Building Height Symbol
25	95 (portion)	U
	97R (portion)	U
	LL (portion)	1
26	140V	U
	141V	U
27	27	2
28	28R (portion)	3
29		3
30	30	3
31	28R (portion)	3
32		3
33	33R	3
34	145	3
35		1
36	125	U
37		U
38	132 (portion)	
	(131	1
39	(132 (portion)	
	(133	U
40	40	3
41	41	3
42	42	3
43	43	3
44)		3
45)	44T	3
46)		3
47)	87S	3
48		3
49	77T	3
50	50R	U
51	51	1
52	78T	3
53	53	3
54	54	3
55	55	1
56)		3
57)		3
58)	56S	3
59)		3
60)		3
61	61	U
62	62	U
64	64	U
65	65R	3
66	97R (portion)	1
67	75T	U
76	76R	U
79	111T (portion)	3 (See Page 19)

Original Parcel No.	Current Parcel No.	Building Height Symbol
80	111T (portion)	3 (See Page 19)
81	15T (portion)	3
L	95 (portion)	undesignated
T	94	undesignated

NOTE: Wherever Parcel Numbers occur elsewhere in this Specification, said numbers shall be interpreted to correlate with the revised list hereinabove indicated.





K. RECOMMENDED LAND AND WATER USES

MARINA DEL REY SMALL CRAFT HARBOR

Land and Water Use Plan (Summary)

Parcel No.	<u>Net Leasable Areas</u>		Primary Uses
	<u>Land Sq. Ft.</u>	<u>Water Sq. Ft.</u>	
1S	14,746	52,989	Fuel Dock
7	218,423	266,550	Anchorage and apartments
8T	197,263	303,875	Anchorage and apartments
9U	159,662	None	Hotel
10R	318,927	203,927	Anchorage and apartments
12R	338,281	446,550	Anchorage and apartments
13R	223,544	320,000	Anchorage and apartments
15U	457,122	290,000	Anchorage and apartments
18R	338,282	446,550	Anchorage and apartments
20	96,136	150,000	Anchorage
21	112,500	140,395	Anchorage and recreational facilities consisting of handball, racquetball, and auxiliary amenities.
22R	77,999	None	Retail sales, concession and motel
27R	121,651	None	Retail sales, coffee shop, beach concessions and motel
28W	370,151	441,914	Anchorage and apartments
30S	149,014	483,400	Anchorage and yacht club
33R	94,969	13,043	Restaurant and guest docks
40T	27,379	None	County Library
40W	-0-	14,698	Under review
41	102,685	138,540	Anchorage
42 & 43	271,539	387,676	Anchorage, hotel, restaurant
44U	445,581	312,624	Anchorage, marine sales and service center, dry storage and launching of portable boats

MARINA DEL REY SMALL CRAFT HARBOR

Land and Water Use Plan (Summary)

Parcel No.	<u>Net Leasable Areas</u>		Primary Uses
	Land Sq. Ft.	Water Sq. Ft.	
47U	83,600	161,523	Anchorage
48R	None	25,000	Scout Sea Base
50T	423,681	None	Retail shopping center
51U	22,440	None	Gasoline station
52R	88,687	45,300	Public parking (interim)
53	184,421	130,000	Boat repair yard and anchorage
54	158,992	130,000	Boat repair yard and anchorage
55	22,197	42,588	Fuel dock
56S	52,500	56,250	Sportfishing center
61	47,300	11,250	Restaurant and guest docks
62	73,517	37,673	Arthur G. Will Administration Building (County and U.S. Coast Guard Base)
64T	278,276	None	Apartments
65R	26,656	9,259	University Boathouse
75W	52,083	None	Medical Center
76T	165,941	None	Office building and commercial complex
77W	127,277	27,223	Dry storage and launching of portable boats
91S	26,185	9,600	Small boat launching pier (public)
93R	7,947	None	Pipeline easement
94R	39,971	None	Parking
95S	73,919	None	Commercial
97S	80,483	None	Commercial
100S	128,692	None	Apartments

MARINA DEL REY SMALL CRAFT HARBOR

Land and Water Use Plan (Summary)

Parcel No.	Net Leasable Areas		Primary Uses
	Land Sq. Ft.	Water Sq. Ft.	
101S	213,970	None	Apartments
102S	400,984	None	Apartments
103T	495,105	None	Apartments
104R	19,549	None	Storage facilities
111T	405,926	310,983	Anchorage and apartments
112T	692,183	350,794	Anchorage and apartments
113R	920,682	None	Apartments
125R	858,265	457,739	Anchorage, apartments (including condominium units), hotel, restaurant, etc.
129	18,268	8,727	County Fire Station
130	72,057	None	Restaurant
131S	38,486	None	Restaurant
132S	247,708	433,632	Anchorage and yacht club
133S	56,941	None	Restaurant
134R	40,560	None	Office building
140V	86,109	None	Apartments
141V	147,226	None	Hotel and restaurant
145R	90,194	None	Hotel, coffee shop
150	20,303	None	Commercial development
200	25,745	None	Electric substation
BB	None	11,706	University boathouse mooring

MARINA DEL REY SMALL CRAFT HARBOR

Land and Water Use Plan (Summary)

Parcel No.	<u>Net Leasable Areas</u>		Primary Uses
	<u>Land</u> Sq. Ft.	<u>Water</u> Sq. Ft.	

The following parcels are reserved to or are operated by the County of Los Angeles:

A	29,800	None	Park site - public parking (County Lot No. 14)
BR	29,998	None	Aubrey E. Austin Memorial Park
DS	31,290	None	Buffer park
FF	89,213	None	Public parking (County Lot No. 12)
GR	104,047	None	Public parking (County Lot No. 11)
HS	257,103	None	Public beach
IR	105,485	None	Public parking (County Lot No. 10)
JS	15,837	None	Harold L. Edgington Park
K-6	21,084	None	Service areas, access
LLS	9,783	None	Harbor Directory (County Lot No. 15)
NR	75,049	None	Public parking (County Lot No. 9)
OT	70,381	None	Public parking (County Lot No. 8)
P	466,309 186,809	None	Oxford Flood Control Basin
Q	119,342	None	Admiralty Park public parking (County Lot No. 7)
RR	92,558	None	Admiralty Park
SS	148,070	None	Admiralty Park turf parking (County Lot No. 6)
UR	97,305	None	Public parking (County Lot No. 5)
W	177,868	None	Public parking (County Lot No. 1)
XT	44,858	None	Buffer strip
3S	100,468	None	(County Lot No. 13)

MARINA DEL REY SMALL CRAFT HARBOR

Land and Water Use Plan (Summary)

Parcel No.	<u>Net Leasable Areas</u>		Primary Uses
	<u>Land</u> Sq. Ft.	<u>Water</u> Sq. Ft.	

The following parcels are reserved to or are operated by the County of Los Angeles:

49S	129,812	None	Public dry boat storage (County Lot No. 3)
49M	109,824	None	Public parking (County Lot No. 4)
49R	499,063	41,800	Public parking - launching ramp (County Lot No. 2)
83S	13,984	None	Harbor Directory (County Lot No. 17)
EE	313,277	70,255	Burton W. Chace Park - transient boat docks (County Lot No. 16)
GG	45,909	5,000	County Maintenance Center
AL-1	16,757	None	Alley

(Numbers and letters not shown have been OMITTED due to revision of original parcel boundaries or usage).

L. RELATED USES

Related uses when specifically approved by the Director are permitted with any of the primary land and water uses. Related uses are defined as those uses complementary to and generally associated with the major use. Thus, related uses for anchorages could be brokerage, insurance, transient living accommodation, marine sales, snack bar, marine hardware and similar commercial activities designed primarily to meet the needs of the tenants of the anchorage. Hotel, motel or apartment complexes could have as related uses specialty shops, service facilities, coffee shops and similar commercial activities designed primarily to meet the needs of the tenants of the development.

NOTE: Refer to County "Specifications" for parking ratios, landscaping requirements, height limits, etc.

M. SETBACK RESTRICTIONS

15 feet back from bulkhead line.

Building Setback: No actual building setback will be specified except as required along the bulkhead line. Preliminary layouts will be reviewed by the Design Control Board for good practice.

N. NOTE - DWELLING UNITS

Motels, boatels and hotels as used herein are intended to mean single or multi-unit dwellings designed primarily for transient or overnight use.

Apartments as used herein is intended to mean single or multi-use dwellings designed primarily for residential use.

O. SPECIAL LANDSCAPE REQUIREMENTS

Certain parcels within the Marina have sloping banks. Slopes are 3-to-1; that is, the banks are constructed so that they rise 1 foot for each 3 feet horizontally. This area is not included in the rental area. The lessee will pay no rent for this area, and cannot build on or over such slope area. However, the lessee must landscape and maintain the sloped area. Shown below are mandatory landscape requirements and the slope area in square feet required to be landscaped and maintained.

1. **MANDATORY LANDSCAPE** - Lessee will be required to plant and maintain landscaping on the slope banks on the Washington Street side of the property.

Parcel 24 (now 102 - 103R)	72,078 \pm sq. ft.
Parcel 26 (now 97R)	37,647 \pm sq. ft.
Parcel 34 (now 145)	9,750 \pm sq. ft.

2. **MANDATORY LANDSCAPE** - Lessee will be required to plant and maintain a 10 foot landscape strip along Lincoln Boulevard westerly of the 10 foot access and utilities easement reserved by County.

Parcel 45 (now 44)	8,245 \pm sq.ft.
Parcel 50 (now 50R)	9,432 \pm sq. ft.

3. **MANDATORY LANDSCAPE** - Lessee will be required to plant and maintain landscaping on the slope bank adjacent to Dell Avenue (private road easement).

Parcel 23 (now 101 - 102)	22,570 \pm sq. ft.
Parcel 24 (now 102 - 103)	(included in area shown under Item 1 above)

P. LANDSIDE PERMITS

1. Planning Permits.

The following must be submitted for the review and approval of the Department of Beaches and Harbors prior to applying for a Building Permit:

- a. An accurate, to-scale, layout showing lease lines, proposed project footprint, adjoining improvements, and setbacks.
- b. Parking analysis.
- c. Financial pro-forma indicating extent of projected revenue changes.

Subsequent to obtaining conceptual approval from the Department of Beaches & Harbors, planning permits must be obtained from the Coastal Commission and Regional Planning Department. Pertinent plans, plan check number, calculations, reports, etc., must be submitted directly to these agencies (see Exhibit 1).

Please note that approval will require thorough plan reviews and will probably not be a "same day/over the counter" process. Some items resulting from the agency plan reviews may affect the building plan check. These should be communicated to the building plan check engineer as soon as possible. All planning approvals must be furnished to the Building and Safety office prior to building permit issuance.

You must obtain these approvals directly from:

- a. Beaches & Harbors Department
13837 Fiji Way
Marina Del Rey, CA
Telephone: (213) 305-9530
- b. Coastal Commission
245 West Broadway, Suite 380
Long Beach, CA
Telephone: (213) 590-5071
- c. Regional Planning Department:
 - * Land Use/Zoning.
 - * Legal Lot Determination.
 - * Parking and Landscaping.
 - * Compliance with General Plan and Coastal Plan.
 - * Setbacks.

320 West Temple Street, Room 1360
Los Angeles, CA
Telephone: (213) 974-6411

Footnote: Until such time as the Marina del Rey/Ballona Local Implementation Program is certified by the California Coastal Commission(CCC), plans must also be approved by CCC.

2. Building Permits.

Once planning approvals have been obtained, the applicant must submit construction drawings to the Building & Safety Division, the Fire Department and the Department of Beaches & Harbors. If a fuel facility is involved, application must also be made to the Waste Management Division.

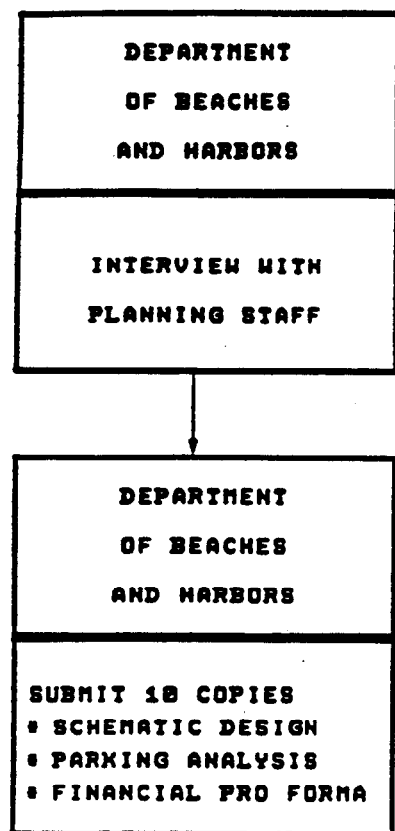
Approvals and/or comments from the Department of Beaches & Harbors and the Fire Department will be forwarded directly to the Building & Safety Division for processing. The final Building Permit will be issued by the Building & Safety Division after its plan check and application approval, plus the approval of the Department of Beaches & Harbors and the Fire Department.

