

ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning, relating to amending the Form-Based Code for the East Los Angeles Third Street Specific Plan within the East Side Unit Nos. 1, 2, and 4 Zoned Districts.

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By 

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TRP:ss

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ORDINANCE NO. 2020-0011

An ordinance amending Title 22 – Planning and Zoning, of the Los Angeles County Code, relating to amending the Form-Based Code for the East Los Angeles Third Street Specific Plan within the East Side Unit Nos. 1, 2, and 4 Zoned Districts.

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

SECTION 1. Section 22.46.2990 is hereby amended to read as follows:

22.46.2990 East Los Angeles Third Street Form-Based Code Plan and Introduction.

A. The East Los Angeles Third Street Form-Based Code is located in Section 22.46.~~3004~~3000 (Establishment of Form-Based Code-) through Section 22.46.3013 (~~Severability~~Block and Subdivision Guidelines).

B. The East Los Angeles Third Street Form-Based Code was adopted by the Board of Supervisors on November 12, 2014 and was thereafter amended.

C. ~~The effective date of the East Los Angeles Third Street Form-Based is December 12, 2014.~~

SECTION 2. Section 22.46.3002 is hereby amended to read as follows:

22.46.3002 Applicability.

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B. Additions, Repairs, or Modifications to Existing Development. The provisions of this Form-Based Code shall apply to any addition, repair, or modification to existing development, or to any new use proposed for existing development, except as otherwise provided for in this Section C.2. When an addition, repair, or modification to

existing development is subject to this Form-Based Code, only the actual addition, repair, or modification shall be required to comply with this Form-Based Code.

The following types of additions, repairs, or modification to existing development shall be exempt from the provisions of this Form-Based Code.

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4. ~~Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Director's review.~~ Projects subject to Section 22.124.140 (Certificate of Appropriateness – When Required) or 22.124.080.D (Certificate of Appropriateness or Certificate of Economic Hardship During Nomination) that comply with Section 22.124.160 (Certificate of Appropriateness – Standards).

C. Non-Conforming Uses, Buildings, or Structures.

1. Except as otherwise provided for in this Subsection C, the nonconforming use and structure provisions in ~~Section 22.56.1500 et seq., of Title 22 Chapter 22.172 (Nonconforming Uses, Buildings and Structures)~~ shall apply to all uses and structures in the area governed by this Form-Based Code that were legally established ~~or built~~ prior to the effective date of this Form-Based Code.

2. The application of the nonconforming use and structure provisions as described in ~~s~~Subsection C.1 shall be limited as follows:

a. The termination period or periods set forth in ~~Section 22.56.1540~~22.172.050 (Termination Conditions and Time Limits) that would otherwise apply to residential dwelling units shall not apply;

b. Section ~~22.56.1510.H~~22.172.020 (Maintenance of Buildings or Structures Nonconforming Due to Use) shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the Los Angeles County Code; and

c. Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of this Form-Based Code may be made a legally conforming use pursuant to a Specific Plan Substantial Conformance Review under Section ~~22.46.3003.D~~22.48.3004.D of this Form-Based Code.

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SECTION 3. Section 22.46.3003 is hereby amended to read as follows:

22.46.3003 Administration.

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F. Capitalized terms used throughout this Form-Based Code are defined herein or in Chapter ~~22.08~~ of Title ~~22~~22.14 (Definitions).

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SECTION 4. Section 22.46.3004 is hereby amended to read as follows:

22.46.3004 Project Review Procedures.

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B. Ministerial Site Plan Review.

1. Review Authority. The Director shall have the authority to review projects subject to a Ministerial Site Plan Review for compliance with this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A Ministerial Site Plan Review application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in ~~Part 2 of Chapter 22.60.~~ Section 22.250.010 (Filing Fees and Deposits).

3. Determination. If the project complies with the provisions of this Form-Based Code and other applicable provisions of Title 22, the Director shall grant the Ministerial Site Plan Review approval. Otherwise, the Director shall deny the application for a Ministerial Site Plan Review.

C. Modification Review.

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2. Application Requirements. A modification application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in ~~Part 2 of Chapter 22.60~~Section 22.250.010 (Filing Fees and Deposits).

3. Procedures. A modification request shall be subject to the public hearing procedures and requirements set forth in ~~Part 4 of Chapter 22.60~~Section 22.222.120 (Public Hearing Procedure).

4. Determination. If the Hearing Officer determines that the request for a modification is consistent with the principles and standards of

Section ~~22.56.1690~~22.222.200 (Findings and Decision), the Hearing Officer may approve the modification. Notwithstanding the foregoing, only the following development standards may be modified pursuant to this Subsection C:

Requirement	Maximum Modification
Lot Width	10%
Setback	15%
Building Height	10%
Building Size/Massing	15%
Open Space Area/Landscaping	15%
Sign Height/Width/Area	10%
Parking Spaces	10%
Loading Areas	May be modified or waived.

Table 1, Modifications

5. Appeals. The decision of the Hearing Officer may be appealed or called up for review pursuant to the procedures and requirements of ~~Part 5 of Chapter 22.60~~Chapter 22.240 (Appeals).

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D. Specific Plan Substantial Conformance Review.

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2. Application Requirements. A Specific Plan Substantial Conformance Review application shall include all information required by the form provided by the Department, and the payment of the fee set forth in ~~Part 2 of Chapter 22.60~~ Section 22.250 (Applications, Petitions, and Fees).

3. Procedures. A Specific Plan Substantial Conformance Review shall be subject to the public hearing procedures and requirements set forth in ~~Part 4 of Chapter 22.60~~ Section 22.222.120 (Public Hearing Procedure).

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5. Appeals. The decision of the Hearing Officer for the Substantial Conformance Review may be appealed or called up for review pursuant to the procedures and requirements of ~~Part 5 of Chapter 22.60 of Title 22~~ Chapter 22.240 (Appeals).

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E. Conditional Use Permit. When a conditional use permit is required under this Form-Based Code or otherwise required under Title 22, the review procedures for a conditional use permit shall be the same as those prescribed in ~~Part 1 of Chapter 22.56~~ Chapter 22.158 (Conditional Use Permits), except that in addition to the required burden of proof in ~~Section 22.56.040~~ Section 22.158.050 (Findings and Decisions), the burden of proof for a Substantial Conformance Review set forth in ~~Section 22.46.2004.D.4~~ Section 22.46.3004.D.4 shall also apply.

SECTION 5. Section 22.46.3005 is hereby amended to read as follows:

22.46.3005 Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

A. Definitions of Uses.

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2. Artisan/Craft Production~~on~~Manufacturing: Artisan/Craft

~~Production~~Manufacturing means an establishment that ~~manufactures~~produces and/or assembles small products ~~primarily~~ by hand, including jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products, where any retail sales, if any, are incidental to the ~~manufacturing~~production activity.

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5. Commercial, General: Commercial, General means a use where the place of business provides the sale and display of goods or sale of services directly to the consumer with goods available for immediate purchase and removal by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, antiques, and art. General commercial service includes, but is not limited to, a barber/beauty shop, bicycle rental, travel agency, retail store, bank, retail dry cleaning with limited equipment, express delivery service, photo studio, repair service establishment, employment office, and a veterinary clinic.

Excluded from this definition are drive-through establishments. Drive-through establishments are excluded from this definition, and are thereby prohibited.

6. Commercial, Restricted: Commercial, Restricted means a use which, because of its characteristics or location, may be suitable only in specific locations and only if such uses are designed or arranged on the site in a particular manner. For such uses, the Hearing Officer may impose conditions to ensure the purpose and intent of this Form-Based Code are satisfied including conditions related to, but not limited to, location, construction, maintenance, operation, site planning, traffic control, and time limits for the use. Restricted Commercial may include, but not be limited to, ~~a tobacco shop, cigar bar, hookah bar, nail salon, dry cleaning plant, mortuary, tattoo and body piercing, massage parlor, check-cashing store, bail bond, pawn shop, and a food and beverage processing uses.~~ Tobacco shops, cigar bars, hookah bars, and alternative financial services, such as, but not limited to, cashless transaction check-cashing stores or auto-title loan stores, are excluded from this definition, and are thereby prohibited.

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8. Community Residence: A Community Residence includes, but is not limited to, the following:

- Adult day care facility.
- Adult residential facility.
- Child care center.
- ~~Dormitory.~~
- Family child care home, large.
- Family child care home, small.

- Foster family home.
- Group home, children, having seven or more children.
- Group home, children, limited to six or fewer children.
- ~~Homeless shelter~~ Shelters, homeless or domestic violence.
- Juvenile hall.
- Small family home, children.

9. Community Support Facility: Community Support Facility means a facility providing basic services for the benefit and service of the population of the community in which it is located-serves. Such facilities may include, but not be limited to, extended care facilities, nursing homes, convalescent homes, continuing care facilities, and assisted living facilities.

