22.46.1987 Appendix.

A. References

1. Table 22.46.1987-A, below, identifies outdated references to Title 22 used in the Newhall Ranch Specific Plan and the following equivalent references in this Title 22.

TABLE 22.46.1987-A: REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
2-9, 3-23, 3-26, 7.2-51, 7.2-52, 7.2-54, 7.2-72, 7.2-140 to 143, 7.2-161	22.56.215	Chapters 22.102 and 22.104
2-83	Section 22.72.090	22.246.060.I
2-124	Chapter 22.56, Part 16	Chapter 22.174
3-12, Table 3.4-2, 3-24, Table 3.4-3, 6-2, 6-3, 6-10, 6-12	Chapter 22.08	Division 2
3.25 (in Table 3.4-3)	Chapter 22.52, Part 10	Chapter 22.114
3-52	22.52.1000	Chapter 22.112
3-55	22.08.230	Division 2
5-5	22.60.100	22.222.080
5-10	Subsection D of Section 22.52.1120	22.112.070
5-12	Chapter 22,.56 Part 1	*Refer to the May 27, 2003 version of Title 22 for Part 1 of Chapter 22.56.*
5-13	Chapter 22.56, Part 2	*Refer to the May 27, 2003 version of Title 22 for Part 2 of Chapter 22.56.*
6-1	22.08.010A	Division 2
6-1	22.52.300, 22.52.310, and 22.52.320	22.140.070
6-11	Chapter 22.56	Division 8

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

B. Terms. Table 22.46.1987-B, below, identifies terms used in the Newhall Ranch Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.46.1987-B: TERMS		
Specific Plan Page No.	***Term in Specific Plan***	***Equivalent Term in Title 22***
1-9	M-1½	M-1.5
1-11	Title 22, Chapter 22.46 of the Los Angeles County Planning and Zoning Code	Volume III (Specific Plans)
2-60	Los Angeles County Subdivision Code, Chapter 21.24	Chapter 21.24 in Title 21 (Subdivisions) of the County Code
2-60, 2-61, 2-43, 5-1	Los Angeles County Subdivision Code; County Subdivision Ordinance	Title 21 (Subdivisions) of the County Code
2-61	Los Angeles County Code Chapter 12.24, Part 3	Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code
Multiple	State Department of Fish & Game; California Department of Fish & Game	California Department of Fish and Wildlife
2-83, 7.2-8	County Building Code	Title 26 (Building Code) of the County Code
2-119, 2-126, 2-128, 2-130, 7.2-172	County Forester	Forestry Division of the Fire Department
2-120	State Fish and Game Commission	California Fish and Game Commission
2-126, 7.2-142	County Oak Tree Ordinance	Chapter 22.174 (Oak Tree Permits)
3-68, 3-71	Community Development Commission (CDC)	Community Development Commission, or successor agency,
4-18	California Exotic Pest Plant Council	California Invasive Plant Council
Multiple	Los Angeles Planning & Zoning Code; Los Angeles County Planning & Zoning Code	Title 22 (Planning and Zoning Code) of the Los Angeles County Code
5-9	State Water Code	California Water Code
6-9	21.24.340, 21.24.350, and 21.28.120-150	21.24.340, 21.24.350, and 21.28.120-150 in Title 21 (Subdivisions) of the County Code
7.2-14, 7.2-45, 7.2-175	Section 17921.3 of the Health and Safety Code	Section 17921.3 of the California Health and Safety Code
7.2-131	California Integrated Waste Management Board	CalRecycle

22.46.1995 Universal Studios Specific Plan and Introduction.

A. The Universal Studios Specific Plan is located in Section 22.46.2000 (Establishment of Specific Plan) through Section 22.46.2220 (Severability).

B. The Universal Studios Specific Plan was adopted by the Board on April 30, 2013.

C. The effective date of the Universal Studios Specific Plan is May 30, 2013.

22.46.2000 Establishment of Specific Plan.

A. As of the effective date of this ordinance, the Board of Supervisors establishes the Universal Studios Specific Plan pursuant to Chapter 22.46 of Title 22 of

the Los Angeles County Code (County Code), for the area generally bounded by the Los Angeles River Flood Control Channel road on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown upon Exhibit 1-A within the heavy dashed lines. The legal description of the boundaries of the Universal Studios Specific Plan is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). The Specific Plan Guidelines provide guidance to the Department for the implementation of this Specific Plan and are available at Department in the case file.

B. After the effective date of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area existing within the County as of the effective date of this Specific Plan may be annexed into the City and areas of the NBC Universal properties within the City may be detached from the City and made part of the Universal Studios Specific Plan area upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit 1-B on the effective date of the annexation and detachment actions. The legal description of the boundaries of the Universal Studios Specific Plan following the proposed annexation and detachment actions is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). Those areas proposed to be detached from the City and returned to the jurisdiction of the County are shown on Exhibit 1-C. If the Local Agency Formation Commission modifies the areas of annexation and detachment shown on Exhibit 1-C, the Director is authorized to modify the exhibits and tables of this Specific Plan consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan.

(Ord. 2013-0010 § 1, 2013.)

22.46.2010 Purposes.

This Specific Plan is intended to:

A. Establish eligible uses and/or activities; and to provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

B. Set forth principles, standards, and general procedures to ensure the orderly development of the Universal Studios Specific Plan area.

C. Provide a comprehensive planning tool to guide continued development of a regional center recognizing Universal Studios as a comprehensive motion picture/television production facility; entertainment, dining and retail venue; and hotel and business center, creating business and job opportunities to enhance the economic vitality of the County of Los Angeles consistent with the intent, purpose and goals of the County General Plan. This includes, but is not limited to, the continuance and expansion of such uses as: television and motion picture production, cable, satellite, broadcast and telecommunications activities; tourism and entertainment activities, retail, restaurants, hotel, theaters, offices, shopping and dining opportunities; parking facilities; and associated operational activities.

D. Provide added opportunities to expand this regional center, which is located in immediate proximity to the Universal City Metro Red Line Station and a regional freeway system.

E. Establish a set of general procedures by which the County can verify that proposed projects comply with the regulations of the Universal Studios Specific Plan.

F. Recognize the relationship between the adjacent City [Q]C2 Area, the Universal Studios Specific Plan, and other uses surrounding the Universal Studios site such as residences, other studios, and other commercial enterprises.

G. To allow Additional Permitted Floor Area within the Universal Studios Specific Plan area as set forth in Table 5-1 and Table 5-2, as applicable, and including

any additional square feet of Floor Area as may be permitted pursuant to Land Use Equivalency as set forth in Section 22.46.2060 of this Specific Plan.

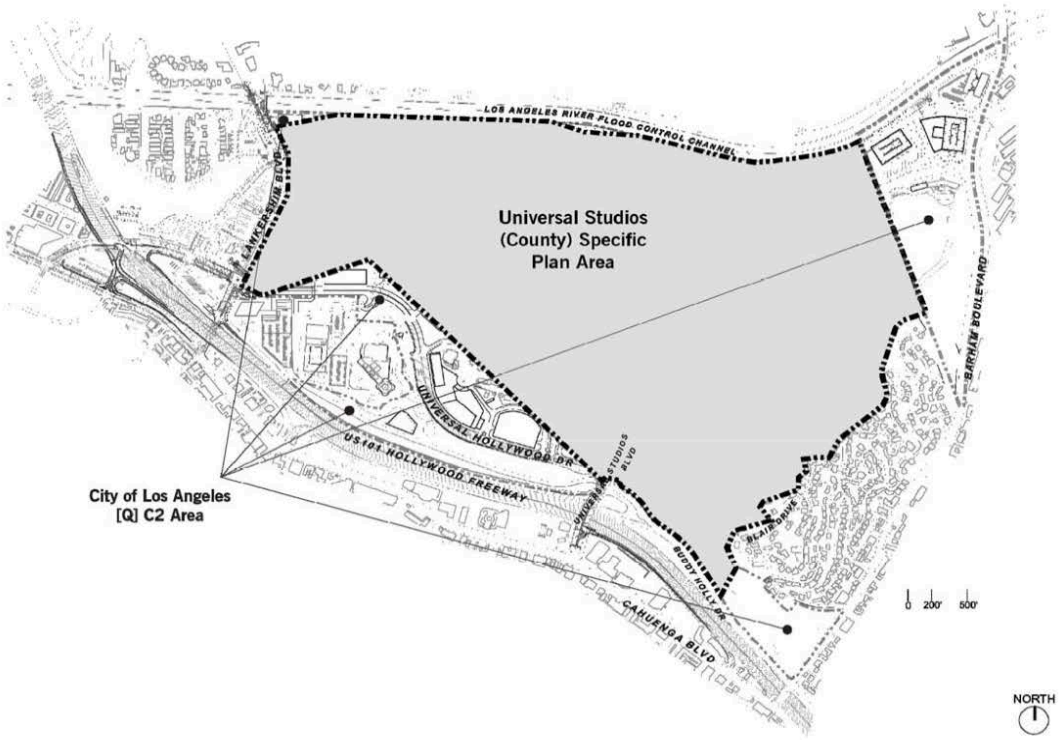


EXHIBIT 1-A – Universal Studios Specific Plan Boundaries Prior to Annexation/Detachment

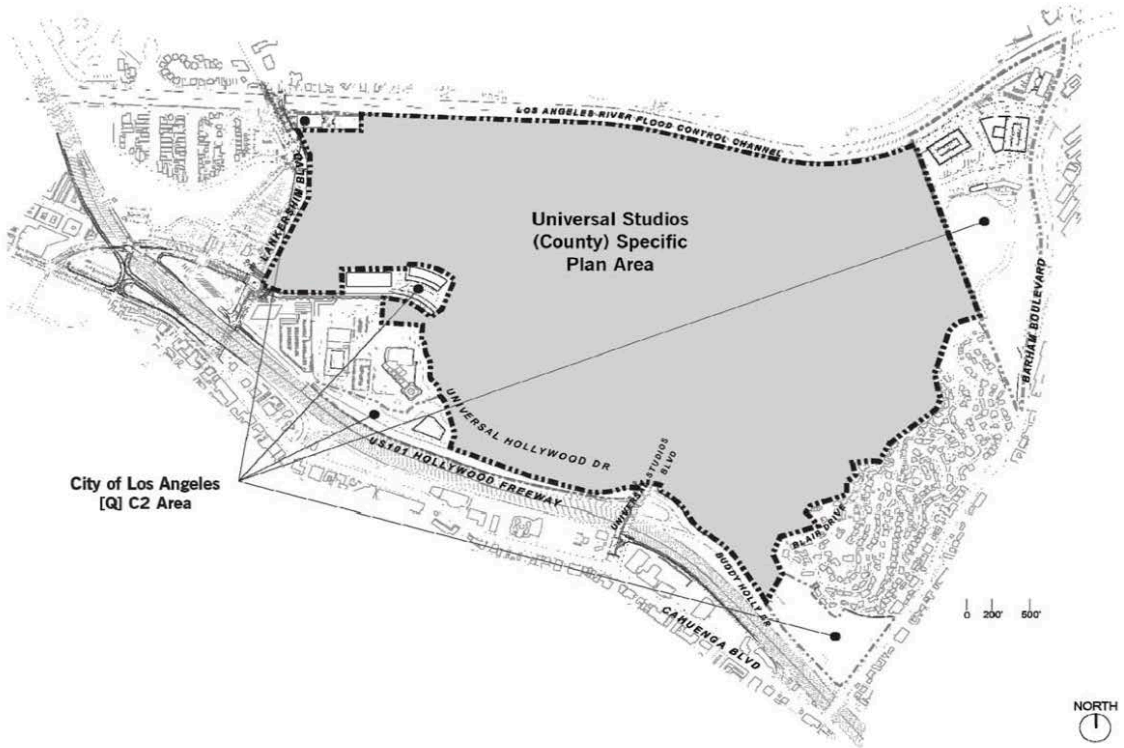


EXHIBIT 1-B – Universal Studios Specific Plan Boundaries After Annexation/Detachment

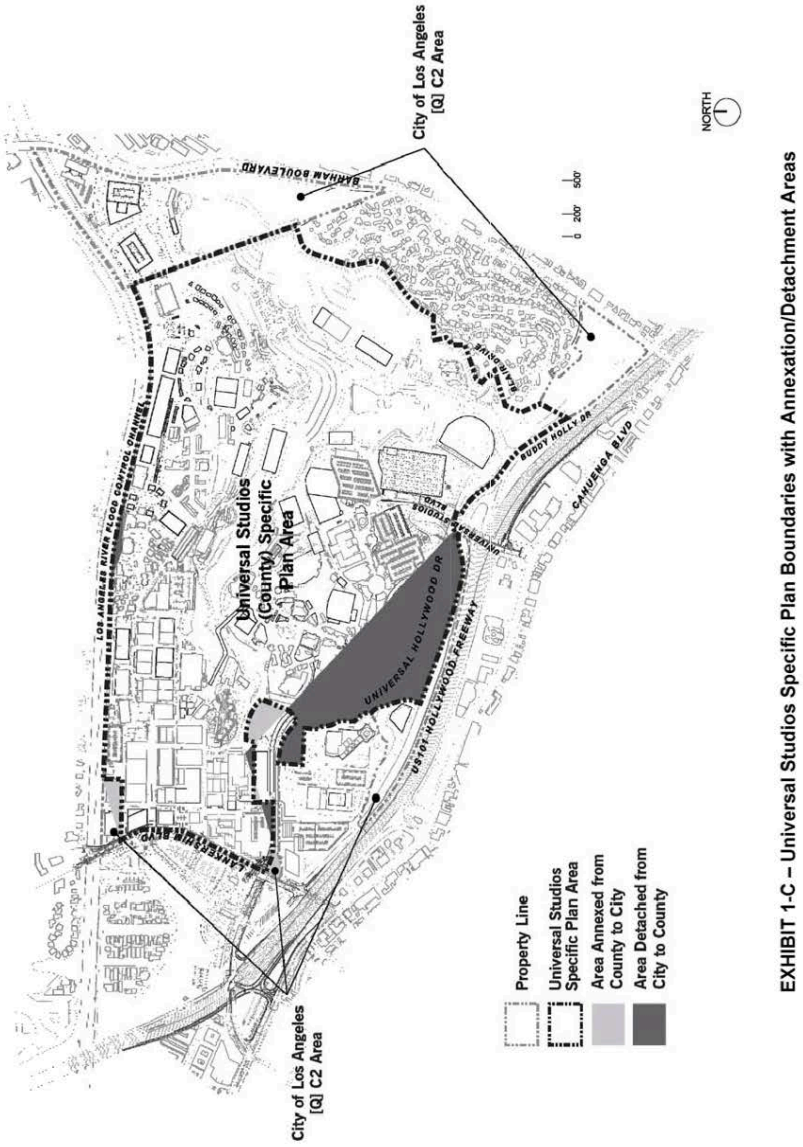


EXHIBIT 1-C – Universal Studios Specific Plan Boundaries with Annexation/Detachment Areas

(Ord. 2013-0010 § 2, 2013.)

22.46.2020 Authority and Scope.

A. Relationship to Los Angeles County General Plan. The General Plan is a comprehensive long-range policy document that guides the growth and development of the unincorporated areas of the County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and implementation tool that is used to address a specified planning area. As stated in the General Plan Introduction: "the General Plan neither guarantees the achievement of a particular goal nor strict adherence to any single policy statement." Pursuant to California Government Code Section 65454, a specific plan must be consistent with the General Plan by furthering its overall objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan area was classified prior to the effective date of this Specific Plan in the Industrial and Commercial categories on the General Plan Land Use Policy Map, which allow a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. As of the effective date of this Specific Plan, the Universal Studios Specific Plan area shall be classified as SP (Specific Plan) on the General Plan Land Use Policy Map. This Specific Plan is generally consistent with the applicable goals and policies in the land use; circulation; conservation and open space; noise; safety; and economic development elements of the General Plan as more fully detailed in Appendix B of the Specific Plan Guidelines.

B. Relationship to County Code.

1. The regulations of this Specific Plan are in addition to those set forth in Title 22 of the County Code (Zoning Code), and do not convey any rights not otherwise granted under the provisions and procedures contained in the Zoning Code, except as specifically provided for herein.

2. Whenever this Specific Plan contains provisions that establish regulations (including but not limited to, standards such as Heights, uses, parking

requirements, noise, lighting, grading, signage, the sale and service of alcoholic beverages, removal and/or encroachment into the Protected Zone of oak trees), which are different from, more restrictive or more permissive than would otherwise be allowed pursuant to the provisions contained in the Zoning Code, this Specific Plan shall prevail and supersede the applicable provision of the Zoning Code. For matters on which this Specific Plan is silent, applicable provisions of the Zoning Code shall control. Whenever this Specific Plan states it supersedes and replaces specific provisions of the Zoning Code, the specified provision(s) of the Zoning Code shall not apply. Whenever this Specific Plan states that it modifies the applicability of specific provisions of the Zoning Code, the specified provision(s) of the Zoning Code shall only apply as modified by this Specific Plan.

3. Sign Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address types of signs permitted, sign Heights, maximum sign area permitted, sign face, illumination, and location of signs.

4. Oak Tree Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 16 of the Zoning Code that address removal, replacement, and encroachment into the Protected Zone of oak trees.

5. Alcoholic Beverages Regulations. This Specific Plan shall modify the applicability of the regulations in Section 22.56.195 of the Zoning Code that address the sale and service of alcoholic beverages for on-site and off-site consumption, and Sections 22.56.1500, 22.56.1540, and 22.56.1550 of the Zoning Code that address the amortization schedule for establishments that existed prior to adoption of Ordinance 92-0097.

6. Live Entertainment/Public Dancing/Night Clubs. This Specific Plan shall supersede and replace the regulations in Sections 22.52.1110 and 22.56.1754 of the Zoning Code.

7. Wireless/Communications Facilities. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 13 of the

Zoning Code that address wireless or other communications facilities, except with regard to free-standing third-party outdoor wireless Communication Facilities.

8. Parking Requirements. This Specific Plan shall modify the applicability of the regulations in Division 1, Chapter 22.52, Part 11 and shall supersede and replace Division 1, Chapter 22.56, Part 7 of the Zoning Code.

9. Lighting Requirements. This Specific Plan shall supersede and replace any regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address lighting source intensity and design requirements.

10. Grading/Off-site Export/Import. This Specific Plan shall supersede and replace the regulations in Sections 22.56.210, 22.56.230, 22.56.1752, and 22.56.1753 of the Zoning Code that address grading, stockpiling, off-site import or export of grading materials, and other grading-related requirements.

11. Yard Requirements. This Specific Plan shall supersede and replace the regulations in Sections 22.48.050 through 22.48.110 of the Zoning Code that address front, side and rear yard requirements.

12. Projections Between Buildings. This Specific Plan shall supersede and replace Section 22.48.130.A.3 of the Zoning Code, that addresses projections between buildings.

13. Green Building Development Standards. This Specific Plan shall modify the applicability of the Green Building Development Standards contained in Division 1, Chapter 22.52, Part 20 of the Zoning Code.

14. Drought Tolerant Landscaping Requirements. This Specific Plan shall modify the applicability of the Drought Tolerant Landscaping Requirements contained in Division 1, Chapter 22.52, Part 21 of the Zoning Code.

15. Low Impact Development Standards. This Specific Plan shall modify the applicability of the Low Impact Development Standards contained in Division 1, Chapter 22.52, Part 22 of the Zoning Code.

16. Director's Review, Hearings and Appeals for Alcohol Sales and Service. This Specific Plan shall supersede and replace the regulations in Division 1,

Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Division 1, Chapter 22.60, Parts 4 and 5 of the Zoning Code for new Alcohol Use Establishments allowed pursuant to Section 22.46.2090.A – C of this Specific Plan. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by Section 22.46.2090.A – C of this Specific Plan, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except as modified by Section 22.46.2090.D of this Specific Plan.

17. Director's Review for Temporary Uses. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 14, Sections 22.56.1830 through 22.56.1925 of the Zoning Code for Temporary Uses.

C. Relationship to CEQA. Pursuant to CEQA, the NBC Universal Evolution Plan Environmental Impact Report (EIR) was prepared for the NBC Universal Evolution Plan, which includes the implementation of the Universal Studios Specific Plan. EIR SCH No. 2007071036 identifies potential effects on the environment of the NBC Universal Evolution Plan and sets forth mitigation measures to lessen those impacts.

D. Relationship to Existing Uses.

1. The Universal Studios Specific Plan creates a regulatory framework for long-term development of the Universal Studios Specific Plan area. This Specific Plan also recognizes that existing uses within the Universal Studios Specific Plan area will continue as the development permitted by this Specific Plan is implemented. Existing uses include, but are not limited to: Studio Use including Production Activities; Studio Office; Office; Entertainment Use including the Theme Park and Universal Studio Tour; Entertainment Retail Use including all forms of retail and restaurant uses in CityWalk; and Amphitheater.

2. Replacement of Existing Permits. This Specific Plan shall supersede and replace the following County conditional use permits for grading, alcohol sales and service, and Communication Facilities: Case numbers 90074-(3), 95-047-(3), 99-158-(3), 99-159-(3), 99-160-(3), 99-161-(3), 99-162-(3), 99-163-(3), 99-164-(3), and

92252-(3). Upon the approval of the proposed annexation and detachment actions set forth in Section 22.46.2000.B of this Specific Plan by which the establishments with alcohol sales and service permitted pursuant to City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB) are located within the Specific Plan area, this Specific Plan shall also supersede and replace City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB).

(Ord. 2013-0010 § 3, 2013.)

22.46.2030 Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined below or in Sections 22.46.2100 and 22.46.2160 of this Specific Plan shall be construed as defined in the County Code. The definitions set forth in this Specific Plan are intended to encompass future technologies and materials which may be utilized in the construction, implementation, or uses permitted herein.

Adult Business Establishment. Adult Business Establishment shall include Adult Business, Adult Cabaret, and Adult Hotel and Motel, as those terms are defined in Section 22.62.015 of the Zoning Code.

Alcohol Use Approval. A ministerial process to determine compliance of new establishments seeking approval after the effective date of this Specific Plan of the right to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section 22.46.2090 of this Specific Plan.

Amphitheater. A Land Use Category that allows a venue used for public assembly and/or entertainment including, but not limited to, theatrical performances, concerts, lectures, circuses, sporting events, or other similar events.

Ancillary Support Facility. Ancillary facilities to Studio Uses designed to provide consumer services within the Universal Studios Specific Plan area. Ancillary Support Facilities include, but are not limited to, those facilities used for food services, banking services, hair salons, physical fitness, commuter transportation, security, and the sale of sundries, studio merchandise and memorabilia, if theses uses are designed and

operated to be primarily available for on-site employees, guests, and visitors, but are not generally available to the general public.

Applicant. Any person or entity submitting an application for a Substantial Conformance Review, an Alcohol Use Approval, Sign Conformance Review, Internal Sign Review, an administrative clarification, a Specific Plan exception, a Specific Plan interpretation, or similar action related to this Specific Plan.

Back-of-House. The area of an Entertainment Attraction, Universal Studio Tour or other feature of the Theme Park not normally accessible to visitors which contains maintenance and repair facilities, warehouses, storage areas, animal storage facilities, ancillary offices, delivery areas, employee dressing rooms and rest areas, mechanical/electrical equipment, ride track areas within Entertainment Attractions, and other support facilities. Back-of-House areas may be enclosed or unenclosed.

Candela. A measure of light energy from a source at a specific standard angle and distance. A measure of the light energy designed to evaluate the output of light from a lamp or light fixture in terms of both the intensity of light and the direction of travel of the light energy away from the source.

City. The City of Los Angeles, California.

City [Q]C2 Area. The applicable areas of the NBC Universal Evolution Plan project site within the boundaries of the City adjacent to the Universal Studios Specific Plan area, as shown on Exhibit 1-A as of the effective date of this Specific Plan and as shown on Exhibit 1-B on the effective date of the annexation and detachment actions discussed in Section 22.46.2000.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 1-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan.

CityWalk. An entertainment venue and entertainment retail venue area that provides retail, restaurant, entertainment and theater uses, including, but not limited to, the cinemas in CityWalk. Within CityWalk, there are also several administrative and employee support offices, along with some Office and Studio Use. The boundaries of CityWalk within the Universal Studios Specific Plan area as of the effective date of this

Specific Plan are shown on Exhibit 2-A and are shown on Exhibit 2-B as of the effective date of the annexation and detachment actions discussed in Section 22.46.2000.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 2-B pursuant to Section 22.46.2200 of this Specific Plan to be consistent with the detachment and annexation actions.

Communication Facilities. Any Non-Occupiable Structure or equipment used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, and other future technological advances in such communications. Communication Facilities may include, but are not limited to, satellite and microwave dishes, antennae dishes and/or satellite farms, wireless telecommunication facilities such as cellular, WiFi, television and two-way radio transmitters and broadcast communications facilities, communications and data facilities, control and telemetry signals, cable or fiber optic systems, or future technological advances in Communication Facilities. Communication Facilities shall also include necessary support infrastructure, such as electrical, electronic or electromagnetic vaults, cabling, equipment racks, servers, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

Conceptual Site Plan. The exhibit depicting, for informational purposes only, existing development and the conceptual plan for proposed development within the Universal Studios Specific Plan area pursuant to this Specific Plan. An initial Conceptual Site Plan is contained in the Plan Description, Chapter 2, of the Specific Plan Guidelines.

Contributing Building. A building listed as a contributing resource in the Historic Preservation Plan.

County. County of Los Angeles, California.

Department. The Department of Regional Planning of the County of Los Angeles.

Director. The Director of the Department of Regional Planning or his or her designee.

Entertainment Attraction. A building, structure, improvement, device, mechanism or other facility or use, or combination thereof, operated primarily for entertainment purposes as part of the Theme Park, Universal Studio Tour, CityWalk, or related activities, which may include controlled access or controlled capacities. Entertainment Attractions may include, but are not limited to: amusement rides, shows (live, computerized, animated, automated, electronic, video, motion picture, and new technologies), animal shows, outdoor displays, aquarium, parades, tours, exhibitions, assembly areas, pavilions, interactive and active play areas, or other similar activities and facilities, all of which may be outdoors or indoors, or combination thereof.

Entertainment Retail Use. A Land Use Category that includes all forms of retail and restaurant uses in CityWalk, and support facilities, as permitted by this Specific Plan.

Entertainment Use. A Land Use Category that includes all forms of entertainment and recreation uses generally open to the public, as permitted by this Specific Plan. The uses include, but are not limited to, the Universal Studio Tour, events, and uses in the Theme Park, including restaurant and retail uses, Entertainment Attractions, and support facilities.

Existing Off-Site Residential Uses. Residential uses located outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. Hotel uses are not included as Existing Off-Site Residential Uses.

Existing Site Plan. The site plan for the existing NBC Universal property showing existing buildings within the current and proposed County portions of the property as it exists on the effective date of this Specific Plan.

Finished Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk, excluding a driveway(s) or secondary access stairwell(s), within the area between a structure and the property line or a line 5 feet from the structure, when the property line is farther than 5 feet from the structure.

Floor Area. The total of the area in square feet of the floor surfaces confined within the exterior walls of a building. Floor Area does not include exterior patios, decks, balconies, rooftop areas, or other specifically defined exterior space which is designed for use by patrons, tenants or visitors within the Universal Studios Specific Plan area. Floor Area does not include exterior walls, space devoted to stairways and stairwells, basement storage, elevator shafts, mechanical or electrical equipment areas, vertical utility shafts, light courts, parking structures including associated driveways, ramps, loading areas and areas incidental thereto, rooms housing mechanical equipment and machinery incidental to the operation of buildings, temporary trailers used for Production Activities or construction activities, Temporary Uses, seasonal uses, helicopter landing areas, Sets/Façades, Thematic Elements, ride track areas within Entertainment Attractions, queue lines, covered or uncovered general public pedestrian circulation areas, plazas, and similar areas which are intended for public circulation.

Floor Area, Additional Permitted. The net new Floor Area that may be constructed pursuant to this Specific Plan as of the effective date of this Specific Plan as shown in Table 5-1, and the net new Floor Area that may be constructed as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Section 22.46.2000.B of this Specific Plan should those actions be approved, and any net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 22.46.2060 of this Specific Plan, (including repair, replacement, or modification of existing uses which increase Floor Area). The Additional Permitted Floor Area is calculated based on gross new Floor Area minus the demolition of Floor Area of any existing land uses within the Specific Plan area.

Floor Area, Baseline. The existing Floor Area as of the effective date of this Specific Plan as shown in Table 5-1, and the existing Floor Area as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Section 22.46.2000.B of this Specific Plan should those actions be approved, located within the existing buildings shown on the Existing Site Plan.

Floor Area, Total Permitted. The total square feet of existing Baseline Floor Area and the Additional Permitted Floor Area, and any additional square feet of net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 22.46.2060 of this Specific Plan. The Total Permitted Floor Area includes the repair, replacement, or modification of existing uses within the Specific Plan area.

Footcandle. A unit of light energy incident on a square foot of surface one foot away from a standard candle.

Graphic Treatment. Graphic Treatment is defined in Section 22.46.2160 of this Specific Plan, Signage Regulations, of this Specific Plan.

Height. The vertical distance, in terms of feet above Mean Sea Level (MSL), measured to the highest point of the building, structure, roof structure or parapet wall, whichever is highest. For purposes of measuring Height, roof structures shall include rooftop equipment and architectural elements or Thematic Elements. Notwithstanding, the Height of Free-standing Signs, Communication Facilities and maintenance storage buildings shall be measured from Finished Grade, as set forth in this Specific Plan, unless specified otherwise.

Height Exception. A specified Height, measured in terms of feet above MSL, in which buildings within the 890-foot Height Zone may exceed the maximum Height of the Height Zone up to the maximum stated Height for the Height Exception as set forth in Section 22.46.2050 of this Specific Plan and as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 22.46.2200 of this Specific Plan to be consistent with the annexation and detachment actions.

Height Zone. A specific limitation on building and structure Heights within the Universal Studios Specific Plan area defined in terms of maximum feet above Mean Sea Level (MSL) as identified on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment

actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 22.46.2200 of this Specific Plan to be consistent with the annexation and detachment actions.

Highly Reflective Building Materials. Exterior building materials, such as polished metal or mirrored glass (glazing with a ratio of 0.20 or higher of visible light reflectance from its exterior surface), that have the potential to cause glare impacts to offsite uses or public rights of way. Visible light reflectance is the ratio of visible light that is reflected from the surface to the sum of that which is transmitted, reflected and absorbed.

Historic Preservation Expert. A person, retained by the Universal Studios Specific Plan area property owner, who has a graduate degree in architectural history or architecture, and at least three years of experience working as a historic preservation professional.

Historic Preservation Plan. The Universal Studios Historic District Historic Preservation Plan, dated March 2010, prepared by Historic Resources Group, LLC and included as Appendix D of the Specific Plan Guidelines.

Hotel. A Land Use Category for hotel related uses, including, but not limited to facilities such as guest rooms and suites; meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

Internal Sign Review. See Signage Regulations, Section 22.46.2160 of this Specific Plan, for Sign and Sign-related definitions.

Land Use Category. Those seven general categories of land uses within the Universal Studios Specific Plan area, and as set forth in Tables 5-1 and 5-2 in Section 22.46.2040 of this Specific Plan. The seven categories are: Studio Use, Studio Office, Office, Hotel, Entertainment Use, Entertainment Retail Use, and Amphitheater.

Land Use Equivalency. The ability to exchange a certain amount of square feet of Floor Area of one type of Land Use Category (e.g., Studio Use) to a certain amount

of square feet of Floor Area for a different Land Use Category (e.g., Office Use), based on an equivalency factor established in Section 22.46.2060 of this Specific Plan. The procedures for Land Use Equivalency referenced in this Specific Plan are set forth in Section 22.46.2060 of this Specific Plan.

Light Source. Device that emits light energy from an electric or alternative power source, i.e. the bulb or lamp. The term Light Source does not include lighting associated with Signs, or with the interiors of buildings and structures.

Mean Sea Level (MSL). Sea level at its mean position midway between mean high and mean low tide. MSL is used in this Specific Plan as the standard for the measurement of Heights of buildings or structures. For purposes of this Specific Plan, the MSL shall be based upon bench mark 08—00180 described as "LACFCD DISC *STMP 12-30 1952* IN WALK 5.3 FT E/O CURB CAHUENGA BLVD 11.7 FT S OF N END BRIDGE OVER LA RIVER."

Nightclub. Any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided, excluding Hotel meeting rooms and ballrooms. Any related alcoholic beverage sales shall be subject to Section 22.46.2090 of this Specific Plan.

Non-Occupiable Structure. Any structure not permitted to be occupied by a person.

Oak Tree. Those trees noted on the Master Oak Tree Map, dated February 2013, and included as Appendix E of the Specific Plan Guidelines as that appendix may be modified pursuant to Section 22.46.2100.D.2 of this Specific Plan.

Office. A Land Use Category that includes all office uses other than Studio Office.

Off-Site Transport Grading Project. The movement of over 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

On-Site Grading Project. Grading activities (excavation or fill) within the boundaries of the Universal Studios Specific Plan area involving movement of over 100,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects.

Outdoor Special Light Effects. On-site lighting effects intended primarily for entertainment of visitors, which may include, but are not limited to, sky beacons, floodlights of Thematic Elements and structures, search lights, laser lights, laser light shows, lighting included in parades, pyrotechnic special effects, xenon lights, or future technological advances in special light effects.

Production Activities. A Studio Use that includes indoor and/or outdoor activities in conjunction with the creation, development, production (on sound stages, Sets/Façades, studios, stages, television facilities and other indoor and outdoor locations), acquisition, reproduction, recording, processing, editing, synchronizing, duplication, transmission, reception, viewing, and other use of visual, digital, print and/or aural and audio works, products, services, rights and communications. Production Activities shall include, but shall not be limited to, the use of any and all vehicles, equipment, machinery (temporary or permanent), materials (including pyrotechnic and other special effects materials), animals, or activities for such purposes. Examples of such activities include, but are not limited to, motion pictures, internet, television and radio programming, video recordings, audio recordings, digital recordings, digital media, computerization, publications, and any derivation or evolution of the foregoing as determined by the Director.

Production Facilities. Facilities used in conjunction with Studio Uses that include buildings, structures, Non-Occupiable Structures, Sets/Façades, equipment, man-made water features, and facilities that are related to Production Activities. Production Facilities may include, but are not limited to, sound stages (including live audience stages), studios, outdoor generators, workshops, garages, storage, mills, tents, trailers, trailer servicing facilities and trailer sanitation stations, paint shops, and paint booths.

Project. The construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Universal Studios Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. For purposes of this Specific Plan, Sets/Façades (temporary or permanent), Production Activities (including outdoor production), Signs, and Temporary Uses are not a Project.

Public Services Facility. A facility occupied by a public agency providing sheriff, fire or other public services including any associated residential quarters for public agency personnel assigned to the facility.

Public Works. The Department of Public Works of the County of Los Angeles.

Sets/Façades. Temporary or permanent structures not intended for permanent occupancy that are constructed and primarily used for motion picture, film, television, or digital production and any derivation or evolution of the foregoing technologies utilized in conjunction with Production Activities.

Signs. See Signage Regulations, Section 22.46.2160 of this Specific Plan, for Sign and Sign-related definitions.

Sign Conformance Review. A ministerial process to determine compliance of a proposed Sign with all applicable provisions of Section 22.46.2160 of this Specific Plan, as issued by the Director pursuant to Section 22.46.2160.D.1 of this Specific Plan.

Specific Plan Land Use District Map. That map accompanying this Specific Plan which illustrates and categorizes the land use districts of development. The Specific Plan Land Use District Map is Exhibit 2-A as of the effective date of this Specific Plan and shall be as shown on Exhibit 2-B on the effective date of the detachment and annexation actions should those actions be approved, as may be modified by the Director pursuant to Section 22.46.2200 of this Specific Plan.

Studio Office. A Land Use Category for work associated with Studio Uses in which the occupants conduct their primary work activity at a desk, or technical or non-

technical work station, either within a private office or in an open area. Studio Office includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copying rooms, coffee rooms, child care, restrooms, and ancillary uses such as food service, physical fitness, sale of sundries, and which are not otherwise designated for Production Activities, Production Facilities, Studio Support Facilities, or Ancillary Support Facilities.

Studio Support Facilities. Studio Use facilities primarily used for storage, utilities, central heating and cooling, manufacturing, equipment maintenance and repair, and other similar uses.

Studio Use. A Land Use Category primarily used for the acquisition, creation, development, production (on sound stages, Sets/Façades, television facilities and other facilities and locations), reproduction, recording, transmission, reception, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, accounting, legal, distribution and other exploitation of visual, print and/or aural works, products, services, rights, communications, and similar Production Activities. Examples of such works include, but are not limited to, motion pictures, television, digital and radio programming, video recordings, audio recordings, digital recordings, internet applications, video gaming, publications and any evolution of the foregoing, as well as the management and administration thereof. Studio Use facilities include Production Facilities, Studio Support Facilities, Ancillary Support Facilities, and related parking.

Substantial Conformance Review. A ministerial process conducted by the Director to determine conformance of a Project with all applicable provisions of this Specific Plan and any other applicable provisions of the County Code, as issued by the Director pursuant to Section 22.46.2190 of this Specific Plan.

Temporary Use. A temporary operation of any use that is not expressly permitted or expressly prohibited by this Specific Plan subject to the provisions of Section 22.46.2050.C.3 of this Specific Plan.

Thematic Element. A three-dimensional object or non-occupiable structure or portion thereof, freestanding or attached to any building or structure. Thematic

Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements, and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic, may create sound subject to Section 22.46.2150 of this Specific Plan, and may be internally or externally illuminated. A Thematic Element is not a Sign.

Theme Park. The area that has controlled access and comprises Universal Studios Hollywood and associated uses, including Entertainment Attractions, related retail, restaurants, food service facilities, and related Back-of-House and accessory uses. The Theme Park includes portions of the Universal Studio Tour and also accessory facilities such as plazas, streets, walkways, promenades, water features, parks, and other landscaped open space areas.

Transportation Demand Management (TDM). A program promoting ridesharing, transit, bicycles, or other measures to reduce the number of vehicles accessing a property.

Transportation Facilities. People mover systems including, but not limited to, multi-passenger diesel, gas or electric vehicles (trams, shuttles, gondolas, etc.), a rail-guided system, escalators and/or moving sidewalk systems, all of which may be at, below, or above the surface of the ground. Transportation Facilities also include bus/shuttle stops and accessory shelters, and facilities.

Transportation Information Center (TIC). A centrally-located information center where employees, patrons, visitors, and guests may obtain information regarding shuttles, transit, metro, ridesharing programs, and real-time information for planning travel without using an automobile. The TIC may be located within the Specific Plan area or within the City [Q]C2 Area.

Transportation Management Association (TMA). An organization comprised of the Universal Studios Specific Plan area property owner(s) and tenants whose function is to promote and implement the Transportation Demand Management program. The goal of the TMA is to promote awareness of the available TDM strategies for the

employees, patrons, visitors, and guests of the Universal Studios Specific Plan area. Specific components of the TMA may include: rideshare matching; transit passes; administrative support for formation of vanpools and/or carpools; bike and walk to work promotions; emergency rides home; preferential load/unload for high occupancy vehicles; and operation of a Transportation Information Center.

Universal Studios Historic District. The portion of the Universal Studios Specific Plan area identified on Exhibit 5 that is subject to the Historic Preservation Plan.

Universal Studio Tour. A vehicular tour of Universal Studios for visitors to see and experience Universal Studios Hollywood and associated Entertainment Attractions.

Universal Studio Tour Capacity. The maximum amount of Universal Studio Tour patrons that can be accommodated on the Universal Studio Tour. Universal Studio Tour Capacity consists of 23 tram vehicles, with a maximum of 160 seats per tram vehicle, per hour, or the equivalent.

(Ord. 2013-0010 § 4, 2013.)

22.46.2040 Development Limitations.

A. Prohibitions.

1. Except as provided herein, no grading permit, foundation permit, building permit, land use permit, or permit for a change of use shall be issued for any Project in whole or in part within the Universal Studios Specific Plan area until the Director has issued a Substantial Conformance Review approval, Alcohol Use Approval, or Sign Conformance Review approval, whichever is applicable, pursuant to this Specific Plan.

2. No Substantial Conformance Review application shall be approved for a Project that would result in Additional Permitted Floor Area and Total Permitted Floor Area that exceeds the Additional Permitted Floor Area and Total Permitted Floor Area for a Land Use Category as set forth in Table 5-1 or Table 5-2, as applicable, except as may be adjusted pursuant to the Land Use Equivalency provisions of Section 22.46.2060 of this Specific Plan.

3. No Substantial Conformance Review, Alcohol Use Approval, Sign Conformance Review, or any other application listed in Section 22.46.2190.D of this Specific Plan shall be approved unless the Project complies with all applicable provisions of this Specific Plan and with the applicable planning provisions of the Zoning Code.

B. Additional Permitted Floor Area and Total Permitted Floor Area.

1. Prior to the effective date of the proposed annexation and detachment actions, the Additional Permitted Floor Area and Total Permitted Floor Area within the Universal Studios Specific Plan area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-1, and as of the effective date of the annexation and detachment actions, should those actions be approved, the Additional Permitted Floor Area and Total Permitted Floor Area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-2, except in each case for Additional Permitted Floor Area and Total Permitted Floor Area allowed pursuant to the Land Use Equivalency Transfer provisions of Section 22.46.2060 of this Specific Plan. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide an Existing Site Plan and revised Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area by Land Use Category as of the effective date of the Specific Plan consistent with the Existing Site Plan. The Director may modify Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area existing as of the effective date of the Specific Plan consistent with the Existing Site Plan without an amendment to this Specific Plan. The Director may modify Table 5-2 consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan. The repair, replacement, or modification of existing facilities within the Additional Permitted Floor Area and Total Permitted Floor Area is allowed.

C. Exemptions. The following uses and activities shall be permitted, shall not be subject to Substantial Conformance Review under this Specific Plan, and are not otherwise subject to the Zoning Code, except that in each case such activities shall

comply with the Oak Tree regulations contained in Section 22.46.2100 of this Specific Plan to the extent applicable:

1. Sets/Façades;

2. Grading activities involving:

a. the movement of less than or equal to 100,000 cubic yards of earth material related to Projects within the boundaries of the Universal Studios Specific Plan area (i.e. not an On-Site Grading Project), and

b. the movement of less than or equal to 10,000 cubic yards of graded materials related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area (i.e. not an Off-Site Transport Grading Project);

3. Production Activities; and

4. Repair or modification of buildings or structures that does not increase the Floor Area of the building or structure by more than 10 percent or 1,000 square feet, whichever is less. The total additional Floor Area in square feet of said uses above the conditions prior to modification shall be counted as Additional Permitted Floor Area.

D. Prohibited Uses and Facilities. The following uses and facilities shall be expressly prohibited within the Universal Studios Specific Plan area:

Adult Business Establishments

Gun shops

Gambling establishments

Medical Marijuana Dispensaries

Tattoo Parlors

Any other uses and facilities not listed in Section 22.46.2050.C of this Specific Plan as permitted uses and facilities or that are determined by the Director not to be similar to permitted uses and facilities under this Specific Plan.

E. Existing Uses and Facilities.

1. Any buildings or structures, or any portion thereof, or use of land lawfully existing upon the effective date of this Specific Plan may, without limitation, be continued, maintained, remodeled, renovated, or replaced for any reason, whether conforming or nonconforming with the provisions of the Zoning Code prior to the effective date of this Specific Plan.

2. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of equal Floor Area of the same Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section 22.46.2040.A and C above.

3. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of a different Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section 22.46.2040.A and C above, provided that such building or structure complies with the Land Use Equivalency transfer procedures in Section 22.46.2060 of this Specific Plan if the new building or structure would result in exceeding the Total Permitted Floor Area stated in Table 5-1 or 5-2, as applicable.

F. Large Scale Entertainment Attractions. Any new large scale Entertainment Attraction shall be limited to construction within the Entertainment District and Studio District as those districts are shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan). New Entertainment Attractions in the Back Lot District shall be limited to Entertainment Attractions associated with the Tram Tour.