- a. Beaches & Harbors Department
13837 Fiji Way
Marina Del Rey, CA
Telephone: (213) 305-9530
- b. County of Los Angeles, Department of Public Works
Building and Safety Division
LENNOX DISTRICT OFFICE
4353 Lennox Boulevard
Lennox, CA 90304
Telephone: (213) 419-5651
- c. Fire Department (a stamp and letter is required):
 - Fire Protection Engineering
Fire Prevention Bureau
5823 Rickenback Road
Commerce, CA 90040
Telephone: (213) 720-5141
 - Lennox - Lawndale
24320 Narbonne Avenue
Lomita, CA
Telephone: (213) 325-5410
 - Fire Prevention Bureau
101 Centre Plaza Drive, Room G
Monterey Park, CA 91754
Telephone: (213) 264-0194
- d. Waste Management Division
900 South Fremont Avenue
Alhambra, CA 91803
Telephone: (818) 458-3561

SCHEMATIC DESIGN

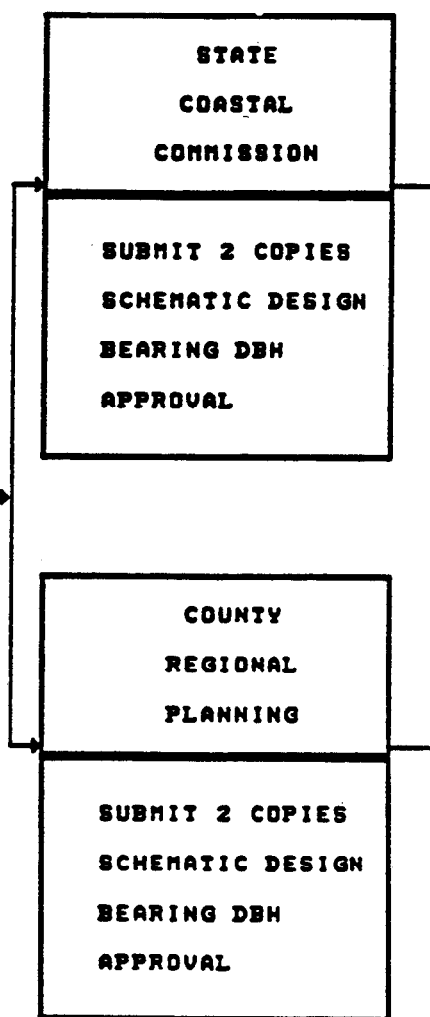
STEP 1

CONCEPT APPROVAL



STEP 2

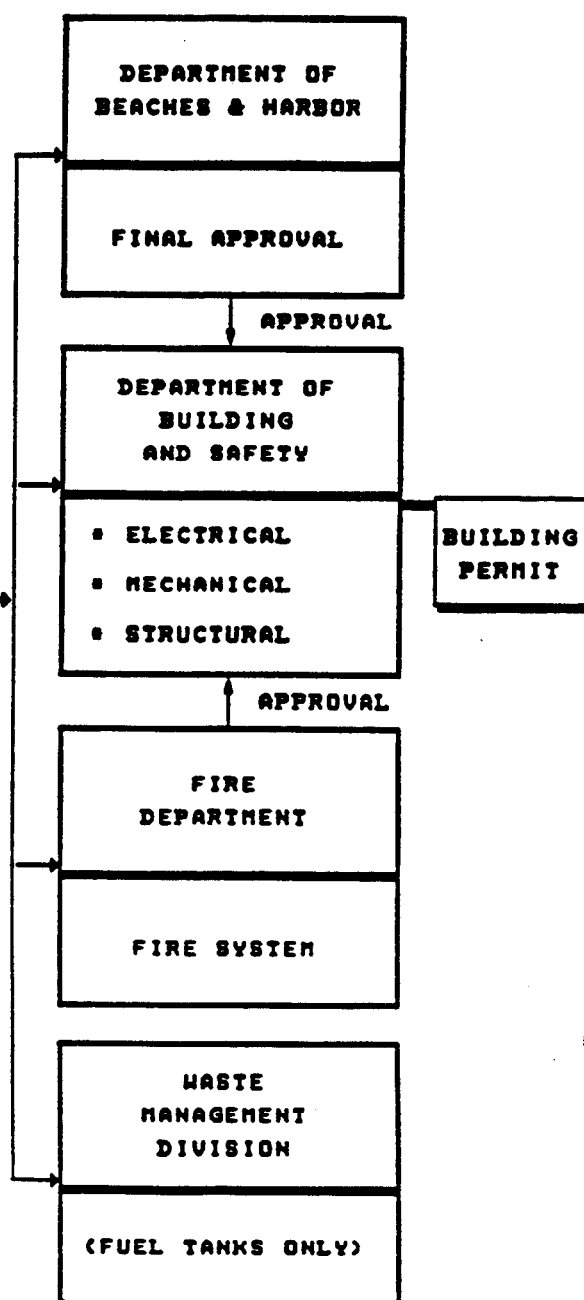
PLANNING PERMITS



CONSTRUCTION DOCUMENTS

STEP 3

BUILDING PERMITS



LOS ANGELES COUNTY

LANDSIDE PERMIT PROCESS

(EXHIBIT 1)

FOOTNOTE: Until such time as the Marina del Rey/Ballona Local Implementation Program is certified by the California Coastal Commission (CCC), plans must also be approved by the CCC.

SECTION 3: WATERSIDE

A. GLOSSARY OF TERMS

The following definitions are for use in conjunction with the Specifications and Minimum Standards of Architectural Treatment and Construction, and are not intended to be applicable in other locations or contexts (see Figure A).

Berth. A berth is the area of water allocated to tie up and store a boat. A berth may be a "slip" or a "side-tie".

Bulkhead Wall. A bulkhead is a retaining wall which divides dry land areas and water areas; also called a seawall.

Channel. A channel is the main waterway into and out of Marina del Rey and its eight main basins.

Dock. A dock is a floating structure to which boats are tied, and which is used for pedestrian access to and from the boats.

Dolphin. A dolphin is a multi-pile structure which is used for mooring large boats which generally cannot be accommodated by floating docks.

End-Tie. End-tie berths are side-ties which are located on the outermost end of a walkway. In this instance, the boat is generally situated beyond the pierhead line and in the channel.

Fairway. A fairway is the area of water adjacent to slips that feeds into a channel, and which is used for direct access to slips. The fairway water area is defined as laying between the outer end of a line of fingers and the nearest obstruction (i.e., other slips, bulkhead, etc.).

Finger. A finger is a portion of a floating dock section which is perpendicular to the walkways and is used for tying up and boarding boats.

Freeboard. Freeboard is the distance between the water surface and the walking surface of the dock system.

Gangway. A gangway is a structure which provides pedestrian access from land to the floating docks. One end is generally attached to the bulkhead with a hinge, and the other end rolls on wheels which rest directly on the dock surface. The word "brow" is synonymous with "gangway".

Main Walkway. A main walkway is that portion of a dock which serves as a primary pedestrian access to fingers and slips. Fingers are attached directly to main walkways. Main walkways are generally perpendicular to the bulkhead and are used for routing utilities.

Marginal Walkway. A marginal walkway is a portion of a dock which connects one main walkway to another, and to which no fingers are attached.

Pier Head Line. A pier head line is a lease line which divides a marina water parcel and a channel. No structures are allowed beyond the pier head line.

Side-tie. A side-tie is a berth which has tie-up capability and access only along one side of the boat.

Slip. A slip is a berth with a finger on one side and either a boat or a finger on the other. A single slip is a berth with a finger on each side. A double slip accommodates two boats with one finger on one side of each boat.

Walkway. A walkway is a wide portion of the floating dock system which is used for pedestrian access.

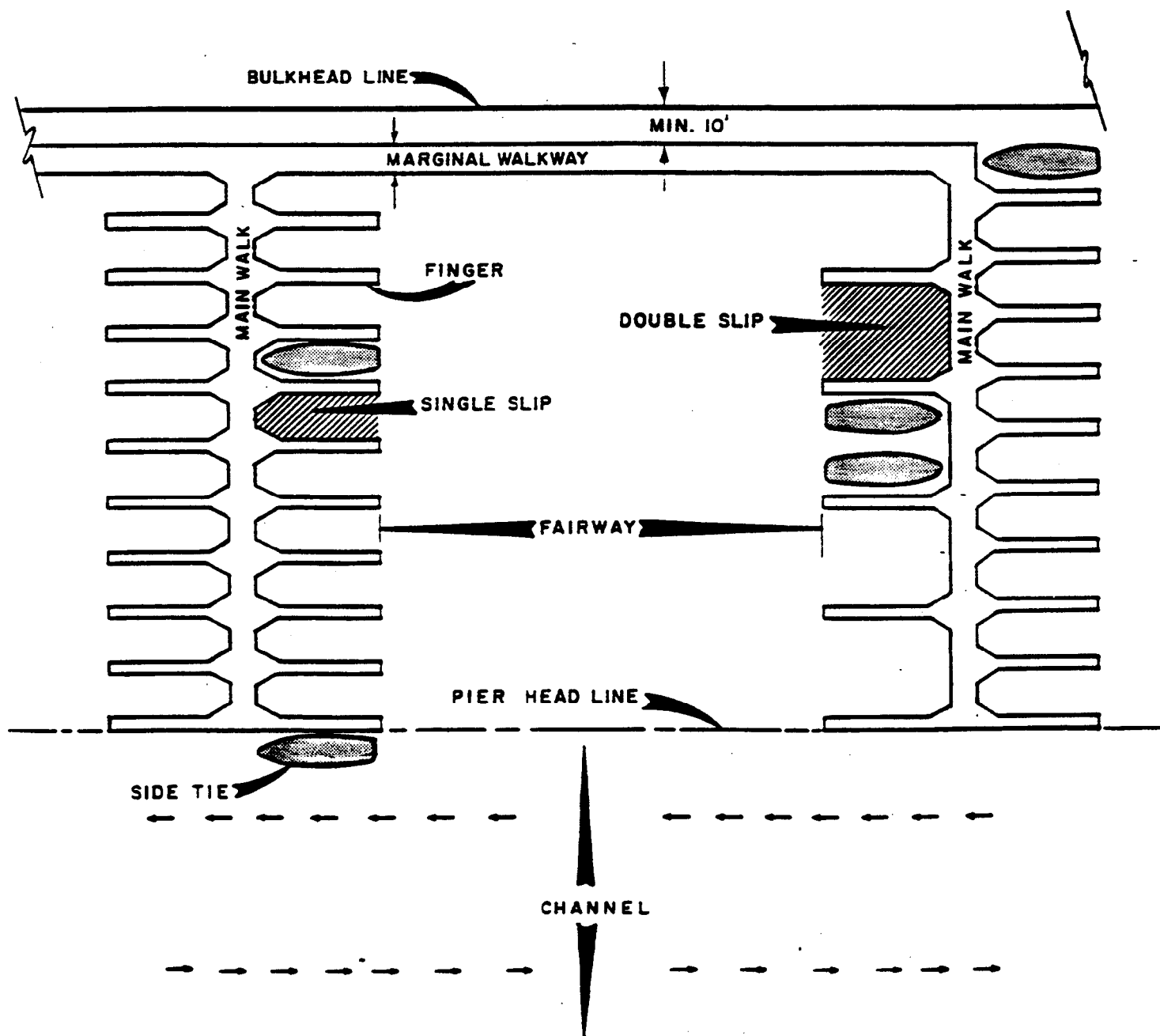


FIGURE A

B. PIERHEAD LINE

The pierhead line is a line parallel to and 200 feet measured at right angles from the bulkhead line within basins where anchorages are to be the prime water use, and 50 or 75 feet measured at right angles from the bulkhead line in other basin areas and along the main channel across the end of the mole. This line is the limited distance from the bulkhead beyond which no structures, including but not limited to docks, piles, floats, or other facilities, shall be erected by the lessee.

C. BULKHEAD ZONE

The bulkhead zone is the water and riprap area between the bulkhead line (face of the wall) and a line parallel to the bulkhead measured at right angles, ten (10) feet from the wall.

No structures, whether fixed or floating, may be constructed in this zone. Boats may not be moored within the bulkhead zone. The only allowable intrusions into the bulkhead zone are gangways necessary to access the floating docks. Utility lines shall be securely fastened to the under surface of the gangways. Utility loops at the top and bottom of gangways shall be designed to minimize intrusion into the bulkhead zone.

D. WATER AREA STRUCTURES

In general, all water areas within Marina del Rey between the pierhead and bulkhead lines are leased for three main purposes:

1. The docking and mooring of boats on a permanent basis.
2. Landing floats and docks for temporary mooring and visitors or interim use for landing and retrieving land-stored or trailer-borne boats.
3. Floats or structures for the dispensation and sale of petroleum products and accessories to serve the boatman.

E. FUEL FLOATS

Fuel floats used for the dispensing of petroleum products shall be adequately designed and placed to provide maximum service to the boater. Adequate guide piles or dolphins shall be required to provide permanence, safety, and stability. Fuel floats must be designed to support the dead loads imposed by the dispensers, hose reels, storage, etc.

Fuel facilities shall be in conformance with County, State and Federal codes, ordinances and law. Equipment, such as floating spill booms or absorbent systems, shall be kept on the fuel dock to contain fuel spills.

Installation or removal of fuel tanks or lines requires a permit from the Waste Management Division of the Los Angeles County Department of Public Works.

F. MARINA LAYOUT REQUIREMENTS

The mooring floats and slips shall conform to the following:

1. All main walkways will be at right angles to the bulkhead line and shall have a minimum width of 8 feet.
2. Marginal walks, where used, shall be parallel to the bulkhead line and shall have a minimum width of 8 feet.
3. Slip widths shall be in accordance with the "Layout and Design Guidelines for Small Craft Facilities," by the California Department of Boating and Waterways.
4. Fingers shall be at right angles to the main walks. However, if it is desirable to construct slips at an angle, approval for use of such slips must first be obtained from the Director. Whether at right angles or at an angle, length of slips shall be determined by the length measured along the center line of finger floats from the edge of main walks to the outer end of finger floats. Length of boats occupying slips shall be governed by the slip lengths for calculating overhang or obstructions to free movement in the fairways. All fingers forming individual slips shall have the following minimum widths:
 - a. Slips for boats 35 feet and under shall have a minimum finger width of 36 inches.
 - b. Slips for boats over 35 feet in length shall have a minimum finger width of 48 inches.
 - c. Slips for boats 60 feet and over in length shall have a minimum finger width of 60 inches.
 - d. Finger floats for double slips (that is, 2 boats between adjacent finger floats) may be used, providing the slip does not exceed 30 feet in length. However, when double slips are used, the minimum width of finger floats shall be 36 inches.

- e. No main waiks shall be built adjacent to the boundary line between two adjoining water parcels held under separate lease. Where the boundary line between parcels is common to parcels held by the same lessee, said boundary line may be disregarded for slip layout.
- f. Fairways are required between the end of slips and the parcel boundary where two adjacent water parcels are under separate lease. The fairway required between the end of slips and parcel boundary for each separate parcel shall be $1/2 \times (1.75 \times \text{the longest slip})$, but in no case shall the slip lengths, for purposes of calculation of the fairway width, be less than 30 feet.

Where lessees have water parcels with a common boundary, the first lessee (based on date of award of lease) shall provide the fairway width between the end of the slip and the parcel boundary equal to $1/2 (1.75 \times \text{the length of the longest slip})$ constructed adjacent to the parcel boundary. (Minimum slip length, for purposes of calculation, is 30 feet.)

The adjoining lessee constructing his slips at a later date (based on award of lease) must, if the slip lengths are greater than 30 feet in length, leave a fairway based on the length of the longest slip adjacent to the common parcel boundary whether said longest slip is constructed by himself or the adjoining lessee.

- 5. Outer end and side-tie fingers shall be one foot wider than minimal widths for all finger lengths.

Examples illustrating paragraph "e" above:

Example 1 (see Figure B, page 40).

Where each adjoining lessee constructs the same length slip adjacent to each side of the common boundary between water parcels, S1 and S2 will be the same.

Therefore, f1 and f2 will be the same. If both lessees construct 40 foot slips, $s1 = 40$ feet. $f1 = 1/2 (S1 40 \text{ ft.}) \times 1.75 = 35$ feet. $f2 = (S2 40 \text{ ft.}) \times 1.75 = 35$ feet, or a total fairway width of 70 feet.

Example 2 (see Figure C, page 40).

Where the adjacent lessees do not construct slips of equal length adjacent to the common boundary of the water parcel, apply the following formula.

Example:

Assume S1 = 50 feet. Assume S2 = 35 feet.

