



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

December 16, 2008

Bruce W. McClendon FAICP  
Director of Planning

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

Dear Supervisors:

**HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22 -- PLANNING  
AND ZONING) TO AMEND THE LA CRESCENTA-MONTROSE COMMUNITY  
STANDARDS DISTRICT  
(FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:**

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Approve the recommendation of the Regional Planning Commission to amend the La Crescenta-Montrose Community Standards District to establish new development and design standards for the Foothill Boulevard corridor, as reflected in the draft ordinance.
3. Instruct County Counsel to prepare an ordinance amending the La Crescenta-Montrose Community Standards District as recommended by the Regional Planning Commission.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Section 22.44.090 of the County Code provides for the establishment of Community Standards Districts (CSD's) "to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a

means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County.”

The La Crescenta-Montrose CSD was established on January 30, 2007 and contains development and design standards for multi-family uses in the R-3 (Limited Multiple Residence) Zone. The proposed CSD amendment would add development and design standards for the Foothill Boulevard corridor. The purpose of these standards is to establish a cohesive identity for the corridor through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community.

The Crescenta Valley Town Council, an elected body that serves in an advisory capacity to Supervisor Michael D. Antonovich, initiated the formation of the Foothill Design Committee to respond to citizens’ concerns over the current appearance of the Foothill Boulevard corridor. For several years, the Committee worked with local residents, property owners, and staff from the Department of Regional Planning to draft a CSD amendment that reflects the desire of the La Crescenta-Montrose community to institute development and design standards for future development projects along the corridor. These standards regulate all aspects of project design, from site layout to building materials to landscaping and signage, and generally far more specific and restrictive than the County Code provisions currently in place.

Los Angeles County General Plan policies encourage guidelines governing the scale and design of new development on a community-by-community basis. The proposed CSD amendment is therefore consistent with the General Plan.

On August 20, 2008, the Regional Planning Commission considered the CSD amendment in a public hearing and recommended that it be adopted by your Board.

### **IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS**

The proposed CSD amendment promotes Goal 1 of the County’s Strategic Plan pertaining to “Service Excellence” through the development of clear and reasonable development and design standards, demonstrating that the Department of Regional Planning is responsive to citizens’ concerns and willing to work with community groups, residents, and property owners to address such concerns.

### **FISCAL IMPACT**

Implementation of the proposed CSD amendment will not result in any loss of revenue to the County or in significant new costs to the Department of Regional Planning or other County departments. Adoption of this CSD amendment will not result in the need for additional departmental staffing.

### **FINANCING**

The proposed CSD amendment will not result in additional net County costs and therefore a request for funding is not being made at this time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed CSD amendment includes public input received during a community meeting held in La Crescenta-Montrose on November 13, 2007. Additionally, staff held several meetings with the Foothill Design Committee to receive additional input.

The Regional Planning Commission conducted a public hearing regarding the proposed CSD amendment on August 20, 2008. The Commission heard testimony from three individuals in support of the proposal.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed CSD amendment will not significantly impact County services.

### **NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS**

The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed CSD amendment will have a significant effect on the environment. Therefore a Negative Declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act guidelines. Copies of the proposed Negative Declaration were transmitted to the County Clerk and La Canada-Flintridge Library for public review. In addition, public notice was published in one newspaper of general circulation pursuant to Public Resources Code Section 21092. One comment was received during the public review period.

Based on the attached Negative Declaration, adoption of the proposed CSD amendment will not have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



Bruce W. McClendon, FAICP  
Director of Planning

BWM:RCH:MWG

Attachments:

1. Project Summary
2. Summary of Regional Planning Commission Proceedings
3. Resolution of the Regional Planning Commission
4. Recommended Ordinance for Board Adoption
5. Environmental Document
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor-Controller  
Director, Department of Public Works  
Assessor

# Attachment 1: Project Summary

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

**PROJECT SUMMARY**

**PROJECT DESCRIPTION:** Proposed amendment to Title 22 (Planning and Zoning) to amend the La Crescenta-Montrose Community Standards District (CSD) to establish Area-Specific Standards for the Foothill Boulevard corridor

**REQUEST:** Adoption of the proposed amendment to Title 22; Advance Planning Case No. 200800002

**LOCATION:** La Crescenta-Montrose

**APPLICANT OR SOURCE:** Regional Planning Commission directive

**STAFF CONTACT:** Mr. Mitch Glaser at (213) 974-6476

**RPC HEARING DATE:** August 20, 2008

**RPC RECOMMENDATION:** Board public hearing to consider adoption of the proposed amendment

**MEMBERS VOTING AYE:** Commissioners Bellamy, Helsley, Mødugno, Rew, and Valadez

**MEMBERS VOTING NAY:** None

**MEMBERS ABSENT:** None

**MEMBERS ABSTAINING:** None

**KEY ISSUES:** Residents of La Crescenta-Montrose are concerned about the appearance of the Foothill Boulevard corridor. The purpose of the CSD amendment is to address these concerns by establishing a cohesive identity for the corridor through comprehensive site planning and design practices.

The CSD amendment establishes standards for setbacks, building height, building design, landscaping, and signage that are generally far more specific and restrictive than the current standards in place. The CSD amendment requires that plans be

prepared and certified by a licensed architect and landscape architect and that any subsequent construction be reviewed and certified by a licensed architect.

**MAJOR POINTS FOR:**

The CSD amendment addresses community concerns about the appearance of the Foothill Boulevard corridor and will ensure that future development projects are well designed.

**MAJOR POINTS AGAINST:**

None

# **Attachment 2: Summary of Regional Planning Commission Proceedings**

**REGIONAL PLANNING COMMISSION  
SUMMARY OF PUBLIC HEARING PROCEEDINGS**

**PROPOSED AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND  
ZONING) TO AMEND THE LA CRESCENTA-MONTROSE COMMUNITY  
STANDARDS DISTRICT (CSD)**

**August 20, 2008**

The Commission conducted a public hearing to consider the proposed amendment to Title 22 to amend the La Crescenta-Montrose Community Standards District (CSD) to establish Area-Specific Standards for the Foothill Boulevard corridor. The CSD amendment was initiated by a Regional Planning Commission motion on October 10, 2007.

Staff made a presentation concerning the proposed CSD amendment. Staff stated that the elected Crescenta Valley Town Council had formed the Foothill Design Committee, a group of volunteers with expertise in architecture and urban design, to address citizens' concerns over the appearance of the Foothill Boulevard corridor. Staff acknowledged that the Committee had developed design standards that were the foundation of the proposed CSD amendment. Staff stated that the purpose of the proposed CSD amendment was to establish a cohesive identity for the corridor through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community. Staff elaborated on the collaborative process undertaken with the Committee, local residents and property owners, and representatives from the Land Use Regulation Division of the Department of Regional Planning and from the Building and Safety Division of the Department of Public Works.

The Commission recognized the need for additional development standards for the Foothill Boulevard corridor and commended the Foothill Design Committee's efforts. The Commission accepted a revision presented by staff and requested that the modification procedure be revised to eliminate the requirement that an application be denied if a certain number of protest letters were received.

Three members of the public, including one elected member of the Crescenta Valley Town Council, spoke in support of the proposed CSD amendment.

The Commission closed the public hearing and approved the proposed amendment. Commissioners Bellamy, Helsley, Modugno, Rew, and Valadez voted aye. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

# **Attachment 3: Resolution of the Regional Planning Commission**

**RESOLUTION  
REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code related to an amendment to the La Crescenta-Montrose Community Standards District (CSD); and

**WHEREAS**, the Regional Planning Commission finds as follows:

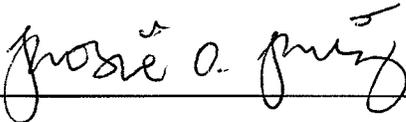
1. The unincorporated community of La Crescenta-Montrose is part of the Fifth Supervisorial District. The area is located within the Crescenta Valley, at the foothills of the San Gabriel Mountains, and is bounded on the north by the Angeles National Forest, on the west and south by the City of Glendale, and on the east by the City of La Canada-Flintridge.
2. In January 2007 the Foothill Design Committee of the Crescenta Valley Town Council submitted design standards for the Foothill Boulevard corridor within La Crescenta-Montrose and requested that staff prepare an ordinance.
3. In October 2007 the Regional Planning Commission initiated a hearing on an ordinance amending the La Crescenta-Montrose Community Standards District that would include design standards for the Foothill Boulevard corridor within La Crescenta-Montrose.
4. The proposed ordinance amending the La Crescenta-Montrose Community Standards District is intended to establish a cohesive identity for the Foothill Boulevard corridor within La Crescenta-Montrose through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community.
5. In compliance with the California Environmental Quality Act, an Initial Study was prepared for the project that demonstrates that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, Department of Regional Planning staff has prepared a related Negative Declaration for this project.

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code related to an amendment to the La Crescenta-Montrose Community Standards District;

2. Certify completion of and approve the attached Negative Declaration and find that the amendment of the La Crescenta-Montrose Community Standards District will not have a significant effect on the environment; and
3. Adopt the attached ordinance amending the La Crescenta-Montrose Community Standards District and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

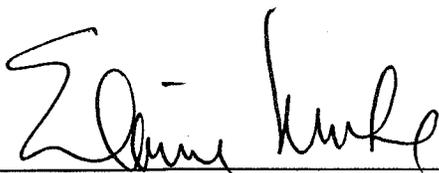
I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 20, 2008.

By 

Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By 

**Attachment 4: Recommended Ordinance for Board  
Adoption**

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of area-specific development standards to the La Crescenta-Montrose Community Standards District.

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

**SECTION 1.** Section 22.44.139 is amended as follows:

**22.44.139** La Crescenta-Montrose Community Standards District.

A. Purpose. The La Crescenta-Montrose Community Standards District (“CSD”) is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods; and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.