TABLE 5-1

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]

PRIOR TO ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (sf)	DEMOLITION (sf)	GROSS NEW DEVELOPMENT (sf)	ADDITIONAL PERMITTED (sf)	TOTAL PERMITTED (sf)
Studio Use	1,228,010	185,051	443,000	257,949	1,485,959
Studio Office	769,905	97,680	415,000	317,320	1,087,225
Office	463,242	54,594	550,000	495,406	958,648
Entertainment Use	775,052	107,105	445,000	337,895	1,112,947
Entertainment Retail Use	480,021	30,784	20,000	–10,784	469,237
Amphitheater	108,100	108,100	60,000	–48,100	60,000
Hotel	0	0	450,000	450,000	450,000
TOTAL	**3,824,330**	**583,314**	**2,383,000**	**1,799,686**	**5,624,016**

TABLE 5-2

TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY[a]

AFTER ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (sf)	DEMOLITION (sf)	GROSS NEW DEVELOPMENT (sf)	ADDITIONAL PERMITTED (sf)	TOTAL PERMITTED (sf)
Studio Use	1,228,100	185,051	443,000	257,949	1,486,049
Studio Office	671,564	80,226	415,000	334,774	1,006,338
Office	463,430	54,594	550,000	495,406	958,836
Entertainment Use	775,132	107,105	445,000	337,895	1,113,027
Entertainment Retail Use	632,244	6,884	70,000	63,116	695,360
Amphitheater	110,600	110,600	60,000	–50,600	60,000
Hotel	0	0	450,000	450,000	450,000
TOTAL	**3,881,070**	**544,460**	**2,433,000**	**1,888,540**	**5,769,610**

a. The Additional Permitted Floor Area and Total Permitted Floor Area in square feet by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section 22.46.2060 of this Specific Plan.

b. See Section 22.46.2040.E of this Specific Plan regarding demolition of existing buildings and structures.

c. Includes up to a maximum of 500 guestrooms/suites.

d. Note: Net Additional Permitted Floor Area is consistent with the net Additional Permitted Floor Area within the County reflected in the analysis of Alternative 10 in the Final Environmental Impact Report for the NBC Universal Evolution Plan (EIR SCH No. 2007071036) less 125,000 square feet of Studio Office Floor Area, less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition that is included in the City portion of the project site rather than within the County portion of the project site with the proposed annexation and detachment actions discussed in Section 22.46.2000.B of this Specific Plan.

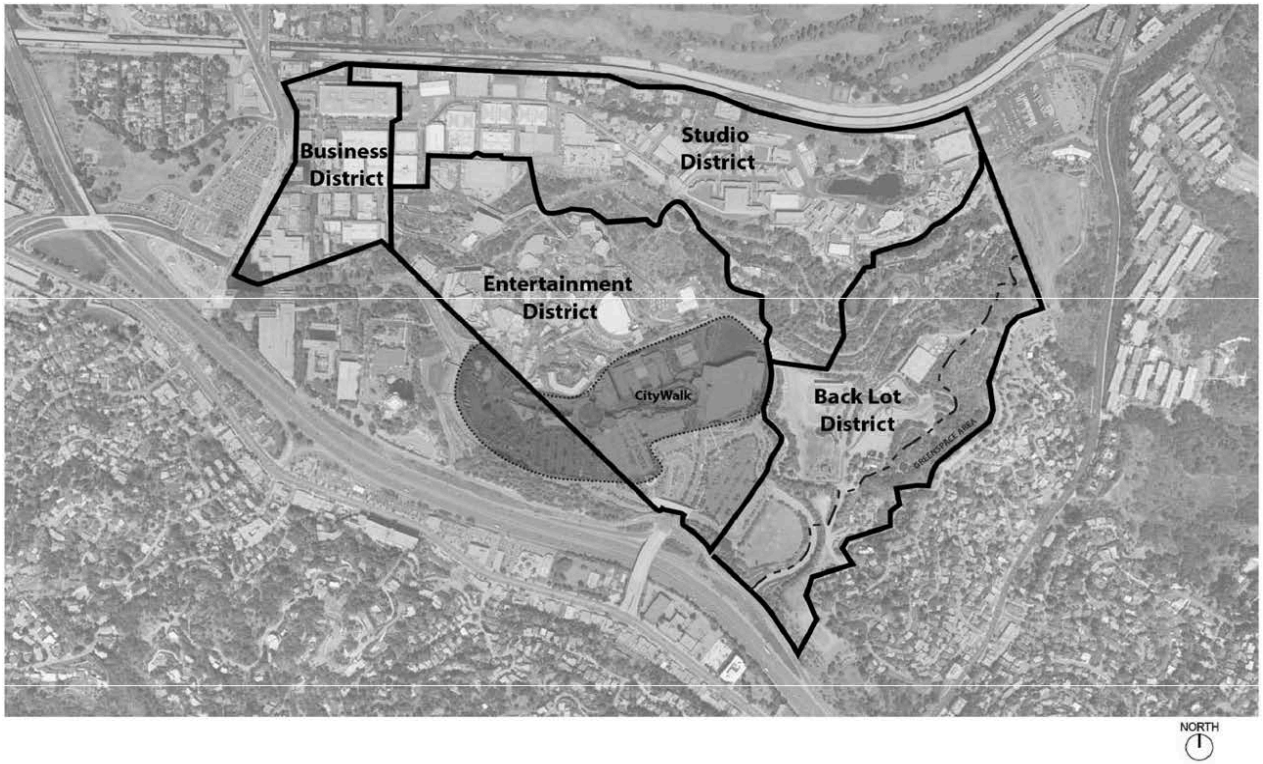


EXHIBIT 2-A – Land Use District Map Prior to Annexation/Detachment

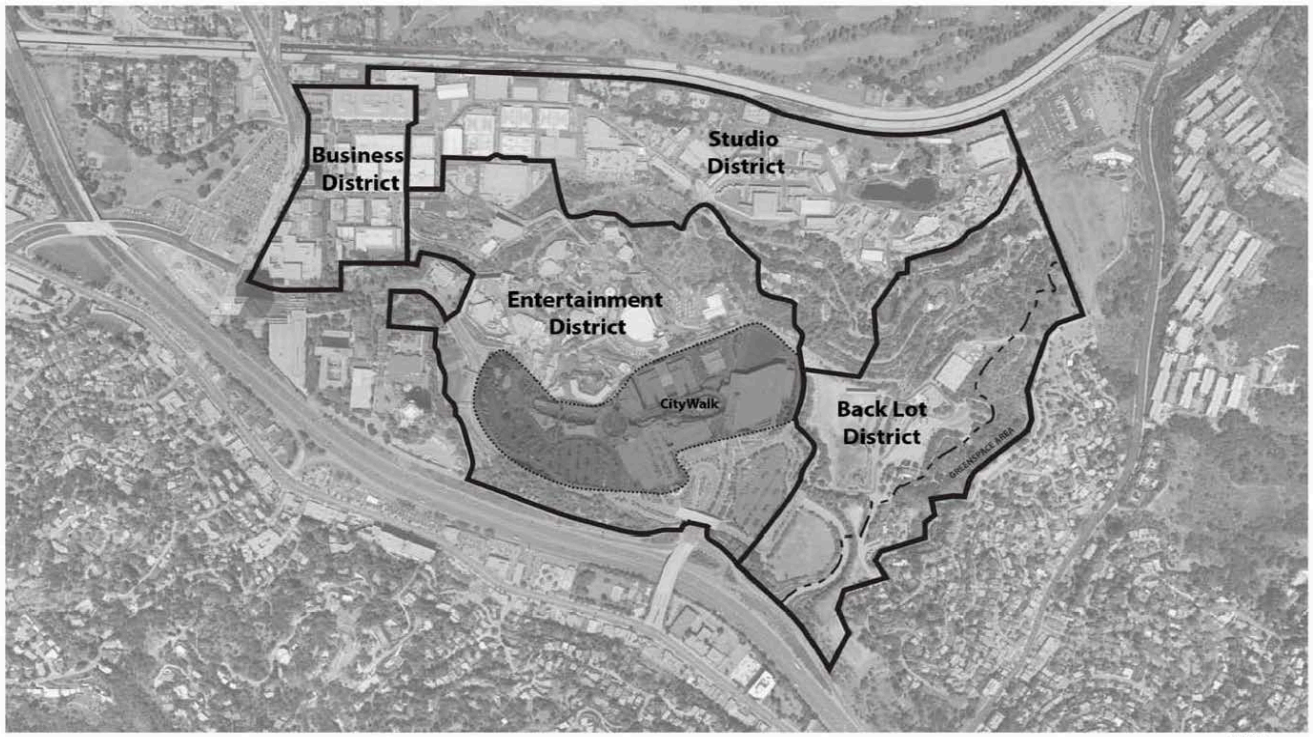


EXHIBIT 2-B – Land Use District Map After Annexation/Detachment

EXHIBIT 2-C – Universal Studios Specific Plan Greenspace Area

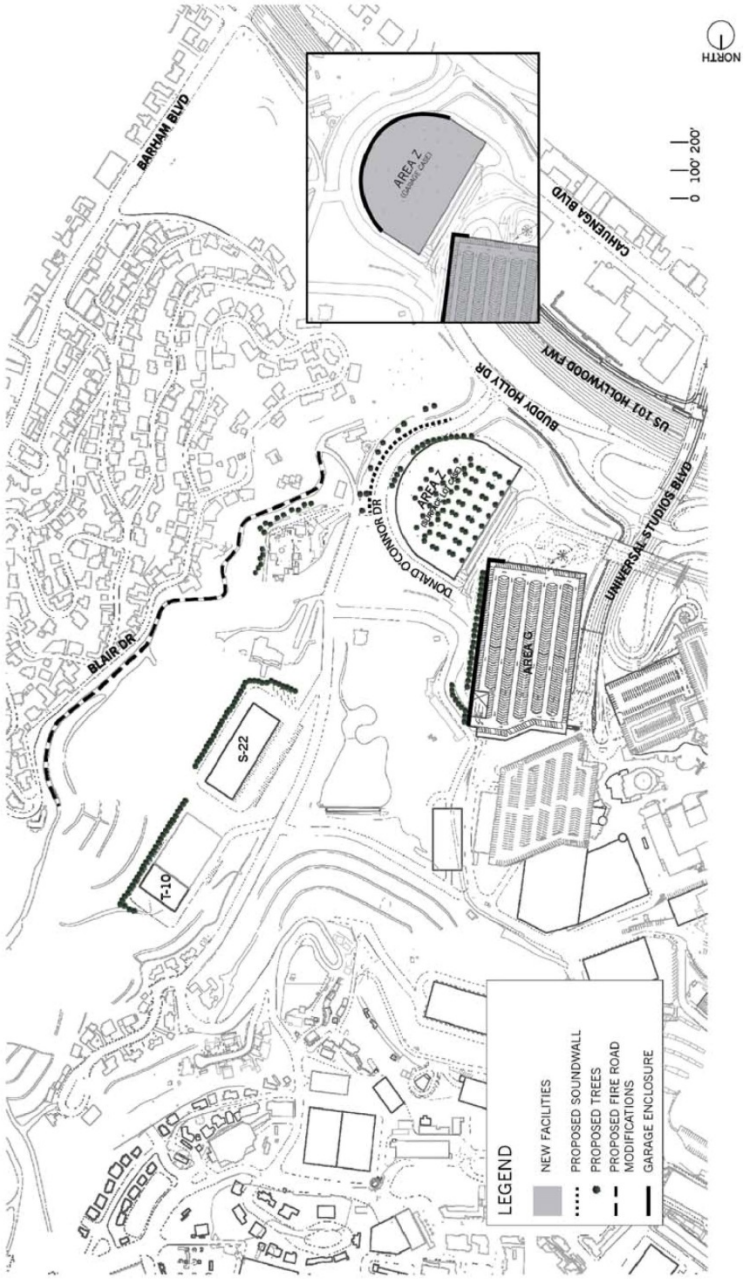


EXHIBIT 2-D – Location of Parking Facilities in Design Regulations

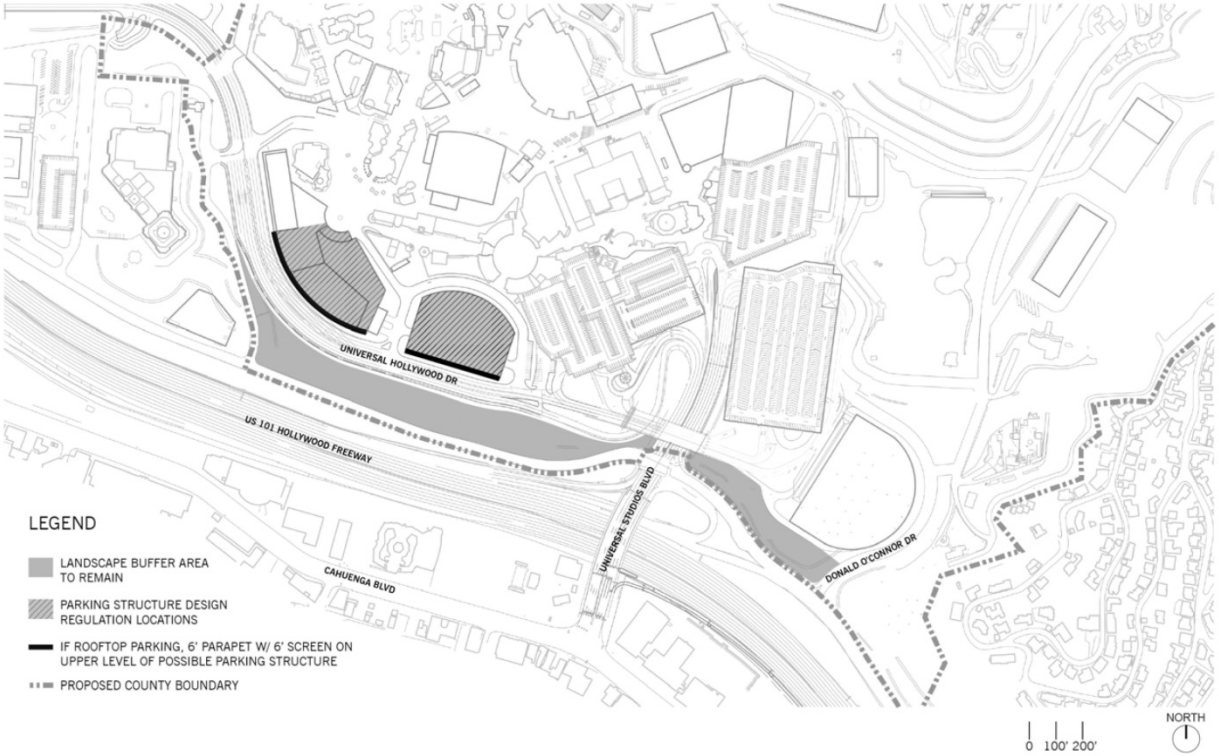


EXHIBIT 2-E – Universal Studios Specific Plan Southern Landscape Buffer

EXHIBIT 3-A – Height Zone Map Prior to Annexation/Detachment

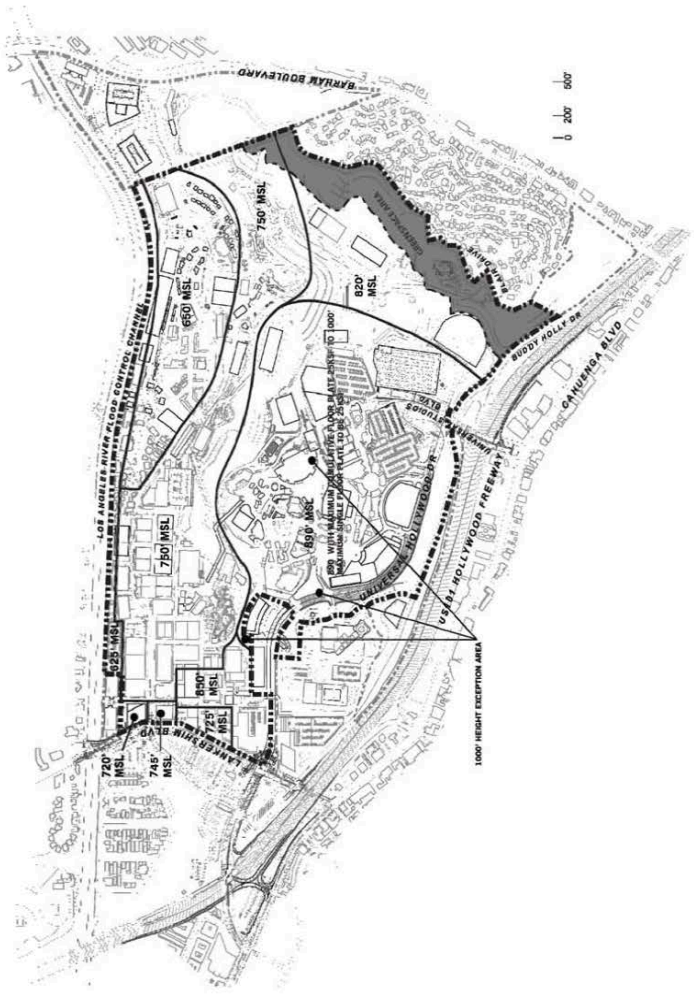


EXHIBIT 3-B – Height Zone Map After Annexation/Detachment

(Ord. 2013-0010 § 5, 2013.)

22.46.2050 Land Use and Design Regulations.

A. Designation of Districts. The Universal Studios Specific Plan area is divided into four Districts, as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved, which are designated as: Studio District; Studio Back Lot District; Business District; and Entertainment District. The Director may modify Exhibit 2-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan.

B. Land Use Categories. As set forth in Table 5-1 or Table 5-2, as applicable, of Section 22.46.2040 of this Specific Plan, seven Land Use Categories shall be permitted within the Universal Studios Specific Plan area. The seven Land Use Categories are: Studio Use; Studio Office; Office; Hotel; Entertainment Use; Entertainment Retail Use; and Amphitheater.

C. Permitted Uses and Facilities.

1. The following uses and facilities shall be permitted within the Studio, Business, and Entertainment Districts described in Section 22.46.2050.A above:

Amphitheater

Amusement games or arcades

Ancillary Support Facilities

Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the County Department of Animal Care and Control

Athletic facilities

Billiard or pool halls

Bowling alleys

Charitable events

Civic events

Communication Facilities

Conference facilities

Construction offices

Educational facilities

Emergency medical facilities (for on-site employees, guests and visitors)

Entertainment Attractions

Entertainment Retail Uses

Entertainment shows

Entertainment Uses

Entry facilities, including but not limited to parking payment booths

Fences/walls

Financial institutions

Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)

Fundraisers

Government facilities

Health and exercise spas and physical fitness centers

Hotels, subject to provisions in Section 22.46.2080 of this Specific Plan

Landscape nurseries and related uses

Museums, art displays, art shows, art galleries (indoor/outdoor)

Nightclubs

Offices

Outdoor Special Light Effects

Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers

Parades and street performers shows

Parking structures and surface parking lots including but not limited to parking payment booths

Pedestrian or vehicular tours

Power facility (to provide power for on-site purposes)

Premieres (film, television, audio, and other media events)

Production Activities (including outdoor production)

Production Facilities

Promotional activities

Public dancing and live entertainment

Public Services Facilities

Pyrotechnic special effects and storage

Recreational facilities

Recycling facilities

Research and development facilities

Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)

Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities

Roads

Sale of alcoholic beverages for on-site and off-site consumption (subject to the provisions of Section 22.46.2090 of this Specific Plan)

Seasonal uses (e.g. pumpkin patches, Christmas tree lots)

Security facilities and short-term detention facilities for on-site security purposes

Sets/Façades (permanent and temporary)

Signs

Special events

Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)

Storage, outdoor and indoor (ancillary to uses on-site)

Storage tanks, underground and above ground (ancillary to uses on-site)

Studio Offices

Studio Support Facilities

Studio Uses

Temporary Uses

Theaters, motion picture theaters, live performance theaters

Thematic Elements

Theme Park, Universal Studio Tour and related activities

Trailers (non-residential)

Transportation Facilities

Utilities, underground and above ground

Vehicle maintenance and repair facilities

Wall Murals

Warehouses

Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

2. The following uses and facilities shall be permitted within the Studio Back Lot District described in Section 22.46.2050.A, above:

Ancillary Support Facilities

Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the County Department of Animal Care and Control

Charitable events

Civic events

Communication Facilities

Construction offices

Emergency medical facilities (for on-site employees, guests and visitors)

Entertainment Attractions

Entertainment shows

Entertainment Uses

Entry facilities, including but not limited to parking payment booths

Fences/walls

Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)

Fundraisers

Landscape nurseries and related uses

Offices

Outdoor Special Light Effects

Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers

Parking structures and surface parking lots including but not limited to parking payment booths

Pedestrian or vehicular tours

Power facility (to provide power for on-site purposes)

Premieres (film, television, audio, and other media events)

Production Activities (including outdoor production)

Production Facilities

Promotional activities

Pyrotechnic special effects and storage

Recycling facilities

Roads

Seasonal uses (e.g. pumpkin patches, Christmas tree lots)

Security facilities and short-term detention facilities for on-site security purposes

Sets/Façades (permanent and temporary)

Signs

Special events

Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)

Storage, outdoor and indoor (ancillary to uses on-site)

Storage tanks, underground and above ground (ancillary to uses on-site)

Studio Offices

Studio Support Facilities

Studio Uses

Temporary Uses

Thematic Elements

Theme Park, Universal Studio Tour and related activities

Trailers (non-residential)

Transportation Facilities

Utilities, underground and above ground

Vehicle maintenance and repair facilities

Wall Murals

Warehouses

Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

3. Temporary Uses. Notwithstanding Section 22.46.2050.C.1 and C.2, above, a Temporary Use shall be permitted for up to 60 consecutive days per individual Temporary Use, which may be extended by the Director for an additional 30 days for a total of 90 days permitted for an individual Temporary Use; provided, however, that in no event shall the cumulative time for all Temporary Uses within the Universal Studios Specific Plan area during a calendar year exceed 120 days in the aggregate for all Temporary Uses.

a. Application. The Applicant shall file a Temporary Use application using the County's standard Temporary Use application form accompanied by the filing fee applicable to a Temporary Use Permit not requiring a public hearing as established in Section 22.60.100 of the Zoning Code. The Temporary Use application shall contain the following information:

i. The name and address of Applicant and the operator of the proposed Temporary Use, if different;

ii. Site address for proposed Temporary Use;

iii. The precise nature of the proposed Temporary Use;

iv. A site plan of the proposed Temporary Use drawn to a scale satisfactory to, and in the number of copies prescribed by the Director, indicating:

(a) The area and dimensions of the proposed Temporary Use;

(b) Hours of operation of the proposed Temporary Use; and

(c) Plan and elevation of temporary structure(s), if any.

v. Access and parking provisions;

vi. Duration of the Temporary Use;

vii. Unique operational conditions of the proposed Temporary Use, if any;

viii. Summary table of duration of prior Temporary Uses in the same calendar year; and

ix. Other information that the Director deems necessary to process the application.

b. Burden of proof. The Applicant shall substantiate to the satisfaction of the Director that:

i. The operation of the proposed Temporary Use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

ii. The proposed location for the Temporary Use is adequate in size and shape to accommodate such Temporary Use without material detriment to the use or enjoyment of the property of other persons located in the vicinity of the proposed Temporary Use location.

c. Findings. The Director shall not approve a Temporary Use unless the Director finds that:

i. The proposed use is consistent with the definition of Temporary Uses in Section 22.46.2030 of this Specific Plan;

ii. Adequate temporary parking to accommodate vehicular traffic to be generated by such Temporary Use will be available either on-site

or at alternate locations acceptable to the Director in any case where such Temporary Use is proposed for a period longer than one weekend or three consecutive days;

iii. Approval of the Temporary Use will not exceed the time limitations for Temporary Uses set forth in this Subsection;

iv. The Applicant has substantiated the facts required in Section 22.46.2050.C.3.b, above.

d. Conditions. In approving an application for a Temporary Use, the Director may impose such conditions as the Director deems necessary to ensure that the Temporary Use will be in accordance with the findings required by Section 22.46.2050.C.3.c, above.

e. Time for review. Within seven calendar days of receipt of a complete Temporary Use application, the Director shall either approve the application or indicate how the application is not in substantial compliance with this Specific Plan.

D. Designation of Height Zones.

1. Height Zones. Within the Universal Studios Specific Plan area, nine Height Zones are designated that establish the maximum permitted Height of buildings and structures measured in terms of feet above Mean Sea Level (MSL) as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan to be consistent with the annexation and detachment actions. The Height Zones are designated as follows:

a. 625 feet MSL

b. 650 feet MSL

c. 720 feet MSL

d. 725 feet MSL

e. 745 feet MSL

f. 750 feet MSL

g. 820 feet MSL

h. 850 feet MSL

i. 890 feet MSL

These Height Zones and the corresponding approximate building heights above existing and future grade are summarized in Table 2.8a, Chapter 2 of the Specific Plan Guidelines.

2. Height of buildings or structures. Notwithstanding Zoning Code height provisions to the contrary, for purposes of this Specific Plan, the Height of any building or structure shall be the vertical distance, in terms of feet above MSL, measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest.

For the purposes of measuring Height, roof structures shall include rooftop equipment, architectural elements and Thematic Elements. Rooftop equipment shall not include Communication Facilities, which are located on high-rise buildings containing ten (10) or more stories.

3. Height Exception. A Height Exception is the Height, measured in terms of feet above MSL, in which buildings (including roof-top equipment, other than Communication Facilities, architectural elements and Thematic Elements) may exceed the maximum Height of the 890-foot Height Zone up to the maximum stated Height of 1000-feet above MSL, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan). There shall be no more than 25,000 square feet of total building floorplate(s) utilizing the Height Exception. For purposes of calculating the building floorplate, roof top equipment, architectural elements and Thematic Elements shall not be included in the calculation of the total building floorplate permitted to use the Height Exception.

4. Existing Buildings/Structures – Height. The Lew R. Wasserman Building (Building No. 1280), which exists prior to the effective date of this Specific Plan shall be permitted to exceed the Height Zone to its existing Height of approximately 770 feet MSL.

a. In the event of any damage or destruction to Building No. 1280, it may be rebuilt up to the Height that existed as of the effective date of this Specific Plan.

b. Any horizontal additions or enlargements in excess of 10 percent of Building No. 1280's Floor Area shall be subject to the Height Zone requirements of this Specific Plan. No vertical additions to the top of the existing Building No. 1280 shall be permitted.

5. Height of Fences. The height of any non-structural fence shall be permitted up to 15 feet in height above highest Finished Grade. The height of a fence shall be measured at the highest grade within three feet of either side of said fence. In order to allow for variation in topography, the height of a fence may vary an amount not to exceed six inches.

6. Retaining Walls/Engineered Walls. Retaining walls and specially-engineered or structural walls shall be allowed in conformance with County Code requirements.

E. Design Standards for Buildings and Other Structures. All Projects shall comply with the following design requirements, as applicable.

1. Screening of buildings along the Los Angeles River Flood Control Channel edge. Any new buildings within the 625-foot Height Zone located along the Los Angeles River Flood Control Channel, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan), shall incorporate, to the satisfaction of the Director, visual treatment along the north-facing building plane that

may include, but shall not be limited to, such measures as: articulation of building plane; use of varying building materials to create visual interest; or installation of landscaping to visually buffer the building façade.

2. Screening/enclosing of rooftop equipment. All rooftop equipment, including Communication Facilities, shall be vertically screened from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. Screening may include landscaping, walls, or fences to visually buffer the rooftop equipment. Screening shall be maintained. Non-vegetative screening materials shall complement the architecture of the structure. Screening of rooftop equipment from view from above is not required.

3. Screening of outdoor storage areas. With the exception of Sets/Façades and Production Activities, all outdoor storage shall be screened, to the satisfaction of the Director, from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Screening may include landscaping, walls, or fences to visually buffer the outdoor storage areas. Non-vegetative screening shall be comprised of materials complementary to nearby buildings. Chain link fence shall only be used as screening in conjunction with the use of slats, mesh, fabric, or vegetation. Screening of outdoor storage areas from view from above is not required.

4. Yards, building projections and building separation requirements. No front, side or rear yards, limitations on building projections or building separations shall be required for any lot or building within the Universal Studios Specific Plan area, except as required by Titles 26 and 32 of the Los Angeles County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

5. Highly Reflective Building Materials. Projects shall not utilize mirrored glass or other Highly Reflective Building Materials as defined by this Specific Plan.

6. Building façades. Building façades within 40 feet of and facing public rights-of-way shall include articulation of building plane; use of varying building materials to create visual interest, and/or the regular placement of windows, or other similar architectural treatments.

7. Greenspace Area. A greenspace area shall be maintained along the eastern boundary of the Universal Studios Specific Plan area adjacent to the Existing Off-Site Residential Uses to the east as shown on Exhibit 2-C. The western boundary of the greenspace area shall be marked approximately every 300 feet and the boundary markers shall be maintained. The following standards shall apply to the designated greenspace area:

a. Other than the use of existing roadways and security and/or maintenance access, utilities, and as provided in Section 22.46.2050.E.7.c below, no new activities or new buildings or structures shall occur within the greenspace area, except that the existing roadways may be modified and utilities, including recycled water storage and distribution facilities, may be added or modified;

b. The portions of the existing fire road shown on Exhibit 2-C, and any modifications to such portions of the fire road, shall be improved with decomposed granite or other suitable material to control dust prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D, and the decomposed granite or other suitable material shall be properly maintained;

c. Those Sets/Façades or other structures existing within the greenspace area as of the effective date of this Specific Plan as shown on Exhibit 2-C may remain and continue to be utilized for Production Activities, including use of vehicles and trailers related to Production Activities, and in the event of any destruction of the Sets/Façades or other structures, such Set/Façades or other structures may be

rebuilt up to substantially the same size and in substantially the same location that existed as of the effective date of this Specific Plan;

d. No new Sets/Façades shall be developed in this area and the permanent Set/Façade shown on Exhibit 2-C shall not be replaced;

8. Fencing at Specific Plan Eastern Boundary.

a. A new painted metal fence, 12 feet in height including a security section, shall be installed and maintained along the Specific Plan eastern boundary within the area shown on Exhibit 2-C prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D;

b. Any fencing required under this Specific Plan located along the eastern boundary of the Specific Plan area shall be properly maintained at all times.

9. Access for new buildings developed pursuant to this Specific Plan shall be designed consistent with the applicable provisions of Titles 26 and 32 of the County Building and Fire Codes, respectively, or other applicable County Building and Safety or Fire Department regulations.

10. See Section 22.46.2130.H of this Specific Plan for Design Standards for Permanent Parking Facilities and Section 22.46.2170.C of this Specific Plan for Design Standards for new Communication Facilities.

11. Prior to the Universal Studios Specific Plan area property owner using Donald O'Connor Drive after 11:00 p.m. or prior to 7:00 a.m., a 10-foot high painted block sound wall shall be constructed along the eastern edge of Donald O'Connor Drive in the location shown on Exhibit 2-D.

12. For any new warehouse facilities developed at the locations shown on Exhibit 2-D:

a. Parking areas and loading docks shall not be developed on the east side of such new warehouse facilities;

b. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern and southern sides of the new warehouse structure

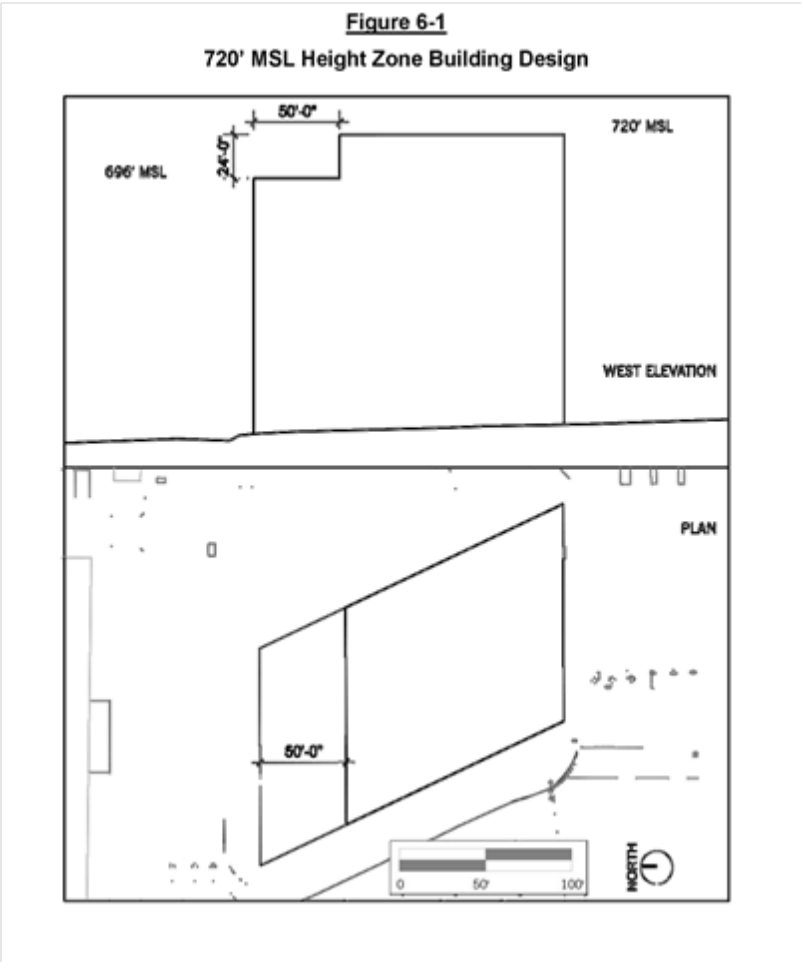
identified as S-22 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure;

c. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern side of the expansion of the warehouse structure identified as T-10 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure.

13. For any new building developed within the 720-foot MSL Height Zone, those portions of the building above 696-foot MSL shall be terraced back from the north façade of the building by 50 feet as shown on Figure 6-1, below.

Figure 6-1

720' MSL Height Zone Building Design

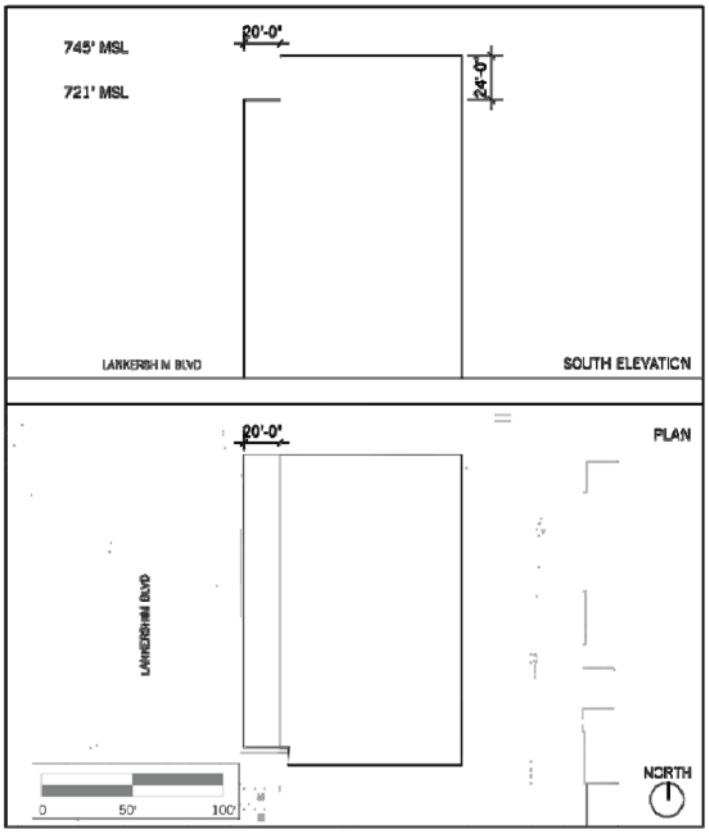


14. For any new building developed within the 745-foot MSL Height Zone, those portions of the building above 721-foot MSL shall be terraced back from the west façade of the building by 20 feet as shown on Figure 6-2, below.

15. Southern Landscape Buffer Area. The southern landscape buffer area shown on Exhibit 2-E shall be retained as a landscaped area. Any existing structures and signs existing in this area as of the effective date of this Specific Plan may be retained and maintained.

Figure 6-2

745' MSL Height Zone Building Design



F. Sustainable Development Measures.

1. General requirements. All Projects shall comply with Green Building regulations, as applicable, in Sections 22.52.2100 – 22.52.2160 of the Zoning Code, except that in addition to the exemptions in the Green Building regulations, the following shall be exempt from such requirements:

a. Production Activities (which does not include construction of stages or television facilities within which Production Activities may occur),

Sets/Façades, and amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park or Universal Studios Tour.

2. Additional sustainable standards. In addition to the requirements of Section 22.52.2130 of the Zoning Code, Projects within the Universal Studios Specific Plan area shall also comply with the following standards:

a. All new buildings shall be designed to exceed Title 24, Part 6 of the California Code of Regulations (2005) energy requirements by at least 15 percent. In the event Title 24 is amended such that the energy conservation requirements in the amended Title 24 exceed Title 24 (2005) by 15 percent or greater, the building shall comply with the amended Title 24.

b. Outdoor water conservation. Project landscaping shall include the following:

i. Use of reclaimed water for landscape irrigation;

ii. Installation of the infrastructure to deliver the reclaimed water, if necessary; and

iii. Use of high efficiency irrigation systems, including weather-based irrigation controllers that use sensors and weather information to automatically adjust watering times and frequency in response to weather changes.

c. Indoor water conservation. Water fixtures in new buildings shall meet or exceed the following water conservation standards:

i. High Efficiency Toilets: 1.28 gallons/flush or less;

ii. High Efficiency Urinals: 0.5 gallons/flush or less;

iii. Restroom Faucets: 1.5 gallons/minute or less;

iv. Pre-rinse Spray Valves: 1.6 gallons/minute or less for Commercial Kitchens; and

v. Public Restroom: self-closing faucets.

d. Education on water conservation shall be provided to the Universal Studios Specific Plan area property owner's employees through new

employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

e. Resource conservation. During new construction, a minimum of 65 percent of the non-hazardous construction and demolition debris from construction of new Project buildings shall be recycled and/or salvaged for reuse. During occupancy and operations, the Project shall have a solid waste diversion target of 65 percent of the non-hazardous waste generated.

G. Landscape Standards.

1. General requirements. All Projects shall comply with the Drought-Tolerant Landscaping design regulations, as applicable, in Sections 22.52.2200 – 22.52.2270 of the Zoning Code, except that in addition to the exemptions in the Drought-Tolerant Landscaping design regulations the following shall be exempt from such requirements.

a. Outdoor Production Activities, Sound Stages, Sets/Façades, amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park, CityWalk or Universal Studios Tour, and visitor entry points to the Theme Park and CityWalk.

2. With each Substantial Conformance Review application for a Project facing Lankershim Boulevard, the Applicant shall prepare and submit to the Director for review and approval a landscape design plan in substantial conformance with the Conceptual Lankershim Streetscape Plan in the Specific Plan Guidelines.

H. Low Impact Development.

1. General requirements. All Projects shall comply with Low Impact Development regulations, as applicable, in Section 22.52.2310 of the Zoning Code, except that in addition to the exemptions in the County Code Low Impact Development regulations, the following shall be exempt from such requirements to the extent the exemption is not in violation of any applicable Federal and State regulatory water quality requirements.

a. Sets/Façades.

b. The temporary addition, modification, or replacement of impervious surface area for Production Activities during the duration of the Production Activity.

c. The modification or replacement of impervious surface area associated with repurposing of amusement rides, shows, tram tour attractions, exhibitions, and open air areas with facilities for play/games associated with the Low Impact Development Theme Park and CityWalk areas shown on Exhibit 4.

EXHIBIT 4 – Universal Studios Low Impact Development Theme Park Exemption Area

(Ord. 2013-0010 § 6, 2013.)

22.46.2060 Land Use Equivalency.

A. Purpose. The Land Use Equivalency procedure is established to provide development flexibility by permitting shifts of permitted Floor Area between certain Land Use Categories over the life of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan, and the overall character of the Universal Studios Specific Plan area and each District. The Land Use Equivalency Conversion Table 7-1 allows for Floor Area reallocations between the Land Use Categories utilizing conversion factors in the Table.

B. Procedure. Projects within the Universal Studios Specific Plan area may be developed consistent with this Specific Plan and pursuant to the Substantial Conformance Review procedures set forth in Section 22.46.2190 of this Specific Plan up to the Total Permitted Floor Areas set forth in Table 5-1 or Table 5-2, as applicable, for each Land Use Category. At such time as a Project will exceed the Total Permitted Floor Area for a Land Use Category stated in Table 5-1 or Table 5-2, as applicable, the Project, and all subsequent Projects of the same Land Use Category, shall comply with the following Land Use Equivalency procedures.

1. A Land Use Category may be exchanged for another Land Use Category, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the applicable conversion factor in the Land Use Equivalency Conversion Table 7-1.

2. The Applicant shall submit the Land Use Equivalency calculation along with the Substantial Conformance Review application. The application shall include the following information:

a. A statement as to which Land Use Category's Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, the Applicant wishes to draw against for the Land Use Equivalency transfer and the amount of the reduction of the selected Land Use Category Total Permitted Floor Area based upon the applicable Land Use Equivalency Conversion Table 7-1.

b. Calculations to demonstrate compliance with the applicable Land Use Equivalency Conversion Table 7-1 conversion factors.

c. A description of how the Project is fully consistent with all applicable provisions of this Specific Plan and mitigation measures in the NBC Universal Evolution Plan Mitigation Monitoring and Reporting Program (MMRP).

3. The Applicant shall submit a revised Table 5-1 or 5-2, as applicable, reflecting the change in Additional Permitted Floor Area and Total Permitted Floor Area based on the Land Use Equivalency.

4. The combined Total Permitted Floor Area of all Land Use Categories as adjusted pursuant to these Land Use Equivalency procedures shall not exceed 10 percent of the overall Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

C. Director's Review. The Director's review of the Land Use Equivalency transfer shall be limited to verifying that the proposed Project is within the applicable conversion factors set forth in the Land Use Equivalency Conversion Table 7-1. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in the Substantial Conformance Review procedures in Section 22.46.2190.C of this Specific Plan.

D. A Specific Plan Amendment shall not be required for the updated Table 5-1 or Table 5-2, as applicable, stating the revised Additional Permitted Floor Area and Total Permitted Floor Area with the Land Use Equivalency provided the overall Total Permitted Floor Area of all Land Use Categories does not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as

applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

E. Limitation. If the Project would not be within the Total Permitted Floor Area limitations in Section 22.46.2060.B.4, above, then the Land Use Equivalency shall not be used, and additional analysis pursuant to the California Environmental Quality Act shall be undertaken for the Project, and a Specific Plan Amendment shall be required to revise the development limits set forth in this Specific Plan.