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11. ~~Entertainment, Major:~~ Entertainment, Major means a place of business serving the amusement and recreational needs of the community with an occupant load of 200 people or more. This category may include, but not be limited to, cinemas, movie theaters, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

12. ~~Entertainment, Minor:~~ Entertainment, Minor, means a place of business serving the amusement and recreational needs of the community with an occupant load of less than 200 people. This category may include, but not be limited to, cinemas, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

4312. Food Service: Food Service means a place of business dedicated to the preparation and sale of food and beverage for immediate consumption on or off-site.

4413. Infrastructure and Utilities: Infrastructure and Utilities means facilities or structures related to the provision of roads, transit facilities, water and sewer lines, electrical, telephone and cable transmission, wireless telecommunication facilities, and all other utilities and communication systems necessary to the functioning of a community.

4514. Learning Center: Learning Center means a facility offering training, tutoring, or instruction to students in subjects including, but not limited to, languages, music, fine arts, or dance. Instruction may include the provision of electronic testing and distance learning.

4615. Major Facility: Major Facility means a facility of an institutional nature including, but not limited to, a hospital, public health and social service facility, medical clinic, research facility, ~~shelter~~, judicial building, ~~jail~~, ~~juvenile hall~~, ~~detention facility~~, ~~cemetery~~, ~~mausoleum~~, ambulance service, and pharmaceutical laboratory, ~~human testing~~, ~~animal husbandry~~, ~~and an incinerator~~.

4716. Manufacturing and Processing Facility: Manufacturing and Processing Facility means a facility primarily engaged in the manufacturing, processing, repair, or assembly of goods.

4817. Office: Office means a building or portion thereof used for conducting a business, profession, service, or government function. This category may

include, but not be limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices. A facility for manufacturing activities shall be excluded from this definition.

4918. Place of Assembly: Place of Assembly means a facility for public assembly including, but not limited to, arenas, auditoriums, banquet halls, conference facilities, convention centers, exhibition halls, major sports facilities, ~~theaters, and~~ performing arts centers, and theaters.

2019. Products and Services Facility: Products and Services Facility means a public or private facility providing industrial and other services to individuals or businesses. This category may include, but is not limited to, laundry/dry cleaning plants, and metal, machine, or welding shops. This category may also include special services such as, but not limited to, pharmaceutical laboratories, animal kennels, government maintenance facilities, and solid waste facilities.

2420. Public Parking: Public Parking means a non-accessory parking facility available to the general public for parking motor vehicles, including parking lots or parking structures. This use does not include parking located in the public right-of-way.

2221. Recreational, Commercial: Recreational, Commercial means a place of business providing group leisure activities, often requiring equipment, and open to the public with or without entry or activity fees. This category may include, but not be

limited to, game courts, skating rinks, bowling alleys, and commercial golf facilities, gyms, or sports rooms.

~~23~~22. Recreational, Non-Commercial: Recreational, Non-Commercial means a non-commercial facility, primarily an open space, serving the recreational needs of the general public. This category may include, but not be limited to, public golf courses, parks, playfields, and playgrounds.

~~24~~23. Religious Facility: Religious Facility means a facility used for regular organized religious worship and related activities.

~~25~~24. Research Facility: Research Facility means a facility used primarily for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

~~26~~25. Schools: Schools means any ~~public~~, parochial, private, charitable or non-profit school, college, or university, other than trade or business schools, which may include instructional or recreational uses, living quarters, dining rooms, restaurants, heating plants, or other incidental facilities for students, teachers and employees. Examples of schools include: boarding schools, charter schools, pre-schools, elementary schools, middle schools, high schools, colleges, and universities.

~~27~~26. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar

vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

2827. Storage and Distribution Facility: Storage and Distribution Facility means a facility providing long-term or short-term storage, and the selling or distribution of merchandise. This category includes, but is not limited to, container yards, crating, packing and shipping service, heavy equipment sales, service and storage, logistics, warehousing or distribution establishments, public storage facilities, commercial storage facilities, or outdoor storage of building materials.

B. Definitions of Terms.

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5. Cabinet Sign: Cabinet Sign means a sign in which a removable sign face (usually with translucent sign graphics) is enclosed on all edges by a metal cabinet. A Cabinet Sign may also be multi-sided. Cabinet signs are prohibited in all transect zones.

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11. ~~Creative~~Discretionary Sign: ~~Creative~~A creative ~~Sign means a sign~~ that meets the requirements of Section 22.46.3012.F of this Form-Based Code and has a ~~Creative~~Discretionary Sign permit.

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13. Drive-through Establishment: Drive-through Establishment means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks,

pharmacies, and food service establishments. New drive-through establishments are prohibited in all transect zones.

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SECTION 6. Section 22.46.3007 is hereby amended to read as follows:

22.46.3007 General Standards.

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B. Standards for Non-Residential Uses. The following standards are applicable to non-residential uses:

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2. Outdoor Lighting. Defined as lighting equipment or light fixtures used to provide illumination for outdoor areas, objects, or activities, including light fixtures attached to buildings or structures; self-supporting structures to provide lighting for parking lots, walkways, building entrances, outdoor sales areas, recreational fields, or within landscaped areas shall all constitute outdoor lighting. ~~Outdoor~~Such lighting, as defined in ~~Section 22.44.510.K,~~ shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

3. Operational Standards. All non-residential uses shall be conducted and located within an enclosed building, except that the following uses may be conducted outside an enclosed building provided that they comply with all other requirements as provided in 22.46.3003.A:

a. Outdoor dining;

- b. A bicycle sharing station;
- c. Seasonal outdoor sales of plants, trees, or produce no more than twice a year for a maximum of five consecutive weeks for each sales period; and
- d. Other outdoor uses allowed by this Form-Based Code within a specific Transect Zone.

4. Outdoor Structures Allowed. Outdoor fixtures such as tables, chairs, umbrellas, landscape pots, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, and waste receptacles are allowed in connection with all non-residential uses. Fixtures that extend into the public right-of-way require an encroachment permit from Public Works.

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C. Parking.

1. Purpose. This subsection regulates parking for motor vehicles and bicycles, and provides options to adjust parking requirements in a Transect Zone as provided below, except that the standards provided in Section 22.112.040 C (Residential and Agricultural Zones) shall apply to parking in all Transect Zones. These regulations ensure that the parking needs of new land uses and development are met, while ensuring that parking spaces are provided in a manner that promotes the development of a walkable community.

2. General Parking Standards. The minimum number of parking spaces required by the applicable Transect Zone (see Section 22.46.3009) shall be provided, except as follows:

~~a. The minimum number of parking spaces required by the applicable Transect Zone (see Section 22.46.3009) shall be provided, except as follows:~~

~~ia.~~ There shall be no minimum non-residential use parking for a property located within 500 feet from any Metro rail station, as measured from that property's closest property line to the rail station's property line, along a thoroughfare right-of-way;

~~iiib.~~ Accessory outdoor dining shall require no additional parking spaces;

~~iiic.~~ For changes in land use, as long as the gross square footage of an existing building or structure is the same or less than the preexisting land use, no new parking or loading spaces are required for that change of land use. In the event that the gross floor area of the building or structure is increased by the change in land use, required parking and loading spaces shall be provided only as they relate to the increased gross floor area.

~~b3.~~ Off-Site Parking, Non-Residential. Required parking for non-residential uses may be provided off-site if all of the following requirements are met: In addition, off-site non-residential parking is subject to a Specific Plan Substantial Conformance Review, the application for which shall include the materials as provided below in Subsection 22.46.3007.C.4.a-g:

~~ia.~~ The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as

measured from that parking facility and the closest property line to the development, along a thoroughfare right-of-way;

ii**b.** Pedestrian access between the site and the off-site parking area is via concrete or paved sidewalk or walkway; and

iii**c.** The owners of the development site and the off-site parking area enter into, and record, a parking agreement or covenant in a form approved by the Director reflecting the terms of the agreement, including, but not limited to, identifying the number of spaces provided, length of time of the agreement, and hours the parking is available, and any time limits on the parking.

34. Shared Parking, Non-Residential. The shared use of parking spaces may occur where two or more non-residential uses located on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times of the day or because parking demands can be managed in a Shared Parking facility. This shared use of non-residential parking is subject to a Specific Plan Substantial Conformance Review, the application for which shall include all of the following:

a. The names and addresses of the uses and of the owners or tenants that will share the parking or provide off-site;

b. The number of parking spaces that will be shared or provided off-site;

c. Evidence, provided by the applicant, that location of the parking is no more than 500 feet from each use as measured from the parking site's closest property line to the proposed use, along a thoroughfare right-of-way;

d. If shared parking, An analysis, provided by the applicant, showing that the peak parking times for the separate uses occur at different times of the day and that the amount of available parking spaces shall be sufficient for each use;

e. A covenant between the property owners that guarantees access to the parking for all of the shared uses or to off-site parking;

f. Any operational limitations on the ~~Shared P~~parking, including but not limited to, the time limits or hours of the day for the parking; and

g. Any designated signage and parking space markings for the shared parking.

