

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to amend the Rowland Heights Community Standards District.

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

SECTION 1. Section 22.44.132 is hereby amended to read as follows:

22.44.132 Rowland Heights Community Standards District.

A. Intent and Purpose. The Rowland Heights Community Standards District is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.20.025 in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. The Rowland Heights Community Standards District establishes development standards (1) to ensure that new development retains the residential character of the area, that the appearance of signs in commercial areas is appropriate for the community, and that increased landscaping requirements, ~~and building setbacks,~~ and commercial development standards and review processes are implemented to protect the health, safety, and welfare of the community; and (2) to allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

B. Description of District. The boundaries of the District are coterminous with the boundaries of the Rowland Heights Community Plan. The District boundary extends from the City of Industry on the north to Orange County on the south; the City of

Diamond Bar forms the eastern boundary, while the western boundaries consist of Hacienda Heights and the City of La Habra Heights. The Pomona Freeway, Brea Canyon Road, Fullerton Road south of Pathfinder Road, Colima Road west of Stoner Creek Road, and the Schabarum Regional Park conform to the approximate boundaries of the District. The map of the District follows this section.

C. Community-Wide Development Standards. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

D. Zone-Specific Development Standards.

1. Zones A-1, A-2, R-1, and R-A.

a. Front yard landscaping. A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.

b. Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

2. Zone C-1.

a. Modification of the following development standards shall be subject to a minor variation, as provided in subsection D.6 of this section.

i. Signs. Except as herein modified, all signs shall conform to Part 10 of Chapter 22.52.

a. (A) Roof signs shall be prohibited.

b. (B) Freestanding Business Signs.

i. (1) Freestanding business signs shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

ii. (2) The maximum height of a freestanding business sign shall be 20 feet.

iii. (3) The total sign area of a freestanding business sign shall not exceed 40 square feet per sign face plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

iv. (4) Freestanding business signs shall not be located in nor extend above any public right-of-way, including sidewalk areas.

c. (C) Business signs.

i. (1) Wall business signs shall be limited to one square foot for each linear foot of building frontage.

ii. (2) To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign:

Street address and name of the business, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.

d. (D) Awning signs. The total area of awning signs shall not exceed 25 percent of the exterior surface of each awning for the ground floor and 15 percent of the exterior surface of each awning for the second floor level.

e. (E) Sign programs for commercial centers.

i. (1) The owner or operator of a commercial center consisting of three or more businesses shall submit a sign program to the director to coordinate business signage within the commercial center. No new business sign shall be installed until the required sign program has been approved by the director.

ii. (2) The sign program shall illustrate locations, styles, and standards for potential business signs within the commercial center.

iii. (3) All new signs shall conform to the specifications set forth in the approved sign program.

iv. (4) Existing signs that are inconsistent with the approved sign program shall be replaced within five years of the approval of the sign program.

ii. Parking Lot Landscaping. Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking or maneuvering or for pedestrian movement or activity shall be landscaped.

b. Modification of the following development standards shall be subject to a variance, as provided in Part 2 of Chapter 22.56.

i. Setbacks. The minimum required setback for new structures or additions shall be 20 feet from the property line(s) along those portions of the property where there is street frontage. The 10 feet of the setback area closest to the street shall

be landscaped in a manner described in subsection D.2.b.ii below. Any building that exceeds 20 feet in height, excluding chimneys and rooftop antennas, shall be setback a minimum of 35 feet from the property line(s) along those portions of the property having street frontage.

ii. Landscaping. A minimum of 15 percent of the net lot area shall be landscaped with a lawn, shrubbery, flowers and/or trees for properties less than one acre in area and a minimum of 10 percent of net lot area shall be landscaped for properties one acre or more in area. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area.

iii. Buffers. A minimum setback of three feet from any property line adjoining a residential zone is required for new structures or additions. For such structures over 15 feet in height, the setback shall be increased by one foot for each additional foot of building height over 15 feet.

iv. Lot Coverage. The maximum lot coverage shall be 33 percent of the net lot area.

v. Floor-Area Ratio. The floor-area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor-area ratio.

vi. Architectural Features. At least 25 percent of the building façade, facing a street or a residential zone, shall be differentiated by recessed

windows, offset planes, or other similar architectural details. Long, unbroken façades are prohibited.

vii. Deceleration/Acceleration Lane. A dedicated deceleration/acceleration lane shall be provided where a parcel has 600 feet or more of street frontage, such lane shall be designed, dedicated, and improved subject to the requirements of the Department of Public Works.