Table 7-1

Land Use Equivalency Conversion Table

Studio			
Trip Equivalency Rates			**Convert Studio to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Studio is equivalent to:**
Studio Office	0.63	0.90	9,000 sf of Studio Office
Office	1.21	0.47	4,700 sf of Office
Studio	0.57	1.00	10,000 sf of Studio
Entertainment	1.96	0.29	2,900 sf of Entertainment
Entertainment Retail	0.66	0.86	8,600 sf of Entertainment Retail
Amphitheater	5.24	0.11	1,100 sf of Amphitheater
Hotel	1.11	0.51	5,100 sf of Hotel

Studio Office			
Trip Equivalency Rates			**Convert Studio Office to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Studio Office is equivalent to:**
Studio Office	0.63	1.00	10,000 sf of Studio Office
Office	1.21	0.52	5,200 sf of Office
Studio	0.57	1.11	11,100 sf of Studio

Studio Office			
Trip Equivalency Rates			**Convert Studio Office to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Studio Office is equivalent to:**
Entertainment	1.96	0.32	3,200 sf of Entertainment
Entertainment Retail	0.66	0.95	9,500 sf of Entertainment Retail
Amphitheater	5.24	0.12	1,200 sf of Amphitheater
Hotel	1.11	0.57	5,700 sf of Hotel

Entertainment			
Trip Equivalency Rates			**Convert Entertainment to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Entertainment is equivalent to:**
Studio Office	0.63	3.11	31,100 sf of Studio Office
Office	1.21	1.62	16,200 sf of Office
Studio	0.57	3.44	34,400 sf of Studio
Entertainment	1.96	1.00	10,000 sf of Entertainment
Entertainment Retail	0.66	2.97	29,700 sf of Entertainment Retail
Amphitheater	5.24	0.37	3,700 sf of Amphitheater
Hotel	1.11	1.77	17,700 sf of Hotel

Entertainment Retail			
Trip Equivalency Rates			**Convert Entertainment Retail to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Entertainment Retail is equivalent to:**
Studio Office	0.63	1.05	10,500 sf of Studio Office
Office	1.21	0.55	5,500 sf of Office
Studio	0.57	1.16	11,600 sf of Studio

Entertainment Retail			
Trip Equivalency Rates			**Convert Entertainment Retail to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Entertainment Retail is equivalent to:**
Entertainment	1.96	0.34	3,400 sf of Entertainment
Entertainment Retail	0.66	1.00	10,000 sf of Entertainment Retail
Amphitheater	5.24	0.13	1,300 sf of Amphitheater
Hotel	1.11	0.59	5,900 sf of Hotel

Amphitheater			
Trip Equivalency Rates			**Convert Amphitheater to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Amphitheater is equivalent to:**
Studio Office	0.63	8.32	83,200 sf of Studio Office
Office	1.21	4.33	43,300 sf of Office
Studio	0.57	9.19	91,900 sf of Studio
Entertainment	1.96	2.67	26,700 sf of Entertainment
Entertainment Retail	0.66	7.94	79,400 sf of Entertainment Retail
Amphitheater	5.24	1.00	10,000 sf of Amphitheater
Hotel	1.11	4.72	47,200 sf of Hotel

Hotel			
Trip Equivalency Rates			**Convert Hotel to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Hotel is equivalent to:**
Studio Office	0.63	1.76	17,600 sf of Studio Office
Office	1.21	0.92	9,200 sf of Office

Hotel			
Trip Equivalency Rates			**Convert Hotel to Other Land Use Categories**
Land Use	**Trip Rate (tr/1,000 sf)**	**Equivalency**	**10,000 sf of Hotel is equivalent to:**
Studio	0.57	1.95	19,500 sf of Studio
Entertainment	1.96	0.57	5,700 sf of Entertainment
Entertainment Retail	0.66	1.68	16,800 sf of Entertainment Retail
Amphitheater	5.24	0.21	2,100 sf of Amphitheater
Hotel	1.11	1.00	10,000 sf of Hotel

(Ord. 2013-0010 § 7, 2013.)

22.46.2070 Historic Resources.

A. Application. This Section regulates the alteration, preservation, relocation, or demolition of Contributing Buildings, and the construction of new structures within the potential Universal Studios Historic District as shown on Exhibit 5, with respect to their effect within and upon the potential Universal Studios Historic District. The requirements of this Section and the Historic Preservation Plan (Appendix D of the Specific Plan Guidelines) shall be the exclusive Historic Preservation requirements applicable to the Universal Studios Specific Plan area.

B. Requirement. Prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan.

(Ord. 2013-0010 § 8, 2013.)

22.46.2080 Hotel.

A. Requirements. Hotel use shall be permitted within the Universal Studios Specific Plan area in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 6. The Director, through the Substantial Conformance Review process set forth in Section 22.46.2190 of this Specific Plan, shall determine

compliance with this Section and Exhibit 6, including the limitation of potential locations of any Hotel(s) to those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan).

B. Location. Hotel(s) shall be permitted in those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan).

C. Size. Hotel use shall be limited to a maximum of 450,000 square feet of Floor Area and a maximum of 500 hotel guest rooms/suites as may be modified by Land Use Equivalency as set forth in Section 22.46.2060 of this Specific Plan.

D. Uses. Hotel use may include ancillary uses including but not limited to: meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

E. Parking. Parking for any Hotel shall be provided as set forth in Section 22.46.2130 of this Specific Plan.

F. Alcoholic Beverages. The sale and/or service of alcoholic beverages in connection with any Hotel shall be subject to the provisions set forth in Section 22.46.2090 of this Specific Plan.

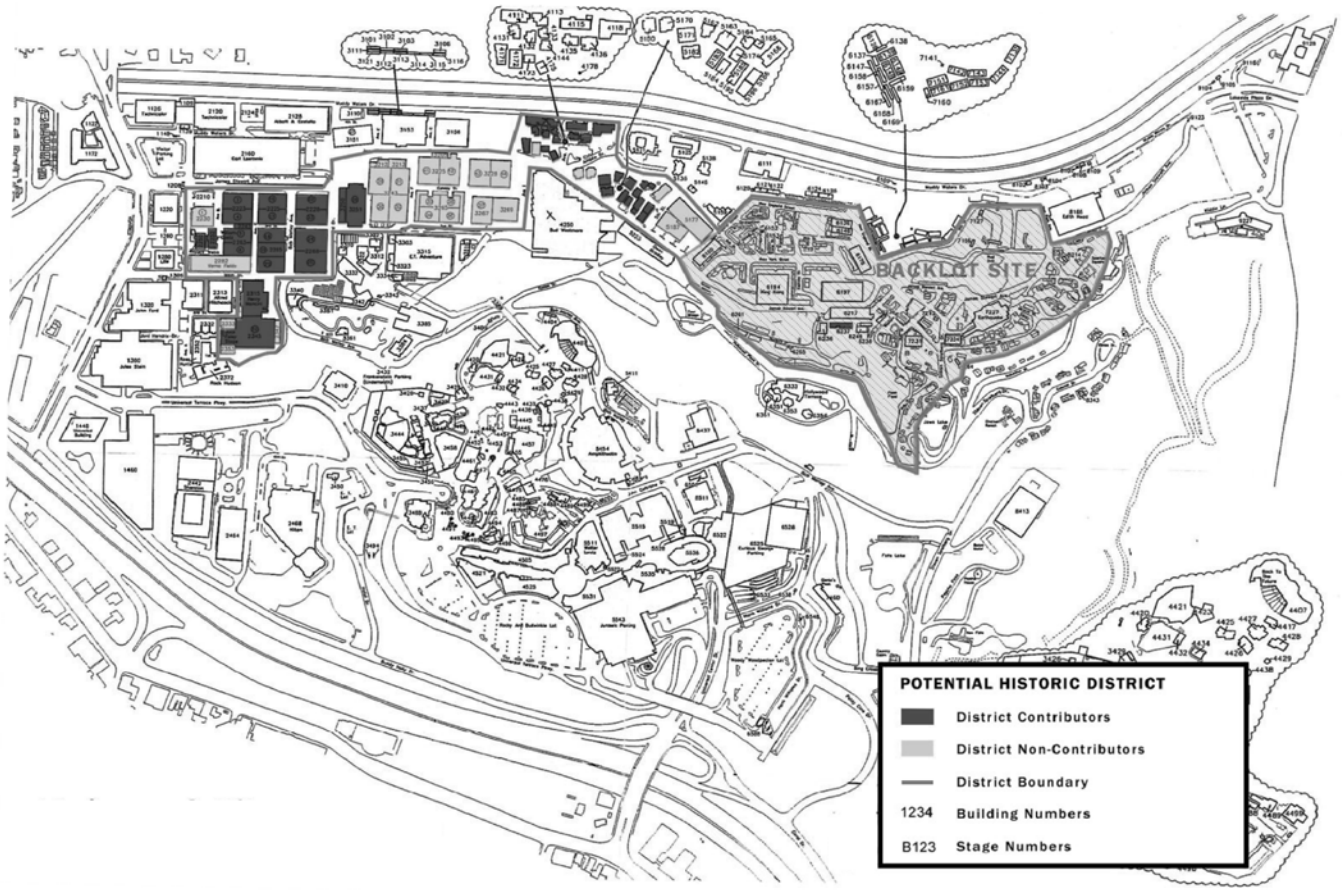


EXHIBIT 5 – Potential Universal Studios Historic District Map

EXHIBIT 6

Conditions for Hotel Use

1. The Hotel operator, if other than the owner of the subject property, shall file at the office of the Department an affidavit stating that the Hotel operator is aware of and agrees to comply with all of the Hotel regulations and conditions of the Universal Studios Specific Plan.

2. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the Hotel shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

3. The Hotel shall be maintained in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary.

4. The Hotel use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood.

5. Amplified sound equipment, music or public address systems intended to be audible outside the Hotel boundaries are prohibited, except for an emergency address system.

6. Security lighting shall be low intensity, shielded, at low height, and directed downward.

7. The Hotel shall be operated in manner such that guest rooms and suites will be occupied and rented on a temporary basis and no commercial apartments shall be permitted on the Hotel site consistent with Section 8.52.020 of the County Code.

8. Hotel guest rooms shall not be rented for a period of less than one night's stay, and rent for each guest room shall not be collected more frequently than once daily.

9. The Hotel operator shall maintain a current contact name, address, and phone number on file with the Department at all times.

10. The Department shall inspect the Hotel on an annual basis to determine compliance with these conditions and Hotel regulations of this Specific Plan.

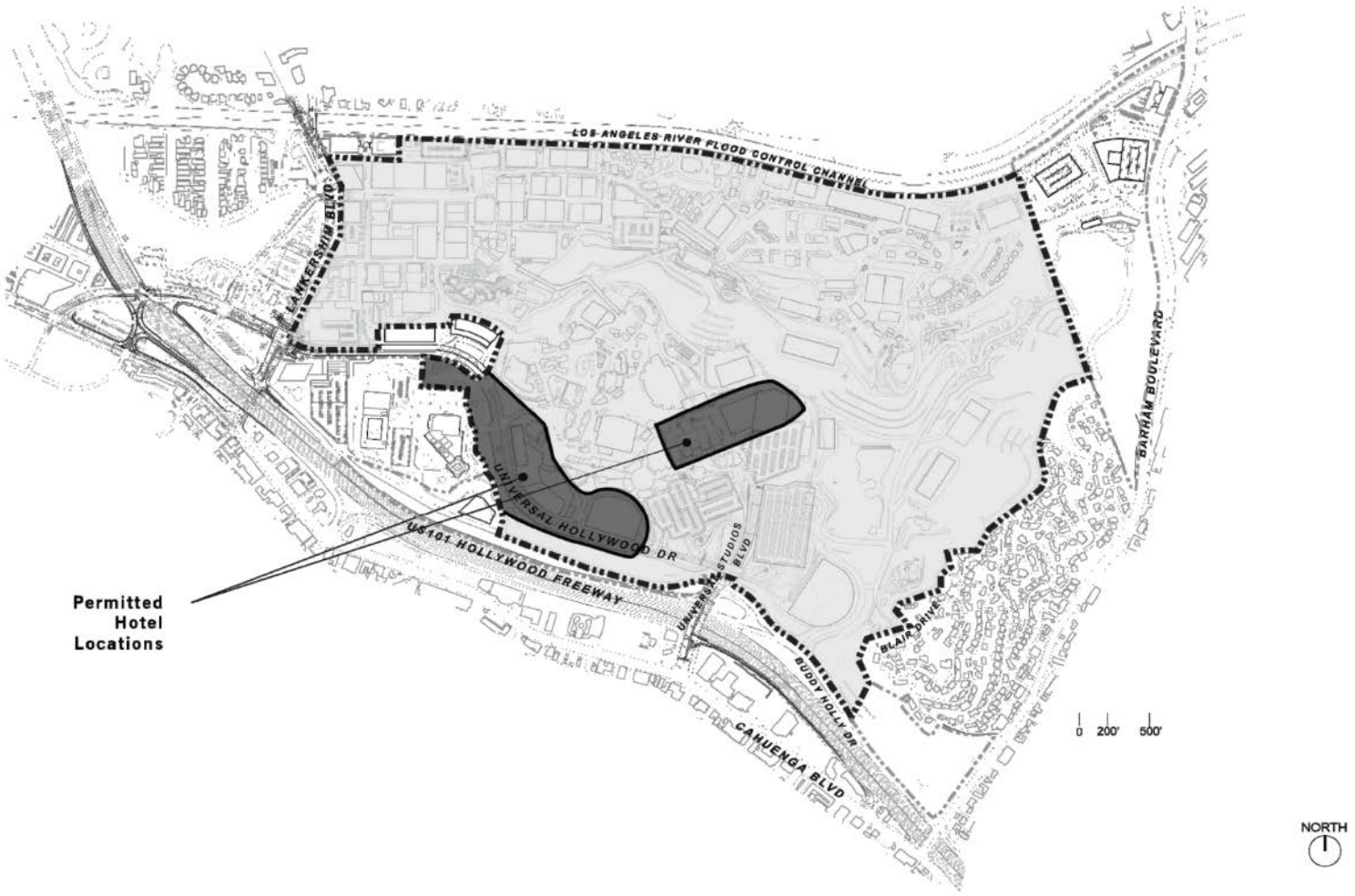


EXHIBIT 7-B – Hotel Permitted Locations Map After Annexation/Detachment

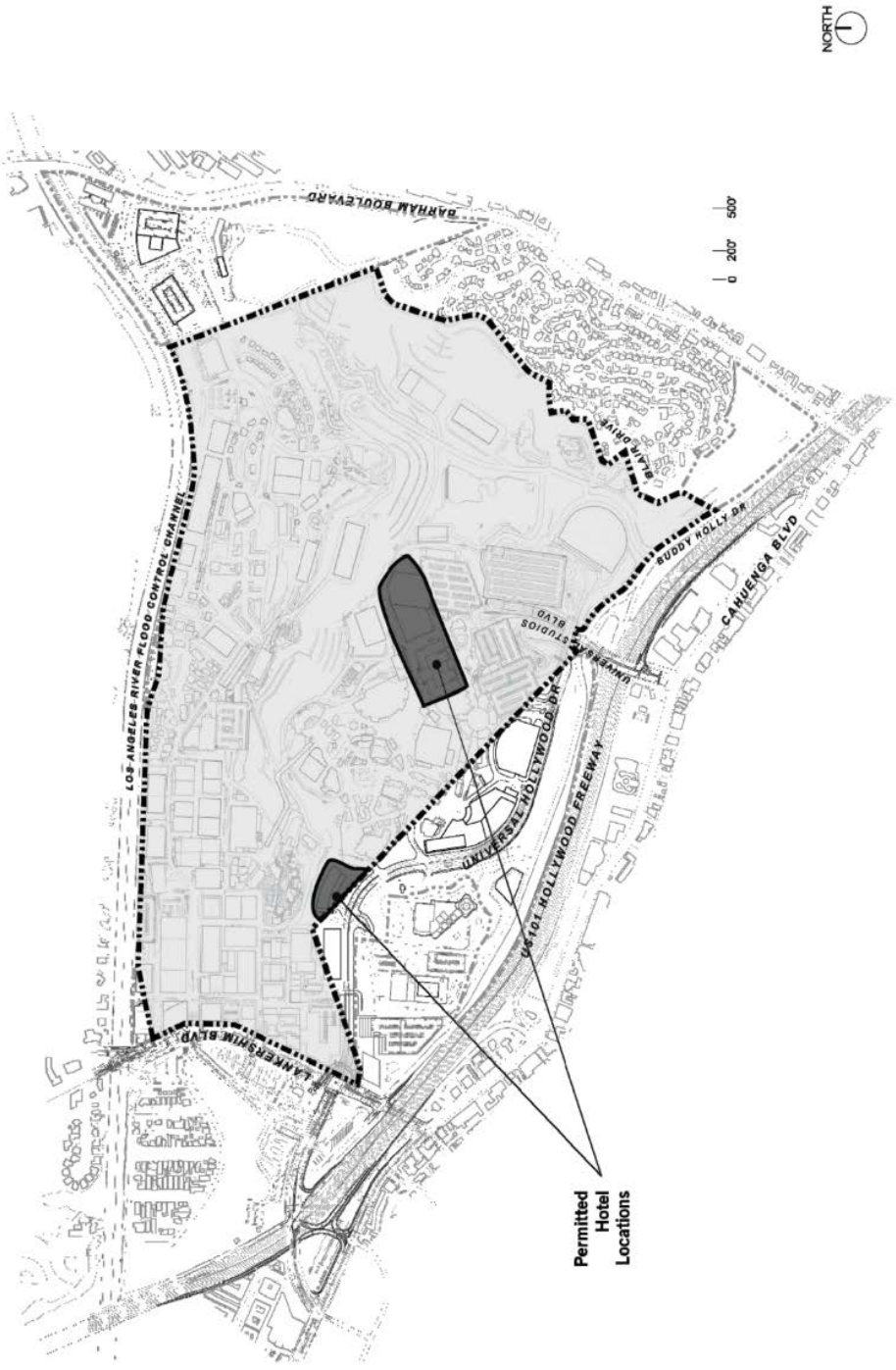


EXHIBIT 7-A – Hotel Permitted Locations Map Prior to Annexation/Detachment

(Ord. 2013-0010 § 9, 2013.)

22.46.2090 Alcoholic Beverages Regulations.

The sale and service of alcoholic beverages for on-site and off-site consumption shall be permitted subject to the provisions of this Section. Entities that sell and serve alcoholic beverages for on-site consumption and off-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverages Control (ABC).

A. Existing Establishments/Uses. There are 20 establishments existing as of the effective date of this Specific Plan as shown on Exhibit 8-A that are permitted to sell and serve alcoholic beverages for on-site consumption including one that also is permitted for off-site consumption sales within the Universal Studios Specific Plan area. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide the Director a list of the existing establishments including the address and the type of alcohol permit of each establishment and their respective floor plan(s). An additional 15 new establishments for the sale and/or service of alcoholic beverages for on-site and/or off-site consumption may be permitted within the Universal Studios Specific Plan area pursuant to the regulations set forth below.

1. Establishments existing as of the effective date of this Specific Plan, which sell and/or serve alcoholic beverages.

a. Establishments existing as of the effective date of this Specific Plan, and which were authorized by issuance of a conditional use permit for alcohol sales. Those eight establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and have been authorized by issuance of a conditional use permit from the County, are hereby authorized to continue in operation under this Specific Plan. Those eight establishments shall be subject to Section 22.46.2090.A.1.d, below, and the applicable provisions and conditions as set forth in Exhibit 8-B of this Specific Plan upon the effective date of this Specific Plan.

b. Establishments existing as of the effective date of this Specific Plan and which were established prior to adoption of Ordinance 92-0097. Those ten establishments identified on Exhibit 8-A, which exist upon the effective date

of this Specific Plan and which existed prior to the County's requirement to obtain a conditional use permit are hereby authorized to continue in operation under this Specific Plan. Those ten establishments, which include the Theme Park, Amphitheater, and eight restaurants, shall be subject to Section 22.46.2090.A.1.d, below, and the applicable provisions and conditions as set forth in Exhibit 8-B and 8-C of this Specific Plan, as applicable, upon the effective date of this Specific Plan.

c. Establishments that were originally authorized by the City of Los Angeles and which are located in areas which will become part of the Universal Studios Specific Plan area. Those two establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and that were authorized by the City of Los Angeles, one pursuant to a conditional use permit and one pursuant to a variance, are hereby authorized to continue in operation under this Specific Plan as of the effective date of the annexation and detachment actions as described in Section 22.46.2000.B of this Specific Plan should those actions be approved. Those two establishments, which include a restaurant and a restaurant/club, shall be subject to Section 22.46.2090.A.1.d, below, and the applicable provisions and conditions as outlined in Exhibit 8-B of this Specific Plan as of the effective date of the annexation and detachment actions should those actions be approved.

d. The existing establishments authorized pursuant to Section 22.46.2090.A.1.a-c, above, shall require a new approval pursuant to Section 22.46.2090.D, below, if:

i. The establishment proposes to substantially change the type of alcohol permit (e.g. from on-site to off-site consumption);

ii. There is a substantial change in the type of establishment (e.g. from a restaurant to a bar);

iii. There is a cumulative increase of greater than 10 percent in Floor Area devoted to the sale or service of alcoholic beverages or a cumulative increase of greater than 25 percent in facing used for the display of alcoholic beverages; and

iv. The establishment abandons operations for three months or more. Notwithstanding the foregoing, abandonment shall not include closures for change of tenant or operator, reconstruction, refurbishing or modifications to the existing establishments, however, abandonment shall include a change of tenant or operator that results in the establishment no longer selling or serving alcoholic beverages.

e. The provisions of Section 22.46.2090.A.1.d, above, shall apply to the establishments described in Section 22.46.2090.A.1.c, above, as of the effective date of the annexation and detachment actions should those actions be approved.

2. Modifications to Existing Establishments. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new approval.

3. New Establishments/Uses. Following the effective date of this Specific Plan, in addition to the establishments selling and serving alcoholic beverages existing as of the effective date of this Specific Plan as provided for in Section 22.46.2090.A.1.a, A.1.b and A.1.c, above, a maximum of 15 new establishments shall be permitted to sell and serve a full line of alcoholic beverages as provided in Section 22.46.2090.B, C, and D, below.

B. Alcohol Use Approval Process for Hotel Use.

1. Procedure. A Hotel shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption: (a) as part of its banquets, lobbies, meeting rooms, pool areas and room services; (b) within mini-bars located in each guest room; and (c) within a restaurant establishment(s) physically located within the Hotel that does/do not exceed a combined seating capacity of 500. Additional establishments within the Hotel seeking to sell and/or serve alcoholic beverages shall be subject to Section 22.46.2090.D, below. The operator of the Hotel shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of

the Alcohol Use Approval application for the Hotel shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 22.46.2190 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval.

3. Conditions. A Hotel shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

C. Alcohol Use Approval Process for Cinemas.

1. Procedure. The cinemas in CityWalk (a multi-screen theater complex) shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption only within the upper floors and balconies that are accessed separately from the main theaters on the ground level. The operator of the cinemas shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the cinemas shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 22.46.2190 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval provided that the sale of alcoholic beverages is limited to the upper floors and balconies of the cinemas.

3. Conditions. The cinemas shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

D. Approval Process for Other New Alcohol Use Establishments. Any additional establishments requesting to sell or serve alcoholic beverages for either on-site or off-site consumption beyond those permitted by Section 22.46.2090.A – C, above, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except that:

1. The Hearing Officer shall preside over the initial public hearing for the Conditional Use Permit. The Hearing Officer's decision shall only be appealed to the Board of Supervisors. The decision of the Hearing Officer may be called up for review by the Board of Supervisors.

2. Notwithstanding any other provision of Section 22.60 of the Zoning Code, upon receiving an appeal or initiating a call for review, the Board of Supervisors may:

a. Affirm the action of the Hearing Officer; or

b. Refer the matter back to the Hearing Officer for further proceedings with or without instructions; or

c. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board of Supervisors' decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

3. Conditions. Other new alcohol use establishments shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B and/or conditions for off-site alcohol consumption listed in Exhibit 8-C, as applicable.

E. Alcohol Use Approval Applications.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 22.46.2190 of this Specific Plan, each application for an Alcohol Use Approval under Section 22.46.2090.B and C, above, shall include:

a. A site plan, depicting floor plan, seating areas, and alcohol shelf space for the subject establishment;

b. A table including the proposed establishment and existing establishments that sell and serve alcohol within the Universal Studios Specific Plan area existing as of the time of the Alcohol Use Approval application indicating the type of permit (e.g. on-site or off-site), type of establishment (e.g. restaurant, nightclub, or retail), and District (Business, Studio, or Entertainment) location as of the time of the Alcohol Use Approval application; and

c. A copy of the State Alcohol Beverage Control violation report for establishments within the Universal Studios Specific Plan area.

F. Inspection and Enforcement of Alcohol Use Establishments Permitted Pursuant to Section 22.46.2090.A, B, and C, above.

1. Zoning Enforcement may inspect each alcohol use establishment at least once per year to determine compliance with the alcohol regulations and conditions of this Specific Plan. The Universal Studios Specific Plan area property owner shall compensate the Department for the reasonable expenses incurred in conducting the inspection pursuant to Section 22.46.2180.E of this Specific Plan.

2. If the Director believes that an alcohol use establishment is in violation of the Alcoholic Beverages Regulations of this Specific Plan, or is detrimental to public health or safety or is a nuisance, the Director may provide written notification to the operator of the establishment and the Universal Studios Specific Plan area property owner requiring that the alleged violation be remedied. If the alleged violation is not remedied within the time specified by the written notification, and the Director makes written findings that the establishment violates the Alcoholic Beverages Regulations of this Specific Plan or is detrimental to public health or safety or is a nuisance, then the Director shall comply with the following:

a. The Director shall give notice to the operator of the establishment and the Universal Studios Specific Plan area property owner to appear at a public hearing before the Hearing Officer at a time and place fixed by the Director and

the Hearing Officer to determine whether the Alcohol Use Approval should be modified or revoked, and the operator and owner shall show cause why the Alcohol Use Approval should not be modified or revoked by the Hearing Officer.

b. Not less than 30 days prior to the date of the hearing, the Director shall cause a copy of a notice of the time and place of such hearing to be (i) published once in a newspaper of general circulation in the County and (ii) mailed by first class mail, postage prepaid, to owners of land within a distance of 500 feet from the exterior boundaries of the subject parcel, and to any person who has filed a written request therefore with the Director.

c. Within ten days of the hearing, the Director shall serve notice of the Hearing Officer's action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing, by registered or certified mail, postage prepaid, return receipt requested.

3. The decision of the Hearing Officer may be appealed to the Board of Supervisors by filing a written request with the executive officer of the Board within ten days after the Hearing Officer serves notice of his/her action. The Board of Supervisors shall hear the matter within 60 days following receipt of the written request for a hearing by the Board. Notice of the hearing shall be provided to the persons set forth in Section 22.46.2090.F.2.b, above. The Board of Supervisors may approve, modify or disapprove the action of the Hearing Officer. The Board of Supervisors' action shall be supported by written findings. The Board of Supervisors shall serve notice of its action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing who wished to be notified, by registered or certified mail, postage prepaid, return receipt requested.

(Ord. 2013-0010 § 10, 2013.)

22.46.2100 Oak Tree Regulations.

A. Removal Permitted. Oak Trees may be removed, or the Protected Zone (as defined below) encroached upon, in accordance with the requirements of this Section. Removal or encroachment upon the Protected Zone of Oak Trees may be

requested by filing a Substantial Conformance Review application in accordance with the procedures set forth in Section 22.46.2190 of this Specific Plan. Removal of Oak Trees shall include cutting, destroying, removing, relocating, inflicting Damage (as defined below) or encroaching into the root zone or grading/filling within the drip line area of an Oak Tree; provided however, that pruning of branches up to two inches in diameter, deadwood, stubs, and no more than 15 percent of the tree canopy of any one tree, conducted under the supervision of a registered consulting arborist shall not be considered a removal or encroachment and shall not require a Substantial Conformance Review.

B. Definitions. Whenever the following terms are used in this Section, they shall be construed as defined in this Section. To the extent that other terms used in this Section are not defined herein or in Section 22.46.2030 of this Specific Plan, but are defined in the County Code, those definitions shall apply.

Damage. Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the Protected Zone of an Oak Tree.

Protected Zone. That area within the drip line of an Oak Tree and extending there from to a point at least five feet outside the drip line, or 15 feet from the trunks of a tree, whichever distance is greater.

C. Oak Trees Subject to this Specific Plan.

1. Removal or encroachment upon the Protected Zone of those Oak Trees indicated on the Master Oak Tree Maps, dated February 2013, and included in the County file, and identified in the NBC Universal Evolution Plan Tree Report dated September 2010 (Oak Tree Report), and any trees identified per Section 22.46.2100.C.2, below, shall be subject to this Specific Plan and shall not be otherwise subject to Oak Tree regulations contained in the Zoning Code.

2. Exemptions.

a. Cases of emergency caused by an Oak Tree being in a hazardous or dangerous condition, or being irretrievably Damaged or destroyed through flood, fire, wind or lightning as determined after visual inspection by a Forester with County Forester or the County Fire Marshall;

b. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility;

c. Trees, including tree canopies, within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way as required by the Director of Public Works.

d. All trees, other than those identified on the Master Oak Tree Map or as provided in Section 22.46.2100.D.2 and D.6, below, shall be exempt from the Oak Tree requirements of this Specific Plan and shall not be subject to any other tree regulations established by the Zoning Code. Trees that are exempt may be removed by the Universal Studios Specific Plan area property owner without any review or approval by the County.

D. Requirements. Prior to the removal or encroachment upon the Protected Zone of any Oak Tree indicated on the Master Oak Tree Maps, dated February 2013, the Applicant shall provide a map, which corresponds to the Master Oak Tree Map, indicating the specific Oak Tree and its tag number to be removed. Copies of the original Oak Tree Report, Master Oak Tree Map, and Oak Tree Substantial Conformance Review application and approval shall be kept on the Project site and available for review, and all individuals associated with the Project as it relates to the oak resource shall be familiar with said documents. The Applicant shall suitably guarantee, to the satisfaction of the Director and County Forester, compliance with Section 22.46.2100.D.1.a, D.1.b, D.1.c, or D.1.d, below, in connection with the removal

of an Oak Tree or an encroachment upon the Protected Zone that results in Damage to an Oak Tree.

1. The Applicant shall either:

a. Provide and plant two replacement oak trees at an on-site location for each single Oak Tree removed within one year of the Oak Tree removal unless otherwise specifically stated or extended by the County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one inch in diameter one foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from an indigenous oak woodland within valley regions of Los Angeles County where feasible; or

b. Provide and plant two replacement oak trees at an off-site location within one year of the Oak Tree removal unless otherwise specifically stated or extended. The off-site replacement tree location shall be approved by the Director and County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one inch in diameter one foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from indigenous oak woodland within valley regions of Los Angeles County where feasible; or

c. Pay an in lieu fee of $2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach metropolitan statistical area on the annual anniversary of the effective date of this Specific Plan. If the Applicant provides an in lieu fee, it shall be deposited into a segregated trust fund maintained or selected by the County for the planting of replacement Oak Trees and the deposit shall be made prior to issuance of a grading or building permit involving construction within the area of any Oak Tree removal; or

d. Any combination of Subsections (a), (b), and (c), above.

2. Removal of any Oak Tree, which is eight inches, or more, in diameter as measured four and one-half feet above mean natural grade or in the case

of Oak Trees with multiple trunks a combined diameter of twelve inches or more of the two largest trunks, that is not identified on the Master Oak Tree Map shall comply with Section 22.46.2100.D.1, above. In addition, the Master Oak Tree Map shall be amended to include the subject tree(s) including the additional tag number and tree data.

3. In addition to the Substantial Conformance Review application requirements set forth in Section 22.46.2190 of this Specific Plan, each application for Substantial Conformance Review for removal of an Oak Tree shall include:

a. The location of all Oak Trees proposed to be removed and/or relocated, and/or within 200 feet of proposed construction and/or grading activity. Each tree shall be identified by the corresponding permanent identifying tag as listed on the Master Oak Tree Map. The Protected Zone shall be shown for each plotted tree;

b. Where a change in grade is proposed, the change in grade within the Protected Zone of each Oak Tree within the grading area;

c. Location and size of all proposed replacement trees or statement of the in-lieu fee amount to be paid calculated based on Section 22.46.2100.D.1.c, above;

d. Proposed and existing land uses in the immediate vicinity of the proposed Oak Tree to be removed and location of proposed replacement trees;

e. A letter from the Applicant to the Director and the County Forester stating that a registered consulting arborist has been retained to perform or supervise the Oak Tree work; and

f. Other information that the Director deems necessary to process the application.

4. The registered consulting arborist shall monitor the replacement trees for a minimum of seven years, to evaluate the growth, health and condition of the replacement trees. The seven-year maintenance period will begin upon receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the replacement trees have been planted.

5. The Applicant shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth in Section 22.46.2100.D.1, above. If a new replacement tree is required, the new replacement tree shall also be monitored for a period of seven years commencing upon the receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the new replacement tree has been planted.

6. The removal or encroachment into the Protected Zone of any replacement trees located within the Universal Studios Specific Plan area, regardless of size, shall be subject to the requirements of Section 22.46.2100.D.1, above.

7. The Applicant shall design landscapes and irrigation systems that are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.

8. The Applicant shall remove mistletoe infestations, insect infestations and other pathogens within existing Oak Trees as directed by a registered consulting arborist.

9. No planting or irrigation system shall be installed within the drip line of any Oak Tree.

10. Trenching, excavation, or clearance of vegetation within the Protected Zone of an Oak Tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the registered consulting arborist.

11. Oak Trees which are determined to be healthy, structurally sound, and located on accessible terrain shall be considered as candidates for relocation, to the extent feasible, as determined by a registered consulting arborist retained by the Applicant.

E. Mitigation Banking. The Applicant may plant blocks of trees either on- or off-site to the satisfaction of the Director and the County Forester as provided in Section 22.46.2100.D.1.a, and D.1.b, above, which may be used as mitigation for future

removals. This would create a more efficient and consolidated monitoring effort for both the Applicant and the County Forester. Any replacement trees planted pursuant to this Subsection shall meet the minimum requirements outlined in Section 22.46.2100.D.1.a and/or D.1.b, above, as applicable.

F. Forester Inspection and Monitoring Fee. In addition to the Substantial Conformance Review fee required pursuant to Section 22.46.2190.C, the Applicant shall, prior to commencement of the use of the Substantial Conformance Review approval under this Section, deposit with the County Fire Department, Forestry Division an inspection and monitoring fee in a manner and amount as determined by the County Forester.

G. Violations and Enforcement. If the provisions of this Section are violated, the County Forester may issue a notice of correction. A reasonable time frame within which deficiencies must be corrected shall be indicated on the notice of correction. Should an inspection disclose the removal or encroachment upon the Protected Zone of an Oak Tree in violation of this Specific Plan, the Universal Studios Specific Plan area property owner shall pay $2,700 (as may be adjusted for inflation annually from the effective date of this Specific Plan based upon Section 22.46.2100.D.1.c, above) for each such removed or Damaged Oak Tree and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance with this Specific Plan.

(Ord. 2013-0010 § 11, 2013.)

22.46.2110 Grading and Construction Regulations.

A. Maximum import or export. A total of 530,000 cubic yards of import or export of earth shall be permitted within the Universal Studios Specific Plan area. Movement of earth within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area shall not count toward this total.

B. Cross-lot authorization. Movement of earth related to projects within the boundaries of the Universal Studios Specific Plan area shall be permitted regardless of

lot lines. The grading of and import or export of earth shall also be subject to the applicable provisions of Title 26 of the County Code.

C. Approval required for Off-Site Transport Grading Project. An Off-Site Transport Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 22.46.2190 of this Specific Plan.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 22.46.2190 of this Specific Plan, each application for Substantial Conformance Review involving an Off-Site Transport Grading Project shall include:

a. The names and addresses of all persons owning all or any part of the property from which Off-Site Transport Grading material is proposed to be removed from and transported to;

b. The names and addresses of the persons who will be conducting the Off-Site Transport Grading operations;

c. A map showing in sufficient detail the location of the property from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be transported.

D. Approval required for On-Site Grading Project. An On-Site Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 22.46.2190 of this Specific Plan. Cumulative On-Site Grading shall not exceed 4,600,000 cubic yards of cut and 3,700,000 cubic yards of fill.

E. Standard County requirements. Any grading shall be subject to the applicable provisions of Title 26 of the County Code, and any import or export of earth shall be subject to the applicable requirements of Public Works.

F. Construction liaison. At the time of application for a grading permit, a construction relations officer shall be designated to serve as a liaison with surrounding property owners, with the responsibility of responding to concerns regarding construction activity. The liaison's telephone number(s) shall be prominently displayed at multiple locations along the perimeter of the Project site.

(Ord. 2013-0010 § 12, 2013.)

22.46.2120 Transportation/Transportation Demand Management Regulations.

A. Transportation Demand Management. Prior to the issuance of the first Substantial Conformance Review for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City of Los Angeles Department of Transportation. The program shall include implementation of several Transportation Demand Management strategies satisfactory to the Director in consultation with Public Works Traffic and Lighting Division, which may include, but are not limited to, the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association
11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area
12. Discounted employee transit passes
13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

B. Required Traffic Improvements.

1. Phasing plan. Prior to the issuance of the first Substantial Conformance Review approval for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Traffic Mitigation Phasing Plan (TMPP) has been approved by the City of Los Angeles Department of Transportation.

2. Guarantee of traffic improvements.

a. Prior to the issuance of a building permit for a Project, the Applicant shall provide documentation satisfactory to the Director that all transportation improvements and associated traffic signal work required by the Traffic Mitigation Phasing Plan for the Project has been guaranteed to the satisfaction of the City's Department of Transportation.

b. Any guarantee required pursuant to this Subsection may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City's Department of Transportation.

c. Prior to the issuance of the Certificates of Occupancy for a Project, all transportation improvements required by the Traffic Mitigation Phasing Plan for the Project shall be completed or suitably guaranteed to the satisfaction of the City of Los Angeles Department of Transportation. Temporary Certificates of Occupancy may be granted in the event of any delay through no fault of the Applicant, provided that, in each case the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.

3. Traffic Improvement Modifications. The City's Department of Transportation, at the request of the Applicant, may determine the implementation of a transportation improvement is infeasible and should be substituted with a comparable transportation improvement of equivalent effectiveness. In that situation, the City's Department of Transportation, in consultation with the Director (in consultation with Public Works Traffic and Lighting Division) and the City's Director of Planning, may modify or substitute the traffic improvement; provided the City's Department of

Transportation determines the alternative mitigation measure(s) to be implemented by the Applicant shall provide equivalent effectiveness.

(Ord. 2013-0010 § 13, 2013.)

22.46.2130 Parking Regulations.

A. General Requirements.

1. Pursuant to the Substantial Conformance Review procedures set forth in Section 22.46.2190 of this Specific Plan, parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section. Where this Specific Plan contains language or standards which require more parking or permit less parking than the Zoning Code, this Specific Plan shall supersede the Zoning Code.

2. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Universal Studios Specific Plan area. With each Substantial Conformance Review submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required pursuant to this Section and proposed by the Project as well as information regarding the location of any new bicycle amenities pursuant to Section 22.46.2120.A. of this Specific Plan as may be required for the Project.

3. The Department shall be responsible for monitoring the Applicant's compliance with the parking requirements of this Specific Plan.

B. Required. On-site parking shall be provided as follows:

1. Retail. Parking for retail establishments that are not located within the Theme Park or Hotel shall be provided at a rate of four parking spaces per 1,000 square feet of Floor Area.

2. Restaurant. Parking for restaurant establishments that are not located within the Theme Park or Hotel shall be provided at a rate of one parking space per three seats.

3. Theme Park. Parking for Theme Park Entertainment Attractions shall be provided at a rate of 7.9 parking spaces per 1,000 square feet of net new Floor Area. Change-out of existing Entertainment Attractions shall not require additional parking. Parking shall not be required for Theme Park restaurant, retail and Back-of-House areas. Additional parking shall not be required for new Universal Studio Tour Entertainment Attractions provided that the new Universal Studio Tour Entertainment Attraction will not increase Universal Studio Tour Capacity, as certified by the Applicant.

4. Hotel. Parking shall be provided at the rate of one parking space for each two guest rooms and one parking space for each guest suite. No additional parking spaces shall be required for Hotel related ancillary uses such as meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatments; salons; entertainment uses that are ancillary to the operation of a hotel; and other hotel amenities as part of the hotel complex and operations.

5. Office. Parking shall be provided at the rate of one parking space for each 400 square feet of Floor Area.

6. Studio Office. Parking shall be provided at the rate of one parking space for each 400 square feet of Floor Area.

7. Studio Use (other than Ancillary Support Facilities, Studio Support Facilities, sound stage or warehouse). Parking shall be provided at the rate of one parking space for each 500 square feet of Floor Area.

8. Sound stage. Parking shall be provided at the rate of one parking space for each 1,000 square feet of Floor Area.

9. Warehouse. Parking shall be provided at the rate of one parking space for each 1,000 square feet of Floor Area.

10. Theater/Cinema/Amphitheater/Performance Venue/Assembly (other than Theme Park). Parking shall be provided at the rate of one parking space for each three seats.

11. Ancillary Support Facilities and Studio Support Facilities. No parking shall be required unless otherwise provided herein.

12. Parking for any land use categories not addressed by this Section shall be provided at a parking rate in accordance with the Zoning Code.

C. Modifications to Minimum Parking Required. The minimum parking requirements established by this Specific Plan or the Zoning Code, where this Specific Plan is silent, may be modified upon request and application by the Applicant as part of a Substantial Conformance Review request pursuant to Section 22.46.2190 of this Specific Plan. Such request shall be accompanied by a parking analysis, prepared by a qualified transportation/parking engineer to the satisfaction of the Director, and shall demonstrate justification for the modification request.

D. Location of Parking. Parking for each use or activity may be located at any location within the combined boundaries of the Universal Studios Specific Plan area or the adjacent City [Q]C2 Area. Parking for each use or activity may be located outside the combined boundaries of the Universal Studios Specific Plan area and City [Q]C2 Area upon submittal of a parking agreement or covenant satisfactory to the Director. Such parking agreement or covenant shall be provided to the Director for review when a Project seeks to rely on parking outside the combined boundaries of the Universal Studios Specific Plan area or the adjacent City [Q]C2 Area. In the event that separate legal lots are created within the Universal Studios Specific Plan area, parking may be provided within any lot within the Universal Studios Specific Plan area upon submittal of a parking agreement or covenants satisfactory to the Director.

E. Tandem and Valet Parking. Vehicles may be parked in tandem or by valet, provided that attendants to move vehicles are available at the times the parking area using tandem or valet parking is open for use. If the attendant requirement is met, each tandem or valet stall shall constitute the number of parking spaces equivalent to the number of cars it can accommodate.

F. Parking for Existing Uses, Buildings or Structures. Any use, building or structure established or constructed prior to the effective date of this Specific Plan may

be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.

1. Alterations or Modifications. Such existing uses, buildings or structures shall not be required to provide additional parking in connection with alterations or modifications to such uses, buildings or structures provided that such alterations or modifications do not increase the Floor Area by greater than ten percent or 1,000 square feet, whichever is less. In the event that the alteration or modification increases the Floor Area by greater than ten percent or 1,000 square feet, additional parking shall be provided for the additional square footage only.

2. Damage or Destruction. In the event of any damage or destruction to such uses, buildings or structures, such existing uses, buildings and structures may be rebuilt to the Floor Area existing as of the effective date of this Specific Plan without providing any additional parking in excess of that provided by such uses, buildings or structures as of the effective date of this Specific Plan.

G. Credit for Parking Provided. In the event that a use, building or structure is demolished, removed, or repurposed, the amount of parking that was provided for such use, building or structure shall be credited and considered surplus parking. Such surplus parking may be allocated to satisfy the parking requirements for new uses, buildings or structures as developed in accordance with this Specific Plan.

H. Design Standards for Permanent Parking Facilities.

1. Parking structures.

a. The exterior design of a parking structure shall utilize architectural styles or techniques that enhance their visual compatibility with surrounding buildings, structures and terrain, which architectural styles or techniques may include but not be limited to the following features: façade articulation; step backs or terracing of the parking levels; landscaping and Graphic Treatments; use of compatible building materials and colors.

b. Rooftop parking shall be vertically screened from view when located within 500 feet of Existing Off-Site Residential Uses located outside the

combined boundaries of this Specific Plan and the adjacent City [Q]C2 Area. Screening may include landscaping or "headlight" parapet walls.

c. The use of Highly Reflective Building Materials is prohibited.

d. The paving surfaces within parking structures shall be designed to reduce tire squeal.

e. Parking structures shall comply with Zoning Code provisions related to parking space dimensions, aisle width, and access to parking spaces that are applicable to such parking structures.

f. Parking facilities shall comply with the applicable lighting requirements set forth in Section 22.46.2140 of this Specific Plan.