45. Landscaping and Screening for Parking Lots. Parking lots shall be screened for the purpose of minimizing views of parked vehicles from the nearby public right-of-way. If the requirements of this subsection are determined to be technologically infeasible or impractical, a different landscape configuration or the use of alternative materials may be used, at the discretion of the Hearing Officer, subject to a Specific Plan Substantial Conformance Review.

a. Adjacent to Residential Zone. Where a parking lot is located on property adjoining a residential zone, in addition to the requirements of this subsection, the applicable provisions of ~~Section 22.52.1060.D~~Section 22.112.080.F (Parking Design – Walls) shall apply;

b. Trees. Parking lots with more than 12 parking spaces shall contain a minimum of one 24-inch box canopy shade tree for every six parking spaces, or as required by Chapter 22.126 (Tree Planting Requirements), whichever is greater. The required trees shall be evenly spaced on the lot and distributed in an "orchard" configuration (placement of trees in uniformly-spaced rows) within the interior parking lot area, and shall be planted within raised curbed planter islands that are at least four feet wide on all sides;

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56. Lighting. Parking lot lighting shall comply with the following:

a. Outdoor light fixtures for parking lot lighting shall be limited to a maximum height of 15 feet; and

b. ~~Parking lot lighting, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.~~ shall comply with Section 22.46.3007.B.2 (Outdoor Lighting).

67. Materials.

a. All parking lots and driveways shall be surfaced with materials approved by the Director of Public Works.

b. In compliance with Chapter 22.122 (Low Impact Development), ~~The~~ use of pervious or semi-pervious parking area surfacing materials including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block, and concrete, may be approved by the Director for vehicular

surface area on a site, provided such area is properly maintained. Where possible, such materials should be used in areas in proximity to, and in combination with, on-site stormwater control devices.

~~7. **Parking Canopy Structures.** The installation of solar photovoltaic, hot water systems on canopies, green roofs, or other structures over parking areas is encouraged. Setback and height restrictions shall apply to such structures, and fire apparatus access lanes shall not be obstructed by such structures. Canopies or similar structures that provide coverage like a roof shall be included in building coverage calculations. Freestanding solar structures that do not provide roof-like coverage, such as solar structures designed as "trees," shall not be included in building coverage calculations for purposes of this Subsection.~~

SECTION 7. Section 22.46.3008 is hereby amended to read as follows:

22.46.3008 Required Form and Articulations.

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B. Applicability. All buildings types, except the building types for a single-family house and duplex or triplex, used exclusively for residential uses, shall be subject to the provisions of this Section.

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D. Building Massing.

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2. Building Massing Implementation. To implement ~~to~~ the building massing requirement in Subsection D.1, the following principles shall be considered.

a. Articulation. Horizontal articulations are recommended and may be produced by material changes or applied Façade elements. Vertical articulations should be produced by variations in rooflines, window groupings, ~~applied façade elements such as piers or pilasters,~~ bay windows, balconies, entrance stoops, porches, or subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements should break up long, monolithic building façades along the street.

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d. Building top. The building top should consist of a horizontal ~~decorative molding~~element that crowns the building, and should be aesthetically differentiated from the building middle. The differentiation may be significant or subtle, and possible approaches from this differentiation and include variations in color, materials, ornamentation, or shape.

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E. Wall Surface Materials.

1. Required Articulation.

a. ~~Building walls:~~ Building walls shall be constructed of durable materials, such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

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SECTION 8. Section 22.46.3009 is hereby amended to read as follows:

22.46.3009 Transect Zone Standards.

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B. Applicability. The standards of this Section shall be considered in combination with the standards and requirements of Sections 22.46.3007 (General Standards), 22.46.3008 (~~Development Requirements and Implementing Options~~), (Required Form and Articulations), 22.46.3010 (Building Type Standards), and 22.46.3011 (Frontage Type Standards).

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2. Land uses are defined in the Transect Zones specified. Section 22.46.3004 sets forth the review procedures for obtaining project approval.

LAND USE TYPES AND PERMITS REQUIRED BY TRANSECT ZONE								
Land Use Type	TOD	CC	FS	AB	NC	LMD	CV	OS
RESIDENTIAL								
Community Residence	1	1	1	1	1	2	2	2
Residence, Apartment House	P	P	P	P	P	X	2	2
Residence, Single Family	X	P	2	X	P	P	2	2
Residence, Two-Family	2	P	P	2	P	P	2	2
Second-Unit	X	P	2	X	P	P	2	2
LOGGING								
Home	P	P	P	P	P	2	2	2
Motel	2	X	2	2	X	X	2	2
OFFICE								
Office	P	P	P	P	P	2	SCR	SCR
COMMERCIAL								
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	2	CUP	CUP
Auto-Related, Commercial	SCR	SCR	SCR	SCR	SCR	2	2	2
Commercial, General	P	P	P	P	P	2	X	X
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	2	2	2
Entertainment, Major	SCR	SCR	SCR	SCR	SCR	2	CUP	CUP
Entertainment, Minor	P	P	P	P	P	2	SCR	SCR
Food Service	P	P	P	P	P	2	SCR	SCR
Place of Assembly	SCR	SCR	SCR	SCR	SCR	2	SCR	SCR
Recreational, Commercial	SCR	SCR	SCR	SCR	SCR	2	2	2
COMMUNITY								
Community Facility	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Recreational, Non-Commercial	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Religious Facility	P	P	P	P	P	CUP	SCR	SCR
COMMUNITY SUPPORT								
Community Support Facility	P	P	P	P	P	CUP	CUP	X
Infrastructure and Utilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Major Facility	SCR	SCR	SCR	SCR	SCR	2	CUP	X
Public Parking	SCR	SCR	SCR	SCR	SCR	SCR	SCR	SCR
EDUCATION								
Learning Center	P	P	P	P	P	X	2	2
Research Facility	P	P	P	P	P	2	X	X
Schools	P	P	P	P	P	CUP	CUP	2
Special Training/Vocational	P	P	P	P	P	2	X	X
INDUSTRIAL								
Artisan/Craft Production/Manufacturing	P	P	P	P	P	2	X	X
Auto-Related, Industrial	X	2	X	2	2	X	2	2
Manufacturing and Processing	2	X	2	X	X	2	X	X
Products and Services Facility	X	2	X	2	2	X	2	2
Storage and Distribution Facility	2	X	2	X	X	2	X	X

Permit Requirements Key
 2 = Not a permissible use
 P = A permissible use
 SCR = Specific Plan Substantial Conformance Review (22.45.3004.D)
 CUP = Conditional Use Permit (22.45.3004.E)
 1 = Permissible pursuant to Part 5 of Chapter 22.28 of Title 22
 2 = Permissible pursuant to Part 2 of Chapter 22.28 of Title 22

Key to Transect Zone Names			
TOD	2nd Street	NC	Neighborhood Center
CC	Cesar E. Chavez Avenue	LMD	Low-Medium Density Residential
FS	1st Street	CV	Civic
AB	Atlantic Boulevard	OS	Open Space

Table 2, Land Use Types and Permits Required by Transect Zone

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
Building Type	TOD	CC	FS	AB	NC	LMD	CV	OS
House / Duplex / Triplex	X	A	X	X	A	A	*	*
Row House	A	A	A	X	A	X	*	*
Court	A	A	A	A	A	X	*	*

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE

Building Type	TOD	CC	FS	AB	NC	LMD	CV	OS
Hybrid Court	A	W	X	X	A	X	*	*
Lined Block	A	W	A	A	X	X	*	*
Flex Block	A	A	A	A	A	X	*	*
Frontage Type	TOD	CC	FS	AB	NC	LMD	CV	OS
Front Yard/Porch	X	A	X	X	A	A	*	*
Stoop	A	A	A	X	A	X	*	*
Terrace	A	A	X	X	A	A	*	*
Forecourt/ Shop Front	A	A	A	A	A	X	*	*
Gallery	E	A	A	A	X	X	*	*
Arcade	E	X	X	A	X	X	*	*
Land Use Type	TOD	CC	FS	AB	NC	LMD	CV	OS
RESIDENTIAL								
Community Residence	1	1	1	1	1	2	X	X
Residence, Apartment House (4 or more units)	P	P	P	P	P	X	X	X
Residence, Single-Family, Two-Family, Three-Family	X	P	X	X	P	P	X	X
LODGING								
Hotel	P	P	P	P	P	X	X	X
Motel	X	X	X	X	X	X	X	X
OFFICE								
Office	P	P	P	P	P	X	SCR	SCR
COMMERCIAL								
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	X	CUP	CUP
Auto-Related, Commercial	SCR	SCR	SCR	SCR	SCR	X	X	X
Commercial, General	P	P	P	P	P	X	X	X
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	X	X	X
Entertainment	SCR	SCR	SCR	SCR	SCR	X	CUP	CUP