...

~~C. Exemptions. This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:~~

~~1. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance creating this CSD;~~

~~2. Buildings or building additions located on a primary or secondary highway and for which a complete application for a director’s review was submitted prior to March 7, 2006, provided that such director’s review has not expired prior to the effective date of the ordinance creating this CSD;~~

~~3. General plan amendments and area plan amendments for which a complete application was submitted to the director prior to March 7, 2006;~~

~~4. Tentative tract maps and parcel maps for which completed applications were submitted to the director prior to March 7, 2006, provided that such tentative maps have not expired;~~

~~5. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application for a director's review was submitted prior to March 7, 2006, provided that such director's review has not expired prior to the effective date of the ordinance creating this GSD;~~

~~6. Zone changes for which a complete application was submitted to the director prior to March 7, 2006;~~

~~7. Zoning conformance reviews for which a complete application was submitted to the director prior to March 7, 2006; and~~

~~8. Buildings or building additions for which a conditional use permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.~~

DC. Community-wide Development Standards. (Reserved).

ED. Zone-specific Development Standards.

1. Applicability. These zone-specific development standards shall not apply to development proposals for which a conditional use permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

42. Zone R-3.

...

23. Other Zones. (Reserved).

FE. Area-specific Development Standards. (Reserved).

1. Definitions. The following definitions shall apply in Area 1, Area 2, and Area 3:

a. Earth tone colors. Earth tone colors are defined as colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in an emulation of the natural colors found in dirt and rocks.

b. (Reserved).

2. Applicability, Review, and Certification. The following standards of applicability, review, and certification shall apply in Area 1, Area 2, and Area 3:

a. Applicability. These area-specific standards shall apply to development proposals that involve one or more of the activities listed in the chart below, except for development proposals that were submitted to the department of regional planning and/or the department of public works prior to the effective date of the ordinance creating these area-specific development standards:

Activity	Applicable Standards		
	Area 1	Area 2	Area 3
New land use	Subsection E.3.c (Apartment Houses)	Subsection E.4.c (Apartment Houses)	Subsection E.5.c (Apartment Houses)
	Subsection E.3.d (Zone-specific Use Standards)	Section E.4.d (Zone-specific Use Standards)	Subsection E.5.d (Zone-specific Use Standards)
New structure	Subsection E.3.e (Lot Coverage)	Subsection E.4.e (Lot Coverage)	Subsection E.5.e (Lot Coverage)
	Subsection E.3.f (Required Yards)	Subsection E.4.f (Required Yards)	Subsection E.5.f (Required Yards)
	Subsection E.3.g	Subsection E.4.g	Subsection E.5.g

	(Structure Height) Subsection E.3.h (Structure Design)	(Structure Height) Subsection E.4.h (Structure Design)	(Structure Height) Subsection E.5.h (Structure Design)
New addition to existing structure	Subsection E.3.e (Lot Coverage)	Subsection E.3.e (Lot Coverage)	Subsection E.3.e (Lot Coverage)
	Subsection E.3.f (Required Yards)	Subsection E.4.f (Required Yards)	Subsection E.5.f (Required Yards)
	Subsection E.3.g (Structure Height)	Subsection E.4.g (Structure Height)	Subsection E.5.g (Structure Height)
	Subsections E.3.h.iii through E.3.h.xiii (Structure Design)	Subsection E.4.h.ii (Structure Design)	Subsection E.5.h.ii (Structure Design)
New alteration to the exterior of existing structure that requires permits from the department of public works	Subsections E.3.h.iii through E.3.h.xiii (Structure Design) as they apply to the new alteration being proposed	Subsection E.4.h.ii (Structure Design) as it applies to the new alteration being proposed	Subsection E.5.h.ii (Structure Design) as it applies to the new alteration being proposed
New parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
New addition to existing parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
Replacement of existing parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
Installation of new landscaping	Subsection E.3.j (Landscaping)	Subsection E.4.j (Landscaping)	Subsection E.5.j (Landscaping)
Replacement of existing landscaping	Subsection E.3.j (Landscaping)	Subsection E.4.j (Landscaping)	Subsection E.5.j (Landscaping)
New wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
New addition to existing wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
Replacement of existing wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
New sign	Subsection E.3.l (Signs)	Subsection E.4.l (Signs)	Subsection E.5.l (Signs)
Enlargement or alteration of existing sign	Subsection E.3.l (Signs)	Subsection E.4.l (Signs)	Subsection E.5.l (Signs)
Replacement of	Subsection E.3.l	Subsection E.4.l	Subsection E.5.l

existing sign	(Signs)	(Signs)	(Signs)
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b. Review.

i. Development proposals subject to these area-specific standards shall require director's review and approval, pursuant to Part 12 of Chapter 22.56, unless a different approval is required by this Title 22.

ii. Applications for approval shall include all information necessary to evaluate compliance with these area-specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.

iii. Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that such plan complies with the requirements of these area-specific standards and all other applicable provisions of this Title 22.

iv. Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that such plan complies with the requirements of these area-specific standards and all other applicable provisions of this Title 22.

v. If an application includes landscaping plans, the application shall also include a covenant and agreement, recorded in the office of the

county recorder, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area-specific standards, and all other applicable provisions of this Title 22.

c. Certification. Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 of Title 26, an architect licensed by the State of California shall submit a statement to the department of regional planning, made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, that all construction to be inspected complies with all approved plans, these area-specific standards, and all other applicable provisions of this Title 22.

3. Area 1 – Foothill Boulevard West Town Area.

a. Purpose. The Foothill Boulevard West Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. In approving a conditional use permit for an apartment house, the regional planning commission or hearing officer shall make the following findings in addition to those required by Section 22.56.090:

i. That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is infeasible due to access, lot size and/or dimensions, and/or economic constraints substantiated by a market analysis; and

ii. That the proposed project substantially complies with these area-specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A.

d. Zone-specific Use Standards.

i. Zone C-1. In addition to the uses listed in Section 22.28.110, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(1) Drive-through facilities, either attached to a structure or detached in a separate structure.

(2) Sales.

-- Automobile sales, sale of new motor vehicles, and including incidental repair and washing subject to provisions of subsection B of Section 22.28.090.

(3) Services.

-- Automobile repair and parts installation incidental to automobile supply stores.

-- Automobile service stations, including incidental repair, washing, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.

-- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Communications equipment buildings.

-- Parking lots and parking buildings.

except where accessory to a structure on the same lot or parcel of land.

-- Schools through grade 12, accredited,

including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained.

-- Schools, business and professional,

including art, barber, beauty, dance, drama and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

(4) Recreation and Amusement.

-- Athletic fields, excluding stadiums.

-- Golf courses, including the customary

clubhouse and appurtenant facilities.

-- Swimming pools.

ii. Zone C-3. In addition to the uses in Section

22.28.210, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(1) Drive-through facilities, either attached to a

structure or detached in a separate structure.

(2) Sales.

-- Automobile sales, sale of new and used

motor vehicles.

-- Boat and other marine sales.

-- Pet stores.

(3) Services.

-- Automobile battery service.

-- Automobile brake repair shops.

-- Automobile muffler shops.

-- Automobile radiator shops.

-- Automobile rental and leasing agencies.

-- Automobile repair and parts installation,

incidental to automobile supply stores.

-- Automobile repair garages.

-- Automobile service stations.

-- Boat rentals.

-- Car washes, automatic, coin-operated

and hand wash.

-- Churches, temples or other places used

exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Colleges and universities, including

appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.

-- Communication equipment buildings.

-- Community centers.

-- Electrical distribution substations

including microwave facilities.

-- Gas metering and control stations,

public utility.

-- Libraries.

-- Microwave stations.

-- Parking lots and parking buildings,

except where accessory to a structure on the same lot or parcel of land.

-- Post offices.

-- Recreational vehicle rentals.

-- Schools, through grade 12, accredited,

including appurtenant facilities which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained.

-- Schools, business and professional,

including art, barber, beauty, dance, drama and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

-- Tool rentals, box and utility only.

-- Trailer rentals, box and utility only.

-- Truck rentals.

-- Veterinary clinics, small animals.

(3) Recreation and Amusement.

-- Athletic fields, including stadiums.

-- Golf courses, including the customary clubhouse and appurtenant facilities.

-- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.

-- Swimming pools.

-- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.

e. Lot Coverage. Structures shall not occupy more than eighty 85 percent of the net area of a lot or parcel of land.

f. Required Yards.

i. Front and Corner Side Yards.

(1) Each lot or parcel of land shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.

(2) At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with subsection E.3.j.

(3) The following uses are permitted in required front and corner side yards:

(a) Driveways, subject to the limitations of subsection E.3.i.i;

(b) Outdoor dining;

(c) Street furniture; and

(d) Pedestrian circulation areas, subject to the limitations of subsection E.3.h.viii.

(4) Each required front or side yard shall be landscaped in areas where none of the uses in subsection E.3.f.i.(3) are maintained and such landscaping shall comply with subsection E.3.j.

ii. Rear Yards.

(1) If a lot or parcel of land adjoins a residential zone at its rear lot line, such lot or parcel of land shall have a rear yard of at least five feet in depth.

