Attachment 5: Draft Ordinance

(DRAFT)

ANALYSIS

This ordinance amends Title 22 of the Los Angeles County Code to revise and establish additional development standards to the East Los Angeles Community Standards District for future development in residential, commercial and industrial zones to enhance the community aesthetics; encourage pedestrian oriented development, as well as reinvestment in existing older buildings; and streamline the process for modification of development standards. The development standards include façade design standards as well as signage, landscaping, parking and other requirements.

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EML:
07/23/14
08/26/14

ORDINANCE NO. (DRAFT)

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to revise and establish additional development standards to the East Los Angeles Community Standards District.

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

SECTION 1. Section 22.44.118 is hereby amended to read as follows:

22.44.118 East Los Angeles Community Standards District.

A. Intent and Purpose. The East Los Angeles Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The East Los Angeles Community Standards District is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

B. Description of District. The boundaries of the East Los Angeles Community Standards District coincide with the combined boundaries of the East Los Angeles, City Terrace, Eastside Unit Number 1, Eastside Unit Number 2, and Eastside Unit Number 4 Zoned Districts. This unincorporated area is bordered by the city of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the city of Commerce on the south.

C. Applicability.

1. General Applicability. These standards shall apply to all new development projects for which a complete application has been filed on or after the effective date of this ordinance amendment. A complete application that was filed

before the effective date of this ordinance shall comply with the regulations and all applicable Title 22 provisions that were in effect at the time that the respective complete application was filed.

2. Additions, Repairs, or Modifications to Existing Development. The standards contained in this ordinance shall apply to additions, or modifications to existing development, and new uses proposed for existing facilities, except where stated below. When additions are made to existing development that is not otherwise exempt by this subsection 22.44.118.C.2, these standards shall apply only to the addition. When modifications are made to existing development, such as new signs, landscaping, façade treatments, parking, or a change in use, only those aspects being modified shall be required to be in compliance with these standards.

a. Normal maintenance to an existing building or structure which are necessary to ensure it is safe and habitable for its ordinary and intended use;

b. Remodeling of interior space which does not cause an increase in the gross square footage of nonresidential floor area, the number of hotel rooms, or the number of dwelling units, and if such interior remodeling does not cause windows to be removed;

c. Modifications to properties with a valid conditional use permit in good standing upon the effective date of this ordinance shall not be subject to the regulations contained herein and instead shall be allowed to conform to the condition of approval requirements of said conditional use permit, and may be amended pursuant to Part 11 of Chapter 22.56 of Title 22 or a Revised Exhibit "A" in compliance with the requirements of the zoning district in effect for such property prior to the effective date of

this ordinance; except when a new conditional use permit is required, in which case the these proposed standards shall apply to that new conditional use permit application.

d. Designated Historic Landmark. The Hearing Officer, pursuant to a Director's Review, may waive provisions of these standards for the repair or restoration of a Designated Historic Landmark.

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

a. Generally, except as otherwise provided for in this subsection 22.44.118.C.3, the nonconforming use and structure provisions in Sections 22.56.1500, et seq., of Title 22 shall apply to all uses and structures in the CSD area that were legally established or built prior to the effective date of this ordinance, except for the following:

i. The termination period enumerated in section 22.56.1540 shall not apply to dwelling units that legally existed prior to the effective date of this ordinance. For the purposes of this subsection 22.44.118.C.3, dwelling units that legally existed prior to the effective date of this ordinance shall be considered conforming.

iii. Earthquake Hazard Reduction. Alterations to nonconforming buildings or structures due to seismic retrofitting requirements in compliance with Chapters 95 and 96 of Title 26 (Building Code) are allowed; and the provisions in section 22.56.1510.H related to the maintenance of nonconforming buildings or structures shall not apply to such alterations.

~~C~~D. Community-wide Development Standards.

1. Fences. Notwithstanding the general limitation in Section 22.48.160

concerning the height of fences in required front and corner side yards of residential zones, the following shall apply to fences over three and one-half feet in height:

a. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted.

b. If site plans are submitted to and approved by the ~~planning~~ ~~d~~Director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The ~~planning~~ ~~d~~Director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan.

c. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

d. All fence elements shall be designed to provide minimum corner sight distance to the satisfaction of the Director in consultation with the Department of Public Works.

e. All ingress and egress points shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Director of Public Works.

2. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications

related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

3. Signage. Signage as permitted in nonresidential zones.

a. One freestanding sign shall be permitted where at least one of the following findings can be made, and provided the freestanding sign area does not exceed a total of 240 square feet:

i. Subject building is at least 35 feet from the front property line.

ii. Subject building has more than two tenants and the secondary tenants have no street frontage.

iii. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.

b. All other business ~~S~~sign areas, excluding freestanding and outdoor advertising signs shall comply with the following requirements:

i. Excluding freestanding and outdoor advertising signs, ~~T~~the total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). Total sign area greater than 240 square feet but up to a maximum of 350 square feet shall require approval of a Minor Variation by the Director as provided in this section. More than 350 square foot of sign area shall be modified with a conditional use permit.

ii. Building face area is the height of the building (not including the parapet) multiplied by its frontage.

c. Outdoor advertising signs shall comply with the following requirements:

i. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another.

ii. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another.

iii. The sign area of outdoor advertising signs shall not exceed 200 square feet.

iv. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

v. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.

d. Sign Program. Sign program for commercial establishments consisting of four or more businesses.

i. Commercial establishments consisting of at least four tenant spaces shall submit a master sign program for the purposes of establishing a common design theme for the commercial center before any business sign is erected in said commercial establishment. For existing commercial establishments that meet this threshold, the sign program shall be submitted and approved by the Director when re-facing or replacement of existing signage is proposed. No new business sign shall be installed in any commercial establishment that meets this threshold until the required sign program has been approved by the director.

ii. The sign program shall require new business signs to

comply, where applicable, with subsections D.3 and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new signs in the commercial establishment will be compatible with each other.