Lessee R (right side of sketch) is the first lessee to be awarded a lease. Compute the width f2 for fairway as follows: $f2 = 1/2 (35 \times 1.75) = 30.63$ feet.

The Lessee L (left side of sketch) receiving his lease at a later date decides to construct 50 foot slips. Compute his required portion of the fairway (f1) as follows: $f1 = 50 \times 1.75$ minus $f2 = 56.87$ feet.

If Lessee L was the first to receive his lease, the fairway would be computed as follows: $f1 = 1/2 (50 \text{ ft.} \times 1.75) = 43.75$ feet.

Continuing, Lessee R is the second lessee and decides to construct 35 foot slips adjacent to the parcel boundary. The computation for f2 would then be as follows: $f2 = 50 \times 1.75$ minus $f1 = 43.75$ feet.

From the two illustrations under Example 2, it is clear that the second lessee (the one to receive the award of lease last) must provide balance of the fairway width based on the formula $F = S \times 1.75$, where "S" is equal to length of the longest slip constructed adjacent to parcel boundary.

The fairway thus provided shall be the necessary turning area for access to slips on each side of the common boundary and shall be used in common by all boats berthed adjacent to said common boundary.

Where boundaries of any water parcel extend beyond the boundary of the land parcel in a given leasehold, lessee shall not be given access to, or on, the adjoining land belonging to another lessee unless by separate agreement between affected lessees, and with approval of the County. Lessee having a water parcel which extends beyond the boundary of the land parcel must provide water access to any main walk constructed in that portion of the water lot which extends beyond the land parcel within the leasehold.

Where complicated or angular boundaries affect water lease areas, and the water area adjacent to such boundaries are not under the same lease, the basic rules set forth above shall govern. However, the final arrangement of slips must be approved by the Director.

Final arrangement of slip lengths and fairways of all parcels, (subject to the above controls) as they may affect the slip lengths and fairways of adjacent water parcels under separate lease, shall be approved by the Director.

S = Slip Length

W = Slip Width

F = Fairway or turning basin between ends of slips

X = Distance between main walks.

C = Finger float width

$$F = 1.75 \times S$$

$$X = 2 \times S \text{ (longest slip)} + 1.75 \times S + 8 \text{ feet}$$

All dimensions are computed at right angles to the main walks.

MINIMUM DIMENSIONS

S	C	F	X
35' and under	36"	(compute)	(compute)
Over 35'	48"	(compute)	(compute)
61' and over	60"	(compute)	(compute)
Double slip 24'			
or less	48"	42"*	104"*

- * Minimum fairway width except adjacent to parcel boundaries (see page 37, paragraph 4f, of this modification for fairways adjacent to parcel boundaries).

FLOATING DOCK

EXAMPLE 'A'

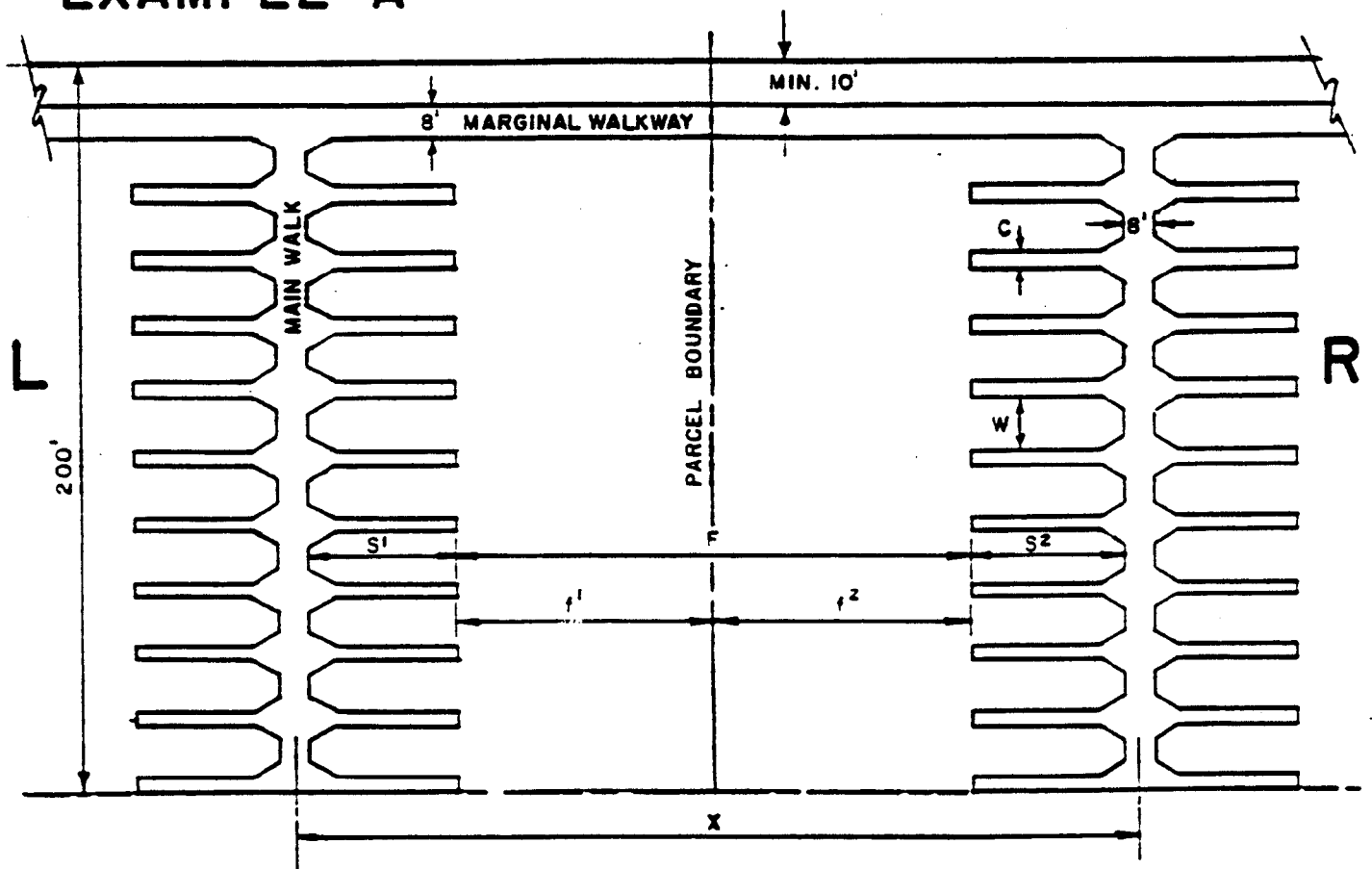


FIGURE B

C-39

FLOATING DOCK

EXAMPLE 'B'

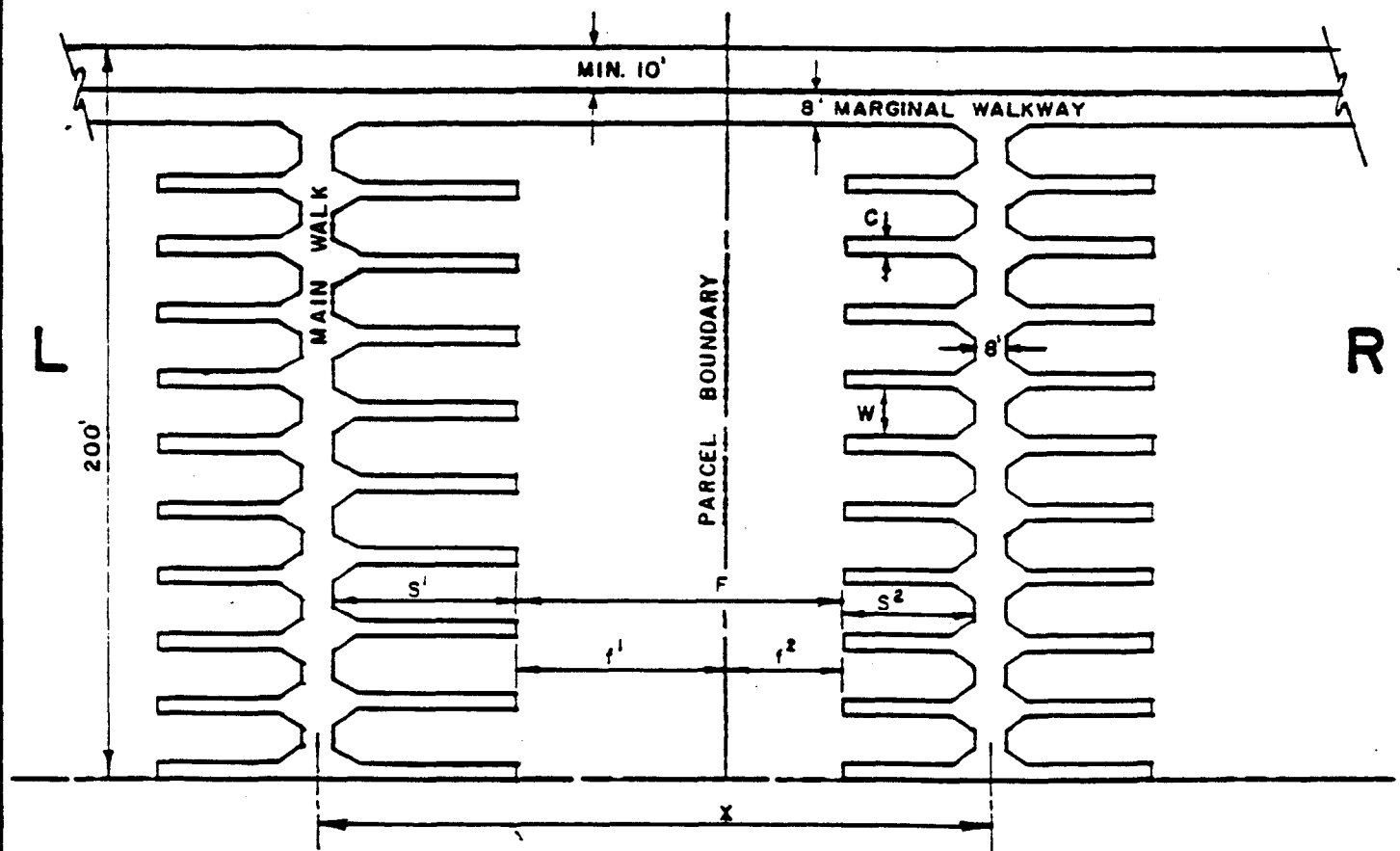
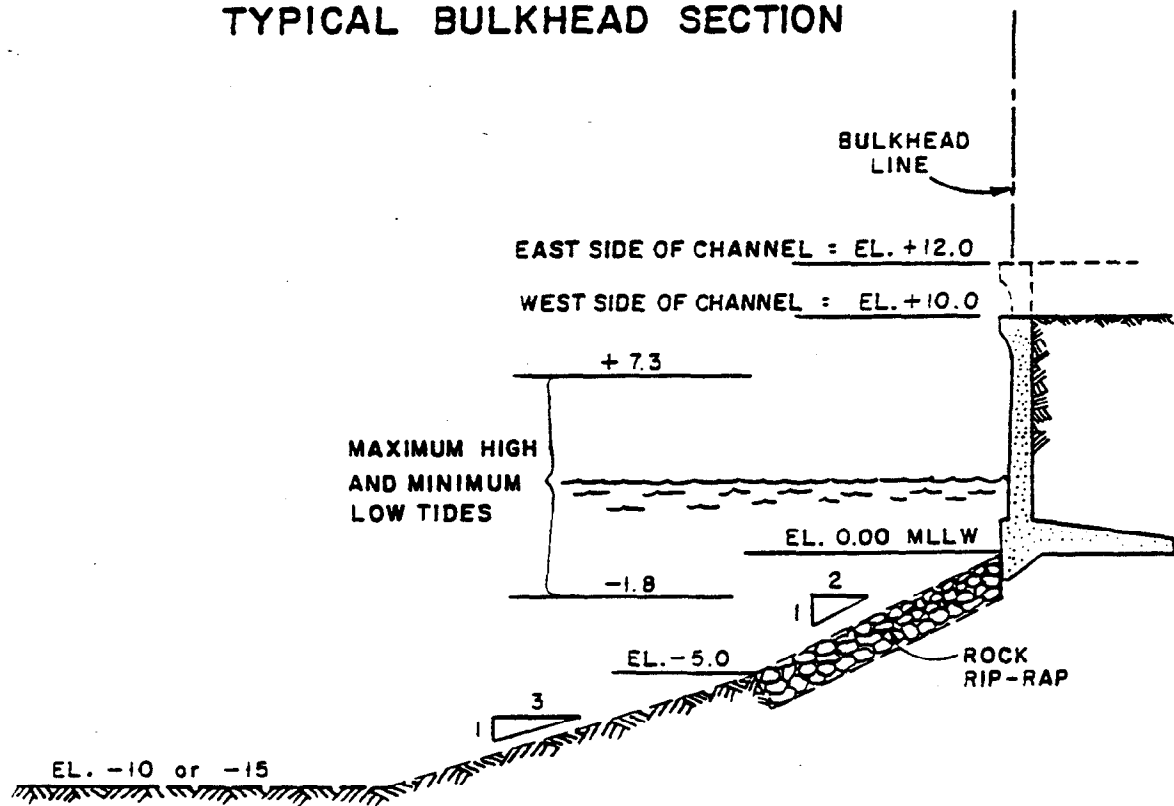


FIGURE C

C-40

MARINA DEL REY

TYPICAL BULKHEAD SECTION



* NOTE: PARCELS 55 TO 61 INCLUSIVE AND THE NORTHERLY 308' OF WATER PARCEL OF 62 WILL HAVE ROCK RIP-RAP TO EL. +3.0 DOWN TO EL. -10.0 AT 1:1 $\frac{3}{4}$ SLOPE.

FIGURE D

C-41

G. DESIGN OF STRUCTURES

1. Dock Systems:

A. Design parameters:

1. General. Dock systems shall be designed by an engineer, licensed by the State of California, who is experienced in the design of marine structures.

Dock systems shall operate as a single unit with the flotation either integral to the deck, or with the flotation mechanically fixed to the deck.

The flotation portion of the dock system shall have positive flotation, using expanded polystyrene cores with a minimum density of .90 pounds per cubic foot. The use of hollow pontoons shall not be allowed.

Dock system flotation pontoons shall have an outer shell of either concrete, or an ultra-violet stable plastic such as fiberglass or cross-linked polyethylene. Alternate materials must be submitted to the Director for review and approval. Exposed foam flotation shall not be allowed. Coated foam billets may be used for repair and safety reasons for a maximum of 90 days and as a permanent inclusion adjacent to the end-tie finger piling only.

All railings and railposts shall be designed to withstand a minimum horizontal force of thirty (30) pounds per lineal foot, applied at the top of the railing. All railings shall be 42 inches high.

2. Loadings. The design of the dock system shall incorporate all anticipated dead load elements and all anticipated live loads.