(2) Required rear yards shall be landscaped to provide shielding for the adjoining residential zone and such landscaping shall comply with subsection E.3.j and the following requirements:

(a) If a lot or parcel of land is 60 feet or less in width at its rear lot line, at least two 24 inch box trees shall be planted, and such trees shall be planted 27 feet apart; and

(b) If a lot or parcel of land is more than 60 feet in width at its rear lot line, a 24 inch box tree shall be planted at the midpoint of the width of such lot, as measured at its rear lot line, and additional 24 inch box trees shall be planted at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

g. Structure Height.

i. If a lot or parcel of land does not adjoin a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be 35 feet, as measured before any fill is placed;

ii. If a lot or parcel of land adjoins a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be established as follows:

(1) If the adjoining lot or parcel of land in a residential zone has a lower elevation, the maximum structure height, including roof forms, shall be established as a 45 degree projection measured from six feet above the grade of the rear lot line before any fill is placed; and

(2) If the adjoining lot or parcel of land in a residential zone has a higher elevation, the maximum structure height, including roof forms, shall be established as a 45 degree projection measured from the grade of the rear lot line before any fill is placed.

h. Structure Design.

i. Design Features. New structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii:

(1) Arcading;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Colonnades;

(7) Courtyards;

(8) Decorative exterior stairs;

(9) Decorative grilles;

(10) Decorative iron fences;

(11) Masonry benches;

(12) Outdoor dining;

(13) Pergolas and trellises;

(14) Plazas;

(15) Recessed upper floor loggias or pergolas;

(16) Tile or masonry fountains; and

(17) Tiled bulkheads.

ii. Structure Frontage.

(1) If a new structure adjoins one public street or one yard required by subsection E.3.f that adjoins a public street, at least 50 percent of the ground floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.

(2) If a new structure adjoins multiple public streets and/or multiple yards required by subsection E.3.f that adjoin public streets:

(a). At least 50 of the longest ground floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and

(b). At least 33 percent of the other ground floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.

(3) At least 60 percent of all ground floor structure frontages adjoining a public street, or a yard required by subsection E.3.f that adjoins a public street, shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.

(4). At least 50 percent of all structure frontages above the ground floor that adjoin a public street, or a yard required by subsection E.3.f that adjoins a public street, shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.

iii. Architectural Style. Structures shall be designed in compliance with one of the following architectural styles, defined herein and further explained in the "Foothill Boulevard Design Guidelines," a separate document maintained by the department of regional planning:

(1) Victorian. For the purposes of this subsection, Victorian architectural style is defined as: employing prototypes from Medieval architecture using multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical, or native precedents; and clapboard or shingle with stucco wall covering.

(2) Arts and Crafts. For the purposes of this subsection, Arts and Crafts architectural style is defined as: employing low-pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables; porches of either full or partial width with a roof supported by tapered square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.

(3) Mission. For the purposes of this subsection, Mission architectural style is defined as: employing a mission shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing, such as patterned tiles or carved stonework.

(4) Prairie. For the purposes of this subsection, Prairie architectural style is defined as: employing a low-pitched roof that is primarily hipped and has widely overhanging eaves; single story wings or porches; eaves, cornices, and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, possibly horizontal board and batten.

(5) Spanish. For the purposes of this subsection, Spanish architectural style is defined as: employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California mission and rancho architecture; a low-pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical façade; rich details drawing from Moorish, Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco wall covering.

(6) Foothill Eclectic. For the purposes of this subsection, Foothill Eclectic architectural style is defined as: employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as "river rock."

iv. Roof Design. Roofs shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii and shall also comply with the following standards:

(1) Roofs and roof forms shall be employed on at least three of the four sides of a structure; and

(2) Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal.

v. Roof Projections.

(1) Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.

(3) Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the required structure height established by subsection E.3.g.

vi. Mechanical Equipment.

(1) Roof Mounted Equipment.

(a) Roof mounted equipment shall be screened from view on all four its sides by roof forms and/or architectural screening that is consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(b) Roof mounted equipment shall not occupy more than 15 percent of the total roof area.

(c) Roof mounted equipment shall not exceed eight feet in height, as measured from the roof.

(d) Roof mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.

(2) Mechanical equipment attached to the ground floor of a structure, including but not limited to individual air conditioning units, shall be screened or enclosed through use of landscaping compliant with subsection E.3.j or use of walls or fences compliant with subsection E.3.k.

vii. Exterior Lighting.

(1) Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public right-of-ways and residential zones.

viii. Pedestrian Circulation Areas. Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, and shall employ the following materials: brick, interlocking paving stones, or paver tiles.

ix. Pedestrian Entrances and Walk-Up Facilities.

(1) If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from such street.

(2) If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six feet from such street.

x. Windows.

(1) All ground floor structure frontages adjoining a public street, or a yard required by subsection E.3.f that adjoins a public street, shall include windows.

(2) Windows shall be designed so that storage areas within a structure are not visible and shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(3) Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.

(4) Tinted glass may be employed in a window above the ground floor of a structure.

(5) At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.

(6) Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each railing or grille is open to perpendicular view.

(7) Roll-up security gates and grilles shall not be installed on the exterior of any window.

xi. Awnings.

(1) Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by subsection E.3.h.ii, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) An open framework may be permitted beneath awnings.

(3) Multiple awnings belonging to a single commercial business shall be the same color and style.

(4) Awnings shall not employ glossy material or be internally lit.

(5) If the director determines that any awning on a lot or parcel of land is not maintained in good repair, the owner of such lot or parcel of land shall remove such awning within 30 days of receipt of notification from the director or his designee. For the purposes of this subsection, good repair shall be defined as not torn, ripped, or faded to a different color.

xii. Wall Finishes.

(1) Exterior wall finishes shall be applied on all sides of a structure and shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Exterior wall finishes shall employ the following materials: brick, shingles, lap siding, stucco, naturally occurring "river rock," and stone veneers.

(3) Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors, as defined in subsection E.1.a.

(4) Exterior wall finishes may employ the following design elements: rough textured wood beams, headers, trim, siding, pre-cast headers, lentils, casements, cornices, and trim.

xiii. Color. Earth tone colors, as defined in subsection E.1.a, shall be used as base colors on structures, with bright, non-pastel colors generally providing accent.

i. Parking Lot Design. The requirements of Section 22.52.1060 shall apply except where modified herein:

i. Driveways.

(1) Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.

(2) Only one driveway shall be provided to each public street adjoining a lot or parcel of land.

(3) The director may modify the requirements of this subsection, in consultation with the fire department and the department of public works, if he finds that such modifications are necessary for public health and safety by providing necessary fire department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from subsection G.

ii. Setbacks.

(1) If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from such public street unless a greater distance is required by subsection E.3.f.

(2) The area between a parking lot or parking structure and an adjoining public street shall be landscaped and such landscaping shall comply with subsection E.3.j.

iii. Fences and Walls.

(1) Where a fence or wall is required by this subsection or by Section 22.52.1060, such fence or wall shall comply with the requirements of subsection E.3.k.

(2) If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from such public street, shall be required. The director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.

iv. Landscaping. Parking lot landscaping shall comply with subsection E.3.j and the following requirements:

(1) One 24 inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.

(2) A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24 inch box tree shall be planted within such area.

(3) All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.

(4) The director may modify the requirements of this subsection when 20 or fewer parking spaces are provided on a lot or parcel of land if he finds that these requirements are infeasible due to the lot size and/or dimensions and that the modified requirements provide sufficient landscaping. Such modifications are exempt from subsection G.

v. Pedestrian Circulation Areas.

(1) Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(2) Pedestrian circulation areas within parking lots shall employ the following materials: brick, interlocking paving stones, or paver tiles.

vi. Lighting.

(1) Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(2) Each parking lot lighting fixture shall not exceed 250 watts and shall be directed away from adjacent public right-of-ways and residential zones.

j. Landscaping.

i. General Requirements.

(1) At least 15 percent of the net area of a lot or parcel of land shall contain landscaping planted in the ground.

(2) Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.

(3) Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.

(4) Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.

(5) Water features, including but not limited to fountains, shall use re-circulating water systems.

ii. Plant Materials.

(1) Plants shall be grouped in hydrozones, as required by Section 22.52.2230.

(2) Drought tolerant plants shall be provided in accordance with Section 22.52.2230.

(3) Trees shall be at least 24 inch box size and shall be supported with appropriate staking and guy wires.

(4) Shrubs.

(a) Shrubs shall be at least five gallon size.

(b) When planted to serve as a hedge or screen, shrubs shall be planted between two and four feet apart.

(5) Groundcover.

(a) Groundcover plants shall be planted between six and eight inches apart.

(b) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between eighteen and twenty-four inches apart.

(6) Turf grass shall be prohibited on any portion of a lot or parcel of land with a slope of 15 percent or greater.

iii. Existing Mature Trees. The following provisions shall not apply to oak trees, which are subject to the requirements of Part 16 of Chapter 22.56.

(1) For the purposes of this subsection, existing mature trees are defined as those trees that are at least eight inches in diameter as measured four and a half feet above mean grade.

(2) Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location

on the same lot or parcel of land, provided that such trees are moved in accordance with State of California Arboricultural practices.

iv. Maintenance.

(1) Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, liter removal, and replacement of plants as necessary.

(2) Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:

(a) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.

(b) The system shall be designed in coordination with the hydrozones established in subsection E.3.j.ii.(1).

(c) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public right-of-ways.

k. Walls and Fences.

i. Retaining Walls.

(1) Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors, as defined in subsection E.1.a.

(2) Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:

(a) Retaining walls shall be constructed in increments of four or fewer feet.

(b) Each increment of a retaining wall shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of subsection E.3.i.

(3) Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:

(a) If a retaining wall exceeds eight feet in height as measured from finished grade, the portion of such retaining wall above eight feet in height shall be constructed in increments of four or fewer feet.

(b) Each increment of a portion of a retaining wall above eight feet in height shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of subsection E.3.i.

(4) Retaining walls that employ crib wall construction are not required to meet the requirements of this subsection, provided that such retaining walls are landscaped in compliance with the requirements of subsection E.3.i.

ii. Other Walls and Fences.

(1) General Requirements.

(a) Walls and fences shall not exceed a height of six feet, as measured from finished grade.

(b) Walls and fences shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(c) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.