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE

Building Type	TOD	CC	FS	AB	NC	LMD	CV	OS
<u>Food Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>SCR</u>	<u>SCR</u>
<u>Place of Assembly</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recreational, Commercial</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>X</u>	<u>SCR</u>	<u>X</u>
COMMUNITY								
<u>Community Facility</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>CUP</u>	<u>SCR</u>	<u>SCR</u>
<u>Recreational, Non-Commercial</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>CUP</u>	<u>SCR</u>	<u>SCR</u>
<u>Religious Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>2</u>	<u>SCR</u>	<u>X</u>
COMMUNITY SUPPORT								
<u>Community Support Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>X</u>
<u>Infrastructure and Utilities</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Major Facility</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>X</u>	<u>CUP</u>	<u>X</u>
<u>Public Parking</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>	<u>SCR</u>
EDUCATION								
<u>Learning Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Research Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Schools</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>x</u>
<u>Special Training/Vocational</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
INDUSTRIAL								
<u>Artisan/Craft Production Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Auto-Related, Industrial</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing and Processing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Products and Services Facility</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
Building Type	TOD	CC	FS	AB	NC	LMD	CV	OS
Storage and Distribution Facility	X	X	X	X	X	X	X	X

Permit Requirements Key

CUP = Conditional Use Permit (22.46.3004.E)

SCR = Specific Plan Substantial Conformance Review (22.46.3004.D)

x = Not a permissible use

1 = Permissible pursuant to C-3 Standards in Chapter 22.20 (Commercial Zones) of Title 22

2 = Permissible pursuant to R-1 Standards in Chapter 22.18 (Residential Zones) of Title 22

P = A permissible use, subject to site plan review

* = Allowed, subject to Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and Section 22.26.020 (Institutional Zones) of Title 22

A = Allowed

W = Allowed only west of I-710

E = Allowed only east of I-710

Key to Transect Zone Names

TOD	3rd Street	NC	Neighborhood Center
CC	Cesar E. Chavez Avenue	LMD	Low-Medium Density Residential
FS	1st Street	CV	Civic
AB	Atlantic Boulevard	OS	Open Space

Table 2: Building Types, Land Use Types, and Permits Required by Transect Zone

D. Transect Zone Standards. This Subsection D specifies the requirements of each Transect Zone.

1. 3rd Street (TOD). Property in the TOD Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
(Allowed only east of I-710)	
Arcade	22.46.3011.J
(Allowed only east of I-710)	

c. Building Form

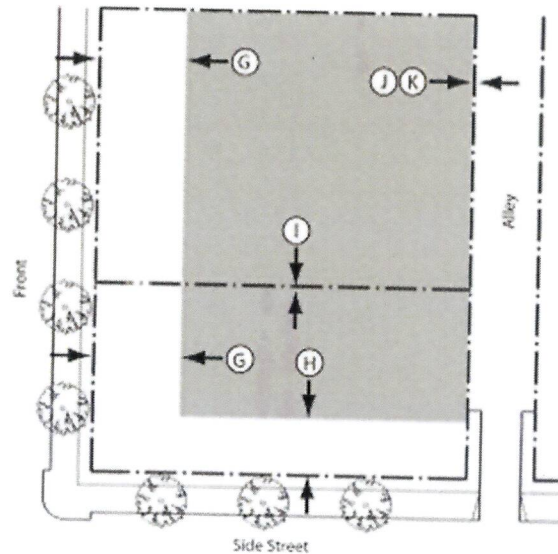
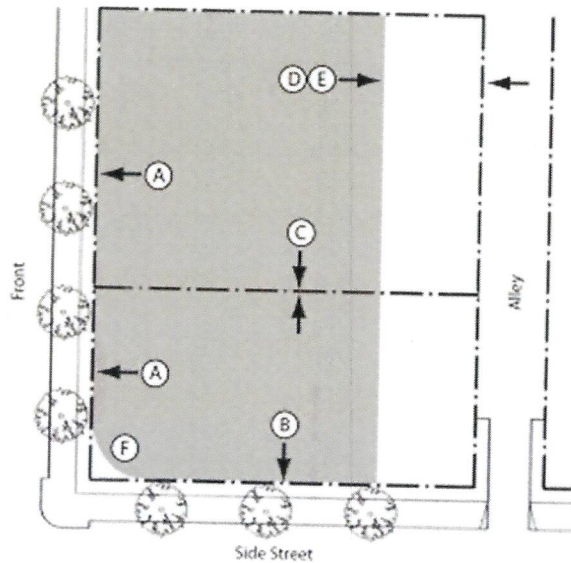
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 40 dwelling units per acre.

3rd Street (TOD) (Continued)



d. Building Placement

Setback Line (See Definition)		
Front	0 min., 10 ft. max.	A
Side Street	0 min., 10 ft. max.	B
Interior Side	0 min.	C
Rear		
No Alley	10 ft. min.	D
With Alley	3 ft. min.	E
Corner Cutoff as required by Sec. 22.48.210 22.116.040 (Intersections and Corner Cutoff Requirements)		F

e. Parking

Required Spaces

Non-residential Uses

≤ 10,000 gross sq. ft.	No spaces required
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.

Residential Use	1 per unit
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For other parking and landscape requirements,
see Sections 22.46.3007.C

Location

Front Setback	20 ft. min.	G
Side Street Setback	5 ft. min.	H
Interior Side	0 min.	I
Rear		
No Alley	5 ft. min.	J
With Alley	3 ft. min.	K

Miscellaneous

All parking structures shall be screened from the
street by habitable space of at least 20 feet from
the street.

Driveways may be shared by adjacent parcels.

2. Cesar E. Chavez Avenue (CC). Property in the CC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H

(Allowed only west of I-710)

Lined Block	22.46.3010.I
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(Allowed only west of I-710)

Flex Block	22.46.3010.J
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b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form

Height

Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)

Ground Floor Height

Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height

Non-residential	10 ft. min.
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Residential	9 ft. min.
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Lot Coverage

Lot Coverage	90% max.
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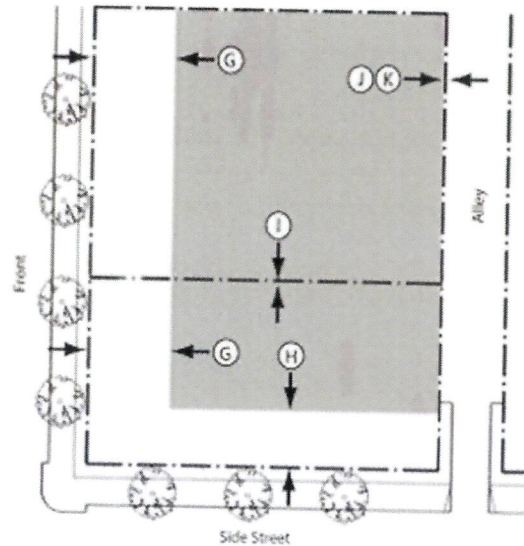
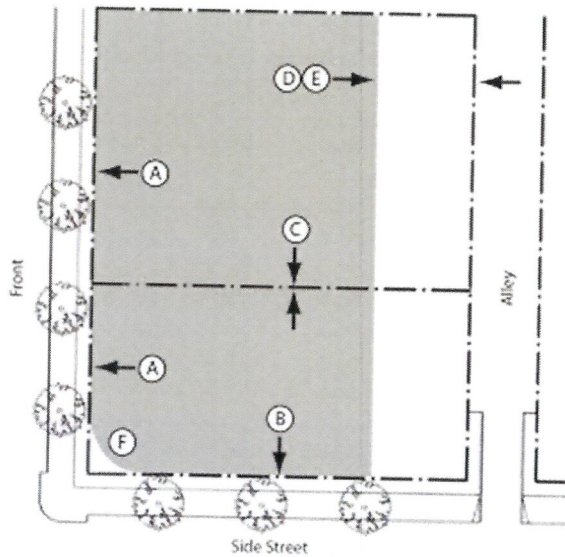
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

Cesar E. Chavez Avenue (CC) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		
		(F)

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.		
Driveways may be shared by adjacent parcels.		

3. First Street (FS). Property in the FS Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.46.3011.E
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form

Height

Main Building	
Stories	3 stories max.
Overall	40 ft. max.