2. Surface parking lots.

a. The use of highly reflective paving materials is prohibited.

b. Parking lots shall comply with Zoning Code provisions related to parking space dimensions, aisle width, landscaping, and access to parking spaces that are applicable to such parking lots.

3. Any parking structure, including any associated parking payment booths, constructed in Area G as shown on Exhibit 2-D shall include the following design features:

a. The east façade and the easterly 60 feet of the south façade of the parking structure where there are no access driveways or ramps shall be enclosed as shown on Exhibit 2-D and shall be painted;

b. If the parking structure is constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (12 feet total above roof level) shall be provided along the east and south side of the roof where there are no access driveways or ramps.

c. The roof surface shall be a non-reflective finish.

4. Any parking facility, including any associated parking payment booths, constructed in Area Z as shown on Exhibit 2-D shall include the following design features:

a. If a parking structures is developed:

i. The east façade of the parking structure shall be enclosed as shown on Exhibit 2-D and shall be painted;

ii. No parking shall be permitted on the roof of the structure;

iii. The roof surface shall be a non-reflective finish.

b. If an at-grade surface parking lot is developed:

i. The parking area, not including driveways or roadways, shall be a concrete material that allows for growth of grass (e.g. grasscrete), or other suitable material;

ii. A 10-foot high painted block sound wall shall be constructed in the location shown on Exhibit 2-D.

c. Landscaping as shown on Exhibit 2-D shall be installed and maintained along the eastern perimeter of any parking facility developed at this location.

5. Any parking structures constructed in the locations shown on Exhibit 2-E shall include the following design features:

a. If the parking structures are constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (12 feet total above roof level) shall be provided along the south side of the roof where there are no access driveways or ramps.

b. The roof surface shall be a non-reflective finish.

I. Fire Lane Enforcement. The Applicant shall designate on-site fire lanes in consultation with the Los Angeles County Fire Department. The Applicant shall prohibit parking within designated fire lanes by installing surface painting and signage.

J. Shared Parking Plan. The parking requirements listed in Section 22.46.2130.B above may be modified for shared parking between two or more uses within the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area if the Director determines that a lower total number of parking spaces will provide adequate parking for these uses. A Shared Parking Plan shall not be required for

special events or Temporary Uses that utilize shared parking with other uses for the duration of the special event or Temporary Use. An application for and consideration of a Shared Parking Plan shall be processed pursuant to the following requirements:

1. Contents of Shared Parking Plan. The Shared Parking Plan shall contain the following information:

a. An analysis of parking demand. This analysis shall be conducted by a qualified traffic/parking engineer on an hourly basis, 24 hours per day, for seven consecutive days or by other means acceptable to the Director;

b. A description of the portion of the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area subject to the Shared Parking Plan;

c. A description of the uses, hours of operation, parking requirements, and allocation of parking spaces that demonstrates that adequate parking for each use will be available, taking into account their hours of operation; and

d. A description of the characteristics of the affected uses and/or special programs that will reduce the need for the required number of parking spaces, which may include the availability of alternative transportation modes.

2. Review. The Shared Parking Plan application shall be deemed complete within 30 days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within 30 days of receipt of a complete application for a Shared Parking Plan, the Director shall either approve the Shared Parking Plan application or indicate how the Shared Parking Plan would not provide adequate parking. This time period may be extended by the mutual consent of the Applicant and Director. If the Director does not act within such 30 day period, the Shared Parking Plan application shall be deemed approved. The decision of the Director shall not be appealable.

3. Findings. The Director shall grant a Shared Parking Plan application if he/she makes the following findings:

a. The peak hours of operations are different or other operational characteristics warrant such a reduction; and

b. The joint use or shared parking shall not create a negative parking impact on the surrounding public streets.

(Ord. 2013-0010 § 14, 2013.)

22.46.2140 Lighting Regulations.

A. Applicability. Except as provided herein, all new lighting within the Universal Studios Specific Plan area shall comply with the following regulations. New lighting fixtures shall be constructed and installed in conformance with applicable provisions of the Los Angeles County Building Code.

B. Existing lighting. All lighting which exists on the effective date of this Specific Plan shall be permitted and shall not be required to comply with this Section. Additions or alterations to existing lighting shall be permitted provided that such additions or alterations do not materially change the location, type, or orientation of the existing lighting. In the event of any damage or destruction to existing lighting, such existing lighting may be replaced with lighting comparable in location, type, orientation and illumination.

C. Light Sources Requirements and Limitations.

1. Light Sources shall be designed and maintained so as to produce not more than two footcandles of illumination as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the adjacent City [Q]C2 Area and Universal Studios Specific Plan area.

2. Light Sources (i.e. bulb or lamp) which exceed 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall not be visible from Existing Off-Site Residential Uses located outside of the combined boundary of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. For purposes of this Subsection, "not visible" shall mean: i) that the Light Source shall not be directly visible from the lot on which the residential use is located; or ii) that the Light Source is a minimum of 2000 feet in distance from the residential use. Various forms of screening measures, which may or may not be physically attached to

the Light Source, may be utilized in order to comply with this regulation. Such screening measures of the Light Source may include, but are not limited to, shielding measures attached to the Light Source or structure, other buildings or structures, and non-deciduous landscaping or landscape trellises and louver systems.

3. Light Sources, which emit no more than 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall comply with Section 22.46.2140.C.1, above, but shall not otherwise be regulated.

4. In addition to the requirements set forth in Section 22.46.2140.C.1, C.2, and C.3, above, Light Sources greater than 10,000 Candela, as determined by the manufacturer, shall be full cut-off type.

5. Light Sources which do not meet Section 22.46.2140.C.2, above, or the exceptions in Section 22.46.2140.C.9, below, shall be subject to a conditional use permit, pursuant to Section 22.56 of the Zoning Code.

6. The transitions (modulations) of Light Sources that provide animated, moving, programmed, flashing, color changing or variable lighting effects shall take a minimum of 30 seconds prior to being queued for a subsequent transition. Non-stroboscopic lighting transitions that are perceived as linear dimming, or linear color changing, are required.

7. New surface parking lot lighting shall be installed with cut-off fixtures.

8. Exceptions.

a. Production Activities. Light Sources associated with Production Activities shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

b. Outdoor Special Light Effects. Light Sources associated with Outdoor Special Light Effects shall not be subject to the lighting regulations contained in Section 22.46.2140.C.1 through C.7, above, or in the Zoning Code.

c. Decorative lights, other than those installed along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area, which are temporarily installed between September 1 and January 15 of the next year shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code. Decorative lights temporarily installed between September 1 and January 15 of the next year along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area shall be subject to any applicable lighting regulations in this Specific Plan or the Zoning Code.

d. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

e. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

f. Signs. Lighting associated with Signs shall not be subject to the lighting regulations contained in this Section and shall be subject to the lighting regulations contained in Section 22.46.2160 of this Specific Plan.

g. Hotel. Hotel rooftop lighting for sports/recreational uses, such as recreation areas, pools, tennis or paddle courts, which would not comply with Section 22.46.2140.C.1, C.2, C.3, or C.4, above, shall comply with the following lighting standard: Such uses shall be lighted by horizontally mounted, rectilinear-type, cut-off fixtures shielded in such a manner that the bulb or lamp cannot be viewable from Existing Off-Site Residential Uses outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Such Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

h. Construction lighting. Light Sources related to construction activities, which would not comply with Section 22.46.2140.C.1, C.2, C.3 or C.4, above,

shall be shielded or directed to restrict any direct illumination onto property located outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Current and future technologies of Light Sources such as neon, LED, LCD, projected images and similar lighting displays or installations shall be permitted provided they comply with the applicable regulations in this Section or Section 22.46.2160 of this Specific Plan. Animated, moving, programmed, flashing, neon, LCD, and similar technologies of lighting displays or installations also shall be permitted as determined by the Director.

10. In office buildings greater than four stories in height and abutting Lankershim Boulevard, the property owner shall implement, at the property owner's election, one or a combination of the following features to reduce the visibility of all interior lights of offices facing north or west after 10:00 p.m.:

a. installing and maintaining an electronic or mechanical device, such as motion sensors, that turn off the interior lights of offices facing north or west that are not in use;

b. installing and maintaining opaque window shades in offices facing north or west that are lowered by 10:00 p.m.; or

c. on-site personnel walking through the building by 10:00 p.m. each night to turn off any interior lights of offices facing north or west that are not in use.

(Ord. 2013-0010 § 15, 2013.)

22.46.2150 Sound Attenuation Regulations.

A. General Requirements. For operational and construction noise, Project sound sources within the Universal Studios Specific Plan area shall comply with Title 12 of the County Code as applicable.

B. Additional Operational Noise Requirements. In addition to compliance with Section 22.46.2150.A above, all operational sound sources, including existing (e.g. Waterworld) and future sound sources, shall comply with the following provisions except as provided in Section 22.46.2150.C and D, below:

1. From 7:00 a.m. to 7:00 p.m. the allowable noise level shall not exceed the greater of (i) a L 50 of 50 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

2. From 7:00 p.m. to 1:00 a.m. the allowable noise level shall not exceed the greater of (i) a L 75 of 47 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

3. From 1:00 a.m. to 7:00 a.m. the allowable noise level shall not exceed the greater of (i) a L 90 of 44 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

4. From 7:00 a.m. to 10 p.m. the L 0 (otherwise known as the L max) shall not exceed the greater of (i) 67 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1. For sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 7:00 a.m. to 10:00 p.m., the L 0 shall not exceed the greater of (i) 62 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1. Consistent with Title 12 of the County Code, from 10:00 p.m. to 7:00 a.m. the L 0 shall not exceed the greater of (i) 65 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1, and for sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 10:00 p.m. to 7:00 a.m., the L 0 shall not exceed the greater of (i) 60 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

C. Compliance. Operational sound sources existing upon the effective date of this Specific Plan shall have 18 months from the effective date of this Specific Plan to bring the operational sound sources into compliance with the provisions in Section 22.46.2150.B, above. New sound sources, developed or installed after the effective date of this Specific Plan, shall comply with the provisions in Section 22.46.2150.B, above upon commencing operations.

1. In order to comply with Section 22.46.2150.B and C, above, the following modifications to the Waterworld attraction shall be commenced within 60 days

of the effective date of this Specific Plan and shall be completed within 120 days of the effective date of this Specific Plan:

a. The conventional loud speaker system shall be replaced with directional audio technology capable of delivering digital processed sound; and

b. The live action special effects (i.e. gunshots and pyrotechnics) shall be modified with prerecorded digital sound track.

D. Exemptions. The following shall be exempted from the sound attenuation provisions of Section 22.46.2150.B, above:

1. Those activities identified in Section 12.08.570 of the County Code;

2. Motion picture, television, video, digital and other media related production activities (which does not include construction of stages or television facilities within which Production Activities may occur); and

3. Firework displays associated with special events subject to Section 326.2 of Title 32 of the County Code requiring a permit from the County Fire Department.

E. Construction and Grading Sound Requirements. Prior to the issuance of a grading permit for a Project, the Applicant shall provide proof satisfactory to Public Works that all construction contractors have been required in writing to comply with Section 22.46.2150.A, above. The contractor or Applicant shall prepare a Construction Noise Mitigation Plan. The Construction Noise Mitigation Plan shall include a noise hotline to enable the public to call to report specific construction noise issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan also shall provide a telephone number for the adjacent homeowner associations and Forest Lawn Memorial-Park Association to contact construction management personnel during normal business hours. The Construction Noise Mitigation Plan also shall include measures to mitigate construction noise to comply with Section 22.46.2150.A, above. Such measures may include:

1. Use of the most current methods of equipment noise control.

2. Ensure that construction equipment is fitted with modern sound-reduction equipment.

3. Use of highly efficient mufflers.

4. Use of air inlet silencers on motors.

5. Enclosures on motor compartments.

6. Staging certain high noise-generating activities to take place during mid-day when less people are at home or ambient noise levels in the receptor areas are at their highest levels.

7. Scheduling construction and demolition activities to the extent feasible so as to avoid operating several pieces of high noise generating equipment simultaneously.

8. Provide for the location of construction staging areas to be situated and operated in manners which will avoid direct interference with and impact upon Existing Off-Site Residential streets outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Comply with all applicable requirements to shield and screen staging areas to minimize any associated noise impacts.

10. Use best efforts to minimize the sound of backup bells during nighttime construction in the Back Lot District.

F. Monitoring.

1. Noise Monitoring. The Director shall retain a qualified third-party acoustical consultant, mutually acceptable to the Universal Studios Specific Plan area property owner and the Director, in consultation with the County Director of Public Health, to monitor the noise levels at the six designated monitoring sites shown in Figure 16-1. Following selection of a third-party acoustical consultant, the acoustical consultant, the Director and the Universal Studios Specific Plan area property owner shall agree upon the procedures for conducting the monitoring, including the manner for documenting the sound monitoring to identify noises not associated with the Universal Studios Specific Plan area for purposes of calculating the L 0 (otherwise known as the

L max). The third-party acoustical consultant shall use the latest technology generally accepted by qualified acoustical consultants as applicable to the required monitoring, if available to the acoustical consultant. The monitoring shall be conducted, without prior notice to the Universal Studios Specific Plan area property owner, for a 24-hour period every quarter. In addition, the Director may require monitoring of noise levels during special events. The Universal Studios Specific Plan property owner shall give the Director at least 48 hours notification prior to any outdoor special event that will have more than 250 attendees and amplified sound in the Studio or Back Lot District. Notwithstanding the foregoing, nothing herein shall limit the ability of the Director to require additional monitoring for determining compliance and enforcement of the regulations in this Specific Plan. Upon completion of the monitoring, the acoustical consultant shall prepare a monitoring and compliance report with the monitoring data. The monitoring and compliance report shall be provided to the Director and the Universal Studios Specific Plan area property owner. The Universal Studios Specific Plan area property owner shall post the report to the Universal Studios Specific Plan area web site as provided in Section 22.46.2180.F.6 of this Specific Plan. A copy of the monitoring and compliance report shall also be provided to the Community Advisory Panel as set forth in Section 22.46.2180.F.1 of this Specific Plan.

2. Pursuant to Section 22.46.2180.E of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall be responsible for all reasonable costs and expenses incurred by the County in implementing, monitoring, or enforcing this Section, including but not limited to, costs for monitoring, reviewing and verifying information contained in reports, undertaking inspections, and administrative support.

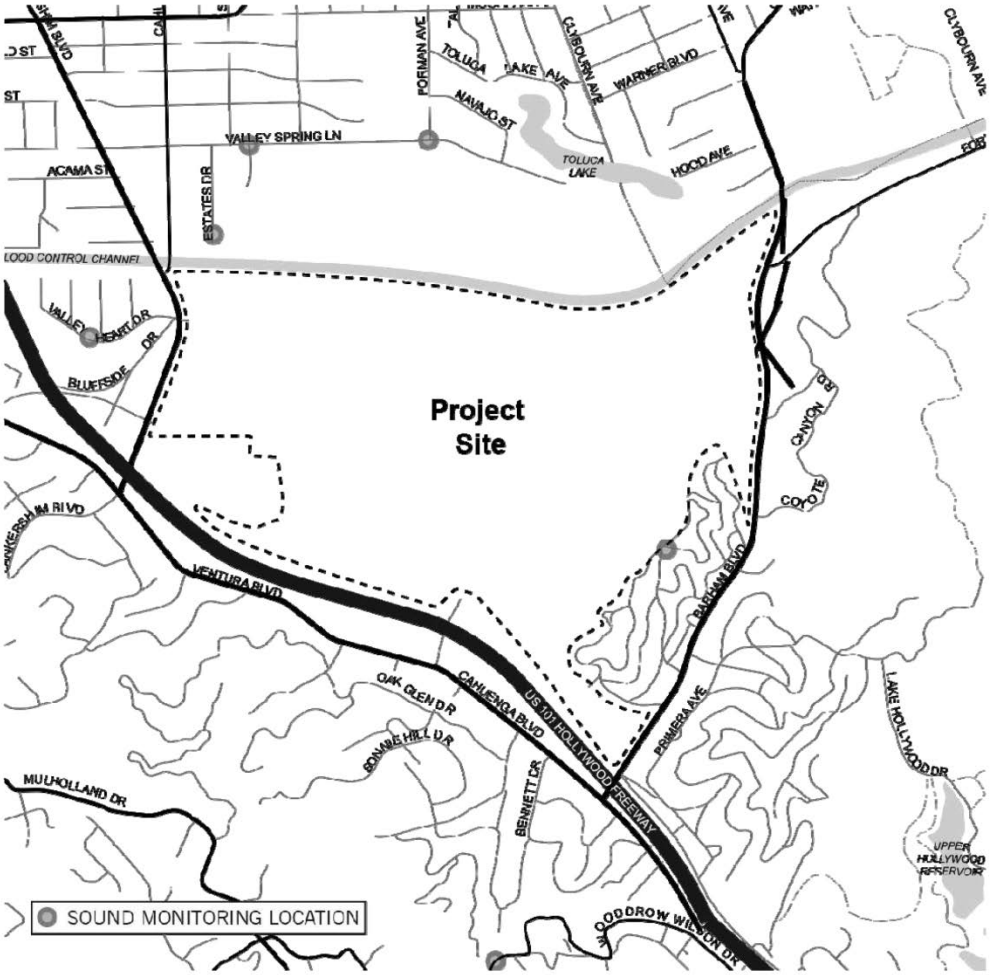
3. The Universal Studios Specific Plan area property owner(s) shall conduct community outreach regarding noise generating operations within the Universal Studios Specific Plan area as set forth in Section 22.46.2180.F of this Specific Plan.

G. Ombudsperson(s). As more fully set forth in Section 22.46.2180.F of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall

designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area.

Figure 16-1

Designated Sound Monitoring Sites



(Ord. 2013-0010 § 16, 2013.)

22.46.2160 Signage Regulations.

A. General requirements.

1. Purpose. The intent of the signage program in this Specific Plan is to create vibrant, clear, attractive signage and graphics that enhance the Universal

Studios Specific Plan area while complementing and protecting the character of the surrounding neighborhoods by limiting visual clutter through regulation of the location, size, shape, density, and types of Signs allowed within the Universal Studios Specific Plan area.

2. Permitted Signs. All Signs defined in Section 22.46.2160.B, below, which are not otherwise allowed by the Zoning Code, shall be permitted, as set forth in this Specific Plan.

3. Sign Review.

a. Sign Conformance Review. New Signs, other than Internal Signs, shall require a Sign Conformance Review as set forth in this Subsection.

b. The Sign Conformance Review procedure for applicable Signs is in lieu of the Substantial Conformance Review set forth in Section 22.46.2190 of this Specific Plan.

c. Internal Sign Review. New illuminated Internal Signs in Sign Districts 1, 2, 4 and 5 shall require an Internal Sign Review to verify that the Sign meets the definition and qualifies as an Internal Sign for location, height and orientation. No other review shall be required. A Sign determined not to qualify as an Internal Sign in Sign Districts 1, 2, 4 or 5 shall be subject to Sign Conformance Review.

4. Compliance. All new Signs shall comply with the requirements of this Section, as determined by the Director pursuant to Section 22.46.2160.D, below. All new Signs shall comply with the provisions of Title 26, Chapter 65 of the County Code, related to the construction and installation of Sign structures.

5. Existing Signs. Signs and/or Sign support structures that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be required to comply with this Specific Plan, but shall comply with the County Code related to the construction, installation and maintenance of Sign structures.

a. In the event of any damage, dilapidation, destruction, or structural upgrade to an existing Sign, such existing Sign may be replaced with a Sign

with comparable Height, Sign Area, location, type, and orientation existing as of the effective date of this Specific Plan; and

b. Except as set forth in Section 22.46.2160.C.6.d.vi and C.6.d.vii, below, additions or alterations of existing Signs which increase the Sign Area or Height or which materially change the location or orientation of the existing Sign shall comply with the requirements of this Specific Plan and shall be subject to Sign Review.

c. Existing Sign Inventory. Upon submittal of the first Sign Conformance Review application for an Area Identification Sign, Electronic Message Sign, On-Site (Business) Sign and/or Group 'A' Wall Sign, the Applicant shall provide a baseline inventory of existing Area Identification Signs, Electronic Message Signs, On-Site (Business) Signs and/or Group 'A' Wall Signs that are not Internal Signs. The inventory shall include location, type, Height, and Sign Area. Inventory of such existing Signs permitted during the subject year shall be provided annually along with a copy of the baseline inventory of such existing Signs at the time of the Specific Plan annual report.

6. Sign Area Calculation. Sign Area shall be calculated in accordance with the Sign Area definition set forth in Section 22.46.2160.B, below.

7. Backs of Signs. All Signs which are located within 500 feet of this Specific Plan boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the combined boundaries of the Universal Studios Specific Plan area and adjacent City [Q]C2 Area shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign to the satisfaction of the Director.

8. Internal Electronic Message Signs. Any Internal Sign that is an Electronic Message Sign shall be limited in orientation to the Specific Plan boundary as shown on Figures 17-1 and 17-2.

9. Sign Illumination Standards. The following lighting and illumination standards shall apply to Signs within the Specific Plan area:

a. Animated Area Identification Signs. (i) The light source (i.e. the bulb or lamp) illuminating an Animated Sign shall be shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The lighting on the Sign shall be turned off from 2:00 a.m. to 7:00 a.m.

b. Building Identification Signs. The brightness of any Building Identification Sign located at the top 10 percent of a Building Face shall not exceed the following:

- During Standard Time

(1st Sunday in November to 2nd Sunday in March)

  - 7:00 a.m. to 7:30 p.m.: 300 Candelas/meter sq.
  - 7:30 p.m. to 7:00 a.m.: 150 Candelas/meter sq.

- During Daylight Savings Time

(2nd Sunday in March to 1st Sunday in November)

  - 7:00 a.m. to 10:00 p.m.: 300 Candelas/meter sq.
  - 10:00 p.m. to 7:00 a.m.: 150 Candelas/meter sq.

c. Group 'A' Wall Signs. (i) Group 'A' Wall Signs shall be externally lit with light sources (i.e. the bulb or lamp) shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The brightness of any Group 'A' Wall Sign shall not exceed 300 Candelas per square meter; (iii) Illumination of Group 'A' Wall Signs shall be turned off from 2:00 a.m. to 7:00 a.m.

d. Electronic Message Signs. (i) Instantaneous image changes shall not be allowed; (ii) The image refresh shall occur through a seamless transition from one image to the next with no strobing effect; (iii) The brightness of the Electronic Message Sign shall not exceed the following:

- During Standard Time

(1st Sunday in November to 2nd Sunday in March)

  - 7:00 a.m. to sunset: 7,500 Candelas/meter sq.
  - Sunset to 7:30 p.m.: 600 Candelas/meter sq.

- 7:30 p.m. to 2:00 a.m.: 450 Candelas/meter sq.
- 2:00 a.m. to 7:00 a.m.: Turned off

- During Daylight Savings Time

(2nd Sunday in March to 1st Sunday in November)

- 7:00 a.m. to sunset: 7,500 Candelas/meter sq.
- Sunset to 10:00 p.m.: 600 Candelas/meter sq.
- 10:00 p.m. to 2:00 a.m.: 450 Candelas/meter sq.
- 2:00 a.m. to 7:00 a.m.: Turned off

Beginning 45 minutes prior to sunset and concluding 45 minutes after sunset, the Electronic Message Signs shall transition smoothly at a consistent rate from the permitted daytime brightness level to the permitted brightness level during the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period as applicable. Beginning 15 minutes prior to the required time, the Electronic Message Sign shall also transition smoothly at a consistent rate from the permitted brightness for the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period to the 7:30 p.m. to 2:00 a.m. or 10:00 p.m. to 2:00 a.m. period as applicable.

e. Measurement of Brightness. The brightness of Electronic Message Signs, Group 'A' Wall Signs and Building Identification Signs shall be measured from ground level at the nearest residential property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. The measured maximum brightness shall be based on the luminance levels of the white display portion of the Sign. For Electronic Message Signs, the red, green and blue outputs shall be turned to full ON at the time of testing. A calibrated luminance meter shall be used to measure the luminance intensity of the Sign in Candela per meter squared (nits) in accordance with the luminance meter manufacturer's operational instructions. The luminance measurements should not be taken at oblique angles that exceed 60 degrees off-axis from the face of the Sign.

f. Sign Illumination Limitations. Illuminated Signs shall not generate light intensity levels of greater than two footcandles as measured at the

property line of the nearest residentially zoned property outside the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area, and illuminated Signs shall not cumulatively generate light intensity levels of greater than three footcandles as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. A calibrated illuminance meter shall be used to measure the maximum incident illuminance resultant from the illuminated Sign in footcandles, in accordance with the illuminance meter manufacturer's operational instructions. The meter shall be mounted to a tripod at eye level, and aimed at the Sign. A measurement shall be taken with the Sign turned on, and again with the Sign turned off. The difference of the two measurements shall be considered the resultant illuminance generated by the Sign.

Figure 17-1

Orientation of Internal Electronic Message Signs

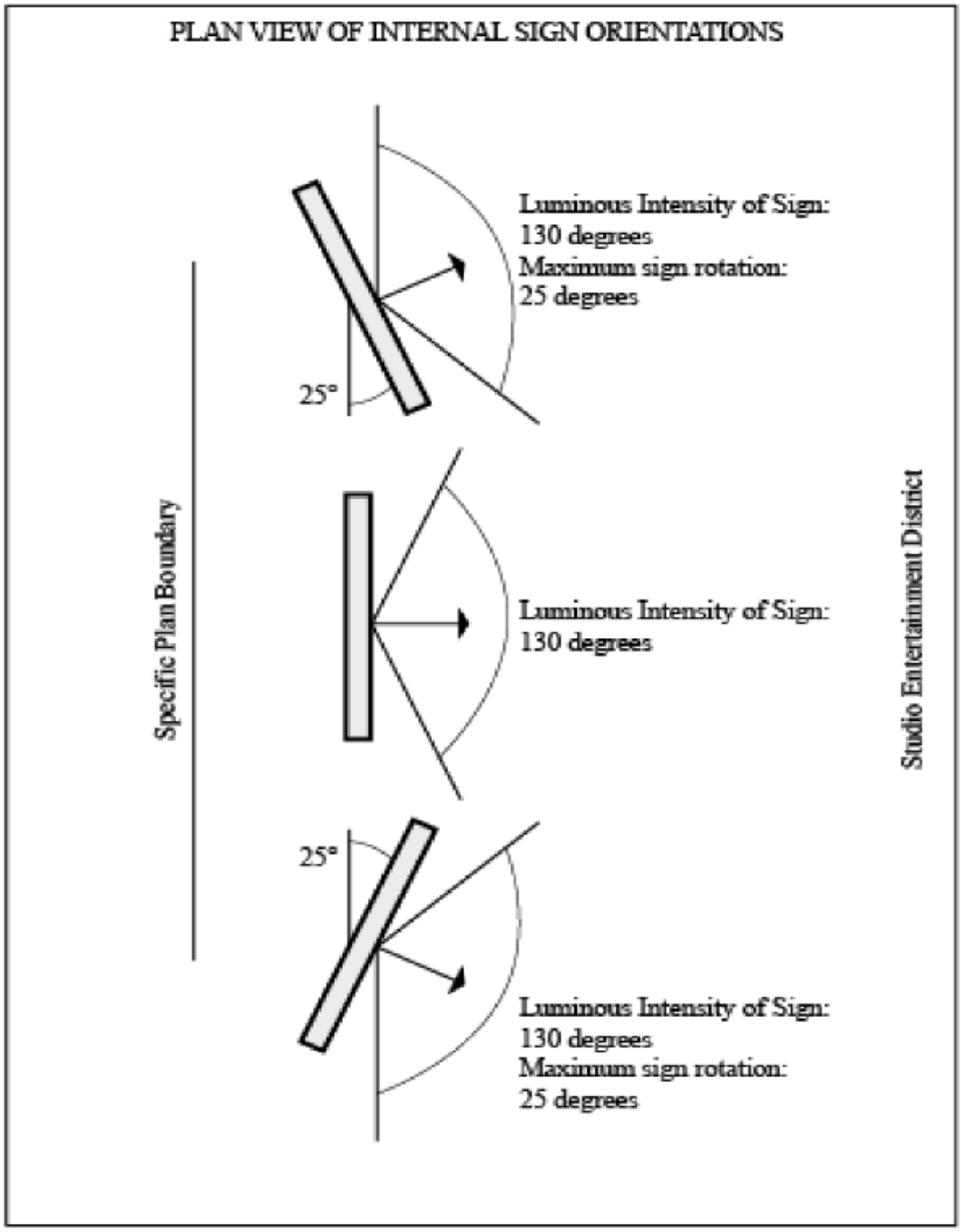
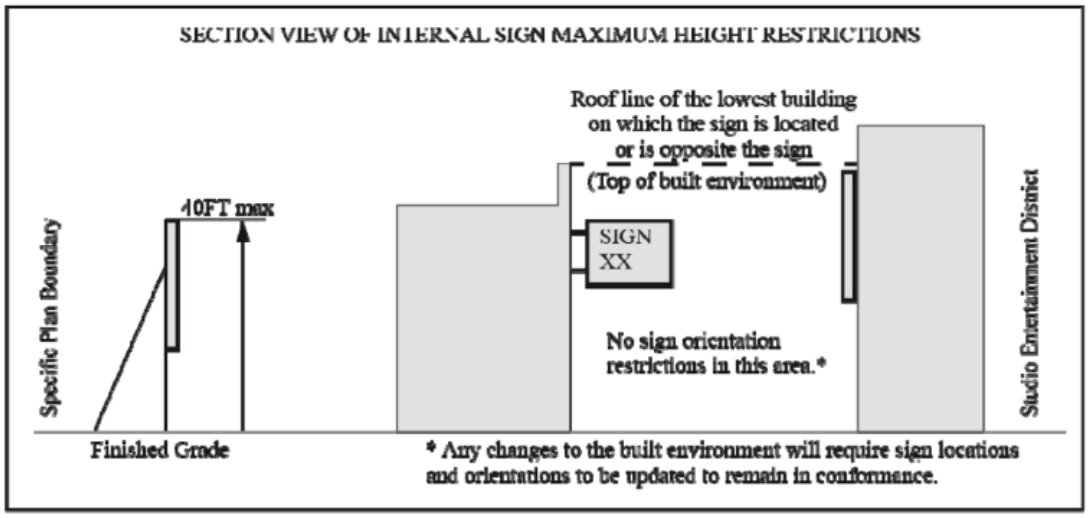


Figure 17-2

Orientation of Internal Electronic Message Signs



B. Definitions. Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Subsection. To the extent that other terms used in this Section are not defined herein or in Section 22.46.2030 of this Specific Plan, but are defined in the Zoning Code, those definitions shall apply.

Aerial View Sign. A type of Sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

Animated Sign. A Sign that contains parts that change, move, rotate or otherwise incorporate physical motion that is not an Electronic Message Sign.

Architectural Ledge Sign. A Sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

Area Identification Sign. A category of Sign intended to identify an area by the common place name of the area or business.

Awning Sign. A Sign affixed to an awning or removable canopy not permanently attached to or built as part of a building or structure that projects over a deck, door, or window of a building or structure.

Banner Sign. (See also Street Banner Sign) A Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole, building, or hung by wire, and is fixed in place.

Blade Sign. A Sign that projects perpendicularly from a Building Face, not exceeding five (5) feet in width, which has a vertical dimension that exceeds the horizontal dimension and may or may not extend above a roof line.

Building Face. The general outer surface, not including cornices, bay windows, or architectural projections, of any wall of a building.

Building Identification Sign. A category of Sign that is limited to a company logo, name of building, business, or destination that may include the building address.

Channel Letters Sign. Multi-dimensional, individually cut letters, numbers, or figures, illuminated or un-illuminated, which are affixed to a building or structure.

Construction/Contractor Sign. A category of Sign located on the site of a building that states the name of the contractor(s) working on the site and any owners, building-related architectural, engineering, financial firms, future tenants, and others associated with a construction project, but which contains no other advertising matter.

Construction Fence/Wall Sign. A type of Construction/Contractor Sign located on a fence or wall securing a construction site. Signs shall be limited to the names of the developer, building owner and contractor(s) working on the site and any building-related architectural, engineering or financial firms involved with the building on that site and may include a Graphic Treatment.

Electronic Message Sign. A Sign that displays still images, scrolling images, or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Exempt Sign. The following are exempt from Sign Review:

a. Regulatory signs, information signs or warning signs required or authorized by law or by federal, State, or County authority;

b. Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice;

c. Official flags of the United States of America, the State of California, and other states of the United States, counties, municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations; and

d. Internal Signs. Internal Signs in Sign District 3 and Internal Signs that are not illuminated shall be exempt from Sign Review.

e. Graphic Treatments are not Signs and are permitted and not regulated by this Section.

Free-standing Sign. A Sign that is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground. Free-standing Signs includes Monument and Pole Signs.

Graphic Treatment. An image or pattern which is applied to a fence, wall or structure and does not constitute a Sign. A Graphic Treatment may function as a screening device. Thematic Elements may be combined with Graphic Treatments.

Inflatable Sign. An object that is inflated with cold air, hot air, helium, or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord rope, cable, or similar method. Inflatable Signs shall be limited to Internal Signs.

Information Sign (Directional Sign). A category of Sign that is limited to a message giving directions, instructions, menus, selections, or address numerals. Information Signs are often referred to as "directional signs."

Internal Sign. A category of Sign that includes:

a. Signs that are below 40 feet in Height above Finished Grade located in the Lankershim Edge and Northern Edge Sign Districts provided the Signs directly face the Studio District; or

b. Signs that are below rooflines if within CityWalk or below 40 feet Height above Finished Grade if within other areas of the Studio and Entertainment Sign District; or

c. Signs that are below 40 feet in Height above Finished Grade located in the Visitor Gateway Sign District provided the Signs directly face the Entertainment District; or

d. Signs that are below 40 feet in Height above Finished Grade located in the Studio Back Lot Sign District provided the Signs directly face the Entertainment District or Studio District; and

e. Internal Signs may be On-site or Off-site Signs and consist of any other Sign category (e.g. Area Identification) or Sign type (e.g. Wall Sign).

Internal Sign Review. A ministerial process conducted by the Director to determine that a Sign qualifies as an Internal Sign as defined in this Subsection.

Marquee Sign. A type of Sign painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over the sidewalk, plaza or roadway.

Monument Sign. A Free-standing Sign that is erected directly upon the existing or Finished Grade, or that is raised no more than 12 inches from the existing or Finished Grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

Off-site Sign (Outdoor Advertising Sign). A category of Sign that is other than an On-Site (Business) Sign, Area Identification Sign, Building Identification Sign, Information Sign, Tenant Identification Sign, Construction/Contractor Sign, or Real Estate Sign. Off-site does not refer to the physical location of the Sign.

On-site (Business) Sign. A category of Sign that identifies or promotes (1) media and entertainment industry products of NBC Universal or its affiliates, (2) products related to the media and entertainment industry that are produced, distributed, or sold within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, not including products solely displayed in commercials

produced therein, (3) media and entertainment industry businesses, services, activities, or events located or conducted within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, and (4) businesses, services, activities or events conducted or located on a lot in which the Sign is located. On-Site (Business) Signs may take the form of the Sign types listed in the Sign definitions as allowed by the Sign District.

Pillar (Pylon) Sign. A type of Monument Sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a vertical dimension that exceeds its horizontal dimension.

Pole Sign. A Free-standing Sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a Monument Sign.

Projected Image Sign. A still image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall.

Projecting Sign. A Sign, other than a Wall Sign, that is affixed to and wholly supported by an exterior wall of a building or structure and projects outward and/or upward there from with one or more sign faces, other than a Wall Sign.

Real Estate Sign. A category of Sign indicating that a property, building, or any portion thereof is available for inspection, sale, lease, or rent.

Roof Sign. A Sign erected upon or above and wholly supported by a roof or parapet of a building or structure.

Sign. Any display board, wall, screen, projected image, object or part thereof, or any other material or medium used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public outdoors.

Sign Area. An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which enclose all words, letters, figures, symbols, designs, and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message except that:

a. Wall Signs having no discernible boundary shall have areas between the letters and/or words intended to be read together and device intended to draw attention to the sign message included in any computation of Sign Area;

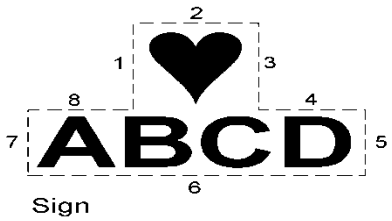
b. For spherical, cylindrical, or other three-dimensional Signs, the Sign Area shall be computed from the two-dimensional geographical shape or shapes that will best approximate the greatest actual surface area visible from any one direction;

c. Sign support structures are excluded if neutral in color; and

d. "Time and temperature" sign copy is excluded from computation of Sign Area if such copy is less than 56 square feet in area. An explanatory graphic "Calculating Sign Area" is provided below.

EXPLANATORY GRAPHIC

Calculating Sign Area



Sign Area: An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all words, letters, figures, symbols, designs and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message.

Sign Conformance Review. A ministerial process to determine compliance of a Sign with all applicable provisions of this Section, as issued by the Director pursuant to Section 22.46.2160.D, below.

Street Banner Sign – Private. An On-Site Banner Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture or other such fixture on a Private Street.

Temporary Sign. Any Sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single

Building Face, and which is not permanently affixed to the ground, or a building or structure. Temporary Signs include Inflatable Signs, but shall not include Electronic Message Signs, or Group 'A' Wall Signs.

Tenant Identification Sign. A category of Sign that is limited to a company logo or the name of a business used to identify the tenant(s) or establishment located on the same lot or premises.

Wall Mural. A painted or digitally produced image generally large in scale that is incorporated onto the wall and/or parapet of a building or a structure and does not constitute a Sign.

Wall Sign. A Sign, other than a Roof Sign, that is attached to, painted on or erected against the wall and/or parapet of a building or a structure, with the exposed face of the Sign on a plane approximately parallel to the plane of the wall. Group 'A' Wall Signs are all Walls Signs greater than 1,000 square feet in Sign Area. Group 'B' Wall Signs are all Wall Signs 1,000 square feet or less in Sign Area. Group 'A' Wall Signs may consist of an image, with or without written text, which is applied to and architecturally and compositionally integrated with a wall. The Group 'A' Wall Sign may be printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods provided the Sign is architecturally and compositionally integrated with the wall.

Window Sign. A Sign, other than a Group 'A' Wall Sign, that is attached to, affixed to, leaning against, or otherwise placed inside of a building within six feet of any window or door in such a manner that it is visible from outside the building, but not including the display of merchandise in store windows.

C. Sign Districts.

1. Sign Districts. There shall be five Sign Districts in the Universal Studios Specific Plan area as shown on Exhibit 9-A as of the effective date of this Specific Plan and as shown on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify

Exhibit 9-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan.

a. Sign District 1 – Lankershim Edge Sign District.

b. Sign District 2 – Northern Edge Sign District.

c. Sign District 3 – Studio and Entertainment Sign District.

d. Sign District 4 – Visitor Gateway Sign District.

e. Sign District 5 – Studio Back Lot Sign District.

2. Permitted and Prohibited Signs by Sign District. Table 17-1 summarizes the Sign categories and Sign Type allowed in each Sign District.

3. Wall Murals. Wall Murals, which do not constitute a Sign, shall be permitted in Sign District 3. Wall Murals shall be prohibited in Sign Districts 1, 2, 4, and 5.

4. Graphic Treatments. Graphic Treatments, which do not constitute a Sign, shall be permitted generally within Sign District 3, shall be permitted in Sign Districts 1, 2, 4, and 5 only as a screening device, and in Sign District 1 shall not be on building façades facing Lankershim Boulevard.

Table 17-1

Permitted and Prohibited Signs

Sign District	Signs Permitted	Prohibited Signs
1 Lankershim Edge	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Monument, Pillar (Pylon), Pole (limited to Information and replacement Sign), Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Group 'A' Wall
2 Northern Edge	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs) Temporary (other than Internal Signs)
	Permitted Sign Types: Architectural Ledge, Awning, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)

3 Studio & Entertainment	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Aerial View, Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall Signs (Group 'A' and Group 'B'), Window Signs	
4 Visitor Gateway	**Permitted Sign Categories:** Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners—Private, Wall (limited to Group 'B'), Window	Aerial View, Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)
5 Back Lot	**Permitted Sign Categories:** Internal, Building Identification, Information	Off-Site (other than Internal Signs), Temporary
	Permitted Sign Types: Architectural Ledge, Awning, Banner, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)

5. Overall Specific Plan Limitations. The following is a summary of the On-Site (Business) Signs permitted by Section 22.46.2160.C.6 to C.10, below.

a. A maximum of 36 new On-Site (Business) Signs shall be permitted within the entire Universal Studios Specific Plan area including a maximum of: 10 new On-Site (Business) Signs within the Lankershim Edge Sign District, 17 new On-Site (Business) Signs within the Studio and Entertainment Sign District, 22 new On-Site (Business) Signs within the Visitor Gateway Sign District, and no On-Site (Business) Signs in the Northern Edge and Studio Back Lot Sign Districts.

b. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of one new Electronic Message Sign shall be permitted within the entire Specific Plan area with such Electronic Message Sign located within the Studio and Entertainment Sign District, and no new Electronic Message Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

c. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of three new Group 'A' Wall Signs shall be permitted within the entire Specific Plan with all three Group 'A' Wall Signs

located within the Studio and Entertainment Sign District, and no Group 'A' Wall Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

d. One existing On-Site Pole Sign located in the Lankershim Edge Sign District may be relocated as set forth in Section 22.46.2160.C.6.d.vi, below.

e. One existing Area Identification Sign (with an On-Site Electronic Message Sign component) located in the Lankershim Edge Sign District may be replaced as set forth on Section 22.46.2160.C.6.d.vii, below.