(2) Walls.

(a) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring "river rock."

(b) Walls shall be painted with earth tone colors as defined in subsection E.1.a.

(3) Fences.

(a) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that such wrought iron does not terminate at the top of the fence in curves.

(b). Chain link fences are permitted only when used for construction sites or for special events authorized by a temporary use permit pursuant to Part 14 of Chapter 22.56.

I. Signs. The requirements of Part 10 of Chapter 22.52 shall apply except where modified herein:

i. Non-Conforming Signs.

(1) An existing sign that was legally established and does not conform to the provisions of these area-specific standards shall be

removed within 10 years of the effective date of the ordinance creating these area-specific standards, as provided in Section 22.56.1540.A.2.

(2) An existing sign that was legally established and does not conform to the provisions of these area-specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this subsection E.3.i.

ii. General Requirements.

(1) A sign shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the structure onto which it is affixed.

(2) A sign shall employ earth tone colors, as defined in subsection E.1.a.

(3) Letters on a sign shall not exceed 18 inches in height.

(4) A sign shall have margins of at least 15 percent of the length of the copy on such sign.

(5) If a sign has two or more rows of copy, each row shall be separated by at least three-quarters of an inch.

(6) A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.

(7) The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.

iii. Wall Business Signs.

(1) Area Permitted.

(a) Each ground floor business

establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:

(i) Each wall business sign does not

exceed 25 square feet in area; and

(ii) All wall business signs placed 12

or more feet above finished grade do not cumulatively contain more than 35 percent of permitted wall business sign area.

(b) If a ground floor business establishment

adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed 15 square feet in area shall be permitted on the side of such business establishment with the least building frontage.

(c) If a ground floor business establishment

adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.

(2) Height Permitted. A wall business sign shall

not extend above a parapet wall or more than two feet above an eave.

iv. Awning Business Signs.

(1) Area Permitted.

(a) A ground floor business establishment

shall be permitted a maximum of one awning business sign.

(b) A ground floor business establishment

may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

(2) Other Requirements.

(a) An awning business sign shall be

located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.

(b) Letters on an awning business sign shall

not exceed eight inches in height.

(c) An awning business sign shall not be

internally lit.

v. Projecting Business Signs.

(1) Area Permitted.

(a) A ground floor business establishment

shall be permitted a maximum of one projecting business sign.

(b) A ground floor business establishment

may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot

of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

(c) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished grade shall be permitted without substitution of wall business sign area.

(2) Height Permitted.

(a) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.

(b) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.

vi. Roof Business Signs. Roof business signs, including signs painted on the surface of roofs, shall be prohibited.

vii. Freestanding Business Signs.

(1) Frontage.

(a) One freestanding business sign shall be permitted on a lot or parcel of land with a street or highway frontage having a continuous distance of between 100 and 199 feet.

(b) Two freestanding business signs shall be permitted on a lot or parcel of land with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.

(2) Type Permitted. A freestanding business sign shall be a monument sign. For the purposes of this subsection, a monument sign is defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.

(3) Size Permitted.

(a) A freestanding business sign shall not exceed six feet in height, eight feet in length, or one foot in width.

(b) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.

(4) Landscaping. A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of subsection E.3.j.

(5) Other Requirements.

(a) A freestanding business sign shall not rotate, move, or simulate motion in any way.

(b) A freestanding business sign shall not identify more than eight business establishments.

(c) A freestanding business sign shall not be internally illuminated or employ exposed neon.

viii. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.

ix. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.

x. Temporary Real Estate Signs. A temporary real estate signs shall not exceed 24 square feet in area and shall not be internally illuminated.

xi. Temporary Construction Signs. A temporary construction sign shall not exceed 80 square feet in area, shall not exceed six feet in height, shall not be placed more than six feet above finished grade, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

xii. Directional and/or Informational Signs. A directional and/or informational sign shall not exceed four square feet in area, shall not exceed three feet in height, and shall not be placed more than three feet above finished grade.

xiii. Special-Purpose Signs.

(1) A bulletin or special-event sign shall not exceed 12 square feet in area.

(2) Fuel pricing signs shall comply with the requirements of subsections E.3.I.vii.(2) through E.3.I.vii.(5).

(3) A public transportation sign shall not include advertising.

xiv. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.52.990:

(1) Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;

(2) Signs employing video components; and

(3) Signs emitting odors.

4. Area 2 – Foothill Boulevard Mid-Town Area.

a. Purpose. The Foothill Boulevard Mid-Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. The requirements of subsection E.3.c shall apply.

d. Zone-specific Use Standards.

i. Zone C-1.

(1) The requirements of subsection E.3.d.i shall apply.

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the department of public works.

ii. Zone C-2.

(1) In addition to the uses listed in Section 22.28.160, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(a) Drive-through facilities, either attached to a structure or detached in a separate structure.

(b) Sales.

-- Automobile sales, sale of new motor vehicles, including incidental repair, washing, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.

-- Boat and other marine sales.

(c) Services.

-- Automobile rental and leasing agencies.

-- Automobile repair and parts installation incidental to automobile supply stores.

-- Churches, temples, and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.

-- Communications equipment buildings.

including microwave facilities.

-- Electrical distribution substations,

stations, public utility.

-- Gas metering and control

-- Libraries.

-- Microwave stations.

-- Parking lots and parking  
buildings, except where accessory to a structure on the same lot or parcel of land.

-- Post offices.

-- Schools through grade 12,  
accredited, including appurtenant facilities which offer instruction required to be taught  
in the public schools by the State of California, in which no pupil is physically restrained.

-- Schools, business and  
professional, including art, beauty, dance, drama, and music, including trade schools  
specializing in manual training, shop work, or in the repair and maintenance of  
machinery or mechanical equipment.

-- Tool rentals.

(d) Recreation and Amusement.

-- Athletic fields, excluding  
stadiums.

-- Golf courses, including the  
customary clubhouse and appurtenant facilities.

-- Swimming pools.

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the department of public works.

iii. Zone C-3.

(1) The requirements of subsection E.3.d.ii shall apply.

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the department of public works.

e. Lot Coverage. The requirements of subsection E.3.e shall apply.

f. Required Yards. Rear yards shall be provided according to the requirements of subsection E.3.f.ii.

g. Structure Height. The maximum structure height, including roof forms, shall be 35 feet, as measured before any fill is placed.

h. Structure Design.

i. The requirements of subsections E.3.h.i and E.3.h.ii shall apply to new structures, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.4.f.

ii. The requirements of subsections E.3.h.iii through E.3.h.xiv shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the department of public works, except that:

(1) Reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.4.f; and

(2) Reference to the required structure height established by subsection E.3.g shall instead be made to the required structure height established by subsection E.4.g.

i. Parking Lot Design. The requirements of subsection E.3.i shall apply, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.4.f.

j. Landscaping. The requirements of subsection E.3.j shall apply, except that at least 10 percent of the net area of a lot or parcel of land shall contain landscaping planted in the ground.

k. Walls and Fences. The requirements of subsection E.3.k shall apply.

l. Signs. The requirements of subsection E.3.l shall apply.

5. Area 3 – Foothill Boulevard East Town Area.

a. Purpose. The Foothill Boulevard East Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. The requirements of subsection E.3.c shall apply.

d. Zone-specific Use Standards.

i. Zone C-2. The requirements of subsection E.4.d.ii.(1)

shall apply.

ii. (Reserved).

e. Lot Coverage. The requirements of subsection E.3.e shall

apply.

f. Required Yards.

i. Front and Corner Side Yards.

(1) Each lot or parcel of land shall have a front yard of at least 10 feet in average depth, provided that no portion of the front yard is less than five feet in depth, and shall have a corner side yard of at least 10 feet in average depth, provided that no portion of the corner side yard is less than five feet in depth.

(2) At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with subsection E.3.j.

(3) The following uses are permitted in required front and corner side yards:

(a) Driveways, subject to the limitations of subsection E.3.i.i;

(b) Outdoor dining;

(c) Street furniture; and

(d) Pedestrian circulation areas, subject to the limitations of subsection E.3.h.viii.

(4) Each required front or side yard shall be landscaped in areas where none of the uses in subsection E.5.f.i.(3) are maintained and such landscaping shall comply with the requirements of subsection E.3.j.

ii. Rear Yards. The requirements of subsection E.3.f.ii shall apply.

g. Structure Height.

i. If a lot or parcel of land does not adjoin a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be 42 feet, as measured before any fill is placed.

ii. If a lot or parcel of land adjoins a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be established by the requirements of subsection E.3.g.ii.

h. Structure Design.

i. The requirements of subsections E.3.h.i and E.3.h.ii shall apply to new structures, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.5.f.

ii. The requirements of subsections E.3.h.iii through E.3.h.xiv shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the department of public works, except that:

(1) Reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.5.f; and

(2) Reference to the required structure height established by subsection E.3.g shall instead be made to the required structure height established by subsection E.5.g.

i. Parking Lot Design. The requirements of subsection E.3.i shall apply, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.5.f.

j. Landscaping. The requirements of subsection E.3.j shall apply.

k. Walls and Fences. The requirements of subsection E.3.k shall apply.

l. Signs. The requirements of subsection E.3.l shall apply.

GE. Modification of Development Standards.