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

4. Parking. Automobile parking shall be provided in accordance with Title 22, except that:

a. The following requirements shall apply to existing commercial buildings in nonresidential zones:

b. Parking required for each eating or drinking establishment within existing commercial buildings constructed prior to September 22, 1970, shall be based on the general commercial Zoning Code requirements at the time the building was constructed.

c. No additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building unless accessible parking spaces are required by Title 26, Chapter 11B, of the Los Angeles County Code.

d. In the event that the gross floor area is increased, additional parking spaces and landscaping shall be developed for the increased floor area as required by Part 11 of Title 22.

5. Loading.

a. Loading spaces shall be located away from adjacent residential uses or residential zones to the extent possible.

6. Access.

a. Where an alley is located adjacent to the lot, parking shall be accessed through the alley unless alley access is deemed inadequate due to alley width, limited sight distance, or as otherwise determined by the Director in consultation with the Department of Public Works and the Fire Department.

b. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property.

c. All ingress and egress access points shall be designed o provide minimum corner sigh distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director.

d. The location of any parking stalls shall be setback a sufficient distance from the public right of way, subject to the review of the Director in consultation with the Department of Public Works, so that when in use, vehicular movement from the public right of way to the site is not impeded.

e. Site access points shall be designed so that adequate line of site to the public right of way is not impeded.

7. Outdoor Fixtures.

a. Prohibited Outdoor Fixtures. The following outdoor fixtures are prohibited where located outdoors and clearly visible from the street:

- Donation boxes or bins such as for, but not limited to, donation of clothing and shoe items.

- Machines such as, but not limited to, photo booths, water vending, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

- Animated figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon, or human figure.

8. Clotheslines. Clotheslines or clothesline structures used for drying or airing clothing items are permitted, provided they are located at the rear of a property where a residential use is maintained, and not visible from adjoining street when viewed at ground level.

9. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing legal nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings and renovation of exterior facades are permitted. This building improvement incentive is designed to encourage property improvements to existing legal nonconforming buildings.

10. Service Areas and Mechanical Equipment. Service areas and mechanical equipment shall be visually unobtrusive and integrated with the design of the site and building.

a. Locate service entrances, utility boxes, waste disposal areas and similar uses adjacent to alleys and away from streets.

b. Locate utility access and services such as back-flow preventers, transformer boxes, gas and electric meters, and other utilities adjacent to alleys, subject to requirements and approval of the associated utility company.

c. All rooftop equipment shall be screened by a parapet or other architectural feature that is architecturally integral to the building.

d. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the frontage of buildings.

e. When a service entrance is visible from a street or open space, the service area shall be designed to be architecturally compatible with the building or adjacent building.

11. Outdoor Lighting. Outdoor lighting shall comply with the following requirements:

a. The light source (i.e. bulb, etc.) shall not be visible from off-site.

b. Glare and reflections shall be confined to the boundaries of the site. Each light source shall be shielded and directed away from the adjoining properties and public rights-of-way.

12. Modification.

a. The Director may permit a minor variation from the community-wide standards as specified in subsections D.3.b.i. and D.3.d through D.11 of this section where an applicant's request for a modification demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee of a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

iii. A Conditional Use Permit will be required upon denial of a minor variation request of the standards specified herein.

c. Unless specified otherwise in the section, a conditional use permit shall be required for all other modifications of these standards, except the standards related to height.

~~D~~E. Zone Specific Development Standards.

1. R-1 Zone.

a. The maximum height permitted in Zone R-1 shall be 25 feet.

b. Landscaping. The required front yard shall contain a minimum of 50 percent landscaping and maintained with grass, shrubs and trees. Where lots are less than 35 feet in width, the front yard landscaping shall be 25 percent.

c. Design Requirements. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standards:

i. Wall Finish. At least fifty percent of the Building walls fronting any street shall incorporate at least two of the following surface materials:

- Brick,
- Natural stone,
- Terra Cotta,
- Stucco or other similar troweled finishes,

ii. Architectural Elements. Buildings shall incorporate at least three of the following elements along the side of the wall fronting any street:

- Arcading,
- Arches,
- Awnings,

- Balconies,
- Bay Windows,
- Colonnades,
- Counrtyards,
- Decorative exterior stairs,
- Decorative iron fences,
- Plazas,
- Porch, covered and open on at least three sides,

iii. Building Access.

- The main pedestrian entrance of at least one dwelling unit shall face the street.