6. Sign District 1 – Lankershim Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Lankershim Edge Sign District:

i. Internal Signs

ii. Area Identification Signs

iii. Building Identification Signs

iv. Tenant Identification Signs

v. On-Site (Business) Signs

vi. Information (Directional) Signs

vii. Temporary Signs

viii. Construction Signs

ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Lankershim Edge Sign District. For all other Sign categories identified in Section 22.46.2160.C.6.a.ii – ix, above, the following types of Signs are permitted within the Lankershim Edge Sign District:

i. Animated Signs

ii. Architectural Ledge Signs

iii. Awning Signs

iv. Banner Signs

v. Blade Signs

vi. Channel Letters Signs

vii. Construction Fence/Wall Signs

viii. Electronic Message Signs (limited to one replacement Sign)

ix. Monument Signs

x. Pillar (Pylon) Signs

xi. Pole Signs (limited to Information Signs)

xii. Projecting Signs

xiii. Street Banner Signs – Private

xiv. Wall Signs (limited to Group 'B' Wall Signs)

xv. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited within the Lankershim Edge Sign District:

i. Aerial View Signs

ii. Off-Site Signs, other than Internal Signs

iii. Group 'A' Wall Signs

iv. Signs that emit audio sounds

d. District Provisions for the Lankershim Edge Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Area Identification Signs: (i) A maximum of three new Area Identification Signs shall be permitted within the Lankershim Edge Sign District and a maximum of five new Area Identification Signs shall be permitted in the Universal Studios Specific Plan area; (ii) Individual Area Identification Signs shall not exceed

500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection (xiii), below.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall not exceed 75 feet in Height above Finished Grade if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; and (v) Building Identification Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

v. Tenant Identification Signs: (i) A maximum of one Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to three square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs – General: (i) A maximum of 10 new On-Site (Business) Signs shall be permitted within the Lankershim Edge Sign District; (ii) New individual On-Site (Business) Signs shall not exceed 600 square feet in Sign Area; (iii) On-Site (Business) Signs facing north and west shall not exceed 40 feet in Height above Finished Grade; (iv) new On-Site (Business) Signs may take the form of Banner Signs, Blade Signs, and Group 'B' Wall Signs; (v) new On-Site (Business) Signs

shall not be Pole Signs or Free-standing Signs; (vi) The existing On-Site (Business) Free-standing Sign located adjacent to Muddy Waters Drive may be relocated southeastwardly to accommodate improvements to Muddy Waters Drive; (vii) On the existing Jules Stein (Bldg. No. 1360) and John Ford (Bldg. No. 1320) Buildings at the locations shown on Figure 17-3, west-facing Group 'B' Wall Signs shall be prohibited from facing the Campo de Cahuenga and a maximum of two west-facing Group 'B' Wall Signs facing the Campo de Cahuenga shall be permitted at the locations shown on Figure 17-3; (viii) the limitations in Section 22.46.2160.C.6.d.vi(vii), above, shall only apply to the existing Jules Stein and John Ford Buildings.

vii. Replacement Area Identification Sign/On-site Electronic Message Sign: (i) The existing Area Identification Sign that contains a double sided Electronic Message Sign located in the median of Universal Hollywood Drive at the intersection with Lankershim Boulevard may be replaced with a re-designed Area Identification Sign/On-Site double sided Electronic Message Sign; (iii) The Area Identification Sign shall not exceed 500 square feet in Sign Area and the double sided Electronic Message Sign shall not exceed 1,000 square feet in Sign Area per face; (iv) The Thematic Element of the Area Identification Sign shall not exceed 60 feet in Height and the Electronic Message Sign portion of the Sign shall not exceed 30 feet in Height above Finished Grade; (v) The replacement Area Identification/On-Site double sided Electronic Message Sign shall be located in substantially the same location as the existing Area Identification Sign/Electronic Message Sign near the intersection of Lankershim Boulevard and Universal Hollywood Drive; (vi) The Sign shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

viii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable exceed Height Zone.

ix. Temporary Signs: (i) There shall be no more than a maximum of two Temporary Signs at any one time in the Lankershim Edge Sign District;

(ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area;
(iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Construction/Contractor Signs: (i) A maximum of one Construction/Contractor Sign per Building Face and a total of two Construction/ Contractor Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area;
(iii) Construction/Contractor Signs shall not exceed the Height of the building;
(iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

xi. Real Estate Signs: (i) A maximum of one Real Estate Sign per Building Face and a maximum of four Real Estate Signs per building shall be permitted, however, multiple listings may be shown on one Real Estate Sign;
(ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

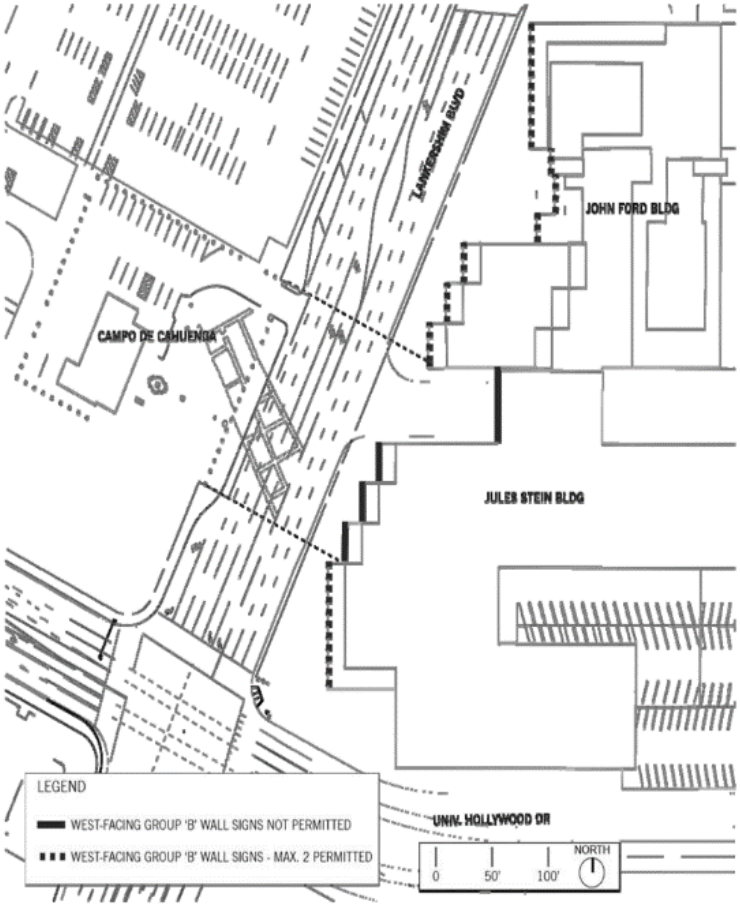
xii. Street Banners – Private: (i) A maximum of two double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes; (iv) Street Banners – Private Signs shall not be allowed along Lankershim Boulevard where County jurisdiction applies, but are otherwise allowed on other roadways within the Lankershim Edge Sign District.

xiii. Additional Limitations on Animated Signs:
(i) Animated Signs may contain parts that change, move, or rotate provided the

Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

Figure 17-3

Limitations on Group 'B' Wall Signs Facing Campo de Cahuenga



7. Sign District 2—Northern Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Northern Edge Sign District:

i. Internal Signs

ii. Building Identification Signs

iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Northern Edge Sign District. For all other Sign categories identified in Section 22.46.2160.C.7.a.ii – iii, above, the following types of Signs are permitted within the Northern Edge Sign District:

i. Architectural Ledge Signs
ii. Awning Signs
iii. Blade Signs
iv. Channel Letters Signs
v. Monument Signs
vi. Pillar (Pylon) Signs
vii. Pole Signs (limited to Information Signs)
viii. Projecting Signs
ix. Wall Signs (limited to Group 'B' Wall Signs)
x. Window Signs

c. Prohibited Signs. The following Sign Types are prohibited in the Northern Edge Sign District:

i. Aerial View Signs
ii. Animated Signs, other than Internal Signs
iii. Off-Site Signs, other than Internal Signs
iv. Electronic Message Signs, other than Internal Signs
v. Group 'A' Wall Signs, other than Internal Signs
vi. Signs that emit audio sounds
vii. Temporary Signs, other than Internal Signs

d. District Provisions for the Northern Edge Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs: (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing north, Building Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if attached to a building; (iv) Except for Building Identification Signs facing north, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Except for Building Identification Signs facing north, Building Identification Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing north, Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone; (iv) Information Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit.

8. Sign District 3 – Studio and Entertainment Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio and Entertainment Sign District:

i. Internal Signs

ii. Area Identification Signs

iii. Building Identification Signs

iv. Tenant Identification Signs

v. On-Site (Business) Signs

vi. Information (Directional) Signs

vii. Temporary Signs

viii. Construction Signs

ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio and Entertainment Sign District. For all other Sign categories identified in Section 22.46.2160.C.8.a.ii – ix, above, the following types of Signs are permitted within the Studio and Entertainment Sign District:

i. Aerial View Signs

ii. Animated Signs

iii. Architectural Ledge Signs

iv. Awning Signs

v. Banner Signs

vi. Blade Signs

vii. Channel Letters Signs

viii. Construction Fence/Wall Signs

ix. Electronic Message Signs

x. Marquee Signs

xi. Monument Signs

xii. Pillar (Pylon) Signs

xiii. Pole Signs

xiv. Projecting Signs

xv. Street Banners – Private

xvi. Wall Signs (Group 'A' and Group 'B')

xvii. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio and Entertainment Sign District:

i. Off-Site Signs, other than Internal Signs.

ii. Signs that emit audio sounds, other than Internal Signs subject to Section 22.46.2150 of this Specific Plan.

d. District Provisions for the Studio and Entertainment Sign District:

i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Aerial View, Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of two Area Identification Signs shall be permitted within the Studio and Entertainment Sign District and a maximum of five Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area except for Aerial View Area Identification Signs; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 55 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Aerial View Area Identification Signs shall be limited to Sign District 3 within the Studio and Business Districts as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved; (vi) Aerial View Area Identification Signs shall be limited to 50 percent of the flat roof area of the building on which it is located; (vii) Area Identification Signs may be Animated Signs subject to the additional limitations in Section 22.46.2160.C.8.d(xiii), below; (viii) One Area Identification Sign may be combined with a double sided Electronic Message Sign in the configuration, Sign Area, Height and location as shown on Exhibit 9-C with the

combined Sign counting as one Area Identification Sign and one Electronic Message Sign.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

v. Tenant Identification Signs: (i) A maximum of one Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to three square feet per lineal foot of commercial tenant frontage when affixed to building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs – General: (i) A maximum of 17 new On-Site (Business) Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Except as provided in Section 22.46.2160.C.8.d(viii), below, individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing; (v) Additional limitations on Electronic Message and Group 'A' Wall Signs are contained in Section 22.46.2160.C.8.d(vii) and (viii), below.

vii. On-Site (Business) – Electronic Message Sign: (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of one new double sided Electronic Message Sign shall be permitted within the Studio and Entertainment Sign District; (ii) The Electronic Message Sign may be double sided and shall not exceed 1,000 square feet in Sign Area per face; (iii) The Electronic Message Sign may be combined with one Area Identification Sign and located in the area shown on Exhibit 9-C with the combined Sign counting as one Area Identification Sign and one Electronic Message Sign; (iv) The Electronic Message Sign shall not exceed 30 feet in Height above Finished Grade; (v) The Electronic Message Sign shall not be more than incidentally visible from Existing Off-Site Residential Uses; (vi) The Electronic Message Sign shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

viii. On-Site (Business) – Group 'A' Wall Signs : (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of three new Group 'A' Wall Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Group 'A' Wall Signs shall not be limited in Sign Area, however, the total combined Sign Area for all three Group 'A' Wall Signs shall not exceed 9,000 square feet; (iii) Group 'A' Wall Signs shall not exceed 150 feet above Finished Grade and shall not exceed the Height of the building; (iv) Group 'A' Wall Signs shall be architecturally and compositionally integrated into the building's façade; (v) Group 'A' Wall Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

ix. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Temporary Signs: (i) There shall be maximum of two Temporary Signs at any one time within the Studio and Entertainment Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area;

(iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

xi. Construction/Contractor Signs: (i) A maximum of one Construction/Contractor Sign per Building Face and a total of two Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

xii. Real Estate Signs: (i) A maximum of one Real Estate Sign per Building Face and a maximum of four Real Estate Signs per building shall be permitted, however, multiple listings may be shown on one Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

9. Sign District 4 – Visitor Gateway Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Visitor Gateway Sign District:

i. Internal Signs

ii. Area Identification Signs

iii. Building Identification Signs

iv. Tenant Identification Signs

v. On-Site (Business) Signs

vi. Information (Directional) Signs

vii. Temporary Signs

viii. Construction Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Visitor Gateway Sign District. For all other Sign categories identified in Section 22.46.2160.C.9.a.ii – viii, above, the following types of Signs are permitted within the Visitor Gateway Sign District:

i. Animated Signs

ii. Architectural Ledge Signs

iii. Awning Signs

iv. Banner Signs

v. Blade Signs

vi. Channel Letters Signs

vii. Construction Fence/Wall Signs

viii. Marquee Signs

ix. Monument Signs

x. Pillar (Pylon) Signs

xi. Pole Signs

xii. Projecting Signs

xiii. Street Banner Signs – Private

xiv. Wall Signs (limited to Group 'B' Wall Signs)

xv. Window Signs

c. Prohibited Signs. The following Sign types are prohibited in the Visitor Gateway Sign District:

i. Off-Site Signs, other than Internal Signs

ii. Aerial View Signs

iii. Electronic Message Signs, other than Internal Signs

iv. Group 'A' Wall Signs, other than Internal Signs

v. Signs that emit audio sounds

d. District Provisions for the Visitor Gateway Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of two Area Identification Signs shall be permitted within the Visitor Gateway Sign District and a maximum of five Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Section 22.46.2160.C.9.d(xi), below.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone;

(v) Building Identification Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

v. Tenant Identification Signs: (i) A maximum of one Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to three square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs – General: (i) A maximum of 22 new On-Site (Business) Signs shall be permitted within the Visitor Gateway Sign District; (ii) Individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) other than the height of certain southerly facing On-Site (Business) Signs that are set forth in Section 22.46.2160.C.9.d(xii) below, On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade, if Free-standing; (v) Additional limitations on Animated and southerly facing Signs are contained in Section 22.46.2160.C.9.d(xi) and (xii), below.

vii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

viii. Temporary Signs: (i) There shall be maximum of two Temporary Signs at any one time in the Visitor Gateway Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

ix. Construction/Contractor Signs: (i) A maximum of one Construction/Contractor Sign per Building Face and a total of two

Construction/Contractor Signs per building shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

x. Street Banners – Private: (i) A maximum of two double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes.

xi. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

xii. Additional Limitation on Southerly Facing On-Site (Business) Signs. (i) On-Site (Business) Signs located in the area identified on Exhibit 9-A as of the effective date of this Specific Plan, and on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan), shall not be oriented south of the Visitor Gateway Sign District; (ii) South facing On-Site (Business) Signs located along the north-side of Universal Hollywood Drive shall not exceed 40 feet in Height above Finished Grade and shall have trees, other landscaping, or Signs across from such On-Site (Business) Signs on the opposite side of the

roadway to buffer the view of the south facing On-Site (Business) Sign to the satisfaction of the Director.

10. Sign District 5 – Studio Back Lot Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio Back Lot Sign District:

i. Internal Signs

ii. Building Identification Signs

iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio Back Lot Sign District. For all other Sign categories identified in Section 22.46.2160.C.10.a.ii – iii, above, the following types of Signs are permitted within the Studio Back Lot Sign District:

i. Architectural Ledge Signs

ii. Awning Signs

iii. Banner Signs

iv. Blade Signs

v. Channel Letters Signs

vi. Monument Signs

vii. Pillar (Pylon) Signs

viii. Pole Signs (limited to Information Signs)

ix. Projecting Signs

x. Wall Signs (limited to Group 'B' Wall Signs)

xi. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio Back Lot Sign District:

i. Aerial View Signs

ii. Animated Signs, other than Internal Signs

iii. Electronic Message Signs, other than Internal Signs

iv. Off-Site Signs, other than Internal Signs

v. Group 'A' Wall Signs, other than Internal Signs

vi. Temporary Signs

vii. Signs that emit audio sounds

d. District Provisions for the Studio Back Lot Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing east, Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Except for Building Identification Signs facing east, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Building Identification Signs shall comply with the Sign illumination standards in Section 22.46.2160.A.9, above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing east, Information Signs shall not exceed 40 feet in Height above Finished Grade; (iv) Information Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit.

D. Sign Review Procedures.

1. Sign Conformance Review.

a. Review procedures. The Director shall establish appropriate forms and fees required for the Sign Conformance Review application from among those fees provided in Section 22.60.100 of the Zoning Code. The Sign Conformance Review application shall be deemed complete within 15 calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the reason therefore. Within 30 calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the application or indicate how the application is not in compliance with this Specific Plan or any applicable County Code regulations, unless the time limit is extended by mutual consent of the Applicant and the Director. Upon any approval, the Director shall stamp, sign, and date an approved Sign plan to be given to Public Works. Public Works shall issue any applicable Sign permit upon receipt of the Director's approval and verification of compliance with this Specific Plan.

b. Applications. The Applicant shall submit a Sign plan drawn to scale, in such quantities or electronic form as determined by the Director, indicating the Sign Area, Sign type, Sign Height, placement, lettering styles, materials, colors and lighting methods for the proposed Sign(s). The application also shall identify the location graphically on a map similar to Sign District Map Exhibit 9-A as of the effective date of this Specific Plan, and Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan), the proposed location of the Sign and indicate conformance with the requirements of this Specific Plan. For Signs utilizing landscaping as visual screening pursuant to Section 22.46.2160.A.7 and C.9.d.xii, above, the application also shall include a landscape design plan. An Applicant may apply for Sign approvals for individual Signs or for a more comprehensive Sign program through the Sign Conformance Review procedure.

c. Decision. The Director shall approve the Sign Conformance Review application if the application is in compliance with the requirements of this Specific Plan and any applicable County Code regulations. If the application fails to comply with the applicable requirements of this Specific Plan, the Sign Conformance Review shall be denied. If denied, the Director shall set forth the specific reasons for denial in the decision letter.

d. Re-application. If the Director denies an application for a Sign Conformance Review, the Applicant may file without prejudice at any time a new application with a revised sign plan addressing the Director's reasons for denial. Review of the new application shall be in accordance with Section 22.46.2160.D.1.a – c, above.

2. Internal Sign Review.

a. Application. The Applicant shall submit to the Department a plan drawn to scale indicating the Sign Area, Sign location and Sign Height of the proposed illuminated Internal Sign in Sign Districts 1, 2, 4, or 5 using the County's standard Zoning Conformance Review application form accompanied by the filing fee applicable to a Zoning Conformance Review as established in Section 22.60.100 of the Zoning Code.

b. Review and Decision. At the time the application is submitted, the Director shall confirm that the proposed illuminated Internal Sign conforms with the definition of Internal Sign in Section 22.46.2160.B, above. If the proposed illuminated Internal Sign conforms with the definition of Internal Sign, the Sign is cleared as an Internal Sign and no further review is required. If a proposed illuminated Internal Sign in Sign District 1, 2, 4, or 5 is determined not to conform with the definition of Internal Sign, the Applicant shall submit a Sign Conformance Review application as set forth in Section 22.46.2160.D.1, above.

(Ord. 2013-0010 § 17, 2013.)

22.46.2170 Communication Facilities.

A. Existing Communication Facilities. All Communication Facilities that lawfully exist on the effective date of this Specific Plan shall be permitted to continue

and shall not be subject to this Specific Plan. Any alteration or replacement of such existing Communication Facilities that does not enlarge the area occupied and/or the Height of the Communication Facility by more than 10 percent shall not be subject to Substantial Conformance Review as outlined in Section 22.46.2190 of this Specific Plan.

B. New Communication Facilities.

1. New Communication Facilities 3.9 meters or less in diameter shall be permitted anywhere within the Universal Studios Specific Plan area. No more than eight individual Communication Facilities shall be permitted on any individual building rooftop.

2. New Communication Facilities greater than 3.9 meters in diameter shall be subject to Substantial Conformance Review pursuant to the procedures set forth in Section 22.46.2190 of this Specific Plan. In addition to the Substantial Conformance Review application requirements set forth in Section 22.46.2190 of this Specific Plan, each application for a Communication Facility shall contain the following information:

a. Type of Communication Facility and other related equipment and necessary support infrastructure;

b. The site plan shall include an elevation showing in sufficient detail the location and materials of the proposed Communication Facility and any related equipment; including distance from edge of roof and/or nearest walkway, if applicable; type of screening material, if applicable; and nearest pedestrian public location within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, if applicable.

3. New Third-Party Communication Facilities. New freestanding third-party outdoor wireless Communication Facilities on the property shall be subject to the permitting requirements applicable to such use as provided in the Zoning Code.

C. Design Standards for New Communication Facilities.

1. Communication Facilities shall not occupy more than 50 percent of a building rooftop.

2. Communication Facilities shall be set back a minimum of 20 feet from the edge of the building rooftop on which it is located.

3. Screening. Communication Facilities shall be screened by landscaping or fencing in order to minimize visibility of the Communication Facilities from the view of pedestrian public locations within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. "Minimizing visibility" means that not more than 25 percent of the antenna, exclusive of any structural supports, shall be visible from pedestrian public locations. Screening shall be maintained.

(Ord. 2013-0010 § 18, 2013.)

22.46.2180 Administration.

A. Implementation. The Director is responsible for the overall administration and enforcement of the provisions of this Specific Plan. Within 30 days of the effective date this Specific Plan, the Universal Studios Specific Plan area property owner shall file at the Department an affidavit in substantially the form attached as Exhibit 10-A.

B. Enforcement. The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to the enforcement and penalty provisions of the County Code. Notwithstanding anything to the contrary in the County Code, the monitoring data collected by a third-party consultant retained by the Director pursuant to this Specific Plan, including Section 22.46.2150.F of this Specific Plan, may be used as a basis to enforce the sound attenuation regulations of this Specific Plan. Nothing herein shall limit the ability of the Applicant or Universal Studios Specific Plan area property owner(s) to challenge any enforcement action or penalty as provided in the County Code.

C. Annual Report. An annual report for the prior calendar year prepared by each Universal Studios Specific Plan area property owner shall be submitted by

March 31st of each year to the Director for review. The annual report shall contain the following:

1. Identification of the property;

2. Name, address and contact information of the property owner;

3. Summary of Projects that occurred during the prior calendar year and the current Conceptual Site Plan as described in Section 22.46.2190.D.3 of this Specific Plan;

4. Identification of the location and quantity of associated parking, if applicable and a copy of the current parking table as described in Section 22.46.2130.A.2 of this Specific Plan;

5. A summary of any demolition, relocation, alteration, and/or new construction within the potential Universal Studios Historic District and verification of compliance with the Historic Preservation Plan during the prior calendar year;

6. A summary of any Oak Tree removals within the property during the prior calendar year;

7. A summary of any Alcohol Use Approvals or Conditional Use Permits for other new alcohol use establishments within the property obtained during the prior calendar year; and

8. A summary of new Area Identification, Electronic Message Signs, On-site (Business) Signs, and Group 'A' Wall Signs requiring Sign Conformance Review, by locations, during the prior calendar year.

D. Adopted Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program including Attachments adopted by the County applicable to those portions of the NBC Universal Evolution Plan located within the County is incorporated in full by reference as a condition of this Specific Plan and all activities undertaken pursuant to this Specific Plan shall comply with the Mitigation Monitoring and Reporting Program.

E. Inspection and Monitoring Fee. Prior to approval of the first Substantial Conformance Review pursuant to Section 22.46.2190 of this Specific Plan, the

Universal Studios Specific Plan area property owner(s) shall provide an initial deposit with the Department in the amount of $50,000 to be used to compensate the Department for all reasonable expenses incurred while inspecting and monitoring the Universal Studios Specific Plan area for compliance with the applicable provisions of this Specific Plan. The fee shall be placed in a performance fund that shall be used exclusively to compensate the Department for reasonable expenses incurred by the Department or third-party consultants retained by the Department to inspect the property to determine compliance with the provisions and conditions of this Specific Plan. If during the inspection and monitoring process, actual costs or expenses reasonably incurred by the Department reach 80 percent of the amount on deposit, the Universal Studios Specific Plan area property owner(s) shall deposit additional funds sufficient to bring the balance up to the initial deposit amount if requested by the Department. There is no limit to the number of supplemental deposits that may be required throughout the life of this Specific Plan. If there are multiple Universal Studios Specific Plan area property owners in the future, such deposits and costs shall be proportionally paid by each Universal Studios Specific Plan area property owner.

F. Community Outreach and Feedback.

1. Community Advisory Panel. A Community Advisory Panel ("CAP") shall be established to foster communication about ongoing operations within the Universal Studios Specific Plan area and to allow the community representatives to provide input to the County and the Applicant concerning ongoing operations within the Universal Studios Specific Plan area.

a. CAP Members. The CAP shall include two representatives from each of the following community organizations:

- Cahuenga Pass Neighborhood Association
- Cahuenga Pass Property Owners Association
- Hollywood Knolls Community Club
- Studio City Residents Association
- Toluca Estates Drive Homeowners Association

- Toluca Lake Homeowners Association

The CAP shall also include a representative of the Supervisorial District (currently Third District) and one representative for each of the City of Los Angeles City Council Districts adjacent to the Universal Studios Specific Plan area (currently 2nd and 4th Districts).

b. CAP Meetings. The CAP shall meet quarterly each year. The first quarterly meeting of each year shall be open to all members of the community organizations represented by the CAP as an annual community meeting to provide updates to the community on operations within the Universal Studios Specific Plan area. Notice of all CAP meetings shall be sent the CAP members, the applicable Supervisorial and Los Angeles City Council Districts and the Department. The Department may attend the CAP meetings.

c. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports prepared by the County pursuant to Section 22.46.2150.F of this Specific Plan shall be provided to all CAP members. Copies of the monitoring and compliance reports shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of any violations of the provisions of Section 22.46.2150 this Specific Plan that have occurred since the last CAP meeting.

2. Community Hotline. The Universal Studios Specific Plan area property owner(s) shall maintain a community hotline and dedicated email address for community members to file comments or complaints concerning the Universal Studio Specific Plan area operations (anonymously, if preferred) – (818) 622-2995 and Community.Hotline@nbcuni.com which may be updated, the Community Hotline shall be answered by a live person 24 hours/7 days a week.

3. Ombudsperson(s). The Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including

noise within the Universal Studios Specific Plan area. The ombudsperson(s) shall be familiar with all operational provisions of this Specific Plan. It shall be the further responsibility of the ombudsperson(s) to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to individual and community concerns regarding operations within the Universal Studios Specific Plan area. The name, title, email address, and telephone number of the ombudsperson(s) shall be posted on the Universal Studios Specific Plan area web site, prominently displayed in the newsletter distributed annually pursuant to Section 22.46.2180.F.7, below, and provided to any other persons requesting such information. The ombudsperson(s) also shall meet at reasonable times with interested parties in an attempt to resolve issues regarding operations within the Universal Studio Specific Plan area. The ombudsperson(s) shall have authority to initiate a response on behalf of the Universal Studios Specific Plan area property owner(s) in matters relating to operations within the Universal Studio Specific Plan area.

4. Comments and Complaints.

a. The Universal Studios Specific Plan area property owner(s) shall be required to maintain a written log of all calls to the Community Hotline number and emails registering comments or complaints regarding Universal Studios Specific Plan area operations. The log shall include the date, time, nature of the comment or complaint, and the response or resolution offered. A copy of the log shall be provided to the Director and the CAP on a quarterly basis and updated on the Universal Studios Specific Plan area web site on an on-going basis.

b. The ombudsperson(s) designated pursuant to Section 22.46.2180.F.3, above, shall be called promptly to assist in resolving reported conditions regarding Universal Studios Specific Plan area operations.

c. Each call or email comment or complaint shall be responded to within 24 hours or the next business day, as applicable, with an update on the Applicant's actions to address the comment or complaint.

5. Community Meetings. The Universal Studios Specific Plan area property owner(s) shall hold a community meeting open to all members of the community organizations represented by the CAP on an annual basis at the first quarterly CAP meeting as provided pursuant to Section 22.46.2180.F.1, above, to provide updates on operations within the Universal Studio Specific Plan area.

6. Universal Studios Specific Plan Area Web Site. The Universal Studios Specific Plan area property owner(s) shall maintain and update on a regular basis a Universal Studios Specific Plan area web site that shall include information on operations within the Universal Studios Specific Plan area.

a. All monitoring and compliance reports prepared by the County pursuant to Section 22.46.2150.F of this Specific Plan (except to the extent they contain information that may not legally be disclosed) shall be posted promptly on the Universal Studios Specific Plan area web site in PDF format. CAP members shall be given password-protected access to all monitoring and compliance reports on the Universal Studios Specific Plan area web site.

7. Newsletter. The Universal Studios Specific Plan area property owner(s) shall publish an informational newsletter annually, which shall contain updated information on operations within the Universal Studio Specific Plan area and any related effects on the surrounding community. The newsletter shall be mailed by the Universal Studios Specific Plan area property owner(s) to all owners of property within 500 feet of the perimeter of the Universal Studios Specific Plan area as shown in the records of the County Assessor's office and to any person or entity who has filed a written request with the Director. The Universal Studios Specific Plan area property owner(s) also shall make these newsletters available on the Universal Studios Specific Plan area web site. The web site address shall be publicized in each newsletter.

(Ord. 2013-0010 § 19, 2013.)

22.46.2190 Substantial Conformance Review.

A. General. Except for the activities exempted under Section 22.46.2040.C of this Specific Plan, no grading permit, foundation permit, building permit, or land use

permit, including a change of use, shall be issued for a Project until a Substantial Conformance Review application has been approved pursuant to the procedures set forth in this Section.

B. Director's Authority. The Director shall have the authority to review each Project for substantial compliance with the applicable requirements of this Specific Plan and applicable provisions of the Zoning Code not addressed by this Specific Plan. The Director may consult with other County departments as necessary, including, but not limited to, Public Works and the Los Angeles County Fire Department. If the Project is in substantial compliance with the applicable requirements of this Specific Plan, the Director shall grant a Substantial Conformance Review determination conditioned upon the applicable requirements of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan. If the Project fails to be in substantial compliance with the applicable requirements of this Specific Plan, the Director shall deny the application for a Substantial Conformance Review determination.

C. Procedures. A Substantial Conformance Review application shall be filed by the Applicant using the Ministerial Site Plan Review application form with associated fees from Section 22.60.100 of the Zoning Code. The Substantial Conformance Review application shall be deemed complete within 30 calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within 60 calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the Substantial Conformance Review application or deny the application and indicate how the Substantial Conformance Review application is not in substantial compliance with this Specific Plan or any applicable Zoning Code regulations not addressed in this Specific Plan, unless the time limit is extended by the mutual consent of the Applicant and the Director. The decision of the Director shall be final and not appealable.

D. Applications. In addition to the forms that may be required under Section 22.46.2190.C, above, the following information and documents shall be submitted with an application for Substantial Conformance Review:

1. All applications for Substantial Conformance Review shall contain the following information: name, signature and address of the Applicant and of all persons owning any or all of the property included in the application; evidence that the Applicant is the owner of the property involved or has written permission of the owner(s) to make such application; location of subject property; legal description of property; and description of the proposed facility or use.

2. A site plan, in such quantities or electronic form as determined by the Director, illustrating the proposed use, type of operation, and construction boundaries of the Project. Site plans must be drawn to a scale and sufficient detail satisfactory to the Director.

3. An updated Conceptual Site Plan that identifies the Project that is the subject of the Substantial Conformance Review application and for informational purposes only the existing structures and uses, and other proposed conceptual development distinguished from existing uses and the Project. Each Conceptual Site Plan submitted to the Director shall be numbered sequentially and dated.

4. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing an inventory of actual cumulative to date and proposed quantities in cubic yards of earth import and export relative to the total 530,000 cubic yards of import or export, and maximum On-Site grading quantities allowed by Section 22.46.2110.A and D. of this Specific Plan. The Director shall use said report to compare with the current inventory on file with the Department to monitor compliance with the provisions of Section 22.46.2110 of this Specific Plan.

5. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing a table, in the format shown on Table 20-1, with an inventory of Floor Area for each Land Use Category as follows:

a. Total Existing Development (square feet);

b. Proposed Project Demolition (square feet);

c. Proposed Project Gross New Development (square feet);

d. Proposed Project Net New Development (square feet); and

e. Total Development including Proposed Project (square feet).

The Director shall use said report to compare with the current inventory on file with the Department to monitor compliance with the Total Permitted Floor Area provisions of Section 22.46.2040.B of this Specific Plan. The Director shall advise Public Works, Building and Safety Division, in writing, whether the proposed Project would be in compliance with the Total Permitted Floor Area provisions of this Specific Plan.

6. In addition to filing the Substantial Conformance Review application required according to Section 22.46.2190.C, above, pursuant to the following Sections and Subsections of this Specific Plan, additional procedures and/or information may be required as applicable:

a. Landscape design plan for the following:

i. Projects utilizing landscaping as visual screening: Section 22.46.2050.E.1, E.2, E.3;

ii. Projects as may be required by Section 22.46.2050.G.1;

iii. Projects directly facing Lankershim Boulevard: Section 22.46.2050.G.2;

iv. Parking facilities: Section 22.46.2130.H.1, H.2 and H.4;

v. Communication Facilities: Section 22.46.2170.C.3;

vi. As may otherwise be required by this Specific Plan;

b. Land Use Equivalency: Section 22.46.2060.B;

c. Historic Resources: Section 22.46.2070;

d. Oak Tree removal: Section 22.46.2100.C and D;

e. Parking: Section 22.46.2130.A.2;

f. Shared Parking: Section 22.46.2130.J;

g. Alcohol Use Approval: Section 22.46.2090.A, B, and C;

h. Sign Conformance Review: Section 22.46.2160.D.1;

i. New Communication Facility: Section 22.46.2170.B;

j. Grading Project, Off-Site Transport: Section 22.46.2110.C and D;

k. Temporary Use Review: Section 22.46.2050.C.3; and

l. Internal Sign Review: Section 22.46.2160.D.2.

m. Other information that the Director deems necessary to process the application.

Table 20-1

Substantial Conformance Review Floor Area Inventory

Land Use Category	Total Existing Development (sf)	Proposed Project Demolition (sf)	Proposed Project Gross New Development (sf)	Proposed Project Net New Development (sf)	Total Development including Proposed Project (sf)
Studio Use					
Studio Office					
Office					
Hotel					
Entertainment Use					
Entertainment Retail Use					
Amphitheater					
TOTAL					

E. Ministerial Review. The Substantial Conformance Review shall be a ministerial review of the applicable provisions of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan and determination whether a Project is in substantial compliance with the applicable provisions of this Specific Plan and applicable provisions of the Zoning Code not addressed in this Specific Plan.

F. Decision and Re-application. If the Director denies an application for a Substantial Conformance Review, the Director shall set forth the specific reasons for

denial in the determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Substantial Conformance Review with a revised Project addressing the Director's reasons for denial. Review of the new Substantial Conformance Review application shall be in accordance with Section 22.46.2190.A through F.

G. Expiration date of unused Substantial Conformance Review Approval.

1. A Substantial Conformance Review approval issued pursuant to the provisions of Section 22.46.2190.E, above, that is not used within two years after the granting of the Substantial Conformance Review approval becomes null, void and of no effect at all.

2. In all cases of an expiration per Section 22.46.2190.G.1, above, the Director may extend such time for a period of not to exceed one year, provided an application in writing with payment of the application fee requesting such extension is filed prior to such expiration date.

3. A Substantial Conformance Review approval shall be considered used, within the intent of this Subsection, when construction or other development authorized by such permit has commenced that would be prohibited if no Substantial Conformance Review had been granted.

(Ord. 2013-0010 § 20, 2013.)

22.46.2200 Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action.

A. As of the effective date of this Specific Plan, the boundaries of the Universal Studios Specific Plan area shall be as shown on Exhibit 1-A and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-A, 1-C, 2-A, 2-C, 2-D, 2-E, 3-A, 4, 5, 6, 7-A, 8-A, 8-B, 8-C, 9-A, 9-C, and 10-A, Tables 5-1, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2, and 17-3.

B. If the Local Agency Formation Commission for the County of Los Angeles approves the annexation and detachment actions shown on Exhibit 1-C, then the Universal Studios Specific Plan area shall encompass those areas shown on

Exhibit 1-B and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-B, 1-C, 2-B, 2-C, 2-D, 2-E, 3-B, 4, 5, 6, 7-B, 8-A, 8-B, 8-C, 9-B, 9-C, and 10-A, Tables 5-2, 7-1, 17-1, and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2, and 17-3. If the Local Agency Formation Commission for the County of Los Angeles modifies the annexation and detachment areas shown on Exhibit 1-C, the boundaries of the Specific Plan area shall be modified consistent with the Local Agency Formation Commission's action and the Director is authorized to modify Exhibits 1-B, 2-B, 3-B, 7-B, and 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action without an amendment to this Specific Plan.

C. No further Regional Planning Commission or Board of Supervisors action shall be required to modify the boundaries of the Specific Plan area and Exhibits 1-B, 2-B, 3-B, 7-B, 9-B, and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action. These boundary, exhibit and table modification procedures shall apply only to modifications for consistency with the Local Agency Formation Commission's action. All other boundary adjustments, exceptions, amendments and interpretations to this Specific Plan shall follow the applicable procedures set forth in the Zoning Code.

(Ord. 2013-0010 § 21, 2013.)

22.46.2210 Interpretations.

Whenever any ambiguity or uncertainty exists related to the uses permitted by this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by the Applicant, issue written interpretations of this Specific Plan requirements consistent with the purpose and intent of this Specific Plan. The Director may consult with County Counsel and other County departments as necessary in evaluating and issuing such interpretations.

(Ord. 2013-0010 § 22, 2013.)

22.46.2220 Severability.

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

(Ord. 2013-0010 § 23, 2013.)

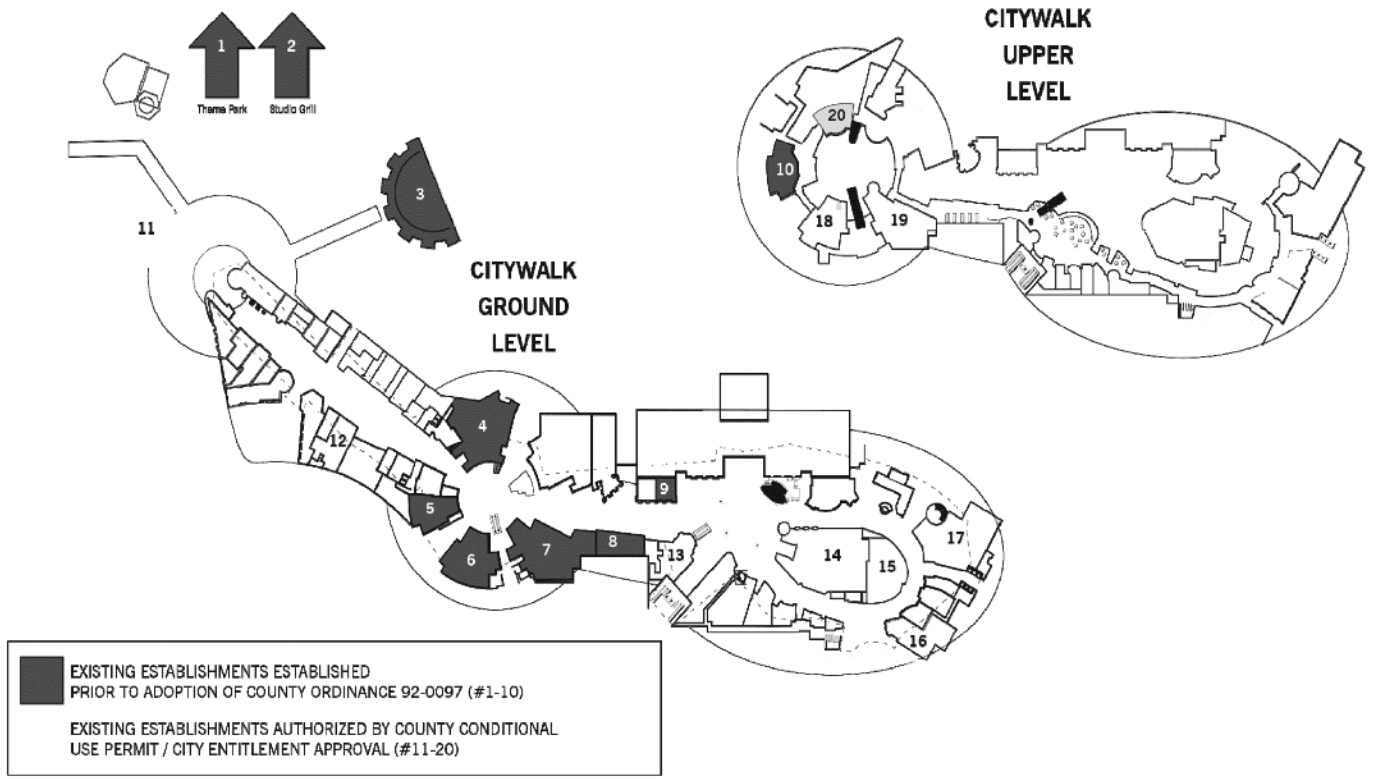


EXHIBIT 8-A – Locations of Existing Establishments That Sell and/or Serve Alcoholic Beverages

EXHIBIT 8-B

Conditions for Establishments That Sell and/or Serve Alcoholic Beverages for On-Site Consumption

1. The sale of alcoholic beverages shall be limited to on-site consumption within the establishment boundaries only.

2. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

3. The Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

7. The permittee shall ensure each employee of said establishment/permit who sells or serves alcoholic beverages shall attend training classes in the sale and service of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic

Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to Planning Staff upon request.

8. Posted signs shall include the following information:

a. No alcohol beyond establishment boundaries;

b. Contact information for the Sheriff's Substation and Department;

c. Complimentary non-alcoholic beverages available to designated drivers; and

d. Hours of alcohol service.

9. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible persons entering or exiting the premises.

10. A copy of these conditions shall be retained on the premises in each establishment which serves alcoholic beverages and shall be made available upon request by the Director of Planning or County Sheriff.

11. Restaurants/Cafes/Dinner Theaters.

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease 30 minutes prior to closing of the restaurant.

b. The premises shall be maintained as a bonafide restaurant and shall provide a menu containing an assortment of foods. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and non-alcoholic beverages during the same period.

c. The perimeter of outdoor eating areas shall be defined by physical barriers and shall be designed to prevent the unrestricted flow of persons to and from the establishment boundaries.

12. Night Club Establishments/Comedy Clubs/Music Clubs:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease 30 minutes prior to closing of the night club.

13. Cinemas:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m.

b. Food items shall also be offered for sale where alcoholic beverages are sold.

c. Restricted areas for sale and dispensing. Alcoholic beverages may be sold and dispensed only within a restricted area located within concession areas of the cinema, as determined by the Alcohol Use Approval review. Said area shall be physically separated (via ropes or similar devices) from other circulation areas of the cinema/theater. A uniformed cinema/theater employee shall be stationed at the entrance to any restricted areas.

d. Theater auditorium use.

i. At all times that alcoholic beverage sales, dispensing, and consumption is available to the general public, all access to the designated theaters and balconies shall be restricted to patrons who have purchased a reserved and designated seat. Patrons shall provide staff with sufficient identification to confirm that patrons with alcoholic beverages are 21 years of age or older at the entry locations to each theater.

ii. No sales or dispensing of alcoholic beverages shall take place within any theaters, except that patrons may carry their alcoholic beverages from the restricted areas to the designated theaters and balconies, and for patrons requiring or requesting assistance, servers may transport patrons' alcoholic beverages from the restricted areas to the designated theaters and balconies for them.

iii. During the period from the initiation of seating until the commencement of the feature presentation (which interval shall not be shorter than 10 minutes), ambient light in the designated theaters shall remain at a level sufficient to allow a reasonable person to observe patrons who may be consuming alcoholic beverages.

e. There shall be no requirement for an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.

f. All servers providing alcoholic beverage service within the restricted areas shall be at least 21 years of age.

g. At such times as a theater is utilized for a private function, alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.

h. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.

14. Hotel:

a. Hours of sales. Alcoholic beverages may be sold as part of banquet or meeting room activities, within lobby, pool and similar guest areas, within restaurants/cafes or night clubs which are physically located within the Hotel or are physically/operationally connected to the Hotel; during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. Mini-bars located within hotel guest rooms and room service shall not be limited in the hours of alcohol service.

15. Theme Park:

a. The Theme Park shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages at various locations within the boundaries of the Theme Park.

b. Hours of sales. Alcoholic beverages may be sold during Theme Park operational hours, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

c. Venues that sell and/or serve alcoholic beverages within the Theme Park shall be subject to conditions outlined in this Exhibit.

d. Alcoholic beverages sold within the Theme Park shall be consumed on-site and shall not be taken or consumed outside the boundaries of the Theme Park.

16. Amphitheater/Performance Venue:

a. An Amphitheater/performance venue shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages.

b. Hours of sales. Alcoholic beverages may be sold during operational hours of the Amphitheater or performance venue, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

c. Alcoholic beverages sold within the Amphitheater/performance venue shall be consumed on-site and shall not be taken or consumed outside the boundaries of the establishment.

EXHIBIT 8-C

Conditions for Establishments That Sell Alcoholic Beverages for Off-Site Consumption

1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

2. Consumption on the premises of alcoholic beverages sold for off-site consumption is prohibited unless same establishment also has a license for on-site consumption.

3. Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which permittee has control.

6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

7. The permittee shall ensure each employee of said establishment/permit who sells alcoholic beverages shall attend training classes in the sale of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control.

Training shall be renewed annually and record of training shall be maintained on premises and available to County Staff upon request.

8. Sale of alcoholic beverages from drive-up or walk-up windows is prohibited.

9. Hours of sales. Alcoholic beverages may be sold 7 days a week between the hours of 9:00 a.m. and 2:00 a.m.

10. A copy of these conditions shall be retained on the premises in each establishment which sells alcoholic beverages and shall be made available upon request by the Director or County Sheriff.