Dead load of the system shall include the weight of dock system components (walers, bracing, bracketry, etc.) which are permanently incorporated into the dock system, and non-dock system components (transformers, gangways, dinghy racks, trash containers, etc.) which are permanently affixed to the dock system.

Live loads are temporary, transient loads imposed in the ordinary use of the dock system, such as people, carts, equipment, wave loadings from boats, wind loads, etc. The dock system shall be capable of supporting a 20 pound per square foot live load with a freeboard not less than 12". The structure shall be capable of supporting a 400 pound point load anywhere on the deck surface while maintaining the level tolerances cited in section 1.A.3 below.

Design criteria for wind loads shall be as follows:

- a. Design wind pressure criteria shall be in accordance with Section 2311, subsection B, of the Uniform Building Code (UBC), based on exposure factor "C".
- b. For docking purposes, the projected area, including the ship profiles, shall be computed as a uniform exposed height above the waterline equal to 15% of the finger length of the slips.
- c. For a series of slips, the load applied to the total float system shall be based upon the projected area of the largest finger plus 10% of the area for each additional finger.
- d. For a wind direction parallel to the fingers, the same 15% height factor shall be assumed along the full length of the walkway, with due consideration where finger lengths vary.
- e. Loads and forces resulting from tidal action, water movement or mooring lines will not be considered, since they are not subject to building code regulations.

Wave loading criteria shall be as appropriate for the location of the marina.

Impact loads shall be calculated in accordance with the California Department of Boating and Waterways impact loading criteria.

All railings and railposts shall be designed in accordance with the UBC L.A. County Building Department Standards.

No reduction of the assumed live load shall be allowed in any part of the design, except that, in the case of timber structures, the working stress may be increased by 100% for impact only.

Any system or method of construction to be used shall admit to a rational analysis in accordance with well established principles of mechanics.

3. Freeboard. Dock systems shall be designed to have a uniform freeboard between 15" and 20" under dead load conditions. The overall dock system, including fingers, walkways, and special load floats (for gangways, transformers, dinghy racks etc.), shall be designed to float at a uniform level $\pm .5$ ".

The walking surface of the in-place dock system shall be level within the following tolerances:

finger transverse	-	1/4" per foot
finger longitudinal	-	1" overall
walkway transverse	-	1/8" per foot
walkway longitudinal	-	1" overall

B. **Materials.** Materials used in dock systems shall have a demonstrated history of use in salt water environments of at least 10 years. Materials used in the dock system are to be new and in good condition. The Lessee shall incorporate the following minimum material standards into the design of dock systems:

1. **Wood.** All dimensional lumber used in the construction of docks, gangways or other wood appurtenances shall be pressure treated with preservative in accordance with the American Wood Preservative Association's specifications for wood in a salt water splash zone. Dimensional lumber is not required to be painted. However, if the Lessee opts to paint, such paint shall be maintained in good appearance.

Plywood on walking surfaces shall be pressure treated and painted with a non-skid coating. Medium density overlay plywood is recommended.

Wood shall be cut and drilled prior to treatment, with the exception of limited field work. Field cuts and holes shall be swabbed with preservative in a controlled, non-polluting manner, and in accordance with the manufacturer's recommendations and State and Local law.

2. **Concrete and Reinforcing Steel.** Concrete shall be designed for permeability, strength, chemical stability and abrasion resistance appropriate for its application. Minimum compressive strength for concrete, subject to salt water splash or immersion shall be 4000 psi. All other concrete shall have a minimum compressive strength of 3500 psi. Concrete structures shall be designed to provide sufficient coverage of reinforcing steel so as to prevent corrosion. Supplemental protection of reinforcing, such as epoxy coating or hot-dipped galvanizing, is recommended.

All non-reinforcing ferrous metal embedded in concrete shall be hot-dipped galvanized prior to installation, or stainless steel.

Primary structural concrete fasteners must be removable for corrosion maintenance and replacement.

3. Metals. All steel bolts, bracketry, weldments, rods and fasteners shall be hot-dipped galvanized with a minimum of 3 mils of zinc, or stainless steel.
4. Plastics. All plastics used in the dock system shall be ultra-violet light stabilized or protected. Plastics proposed for use must have a demonstrable performance history in salt water environments of at least ten years. Design strengths and thicknesses shall be appropriate for the intended use.

2. Dock Appurtenances:

- A. Locker Boxes. Individual locker boxes may be provided for slips, and may provide housing for electrical and mechanical services. Locker boxes shall be securely attached to the dock surface. Locations other than on a finger knee require the approval of the County.

Lockers shall be made of 1/8" minimum thick fiberglass or cross-linked polyethylene. Plywood or wood locker boxes shall not be permitted. Flammable materials shall not be kept in locker boxes.

- B. Cleats. Cleats shall be designed to accommodate boats and loads appropriate for their location. A minimum of two cleats on each side of a slip are required. Cleats shall be hot dipped galvanized, and attached to the dock system by means of through-bolts of adequate size to transmit loads between boats and the dock system.

- C. Bumpers. Bumpers shall be installed on dock surfaces that will come into contact with boats. Outer corners of fingers should be protected with corner bumpers or dock wheels. Bumper material shall be vinyl. Water retentive material such as rugs, or salvage materials such as tires, shall not be used.

- D. Boarding Ladders. Boarding steps or ladders shall not be kept on main walks. Boarding steps and ladders may be kept on, or attached to, finger floats, but in no case shall boarding ladders on finger floats occupy more than one-half of the width of the finger float.

Boarding steps or ladders shall not be permanently attached to the outermost 5 feet of any finger float, so that emergency access may be had to the outer edge of the fingers at all times. Boarding steps or ladders shall not be permanently attached to a finger float opposite to each other.

Boarding steps must be light weight and not used for storage, unless the supporting dock section has been designed for the additional dead load.

3. Piling:

- A. Design. Marina guide piles and bearing piles shall be designed by an engineer, licensed by the State of California, who shall have demonstrated expertise in the design of marine structures.

Pile loading calculations shall be based on a soils investigation by a licensed geotechnical engineering firm.

Alternately, soils data gathered by the County for the design and construction of the bulkhead may be used by the engineer in lieu of actual field investigation, provided that the data is within 500 feet of the piles to be driven. The County makes no warranty as to the accuracy or reliability of its soil data. A pile indicator program shall be performed under the direction of either the design engineer of record or the geotechnical engineer, to determine that the actual driving conditions match anticipated conditions.

If design calculations are not submitted to, or are not accepted by, the Building Official, the following lateral stability test shall be included on the construction drawings and shall be performed and submitted to the County for review and approval before the pile driving is 25% complete:

1. One test shall be conducted for each group of 25 piles driven. A minimum of one test shall be performed for construction projects of less than 25 piles.
2. Load shall be applied at +8.5 MLLW.
3. Load shall be applied in 500 lb. increments with zero load between increments.
4. Maximum lateral load shall be 2625 lbs.
5. Maximum lateral load shall be sustained for 6 minutes. The 1500 lb. design load shall be sustained for 24 hours and the deflection recorded after this time.
6. The maximum deflection, or set, of the piles after the short term 1500 lb. load is removed is 0.25 inches. The maximum deflection, or set, of the piles after the 2625 lb. load is removed is 1.00 inch.
7. Pile stability tests must be approved by the Building and Safety Division prior to occupancy of boat berths.

8. The tests shall be observed, and the results thereof reported, by an approved testing laboratory or a registered civil or structural engineer.
9. The Building Department (inspector) shall be notified 24 hours in advance of any proposed test in order that the building inspector may observe the test operation.
10. Complete test reports, prepared by a registered civil engineer, shall be submitted to the Building Department for approval. A duplicate copy thereof shall be filed with the Department of Beaches and Harbors, in Marina Del Rey.

Should the test results indicate that the piling do not meet the design criteria, the Design Engineer shall resubmit a redesign to the Building and Safety Division prior to continuing work.

B. Pile Material. All piling shall be pre-stressed, pre-cast concrete. The shape may be round, octagonal or square. All piles shall be provided with conical concrete or fiberglass caps.

C. Installation. Piling shall be installed by a licensed contractor regularly engaged in the business of pile driving. Care shall be taken in the handling and driving of piling to prevent spalling, cracking or other damage. All piling shall be driven. Jetting of piling shall not be permitted. Pile head elevations shall be as follows:

1. The elevation of head of piles (+/- 3"), within basin areas and all portions of the main channel dredged to a depth of -10 feet, shall be + 13 feet.
2. The elevation of head of piles (+/- 3"), within basin areas and all portions of the main channel dredged to a depth of -15 feet, shall be + 15 feet.
3. The elevation of head of piles or dolphins (+/- 3"), in those portions of the main and entrance channel dredged to a depth of -20 feet, shall be + 17 feet.

Piling shall be installed vertically plumb within tolerances defined in the construction documents.

Record of pile driving operations shall be maintained under the supervision of the engineer-of-record, and made available to the County upon request.

Upon completion of the pile driving operation, the engineer shall certify that the piling were installed in accordance with the design. Such certification shall be on the engineer's letterhead and bear the engineer's stamp, and shall be submitted to the County prior to issuance of a certificate of occupancy

4. Electrical Systems:

- A. Design. Electrical systems shall be designed by an electrical engineer, licensed by the State of California, and shall be in accordance with the latest National Electrical Code adopted by the County, and the Los Angeles County Building and Electrical Codes. Electrical service points for boats shall be such that no boater cords or cables cross any portion of main or marginal walkways. Electrical components shall be designed for marina applications, when possible.
- B. Minimum Service. An electric service connection shall be located at every other slip. Electrical receptacles shall be waterproof and approved by the County.
- C. Lighting. Lighting shall be provided on all floating structures. All lighting shall be so designed as to provide sufficient light for safe pedestrian usage, and a minimum reflection on the adjacent water areas. All lighting on landside structures and buildings shall be designed to provide a minimum reflection on the adjacent water areas.
- D. Installation. Electrical cables and conduits shall be fastened securely to the dock system and gangways such that the system is protected from damage by boats. No portion of the electrical system shall be within 6" of the water. Strapping shall be stainless steel. No electrical conduit or cables may be installed on the walking surface of the dock system.

5. Mechanical Systems:

- A. Design. Plumbing systems shall be designed by a mechanical engineer, licensed by the State of California, and shall be in accordance with the latest National Mechanical Code, National Fire Protection Code Section 303, adopted by the County, the Los Angeles County Fire Code, and the Los Angeles County Building and Plumbing Codes.
- B. Minimum Service. One hose bib connection shall be located at every other slip.

All marinas may provide sewage pumpout facilities for the use of their boaters.

All marina water systems will provide for separate potable water and fire systems. Fire system designs and completed installations must be approved by the Los Angeles County Fire Department.

- C. Installation. Piping and hoses shall be fastened securely to the dock system and gangways such that no sagging or drooping occurs. No portion of the plumbing systems shall be within 6" of the water. Strapping shall be stainless steel. No piping or hoses may be installed on the upper surface of the dock system. Installation shall be performed by a California licensed contractor with classification C-16 or C-36.

6. Gangways or Brows:

Gangways shall be provided at the ends of all main walks except where marginal walks are used, in which case one gangway may serve more than one main walk. Gangways shall have a minimum width of 36 inches between the inside of the protective railings. At lowest low tide, the slope of the walk shall not exceed 1 foot vertical to 3 feet horizontal. Where the gangway rests on the main walk, adjacent width shall be added to the main walk to provide a clear space on the main walk of not less than 8 feet on one side or 4 feet on each side of the gangway to the edge of the main walk.

7. Construction:

- A. Contractor. The construction shall be performed by contractors licensed by the State of California in the appropriate classification.
- B. Submittals. Prior to the start of any construction, the Lessee shall submit to the County the following items for review and obtain approval:
1. Complete construction plans and specifications, bearing the Engineer's stamp.
 2. Project execution plan including the following:
 - * Project schedule.
 - * Description of phasing.
 - * Project participants, including designated lessee representatives, engineer and contractor(s).
 - * Quality control procedures and inspection plan.
 - * Mobilization plan, including where the contractor intends to mobilize and for how long, and routing of construction traffic on public streets and in the water.
 - * Tenant boat relocation plan, interim and permanent.

3. A signed general building permit from the Los Angeles County Division of Building and Safety.
 4. A certificate of general liability insurance in the amount of one million dollars (\$1,000,000), indicating the County of Los Angeles and its representatives as additionally insured.
- C. Conduct of the Work. The contractor shall conduct the work in accordance with County, State and Federal law and ordinances. Special care shall be exercised regarding the following:
1. Safety and Protection of Property. Marina del Rey is a heavily developed, high public use area. The Lessee and the Contractor shall exercise special care in protecting public safety and protecting property in and around the project site.
 2. Debris and Pollution Control. The Lessee and the Contractor shall use any and all means at their disposal to prevent construction debris from entering the waterway, or adjacent property. Equipment and procedures shall be used to prevent any diminishing of water and /or air quality.
 3. Noise Control and Hours of Work. The Lessee and the Contractor shall use the equipment to minimize noise. Hours of work shall not extend beyond 7:00 A.M. and 6:00 P.M. on weekdays without the express approval of the County. No work is to be conducted on weekends or holidays without the approval of the Director.
 4. Clean Site. The Lessee and the Contractor shall maintain the staging area and the project area in a clean, organized manner. Construction debris shall be cleaned up on a daily basis.
- D. The County, or its designated representative, shall be allowed access to all places where work is being conducted for inclusion in the project.
- E. Acceptance. Upon completion of the project, the Lessee shall require the engineer-of-record to certify in writing, on the engineer's letterhead bearing the engineer's stamp, that the project is in compliance with the approved plans and specifications. Upon review and approval of the engineer's certification, the County will issue a certificate of occupancy. No boats may use the marina until the certificate of occupancy has been issued. On phased projects, sequential certifications and occupancies may be issued.

H. DOLPHINS

Dolphins may be wood piles treated with creosote coal tar solution with a net retention of 16 pounds per cubic foot. Double-dipped hot galvanized rubbing strips, minimum thickness 1/2 inches, minimum width 4 inches, shall be provided for vertical dolphin piles. Elevation of the head of the dolphin shall be not less than + 17 feet. The head of the piles shall be adequately protected with stainless steel rods, so set and sharpened as to discourage birds. The wood piles forming the dolphin shall be of adequate dimensions and penetration, and said dolphin shall be designed by a California licensed engineer who shall submit, with each set of plans and specifications, complete calculations and details as required above in Design of Structures, Piling.

I. BEARING PILES

Bearing piles for buildings or structures shall be concrete pre-cast, pre-stressed piles and shall be of adequate dimension and penetration to serve the purpose intended. Piles shall be designed by a licensed engineer and complete sets of calculations and design data shall be submitted with each set of plans and specifications.