viii. Nonconforming Buildings and Structures. Buildings and structures which are not in conformance with the standards as contained in subsection D.2 of this section may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

c. Review of Projects.

i. Construction of building(s), addition(s) to existing building(s), or a change or intensification of use whose requested use generates less than 500 net daily vehicle trips shall require a ministerial director's review as described in subsection D.2.d.

ii. A change or intensification of use where no additional floor area is added to an existing structure and that generates 500 or more net daily vehicle trips shall require a discretionary director's review as described in subsection D.2.e.

iii. Construction of building(s) and addition(s) to existing building(s) where additional floor area is added whose requested use generates 500 or more net daily vehicle trips shall require a conditional use permit as described in subsection D.2.f.

iv. Determination of Net Daily Vehicle Trips.

(A) For purposes of this section, net daily vehicle trips means the difference between the number of daily vehicle trips generated by a proposed use and the number of daily vehicle trips generated by the previous use which existed on the site.

(B) The number of net daily vehicle trips shall be determined by the director of planning in accordance with the trip generation standards published and periodically updated by the Institute of Transportation Engineers, in consultation with the Department of Public Works.

(C) Uses not specified. Where trip generation standards for any use are not specified in the trip generation standards published by the Institute of Transportation Engineers, the net daily vehicle trips shall be based upon the standards for the most comparable use as determined by the director of planning in consultation with the Department of Public Works.

(D) The net daily vehicle trips shall be calculated by subtracting the daily vehicle trips for the previous or existing use on the site from the daily vehicle trips for the proposed use, as determined by the director of planning in consultation with the Department of Public Works. A use which has been vacant for two or more years shall be deemed to have a daily trip count of zero.

d. Ministerial Director's Review. Projects as described in subsection D.2.c.i of this section shall require a ministerial director's review as provided in Part 12 of Chapter 22.56 in compliance with the principles and standards described in Section 22.56.1690.A.

e. Discretionary Director's Review. Projects as described in subsection D.2.c.ii of this section shall require a discretionary director's review , as provided in Part 12 of Chapter 22.56 and in compliance with the principles and standards described in Section 22.56.1690.B. In addition, the discretionary director's review shall be subject to the provisions of the California Environmental Quality Act, Public Resources Code Division 13, and shall undergo an environmental review. Conditions may be imposed for purposes of mitigating impacts relating to avoidance of traffic congestion, prevention of adverse effects on neighboring properties, or other such considerations. In addition to the procedures described in Part 12 of Chapter 22.56, the following shall also be required:

i. Application materials. The following application materials shall be submitted by the applicant:

(A) A list, certified by affidavit or statement under penalty of perjury, 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 200 feet from the exterior boundaries of the subject property;

(B) Two sets of completed mailing labels for the above-stated owners; and

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located.

ii. Application fee. When an application for a discretionary director's review is filed, it shall be accompanied by the filing fee as set forth in Section

22.60.100 of this code, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size and any related environmental review fee as set forth in Section 12.04.020 of Title 12.

iii. Notification that an application has been filed. Notwithstanding the requirements of Section 22.56.1730, the director shall send notice of a request for a discretionary director's review site plan to all persons shown on the list required by subsection D.2.e.i(A) and such other persons whose property might in the director's judgment be affected by such project, including but not limited to homeowners associations and civic organizations. The notice shall describe the project and inform the recipient that written comments for consideration may be submitted to the director within 20 days of receipt of the notice by the applicant.

iv. Notification of decision. Notwithstanding the requirements of Section 22.56.1730, the director shall notify the applicant, persons who submitted written comments, and other persons requesting notification, including but not limited to homeowners associations and civic organizations, of the decision made by the director on the application, by first class mail, postage prepaid, or other means deemed appropriate by the director.

v. Calls for review. Decisions of the director on discretionary director's review applications may be called up for review by the commission according to the calls-for-review provisions of Sections 22.60.220, 22.60.230, 22.60.240, and 22.60.260. The decision of the commission shall be final.

vi. Rights of appeal. Notwithstanding the requirements of Section 22.56.1750, any person dissatisfied with the action of the director may file an appeal

from such action. Such appeal shall be filed with the commission within 20 days following notification of receipt of the notice of decision by the applicant. The decision of the commission shall be final. The appeal filing requirements, procedures, and effective dates shall be in accordance with the provisions of Sections 22.60.220, 22.60.230, 22.60.240, and 22.60.260.

vii. Effective Dates.