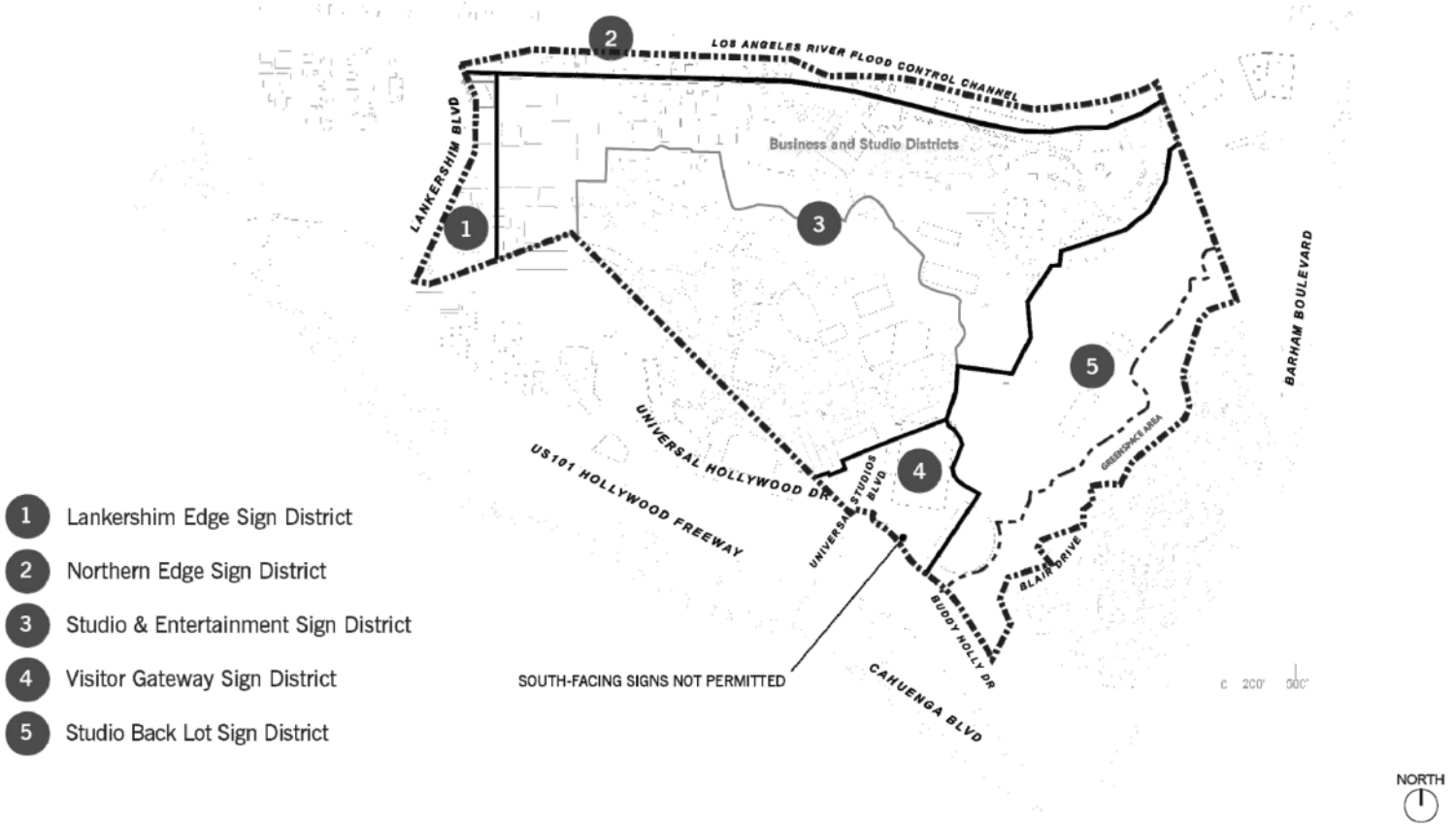


EXHIBIT 9-A – Sign District Map Prior to Annexation/Detachment

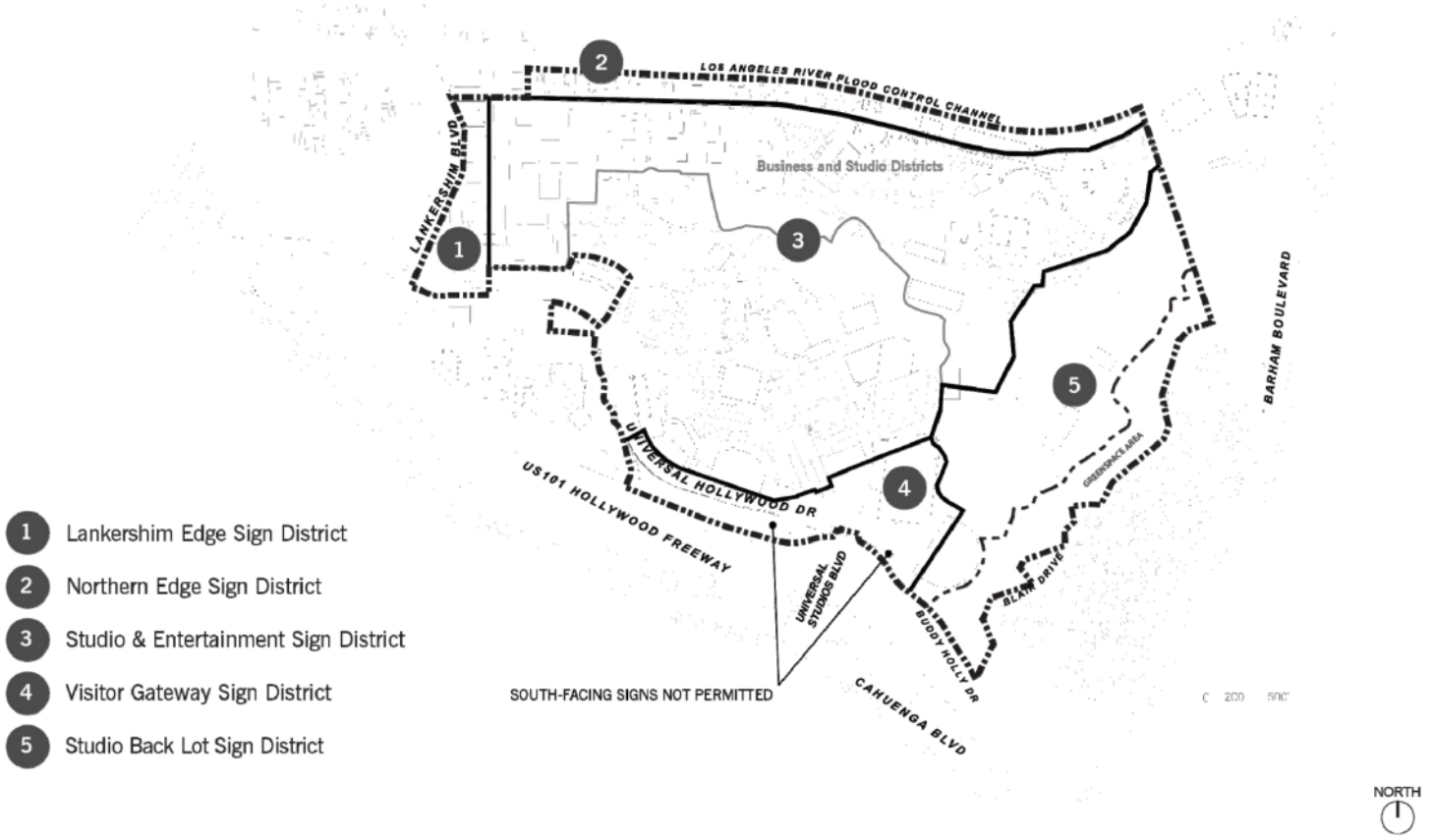


EXHIBIT 9-B – Sign District Map After Annexation/Detachment

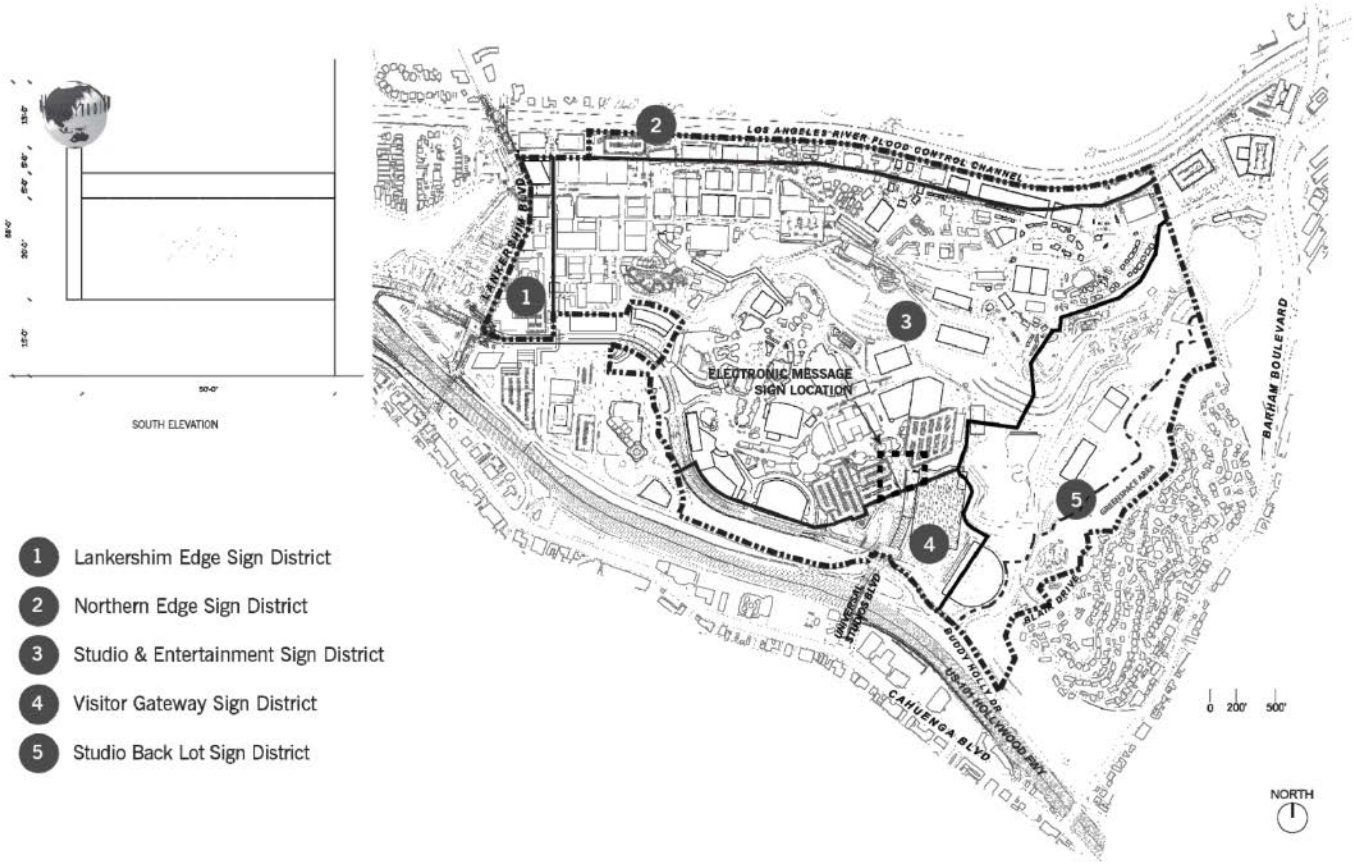


EXHIBIT 9-C – Proposed Area Identification Sign with Electronic Message Sign in Studio and Entertainment Sign District

EXHIBIT 10-A

Form of Affidavit of Acceptance

Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. TR068565-(3)
SPECIFIC PLAN NO. 200700001
100 Universal City Plaza, Universal City, CA 91608
APN(S): 2424-043-019, 2424-043-020, 2424-043-021, 2424-043-022, 2424-043-024, 2424-044-009, 2424-044-023, 2424-045-009

_____ hereby states:

Universal Studios LLC is the owner of the property described above. Universal Studios LLC is aware of and accepts the provisions of the Universal Studios Specific Plan (Ordinance No. _____) as those provisions were set forth in the Universal Studios Specific Plan adopted on, April 30, 2013. Nothing in this affidavit shall limit the Universal Studios Specific Plan property owner(s) from challenging or defending the application of any provision of the Universal Studios Specific Plan, or challenging the constitutionality or enforceability of any amendment or modification to the initially adopted Universal Studios Specific Plan.

Executed this _____ day of _____ 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Signature must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Owner's Name: _____
Address: 100 Universal City Plaza, 1280-8
City, State, Zip: Universal City, CA 91608
Signature: _____

22.46.2230 Appendix

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's adoption, which is applicable through April 30, 2038.

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

A. The East Los Angeles Third Street Form-Based Code in Section 22.46.3001 (Establishment of Form-Based Code.) through Section 22.46.3013 (Severability).

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

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

22.46.3000 Establishment of Form-Based Code.

This Form-Based Code Specific Plan (Form-Based Code or ordinance) is established as the primary means to implement the East Los Angeles Third Street Plan, which is applicable to the area shown on the Plan Map (Figure 1) ("Plan Area") set forth in Section 22.46.3006, and may be cited as the Third Street Form-Based Code.

(Ord. 2014-0049 § 1, 2014.)

22.46.3001 Intent and Purpose.

This Form-Based Code is established to:

A. Update development standards, add prescriptive evaluation standards, and provide implementing options for the Plan Area to ensure that new development exhibits high standards of urban design, architecture, and landscaping.

B. Establish allowable uses and provide procedures for implementing requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

C. Identify comprehensive principles, standards, implementing options, and procedures to ensure the orderly development of the Plan Area into a mixed-use and multi-modal community, with residences, offices, entertainment, dining, and retail venues. These mixed uses will allow for the creation of business and job opportunities

in the Plan Area so as to enhance the economic vitality of the County consistent with the intent, purpose, and goals of the Countywide General Plan.

D. Allow for expansion of residential and commercial uses within the Plan Area by increasing the commercial floor area and dwelling units allowed.

(Ord. 2014-0049 § 2, 2014.)

22.46.3002 Applicability.

A. General Applicability. This Form-Based Code shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications that were filed before the effective date of this Form-Based Code shall comply with the regulations and applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed.

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

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

1. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use;

2. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure;

3. Projects involving a modification to a property that, as of the effective date of this Form-Based Code, has an associated conditional use permit ("CUP") that is valid and the applicant holding the CUP is in good standing under the CUP. For these modifications, the applicant shall comply with the CUP provisions for carrying out such modifications;

4. Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Director's review.

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

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

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

a. The termination period or periods set forth in Section 22.56.1540 that would otherwise apply to residential dwelling units shall not apply;

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

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

D. Existing CUP Structures and Uses. Existing structures or uses established through a CUP or otherwise authorized by a nonconforming use permit under a previous regulation in Title 22 shall be deemed a lawful conditional or nonconforming

use upon the effective date of this Form-Based Code. Any such conditional or non-conforming use shall be subject to all the conditions of approval in its respective permit.

(Ord. 2014-0049 § 3, 2014.)

22.46.3003 Administration.

A. Other Requirements May Apply. No provision in this Form-Based Code shall eliminate the need for: obtaining any other permit, approval, or entitlement required by the County, or any other applicable special district or agency, or the State or federal government or their agencies; or otherwise comply with applicable State and federal regulations or laws.

B. Prohibited Uses and Facilities. Any uses or facilities not listed or defined in Section 22.46.3005 of this Form-Based Code as allowed uses or facilities are prohibited.

C. Severability. If any provision of this Form-Based Code or the application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the other Form-Based Code provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Form-Based Code are declared to be severable.

D. Relationship to other provisions of Title 22.

1. The provisions contained in this Form-Based Code shall be considered to be in combination with the other applicable provisions of Title 22.

2. Where provisions of this Form-Based Code conflict with any other provision of Title 22, this Form-Based Code shall govern.

3. Where provisions of this Form-Based Code are silent, the other applicable provisions of Title 22 shall govern.

E. In this Form-Based Code, the term "shall" means the related action is required; "should" means the related action is recommended; and "may" means the related action is optional.

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

G. The metrics contained herein are an integral part of this Form-Based Code. However, the diagrams and illustrations that accompany these metrics should be considered guidelines. When in conflict, numerical metrics shall take precedence over graphic metrics.

H. Encroachments into the Public Right-of-Way. All design features described in this Form-Based Code, including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or any other architectural element, that would encroach into the public right-of-way shall be subject to the applicable provisions of Title 16 (Highways) and Title 26 (Building Code) of the Los Angeles County Code.

(Ord. 2014-0049 § 4, 2014.)

22.46.3004 Project Review Procedures.

A. No new development or use shall be established under this Form-Based Code, and no grading or building permits shall be issued for these uses, until an application has been approved for the required permit type listed in Section 22.46.3009 and pursuant to the applicable procedures set forth in Subsections B through E. If the new development or use is not covered by this Form-Based Code, the applicable provisions of Title 22 shall apply to the application.

B. Ministerial Site Plan Review.

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

2. Application Requirements. A Ministerial Site Plan Review application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Part 2 of Chapter 22.60.

3. Determination. If the project complies with the provisions of this Form-Based Code and other applicable provisions of Title 22, the Director shall grant

the Ministerial Site Plan Review approval. Otherwise, the Director shall deny the application for a Ministerial Site Plan Review.

C. Modification Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in subsection 4 below, for substantial compliance with the applicable requirements of this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A modification application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Part 2 of Chapter 22.60.

3. Procedures. A modification request shall be subject to the public hearing procedures and requirements set forth in Part 4 of Chapter 22.60.

4. Determination. If the Hearing Officer determines that the request for a modification is consistent with the principles and standards of Section 22.56.1690, the Hearing Officer may approve the modification. Notwithstanding the foregoing, only the following development standards may be modified pursuant to this Subsection C:

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

Table 1, Modifications

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

6. Revisions to Modification. Revisions to a modification grant may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require approval of a new modification.

D. Specific Plan Substantial Conformance Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects subject to a Specific Plan Substantial Conformance Review for substantial compliance with the applicable standards and implementing options of this Form-Based Code and other applicable provisions of Title 22.

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

3. Procedures. A Specific Plan Substantial Conformance Review shall be subject to the public hearing procedures and requirements set forth in Part 4 of Chapter 22.60.

4. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer that:

a. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;

b. Approval of the project is in the interest of the public health, safety, and general welfare;

c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to

ensure compatibility of the development with the Form-Based Code and the character of the neighborhood;

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

g. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

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

6. Revisions to Specific Plan Substantial Conformance Review. Revisions to the Substantial Conformance Review may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require the approval of a new Specific Plan Substantial Conformance Review.

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

(Ord. 2014-0049 § 5, 2014.)

22.46.3005 Definitions of Uses and Terms.

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

A. Definitions of Uses.

1. Alcoholic Beverage Sales: Alcoholic Beverage Sales means a place of business selling alcoholic beverages for on-site or off-site consumption, and where the sale of food may be incidental to the sale of such beverages. This includes any establishment that has a valid alcoholic beverage license from the State. Alcoholic beverage sales businesses may include, but are not limited to, restaurants, bars, taverns, liquor stores, cocktail lounges, nightclubs, and supper clubs.

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

3. Auto-Related, Commercial: Auto-Related, Commercial means a place of business serving auto-related needs including, but not limited to, car rental; car wash; gas station; mechanic offering routine minor maintenance, such as fluid replacement, wiper blade replacement, flat tire repair, or similar activities that produce minimal noise, vibration, or fumes and that exclude activities listed under the definition of "auto-related industrial establishment" in this Subsection; consumer retail auto parts; and indoor vehicle sales. Excluded from this definition are auto-related commercial storage facilities and drive-through establishments.

4. Auto-Related, Industrial: Auto-Related, Industrial means a facility conducting activities associated with: the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage, or repair; and government vehicle maintenance facilities. This definition

includes auto-related uses not otherwise allowed within the Auto-Related, Commercial category.

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

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

7. Community Facility: Community Facility means a non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities may include, but are not limited to, community centers, County field offices, police and fire stations, and cultural facilities, such as libraries and museums.

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

- Adult day care facility.

- Adult residential facility.
- Child care center.
- Dormitory.
- Family child care home, large.
- Family child care home, small.
- Foster family home.
- Group home, children, having seven or more children.
- Group home, children, limited to six or fewer children.
- Homeless shelter.
- Juvenile hall.
- Small family home, children.

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

10. Designated Historic Landmark: Designated Historic Landmark is a property that is either of the following:

a. Listed in the National Register of Historic Places as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations; or

b. Listed in any State or County official register of historical or architecturally significant sites, places, or landmarks.

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

12. Entertainment, Minor: Entertainment, Minor, means a place of business serving the amusement and recreational needs of the community with an

occupant load of less than 200 people. This category may include, but not be limited to, cinemas, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

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

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

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

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

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

18. Office: Office means a building or portion thereof used for conducting a business, profession, service, or government function. This category may include, but not be limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices. A facility for manufacturing activities shall be excluded from this definition.

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

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

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

22. Recreational, Commercial: Recreational, Commercial means a place of business providing group leisure activities, often requiring equipment, and open to the public with or without entry or activity fees. This category may include, but not be limited to, game courts, skating rinks, bowling alleys, and commercial golf facilities, gyms, or sports rooms.

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

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

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

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

27. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

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

B. Definitions of Terms.

1. Attic: Attic means the space between the ceiling joists and roof rafters of a structure. Attics may be accessible by a staircase or other means.

2. Arcade: See Frontage Type Standards for Arcade (Section 22.46.3011).

3. Awning Sign: See Sign Standards for Awning Sign (Section 22.46.3012).

4. Bulkhead: Bulkhead means a low partition wall located between the grade and window opening(s) used for the display of merchandise.

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

6. Civic Space: Civic Space means an open area dedicated for public use, typically for community gatherings.

7. Clearly Visible From the Street: When a project is "clearly visible from the street," the street includes its sidewalks, squares, plazas, civic greens, parks, and all public space except alleys. A building element more than 30 feet from the building line or street is considered not Clearly Visible From the Street. A common wall is considered not Clearly Visible From the Street.

8. Colonnade: Colonnade means a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

9. Compatible: Compatible means that the characteristics of different uses or activities or designs, allow them to be located near or adjacent to each other so as to be in harmony and to avoid abrupt or severe differences. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other elements affecting compatibility include pedestrian or vehicular traffic routes, circulation, access, parking impacts, landscaping, lighting, noise, odor, and architecture. Compatible does not mean "the same as," but rather, refers to the sensitivity of development proposals in maintaining the character of existing development.

10. Court: See Building Type Standards for Court (Section 22.46.3010).

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

12. Curb, Curb Line: Curb, Curb Line means a stone, concrete, or other improved boundary, marking the edge of the roadway or paved area.

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

14. Duplex/Triplex: See Building Type Standards for Duplex/Triplex (Section 22.46.3010).

15. Façade: Façade means the exterior wall of a building that is set along a frontage line that supports the public realm, and is subject to frontage requirements.

16. Flex Block: See Building Type Standards for Flex Block (Section 22.46.3010).

17. Flex Space: Flex Space means a ground-level floor area that is structurally built to accommodate both residential and non-residential uses, such as that in a live-work building.

18. Forecourt: See Frontage Type Standards for Forecourt (Section 22.46.3011).

19. Front Yard/Porch: See Frontage Type Standards for Front Yard/Porch (Section 22.46.3011).

20. Gallery: See Frontage Type Standards for Gallery (Section 22.46.3011).

21. Half-Story: Half-Story means a partial story located above a full story and underneath a sloping roof, where the roof planes intersect two opposite exterior walls at a height of no more than three feet above the half-story floor level.

22. House: See Building Type Standards for House (Section 22.46.3010).

23. Hybrid Court: See Building Type Standards for Hybrid Court (Section 22.46.3010).

24. I-710: I-710 refers to Interstate Highway 710, also known as the Long Beach Freeway.

25. Lined Block: See Building Type Standards for Lined Block (Section 22.46.3010).

26. Main Entrance: A main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. 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 ground level interior circulation space, there shall be no main entrance for purposes of this definition. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

27. Neighborhood Market: Neighborhood Market means a neighborhood-serving retail store with merchandise, oriented to daily convenience shopping needs, and sell items such as fresh foods and produce. A Neighborhood Market shall not sell used merchandise.

28. Projecting Sign: See Sign Standards for Projecting Sign (Section 22.46.3012).

29. Relief: Relief means an architectural element in which forms or figures are distinguished from a surrounding plane surface or wall. Typical relief may include projecting detail or carved or molded ornamentation that projects from a flat surface.

30. Rowhouse: See Building Type Standards for Rowhouse (Section 22.46.3010).

31. Setback, Setback Line: Setback, Setback Line means the area of a lot measured from a lot line to a building façade or elevation that must be maintained clear of permanent structures except for an encroachment allowed by an encroachment permit issued in compliance with Title 16 and Title 26 of the Los Angeles County Code.

32. Shared Parking: Shared Parking means parking space that is available to more than one use.

33. Shop Front: See Frontage Type Standards for Shop Front (Section 22.46.3011).

34. Stoop: See Frontage Type Standards for Stoop (Section 22.46.3011).

35. Story: Story means a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered part of a story for purposes of determining building height when measured in stories.

36. Street, Front: Street, Front means a street that is predominately bordered by front lot lines and which the front façade of a structure would normally face.

37. Street, Side: Street, Side means a street or right-of-way that is not a front street or an alley.

38. Terrace: See Frontage Type Standards for Terrace (Section 22.46.3011).

39. Transect Zone: Transect Zone means a designated area governed by the regulations set forth in this Form-Based Code.

40. Wall Sign: See Sign Standards for Wall Sign (Section 22.46.3012).

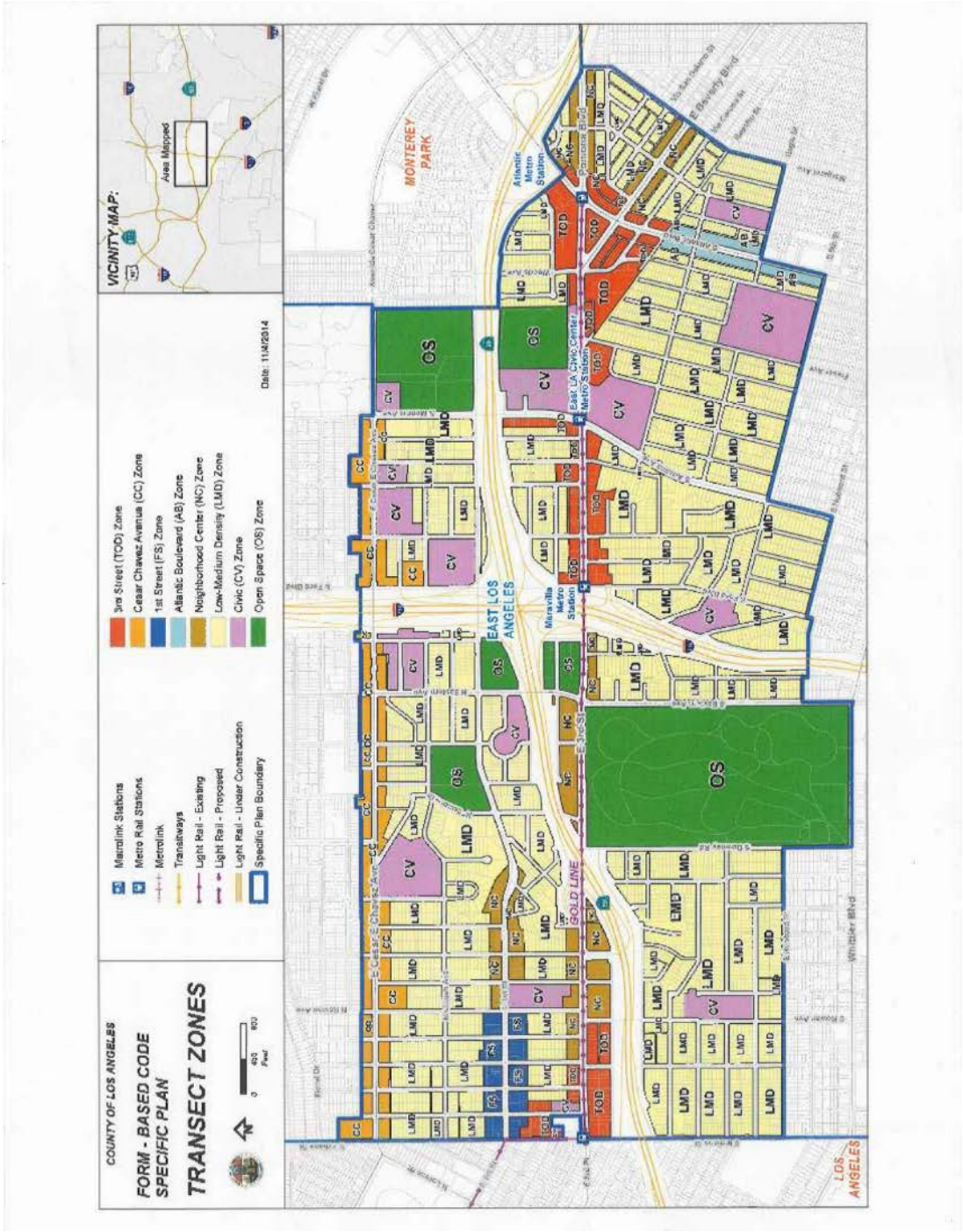
41. Yard Sign: See Sign Standards for Yard Sign (Section 22.46.3012).

(Ord. 2014-0049 § 6, 2014.)

22.46.3006 Transect Zones.

A. Purpose. This Section identifies the eight Transect Zones within the Specific Plan Area, as delineated on the Plan Map in Figure 1:

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



(Ord. 2014-0049 § 7, 2014.)

22.46.3007 General Standards.

A. Purpose. This Section establishes the general standards and regulations that apply to all Transect Zones.

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

1. Mechanical Equipment and Utility Standards. Mechanical equipment, including air conditioning, piping, ducts, and conduits external to a building, shall be concealed from view from adjacent buildings and the street level by use of landscaping, grills, screens, or other enclosures.

2. Outdoor Lighting. Outdoor lighting, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

3. Operational Standards. All non-residential uses shall be conducted and located within an enclosed building, except that the following uses may be conducted outside an enclosed building:

a. Outdoor dining;

b. A bicycle sharing station;

c. Seasonal outdoor sales of plants, trees, or produce no more than twice a year for a maximum of five consecutive weeks for each sales period; and

d. Other outdoor uses allowed by this Form-Based Code within a specific Transect Zone.

4. Outdoor Structures Allowed. Outdoor fixtures such as tables, chairs, umbrellas, landscape pots, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, and waste receptacles are allowed in connection with all non-residential uses.

5. Outdoor Structures Prohibited. The following outdoor structures are prohibited when located outdoors of a non-residential use and clearly visible from the street: donation boxes for collecting goods; machines such as, but not limited to, photo booths, 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, make noise, and/or have flashing lights;

inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or similar animals, and mannequins, cartoon figures, or human figures.

C. Parking.

1. Purpose. This subsection regulates parking for motor vehicles and bicycles, and provides options to adjust parking requirements in a Transect Zone. These regulations ensure that the parking needs of new land uses and development are met, while ensuring that parking spaces are provided in a manner that promotes the development of a walkable community.

2. General Parking Standards.

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

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

ii. Accessory outdoor dining shall require no additional parking spaces;

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

b. Off-Site Parking, Non-Residential. Required parking for non-residential uses may be provided off-site if all of the following requirements are met:

i. The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as measured from that parking facility and the closest property line to the development, along a thoroughfare right-of-way;

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

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

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

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

b. The number of parking spaces that will be shared;

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

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

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

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

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

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

a. Adjacent to Residential Zone. Where a parking lot is located on property adjoining a residential zone, in addition to the requirements of this subsection, the applicable provisions of Section 22.52.1060.D shall apply;

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

c. Landscaped Setback and Screening. All required setbacks for parking areas shall be landscaped with living plant material and screened with a continuous landscaped hedge, masonry or stone wall, landscaped berm, or any combination thereof, so that views of parked vehicles are minimized and shielded. The screening of parking areas shall meet the following requirements:

i. At the time of installation, the screening shall be at least 30 inches in height, and any walls or fences used shall not exceed 36 inches in height;

ii. Any plant screening established as a screen shall reach a height of 36 inches within two years of planting;

iii. Walls used for screening shall have the same architectural treatment on both sides of the wall;

iv. When a wall is used for screening, the wall shall be placed on the interior line of the required setback and the setback shall be landscaped with living plant material and a continuous hedge;

v. Wood and chain link fences are prohibited for screening parking areas; and

vi. Irrigation. A permanent and automatic irrigation system shall be installed and maintained for all landscaped areas.

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

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

b. Parking lot lighting, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

6. Materials.

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

b. The use of pervious or semi-pervious parking area surfacing materials including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block, and concrete, may be approved by the Director for vehicular surface area on a site, provided such area is properly maintained. Where possible, such materials should be used in areas in proximity to, and in combination with, on-site stormwater control devices.

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

as solar structures designed as "trees," shall not be included in building coverage calculations for purposes of this Subsection.

(Ord. 2014-0049 § 8, 2014.)

22.46.3008 Required Form and Articulations.

A. Purpose. This Section establishes the building forms and articulations for each Transect Zone.

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

C. Architectural Character.

1. Required Form. Refer to Sections 22.46.3010 (Building Types) and 22.46.3011 (Frontage Types) for the required form related to architectural character.

2. Architectural Implementation. To implement the building form requirement in subsection C.1, proposed buildings should be compatible with the architectural characteristics of surrounding buildings, and allow for a range of architectural expressions that complement the existing urban fabric. The proposed building design should be based upon, and reflect, a thorough analysis of the surrounding patterns with regard to the following:

a. Building orientation;

b. Horizontal and vertical building articulation;

c. Architectural style;

d. Building scale and proportion;

e. Roof line and form;

f. Window pattern and detailing;

g. Architectural detailing;

h. Exterior finish materials and colors; and

i. Lighting and landscape patterns.

Where there is no consistent architectural character or pattern found in the surrounding area, building design and massing should complement the architectural

characteristics of neighboring buildings that are consistent with this Form-Based Code. In some cases, where the existing context is not well-defined, or may be undesirable, a proposed project may establish an architectural character and pattern for which future development in the area should be compatible.

D. Building Massing.

1. Required Articulation.

a. Façade Height Articulation Elements. Each building, or portions of a building, with more than one story shall have, at minimum, a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another. See Figure 2, Façade Height Articulation Elements below.

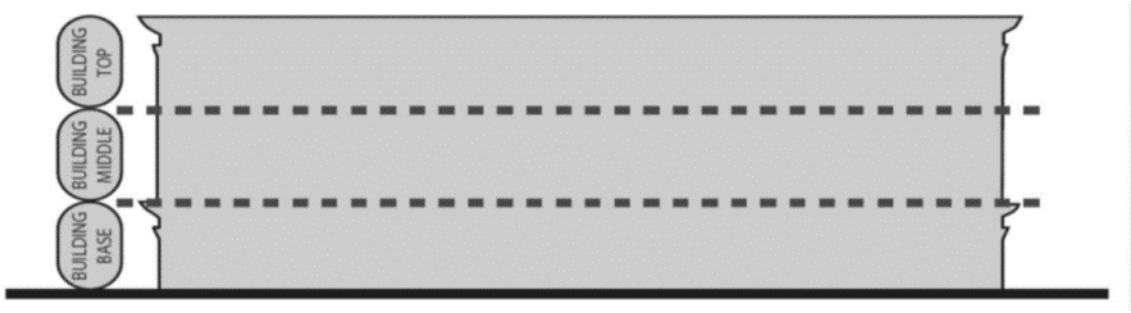


Figure 2, Façade Height Articulation Elements

b. Main building entrances shall be easily identifiable and distinguishable from other ground floor entries. Such main building entrances shall be at least one of the following:

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

ii. Located in the center of the façade, as part of a symmetrical overall composition;

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

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

v. If a corner building, they shall provide prominent corner entrances for shops or other activity-generating uses.

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

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

b. Building base. A building base articulation may consist of a small projection of the wall surface and/or a different material or color. For a building of two or more floors, a building base may be heavier or of a thicker design treatment than the rest of the building, or be setback from the upper floors.

c. Building middle. The building middle articulation may be created using façade offsets, consisting of slight recesses in the wall plane. This articulation should include multiple architectural rhythms derived through step backs, changes in plane, changes in materials or colors, window types, window sizes, pairing, multiple windows, or other detailing.

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

e. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof. The haphazard

placement of such features should be avoided. Downspouts should be concealed within walls.

E. Wall Surface Materials.

1. Required Articulation.

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

b. Standards for using decorative concrete block, stucco or other similar troweled finishes in non-residential, mixed-use, and multi-family residential buildings are:

i. Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

ii. Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

iii. If clearly visible from the street, side and rear building façades shall have a level of trim and finish compatible with the front façade.

iv. Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

v. Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used

with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

vi. All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs, and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that correspond in size to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.

2. Wall Surface Implementation. To implement the wall surface requirement in Subsection E.1, the following principles shall be considered.

a. Change in wall surface materials should 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 should be integral with building façade and structure, rather than an application.

b. If the building mass and pattern of windows and doors are complex, simple wall surfaces should be used (such as stucco, terra-cotta veneer, or metal/cement paneling); if the building mass and the pattern of windows and doors are simple, additional wall texture and articulation should be employed (such as bricks or blocks, ornamental reliefs, pilasters, columns, and/or cornices).

c. Internal blank walls. Wall articulation or surface reliefs, decorative vines, architectural murals (trompe l'oeil), or other surface enhancements should be considered for internal walls and may be approved by the Director.

d. Bright colors for wall surfaces should be used sparingly to allow display windows and merchandise to catch the eye and stand out in the visual field. Typical and appropriate application of bright colors would be for fabric awnings.

e. A secondary color for wall surfaces may be used to give additional emphasis to the walls and to architectural features such as a building base (like a wainscot), plaster, cornice, capital, and a band.

F. Wall Openings.

1. Required Articulation.

a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

b. Window Inset. Glass shall be recessed or projected 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;

c. Glazing. Reflective glazing shall not be used on windows.

2. Wall Opening Implementation. To implement the wall opening requirement in Subsection F.1, the following principles shall be considered.

a. Glazing. Clear glazing is strongly recommended for windows. If tinted glazing is used, the tint shall be kept as light as possible. Green, gray, and blue glazing are recommended.

b. Shop Fronts, Clerestory Windows. Clerestory windows are vertical panels of glass arranged in a row between the first and second story of a storefront. These windows reflect a traditional element of "main street" buildings, and are recommended for all new or renovated shop fronts. Clerestory windows are acceptable locations for neon, painted-window, and other non-obtrusive types of signs.

c. Shop Front, Recessed Entries. Recessed entries are recommended as another traditional element of a main street storefront. Recommended treatments for this element include:

i. Special paving materials, such as ceramic or mosaic tile;

ii. Ornamental ceilings, such as coffering; or

iii. Decorative light fixtures.

G. Roofs.

1. Required Articulation.

a. To differentiate the roofline from the building and to add visual interest, 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.

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

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

2. Roof Implementation. To implement the roof requirement in subsection G.1., the following principles shall be considered.

a. Roof forms should complement the building mass and match the principal building in terms of style, detailing, and materials.

b. Parapet walls should have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

(Ord. 2014-0049 § 9, 2014.)

22.46.3009 Transect Zone Standards.

A. Purpose. This Section establishes the allowable uses and the development standards for each Transect Zone.

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

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

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

Permit Requirements Key	
x = Not a permissible use	CUP = Conditional Use Permit (22.46.3004.E)
P = A permissible use	1 = Permissible pursuant to Part 5 of Chapter 22.28 of Title 22
SCR = Specific Plan Substantial Conformance Review (22.46.3004.D)	2 = Permissible pursuant to Part 2 of Chapter 22.20 of Title 22

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

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

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

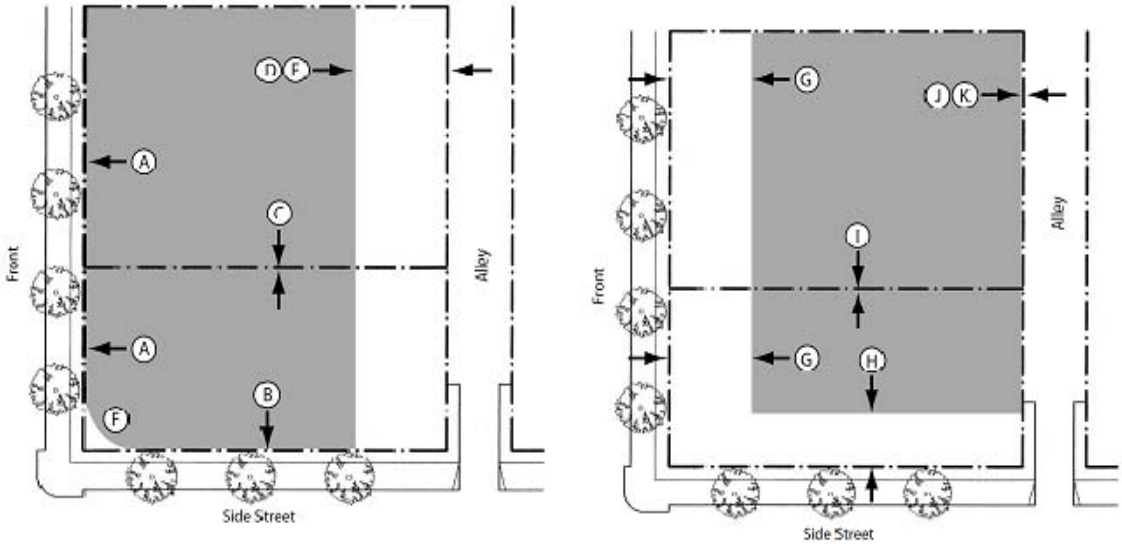
1. 3rd Street (TOD). Property in the TOD Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery (Allowed only east of I-710)	22.46.3011.I
Arcade (Allowed only east of I-710)	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 40 dwelling units per acre.	