Accessory Structures See Sec. 22.48.140-22.110.030 (Accessory Buildings)

Ground Floor Height

Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height

Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage

Lot Coverage	90% max.
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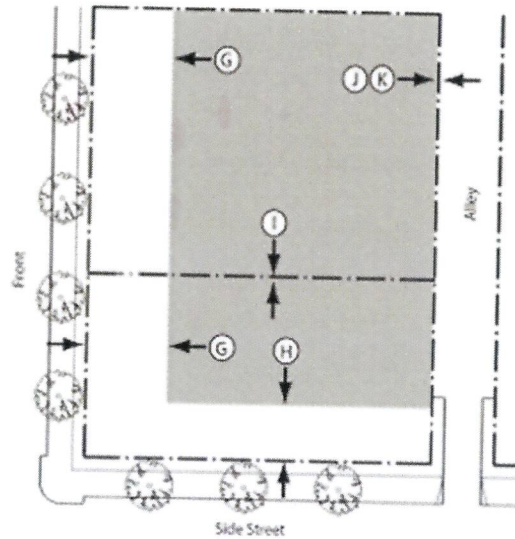
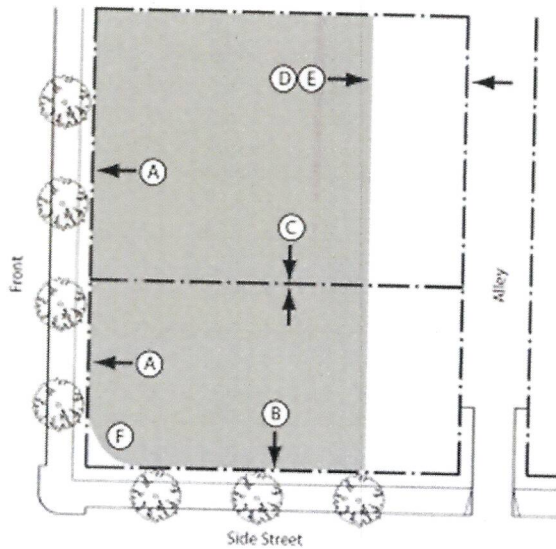
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

First Street (FS) (Continued)



d. Building Placement

Setback Line (See Definition.)

Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)

Corner Cutoff as required by Sec. 22.48.240
22.116.040 (Intersections and Corner Cutoff
Requirements)

e. Parking

Required Spaces

Non-residential Uses

≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.

Residential Uses	1 per unit
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For other parking and landscape requirements,
see Sections 22.46.3007.C

Location

Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)

Miscellaneous

All parking structures shall be screened from the
street by habitable space of at least 20 feet from
the street

Driveways may be shared by adjacent parcels

4. Atlantic Boulevard (AB). Property in the AB Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
Arcade	22.46.3011.J

c. Building Form

Height

Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.

Accessory Structures See Sec. 22.48.140-22.110.030 (Accessory Buildings)

Ground Floor Height

Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height

Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage

Lot Coverage	90% max.
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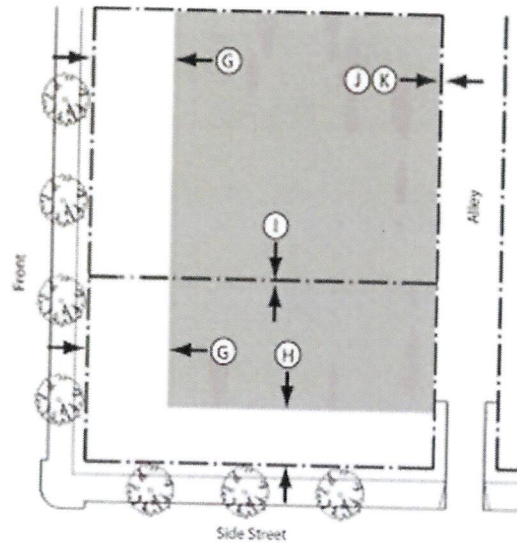
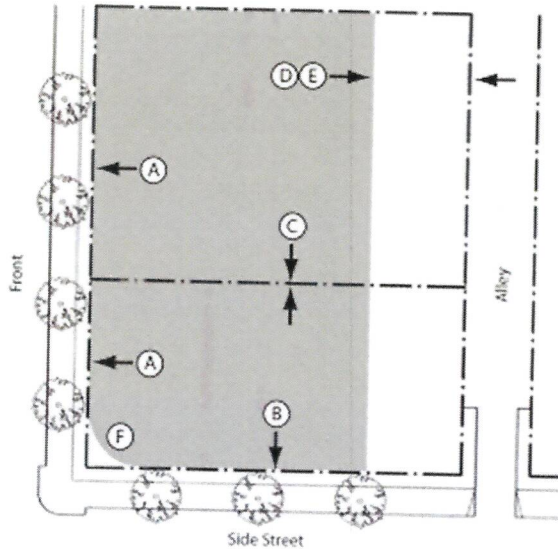
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

Atlantic Boulevard (AB) (Continued)



d. Building Placement

Setback Line

(See Definition.)

Front	0 min., 10 ft. max.	(A)
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Side Street	0 min., 10 ft. max.	(B)
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Interior Side	0 min.	(C)
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Rear		
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No Alley	10 ft. min.	(D)
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With Alley	3 ft. min.	(E)
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Corner Cutoff as required by Sec. 22.48.210 22.116.040 (Intersections and Corner Cutoff Requirements)		(F)
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e. Parking

Required Spaces

Non-residential Uses

≤ 10,000 gross sq. ft.

> 10,000 gross sq. ft.

No minimum

2 spaces per 1,000
sq. ft. above first
10,000 sq. ft.

Residential Use

1 per unit

For other parking and landscape requirements,
see Section 22.46.3007.C

Location

Front Setback	20 ft. min.	(G)
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Side Street Setback	5 ft. min.	(H)
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Interior Side	0 min.	(I)
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Rear		
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No Alley	5 ft. min.	(J)
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With Alley	3 ft. min.	(K)
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Miscellaneous

All parking structures shall be screened from the
street by habitable space of at least 20 feet from
the street.

Driveways may be shared by adjacent parcels.

5. Neighborhood Center (NC). Property in the NC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Flex Block	22.46.3010.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.E
Stoop	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H

c. Building Form

Height

Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.

Accessory Structures See Sec. 22.48.140-22.110.030 (Accessory Buildings)

Ground Floor Height

Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height

Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage

Lot Coverage	90% max.
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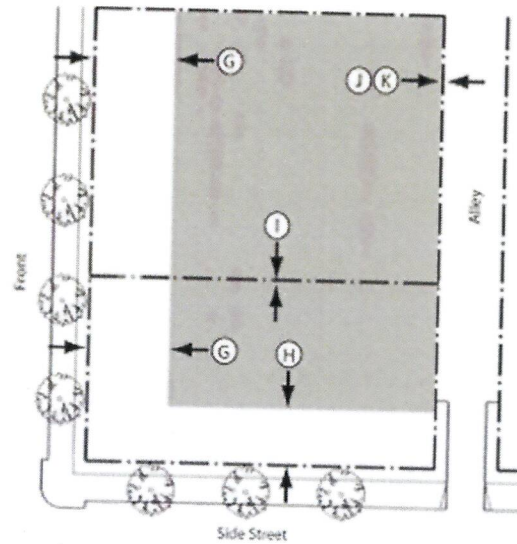
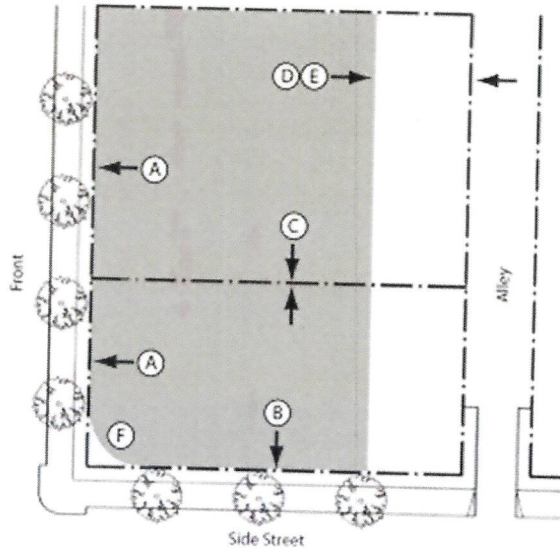
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

Neighborhood Center (NC) (Continued)



d. Building Placement

Setback Line
(See Definition.)

Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		(F)

e. Parking

Required Spaces

Non-residential Uses

≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.

Residential Use

1 per unit

For other parking and landscape requirements,
see Sections 22.46.3007.C

Location

Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)

Miscellaneous

All parking structures shall be screened from the
street by habitable space of at least 20 feet from
the street.

Driveways may be shared by adjacent parcels.

6. ~~Low-Moderate~~Medium Density Residential (LMD). Property in the LMD shall be subject to the following requirements The regulations for the Low-Medium Density Residential (LMD) Transect Zone shall be the same as those for the R-1 Zone, as prescribed in Chapter 22.18 (Residential Zones), except as specifically provided for herein.

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.F

c. Building Form

Height

Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)

Lot Coverage

Lot Coverage	60% max.
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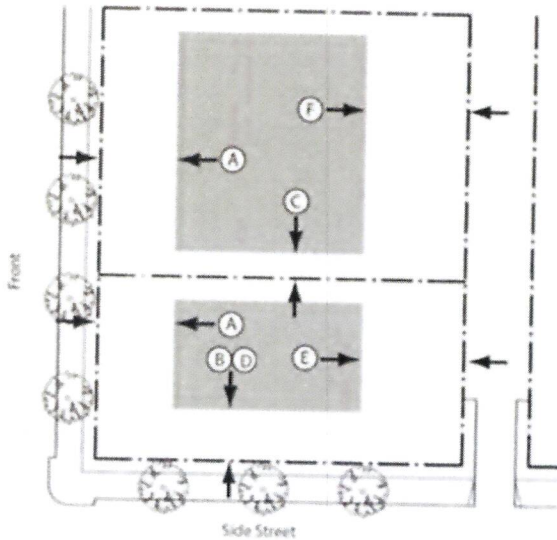
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 17 dwelling units per acre.