(A) Notwithstanding the requirements of Section 22.56.1750, the decision of the director shall become effective 20 days after receipt of the notice of decision by the applicant, unless appealed to or called up for review by the commission prior to that date.

(B) The decision of the commission shall become effective on the date of the commission's action. A notice of decision shall be sent pursuant to subsection D.2.e.iv of this section.

f. Conditional use permit. Projects as described in subsection D.2.c.iii of this section shall require a conditional use permit as provided in Part 1 of Chapter 22.56.

3. Zone C-2.

a. The standards, review and permit provisions prescribed for Zone C-1, as contained in subsection D.2, shall apply to Zone C-2 with the exception of the sign area of freestanding business signs as specified in subsection D.2.b.a.iii-i(B)(3).

b. Freestanding Signs. The total sign area of a freestanding sign shall not exceed 80 square feet per sign face plus three-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

~~c. Where a parking lot containing more than 20 parking spaces exists or is proposed, at least 5 percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking or maneuvering or for pedestrian movement or activity shall be landscaped. This subsection shall not apply to a parking lot within or on the roof of a building.~~

~~d. The minimum required setback for new structures or additions shall be ten feet from the property line(s) along those portions of the property where there is street frontage. The ten feet of the setback area closest to the street shall be landscaped in accordance with an approved site plan.~~

~~e. A minimum setback of three feet from any property line adjoining a residential zone is required for new structures or additions. For such structures over 15 feet in height, the setback shall be increased by one foot for each additional foot of building height over 15 feet.~~

4. Zone C-3.

a. The standards, review and permit provisions prescribed for Zone C-2, as contained in subsection D.3, shall apply to Zone C-3.

b. Building Height. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

5. Zones M-1 and M-1½. For every lot or parcel of land in the zone which is used for a use allowed in Zone C-3, as described in Part 5 of Chapter 22.28, the

standards, review and permit provisions prescribed in Zone C-3, as contained in subsection D.4, shall apply.

5.6. Minor Variations.

a. The director may permit minor variations from the following standards specified in subsections:

i. height of freestanding business signs as specified in subsection D.2.b.ii-a.i(B)(2);

ii. sign area of freestanding business signs as specified in subsection D.2.b.iii-a.i(B)(3);

iii. wall business signs as specified in subsection D.2.c.i-a.i(C)(1);

iv. awning signs as specified in subsection D.2.d-a.i(D);

v. freestanding business signs as specified in subsection D.3.b₇; and

vi. parking lot landscaping, as it applies to existing parking lots as of the effective date of this subsection, as specified in subsection D.32.ea.ii.

~~of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:~~

i. b. Burden of Proof. To be granted a minor variation, the applicant shall show, to the satisfaction of the director of planning:

i. that ~~T~~the application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan;

ii. ~~that~~ there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within the District; and

iii. ~~that~~ granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.

b. ~~c.~~ Procedure. The procedure for filing a request for a minor variation shall be the same as for a yard modification as provided in Section 22.48.180.

~~e.~~ i. All property owners within ~~400~~ 200 feet of the subject property shall be notified in writing of the requested minor variation not less than 20 days prior to the date the director takes action on the request.

d. A minor variation shall not deviate more than 25 percent from the applicable development standards identified in subsection D.56.a.

7. Variance required. Modification of standards contained in subsections D.2.b and D.4.b of this section shall require a variance, as provided in Part 2 of Chapter 22.56. A conditional use permit shall not be used to modify any standards contained in subsections D.2.b and D.4.b of this section nor building height standards as contained in Section 22.28.120.E for the C-1 zone and Section 22.28.170.C for the C-2 zone.

68. Recreational Vehicle Parking -- Residential and Agricultural Zones.

a. Definition. As used in this subsection D-~~68~~, "recreational vehicle" means a camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other

watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

b. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot or parcel of land in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

i. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;

ii. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within 10 feet of the front lot line or corner side lot line;

iii. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;

iv. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot or parcel of land;

v. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;

vi. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;

vii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and

viii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.

c. A yard modification may be filed with the director pursuant to Section 22.48.180 to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this subsection shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The director may approve a yard modification if the director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the director, and that the applicant has substantiated to the satisfaction of the director that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an

unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

E. Area-specific Development Standards (Reserved).