3rd Street (TOD) (Continued)



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

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

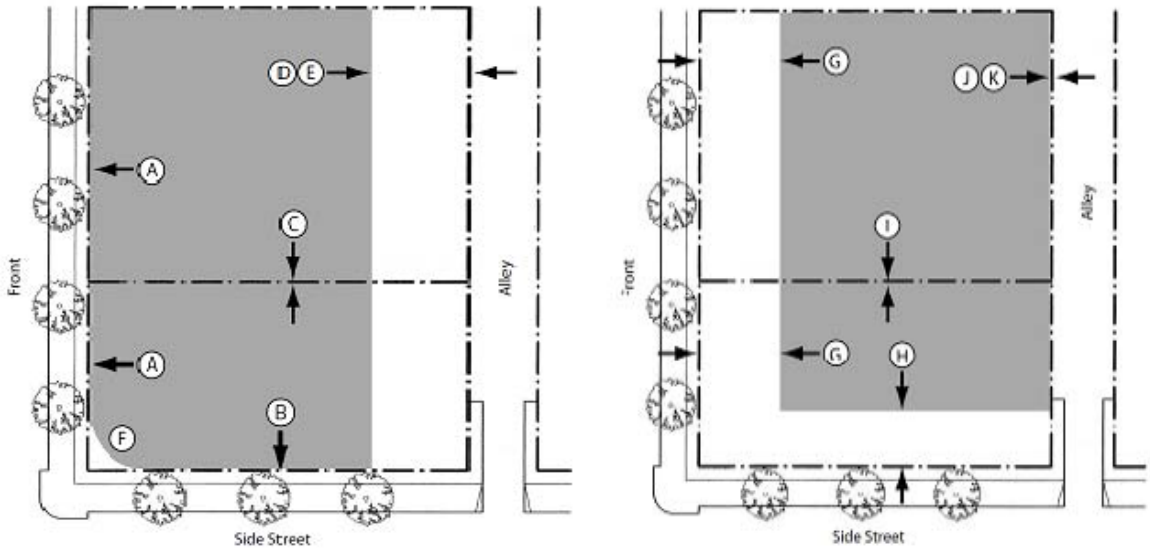
2. Cesar E. Chavez Avenue (CC). Property in the CC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court (Allowed only west of I-710)	22.46.3010.H
Lined Block (Allowed only west of I-710)	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	

Cesar E. Chavez Avenue (CC) (Continued)



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

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

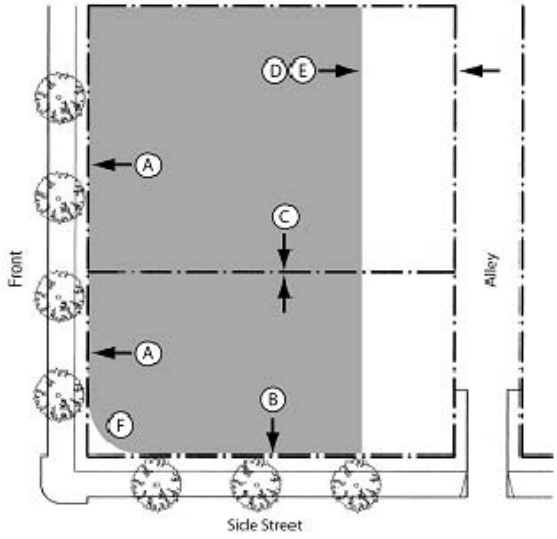
3. First Street (FS). Property in the FS Transect Zone shall be subject to the following requirements:

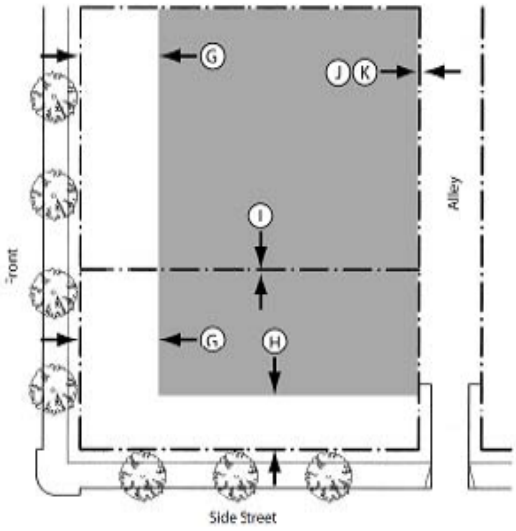
a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	

First Street (FS) (Continued)





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff per Sec. 22.44.210		

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

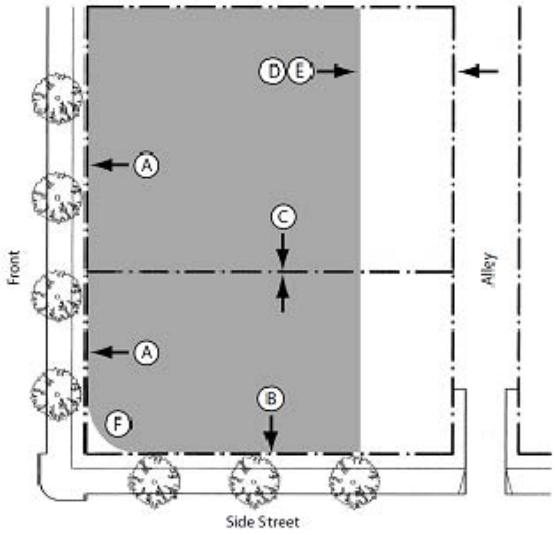
4. Atlantic Boulevard (AB). Property in the AB Transect Zone shall be subject to the following requirements:

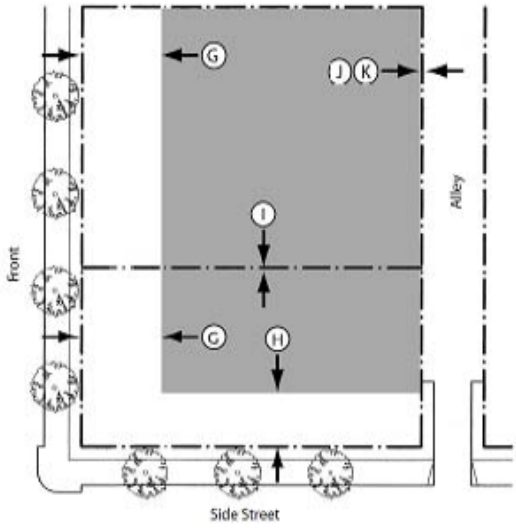
a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
Arcade	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	

Atlantic Boulevard (AB) (Continued)





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

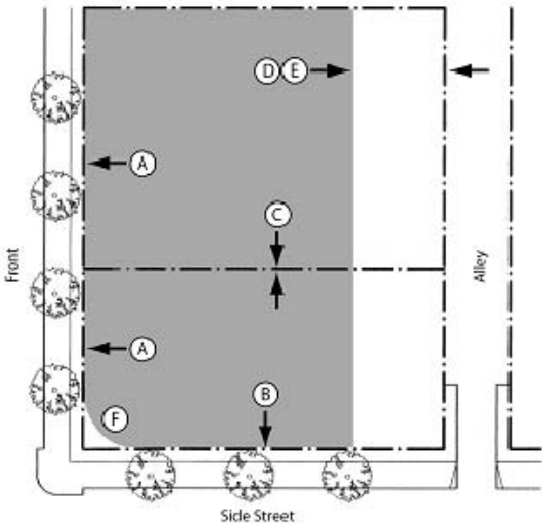
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.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

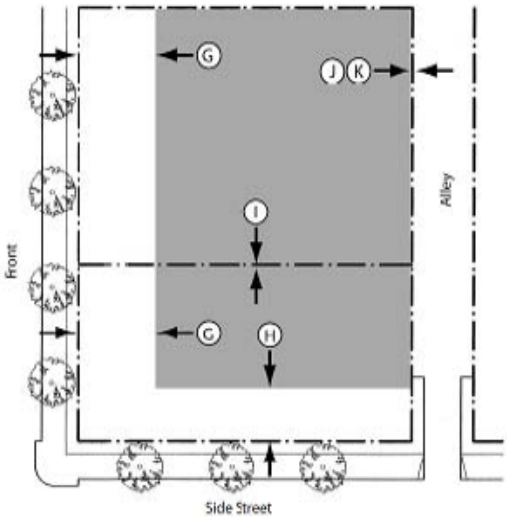
5. Neighborhood Center (NC). Property in the NC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.E
Stoop	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	





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

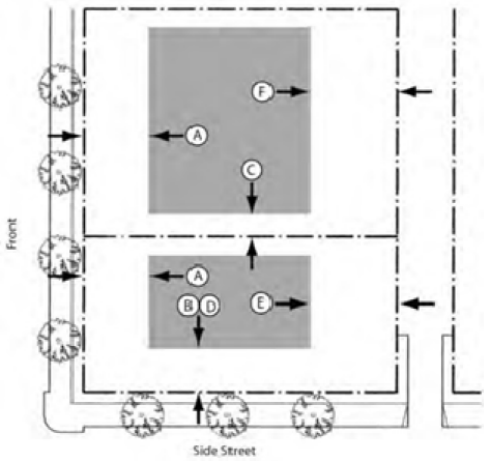
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft.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

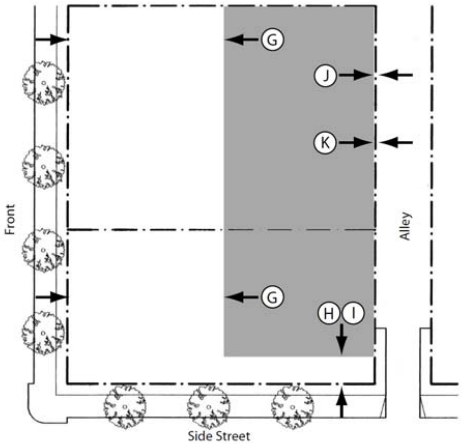
6. Low-Moderate Density Residential (LMD). Property in the LMD shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.F

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures	See Sec. 22.48.140
Lot Coverage	
Lot Coverage	60% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 17 dwelling units per acre.	





d. Building Placement		
Setback Line (See Definition.)		
Front	15 min, 25 ft. max.	Ⓐ
Side Street	5 min., 10 ft. max.	Ⓑ
Interior Side	5 ft.	Ⓒ
Reverse Corner Side	10 ft. min.	Ⓓ
Rear		
No Alley	10 ft. min.	Ⓔ
With Alley	3 ft. min.	Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
Single-Family residence	2 per unit	
Other *dwelling* units	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C.		
Location		
Front Setback	15 ft. min.	Ⓖ
Corner Side Setback	5 ft. min.	Ⓗ
Reverse Corner Side Setback	10 ft. min.	Ⓘ
Rear		
No Alley	0 ft. min.	Ⓙ
With Alley	5 ft. min. (26 ft. backup space min.)	Ⓚ
Miscellaneous		
Driveways may be shared by adjacent parcels.		

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

8. Open Space (OS). The regulations for the Open Space Transect Zone shall be the same as those for the Open-Space Zone as prescribed in Part 9 of Chapter 22.40, except as specifically provided for herein.

(Ord. 2014-0049 § 10, 2014.)

22.46.3010 Building Type Standards.

A. Purpose. This Section establishes the building types allowed within the Plan Area and the standards applicable to each building type.

B. Applicability. The requirements of this Section shall apply to all development and uses within the Transect Zones, and shall be considered in combination with the standards for the applicable Transect Zone in Section 22.46.3009 (Transect Zone Standards).

C. Building Type Overview. Figure 3, Building Types Plan and Diagram below provides an illustrative overview of the permissible building types.

- House
- Duplex/Triplex
- Rowhouse
- Court
- Hybrid Court
- Lined Block
- Flex Block

Figure 3, Building Types Plan and Diagram

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

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

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

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

1. Description	
House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.	
2. Transect Zones where permissible	
CC, NC, LMD	
3. Number of Units	
Units per parcel	1 max.
4. Building Size and Massing	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Main Entrance shall face the street.	
6. Vehicle Access and Parking	
Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.	
Street-facing garages shall be set back at least 5 feet behind the house Façade facing the street and shall not accommodate more than 2 cars side-by-side.	
Garage doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the House:	
Width	15 ft. min. (so long as minimum area requirement is met)
Depth	15 ft. min (so long as minimum area requirement is met)
Area	300 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types permissible pursuant to Section 22.48.140.	

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

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

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

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

1. Description			
Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.			
2. Transect Zones where permissible			
CC, NC, LMD			
3. Number of Units			
Units per structure		2 min.; 3 max.	
One structure per parcel			
4. Building Size and Massing			
Height			
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)			
Massing			
The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:			
Story	**1**	**2 to 2-1/2**	**3**
Ratio	100%	100%	75%
5. Pedestrian Access			
At least one unit shall have an individual entry facing the street.			
6. Vehicle Access and Parking			
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.			
Street-facing garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side.			
Garages doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street.			
Parking spaces may be enclosed, covered, or open.			
7. Open Space and Landscape			
The following required open space must be located behind the House:			
Width		15 ft. min. (so long as the minimum area requirement is met)	
Depth		15 ft. min (so long as the minimum area requirement is met)	
Area		300 sq. ft. min.	
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.			
8. Accessory Buildings			
Accessory building locations and types are permissible pursuant to Section 22.48.140.			

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

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

Example of an asymmetrical Rowhouse form with roof articulation.

Example of a Rowhouse form with wall and roof articulation

1. Description	
Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.	
2. Transect Zones Where Permissible	
TOD, CC, FS, NC	
3. Number of Units	
Units that may be connected	2 min.; 6 max.
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
Unit Width	
Width	18 ft. min; 36 ft. max
Massing	
Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each unit shall have an individual entry facing the street.	
6. Vehicle Access and Parking	
Parking shall be accessed from the alley.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the main body of each unit.	
Width	8 ft. min. (so long as minimum area requirement is met)
Depth	8 ft. min (so long as minimum are requirement is met)
Area	100 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	

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

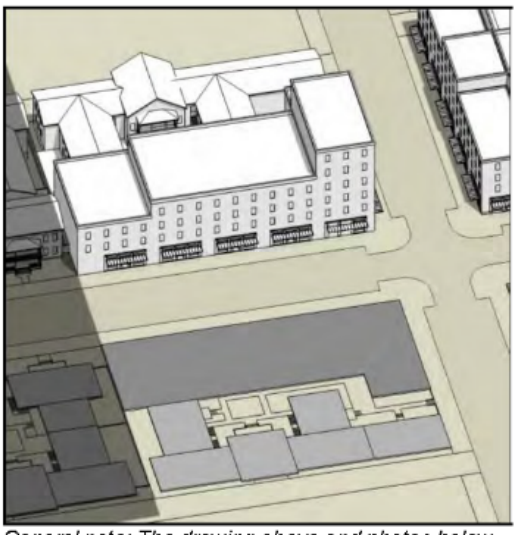
General note: The drawing above and photos below are examples of the Court form and are illustrative only.

Example of Court form with a Stoop frontage type configuration.

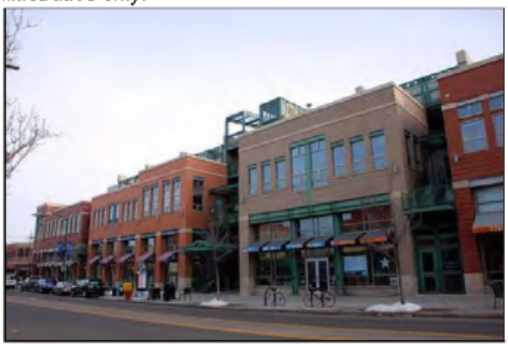
Example of a landscaped interior courtyard defined by two story buildings.

1. Description	
A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.	
2. Transect Zones Where Permissible	
TOD, CC, FS, AB, NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each ground floor unit shall have an individual entry facing a street or courtyard.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min.(so long as the minimum area requirement is met)
Depth	20 ft. min (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	
9. Miscellaneous	
Courtyard areas may be located on a podium no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

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



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

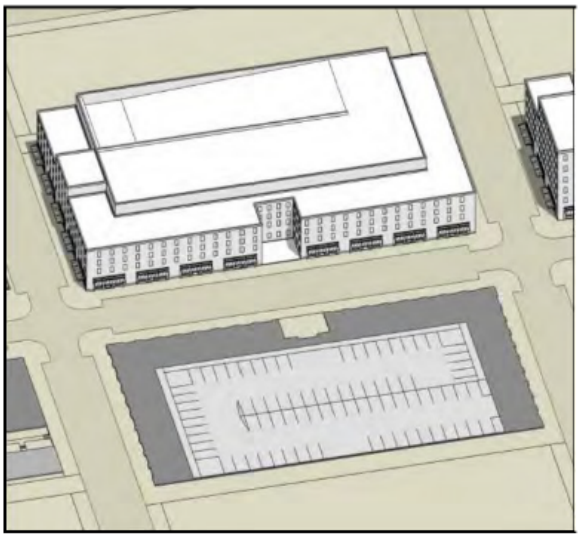


Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.

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

1. Description	
A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.	
2. Transect Zones Where Permissible	
TOD, CC (Allowed west of I-710 only), NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Upper floor units shall be accessed by a common entry along the front street.	
Ground floor units may have individual entries along the front or side street.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
Required Setback shall include landscaping, which may be in pots or planters.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section 22.48.140.	
9. Miscellaneous	
Courtyard areas may be located on a podium of no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

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



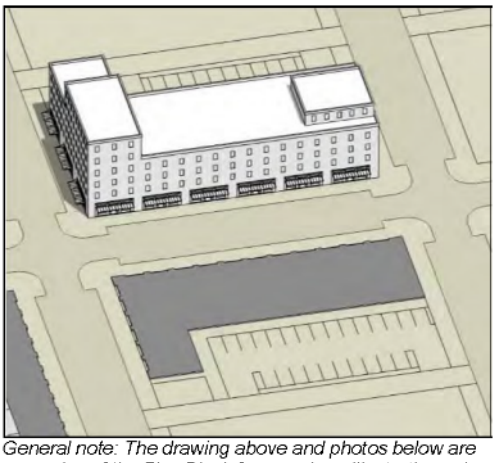
General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.

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

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

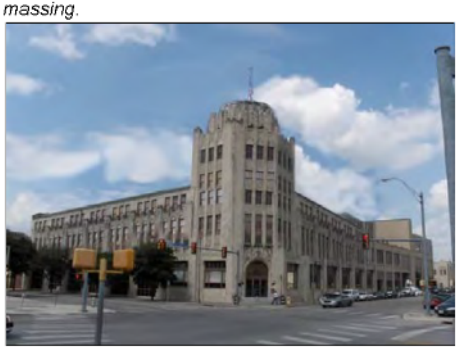
1. Description
A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
2. Transect Zones Where Permissible
TOD, CC (Allowed only west of I-710), FS, AB
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking shall be in a structured garage or underground, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section 22.48.140.

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



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

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



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

1. Description
A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.
2. Transect Zones Where Permissible
TOD, CC, FS, AB, NC
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section 22.48.140.

(Ord. 2014-0049 § 11, 2014.)

22.46.3011 Frontage Type Standards.

A. Purpose. This Section establishes the frontage types allowed within each Transect Zone and the standards applicable to these frontage types. Frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building).

B. Applicability. The standards in this Section shall be considered in combination with the standards found in Section 22.46.3009 (Transect Zone Standards) and Section 22.46.3010 (Building Types Standards) and are applicable to the development or alteration of all frontages within the Transect Zones.

C. Frontage Type Overview. Figure 4, Frontage Types Illustrative Diagram below provides an illustrative overview of the allowed frontage types.

- Front Yard/Porch
- Terrace
- Stoop
- Forecourt
- Shop Front
- Gallery
- Arcade

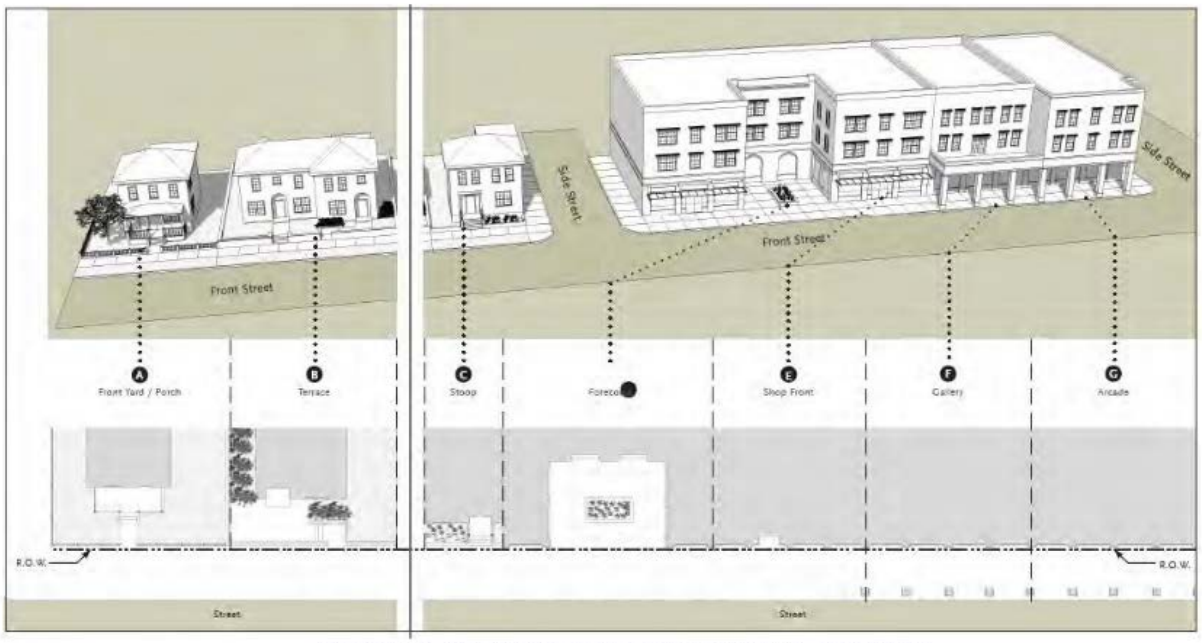
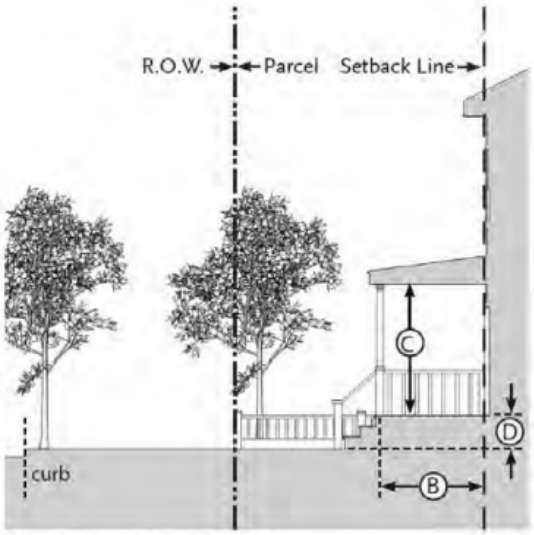
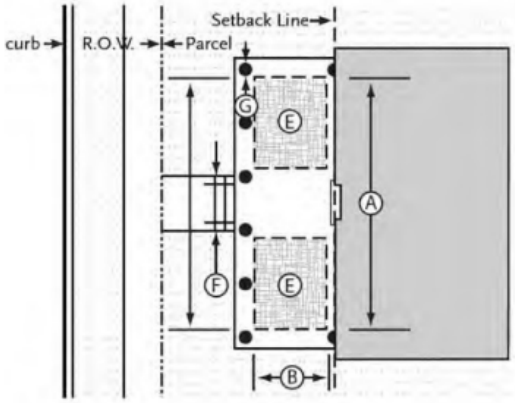


Figure 4, Frontage Types Illustrative Diagram

D. Front Yard/Porch. This Subsection specifies standards applicable to the Front Yard/Porch frontage type.



Section Diagram: Frontyard / Porch



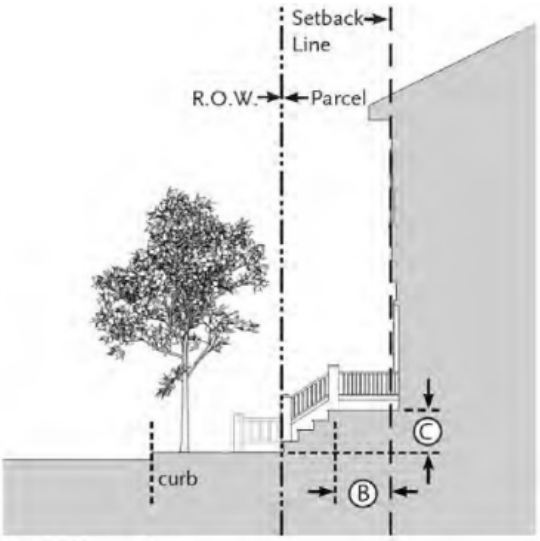
Plan Diagram: Frontyard / Porch

1. Description		
Front yards provide a physical transition from the sidewalk to the building. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as shown in the photo example.		
2. Transect Zones Allowed		
CC, NC, LMD		
3. Size		
Width, Clear	12 ft. min. centered entry 10 ft. min asymmetrical entry	Ⓐ
Depth, Clear	7 ft. min.	Ⓑ
Height, Clear	8 ft. min.	Ⓒ
Finish Level above Grade	3 ft. max.	Ⓓ
Floor Area, Clear	4 ft. x 6 ft. min.	Ⓔ
Path of Travel	3 ft. wide min.	Ⓕ
Width, Support Pillars	1 ft. max.	Ⓖ
4. Miscellaneous		
Porch must be open on at least three sides and have a roof.		
Porch may project a maximum of four feet into front yard Setback.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

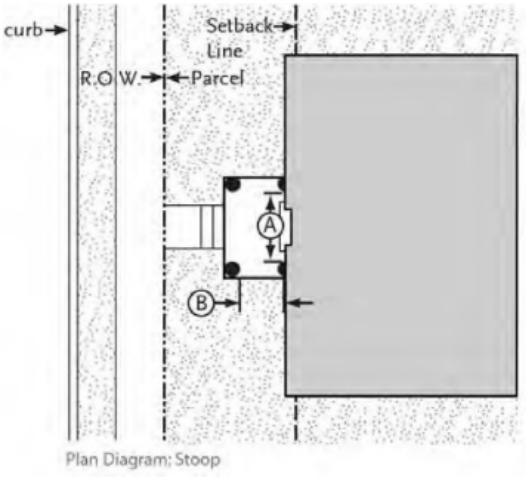
Example of one-story House with Front Yard/Porch.

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

E. Stoop. This Subsection specifies standards applicable to the Stoop frontage type.



Section Diagram: Stoop



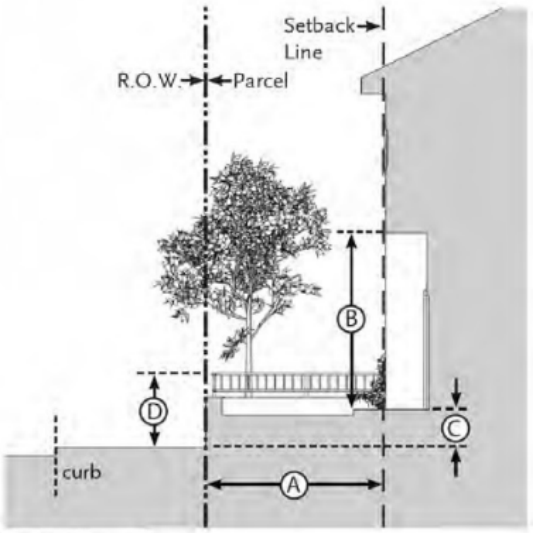
Plan Diagram: Stoop

1. Description		
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short Setbacks. This type may be interspersed with the Shop Front frontage type.		
2. Transect Zones Allowed		
TOD, CC, FS, NC		
3. Size		
Width, Clear	4 ft. min. 8 ft. max.	Ⓐ
Depth, Clear	4 ft. min. 8 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
4. Miscellaneous		
May project a maximum of 4 feet into front yard Setback.		
Stairs may be perpendicular or parallel to the building Façade.		
Ramps shall be parallel to the Façade or along the side of the building.		
Covered or recessed entry doors are encouraged. Entry doors shall face the street.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

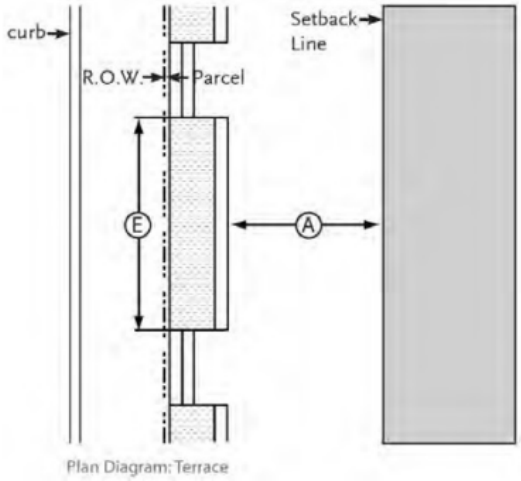
Example of covered Stoop serving a commercial use.

Example of Stoop serving two residential entries.

F. Terrace. This Subsection specifies standards applicable to the Terrace frontage type.



Section Diagram: Terrace



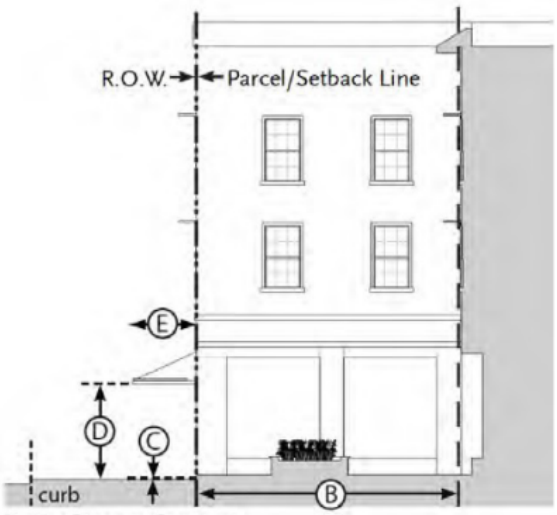
Plan Diagram: Terrace

1. Description		
A Terrace separates the Façade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes where such a use is allowed by the Transect Zone.		
2. Transect Zones Allowed		
TOD, CC, NC, LMD		
3. Size		
Depth, Clear	7 ft. min.	Ⓐ
Height, Clear	8 ft. min.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Height, Perimeter Wall	4 ft. max.	Ⓓ
Distance between Stairs	50 ft. max.	Ⓔ
Length of Terrace	150 ft. max.	
4. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Terrace frontage standards shall govern.		
Low walls used as seating are encouraged.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

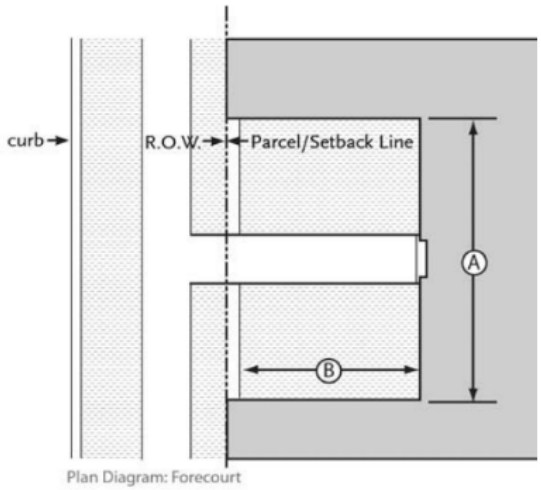
Example of covered Terrace used to accommodate change in grade and used in combination with Shop Front.

Example of Terrace with seating areas used in combination with Shop Fronts and awnings.

G. Forecourt. This Subsection specifies standards applicable to the Forecourt frontage type.

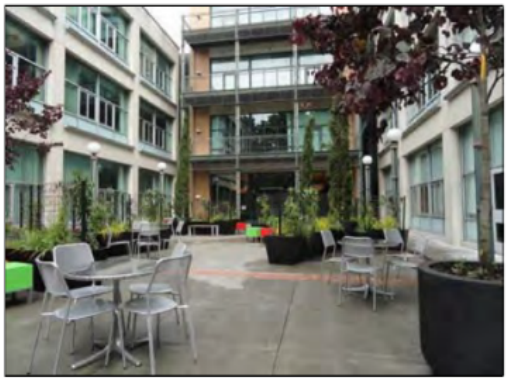


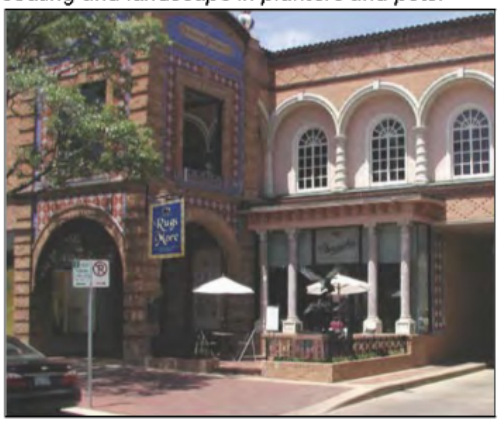
Section Diagram: Forecourt



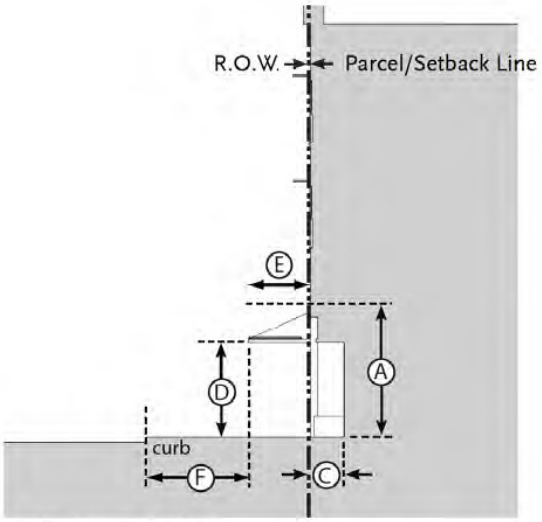
Plan Diagram: Forecourt

1. Description		
A Forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or civic use.		
2. Transect Zones Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Width, Clear	10 ft. min. 60 ft. max.	Ⓐ
Depth, Clear	20 ft. min. 60 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. max.	Ⓓ
Depth	4 ft. min.	Ⓔ
5. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Forecourt frontage standards shall govern.		
Encroachments, such as balconies, awnings, and signage are allowed in the Forecourt and shall be located at least 8 feet above finish level.		
The proportions and orientation of Forecourt space should be carefully considered for solar orientation and user comfort.		
Access compliant with the Americans with Disabilities Act shall be provided.		

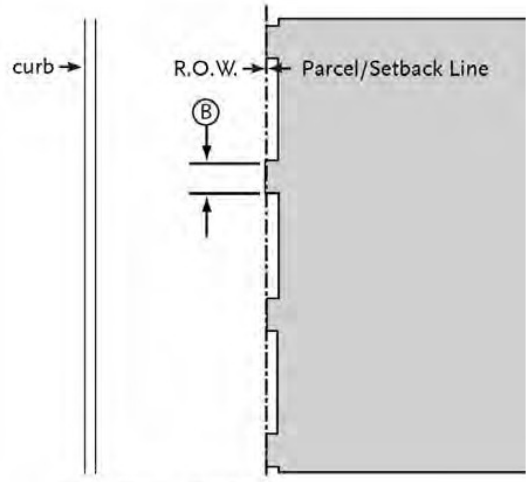

Example of Forecourt interior space with seating and landscape in planters and pots.


Example of small Forecourt area used in combination with Shop Front.

H. Shop Front. This Subsection specifies standards applicable to the Shop Front frontage type.



Section Diagram: Shopfront



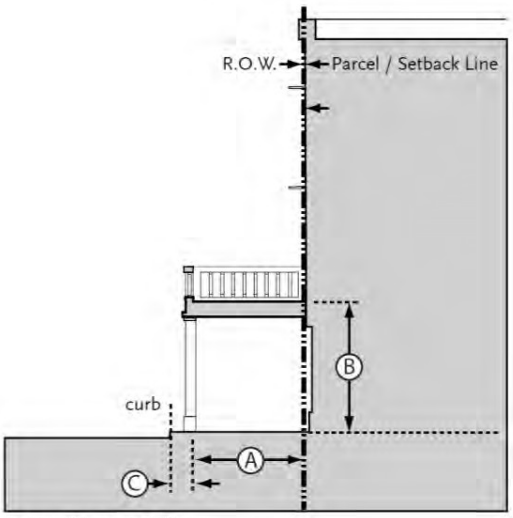
Plan Diagram: Shopfront

1. Description		
Shop Fronts are large glazed openings in a Façade, filled with doors and transparent glass in a storefront assembly.		
2. Transect Zone Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Height, Shop Front Opening	11 ft. min.	Ⓐ
Distance Between Glazing	2 ft. max.	Ⓑ
Depth of Recessed Entries	10 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. min.	Ⓓ
Depth	4 ft. min.	Ⓔ
Setback from Curb	2 ft. min.	Ⓕ
5. Miscellaneous		
Operable retractable awnings are encouraged.		
Open-ended awnings are encouraged.		
Rounded, hooped, or bubble awning are discouraged.		
Shop Fronts with accordion-style doors/windows or other windows that may be opened to allow the space to open to the street are encouraged.		
Access compliant with the Americans with Disabilities Act shall be provided.		

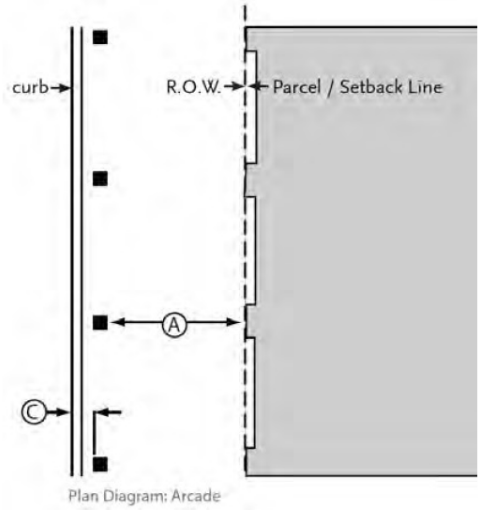
Example of a series of Shop Fronts.

Example of Shop Front with covered corner entry.

I. Gallery. This Subsection specifies standards applicable to the Gallery frontage type.



Section Diagram: Gallery



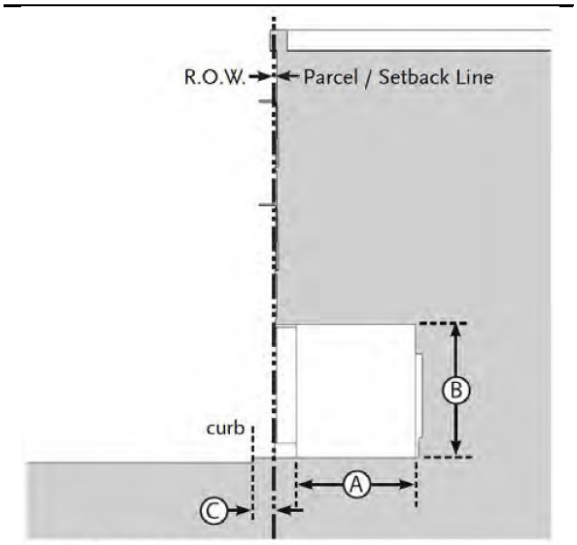
Plan Diagram: Arcade

1. Description		
A Gallery is a roof or deck projecting from the Façade of a building, supported by columns that may be located behind the curb. Galleries shelter the sidewalk, but the space above the gallery is unenclosed. Galleries may be one to three stories in height as allowed by the Transect Zone, such that they may provide covered or uncovered porches at the second and third floors.		
2. Transect Zones Allowed		
TOD (Allowed only east of I-710), CC, FS, AB		
3. Size		
Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	14 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ
4. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.		
Colonnades shall not screen from public view more than 25 percent of the ground floor façade.		
Sidewalks adjacent to, or under a Gallery, shall comply with the Americans with Disabilities Act.		

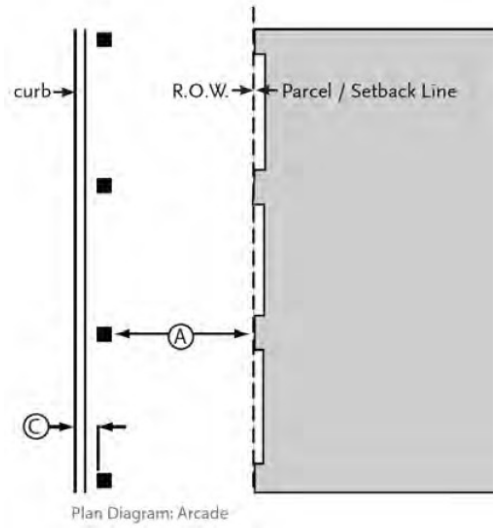
Example of Gallery abutting the curb and covering the pedestrian walkway.

Example of Gallery Setback from curb and located along the sidewalk line.

J. Arcade. This Subsection specifies standards applicable to the Arcade frontage



Section Diagram: Arcade



Plan Diagram: Arcade

1. Description
Arcades are Façades with an attached Colonnade that is covered by upper stories. The arcade should extend far enough from the building to provide adequate protection and circulation for pedestrians and shall allow access as required by the Americans with Disabilities Act. This type is intended for buildings with ground floor non-residential uses.
2. Transect Zones Allowed
TOD (Allowed only east of I-710), AB

3. Size		
Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	12 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ

4. Miscellaneous
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.
Colonnades shall not screen from public view more than 25 percent of the ground floor Façade.
Sidewalk within an Arcade frontage shall comply with the Americans with Disabilities Act.

Example of Arcade Setback from curb used in combination with Shop Front.

Example of Arcade located at curb and covering the pedestrian walkway; used in combination with Shop Front.

(Ord. 2014-0049 § 12, 2014.)

22.46.3012 Signs.

A. Purpose. The purpose of these sign regulations is to:

1. Allow property owners and occupants an opportunity to have effective signage in all Transect Zones subject to reasonable conditions related to identifying goods sold or produced, or services rendered.

2. Maintain and enhance the quality of the community's appearance by:

a. Regulating the size, location, and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and enhance the overall appearance of the built environment;

b. Preserving and perpetuating uncluttered views, and significant architectural and cultural resources; and

c. Protecting residential neighborhoods from adverse impacts of excessive signage.

3. Ensure that signs are located and designed to:

a. Maintain a safe and orderly pedestrian and vehicular environment; and

b. Reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.

B. Applicability.

1. The requirements of this Section apply to all on-site signs in the Transect Zones.

2. Signs regulated by this Form-Based Code shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in Subsection C, below.

C. Exempt Signs. In addition to the exception for signs described in Section 22.52.810, the following types of signs are exempt from this Form-Based Code, provided the signs conform to the following and are located in the TOD, CC, FS, AB, or NC Transect Zones.

1. Future tenant signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.

2. Grand opening sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a maximum of 32 square feet of sign area. A "Grand Opening" sign does include an annual or occasional promotion by a business.

3. Window sign. Two window signs per tenant are allowed consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and a total maximum sign area of three square feet. If illuminated, a window sign shall only be externally illuminated.

4. Temporary window sign. In addition to the signage allowed in Subsection C.3 above, a tenant may display one additional temporary window sign, provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days and there shall be a minimum of 30 days between use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

5. Directory Sign. A directory sign for a building providing a list of the names of business establishments within the building or series of buildings is allowed provided the sign area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished level. The directory sign may also be freestanding, provided it is no higher than three feet from the finished level, and does not cause entrances and walkways to violate ADA.

6. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (e.g., credit cards accepted, trade affiliations, etc.) are allowed provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.

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

E. Permitted Signs.

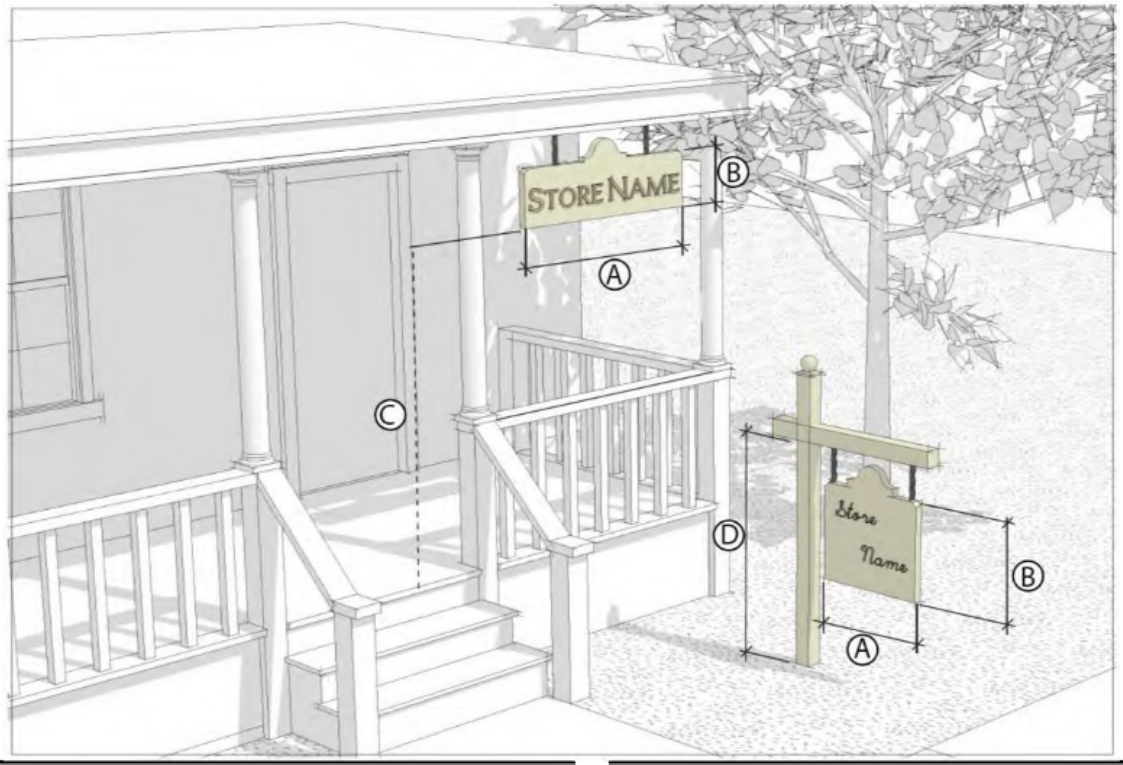
1. The signs identified in Sections 22.52.910, 22.52.940, 22.52.950, and 22.52.980 are permitted, subject to the requirements of those sections.