Low-Moderate-Medium Density Residential (LMD) (Continued)



d. Building Placement

Setback Line
(See Definition.)

Front 15 min, 25 ft. max.

Ⓐ

Side Street 5 min., 10 ft. max.

Ⓑ

Interior Side 5 ft.

Ⓒ

Reverse Corner 10 ft. min.

Ⓓ

Side

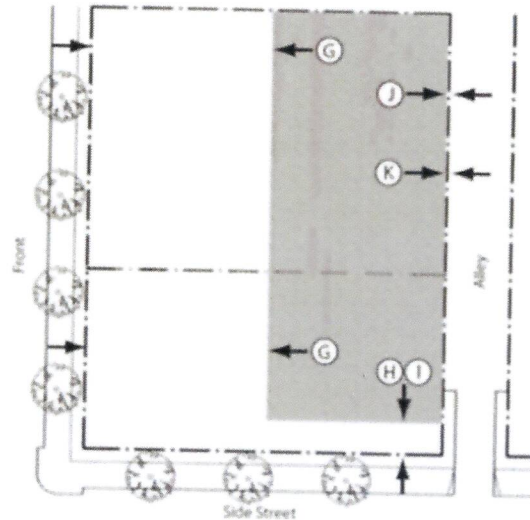
Rear

No Alley 10 ft. min.

Ⓔ

With Alley 3 ft. min.

Ⓕ



e. Parking

Required Spaces

Non-residential Uses

≤ 10,000 gross sq. ft.

> 10,000 gross sq. ft.

No minimum

2 spaces per 1,000
sq. ft. above first
10,000 sq. ft.

Residential Uses

Single-Family residence 2 per unit

Other *dwelling* units 1 per unit

For other parking and landscape requirements,
see Sections 22.46.3007.C.

Location

Front Setback 15 ft. min.

Ⓖ

Corner Side Setback 5 ft. min.

Ⓗ

Reverse Corner Side 10 ft. min.

Ⓘ

Setback

Rear

No Alley 0 ft. min.

Ⓙ

With Alley 5 ft. min.

Ⓚ

(26 ft. backup space min.)

Miscellaneous

Driveways may be shared by adjacent parcels.

7. Civic Space (CV). The regulations for the Civic Space Transect Zone shall be the same as those for the Institutional Zone as prescribed in ~~Part 14 of Chapter 22.40 of Title 22~~Section 22.26.020 (Institutional Zones), except as specifically provided for herein.

8. Open Space (OS). The regulations for the Open Space Transect Zone shall be the same as those for the Open-Space Zone as prescribed in ~~Part 9 of Chapter 22.40 of Title 22~~Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), except as specifically provided for herein.

SECTION 9. Section 22.46.3010 is hereby amended to read as follows:

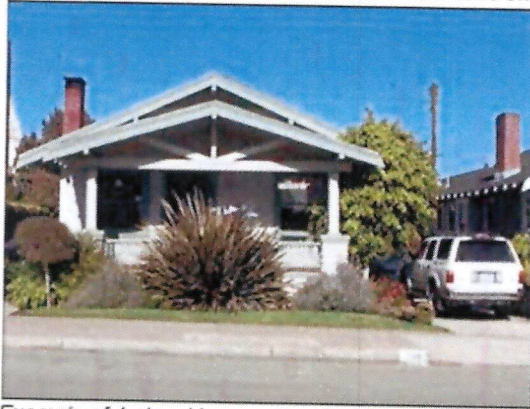
22.46.3010 Building Type Standards.

...

D. House. This Subsection specifies standards for development of the House building type.



General note: The drawing above and photos below are examples of the House form and are illustrative only.



Example of 1-story House with a Front Yard/ Porch.



Example of a 2-1/2-story House with a raised Front Yard and wrap-around Porch.

1. Description

House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.

2. Transect Zones where permissible Allowed

CC, NC, LMD

3. Number of Units

Units per parcel structure 1 max.

4. Building Size and Massing

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

5. Pedestrian Access

Main Entrance shall face the street.

6. Vehicle Access and Parking

Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.

Street-facing carports or garages shall be set back at least 5 feet behind the house Façade facing the street and shall not accommodate more than 2 cars side-by-side.

Garage doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

The following required open space shall be located behind the House:

Width	15 ft. min. (so long as minimum area requirement is met)
-------	--

Depth	15 ft. min (so long as minimum area requirement is met)
-------	---

Area	300 sq. ft. min.
------	------------------

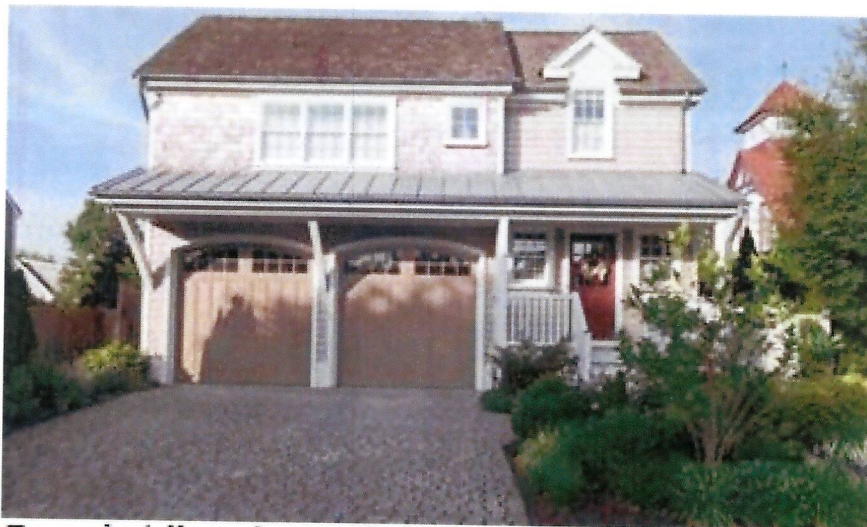
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

8. Accessory Buildings

Accessory building locations and types permissible pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).



Example (not allowed): Double-loading garage door for two-car garage facing the street.



Example (allowed): Single-loading garage doors for two-car garage facing the street.

E. Duplex/Triplex. This Subsection specifies standards for development of the Duplex/Triplex building type.



General note: The drawing above and photos below are examples of the Duplex/Triplex form and are

illustrative only.



Example of a Duplex/Triplex with a Front Yard/ Porch.



Example of a Duplex/Triplex with a Front Yard/ Porch.

1. Description

Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.

2. Transect Zones where permissible-Allowed

CC, NC, LMD

3. Number of Units

Units per structure 2 min.; 3 max.

One structure per parcel

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

Massing

The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:

Story	1	2 to 2-1/2	3
Ratio	100%	100%	75%

5. Pedestrian Access

At least one unit shall have an individual entry facing the street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Street-facing carports or garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side. Garages doors that face a street shall not exceed 10 feet in width. Double loading garage doors are not permitted to face the street. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

The following required open space must be located behind the House:

Width	15 ft. min. (so long as the minimum area requirement is met)
Depth	15 ft. min (so long as the minimum area requirement is met)
Area	300 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

8. Accessory Buildings

Accessory building locations and types are permissible pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

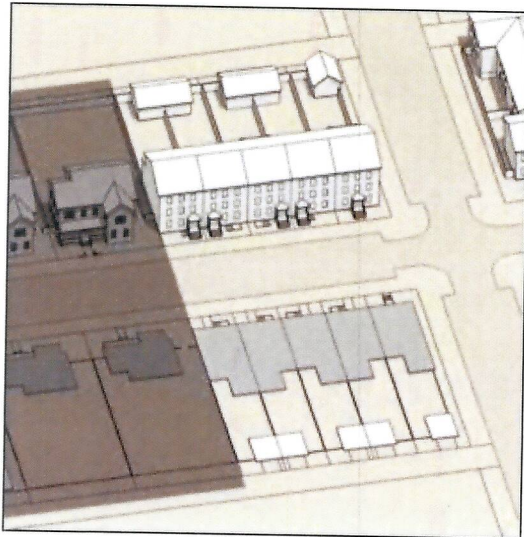


Example (not allowed): Double-loading garage door for two-car garage facing the street.



Example (allowed): Single-loading garage doors for two-car garage facing the street.

F. Rowhouse. This Subsection specifies standards for development of the Rowhouse building type.



General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.



Example of an asymmetrical Rowhouse form with roof articulation.



Example of a Rowhouse form with wall and roof articulation

1. Description

Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.

2. Transect Zones Where Permissible Allowed

TOD, CC, FS, NC

3. Number of Units

Units that may be connected 2 min.; 6 max.

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

Unit Width

Width 18 ft. min; 36 ft. max

Massing

Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.

At least two sides of each dwelling shall be exposed to the outdoors.