2. R-2 Zone.

a. The maximum height permitted in Zone R-2 shall be 35 feet.

b. ~~Refer to the standards prescribed for Zone R-1 for landscaping requirements.~~ The landscaping and design requirements prescribed in section E.1.b and E.1.c for Zone R-1 Zone shall apply to Zone R-2.

3. R-3 Zone.

a. The maximum height permitted in Zone R-3 shall be 35 feet.

b. ~~Refer to R-1 for landscaping requirements.~~ The landscaping and design requirements prescribed in section E.1.b and E.1.c for Zone R-1 Zone shall apply to Zone R-3.

c. Infill Development. Where there are vacant lots or legal nonconforming uses in a Zone R-3, infill development is ~~encouraged~~ permitted. A

density bonus of 15 percent may be allowed for development on such lots, subject to a conditional use permit to ensure that the proposed development conforms with the character of the area.

d. Lot Consolidation. Lot consolidation in the R-3 Zone is highly encouraged by providing the following bonuses subject to the issuance of a conditional use permit. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development. ~~Development of this type may qualify for the following bonuses subject to the issuance of a conditional use permit:~~

i. Combined lots totaling 20,000 square feet or more--10 percent density bonus;

ii. Combined lots totaling 40,000 square feet or more--15 percent density bonus.

4. R-4 Zone.

a. The landscaping and design requirements prescribed in section E.1.b and E.1.c for Zone R-1 Zone shall apply to Zone R-4.

45. C-1 Zone.

a. The maximum height permitted in Zone C-1 shall be 35 feet. ~~Each development in his zone shall be subject to this subsection D4.~~

b. Multiple-tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in the Los Angeles County Building Code, the following shall apply:

i. ~~A conditional use permit shall first be obtained as provided in Part 1 of Chapter 22.56.~~ New and/or existing commercial establishments that meet this threshold shall obtain a conditional use permit as provided in Part 1 of Chapter 22.56.

ii. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area.

iii. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

c. Landscaping and Buffering.

~~i. Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.~~

~~ii~~ i. Where a commercial zone abuts a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided.

~~iii~~ ii. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the ~~d~~Director.

~~iv. Permanent irrigation systems shall be required and maintained in good working order.~~

~~v~~iii. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.

~~vi~~iv. A site plan shall be submitted to and approved by the ~~d~~ Director to ensure that the use will comply with the provisions of this section as

provided in Part 12 of Chapter 22.56.

~~vii~~v. The ~~d~~Director ~~of planning~~ may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, title or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the ~~d~~Director shall find that the intent and spirit of this section is being carried out.

~~d. Loading. Where practical loading doors and activity shall be located away from adjacent residences.~~

d. Required Building Frontages. Each building shall be composed of at least one of the frontage types listed below, or combination thereof. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If an encroachment permit is not granted for a specific design feature, the requirement to include that design feature as part of the project shall not apply unless the Director, in his/her sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely on outside of the public right of way.

i. Terrace. Description: In the Terrace Frontage, the main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This frontage type can be used to provide at-grade access

while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

Configuration	
Depth	7 feet minimum
Finish Level Above Sidewalk	3 feet minimum
Perimeter Wall Height	4 feet maximum
Distance Between Stairs	50 feet minimum
Length of Terrace	150 feet maximum
Miscellaneous	- These standards shall be used in conjunction with those of the shop front frontage. In case of conflict between them, the Terrace Frontage standards shall prevail. - Low walls used as seating are encouraged.

ii. Forecourt. Description: In a Forecourt Frontage, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Configuration	
Width, Clear	10 feet minimum, 60 feet maximum
Depth, Clear	20 feet minimum, 60 feet maximum
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65%
Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum

Miscellaneous	- Operable awnings are encouraged. - Open ended awnings are encouraged. - Rounded, hooped, or bubble awning are discouraged. - Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

iii. Shop Front. Description: A Shop Front is located on the main facade of the building and is at or near the frontage line with an at-grade entrance along the public right of way. It has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types. Refer to section D.5.j for requirements pertaining to awnings and canopies.

Configuration	
Minimum Height	11 feet
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65%
Awning	
Depth	4 feet minimum*
Height, Clear	8 feet minimum*
Miscellaneous	- Operable awnings are encouraged. - Open ended awnings are encouraged. - Rounded, hooped, or bubble awning are discouraged. - Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open towards the street are encouraged provided it does not impede into the public right of way.

* For canopies and awnings that encroach within the public right of way, the minimum clear height and maximum depth shall be governed by Title 16 and Title 26 of the Los Angeles County Code.

e. Facade Height Articulation Requirements. Each building with more than one story, or portions of buildings with more than one story, shall have at

minimum a distinctive: building base; building middle; and building top (eave, cornice and/or parapet line) that complement and balance one another.

i. A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades shall be avoided.

f. Main Building Entrance. Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For the purposes of this subsection, a main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance and it is the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, by definition there is no main entrance. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

i. At least one of the following treatments shall be used for a main building entrance:

- Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface;

- Located in the center of the facade, as part of a symmetrical overall composition;

- Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

- Marked or accented by a change in the roofline or change in the roof type;

- Corner buildings shall provide prominent corner entrances for shops and other activity-generating uses.

g. Roof Requirements.

i. A horizontal articulation shall be applied at the top of the building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the building, to differentiate the roofline from the building, and to add visual interest.