~~1. The director may permit modifications from the development standards specified herein (subsections E.1.a through E.1.f) where an applicant's request demonstrates to the satisfaction of the director all of the following:~~

~~\_\_\_\_\_ a. The application of the standards from which modification is sought would result in practical difficulties or unnecessary hardships;~~

~~\_\_\_\_\_ b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and~~

~~\_\_\_\_\_ c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.~~

~~\_\_\_\_\_ 2. Application. The procedure for filing a request for modification shall be the same as that for a director's review as set forth in Part 12 of Chapter 22.56 except that the applicant shall also submit:~~

~~\_\_\_\_\_ 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 200 feet from the exterior boundaries of the subject property;~~

~~\_\_\_\_\_ b. Two sets of mailing labels for the property owners referenced above;~~

~~\_\_\_\_\_ c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and~~

~~\_\_\_\_\_ d. A filing fee, as set forth in Section 22.60.100, under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.~~

~~\_\_\_\_\_ 3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the director within 15 calendar days after~~

~~receipt of such notice. A copy of the notice shall also be sent to the Crescenta Valley Town Council.~~

~~\_\_\_\_\_ 4. Decision.~~

~~\_\_\_\_\_ a. The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection G.1. If the director approves the application, the director shall notify the applicant and all property owners identified in subsection G.2.a of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.~~

~~\_\_\_\_\_ b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.~~

~~\_\_\_\_\_ c. No appeal fee shall be required except for an appeal filed by the applicant, who shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.~~

1. Modification Authorized. Modification of the development standards specified in subsections D.2 (Zone R-3), E.3.f (Required Yards), E.3.h

(Structure Design), E.3.i (Parking Lot Design), E.3.j (Landscaping), E.3.k (Walls and Fences), E.3.l (Signs), E.4.f (Required Yards), E.4.h (Structure Design), E.4.i (Parking Lot Design), E.4.j (Landscaping), E.4.k (Walls and Fences), E.4.l (Signs), E.5.f (Required Yards), E.5.h (Structure Design), E.5.i (Parking Lot Design), E.5.j (Landscaping), E.5.k (Walls and Fences), and E.5.l (Signs) shall be subject to the procedures specified in this section. Modification of the other development standards in this CSD shall be subject to a variance, as provided in Part 2 of Chapter 22.56.

2. Application. The procedure for filing a request for modification shall be the same as that for director's review, as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

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 role of the County of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;

c. A 1,000 foot ownership map drawn to a scale of one inch to 100 feet indicating the location of all such properties and the owners of such properties;  
and

d. A filing fee, as set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice.

a. At least 30 days prior to the date a decision is made, the director shall send notice of the pending application by first-class mail to the property owners on the list provided by the applicant and to the Crescenta Valley Town Council.

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the director within 14 calendar days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings identified in subsection G.4.a.

4. Findings.

a. The director shall approve or deny the application pursuant to the principles and standards of Section 22.56.1690 and the following findings:

i. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and

ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A.

b. The director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings, he may request alterations to

the development proposal and/or conditions of approval before making a decision on the application.

c. The director may refer an application to the regional planning commission for consideration in a public hearing. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60. The regional planning commission shall approve, conditionally approve, or deny the application pursuant to the findings identified in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

a. Notice.

i. If the director approves or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Crescenta Valley Town Council.

ii. The notice shall indicate that an appeal may be filed with the regional planning commission within 14 calendar days following the date on the notice.

b. Appeal.

i. An appeal shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60.

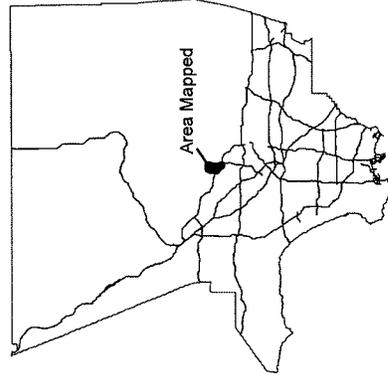
ii. The regional planning commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**Foothill Boulevard West-Town Area  
within Boundary of the  
La Crescenta - Montrose  
Community Standards District**

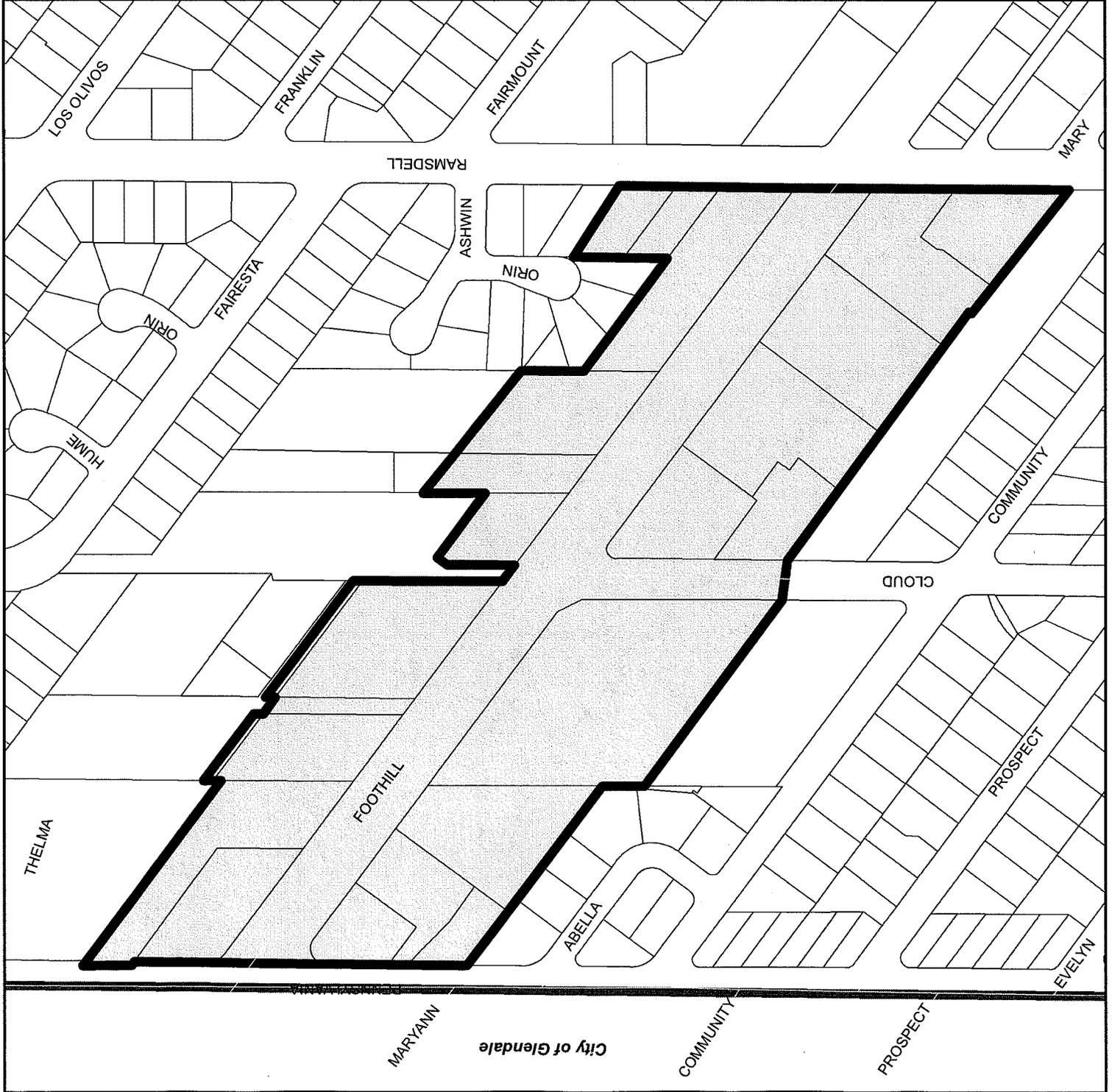
**Legend**

-  Foothill Blvd. West-Town Boundary
-  2006 Parcel Boundary
-  La Crescenta CSD Boundary

Key Map:



Los Angeles County  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

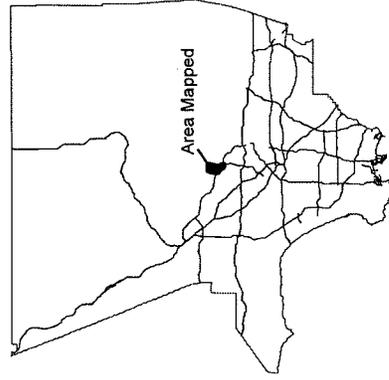


**Foothill Boulevard Mid-Town Area  
within Boundary of the  
La Crescenta - Montrose  
Community Standards District**

**Legend**

-  Foothill Blvd. Mid-Town Boundary
-  La Crescenta CSD Boundary
-  2006 Parcel Boundary

Key Map:



Los Angeles County  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

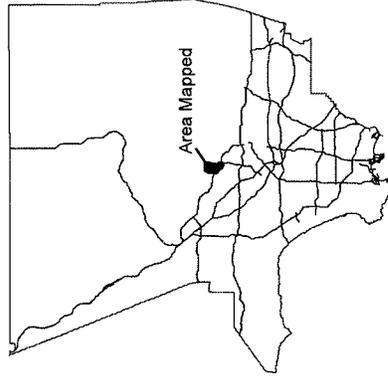


**Foothill Boulevard East-Town Area  
within Boundary of the  
La Crescenta - Montrose  
Community Standards District**

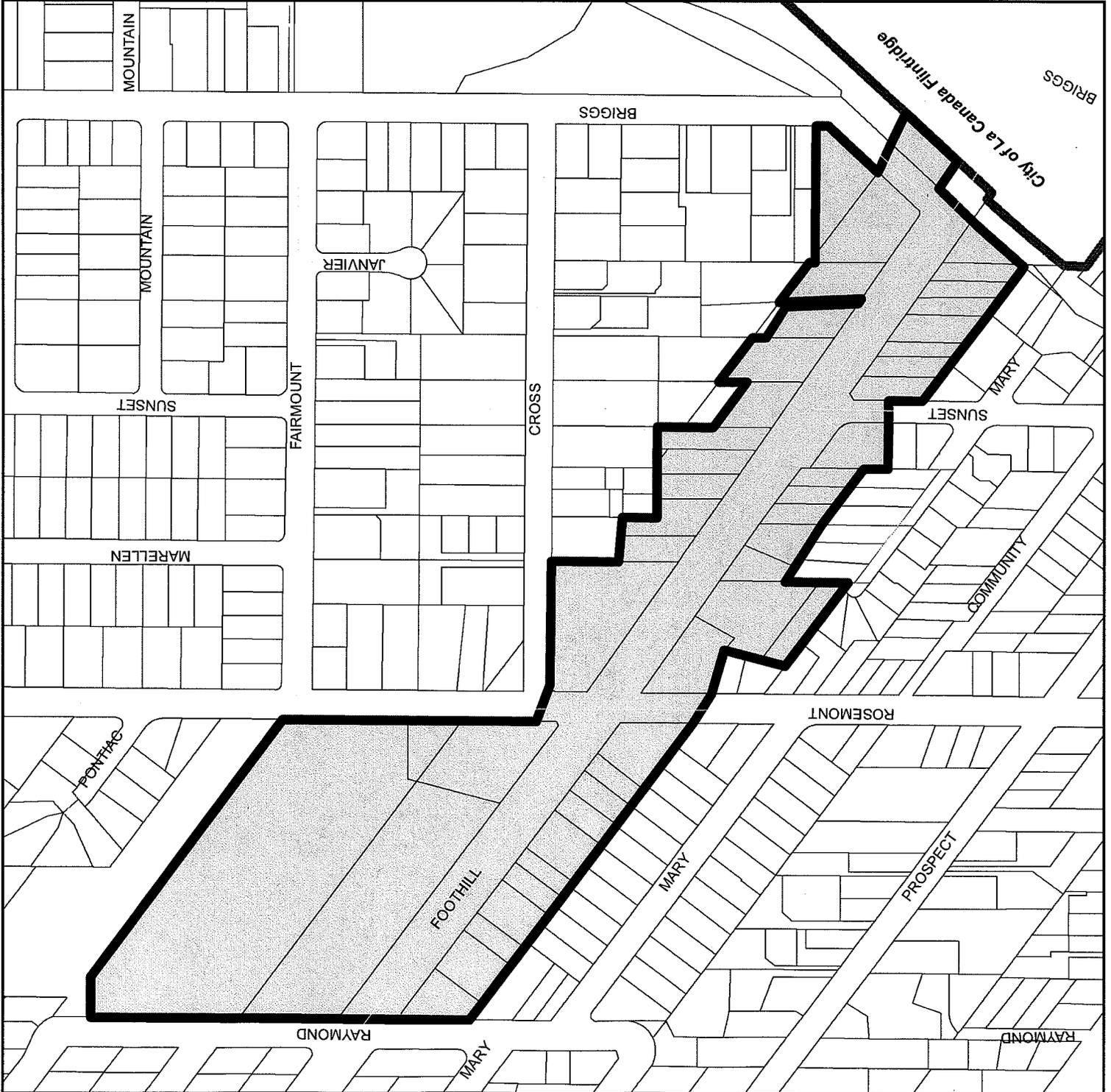
**Legend**

-  Foothill Blvd. East-Town Boundary
-  2006 Parcel Boundary
-  La Crescenta CSD Boundary

Key Map:



Los Angeles County  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012



# Attachment 5: Environmental Document

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: R2008-00088

1. DESCRIPTION: The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment. The objective of the CSD amendment, which would establish additional development standards for the Foothill Boulevard corridor within La Crescenta-Montrose, is to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. The standards specifically address structure design, parking lot design, wall and fence design, landscaping, setbacks, signage, and permitted uses. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance.
2. LOCATION: La Crescenta-Montrose
3. PROPONENT: Los Angeles County Department of Regional Planning
4. FINDINGS OF NO SIGNIFICANT IMPACTS:  
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:  
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,  
LOS ANGELES, CA 90012

PREPARED BY: Mitch Glaser  
Supervising Regional Planner

DATE: July 17, 2008



**\*\*\*\* INITIAL STUDY \*\*\*\***  
**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**  
GENERAL INFORMATION

<b>C.S. Map Date:</b>	July 17, 2008	<b>Staff Member:</b>	Mitch Glaser
<b>Thomas Guide:</b>	Pages 504, 534	<b>USGS Quad:</b>	Pasadena, Condor Peak
<b>Location:</b>	The unincorporated community of La Crescenta-Montrose is located approximately 13 miles north of the Los Angeles Civic Center. It is bounded by the Angeles National Forest to the north and northeast, the City of Glendale to west and south, and the City of La Canada Flintridge to the east.		
<b>Description of Project:</b>	The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment. The objective of the CSD amendment, which would establish additional development standards for the Foothill Boulevard corridor within La Crescenta-Montrose, is to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. The standards specifically address structure design, parking lot design, wall and fence design, landscaping, setbacks, signage, and permitted uses. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance.		
<b>Gross Area:</b>	2,195 acres (3.43 square miles)		
<b>Environmental Setting:</b>	The community of La Crescenta-Montrose is a suburban community located in an unincorporated area of Los Angeles County in the foothills of the San Gabriel Mountains.		
<b>Zoning:</b>	Various (R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-P, C-1, C-H, CPD, C-2-BE, C-3-BE)		
<b>General Plan:</b>	Various (Low Density Residential, Low/Medium Density Residential, Medium Density Residential, High Density Residential, Commercial)		
<b>Community/Area Wide Plan:</b>	N/A		

**Major projects in area:**

Project Number	Description	Status
N/A		

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- 

Trustee Agencies

- None
- State Fish and Game
- State Parks
- 
- 

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.
- City of Glendale
- City of La Canada Flintridge
- Caltrans
- CSU Fullerton
- 
- 
- 

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns Area
- \_\_\_\_\_

County Reviewing Agencies

- None
- Fire Department
- DPW: Traffic & Lighting, Geotechnical & Materials Engineering, Drainage and Grading
- Parks and Recreation

		ANALYSIS SUMMARY (See individual pages for details)		
		Less than Significant Impact/No Impact		
		Less than Significant Impact with Project Mitigation		
		Potentially Significant Impact		
		Potential Concern		
CATEGORY	FACTOR	Pg	<input type="checkbox"/>	<input type="checkbox"/>
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DEVELOPMENT MONITORING SYSTEM (DMS)**

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 1-Conservation/Maintenance, 7-Non-Urban Hillside
- Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Mitch Glaser, AICP, Supervising Regional Planner

Date: July 17, 2008

Approved by: Mitch Glaser, AICP, Supervising Regional Planner

Date: July 17, 2008

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                               |   |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?<br><u>The northern portion of the La Crescenta-Montrose community is traversed by the Sierra Madre Fault, however, the Foothill Blvd corridor is located further to the south (Los Angeles County Safety Element – Fault Rupture Hazards &amp; Seismicity Map).</u>   |
| b. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?<br><u>Areas of potential earthquake-induced landslides exist on the northern and northeastern portions of the La Crescenta-Montrose community, however, the Foothill Blvd corridor is located further to the south (State of California Seismic Hazard Zones Map – Pasadena &amp; Condor Peak Quads).</u>                               |
| c. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site located in an area having high slope instability?<br>_____  |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?<br><u>The Foothill Blvd corridor is located near the southern tip of La Crescenta-Montrose community where it is subject to liquefaction (State of California Seismic Hazard Zones Map – Pasadena Quad).</u>  |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any development that is considered a sensitive use is not being proposed.</u> |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?<br><u>Grading will not be required by the proposed CSD zoning ordinance amendment.</u>   |
| g. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?<br>_____  |
| h. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors? <u>N/A</u>   |

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Approval of Geotechnical Report by DPW

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional design standards for the Foothill Blvd corridor within La Crescenta-Montrose. Any future development proposals will require appropriate environmental review to address potential geotechnical concerns and be subject to the Alquist-Priolo Act.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br><u>The Eagle Canyon and Pickens Canyon drainage channels cross the Foothill Blvd corridor, however, they are located below grade (Pasadena and Condor Peak Quads).</u>   |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><u>The Foothill Blvd corridor is not located in any flood hazard zones such as 100-year or 500-year floodplains (Los Angeles County Safety Element – Flood Inundation Hazards Map).</u>  |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?<br><u>The Foothill Blvd corridor is heavily urbanized and is not subject to high mudflow conditions.</u>   |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?<br><u>Grading will not be required by the proposed CSD zoning ordinance amendment.</u>  |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?<br><u>The proposed CSD zoning ordinance amendment is not proposing development that would alter the existing drainage pattern of the community. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| f. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., dam failure)? <u>N/A</u>  |

### STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Section 308A                       Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size                       Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development that exacerbate any existing flood hazards.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  
The northern portion of the community of La Crescenta-Montrose is located in Fire Zone 4, however, the Foothill Blvd corridor is not (Los Angeles County Safety Element – Wildland & Urban Fire Hazards Map).
  - b.    Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?  
The northern portion of the community of La Crescenta-Montrose is located in Fire Zone 4, however, the Foothill Blvd corridor is not. Access along Foothill Blvd is considered to be adequate.
  - c.    Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  
Foothill Blvd is a dedicated four-lane State highway. Dwelling units are not being proposed as part of the subject CSD zoning ordinance amendment. Access for future projects will be evaluated on a case by case basis.
  - d.    Is the project site located in an area having inadequate water and pressure to meet fire flow standards?  
The proposed CSD area is served by the Crescenta Valley Water District which provides adequate water pressure in compliance with current Fire Code.
  - e.    Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?  
Although there are potentially dangerous fire hazard uses such as gas stations along the Foothill Blvd corridor, the proposed CSD zoning ordinance amendment does not involve development in close proximity to such potentially dangerous fire hazard uses. Any future proposed uses located next to flammables will be conditioned appropriately by the Fire Department.
  - f.    Does the proposed use constitute a potentially dangerous fire hazard?  
The proposed CSD zoning ordinance amendment does not involve a potentially dangerous fire hazard. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.
  - g.    Other factors? N/A