J. BULKHEAD WALL PROTECTION

The bulkhead walls constructed at Marina del Rey are for the retention of the land, and to provide a sharp delineation between land and water areas. In all planning and designing the following shall be of prime consideration:

1. No structure shall be appended to, or fastened to, any portion of the bulkhead wall. All gangways, conduits, pipelines, and other structures or appurtenances crossing the bulkhead shall bridge the bulkhead, so that no vertical or lateral forces are superimposed directly upon the bulkhead.
2. A barrier with a minimum height of 3-1/2 feet above the top of the bulkhead, consisting of a fence, railing, or some other approved structure, shall be erected along the bulkhead line. Footing for such structure shall be placed immediately to the shore side of the bulkhead. Said fence or railing shall be continuous except where ingress and egress across the bulkhead to water structure is provided.

3. All buildings will be required to set back a distance of 15 feet from the face of the bulkhead to the face of the building. No structure will be permitted in the 15 foot area, except upon permission of the County. The roof, marquee, awning, or overhang of any building may extend to within 10 feet of the bulkhead line. The roof, marquee, awning, or overhead of any building shall have a vertical clearance of 8 feet above the paved surface. Immediately adjacent and parallel to the bulkhead, a strip having a minimum width of 10 feet shall be adequately paved with asphalt concrete or cement concrete. This strip is required for access, service, and emergency vehicles only along the bulkhead line.
4. Mobile cranes, if used for launching or retrieving boats or any other heavy construction equipment, or any supports for monorail or similar equipment, shall not be used on the land side of the bulkhead closer than the 15 foot set back required for all fixed structures without prior approval by the Director. Proposals for fixed cranes, monorail or mobile crane installations, should be discussed with the County prior to submission of bid.
5. The configuration of the mole is such that all land slopes toward the bulkhead and, in the center of each 60-foot panel of bulkhead, there exists a 3-inch outlet with a vertical riser which comes to within 2 feet of the top of the bulkhead. These risers may be used for disposal of surface storm water, including drainage from roofs. The 10 foot paved strip parallel to the bulkheads should be installed so that the edge adjacent to bulkheads is at least 1- 1/2 inches below the top of the bulkhead at its highest point and may be sloped to drain to the center of each panel. Fire access driveways may be constructed with an inverted crown (a depressed center line) to take the flow of water from the parking lots to bulkheads where drains should be installed to connect with drains through the bulkhead.
6. Construction of various types of facilities, for observation, restaurant, bar or recreation on the water side of bulkheads, extending over water areas are subject to the approval of the Design Control Board and must comply with the following:
 - a. Structures may be erected on the water side of the bulkhead, but must be completely independent of bulkheads for any type of support.
 - b. The structures shall be raised above the bulkhead elevation to provide clearance for utilities and service access, but shall not be affixed to the bulkhead.

- c. The 15 foot rights of way parallel with, and immediately in back of, the bulkhead may be bridged by a temporary covered breezeway to provide protective access to the structures on the waterside. However, vertical clearance between the paved surface and underside of said covered breezeway shall be capable of easy removal and shall be removed by the lessee upon demand of the County at any time that it is necessary to maintain or reconstruct the bulkhead or utilities within the 15 foot area parallel with and adjacent to the bulkhead.
- d. All of the above said structures shall be carefully reviewed by the Design Control Board to assure that such structures are not objectionable as to use or design, and to assure that the same shall not conflict with the primary uses of any lease area.
- e. Structures mentioned in paragraph 6, above, will be permitted in the main channel only after review and approval of the United States Army, Corps of Engineers. The prime use of the waterside in the main channel is for navigation of small craft. Prime use of water in the basins is for the berthing of small craft. Reduction of berthing facilities, or interference with navigation, will not be permitted.

K. WATERSIDE PERMITS

1. Planning Permits.

The following must be submitted for the review and approval of the Department of Beaches and Harbors prior to applying for a Building Permit:

- a. An accurate, to-scale, layout showing lease lines, slip lengths, finger widths, adjoining improvements, walkway widths, fairway dimensions and setbacks.
- b. Proposed tenant relocation plan.
- c. Parking analysis.
- d. Financial pro-forma indicating extent of projected revenue changes.

Subsequent to obtaining conceptual approval from the Department of Beaches & Harbors, planning permits must be obtained from the Coastal Commission and Regional Planning Department. Pertinent plans, plan check number, calculations, reports, etc., must be submitted directly to these agencies (see Exhibit 2).

Please note that approval will require thorough plan reviews and will probably not be a "same day/over the counter" process. Some items resulting from the agency plan reviews may affect the building plan check. These should be communicated to the building plan check engineer as soon as possible. All planning approvals must be furnished to the Building and Safety office prior to building permit issuance.

You must obtain these approvals directly from:

- a. Beaches & Harbors Department
13837 Fiji Way
Marina Del Rey, CA
Telephone: (213) 305-9530
- b. Coastal Commission
245 West Broadway, Suite 380
Long Beach, CA
Telephone: (213) 590-5071
- c. Regional Planning Department:
 - * Land Use/Zoning.
 - * Legal Lot Determination.
 - * Parking and Landscaping.
 - * Compliance with General Plan and Coastal Plan.
 - * Setbacks.

320 West Temple Street, Room 1360
Los Angeles, CA
Telephone: (213) 974-6411

Footnote: Until such time as the Marina del Rey/Ballona Local Implementation Program is certified by the California Coastal Commission (CCC), plans must also be approved by the CCC.

2. Building Permits.

Once planning approvals have been obtained, the applicant must submit construction drawings to the Building & Safety Division, the Fire Department and the Department of Beaches & Harbors. If a fuel facility is involved, application must also be made to the Waste Management Division.

Approvals and/or comments from the Department of Beaches & Harbors and the Fire Department will be forwarded directly to the Building & Safety Division for processing. The final Building Permit will be issued by the Building & Safety Division after its plan check and application approval, plus the approval of the Department of Beaches & Harbors and the Fire Department.

- a. Beaches & Harbors Department
13837 Fiji Way
Marina Del Rey, CA
Telephone: (213) 305-9530
- b. County of Los Angeles, Department of Public Works
Building and Safety Division
LENNOX DISTRICT OFFICE
4353 Lennox Boulevard
Lennox, CA 90304
Telephone: (213) 419-5651
- c. Fire Department (a stamp and letter is required):

Fire Protection Engineering
Fire Prevention Bureau
5823 Rickenback Road
Commerce, CA 90040
Telephone: (213) 720-5141

Lennox - Lawndale
24320 Narbonne Avenue
Lomita, CA
Telephone: (213) 325-5410

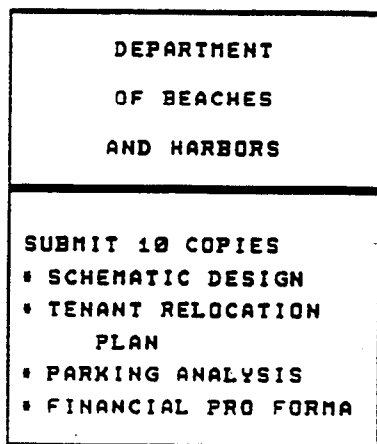
Fire Prevention Bureau
101 Centre Plaza Drive, Room G
Monterey Park, CA 91754
Telephone: (213) 264-0194

- d. Waste Management Division
900 South Fremont Avenue
Alhambra, CA 91803
Telephone: (818) 458-3561

SCHEMATIC DESIGN

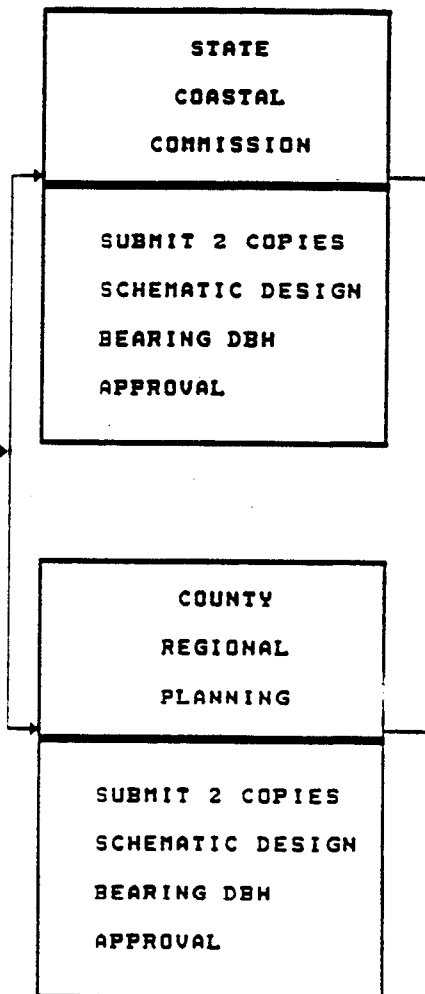
STEP 1

CONCEPT APPROVAL



STEP 2

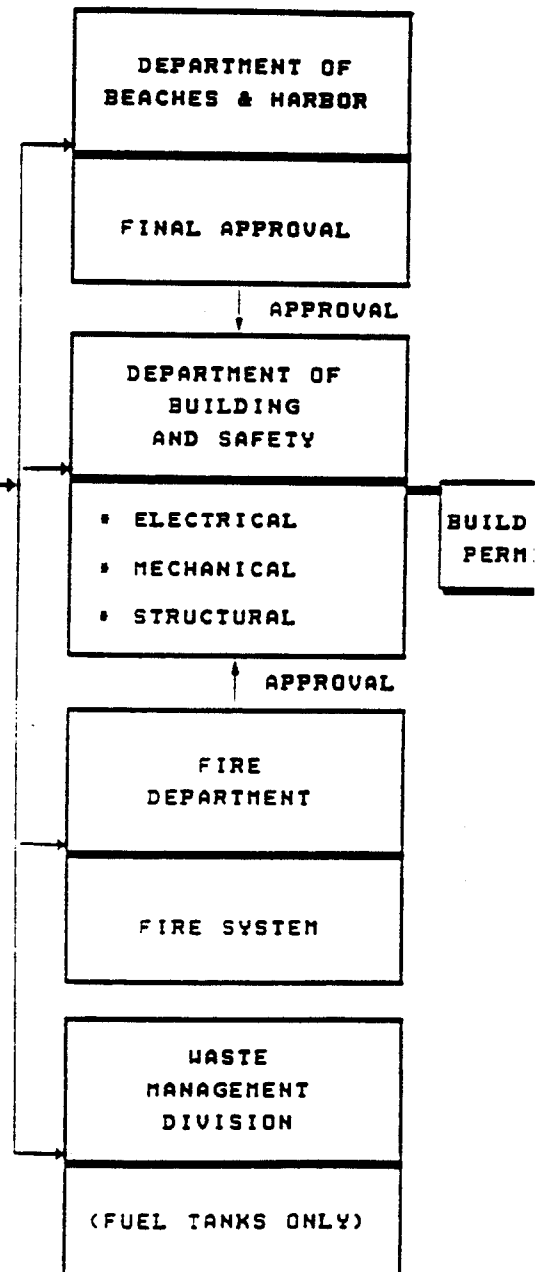
PLANNING PERMITS



CONSTRUCTION DOCUMENTS

STEP 3

BUILDING PERMITS



LOS ANGELES COUNTY

WATERSIDE PERMIT PROCESS

(EXHIBIT 2)

FOOTNOTE: Until such time as the Marina del Rey/Ballona Local Implementation Program is certified by the California Coastal Commission (CCC), plans must also be approved by the CCC.

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**COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS**



**TED REED
DIRECTOR
ERIC BOURDON
ASSISTANT DIRECTOR
STAN WISNIEWSKI
DEPUTY DIRECTOR**

**Marina del Rey
Department of Beaches and Harbors Design Control Board**

**Revised
STATEMENT OF AIMS AND POLICIES**

February 19, 1987

The Design Control Board was established by the Board of Supervisors on February 23, 1960 to "assure some degree of conformity on the part of successful future bidders who may be constructing improvements within the Small Boat Harbor". In adopting the Specifications and Minimum Standards of Architectural Treatment and Construction on January 3, 1961, the Board of Supervisors further charged the Design Control Board "to review and approve the architectural design and arrangements of facilities constructed at Marina del Rey" and provided that no construction be initiated prior to approval of plans and specifications by the Design Control Board.

Whereas the development of Marina del Rey does not anticipate nor require conformance with any pre-established, precise architectural theme or concept, the Design Control Board fully intends to assure reasonable compatibility of all elements. The following general guidelines are intended to assist lessees in avoiding objectionable approaches and solutions.

1. Architectural Style or Theme

Improvements should be designed to suit the particular physical and environmental characteristics of Marina del Rey as well as the functional requirements of the use(s) designated for the specific leasehold.

2. Operational Function and Layout

Whereas the economic considerations of any development are paramount in importance to both the County and the lessee, over-development of premises, creating congestion, extreme density, or other objectional conditions will not be approved. The design of site structure should anticipate all reasonable and desired activities on the premises, both initially and ultimately, and adequate space and facilities should be provided or anticipated for each. Design consideration should be given to the aims of the 1976 Coastal Act in protecting the coastal resources by preserving the marine view and including public access. This consideration is particularly critical to multi-use leaseholds where the tendency to dual use of facilities (parking, restrooms, etc.) could result in inadequacy. Minimum quantities and standards prescribed in the Specifications should not be considered necessarily adequate but should be amplified where possible to achieve a more ideal condition.

3. Esthetic Considerations

Two significant design elements, frequently minimized, are critical to the final result. (1) Landscaping is essential to the development of a pleasant environment. The range of materials considered appropriate to the Marina del Rey's geographic and climatic conditions is wide enough to provide good selection. The size and quantity of materials should be predicated on achieving an "established" appearance from the onset. (2) All exterior signs, whether for identification, advertising, or direction, should be considered an inherent part of the architecture. While many sign vendors employ competent designers, the opinion and recommendations of the development architect are essential to compatibility, location, and function.

4. Materials

While the Uniform Building Code establishes criteria for the use of various materials for structure and finish surfaces, it does not necessarily consider durability nor maintenance aspects. All materials employed within the Marina should be selected for optimum longevity and minimum upkeep. While this philosophy may be obvious, it is frequently outweighed by initial economic considerations to the end that

(1) the improvements soon take on a relatively dilapidated appearance, or (2) revenues are considerably reduced by high maintenance costs. Every effort should be made to use the best possible materials compatible with the term of the lease.

5. Phased Construction

Where economic or other considerations dictate the necessity for phased construction of ultimate improvements, such phasing should be delineated on the schematic plans. Initial construction should provide for the improvement of the entire street frontage of the premises to a depth of at least 5 feet. This will entail providing appropriate fencing and/or landscaping as anticipated by the ultimate development. The Board will also consider the appearance of the undeveloped portions of the leasehold. In many instances it may be necessary to provide some suitable ground cover or other treatment of areas to minimize growth of weeds or unkempt appearance; particularly if exposed to public view, or the undesirable exposure of adjacent leaseholds to wind-driven dust and debris.