ii. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

iii. Parapet walls shall have cornice detailing or a distinct shape or profile, e.g. a gable, arc, or raised center.

iv. Metal seam roofing, if used, shall be anodized, fluorocoated or painted. Copper and lead roofs shall be natural or oxidized.

h. Wall Surface Material Requirements. Building walls shall be constructed of durable materials such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

i. Standards for the use of decorative concrete block, stucco or other similar troweled finishes in non- residential, mixed-use, and multifamily residential buildings:

(1) Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50% of the street facade. When used

for the street facade, buildings shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

(2) Stucco or other similar troweled finishes shall:

- Be smooth to prevent the collection of dirt and surface pollutants;

- Be trimmed or combined with wood, masonry, or other durable material, and be limited to a maximum of 50% of the street facade; and

- Not extend below two feet above grade of the street facade. Concrete, masonry, natural stone or other durable material shall be used for wall surfaces within two feet above grade of the street facade.

(3) Change in materials shall be used to articulate building elements such as base, body, parapets caps, bays, arcades and structural elements. Not all building elements require a change in material. Change in materials shall be integral with building facade and structure, rather than an application.

(4) Side and rear building facades shall have a level of trim and finish compatible with the front facade if they are clearly visible from streets.

(5) Blank wall areas without windows or doors are only allowed on internal-block side-property line walls. Surface reliefs,

decorative vines, and/or architectural murals and other surface enhancements shall be considered and may be approved by the Director. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

(6) Building walls shall contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall; or medium or dark window and door trim on a white or light building wall, or other contrasting wall and trim combinations.

i. Wall Openings.

i. For storefront frontages: Window-to-Wall Proportion. In general, upper stories shall have a window to wall area proportion that is less than that of ground floor storefronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

ii. Window Inset. Glass shall be recessed or project at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

iii. Glazing. Reflective glazing shall not be used.

iv. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

v. To encourage the continuity of retail sales and services, at least 65 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

j. Awnings and Canopies.

i. Awnings and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

ii. Awning and canopies shall match the shape or width of the window, door, or other opening.

iii. Materials. Awnings and canopies may be constructed of metal, wood or fabric.

iv. Lighting. Incorporating lighting into an awning or canopy is allowed, except that an internally illuminated awning that glows is prohibited.

v. All awnings and canopies that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If the encroachment permit is not granted, the requirement to include an awning or canopy as part of the project shall not apply unless the Director, in his/her sole discretion, requires that the project be redesigned so that an awning or canopy can be installed entirely outside of the public right of way.

~~5~~6. C-2 Zone.

a. The maximum height permitted in Zone C-2 shall be 35 feet.

b. Refer to the standards prescribed for Zone C-1 for landscaping and multiple-tenant commercial requirements.

c. Refer to the standards prescribed in subsections E.5.d through E.5.j.

~~6~~7. C-3 Zone.

a. The maximum height permitted in Zone C-3 shall be 40 feet.

b. Refer to C-1 for multiple-tenant commercial landscaping and buffering and loading requirements.

c. Refer to the standards prescribed in subsections E.5.d through E.5.j.

~~7~~8. C-M Zone.

a. The maximum height permitted in Zone C-M shall be 40 feet.

b. Refer to C-1 for multiple-tenant commercial landscaping, buffering and loading requirements.

c. Refer to the standards prescribed in subsections E.5.d through E.5.j.

~~8~~9. M-1 Zone.

a. The maximum height permitted in Zone M-1 shall be 35 feet.

b. All lots and parcels of land created after the effective date of the ordinance from which this subsection derives shall contain a net area of at least 7,500 square feet.

c. Setbacks of at least 10 feet shall apply where the industrial parcel is immediately adjacent to a residential ~~or commercial~~ use.

d. When adjacent to a residential zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.

e. Refer to C-1 for landscaping requirements.

f. Where a commercial use is maintained, the standards prescribed in subsections E.5.d through E.5.j shall apply in M-1 zone.

~~9~~10. M-1-1/2 Zone.

a. The maximum height permitted in Zone M-1-1/2 shall be 35 feet.

b. Refer to M-1 for other requirements.

~~10~~11. M-2 Zone.

a. The maximum height permitted in Zone M-2 shall be 35 feet.

b. Refer to M-1 for other requirements.

~~11~~12. ( )-P Zone.

a. Each parking facility in the Parking Zone shall be adjacent to a minimum of one side of another parking facility or commercial use.

b. Parking for residential development in this zone shall not be rented, leased or used by any adjacent or surrounding commercial development.

13. Modifications.

a. The Director may permit modifications from the zone specific development standards as specified in subsections E.1.c, E.2.b, E.3.b, E.4.a, and E.5.d through E.5.j, E.6.c, E.7.c, E.8.c and E.9.d of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee for a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

~~E~~ F. Area Specific Development Standards.

1. Whittier Boulevard Area.

a. Intent and Purpose. The Whittier Boulevard area specific development standards are established to provide a means of implementing the East Los Angeles Community Plan ("community plan"). The community plan's land use map and policies encourage a specific plan for the Whittier Boulevard area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the community plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a community business district. Furthermore, the provisions of this section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

b. Description of Area. The Whittier Boulevard area is located approximately five miles east of the Los Angeles Civic Center. The area is located

within the southern portion of the East Los Angeles unincorporated area and it encompasses approximately 73 acres along the commercial corridor of Whittier Boulevard from Atlantic Boulevard on the east to the Long Beach Freeway on the west. The boundaries of the Whittier Boulevard area are shown on the map entitled "East Los Angeles Community Standards District" following this section.

c. Whittier Boulevard Area Wide Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52, except that:

(1) Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.