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834  Fire Ordinance No. 2947  Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Project Design  Compatible Use

The proposed Foothill Blvd planning area is not located in a high fire hazard zone and has adequate site access. Development that will be impacted by potentially dangerous fire hazard uses such as gas stations in the community is not proposed. Any future development proposals will require appropriate environmental review to address potential fire hazard concerns through implementation of provisions and requirements of the County's Building and Fire Codes.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant  Less than significant with project mitigation  Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
Interstate 210 is a potential high noise source that runs east-west through the community of La Crescenta-Montrose, however, it is 1,700 feet south of the Foothill Blvd corridor.
- b.    Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
The Foothill Blvd corridor is heavily developed with commercial uses and does not accommodate sensitive uses such as schools, hospitals, and senior citizen facilities.
- c.    Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Such standards could reduce ambient noise levels including those associated with special equipment or parking areas.
- d.    Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Such standards could reduce ambient noise levels in the project vicinity.
- e.    Other factors? N/A

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778  Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size  Project Design  Compatible Use

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It will not create additional development that will have noise impacts to sensitive uses such as schools, hospitals, and senior facilities. Noise impacts from Interstate 210 is insignificant as it is 1,700 feet south of the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address noise concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant  Less than significant with project mitigation  Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site located in an area having known water quality problems and proposing the use of individual water wells?<br/> <u>The Foothill Blvd corridor does not have any known water quality problems, and development requiring the use of individual water wells is not being proposed. Water to the community is provided by the Crescenta Valley Water District in compliance with State and Federal water quality requirements.</u></p>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the proposed project require the use of a private sewage disposal system?<br/> <u>Development requiring the use of private sewage disposal system is not being proposed. The Foothill Blvd corridor is served by public sewer.</u></p>   |
|    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?</p>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?<br/> <u>The proposed CSD zoning ordinance amendment does not involve construction that could significantly impact water quality and runoff. The Foothill Blvd corridor is served by storm drains and public sewer. Any future development proposals will be subject to compliance with NPDES standards.</u></p>                    |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?<br/> <u>The proposed CSD zoning ordinance amendment does not involve post-development activities that could potentially degrade quality of storm water runoff and discharges. Any future development proposals will be subject to compliance with NPDES standards.</u></p> |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p>Other factors? <u>N/A</u></p>   |

### STANDARD CODE REQUIREMENTS

- Industrial Waste Permit                       Health Code Ordinance No. 7583, Chapter 5  
 Plumbing Code Ordinance No. 2269                       NPDES Permit Compliance (DPW)

### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size                       Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. The Foothill Blvd corridor is served by public water and sewer and storm drains. There will not be any impacts to water quality since the proposed CSD zoning ordinance amendment will not increase demand for water and sewer services.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Commercial development that will exceed the State's criteria for regional significance is not being proposed.</u>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?<br><u>Interstate 210 runs east-west through the southern portion of the La Crescenta-Montrose community, however, it is 1,700 feet south of the Foothill Blvd corridor. The Foothill Blvd corridor is developed with commercial uses and does not accommodate sensitive uses such as schools and parks. Any future development proposals will have to meet AQMD thresholds.</u>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will have to meet AQMD thresholds.</u>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?<br><u>Interstate 210 is a potential source of obnoxious odors, dust, and hazardous emissions, however, it is 1,700 feet south of the Foothill Blvd corridor. The proposed CSD zoning ordinance amendment does not involve development that would generate obnoxious odors, dust, and hazardous emissions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan?<br><u>The proposed CSD zoning ordinance amendment does not involve development that would obstruct implementation of applicable air quality plans. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?<br><u>The proposed CSD zoning ordinance amendment does not involve any development that would violate any air quality standard or contribute to an existing or projected air quality violation. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?<br><u>The proposed CSD zoning ordinance amendment does not involve development that would increase criteria pollutants.</u>   |
| h. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors: <u>N/A</u>  |

**STANDARD CODE REQUIREMENTS**

- Health and Safety Code Section 40506  
 **MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**  
 Project Design  Air Quality Report

A potential source of emissions is Interstate 210 which runs through the southern portion of the La Crescenta-Montrose community. However, it is 1,700 feet south of the Foothill Blvd corridor and would not pose any air quality concerns. Any future development proposals will require appropriate environmental review to address air quality concerns.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?</p> <p><u>The Foothill Blvd corridor is not located within any SEAs (Los Angeles County 2006 SEA Map) and is heavily developed with commercial uses.</u></p>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <p><u>The proposed CSD zoning ordinance amendment does not require grading, fire clearance, or flood related improvements that will remove substantial natural habitat areas. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Development is not proposed.</u></p>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?</p> <p><u>The Eagle Canyon and Pickens Canyon drainage channels cross the Foothill Blvd corridor, however, they are located below grade (Pasadena and Condor Peak Quads).</u></p>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?</p> <p><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. The Foothill Blvd corridor is developed with commercial uses and does not accommodate sensitive habitats. Any future proposed development projects will be subject to the Los Angeles County Oak Tree Ordinance.</u></p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Does the project site contain oak or other unique native trees (specify kinds of trees)?</p> <p><u>Some portions of the Foothill Blvd corridor do accommodate oak trees. However, the proposed CSD zoning ordinance amendment does not involve any development. Any future proposed development will be subject to the Los Angeles County Oak Tree Ordinance.</u></p>  |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?</p> <p><u>Due to its proximity to the Angeles National Forest, the La Crescenta-Montrose community may contain sensitive species habitats, however, the Foothill Blvd corridor is located further to the south and is heavily urbanized. Development is not proposed.</u></p>  |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? <u>N/A</u>  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size     Project Design     Oak Tree Permit     ERB/SEATAC Review

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address biota concerns. Properties containing oak trees will be subject to the County Oak Tree Ordinance.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 4. Archaeological / Historical / Paleontological**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. A limited portion of the Foothill Blvd corridor contains rock outcroppings, however, development is not being proposed.</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?<br><u>There are rock formations located along the Foothill Blvd corridor, however, development is not proposed.</u>   |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?<br><u>There are no known historic structures or site along the Foothill Blvd corridor.</u>  |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. It is not proposing development that would cause a substantial adverse change in the significance of a historical or archaeological resource.</u>   |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?<br><u>There is a limited area of rock outcroppings that remain undisturbed along the Foothill Blvd corridor. However, the proposed CSD zoning ordinance amendment does not involve any development. All future proposed development projects will be subject to appropriate environmental reviews for paleontological resources.</u>   |
| f. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>   |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design       Phase I Archaeology Report

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address archaeological, historical, and paleontological concerns. Such review will include a Phase I Archaeology Report to address issues where identified.

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?<br><u>The proposed CSD zoning ordinance amendment would not result in the loss of any known mineral resources as the Foothill Blvd corridor is not located within a mineral resource zone.</u>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?<br><u>The Foothill Blvd corridor is not located in a mineral resource zone. The proposed CSD zoning ordinance amendment would not result in the loss of any known mineral resource discovery sites.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>   |

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Lot Size             Project Design

The proposed CSD area is not located in a mineral resource zone and will not have an impact to known mineral resources.

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?<br><u>The Foothill Blvd corridor is fully developed with commercial uses and does not accommodate any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract?<br><u>The proposed CSD zoning ordinance amendment establishes design standards for commercial structures, setbacks, and landscaping. There would be no impact to agricultural uses as the Foothill Blvd corridor does not have agricultural zoning.</u>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?<br><u>The Foothill Blvd corridor is fully developed with commercial uses and does not accommodate farmland.</u>   |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size             Project Design

The proposed CSD zoning ordinance amendment will not have an impact to agricultural resources as there are no prime farmland and land of statewide significance in the Foothill Blvd corridor planning area.

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?<br><u>Development is not proposed as part of the proposed CSD zoning ordinance amendment. The Foothill Blvd corridor is not considered a scenic corridor and there would be no obstruction of views from the proposed CSD amendment.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?<br><u>The proposed CSD zoning ordinance amendment does not involve development as it establishes design, setback, and landscaping standards for commercial structures. The Foothill Blvd corridor is a dedicated State highway and does not accommodate a riding or hiking trail.</u>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?<br><u>The Foothill Blvd corridor is heavily developed with commercial uses and does not contain unique aesthetic features.</u>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures. Such standards will reduce any future development from being out of character with adjacent uses. Out-of-character uses are not being proposed.</u>  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?<br><u>The proposed CSD zoning ordinance amendment does not involve development. It establishes design, setback, and landscaping standards for commercial structures. Such standards will reduce substantial sun shadow, light, and glare problems.</u>  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): <u>N/A</u>  |

**MITIGATION MEASURES /**  **OTHER CONSIDERATIONS**

- Lot Size       Project Design       Visual Report       Compatible Use

The proposed CSD zoning ordinance amendment will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor and will not have an impact to visual quality in the community as there are no scenic highway/corridors or hiking and riding trails along the Foothill Blvd corridor.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?<br><u>The Foothill Blvd corridor is a heavily traveled roadway, however, the proposed CSD zoning ordinance amendment will not create congestion problems as development is not proposed.</u>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?<br><u>The proposed CSD zoning ordinance amendment does not involve development that will result in any hazardous traffic conditions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?<br><u>The proposed CSD zoning ordinance amendment does not involve development that will result in parking problems with a subsequent impact on traffic conditions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?<br><u>The proposed CSD zoning ordinance amendment does not involve development that will result in inadequate access during an emergency. It establishes design, setback, and landscaping standards for commercial structures. Any future development projects will be subject to safety provisions regulated by Public Works and the Fire Department.</u>                                  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?<br><u>The proposed CSD zoning ordinance amendment does not involve development that will exceed CMP Transportation Impact Analysis thresholds. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?<br><u>The proposed CSD zoning ordinance amendment would not conflict with adopted policies, plans, or programs supporting alternative transportation as it establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Development is not proposed.</u>   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Project Design     Traffic Report     Consultation with Traffic & Lighting Division