6. Preparation of Plans and Specifications

It is important that drawings; particularly schematic plans, be clearly definitive in delineating the nature and scope of the improvement program. Comprehensive and accurate site plans, floor plans, and building elevations whereon the nature, type and relationship of proposed materials and elements are clearly established, are essential. Renderings and perspective drawings may be submitted but such are not acceptable in lieu of scale drawings. Site plans should reflect and identify conditions and/or improvements on the portion adjacent leaseholds immediately contiguous to the applicant's lease boundaries in order to illustrate for reasonable consideration the relationship and compatibility of functions and physical elements.

Outline specifications should be provided with pertinent schematic and preliminary drawings. Ordinarily only one copy of the final, detailed specifications is required for the Department's review and records.

7. References and Assistance

- a. It is strongly recommended that lessees' objectives and tentative program be discussed with the staff

of the Department and with the Design Control Board at as early a date as practicable. If and when desired, time will be allocated to any lessee on the Board's regular agenda--third Thursday of each month.

- b. Review and analysis of the "Specifications and Minimum Standards of Architectural Treatment and Construction".
- c. Permanent Sign Control and Regulations as adopted January 19, 1967.

8. Organization and Procedures

- a. The Design Control Board consists of five members, each appointed by one of the five County Supervisors for specific terms; currently one year. By intent and in order to afford a practical range of experience and knowledge, the Board is comprised of three architects, a landscape architect, and one member from the field of business management. At its June meeting each year, the Board elects a chairman and vice chairman to preside over meetings during the following year.
- b. Open public meetings, conducted in accordance with Roberts Rules of Order, are scheduled normally on the third Thursday of each month. When circumstances necessitate, meeting dates may be rescheduled or additional meetings announced. Agendas are disseminated to all lessees and others with known interests on the Thursday preceding each meeting.
- c. Board members are each furnished copies of materials submitted for their consideration with the agenda not later than Friday preceding the meeting. Therefore, all plans must be submitted by 10 a.m. on the second Thursday Monday of each month to ensure delivery-the-next-day. timely transmittal to the members. At the meeting, the various submittals are considered (in the order in which they occur on the agenda) by and between the members present. In addition, the lessee, his architect, and/or other interested parties are afforded the opportunity to participate in the discussion. Submittals are then approved or disapproved by vote on a motion made by any member of the Board. In the case of approvals granted subject to one or more revisions

or modifications to the plans or specifications, the Board may direct that such revisions be resubmitted or that such may be approved by the staff after verification that all required revisions have been incorporated in a satisfactory manner.

- d. The agenda for each meeting will be posted in the lobby of the Arthur G. Will Administration Building at Marina del Rey at least 72 hours prior to the meeting. The Board may only act on the items listed on the agenda except for a) matters where the need to act arose after the deadline for posting the agenda (determined by unanimous consent of those present or two-thirds of the entire body), or b) emergency situations where there is a threat of severe impairment to the public health and safety.
- e. The proceedings of each meeting are recorded by a staff secretary and minutes are filed with the Executive Officer and Clerk of the Board of Supervisors and in the Department's file. Transcripts of the proceedings are also filed by the Department and both are available for inspection during normal business hours.
- f. In order to assure prompt and equal consideration, all submittals to the Board must be made through the Department of Small-Craft Beaches and Harbors.

Staff Personnel: Leonard-W.-Shortland, Chief
Lawrence N. Charness

Betty-DeSatnik Jan Scherb
Secretary

* * * * *

REVISED
PERMANENT SIGN CONTROLS
AND
REGULATIONS

M A R I N A D E L R E Y S M A L L C R A F T H A R B O R

DESIGN CONTROL BOARD

Department of Small Craft Harbors
County of Los Angeles, California

Revised September 16, 1971

MARINA DEL REY - PERMANENT SIGN CONTROLS AND REGULATIONS

Note: These regulations supersede those dated May 20, 1965 and amendment thereto, dated September 16, 1965.

1. Intent

Recognizing that each business entity within the harbor needs and desires identification for the benefit of patrons, tenants, and visitors, and at the same time desirous of establishing and maintaining a high level of architectural and environmental decor, the Department and the Design Control Board have determined that the following criteria will best serve the interests of all concerned. Essentially, it is felt that the attractive nature of structures and grounds and the activities evident thereat should constitute ample indication of the function and service of each leasehold. The Department will arrange for the design and installation of (1) signs at major entrances to the Marina which will identify the harbor; (2) a central directory sign which will identify and locate all leased premises by name and function; and (3) smaller, supplementary directories at the entrance to each mole which will identify the principal entities occupying public and leased premises thereon. Thus, signs are needed on leased premises for the limited purpose of identifying the leasehold, the names of principal sublessees serving the public, and the general nature of the services or products offered. Advertising, in the sense of competing for business should be accomplished by available media other than signs or devices within the harbor.

2. Administration

- a. Prior to the installation of any sign, other than small informational-directional signs, the design shall be submitted for approval by the Design Control Board, and a building permit must be issued by the County Engineer.
- b. For approval by the Design Control Board, six (6) sets of appropriate drawings and specifications data (may consist of notes or drawings) shall be filed with the Department not less than 10 days prior to the next scheduled meeting of Design Control Board (normally the third Thursday of each month). Plans must clearly delineate the location and orientation on the premises of the signs submitted for consideration, their respective size, conformation, materials, structure and framing

method and mechanics of lighting, including location and alignment of electrical service, together with complete depiction of proposed art work, lettering, and other embellishment, with color scheme. With respect to the latter, it is recommended that an architectural rendering of the signs, in color, be made available for display at the Design Control Board meeting. One set of approved plans will be forwarded to the Division of Building and Safety, as advice of such approval; two or more sets will be returned to the Lessee.

- c. Two (2) sets of drawings identical to those approved by the Department, together with appropriate structural computations, shall be filed by the Lessee or his agent with the County Engineer's District Office, 4353 Lennox Boulevard, Inglewood, for review of compliance with Building Code requirements and for issuance of building permit.
- d. All signs adjacent to dedicated public streets and highways are subject to requirements of the State Outdoor Advertising Act (Chapter 2, Division 3, Business and Professions Code) enacted as Chap. 32 Statutes of 1939.

3. Definitions

- a. Sign - any arrangement of letters, numerals, or designs superimposed or painted on, suspended from or incised into a surface and used as an outdoor display or notice, pictorial or otherwise, for the purpose of delineating identity, advertising available services and/or products, or for giving instructions and/or directions.
 - (1) Advertising signs - those which direct attention to the goods or services sold, leased, rented, or otherwise provided and made available, which shall include the name of the leasehold premises and may include names of subtenancies located thereon.
 - (2) Directional signs - those which direct to or identify offices, restrooms, shops and stores, parking, entrances, exits, dock gangways, etc.
 - (3) Identification signs - those which present only the name of the premises and/or business entity.
 - (4) Freestanding signs - those which are mounted on a post or similar structure, detached from any building.

- (5) Multi-face signs - those having more than one face, each of which fronts in a different direction.
 - (6) Permanent signs - those of substantial, durable materials and finishes intended for long term use.
 - (7) Temporary signs - those intended for short duration, normally during planning and construction phase of development.
 - (8) Waterfront signs - those which are oriented to the water side of the premises particularly, as opposed to those oriented to adjacent streets.
- b. Sign area - shall be the sum of the areas enclosed within parallelograms drawn around each letter and/or pictorial or architectural embellishment. Where letters or embellishments are connected, as in script writing, the parallelograms shall encompass each group so connected. Where a frame or backing for the letters, embellishments, etc., constitutes an integral part of the sign, the total area enclosed shall be considered.
 - c. Facade - the exterior wall of a building exclusive of projecting sills, columns, pilasters, canopies, marquees, decorations, or the like.
 - d. Parapet - that portion of the exterior wall of a building occurring above the roof.
 - d. Marquee - a rigid canopy extending outwards from building facade, generally over main entrance or along principal facade.

PERMITTED PERMANENT SIGNS:

Revised 4/15/77

2-41

2-6

LOCATION	TYPE	MAX. QUANTITY	RESTRICTIONS
Building facade marquee	Identification and/or advertising	1 per independent business entity on each noncon- tiguous street front and/or water front facade	Size and quantity must be compatible with scale of structure as determined by the Design Control Board.
Freestanding column or tower structure on premises	Identification plus optional advertising copy	1 per 5 acres of leased land area not to exceed 3 per leasehold	Max. panel dimensions: width - 8', height - 12' (total - 96 s.f.). Top of structure may not extend more than 24' above grade. If within 30' of a drive- way, bottom of panel must be up 10' above driveway, for safe view by drivers. See Note 2 re exceptions.
Side face of masonry retaining walls at near street front property line	Identification	1 per business entity at each noncontiguous street frontage	Design must be extremely dignified in character and scale and must be approved by architect responsible for design of wall on which mounted.
Circular entrance to leasehold	Identification of premises only but may include advice of park- ing restrictions	1 per entrance driveway	Maximum panel size: 6 s.f.; must be located not less than 3' from property line and oriented to obviate interfer- ence with vehicle drivers' safe line of sight.
Sign	Directional	As needed	Refined character; size as small as purpose permits.

NOTE:

1. Refer to General Design Criteria for recommended and/or required characteristics.
2. On large, single leaseholds housing more than 10 independent business entities, max. permitted gross panel areas (permitted quantity x 96 s.f. each) may be increased at the rate of 10 s.f., and the max. permitted height may be increased at the rate of 18 inches, for each entity in excess of 10 except that no single sign may exceed 180 s.f. panel area nor 30 ft. overall height.

5. General Design Criteria

a. Size and Quantity

- (1) Double or multi-face signs shall count as one (1) unit when computing number of signs allowed.
- (2) The area of one (1) face only shall be used in computing area of double or multi-face signs.

b. Materials

Signs may be fabricated of any substantial, durable material suitable to the purpose and compatible with materials employed for the finish surfaces of buildings on the premises. Metals shall be adequately coated or protected against exposure to salt water.

c. Design

- (1) The use of a rectangular form for sign panels is preferred; other regular geometric shapes will be considered. Where the use of a free form or stylized periphery is desired, it shall be accomplished by means of appropriate art work within rectangular or other geometric frame.
- (2) The number of separate panels constituting a sign unit shall be kept to a minimum; the use of "sign post" concept is not considered appropriate to the intent of these regulations.
- (3) Signs advertising service of alcoholic beverages are subject to current regulations of the California Alcoholic Beverage Control Board and are limited thereby to 720 square inches (5 square feet); thus normally must be a separate panel if incorporated in freestanding sign units. Actual area of such sign shall be considered as part of the total allowable sign area.
- (4) The use of different styles or types of lettering on each sign shall be minimized; the use of "Clarendon" or "Micrograma" or combinations thereof is recommended. All signs on each leasehold shall be of consistently uniform design and colors.

- (5) Signs secured to buildings or walls shall be installed on the same plane as the surface to which attached, shall not project more than 16 inches from such surface, and shall not extend nor be mounted above the parapet or eave, whichever feature occurs at the sign location.
- (6) Where the name of the leasehold premises occurs on any sign, such name shall be given significant precedence in the arrangement and scale of the text or art work inherent in the design, regardless of the sign's status as a "standard" sign, "custom" sign, or combination of the two.
- (7) The dimensions and shape of sign panels or elements mounted on building facades or marquees shall be in good, architecturally acceptable proportion to the dimensions of the surface on which mounted. Where more than one identification, advertising, or directional sign occurs on the premises, all such of each type shall be of as nearly identical size, shape and/or scale as necessary and appropriate graphics permit.

d. Illumination

Lighting of signs is optional. If lit, source of illumination (bulbs, fluorescent tubes, etc.) shall not be directly exposed to view. No flashing or blinking lights will be permitted. Where visible from water areas, light sources shall be shielded to preclude any glare constituting a hazard to navigation.

e. Maintenance

All signs shall be kept in "like new" condition and shall be promptly restored to first class condition if damaged or otherwise marred. Copy or text employed on signs shall be kept accurate and current.

f. Location

All signs shall be contained within the premises to which applicable and shall be so oriented as to preclude hazardous obstruction to person and/or vision of pedestrians and/or vehicle operators. No portion of any sign shall be located within 3 feet of a mole street nor within 8 feet of other street or highway.

6. Recommendations to Lessees

- a. Formulate overall sign program before initiation of design of first phase of sign development.
- b. Discuss overall concept and specific sign design proposals with staff of Department prior to submission of designs for Board approval.
- c. Assure coordination of sign requirements of sublessees with leasehold requirements well in advance of firm commitments to vendors.
- d. Submit sign design proposals well in advance (10 days) of scheduled Board meetings to assure comprehensive review prior to such meeting.
- e. Do not erect or install any signs without approval of the Department and Design Control Board.

7. Temporary Signs

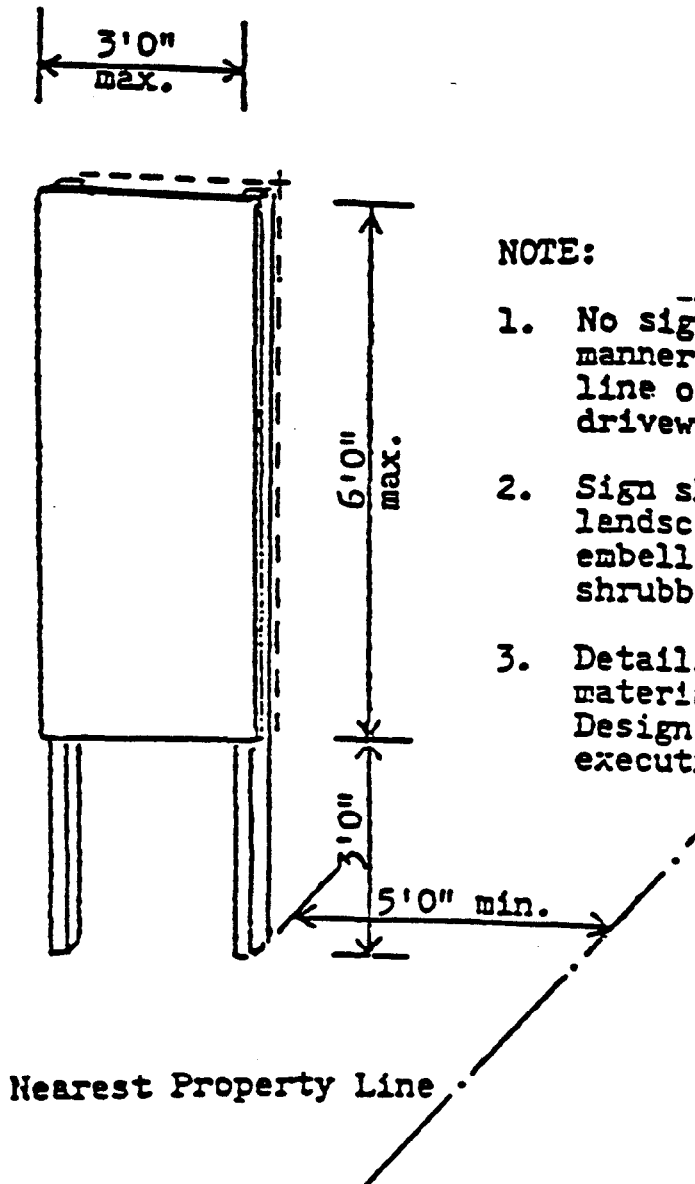
- a. Temporary signs may be authorized at the discretion of the Director on leased premises during the period of initial planning and construction. For continued use subsequent to first 60 days of leasehold operations, justification in the form of written definition of intended permanent sign program shall be submitted to the Design Control Board for consideration and disposition.
- b. Subsequent to December 31, 1966, neither temporary nor permanent signs will be permitted at locations within Marina del Rey other than the leased premises to which pertinent.