(2) Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.

(3) For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.

(4) There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

ii. Setbacks. New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of subsection E1dvii of this section, landscaping, street furniture and newsstands.

iii. Signs.

(1) Except as herein specifically provided, all signs shall be subject to the provisions of Part 10 of Chapter 22.52.

(2) The sign regulations prescribed herein shall

not affect existing signs which were established in accordance with this title prior to the effective date of the ordinance codified in this section.* Changes to existing signs, including size, shape, colors, lettering and location, shall conform to the requirements of this section.

(3) All signs in disrepair shall be repaired so as to be consistent with the requirements of this section or shall be removed within 30 days from receipt of notification by the ~~d~~Director that a state of disrepair exists.

(4) Wall Signs.

(a) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.

(b) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.

(c) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.

(5) Roof Signs.

(a) Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.

(b) Roof signs shall be designed and incorporated as an architectural feature of the building.

(6) Prohibited Signs. The following signs are prohibited:

(a) Outdoor advertising, including billboards;

(b) Freestanding pole signs;

(c) Freestanding roof signs not in conformance with subsection F.1.c.iii.(5) of this section.

(7) Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require

approval of a minor variation by the ~~d~~Director as provided in this section.

iv. Design Standards. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

(1) Materials.

(a) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the ~~d~~Director.

(b) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the ~~d~~Director.

(2) Awnings.

(a) Awnings shall be the same color and style for each opening on a single storefront or business.

(b) Awnings shall be complimentary in color and style for each storefront in a building.

(c) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the ~~d~~Director that a state of disrepair exists.

(3) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.

(b) If air-conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be

visible by pedestrians at street level or by adjacent residential properties.

(4) Security.

(a) Chain link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

(b) All security bars and grilles shall be installed on the inside of the building.

(c) Folding accordion grilles installed in front of a storefront are prohibited.

(d) Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.

(e) Fences on rooftops visible from normal public view within 300 feet are prohibited.

v. Graffiti. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard area:

(1) All structures, walls and fences open to public view shall remain free of graffiti.

(2) In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

d. Whittier Boulevard Area Zone Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:

i. Permitted Uses. Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.28.180 except that:

(1) The following uses shall require a conditional use permit:

(a) Sales.

-- Auction houses.

-- Feed and grain sales.

-- Ice sales.

-- Pawn shops, provided a 1,000-foot separation exists between such establishments.

(b) Services.

-- Air pollution sampling stations.

-- Churches, temples, and other places used exclusively for religious worship.

-- Dog training schools.

-- Drive-through facilities.

-- Electric distribution substations including microwave facilities.

-- Furniture transfer and storage.

-- Gas metering and control stations, public utility.

-- Laboratories, research and testing.

-- Mortuaries.

-- Motion picture studios.

-- Parcel delivery terminals.

-- Radio and television broadcasting studios.

-- Recording studios.

-- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment.

(2) The following uses shall be prohibited:

(a) Sales.

-- Automobile sales, sale of new and used motor vehicles.

-- Boat and other marine sales.

-- Mobilehome sales.

-- Recreational vehicle sales.

-- Trailer sales, box and utility.

(b) Services.

-- Automobile battery service.

-- Automobile brake and repair shops.

-- Automobile muffler shops.

-- Automobile radiator shops.

-- Automobile rental and leasing agencies.

-- Automobile repair garages.

-- Boat rentals.

-- Car washes, automatic, coin operated and hand wash.

-- Trailer rentals, box and utility.

-- Truck rentals.

ii. Parking.

(1) All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.

(2) A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.

iii. Landscaping. Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

(1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the ~~d~~Director.

(2) All landscaping shall be maintained in a good

and healthy condition by the property owner, lessee, or agent thereof.

(3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.

(4) A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.

(5) Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.

iv. Loading. Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.

v. Trash Enclosure. Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.

~~vi. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings, renovation of front, side and rear facades and/or property improvements at the rear of existing structures are authorized. This building improvement incentive is designed to encourage property improvements to existing nonconforming buildings.~~

~~vii~~ vi. Outside Display--Private Property. Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to ~~d~~Director's review.

~~viii~~ vii. Pedestrian Character.