5. Pedestrian Access

Each unit shall have an individual entry facing the street.

6. Vehicle Access and Parking

Parking shall be accessed from the alley.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

The following required open space shall be located behind the main body of each unit.

Width 8 ft. min. (so long as minimum area requirement is met)

Depth 8 ft. min (so long as minimum are requirement is met)

Area 100 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.

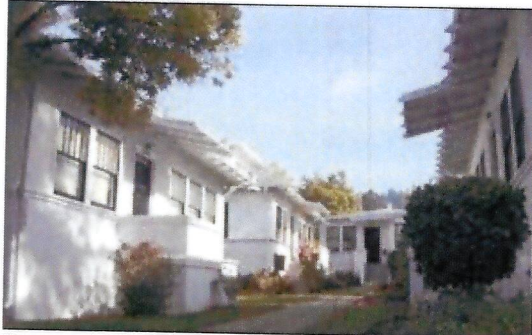
8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

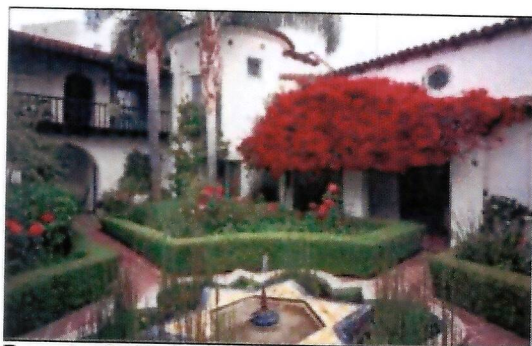
G. Court. This Subsection specifies standards for development of the Court building type.



General note: The drawing above and photos below are examples of the Court form and are illustrative only.



Example of Court form with a Stoop frontage type configuration.



Example of a landscaped interior courtyard defined by two story buildings.

1. Description

A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.

2. Transect Zones Where Permissible Allowed

TOD, CC, FS, AB, NC

3. Number of Units

Per the maximum density based on the Transect Zone.
(See Section 22.46.3009)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone.
(See Section 22.46.3009)

At least two sides of each dwelling shall be exposed to the outdoors.

5. Pedestrian Access

Each ground floor unit shall have an individual entry facing a street or courtyard.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

Courtyard Dimension

Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.

Landscape

Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

8. Accessory Buildings

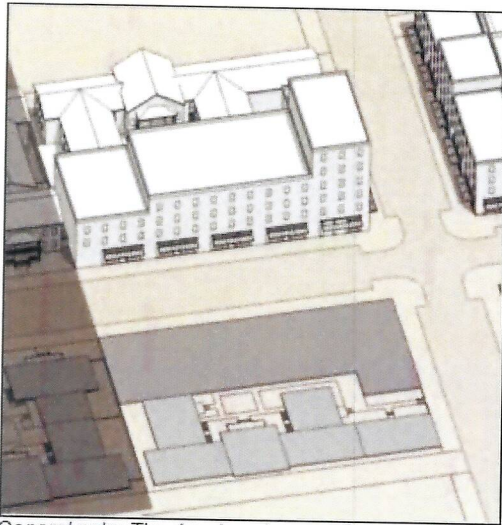
Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

9. Miscellaneous

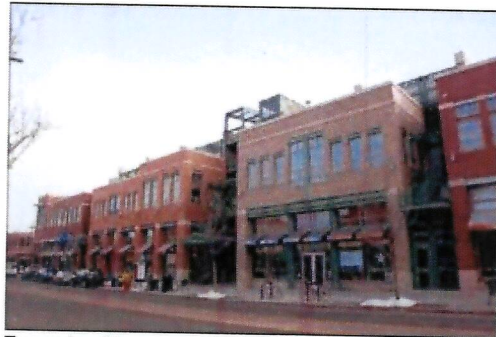
Courtyard areas may be located on a podium no more than one story above street level.

Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.

H. Hybrid Court. This Subsection specifies standards for development of the Hybrid Court building type.



General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.



Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.



Example of a three story massing Hybrid Court with Shop Front configuration.

1. Description

A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.

2. Transect Zones Where Permissible Allowed

TOD, CC (Allowed west of I-710 only), NC

3. Number of Units

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

5. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

Courtyard Dimension

Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.

Landscape

Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

Required Setback shall include landscaping, which may be in pots or planters.

8. Accessory Buildings

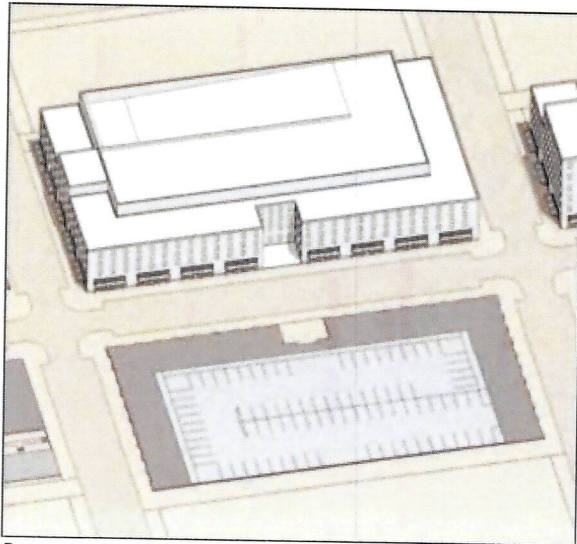
Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

9. Miscellaneous

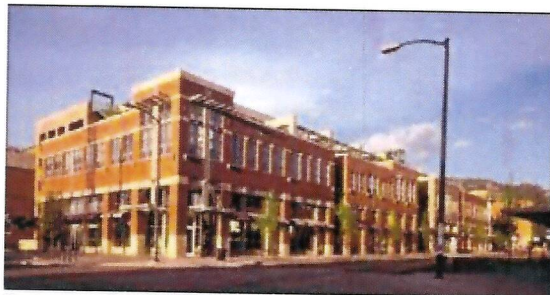
Courtyard areas may be located on a podium of no more than one story above street level.

Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.

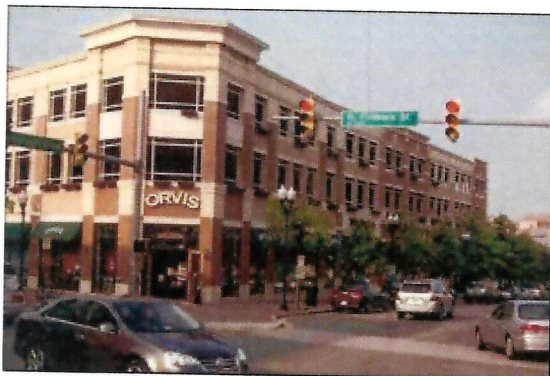
I. Lined Block. This Subsection specifies standards for development of the Lined Block building type.



General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.



Example of two-story Lined Block form with Shop Front configuration.



Example of a three-story Lined Block form with Shop Front configuration.

1. Description

A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

2. Transect Zones Where Permissible Allowed

TOD, CC (Allowed only west of I-710), FS, AB

3. Number of Units

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

5. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking shall be in a structured garage or underground, or combination thereof.

7. Open Space and Landscape

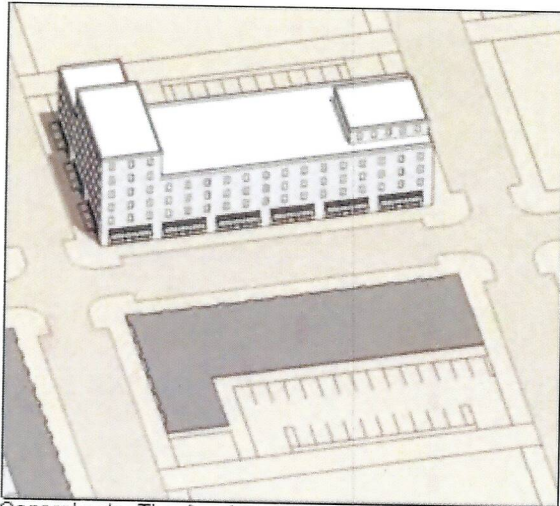
Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

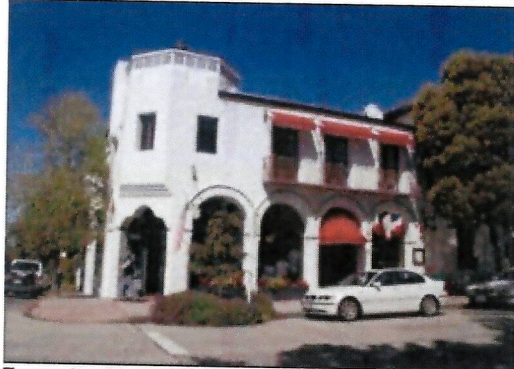
8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

J. Flex Block. This Subsection specifies standards for development of the Flex Block building type.



General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.



Example of two-story Flex Block with single-volume massing.



Example of three-story Flex Block with secondary-volume massing and corner feature.

1. Description

A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.