8. Temporary Decorations

The use of temporary flags, bunting, pennants, etc., and similar devices commonly used for "grand openings" shall be permitted without Design Control Board approval for the period commencing 10 days prior to such opening and shall be removed from sight not more than 45 days after the initial publicized or otherwise obvious opening. Similar restrictions are applicable to the use of these devices for special occasions which occur from time to time during the year, except that the removal should be effected within 7 days of the termination of such occasion or festivity.

COUNTY OF LOS ANGELES - DEPARTMENT OF SMALL CRAFT HARBORS

STANDARD DIMENSIONS FOR TEMPORARY SIGNS - MARINA DEL REY



NOTE:

1. No sign may be sited in any manner which obstructs the safe line of sight from any vehicle driveway.
2. Sign shall be located within a landscaped planter or shall be embellished with suitable shrubbery at base.
3. Details of graphics and plant materials must be approved by Design Control Board before execution.

AMENDMENT #1 to Revised Permanent Sign Controls and Regulations
Adopted July 19, 1973

Appendix D.

Exemption from California Environmental Quality Act Requirements

According to the sections of the Public Resources Code and the California Environmental Quality Act (CEQA) listed below, this Local Implementation Program is considered to be a functional equivalent to an Environmental Impact Report and is therefore exempt from that requirement. However, individual development projects are not exempt from CEQA requirements. These projects must complete an initial study to determine if an Environmental Impact Report is required.

Public Resources Code

Sections 30500 through 30522

California Environmental Quality Act

Sections	15250	21080.5
	15251	
	15252	

APPENDIX E

Parcel Number Chart

Note: This chart matches parcel numbers used in the LUP and LIP to numbers used on the legal descriptions in Appendix B and on the implementation maps in Appendix I. The differences reflect parcel number changes, but refer to the same parcel.

<u>LUP/LIP</u> <u>Parcel #</u>	<u>MAPS</u> <u>Parcel #</u>	<u>LUP/LIP</u> <u>Parcel #</u>	<u>MAPS</u> <u>Parcel #</u>	<u>LUP/LIP</u> <u>Parcel #</u>	<u>MAPS</u> <u>Parcel #</u>
1	1S	54	54	133	133S
3	3S	55	55	134	134R
7	7	56	56S	140	140V
8	8T	61	61	141	141W
9	9U	62	62	145	145R
10	10R	64	64T	150	150
12	12R	65	65R	200	200
13	13R	75	75W	BB	BB
15	15U	76	76T	B	BR
18	18R	77	77W	DS	DS
20	20	83	83S	EE	EE
21	21	91	91S	FF	FF
22	22R	94	94R	GG	GG
27	27R	95	95S	GR	GR
28	28W	97	97R	HS	H
30	30S	100	100S	IR	IR
33	33R	101	101S	JS	JS
40	40T	102	102S	LLS	LLS
41	41	103	103T	NR	N
42	42	104	104R	OT	OT
43	43	111	111T	P	P
44	44	112	112T	Q	Q
47	47U	113	113S	RR	RR
-	48R	125	125R	SS	SS
49	49	129	128	UR	UR
50	50T	129	129	W	W
51	51U	130	130	XT	XT
52	52R	131	131S	-	AL-1
53	53	132	132S	K-6	K-6

APPENDIX G.

TRANSPORTATION IMPROVEMENT PROGRAM

APPENDIX G

TRANSPORTATION IMPROVEMENT PROGRAM

I. INTRODUCTION

The Transportation Improvement Program (TIP) addresses in specific detail transportation and circulation issues initially identified in the Marina del Rey Land Use Plan, and discussed in the Specific Plan component of this LIP. The objectives of this TIP are:

- Develop and set in motion programs for the detailed design and implementation of those transportation improvements necessary to accommodate and adequately serve future development authorized by the certified Land Use Plan (LUP);
- Maintain and enhance public access to coastal recreational opportunities in and adjacent to Marina del Rey; and
- Develop and institute appropriate financing mechanisms to generate the revenues necessary for TIP implementation.

The transportation improvements called for in the LUP include both capital and non-capital programs designed to enhance regional access to the coast and expand the capacity of the local roadway system. These improvements include:

- Improvement of Admiralty Way to 5 lanes within existing right-of-way and improvement of key intersections to enhance Marina access;
- Surface circulation improvements primarily involving improved access to and circulation within the existing Marina;
- Implementation of project-specific measures to mitigate within the Marina and adjacent areas the cumulative impacts of new development; potential mitigation measures include a shuttle program designed to facilitate shoreline access; and
- Development and implementation of a Transportation Systems Management (TSM)/Transportation Demand Management (TDM) Program to achieve efficient use of local and regional transportation facilities.

The ensuing sections define in greater detail the above identified improvements. Part IV sets forth the improvement financing strategy. This includes the requirement for agreements between developers and the County to assure fair financing and timely construction of improvements in conjunction with new development.

II. CIRCULATION SYSTEM IMPROVEMENTS

A number of local circulation system improvements are required to accommodate traffic generated by new development within the existing Marina. This new cycle of development will include expansion and recycling of hotels, restaurants, boat slips, marine commercial, residential and commercial uses. The Marina del Rey Land Use Plan specifies that improvement of Admiralty Way and improvements to key intersections may be used to provide sufficient circulation capacity to accommodate the buildout allocated in each development zone. These improvements are divided into two categories according to mitigation needs, improvement phasing and funding.

A. Category 1 Improvements

Category 1 improvements consist of potential internal Marina del Rey improvements. The following circulation improvements represent the priority of mitigation measures which were identified in the DKS traffic study of 1991 to be necessary to mitigate internal traffic impacts of redevelopment within Marina del Rey. These improvements may be used to mitigate the increase in P.M. peak hour trips generated by otherwise approvable development. The estimated Level of Service (LOS), if all Phase II development and Category I traffic improvements are completed, is shown in Figure 13 of the LUP.

Category 1 improvements will be financed and implemented through agreements between lessees, consistent with the Improvement Financing and Phasing Section of this TIP. Completion of Category 1 improvements will provide the mitigation capacity needed within Marina del Rey for 100 percent of the buildout allocated in the Specific Plan. The following measures are included in Category 1:

1. **Admiralty Way 5-Lane Improvement.** The *Marina del Rey Traffic Study* (1991) prepared by DKS Associates analyzed a number of potential transportation improvements and found that the improvement of Admiralty Way to 5 lanes, in conjunction with the intersection improvements discussed below, provides sufficient traffic capacity to mitigate levels of development anticipated in the existing Marina. The lane will be added from Fiji Way to Via Marina in the northbound/westbound direction to accommodate the p.m. peak period traffic flow. The addition of a fifth lane will be accomplished within existing right-of-way by moving the median and re-striping the roadway. Future development of sub-regional improvements to connect Admiralty Way with Route 90 may require an additional lane on Admiralty Way; this is discussed under Category 3 improvements.

2. **ATSAC or Other Advanced Signal Synchronization.** Automated Traffic Surveillance and Control (ATSAC) is traffic signal synchronization technology installed and administered by the City of Los Angeles. The ATSAC program is a sophisticated traffic monitoring and control system which records the volume and speed of vehicular traffic and responds to changing

traffic flow patterns by adjusting signal timing to reduce traffic congestion and vehicular delays.

The County of Los Angeles also administers a traffic signal synchronization program which is based on continuously correcting signal timing and progression. Both the ATSAC system and the County's synchronization program have been shown to reduce the number of stops along travel corridors, improve average travel speeds and improve intersection level of service. The effectiveness of this technology depends on the installation of synchronization systems at each signalized intersection along a given corridor.

ATSAC or a similar signal synchronization technology will be installed along Admiralty Way at its intersections with Via Marina, Palawan Way, Bali Way and Mindanao Way. Additionally, ATSAC or similar synchronization technology will be installed along Lincoln Boulevard at its intersections with Bali Way, Mindanao Way and Fiji Way.

3. **Via Marina at Admiralty Way.** Widen the south side of Admiralty Way to accommodate a triple westbound left turn movement, and two lanes eastbound on Admiralty Way with a right-turn merge lane from northbound Via Marina. At some point in the future, this intersection may be reconstructed to improve traffic flow along Admiralty Way (see Category 3 improvements).

4. **Palawan Way at Admiralty Way.**

a) **Palawan Way Northbound at Admiralty Way.** Re-stripe northbound Palawan Way to provide a separate right turn approach lane to Admiralty Way.

b) **Palawan Way Southbound at Admiralty Way.** Re-stripe southbound Palawan Way to convert one through lane into a second left-turn approach lane to Admiralty Way.

5. **Lincoln Boulevard at Bali Way.** Widen southbound Lincoln Boulevard to provide a right-turn lane at Bali Way.

6. **Admiralty Way at Mindanao Way.** Widen northbound Admiralty Way to provide a right-turn lane at Mindanao Way.

7. **Lincoln Boulevard at Mindanao Way.** Widen Lincoln Boulevard, relocate and narrow median island, to provide a northbound right turn or through lane at Mindanao.

8. **Admiralty Way at Fiji Way.** Widen southbound Admiralty Way approach to Fiji Way to provide three through lanes.

9. **Fiji Way at Lincoln Boulevard.** Widen eastbound Fiji Way approach to Lincoln Boulevard to provide an additional left turn lane at Lincoln Boulevard.

B. Category 2 Improvements (Reserved for Area A)

C. Category 3 Improvements

Category 3 consists of improvements which may be employed to mitigate the cumulative impacts of development in the LCP study area on the regional transportation system serving Marina del Rey and adjacent areas. Development shall not be approved that will significantly exceed the capacity of the sub-regional street system. All significant adverse traffic impacts, generated by development in the LCP study area, upon the circulation system outside the unincorporated area of Marina del Rey, shall be mitigated by the developer prior to receiving final discretionary permits.

Ninety-three percent of all trips originate or end outside Marina del Rey. All development shall contribute a calculated fair share toward construction of improvements necessary to mitigate all of the development's significant adverse cumulative traffic impacts. The traffic studies prepared as part of each project's environmental documentation shall address the project's impacts on adjacent state highways and other regional collector streets, and shall be the basis for determining the amount of cumulative impacts which the project has on regional traffic due to the increase in the number of trips that the project generates that begin or end outside the LUP area.

Studies prepared in compliance with this requirement shall show: 1) the number of daily and peak hour trips generated by the development; 2) the number and percentage of those trips originating and terminating outside Marina del Rey; and 3) the direction of the trips upon departing the existing Marina. Based on this documentation, all development shall contribute its proportionate fair share of the Category 3 improvements that will fully mitigate the level of impact such development will have on the regional system serving the LUP area. The study shall be provided at the time of the permit application.

Based on the information prepared regarding traffic impacts, individual development projects may be required to contribute a calculated fair share toward construction of improvements listed below, or may be required to construct other specified improvements which mitigate all significant cumulative impacts of development on the regional transportation system.

1. **Redesign of Admiralty Way/Via Marina Intersection.** The intersection of Admiralty Way and Via Marina is currently a "T" intersection at which Admiralty Way forms the stem of the "T". A redesign of this intersection could make Admiralty Way a continuous loop road with Via Marina becoming the stem of the "T". As part of this reconfiguration, a modern roundabout could be constructed which would enhance traffic flow and reduce motorists' delay. This improvement would facilitate periphery access around the Marina and could accompany a redevelopment of the

public beach area to provide new water views. This measure may provide additional traffic capacity, but additional study is needed. Designation of Admiralty Way as a Scenic Highway would accompany the redesign. This improvement is an unscheduled, long-term measure.

2. **Shuttle System/Enhanced Coastal Access.** The *Marina del Rey Traffic Study* (1991) evaluated the potential for implementation of a shuttle bus system in Marina del Rey. The study found that shuttle service would likely not be a significant mitigation measure for traffic impacts and would be most beneficial if developed in conjunction with a light rail line into the Marina area. Since light rail routes and designs are uncertain at this time, establishment of a shuttle service in the Marina in the near term is unlikely.

A shuttle service may be instituted over the long run should light rail, a people mover or similar transportation service be developed at some point in time. Should this occur, connections to local and regional transit lines, shuttles developed as part of Playa Vista, service to ferry terminals and water taxis are all important aspects which need to be considered.

The provision of a weekend/beach shuttle is a different type of shuttle service which could be implemented. A shuttle of this nature would probably serve park and ride lots or other periphery parking lots and provide a "dash" type service to local beaches and points of interest.

3. **Periphery parking lots.** The purchase of land for park-and-ride lots and periphery parking represents a viable method for reducing the number of vehicles attempting to reach beach parking lots and other coastal destinations. Establishment of periphery parking lots should coincide with creation of a shuttle system or "dash" service to provide transportation from such parking lots to the coast. Implementation of a periphery parking lot program is unscheduled, but capital may be used from the Coastal Improvement Fund for the leasing or purchase of such lots and the creation of a park-and-ride or dash system to service the lots.

4. **Lincoln People-mover.** A people-mover system along Lincoln Boulevard could facilitate north-south access without the cost or impact of light rail transit. Such a system could be elevated over the center of Lincoln Boulevard on a narrow, elevated right-of-way without the loss of any traffic lanes. The system could connect Parking Lot C at Los Angeles International Airport, which is proposed as the terminus for the Green Line transit service, with Santa Monica and points in-between.

5. **Light Rail.** Implementation of a light rail transit line is unfunded and unscheduled at this time. A transit line extending from Parking Lot C at Los Angeles International Airport north along Lincoln Boulevard to Santa Monica has been studied, as has a line which would follow Lincoln Boulevard to Culver Boulevard and then eastward to the Santa Monica Freeway. Since a number of alternatives exist, and none are likely to be developed in the near term, light rail does not appear to be a viable transportation option over the next twenty years.