(1) To encourage the continuity of retail sales and

services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(2) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(3) A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(4) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

e. Minor Variations. Under exceptional circumstances, the ~~d~~Director may permit minor variation from the standards specified in subsections F.1.c.iii.(3) and (7), subsection ~~E~~F.1.c.iv, subsection F.1.d.ii.(2) and subsections ~~E~~F.1.d.iv ~~and E1dvi~~ ~~E1dvii~~ of this section.

i. In order to permit such variation, the applicant must demonstrate through the ~~d~~Director's review procedure that:

(1) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;

(3) Granting the requested variation will not be materially detrimental to property or improvements in the area;

(4) No more than two unrelated property owners have expressed opposition to the minor variation; and

(5) Granting the requested variation will be

consistent with the goals of the community plan.

ii. The procedure for filing a minor variation will be the same as that for ~~d~~Director's review, except that the applicant shall also submit:

~~(1) A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~(2) Two sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;~~

~~(3) A map drawn to scale specified by the dDirector indicating where all such ownerships are located; and~~

(4) ~~A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size.~~ Filing fee for a Site Plan Review, Discretionary, Minor Variation.

iii. Not less than 20 days prior to the date an action is taken, the ~~d~~Director shall send notice to the owners of record within a distance of 250 feet of the subject property ~~using the mailing labels supplied by the applicant~~. Any interested person dissatisfied with the action of the ~~d~~Director, may file an appeal from such action. Such appeal shall be filed with the ~~h~~Hearing ~~o~~Officer within 10 calendar days following notification.

2. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on the map entitled ~~"Commercial/Residential Mixed Use Area"~~ "East Los Angeles Community Standards District (CSD)" following this section. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements:

a. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.

b. The hours of operation for commercial uses shall be limited

to the hours of 7:00 a.m. to 10:00 p.m.

~~3. Maravilla Redevelopment Project Area (Reserved).~~

~~4~~3. Union Pacific Area.

a. Intent and Purpose. The Union Pacific area-specific development standards are established in order to address land use and development issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the East Los Angeles Community Plan are implemented, thereby improving the appearance of the community and preserving the area's housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.

b. Description of Area. The unincorporated area of Union Pacific is located approximately five miles southeast of the Los Angeles Civic Center. The area is located in the southewest corner of the East Los Angeles unincorporated area, and it encompasses approximately 223 acres immediately south of the 5 (Santa Ana) Freeway. The boundaries of the Union Pacific area are the city of Commerce to the east and south, the city of Los Angeles to the west, and the Santa Ana Freeway to the north. ~~The map of the Union Pacific area follows this section.~~ The Union Pacific Area is shown on the map entitled "East Los Angeles Community Standards District (CSD)" following this section.

c. Union Pacific Area-Wide Development Standards--Signs. Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a conditional use permit and compliance with the standards set forth in subsection C.3.c of this section. All other outdoor advertising signs shall be prohibited. This subdivision shall be suspended during the life of interim ordinance No. 2002-0031U, including any extension thereof.

d. Union Pacific Area-Wide Development Standards--Graffiti. The standards for graffiti removal prescribed for the Whittier Boulevard area, as contained in subsection ~~E~~F.1.c.v of this section, shall apply.

e. Union Pacific Zone-Specific Development Standards--Zone

C-M. Uses subject to permits. In addition to the uses specified in Section 22.28.260, the following uses shall require a conditional use permit in Zone C-M as provided in Part 1 of Chapter 22.56:

i. Sales.

-- Feed and grain sales.

-- Nurseries, including the growing of nursery stock.

ii. Services.

-- Boat rentals.

-- Car washes; automatic, coin-operated, and hand wash.

-- Frozen food lockers.

-- Furniture and household goods; the transfer and storage of.

-- Gas metering and control stations; public utility.

-- Laundry plants; wholesale.

-- Parcel delivery terminals.

-- Stations; bus, railroad, and taxi.

-- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.

-- Truck rentals.

iii. Recreation and Amusement.

-- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.

-- Athletic fields and stadiums.

-- Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iv. Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

-- Aluminum products.

-- Metal plating.

-- Shell products.

-- Stone products.

-- Yarn products, excluding dyeing of yarn.

f. Union Pacific Zone-specific Development Standards--Zone M-1.

i. Permitted uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.32.040, subject to the same limitations and conditions set forth therein, except as otherwise provided in subsections ~~E.4.f.ii~~ F.3.f.ii and F.4.f.iii of this section. Premises in Zone M-1 may also be used for:

-- Childcare centers.

ii. Uses subject to permits. In addition to the uses specified in Section 22.32.070, the following uses shall require a conditional use permit in Zone M-1 as provided in Part 1 of Chapter 22.56:

-- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

-- Agricultural contractor equipment, sale or rental or both.

-- Animal experimental research institute.

-- Automobile body and paint shops, if all operations are conducted inside of a building.

-- Automobile upholstering.

-- Baseball park.

-- Billboards; the manufacture of.

-- Bottling plant.

-- Building materials; the storage of.

-- Carnivals, commercial or otherwise.

-- Cellophane products; the manufacture of.

-- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.

-- Cold-storage plants.

-- Concrete batching, provided that the mixer is limited to one cubic yard capacity.

-- Contractor's equipment yards, including farm equipment and all equipment used in building trades.

-- Dairy products depots and manufacture of dairy products.

-- Distributing plants.

-- Electrical transformer substations.

-- Engraving; machine metal engraving.

-- Ferris wheels.

-- Fruit packing plants.

-- Heating equipment; the manufacture of.

-- Ink; the manufacture of.

-- Iron; ornamental iron works, but not including a foundry.

-- Laboratories for testing experimental motion picture film.

-- Lumberyards; except the storage of boxes or crates.

-- Machine shops.

-- Machinery storage yards.

-- Metals:

(1) Manufacture of products of precious metals;

(2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving;

(3) Metal fabricating;

(4) Metal spinning;

(5) Metal storage;

(6) Metal working shops;

(7) Plating and finishing of metals, provided no perchloric acid is used.