2. Transect Zones Where ~~Permissible~~ Allowed

TOD, CC, FS, AB, NC

3. Number of Units

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

5. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.

7. Open Space and Landscape

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

SECTION 10. Section 22.46.3012 is hereby amended to read as follows:

22.46.3012 Signs.

...

C. Exempt Signs. In addition to the ~~exception~~exemptions for signs described in Section ~~22.52.840~~22.114.030 (Exemptions), the following types of signs are exempt from this Form-Based Code, provided the signs conform to the following and are located in the TOD, CC, FS, AB, or NC Transect Zones.

...

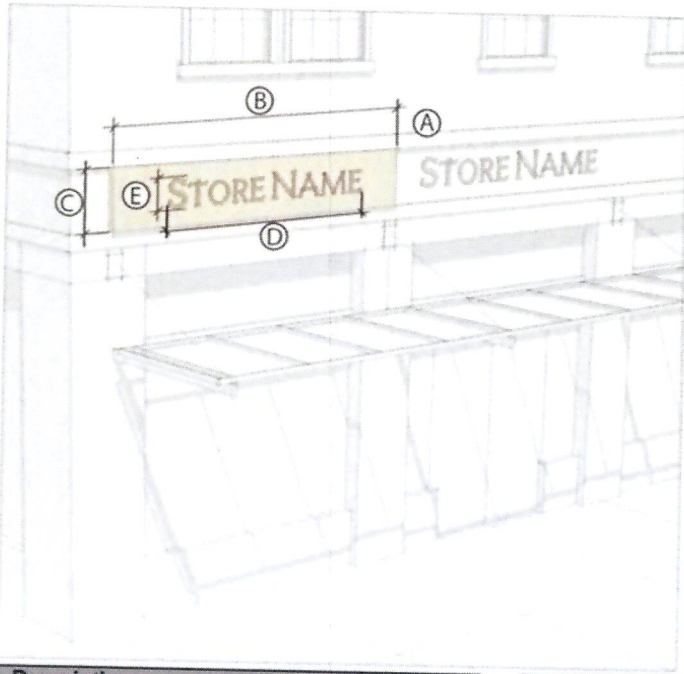
D. Prohibited Signs. Signs prohibited by Section ~~22.52.990~~ of Title 22 22.114.040 (Prohibited Signs Designated) and any sign type or sign size not expressly provided for in this Form-Based Code are prohibited.

E. Permitted Signs.

1. The signs identified in Sections ~~22.52.910~~22.114.140 (Incidental Business Signs), ~~22.52.940~~22.114.170 (Temporary Real Estate Signs), ~~22.52.950~~22.114.180 (Temporary Construction Signs), and ~~22.52.980~~22.114.210 (Temporary Subdivision Sales, Entry, and Special-Feature Signs) are permitted, subject to the requirements of those sections.

...

6. Wall Sign. This Subsection specifies standards for Wall Signs.



a. Description

Wall Sign. The Wall Sign type lies flat against the Façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall Signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, decorative cornice of a building or sign band at the top of the building.

b. Size

Signable Area		
Area	1 sq. ft. per linear foot	(A)
Width	of shop front width up to 30 sq. ft. max.	
Height	Shop front width, max.	(B)
	1 ft. min., 3 ft. max.	(C)

Size (continued)

Lettering		
Width	75% of signable width max.	(D)
Height	75% of signable height, max.; 3 ft. max., whichever is less	(E)

c. Location

Projection	8 inches max.
------------	---------------

Signs Per Building	1 per establishment frontage max.
--------------------	-----------------------------------

d. Miscellaneous

Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.

Direct internally illuminated signs are discouraged.

Cabinet Signs are prohibited.

Wall Signs shall not protrude beyond the roof line or cornice of a building, or the building wall.

F. CreativeDiscretionary Signs.

1. Purpose. This Ssubsection establishes standards and procedures for the design, review, and approval of Creative Ssigns to encourage the use of signs

~~with that exhibit a~~ unique design, ~~that exhibit a~~ high degree of thoughtfulness, imagination, inventiveness, ~~and or~~ spirit, and that make a positive visual contribution to the overall image of East Los Angeles.

2. Applicability. A property owner or applicant may request a ~~Creative~~Discretionary Sign Permit to authorize an on-site ~~creative~~ sign that employs standards that differ from the other provisions of this Section 22.46.3012, but otherwise comply with the provisions of this Section 22.46.3012.F.

3. Application Requirements. A ~~Creative~~Discretionary Sign permit application shall include all information, materials, and fees as required for a Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a ~~Creative~~Discretionary Sign permit under a Specific Plan Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.46.3004.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer ~~all of the~~ following:

a. Design Quality. That the sign is designed with graphics, color, texture and quality materials that the sign:

i. ~~Constitutes a substantial aesthetic improvement to the site and~~ has a positive visual impact on the site and surrounding area;

ii. ~~Is of unique design, and exhibits a high degree of thoughtfulness, imagination, inventiveness, and spirit; and~~

iii. ~~Provides strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.~~

b. Contextual Criteria. That the sign meets at least one of the following criteria: is compatible, and is to scale and proportion with the surrounding area.

i. ~~It is composed in a classic historic design style;~~

ii. ~~It includes a creative image reflecting current or historic character of the community; or~~

iii. ~~It reflects an inventive representation of the use, name, or logo of the structure or business.~~

c. Architectural Criteria. That the sign:

i. ~~Utilizes or enhances the architectural elements of the building; and~~ does not cover

ii. ~~Is placed in a logical location in relation to the overall composition of the building's façade, not covering any key architectural features or details of the façade.~~

d. Neighborhood Impact Criteria. That the sign is located and designed so as to not cause light and glare impacts on neighboring residential uses.

6. Revisions to Creative Discretionary Sign Permit. Revisions to a Creative Discretionary Sign permit may be approved by the Director if the intent of the sign's original approval is not affected. Revisions to a creative discretionary sign permit

that ~~would~~ deviate from the intent of the sign's original approval shall require a new ~~Creative~~Discretionary Sign permit.

G. Master Sign Program. This Subsection allows for a master sign program within the Plan Area.

...

3. Application Requirements. A master sign program application shall include all information, materials, and fees required for a Specific Plan Substantial Conformance Review application pursuant to Section 22.46.3004.D of this Form-Based Code.

...

I. Sign Maintenance Requirements. A sign that is not properly maintained or is dilapidated shall be deemed a public nuisance, and shall be abated in compliance with ~~Part 6 of Chapter 22.60~~Chapter 22.242 (Enforcement Procedures).

...

SECTION 11. Section 22.46.3014 is hereby deleted in its entirety:

22.46.3014 **Appendix**

A. ~~References~~

1. ~~Table 22.46.1987 A, below, identifies outdated references to Title 22 used in the East Los Angeles Third Street Form-Based Code and the following equivalent references in this Title 22.~~

TABLE 22.46.3014 A: REFERENCE KEY TO TITLE 22

Specific Plan Page No.	Code Reference in Specific Plan	Title 22 Code Reference
	22.56.1500, et seq.	Chapter 22.174
	22.56.1540	22.172.050
	22.56.1510.H	22.172.020.H
	Part 2 of Chapter 22.60	22.222.080
	Part 4 of Chapter 22.60	Section 22.222.120
	Part 5 of Chapter 22.60	Chapter 22.242
	Part 1 of Chapter 22.56	Chapter 22.158
	22.56.040	22.222.200
	22.44.510.K	Chapter 22.14 "Rural Outdoor Lighting District"
	22.52.1060.D	22.112.080.F
	Part 5 of Chapter 22.28	Chapter 22.20
	Part 2 of Chapter 22.20	Chapter 22.18
	22.48.210	22.116.040
	22.48.140	22.110.030

	Part 14 of Chapter 22.40	22.54.660—710
	Part 9 of Chapter 22.40	Chapter 22.16
	22.52.810	22.114.050
	22.52.990	22.114.060
	22.52.910	22.114.160
	22.52.940	22.114.180.C
	22.52.950	22.114.190.A
	22.52.980	22.114.180.A—B
	Part 6 of Chapter 22.60	Chapter 22.244

2. ~~Unless specified in Subsection A.1, above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.~~

B. ~~Terms. Table 22.46.1987-B, below, identifies terms used in the East Los Angeles Third Street Form-Based Code and the following equivalent terms in this Title 22.~~

TABLE 22.46.3014-B: TERMS

Specific Plan Page No.	Term in Specific Plan	Equivalent Term in Title 22
	burden of proof	findings
	parcel	lot

RESERVED.

[22462990TPCC]

SECTION 12 This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Kathryn Barger
Chair

ATTEST:

Celia Zavala

Celia Zavala
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of February 18, 2020 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger

Noes

Supervisor None

Absent

Supervisor Hilda Solis

Effective Date: March 19, 2020

Operative Date: _____

Celia Zavala

Celia Zavala
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made

CELIA ZAVALA
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
MARY C. WICKHAM
County Counsel

By [Signature]
Lester J. Tolnai
Chief Deputy County Counsel