6. **Route 90 Extension.** If the scope of the project and the funding is agreed to by the Board of Supervisors, the City of Los Angeles, and Caltrans, connect Route 90 to Admiralty Way via a fly-over across Lincoln Boulevard, widen Admiralty Way by an additional westbound lane to parcel OT, thence connect Admiralty Way with Washington Street through parcel OT. This improvement shall only go forward with the agreement of all three agencies.

7. **Other Improvements.** Other coastal access or public transportation improvements which mitigate significant adverse cumulative impacts of development on the regional transportation system, including those improvements identified in Chapter 11 of the certified LUP.

III. TRANSPORTATION SYSTEM MANAGEMENT AND TRANSPORTATION DEMAND MANAGEMENT PROGRAMS

A. Introduction

The Transportation System Management (TSM) and Transportation Demand Management (TDM) programs are required as a condition for new development. These guidelines shall be used when establishing TSM and TDM programs. TSM improvements consist of engineering improvements to enhance the system capacity and improve traffic flow; TDM improvements encourage people to use alternatives to the single person vehicle such as car pools, van pools, changing travel modes or to eliminate unnecessary trips, particularly during times of peak demand. These measures are relatively low cost remedies and include both capital and non-capital programs.

B. TSM Alternatives

The following TSM improvements may be employed to implement LUP policy. They can improve the flow of traffic and reduce traffic congestion. They are relatively low-cost measures and can be implemented quickly.

1. **Traffic Signal Synchronization.** State of the art traffic signal synchronization can reduce delay at intersections and improve traffic flow. This measure was previously discussed under Category 1 improvements.

2. **One-Way Streets.** A pair of one-way streets, known as a couplet, can improve traffic capacity and flow.

3. **Roundabouts.** Modern roundabouts are relatively low-cost and can reduce delay for motorists. Adequate right-of-way is needed for optimal operation.

4. **Geometric Modifications.** Geometric modifications of intersections and the

addition of turning lanes can improve the efficiency of intersections and increase traffic capacity.

C. TDM Alternatives

The following sections list a number of TDM measures that may be employed to implement LUP policy. Implementation of these strategies will require a partnership between local government and private enterprise. Opportunities for application of these TDM strategies will vary. Applicants for projects in Marina del Rey shall consult with the Department of Public Works and the Department of Regional Planning to develop as many strategies as feasible for each site, and to address cumulative problems related to several sites.

1. **Park and Ride Lots.** Coastal Improvement Fund monies may be used to purchase Park and Ride lots to be used for the various TDM programs.

2. **Ridesharing.** Since the most effective means of producing greater auto occupancy for work trips is organizing ridesharing by place of employment, the majority of the measures described are employer-based and hence require the cooperation of the private sector. These employer-directed strategies involve implementing the following actions.

a. **Car pool and van pool matching and promotion:** Employers shall provide in-house rideshare matching assistance and promote ride-sharing (Commuter Transportation Services is a resource).

b. **Financial incentives for ridesharing:** Financial incentives involve the payment by an employer of various kinds of direct or indirect subsidies to their employees to encourage ridesharing. An employer may direct cash payments to all persons who rideshare with two or more people, fifteen or more days each month. Alternatively, the payment could be based on mileage traveled or graduated by the size of the pool. Also, subsidies may include special fringe benefits such as accrual of a "bonus" vacation day for every 100 days traveled to work in a car pool. Finally, company discounts for various kinds of goods or services, for which only members of car pools are eligible, may be offered.

3. **Transit Promotion and Incentives.** As with ridesharing, private and public cooperation can promote the use of transit by providing financial incentives and facilities. Also, all employees can be provided with current information on the local transit system and services. Finally, subsidized bus passes or other financial incentives could be provided for bus users similar to those provided for ridesharing.

4. **Modified Work Schedules and Flex Time.** To reduce the actual number of work trips, all employers should consider Modified Work Schedules. Schedules should feature longer hours per day and fewer work days per week. The Flex Time concept allows flexible work hours to

reduce peak hour trips.

5. **Increased Bicycle Use.** Bicycle facilities should be provided at places of employment, restaurants, visitor-oriented facilities and at public transportation facilities. Facilities should include bicycle racks, locker rooms and showers.

6. **Parking related strategies.** There are a couple of parking related strategies to promote ride-sharing and to encourage transit usage. These methods include:

a. **Preferential parking for ride-sharers:** This policy involves providing car pools preferential parking privileges at their place of work. This could include giving guaranteed space to car pools or establishing a priority system for issuing parking permits. For example, in large lots the most accessible spaces could be assigned to car pools. If covered parking is available, as many spaces as possible may be assigned to car pools. Preferential parking is an inexpensive program that can be implemented voluntarily by a wide range of employers. It constitutes a low-cost, immediate action and workable strategy to promote ridesharing and reduce traffic congestion.

b. **Elimination of free employee parking:** The purpose of this strategy is to eliminate all free and subsidized employee parking by requiring employees to pay prevailing commercial parking rates. When implementing this strategy, employers should encourage and assist employees in switching from low to high occupancy vehicles, by forming car pools, etc.

7. **Telecommuting.** This strategy involves the use of telecommunications technology as a substitute for travel. People whose jobs involve telecommunications technology such as computers and word processors may be able to work at home, avoiding a trip during peak hours. Working at home may also be an option for many others whose jobs may not directly involve telecommunications (except possibly telephones). Examples of these include clerical work, typing, research and writing. Working at home could be full or part-time, depending on the need to associate with the office. An alternative could be working at home in the morning, then driving to work in off-peak hours. Lastly, the use of telecommuting can lead to an improved midday level of service.

IV. IMPROVEMENT FINANCING AND PHASING

All agreements shall provide that all cumulative and direct impacts of the development on traffic shall be fully mitigated consistent with all provisions of the certified Local Coastal Program (LCP).

1. **Category 1 Improvements.** All lessees within the existing Marina, which may propose new development pursuant to the LCP, shall enter into uniform agreements with the County upon mutually agreeable terms to complete the road improvements specified in Category 1 at their

joint expense, and consistent with all provisions of the certified LCP.

2. Category 3 Improvements. All lessees within the existing Marina, which may propose new development pursuant to the LCP, shall enter into uniform agreements with the County and applicable agencies upon mutually agreeable terms to complete the sub-regional improvements specified in Category 3 at their joint expense. If the fair and proportional share of the cost of such Category 3 improvement is insufficient to complete the improvement, the applicant may mitigate the impacts of the development by payment of its proportional fair share of such improvement.

All agreements shall provide that all cumulative and direct impacts of the development on traffic shall be fully mitigated as provided in Categories 1 and 3 above.

3. Agreement Prior to Coastal Development Permit Issuance. This agreement regarding new development in the existing Marina shall be in effect and all required contributions shall be made to mitigate both internal and sub-regional improvements before issuance of any coastal development permits. This agreement shall be in effect and incorporate into a coastal development permit before new development authorized by this LCP in the existing Marina can commence, except where a project is pursued under sub-section 7, Independent Agreements. Any lessee in the existing Marina which does not enter into the agreement shall not be permitted to undertake new development pursuant to this LCP.

4. Improvement Costs Fairly Apportioned. The requirement of this Part IV shall not require any lessee or developer to contribute more than its fair share of the cost of the required road improvements, consistent with the costs and trip generation factors in Tables 1 and 2 as determined at the time of the issuance of the coastal development permit, consistent with all policies of the certified LCP. Said contribution shall be required as a condition of permit issuance, and deposited in an interest bearing account by the County. Category 3 projects which involve jurisdictions other than Los Angeles County shall go forward only with the agreement of all agencies on project scope and funding.

5. Improvement Phasing Schedule for Internal Marina del Rey Category 1 Improvements. The uniform agreement required by this section shall prescribe a phasing schedule so that the road improvements specified in Category 1 occur in phases coinciding with new development in the existing Marina so that no development is occupied before construction of improvements which would fully mitigate the same amount of impact such development has on traffic within Marina del Rey. Before incorporating this schedule as a condition of the coastal development permit, the applicant shall obtain concurrence from the Director of Public Works concerning the feasibility of the schedule and its adequacy. Development shall not be permitted to exceed the corresponding phase of road improvements.

6. Improvement Phasing Schedule for Sub-regional Traffic Category 3

Improvements. The uniform agreement required by this Part IV shall prescribe a phasing schedule so that the road improvements specified in Category 3 occur in phases coinciding with new development in the existing Marina. Before adopting this schedule as a condition of the coastal development permit, the applicant shall obtain concurrence from the Director of Public Works concerning the feasibility and adequacy of the schedule. Where any significant adverse cumulative traffic impacts on sub-regional traffic routes will occur, the applicant shall a) pay a proportional fair share of necessary sub-regional traffic improvements, and b) provide information concerning the timing and capacity of planned traffic improvements which will accommodate local growth including that attributed to the development. However, if the trips generated by the development along with other previously approved development will exceed 50 percent of the total anticipated additional external trips to be generated by new or intensified Marina del Rey development, additional development that generates external trips shall not occur until a traffic improvement on the approach roads that will mitigate those trips has been approved and funded by the appropriate agencies.

7. Independent Agreements to Complete Internal Improvements.

a) **Phasing.** Subsequent to the approval of the agreements specified in this Part IV, individual lessees or developers may also agree as part of a coastal development permit to perform road improvements in advance of the phasing schedule to ensure timely construction of individual development proposals.

b) **Funding and Phasing.** Development in the existing Marina may proceed independently upon agreement with the County, without benefit of other agreements, contingent on completion of the road improvements specified in Table 1 which are determined necessary by the County to mitigate the development consistent with the provisions of the certified LCP. Development projects proceeding in this fashion shall be entitled to the benefits of reimbursement contracts required by the County as a condition of approval for any subsequent project whose traffic impacts are found to have been mitigated by road improvements constructed by such prior development projects.

8. Independent Agreements to Complete Sub-Regional Improvements. Development in the existing Marina may proceed independently upon agreement with the County, without benefit of other agreements, contingent on completion of the road improvements determined necessary by the County, in consultation with appropriate agencies, to mitigate impacts of the development on the sub-regional system, consistent with the provisions of the certified LCP. Development projects proceeding in this fashion shall be responsible for establishing reimbursement contracts with subsequent developers for road improvements which are found to mitigate other development.

Table 1

Category 1¹ Mitigation Costs

	Cost ²
1) Additional Westbound Lane on Admiralty Way	\$1,443,400
2) ATSAC or advanced traffic signal synchronization	\$680,000
3) Via Marina/Admiralty Way	\$120,740
4) Palawan Way/Admiralty Way	\$30,000
5) Lincoln Boulevard/Bali Way	\$99,950
6) Admiralty Way/Mindanao Way	\$25,000
7) Lincoln Boulevard/Mindanao Way	\$248,900
8) Admiralty Way/Fiji Way	\$73,080
9) Fiji Way/Lincoln Boulevard	\$197,700
Subtotal 1	\$2,918,770
Miscellaneous (20%)	\$583,754
Contingency (30%)	\$875,631
Grand Total	\$4,378,155
Total Peak Hour Trips Generated by New Development ³	2,750
Cost Per PM Peak Hour Trip	\$1,592

¹ Costs determined in *Marina del Rey Traffic Study*, DKS Associates, 1991, and 1992-1994 Addendum revisions.

² Costs are expressed in 1994 dollars. Costs are subject to adjustment for inflation as determined by the Consumer Price Index, or by changes in regional construction costs.)

³ Excludes peak hour vehicle trips for County Library and Department of Beaches and Harbors office expansions.

Table 2

Peak Hour Trip Generation Rates

<i>Land Use</i>	<i>Trip Rate</i>
<i>Residential</i>	0.326 per unit
<i>Congregate Care</i>	0.17 per unit
<i>Hotel</i>	0.353 per room
<i>Specialty Retail</i>	4.44 per 1,000 square feet
<i>Restaurant</i>	0.25 per seat
<i>Boat Slip</i>	0.126 per slip
<i>Office</i>	2.21 per 1,000 square feet
<i>Conference Room (within hotel)</i>	1.37 per 1,000 square feet
<i>Marine Science</i>	0.279 per 1,000 square feet
<i>Ferry Terminal</i>	0.68 per 1,000 square feet
<i>Community Center</i>	1.21 per 1,000 square feet
<i>Hostel</i>	0.31 per 1,000 square feet

Table 3
Peak Hour Trips
Generated by New Development

<i>Land Use</i>	<i>Units</i>	<i>Peak Hour Trip Generate Rate</i>	<i>Number of Trips</i>
<i>Residential</i>	2,420 units	0.326 per unit	789
<i>Congregate Care</i>	75 rooms	0.17 per room	13
<i>Hotel</i>	1,070 rooms	0.353 per room	378
<i>Specialty Retail</i>	208,500 sq ft	4.44 per 1,000 sq ft	926
<i>Restaurant</i>	1,875 seats	0.25 per seat	469
<i>Boat Slip</i>	348	0.137 per slip	48
<i>Office: Regular DBH Office*</i>	32,000 sq ft 26,000 sq ft	2.21 per 1,000 sq ft	71 57*
<i>Conference Room (within hotel)</i>	40,000 sq ft	1.37 per 1,000 sq ft	55
<i>Marine Science</i>	3,000 sq ft	0.279 per 1,000 sq ft	1
<i>Library*</i>	3,000 sq ft	4.74 per 1,000 sq ft	14*
TOTAL (less Lib & DBH Office)	(-71 trips)		2,821 2,750

* Peak hour vehicle trips for County Library and Department of Beaches and Harbors office expansion are excluded from the calculation for mitigation costs.

APPENDIX H.

COASTAL IMPROVEMENT FUND ORDINANCE

The Coastal Improvement Fund and Fee are contained in the Marina del Rey Specific Plan. See Section 22.46.1970.

APPENDIX I
LEGAL CHALLENGES

APPENDIX I

LEGAL CHALLENGES

I. SEVERABILITY

In the event of legal challenge to any portion of the Marina del Rey Local Coastal Program (LCP), the following legal provision shall govern the effect upon the remainder of the LCP:

If any provision, clause, sentence or paragraph of this Local Coastal Program or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions or applications of the provisions of this LCP which can be given effect without the invalid provision or application, and to this end, the provisions of this LCP are hereby declared severable.

Moreover, during any period of time that a portion of the LCP is subject to on-going litigation, that portion of the LCP not subject to the lawsuit shall remain in full force and effect, and the County's ability to issue valid permits shall not therefor be curtailed.

II. INDEMNITY

In the event of legal challenge to any portion of the Marina del Rey Local Coastal Program (LCP) affecting the existing Marina, the lessees shall abide by the following provisions:

The lessees of the leasehold parcels within the existing Marina ("the lessees") shall cooperate jointly and severally to defend, indemnify and hold harmless the County of Los Angeles ("the County"), its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, annul or seek damages or compensation in connection with this LCP approval or the conditions of LCP approval, which action is brought within the applicable time period. The County shall promptly notify the lessees of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the lessees of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the lessees shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