-- Motors; the manufacture of electric motors.

-- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

-- Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

-- Outside storage.

-- Paint; the manufacture and mixing of.

-- Pallets; the storage and manufacture of.

-- Plaster; the storage of.

-- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.

-- Riding academies.

-- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

-- Rug cleaning plant.

-- Sheet metal shops.

-- Shell products; the manufacture of.

-- Shooting gallery.

-- Soft drinks; the manufacture and bottling of.

-- Stables; private, for the raising and training of racehorses.

-- Starch; the mixing and bottling of.

-- Stone; marble and granite, and the grinding, dressing, and cutting of.

-- Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.

-- Stove polish; the manufacture of.

-- Tire yards and retreading facilities.

-- Trucks; the parking, storage, rental, and repair of.

-- Ventilating ducts; the manufacture of.

-- Wallboard; the manufacture of.

-- Welding.

-- Wineries.

iii. Prohibited uses. The following uses shall be prohibited in Zone M-1:

-- Boat building.

-- Breweries.

-- Bus storage.

-- Canneries.

-- Car barns for buses and streetcars.

-- Casein; the manufacture of casein products.

-- Cesspool pumping, cleaning, and draining.

-- Dextrine; the manufacture of.

-- Engines; the manufacture of internal combustion and steam engines.

-- Fox farms.

-- Fuel yard.

-- Incinerators; the manufacture of.

-- Lubricating oil.

-- Machinery; the repair of farm machinery.

-- Marine oil service stations.

-- Moving van storage and operating yards.

-- Presses; hydraulic presses for the molding of plastics.

-- Produce yards, terminals, and wholesale outlets.

-- Refrigeration plants.

-- Sand; the washing of sand to be used in sandblasting.

-- Sodium glutamate; the manufacture of.

-- Valves; the storage and repair of oil well valves.

-- Wharves.

-- Wood yards; the storage of wood or a lumberyard.

-- Yarn; the dyeing of yarn.

g. Union Pacific Zone-specific Development Standards--Zones C-M, M-1, and M-2. Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

i. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

(1) Landscaping shall be distributed along said frontage in accordance with a site plan approved by the ~~d~~Director.

(2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

(3) A permanent watering system shall be

provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.

ii. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material as specified in Section 22.52.630 in amounts sufficient, as determined by the ~~d~~Director, to cover the wall, fence, or building and to discourage graffiti and vandalism.

iii. Wall, fence, or building landscaping required by subsection ~~E.4.g.ii~~ E.3.g.ii of this section shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the ~~d~~Director or within three years, whichever is less, the temporary fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.

h. Union Pacific Zone-specific Development Standards--Non-Conforming Residential Uses in Zones C-M and M-1. The termination periods enumerated in Section 22.56.1540 shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones C-M and M-1. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones C-M and M-1 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

i. Union Pacific Zone-specific Development Standards--Minor Variations in Zones C-M, M-1, and M-2.

i. The ~~d~~Director may permit minor variations from the standards specified in subsection ~~E.4.g~~ E.3.g of this section where an applicant's

request for a minor variation demonstrates to the satisfaction of the ~~d~~Director all of the following:

(1) The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the East Los Angeles Community Plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific area;

(3) Granting the requested minor variation will not be materially detrimental to properties or improvements in the area;

(4) No more than one property owner has expressed opposition to the minor variation. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

(5) Granting the requested minor variation will be consistent with the goals of the East Los Angeles Community Plan.

ii. The procedure for filing a request for a minor variation shall be the same as that for ~~d~~Director's review, except that the applicant shall also submit:

~~(1) A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~(2) Three sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;~~

~~(3) A map drawn to scale specified by the dDirector indicating where all such ownerships are located; and~~

(1) ~~A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size.~~ Filing fee of a Site Plan Review, Discretionary, Minor Variation.

iii. Not less than 20 days prior to the date an action is taken, the ~~d~~Director shall send notice to the owners of record within a distance of 250 feet from the subject property ~~using the mailing labels supplied by the applicant~~. Such notice shall indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the ~~d~~Director within 15 calendar days after receipt of such notice.