The proposed La Crescenta-Montrose CSD zoning ordinance amendment is not proposing development that will result in an reduction or increase of parking spaces and will not create hazardous traffic conditions. Any future development proposals will require appropriate environmental review to address traffic and access concerns.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><u>The Foothill Blvd corridor is on public sewer, however, the proposed CSD zoning ordinance amendment does not involve any development that will require an increase in sewage capacity. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br><u>The proposed CSD zoning ordinance amendment does not involve any development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.</u>   |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u><br>_____<br>_____<br>_____   |

**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES /  OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create capacity problems at the district level?<br/> <u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p>                                      |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create capacity problems at individual schools which will serve the project site?<br/> <u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p>    |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create student transportation problems?<br/> <u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create student transportation problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p>                                |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create substantial library impacts due to increased population and demand?<br/> <u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create substantial library impacts. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p> |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Site Dedication       Government Code Section 65995       Library Facilities Mitigation Fee

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will not have an impact to educational or library facilities as student-generating development is not proposed. The new expansion of the old Crescenta Valley Library on Foothill Blvd will provide increased library services. Any future development proposals will require payment of school and library impact fees.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?  
*There are several Los Angeles County Fire Stations in and around the CSD area. The closest station serving the CSD area is Fire Station #63 located at 4526 N. Ramsdell Ave, La Crescenta, CA. The proposed CSD zoning ordinance amendment will not create staffing or response time problems at the fire or sheriff's station and will not increase density beyond what is authorized.*
- b.    Are there any special fire or law enforcement problems associated with the project or the general area?  
*The nearest Sheriff's station serving the CSD area is the Crescenta Valley Station located at 4554 N. Briggs Ave, La Crescenta, CA. The proposed CSD zoning ordinance amendment would not create any special fire or law enforcement problems at the fire or sheriff's station.*
- c.    Other factors? N/A

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Fire Mitigation Fees

*The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor and will not result in the increase of density. Fire or Sheriff's response time and enforcement will not be increase as development is not proposed.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

- Potentially significant  Less than significant with project mitigation  Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

Yes No Maybe

- a.    Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?  
Adequate water supply to the Foothill Blvd corridor is supplied by the Crescenta Valley Water District.
- b.    Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?  
The Foothill Blvd corridor is adequately served by the Crescenta Valley Water District for fire fighting needs. Existing water pressure meets County fire fighting standards.
- c.    Could the project create problems with providing utility services, such as electricity, gas, or propane?  
The proposed CSD zoning ordinance amendment does not involve any development that will create problems with providing utility services. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Utility services for the Foothill Blvd corridor is served by SCE and Southern California Gas Company.
- d.    Are there any other known service problem areas (e.g., solid waste)?  
The Foothill Blvd corridor is developed with commercial uses that may potentially create service problems, however, the proposed CSD zoning ordinance amendment does not involve any development, and service problems are not exacerbated. Therefore, demand for other services will not increase.
- e.    Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?  
The proposed CSD zoning ordinance amendment does not propose any additional development. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. There would be no impact to services such as fire protection, police protection, schools, parks, or roads.
- f.    Other factors? N/A

**STANDARD CODE REQUIREMENTS**

- Plumbing Code Ordinance No. 2269
- Water Code Ordinance No. 7834

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Lot Size
- Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address utility and other service concerns.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects and will not result in an inefficient use of energy resources.</u>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects that will result in a major change in the patterns, scale, or character of the community. It does not increase density for the Foothill Blvd corridor.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?<br><u>The Foothill Blvd corridor does not contain agricultural land.</u>   |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>   |

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot size                       Project Design                       Compatible Use

The proposed La Crescenta-Montrose CSD zoning ordinance amendment does not create increased demand for energy use and will not change the patterns, scale, or character of the CSD area. It will establish additional development standards for the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address concerns relating to energy resources and change in patterns, scale, and character of the community.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br><u>Commercial uses along the Foothill Blvd corridor may contain potentially hazardous materials on-site, however, the proposed CSD zoning ordinance amendment does not involve development projects.</u>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br><u>The proposed CSD zoning ordinance amendment does not involve the use of hazardous wastes stored on-site.</u>  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects that will have a negative impact to residential units, schools, or hospitals.</u>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?<br><u>The Foothill Blvd corridor is heavily developed. Ground water contamination is not reported as a problem in the community.</u>   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects that would create a significant hazard to the public or the environment through the accidental release of hazardous materials into the environment.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project generate hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br><u>The proposed CSD zoning ordinance amendment does not involve development of any projects, therefore, adoption of the CSD amendment would not generate hazardous emissions or handle hazardous materials, substances, or waste.</u>       |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br><u>The Foothill Blvd corridor does not contain hazardous materials sites as referenced in the Department of Toxic Substances Control EnviroStor database.</u>      |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br><u>The Foothill Blvd corridor is not located within an airport land use plan nor is it within the vicinity of any private airstrips or public airports.</u>                           |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br><u>The proposed CSD zoning ordinance amendment does not propose development projects that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</u>                                       |
| j. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Zone changes that may conflict with the plan designation are not proposed as part of this amendment.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed.</u>   |
| c. |                          |                                     |                          | Can the project be found to be inconsistent with the following applicable land use criteria:  |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria?   |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria?   |
|    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other? <u>N/A</u>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?<br><u>The proposed CSD zoning ordinance amendment is not proposing any development and would not physically divide an established community.</u>  |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>   |

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address land use consistency.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will impact regional or local population projections.</u>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will induce substantial direct or indirect growth in an area.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is proposed that will displace existing housing.</u>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will result in a substantial job/housing imbalance or substantial increase in VMT.</u>                   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will require new or expanded recreational facilities for future residents. Future subdivisions will be subject to the Quimby Act.</u>     |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No residents is being displaced.</u>   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address population, employment, and recreation concerns.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a.    Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- 
- a.    Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?
- 
- a.    Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
- 

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7, REGIONAL PLANNING  
IGR/CEQA BRANCH  
100 MAIN STREET  
LOS ANGELES, CA 90012-3606  
PHONE (213) 897-3747  
FAX (213) 897-1337



*Flex your power!  
Be energy efficient!*

July 31, 2008

Mitch Glaser  
County of Los Angeles Department of Regional Planning  
320 West Temple Street, Room 1352  
Los Angeles, CA 90012

La Crescenta - Montrose Community Standards District  
Negative Declaration SCH No. 2008071036  
County Case R2008-0088 IGR No. 080730/EK  
LOS / 210 / R16.5 – R20.3

Dear Mitch Glaser:

We have received the Initial Study and Negative Declaration (MND) for the Project referenced at above right. Zoning for the Foothill Avenue corridor within jurisdiction of Los Angeles County is amended to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. For the California State Department of Transportation (Department), we have the following comments.

We commend the orientation towards pedestrian traffic. We ask that substantial improvements for pedestrians be made so to lead to more use of transit and ride-sharing for transportation. The Department favors balanced use of travel modes. More variety in use of transportation alternatives would tend to allow more efficient use of the nearby freeway State Route I-210 and of other facilities managed by the Department. You may check with us for advice.

Please keep us advised of any forthcoming substantial building projects in the corridor.

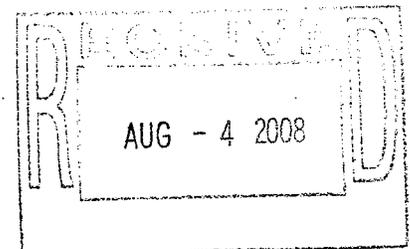
If you have any questions regarding our comments, please refer to our internal Record Number 080730/EK. Also please do not hesitate to contact our review coordinator Edwin Kampmann at (213) 897-1346 or to contact me at (213) 897-6696.

Sincerely,

Elmer Alvarez  
IGR/CEQA Program Manager

cc: Scott Morgan, State Clearinghouse

*"Caltrans improves mobility across California"*



# **Attachment 6: Legal Notice of Board Hearing**

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING  
ON PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE)  
OF THE LOS ANGELES COUNTY CODE

**LA CRESCENTA-MONTROSE COMMUNITY STANDARDS (CSD) AMENDMENT:**

**The objective of the CSD amendment is to establish Area-Specific Standards for the Foothill Boulevard corridor to create a cohesive identity for the corridor through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community of La Crescenta-Montrose.**

**NOTICE IS HEREBY GIVEN** that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance to amend the La Crescenta-Montrose Community Standards District (CSD) to establish Area-Specific Standards for the Foothill Boulevard corridor.

**NOTICE IS ALSO HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on \_\_\_\_\_, 2009** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Mr. Mitch Glaser at (213) 974-6476 between 7:30 a.m. and 5:30 p.m. Monday through Thursday or e-mail him at [mglaser@planning.lacounty.gov](mailto:mglaser@planning.lacounty.gov). Project materials will also be available on the Department of Regional Planning website at <http://planning.lacounty.gov/docOrd.htm>.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

---

SACHI A. HAMAI  
EXECUTIVE OFFICER-CLERK OF  
BOARD OF SUPERVISORS

# **Attachment 7: List of Persons to be Notified**

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

**LIST OF PERSONS TO BE NOTIFIED**

The *List of Persons to be Notified* has been submitted to the Executive Office of the Board of Supervisors.