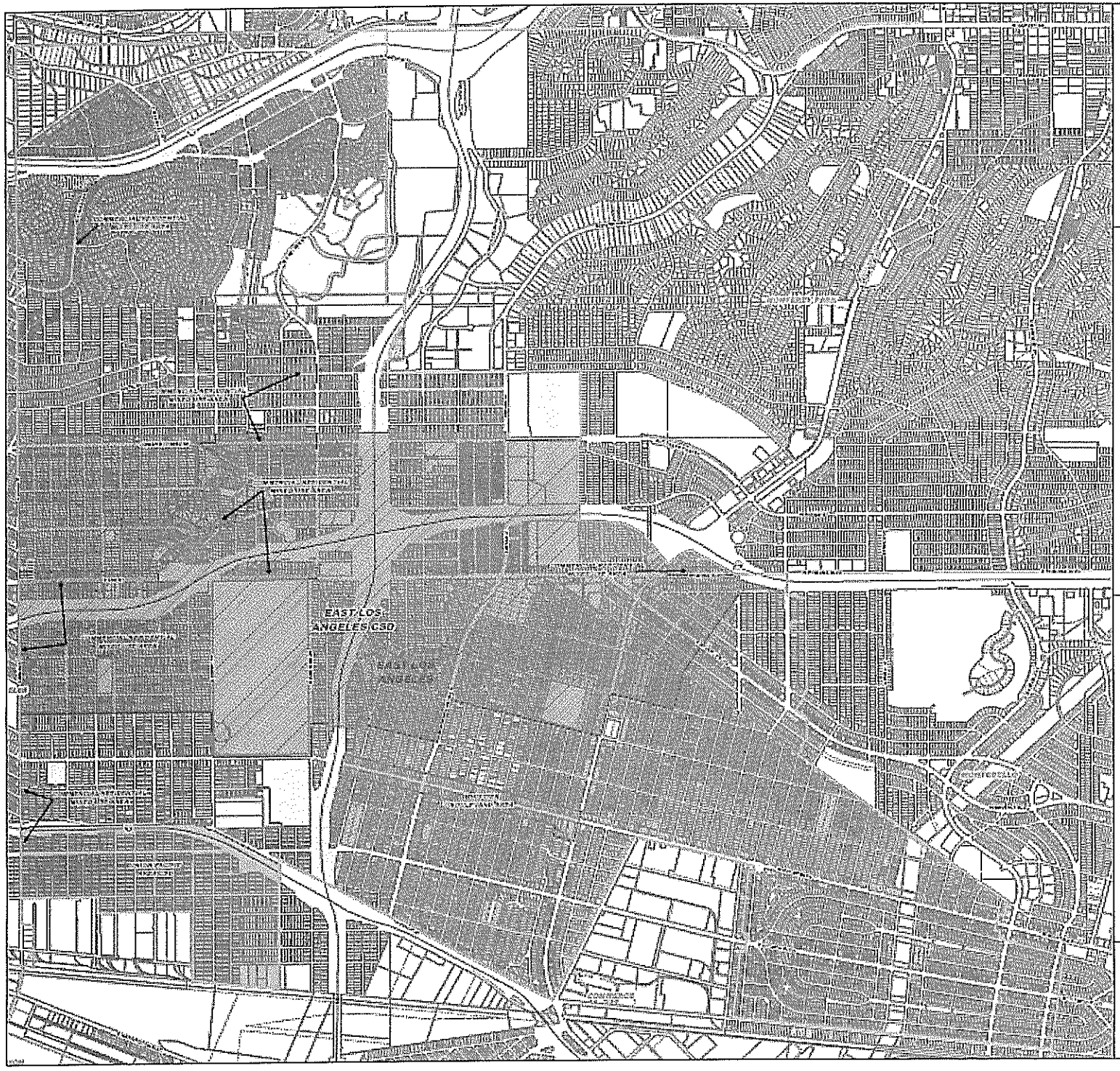
iv. The ~~d~~Director shall approve an application for a minor variation where the requirements of subsection ~~E~~F.4.i of this section are satisfied.

v. The ~~d~~Director shall deny an application for a minor variation in all cases where the requirements of subsection ~~E~~F.4.i of this section are not satisfied.

vi. Notice of the ~~d~~Director's decision shall be sent to all property owners ~~as specified in subsection E.4.i.ii.(1) of this section~~ within 250 feet from the subject property lines. The notice shall contain information regarding appeals procedure.

vii. Any interested person dissatisfied with the action of the ~~d~~Director may file an appeal from such action. Such appeal shall be filed with the ~~h~~Hearing ~~o~~Officer within 10 calendar days following notification.

~~* Editor's note: Ordinance 99-0069, which amends Section 22.44.118, is effective on August 26, 1999.~~



Community Standards District (CSD)

East Los Angeles

Effective: April 28, 1989

Ordinance No. 88-0061
(Title 22 - Planning and Zoning of Los Angeles County Code)

LEGEND:

- CSD Boundary
- Area Specific Standards
- Other Unincorporated Area
- Third Street Specific Plan
- City/Community Boundary
- Index Map Grid
- Zoning Index Map Grid
- Parcel Boundary
- Parcel Lines (lot lines, easements, etc.)

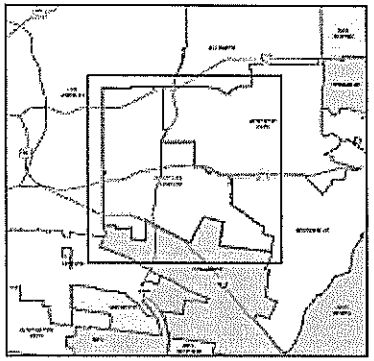
NOTES:

See the Los Angeles County Code, Title 22, Chapter 22.44, Part 3 for the provisions relating to community standards districts.

See the Los Angeles County Code, Title 22, Section 22.44.118 for the provisions relating to the East Los Angeles Community Standards District.

See detailed zoning maps to determine areas subject to zone specific development standards.

VICINITY MAP:



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~~(Ord. 2002-0054 § 1, 2002; Ord. 99-0069 § 1, 1999: Ord. 93-0047 § 2, 1993: Ord. 92-0097 §§ 5 (part), 6, 1992; Ord. 88-0109 § 1, 1988; Ord. 88-0061 § 2, 1988.)~~