2. The signs described in Sections 22.46.3012.E.3 through 22.46.3012.E.6 shall be permitted in the TOD, CC, FS, AB, and NC Transect Zones, subject to the following procedures:

a. Application Requirements. A sign application shall be submitted and shall include all information, materials, and fees required by Section 22.46.3004.B of this Form-Based Code;

b. Review and Approval. The application shall be subject to the review and approval of the Director under a Ministerial Site Plan Review pursuant to Section 22.46.3004.B.

3. Yard Sign. This Subsection specifies standards for Yard Signs.



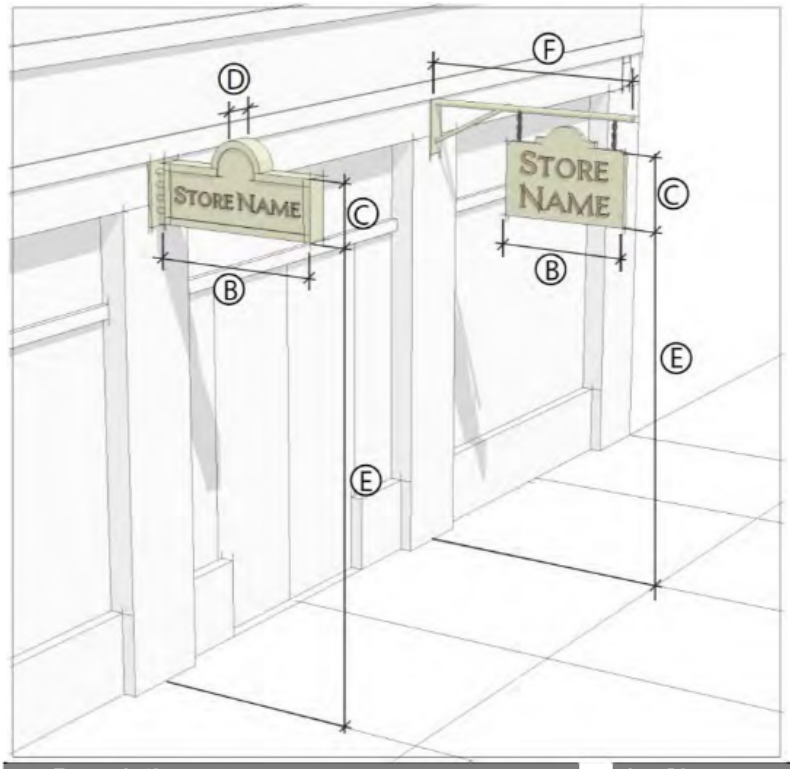
a. Description
Yard sign. The Yard Sign type is a sign mounted on a porch or in a yard between the public right-of-way and the building Façade. Yard signs mounted on a porch are placed parallel to the building's Façade. Yard signs mounted in a yard are placed parallel or perpendicular to the right-of-way.

b. Size		
Signable Area		
Area	8 sq. ft. max.	
Width	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓐ
Height	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓑ

c. Location		
Clear Height		Ⓒ
Mounted on Porch	6 ft. 8 in min.	
Mounted in Yard	1 ft. min.	
Overall Height	5 ft. max.	Ⓓ
Signs per Building		
Mounted on Porch	1 max.	
Mounted in Yard	1 max.	

d. Miscellaneous
Yard signs may not be located within the public right-of-way.
Yard signs shall be parallel or perpendicular to the public right-of-way.

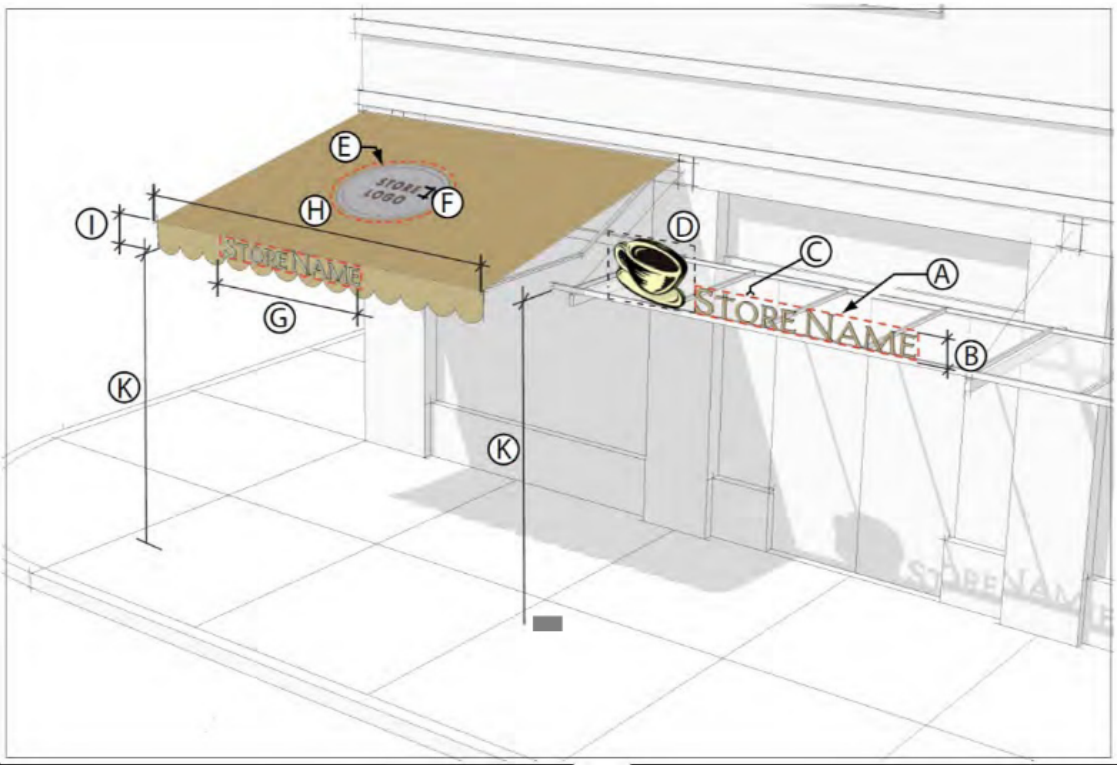
4. Projecting Sign. This Subsection specifies standards for Projecting Signs.



a. Description
Projecting sign. The Projecting Sign type is mounted perpendicular to a building's Façade from decorative metal brackets or mounted on the building wall. Projecting Signs are small, pedestrian scaled, and easily read from both sides.

b. Size		
Sign Area	6 sq. ft. max. per side; 12 sq. ft. max. total	Ⓐ
Width	4 ft. max. (so long as compliant with maximum square footage area)	Ⓑ
Height	3 ft. max. (so long as compliant with maximum square footage area)	Ⓒ
Thickness	4 in. max.	Ⓓ
c. Location		
Clear Height	8 ft. min.	Ⓔ
Projection	5 ft. max.	Ⓕ
Signs Per Building	1 per entry door max.	

5. Awning Sign. This Subsection specifies standards for Awning Signs.



a. Description
Awning Sign. The Awning Sign type is a traditional shop front element and can be used to protect merchandise, and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant identification signs or logos may be painted, screen printed, or appliquéd on the awnings.

b. Size		
Projecting Awning		
Signable Area	1 sq. ft. per linear ft. of shop front max.	Ⓐ
Lettering Height	12 in. max.	Ⓑ
Lettering Thickness	6 in. max.	Ⓒ
Feature/Logo	2-1/4 sq. ft. max.	Ⓓ
Sloping Awning		
Signable Area	25% coverage max.	Ⓔ
Lettering Height	18 in. max.	Ⓕ

Size (continued)		
Valance		
Signable Area	75% coverage max.	Ⓖ
Width	Shop front width max.	Ⓗ
Height	8 in. min; 12 in. max.	Ⓘ
Lettering Height	8 in. max.	Ⓙ

c. Location		
Clear Height	8 ft. min.	Ⓚ
Signs Per Awning	1 projecting; or 1 valance and 1 sloping max.	

d. Miscellaneous
Only the tenant's store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.
Open-ended awnings are encouraged.
Vinyl or plastic awnings are discouraged.

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

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

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

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

c. Location	
Projection	8 inches max.
Signs Per Building	1 per establishment max.

d. Miscellaneous
Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
Internally illuminated signs are discouraged.
Cabinet Signs are prohibited.
Wall Signs shall not protrude beyond the roof line or cornice of a building, or the building wall.

F. Creative Signs.

1. Purpose. This Subsection establishes standards and procedures for the design, review, and approval of Creative Signs to encourage the use of signs with unique design that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit, and that make a positive visual contribution to the overall image of East Los Angeles.

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

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

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

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

a. Design Quality. That the sign:

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

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

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

b. Contextual Criteria. That the sign meets at least one of the following criteria:

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

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

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

c. Architectural Criteria. That the sign:

i. Utilizes or enhances the architectural elements of the building; and

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

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

6. Revisions to Creative Sign Permit. Revisions to a Creative Sign permit may be approved by the Director if the intent of the sign's original approval is not affected. Revisions to a creative sign permit that would deviate from the intent of the sign's original approval shall require a new Creative Sign permit.

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

1. Purpose. A master sign program is intended to:

a. Integrate the design of multiple signs proposed for a development project with the design of the project's structures so that the multiple signs create a unified architectural statement; and/or

b. Provide a means for applying common sign regulations for multi-tenant projects and to allow latitude in the design and display of multiple sign for the projects. A master sign program is intended to achieve, not circumvent, the intent of this Form-Based Code and the vision of the East Los Angeles Third Street Plan.

2. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:

a. The property owner or applicant requests a master sign program;

b. A project is proposed to include four or more non-exempt signs on the same lot or parcel or building; or

c. A non-exempt sign is proposed at a location where a non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

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

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

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

a. That the master sign program is consistent with the purposes of this Form-Based Code and the overall intent and vision of the East Los Angeles Third Street Plan;

b. That the master sign program enhances the overall development, is harmonious with, and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and

c. That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

6. Revisions to Master Sign Programs. Revisions to a master sign program may be approved by the Director if the intent of the program's original approval is not affected. Revisions to a master sign program that would deviate from the intent of the sign's original approval shall require the approval of a new master sign program.

H. Sign Design Recommendations. While the County does not regulate the message content, or copy, of a sign, the following principles of copy design and layout can enhance the readability and attractiveness of signs and are therefore encouraged.

1. Sign copy should relate only to the name and/or nature of the business or building.

2. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers, should be avoided.

3. Information on signs should be conveyed briefly or by logo, symbol, or other graphic manner. The intent of the sign should be to increase the readability of the sign and thereby enhance the identity of the business.

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

J. Non-conforming Signs.

1. Applicability. The provisions of this Subsection shall apply to all nonconforming signs.

a. In addition to all other applicable provisions of this Section 22.46.3012, nonconforming signs shall not be:

i. Modified, relocated, replaced, repaired or re-stablished unless the sign is brought into conformance with the provisions of this Section 22.46.3012;

ii. Re-built or re-constructed after damage or destruction of more than 50 percent of the replacement value of the sign prior to said damage or destruction.

2. Removal and Amortization Schedule. Any sign which is nonconforming due to the requirements of this Form-Based Code or to the requirements of Title 22, shall be removed or made to comply with this Form-Based Code within 15 years from the effective date of this Form-Based Code.

(Ord. 2014-0049 § 13, 2014.)

22.46.3013 Block and Subdivision Guidelines.

A. Purpose. This Section establishes guidelines for maintaining the existing interconnected street and block network in the Plan Area as well as for subdividing blocks into pedestrian-scaled blocks. These guidelines are intended to generate an urban infrastructure of small-scale, walkable blocks defined by an interconnected street network that is punctuated by a variety of public open space types.

B. Applicability. An applicant for any new development that exceeds two acres in area should review and consider the guidelines in this Section.

C. Design Objectives and Subdivision Guidelines for Existing Blocks. Each site subject to this Section should be designed to:

1. Maintain the existing street network.

2. Enhance circulation and access.

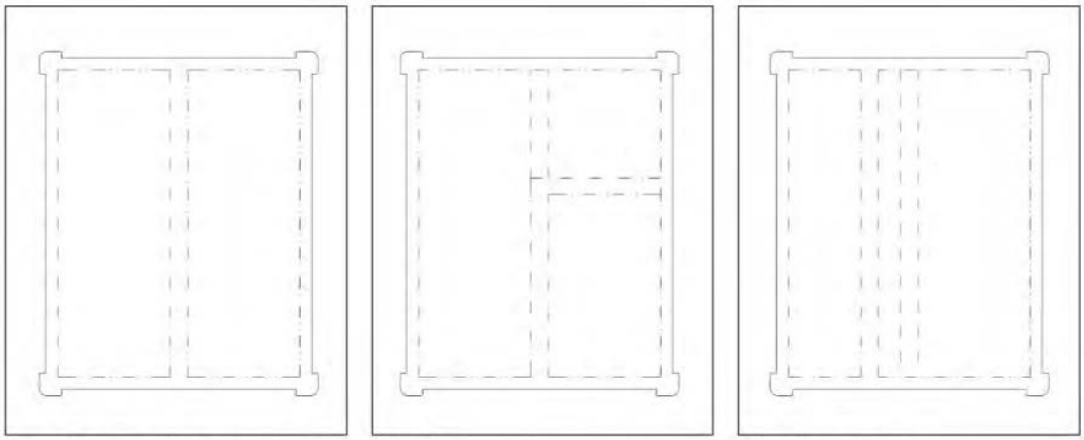
3. Develop lots within the block that facilitate pedestrian-oriented building design.

4. Develop buildings with their entrances facing bordering streets.

D. Existing Right-of-Way and Alley Guidelines.

1. Realignment of Right(s)-of-Way. Existing rights-of-way may be realigned provided that the resulting block and private property meet the guidelines of this Section and the applicable building type standards of Section 22.46.3010 of this Form-Based Code.

2. Existing Alley-Access. In all cases, blocks with alleys should maintain alley access. Existing alley-access may be modified through realignment (shift, deflection, etc.) provided the realigned alley results in a minimum of 100 feet of net lot depth on both sides of the realigned alley.



Existing alley access | Realignment - Deflected Alley | Realignment - Shifted Alley

E. Design Objectives and Subdivision Guidelines for New Blocks. Each site should be designed to be divided into smaller blocks with:

1. Internal streets, where appropriate, to connect with off-site streets and/or to create a series of smaller, walkable blocks.

2. Service alleys within the new blocks.

3. Lots established within the block(s) for the purpose of facilitating pedestrian-oriented building design so that buildings can have their main entrances on the front street, rather than the side street.

4. Corner buildings with a frontage on both streets may have entrances on both streets.

F. Proposed New Block Guidelines. The dimensional and required lot width guidelines are summarized below:

1. Orthogonal Block Guidelines. Orthogonal blocks are rectilinear and consist of square or rectangular designs. The following apply to such proposed blocks:

a. Block Length. Orthogonal blocks of various designs and functions are allowed as diagrammed in this Section and pursuant to the following guidelines implementation options. Minimum length of the block is 150 feet. Maximum length of the block is 400 feet.

b. Lot Width. All buildings shall be designed to a lot with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum lot width is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

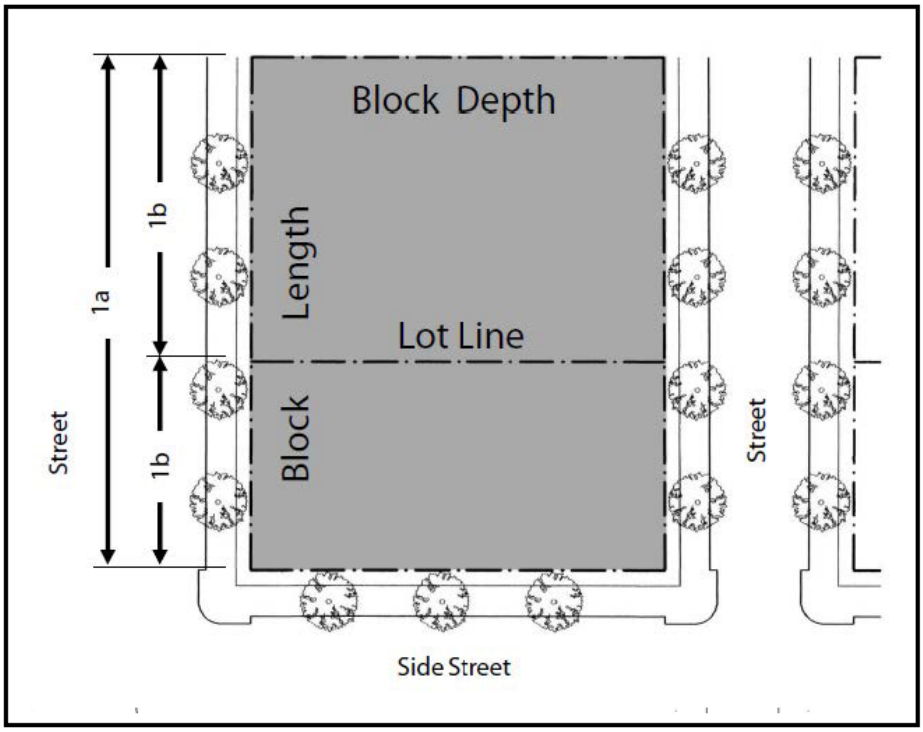


Figure 5 Orthogonal Block Guidelines Diagram

2. Trapezoidal Block Implementation Options. Trapezoidal blocks are irregular in shape and consist of various designs. Blocks of various designs and functions are allowed as identified in the diagram below and pursuant to the following guidelines.

a. Block Length. Minimum length/width of a block is 100 feet. Maximum length of a block is determined by allowing an average of 500 feet for the two longest sides of the block.

b. Block Width. All buildings should be designed with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum width of a lot is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

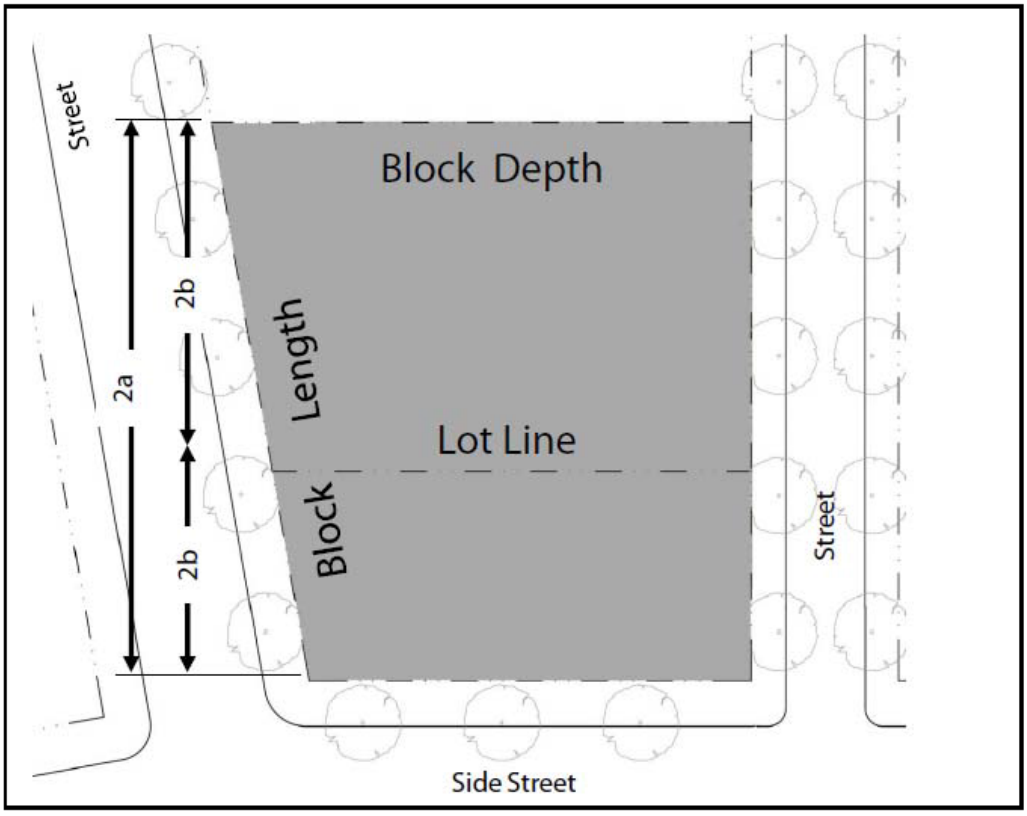


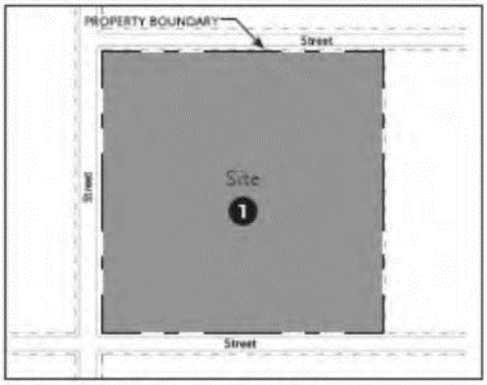
Figure 6 Trapezoidal Block Guidelines Diagram

3. Streets/Rights-of-Way. All blocks should be designed to support a pedestrian-oriented environment pursuant to the goals and policies of the East Los Angeles Third Street Plan.

G. Illustrative Sequence: Applying Subdivision Guidelines to Achieve Pedestrian-Scaled Buildings. The series of diagrams below identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways pursuant to the provisions of this Form-Based Code. This information illustrates the intent of the subdivision guidelines of this Section 22.46.3013, combined with the

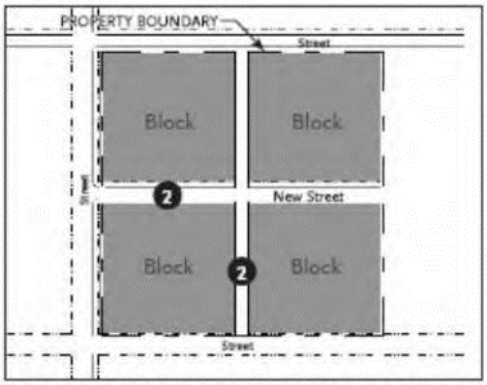
building type standards of Section 22.46.3010. Title 21 of the Los Angeles County Code provides direction and options regarding subdividing large lots.

Step 1: Existing Site. Sites larger than two acres should be subdivided further to create additional blocks. For sites less than two acres in size the requirements to introduce streets and alleys do not apply.



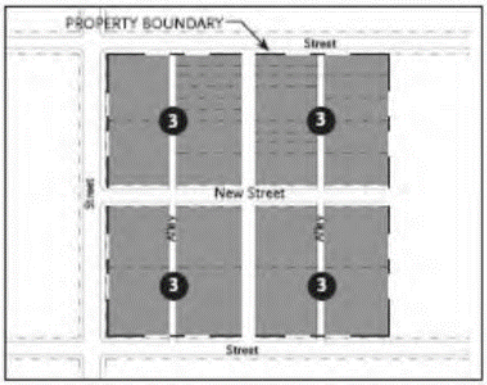
Existing site prior to creating new blocks

Step 2: Introduce Streets. Sites being subdivided into additional blocks should introduce pedestrian-scaled streets and comply with applicable block-size requirements.



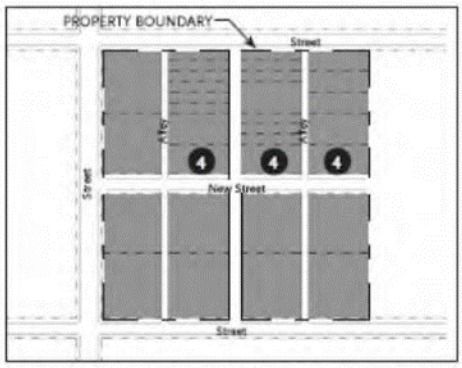
Streets are introduced to acheive pedestrian-scaled environment

Step 3: Introduce Alleys. Vehicular and pedestrian access to blocks and their individual lots is allowed only by alley/lane, side street, or in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



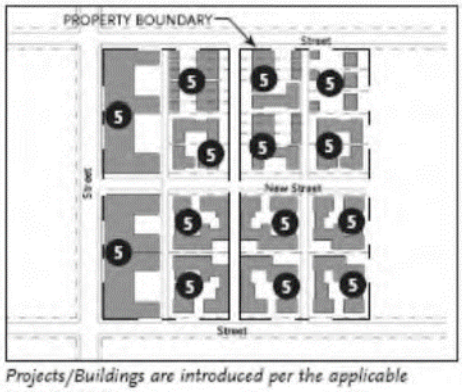
Alleys are introduced to provide service and vehicular access

Step 4: Introduce Lots. Based on the type(s) of blocks created and the thoroughfare(s) that they front, for the purposes of design, lot(s) are introduced on each block to accommodate allowable building types. Lots should reflect the minimum area needed to effectively design allowable building types. These lot/lot lines need not be permanent at this initial stage.



Lots are introduced per the width and depth requirements.

Step 5: Introduce Projects. Undertake design of the lots to support building(s) and building configurations for the allowed building types in the applicable Transect Zone. The allowable building types are combined with the allowable frontage types, per the Transect Zone in which the lot is located.



Projects/Buildings are introduced per the applicable requirements:

(Ord. 2014-0049 § 14, 2014.)

22.46.3014 Appendix

A. References

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

TABLE 22.46.3014-A: REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
	22.56.1500, et seq.	Chapter 22.174
	22.56.1540	22.172.050
	22.56.1510.H	22.172.020.H
	Part 2 of Chapter 22.60	22.222.080
	Part 4 of Chapter 22.60	Section 22.222.120

TABLE 22.46.3014-A: REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	***Code Reference in Specific Plan***	***Title 22 Code Reference***
	Part 5 of Chapter 22.60	Chapter 22.242
	Part 1 of Chapter 22.56	Chapter 22.158
	22.56.040	22.222.200
	22.44.510.K	Chapter 22.14 "Rural Outdoor Lighting District"
	22.52.1060.D	22.112.080.F
	Part 5 of Chapter 22.28	Chapter 22.20
	Part 2 of Chapter 22.20	Chapter 22.18
	22.48.210	22.116.040
	22.48.140	22.110.030
	Part 14 of Chapter 22.40	22.54.660 – 710
	Part 9 of Chapter 22.40	Chapter 22.16
	22.52.810	22.114.050
	22.52.990	22.114.060
	22.52.910	22.114.160
	22.52.940	22.114.180.C
	22.52.950	22.114.190.A
	22.52.980	22.114.180.A – B
	Part 6 of Chapter 22.60	Chapter 22.244

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

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

TABLE 22.46.3014-B:TERMS		
Specific Plan Page No.	***Term in Specific Plan***	***Equivalent Term in Title 22***
	burden of proof	findings
	parcel	lot

22.46.3100 Willowbrook TOD Specific Plan

County of Los Angeles

WILLOWBROOK TOD SPECIFIC PLAN

August 2018

Metro

County of Los Angeles

WILLOWBROOK TRANSIT ORIENTED DISTRICT SPECIFIC PLAN

August 2018

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CHAPTER 1

Introduction

1.1 Specific Plan Location

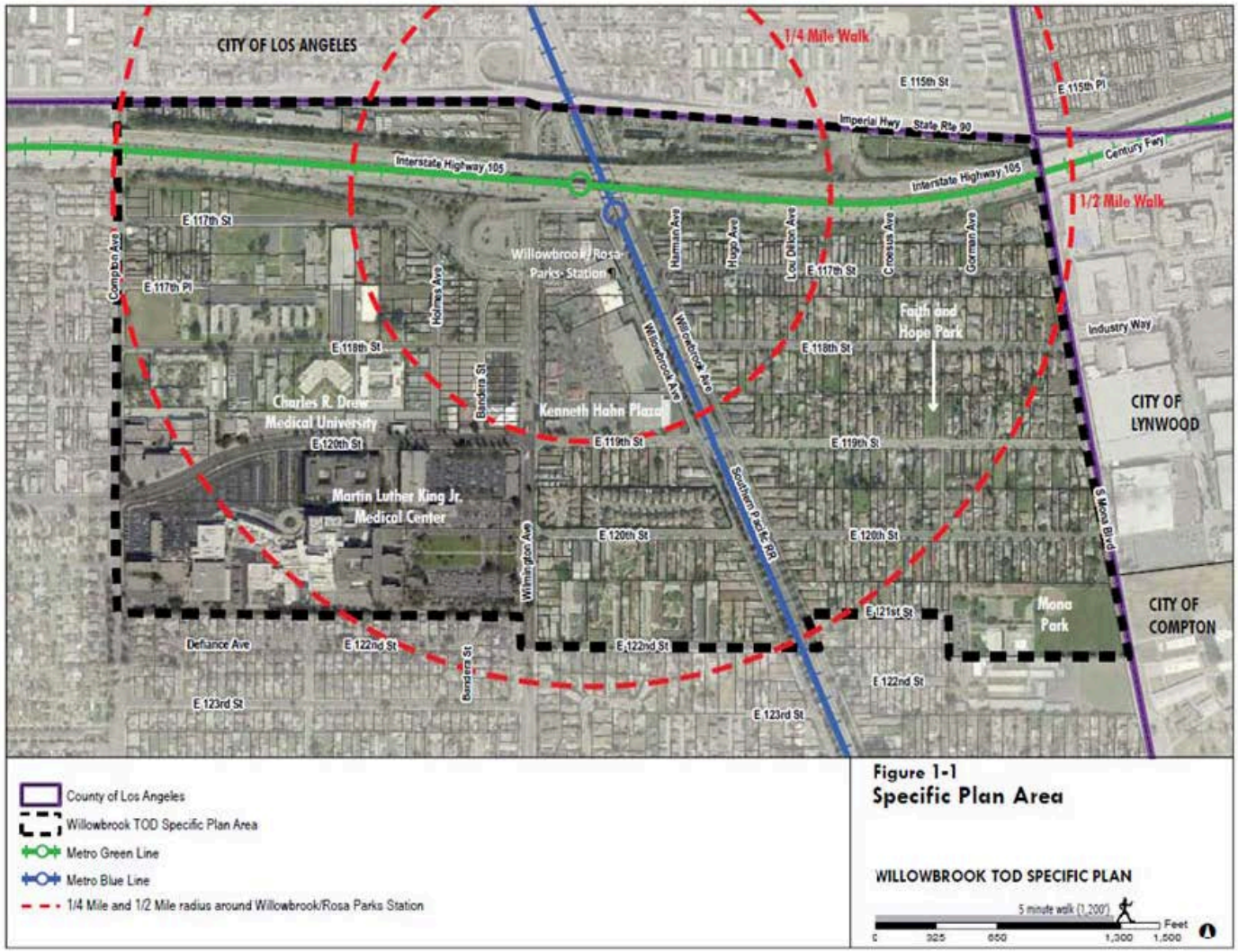
The Willowbrook Transit Oriented District (TOD) Specific Plan (Willowbrook TOD Specific Plan or Specific Plan) area (Plan Area) is located in the unincorporated community of Willowbrook within the County of Los Angeles (County). It is located along the I-105 freeway and at the junction of the Metro Blue and Green Lines. The project area is approximately ten miles south of downtown Los Angeles and is bordered by the incorporated cities of Los Angeles to the north, and Lynwood and Compton to the east.

The Willowbrook TOD Specific Plan is focused around the Willowbrook/Rosa Parks Station, which is a transfer station on the Metro Blue Line and Green Line (see Figure 1-1). The Plan Area is approximately 312 acres. Some of the key facilities that are located within the Plan Area are Martin Luther King, Jr. (MLK) Medical Center, Charles R. Drew University of Medicine and Science (CDU), Kenneth Hahn Plaza, Willowbrook Library, and MLK Center for Public Health.

What is a Specific Plan?[1]

A specific plan is a tool to systematically implement the General Plan within an identified project area. Specific plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long-term development. Specific plans must further the goals and policies of the General Plan. Specific plans must be consistent with the General Plan. No local public works project may be approved; no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan. The authority for preparation and adoption of specific plans is set forth in the California Government Code section 65450 et seq.

1 *Chapter 6: Land Use Element, Los Angeles County General Plan.*


CITY OF LOS ANGELES
1/4 Mile Walk
1/2 Mile Walk
E 115th St
E 115th Pl
Imperial Hwy
State Rte 90
Century Fwy
Interstate Highway 105
E 117th St
E 117th Pl
Compton Ave
Holmes Ave
Willowbrook/Rosa Parks Station
Hamain Ave
Huge Ave
Lou Dillon Ave
Croesus Ave
German Ave
Faith and Hope Park
Industry Way
E 118th St
Charles R. Drew Medical University
Bandera St
Kenneth Hahn Plaza
Willowbrook Ave
E 119th St
E 120th St
Martin Luther King Jr. Medical Center
Wilmington Ave
Southern Pacific RR
S Mona Blvd
CITY OF LYNWOOD
Mona Park
CITY OF COMPTON
E 121st St
Defiance Ave
E 122nd St
Benjamin St
E 123rd St
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
1/4 Mile and 1/2 Mile radius around Willowbrook/Rosa Parks Station
Figure 1-1
Specific Plan Area
WILLOWBROOK TOD SPECIFIC PLAN
5 minute walk (1,200')
Feet
0
325
650
1,300
1,500

1.2 Background

The Los Angeles County General Plan (General Plan) identifies TODs as priority policy areas throughout the County. To create vibrant and healthy TODs, the County envisions developing specific plans for all of the TODs that are located in the unincorporated areas.

The Willowbrook TOD Specific Plan demonstrates a clear vision for the Willowbrook community, allows development that will lead to community benefits, and facilitates economic development. The Specific Plan is accompanied by a Program Environmental Impact Report (PEIR), which was prepared for the Specific Plan. The PEIR provides environmental clearance for specified levels of development intensity and potentially streamlines future CEQA review.

1.3 Purpose

The purpose of the Willowbrook TOD Specific Plan is to allow for revitalization of the community within the project area and encouraging improvement of access to all modes of transportation, including transit, walking and bicycling. Consistent with the goals and policies outlined in the General Plan, the Willowbrook TOD Specific Plan will:

- encourage transit oriented development,
- promote active transportation,
- allow development that reduces vehicles miles traveled,
- allow development that creates community benefits, and
- streamline the environmental review process for future projects.

The Specific Plan is anticipated to facilitate development, especially residential and employment-generating uses, proximate to the Willowbrook/Rosa Parks Station. The primary objectives of the Specific Plan are to identify land use options that include mixed uses, increased housing opportunities, and neighborhood-serving retail uses. In addition, the Specific Plan is intended to foster a healthy community by improving pedestrian linkages between the Willowbrook/Rosa Parks Station, Kenneth Hahn Plaza, MLK Medical Center, CDU, future mixed use areas, and existing residential neighborhoods; as well as improving the public realm.

1.4 Relevant Studies and Plans

The following recent and ongoing planning projects have provided direction and established a foundation for the Willowbrook TOD Specific Plan:

- Willowbrook Area Access Improvements, County of Los Angeles Department of Public Works (2015-2017)
- Willowbrook Community Parks and Recreation Plan (2016)
- Los Angeles County General Plan 2035 (2015)
- Rosa Parks Station Improvements Planning, Metro (2014-2015)
- Los Angeles County Transit Oriented Districts Access Study, Southern California Association of Governments (SCAG) and County of Los Angeles (2013)
- Implementation Plan for the MLK Medical Campus and the Willowbrook Wellness Community, Initiative for Inner City Competitiveness, Next Street and Genesis LA (2013)

- Martin Luther King Medical Center Campus Master Plan & the Willowbrook MLK Wellness Community Vision (2012)
- County of Los Angeles Bicycle Master Plan (2012)
- Rosa Parks Metro Station Master Plan & Transit Oriented District (2010)
- Martin Luther King, Jr. Medical Center and Surrounding Project Area, Urban Land Institute (ULI) Technical Assistance Panel (2009)
- Imperial-Wilmington Rosa Parks Metro Blue Line Rail Station Non-Motorized Access Plan, City and County of Los Angeles, Metro, (2009)

1.5 Community Engagement

Prior to and throughout the planning process for the Willowbrook TOD Specific Plan, staff from the County of Los Angeles Department of Regional Planning (DRP) conducted community outreach and participation with the Willowbrook community. They met with and received input from community groups and stakeholders including:

- Best Start Watts-Willowbrook
- Caltrans
- CDU
- City of Los Angeles
- City of Lynwood
- Commercial and residential developers (market rate and affordable projects)
- Concerned Citizens of Willowbrook, Dr. Delores Glass
- Gabrielino Band of Mission Indians - Kizh Nation
- Housing Authority of the City of Los Angeles (HACLA)
- Kimco Realty Corporation
- Metro
- MLK Community Hospital
- Watts Century/Latino
- Watts Labor Community Action Committee

In addition, DRP staff met regularly with a County Project Task Force, comprised of representatives from various County departments, and received input and feedback about the goals and direction of the Specific Plan.

DRP staff met with representatives of the Gabrieleno Band of Mission Indians - Kizh Nation, to determine whether known tribal cultural resources are present in the Plan Area. While specific resources have not yet been identified, the Plan Area is proximate to a known early trade route that connected to the coast at San Pedro. Additionally, its characteristics of being relatively near historical water sources and hunting grounds would have been favorable to settlement. As is common in Southern California, it is possible that artifacts with tribal significance could be discovered in the Plan Area in activities that involve ground disturbance. Therefore, these activities should be undertaken with care to adequately protect potential resources.

Early Peoples

The project site is located within the territory of the native population known today as the Gabrieleno. Prior to European contact, the Gabrieleno occupied a diverse area that included the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers; the Los Angeles basin and foothills; and offshore islands of Santa Catalina, San Nicolas, and San Clemente. In ancient times the village areas adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric periods where resources were shared by adjoining villages. The village lifestyle was focused around commerce with local and long distance trade a prominent function of the community. Resources were attained through a hunter-gatherer lifestyle while living in permanent communities located near the presence of water, a stable food supply, and some measure of protection from flooding. Houses were made of tule mats on a framework of willow poles. Basketry and steatite vessels were used rather than ceramics; ceramics became common only toward the end of the Mission Period in the nineteenth century. Villages in and around the project area exhibited similar organization and resource procurement strategies and were based on clan or lineage groups with their home base sites marked by midden deposits often with bedrock mortars and fire hearth locations. Average community populations generally ranged from 50-100 inhabitants, although larger settlements existed. Trade routes provided for daily travel, recreation, and commerce activities to occur over thousands of years. During seasonal rounds to exploit natural resources, small groups would move along trading routes within their traditional territory in search of specific plants, minerals, and animals. Their gathering strategies often left behind signs of special use sites at the locations of the resources. As well, ceremonial areas would contain buried caches of relics that were used for ceremony and would be buried and dug up every time a ceremony was conducted. These buried caches were stored in the earth much like a storage cabinet would be used in a home for protection from damage and the elements. However, there were also buried caches of relics that were never meant to be dug up and were placed in a specific orientation in the earth.

1.6 Specific Plan Goals and Policies

The goals and policies set the framework for the Willowbrook TOD Specific Plan. They serve as guidelines for decision-making and provide direction for future activities. The goals and policies were derived from input received from the community and stakeholders during the community engagement process, County Project Task Force, and DRP staff during the planning process. The seven major goals identified for the Plan Area are as follows:

1. Preserve and enhance the character of the Willowbrook community.
2. Improve the Willowbrook/Rosa Parks Station and its environs.
3. Encourage transit oriented development.
4. Provide affordable housing opportunities.
5. Promote active transportation and reduce vehicle miles traveled.
6. Improve quality of life for existing residents with improvements to the public realm.
7. Improve economic vitality and employment opportunities.

Goal 1: Preserve and enhance the character of the Willowbrook community.

Policy 1.1: Where appropriate, preserve the character of the residential neighborhoods.

Policy 1.2: Provide a mix of land uses in the Mixed Use Zones to accommodate employment, retail, and residential uses, as well as local-serving amenities.

Policy 1.3: Preserve existing neighborhood-serving retail at Kenneth Hahn Plaza.

Policy 1.4: Improve compliance with County zoning and building codes on private property by expanding code enforcement by various County Departments.

Policy 1.5: Facilitate the expansion of the MLK Medical Center and CDU campus that is compatible and sensitive to the surrounding neighborhoods.

Policy 1.6: Coordinate with CDU to integrate the planned growth of the University's campus with the surrounding community, including creating pedestrian linkages and open space connections with other area institutions and the Willowbrook/Rosa Parks Station.

Policy 1.7: Implement the concepts and ideas contained in the *MLK Medical Center Campus Master Plan & the Willowbrook MLK Wellness Community Vision* by encouraging well-designed and continuous pedestrian paths and connections between the Willowbrook/Rosa Parks Station and the employment, campus, retailing, and residential areas.

Goal 2: Improve the Willowbrook/Rosa Parks Station and its environs.

Policy 2.1: Coordinate with Metro to enhance pedestrian and bicycle connections from the Willowbrook/Rosa Parks Station to the surrounding community.

Policy 2.2: Coordinate with Metro to enhance safety and circulation between the various transit modes at the Willowbrook/Rosa Parks Station to encourage transit use.

Policy 2.3: Work with Metro and Kenneth Hahn Plaza to create better connections and access to the surrounding employment, campus, retail, and residential areas.

Goal 3: Encourage transit oriented development.

Policy 3.1: Provide a variety of housing choices within walking distance of the Willowbrook/Rosa Parks Station.

Policy 3.2: Implement mixed use zoning in targeted areas to promote employment-generating uses proximate to housing and the Willowbrook/Rosa Parks Station.

Policy 3.3: Incentivize lot consolidation where appropriate to facilitate the development of cohesive projects in Mixed Use Zones.

Goal 4: Provide affordable housing opportunities.

Policy 4.1: Preserve existing stock of affordable housing.

Policy 4.2: Promote housing affordability through diversification of housing choices (ownership, rental, single-family, multi-family) for varied income groups.

Goal 5: Promote active transportation and reduce vehicle miles traveled.

Policy 5.1: Provide a multi-modal transportation system of complete streets.

Policy 5.2: Enhance access to transit and the Willowbrook/Rosa Parks Station.

Policy 5.3: Provide a connected pedestrian and bicycle network that links Willowbrook/Rosa Parks Station, Kenneth Hahn Plaza, new mixed use areas, CDU, MLK Medical Center and residential neighborhoods.

Policy 5.4: Facilitate mixed use development that maximizes pedestrian connectivity and minimizes the need for vehicle travel.

Goal 6: Improve quality of life for existing residents with improvements to the public realm.

Policy 6.1: Enhance the public realm with street trees, street furniture, bicycle facilities, sidewalks and pedestrian paths.

Policy 6.2: Provide a consistent canopy of shade trees throughout the Specific Plan area to enhance pedestrian comfort.

Policy 6.3: Provide pedestrian-scaled lighting to improve safety and enhance pedestrian environment.

Policy 6.4: Encourage outdoor dining and seating areas and other pedestrian-friendly uses in mixed use areas.

Policy 6.5: Explore joint use agreements with schools to better utilize existing and future open space resources.

Policy 6.6: Require new development to provide public open space as a community benefit, as appropriate. Consider providing incentives to developers for such provisions.

Policy 6.7: Build pocket parks and community gardens on available County-owned vacant lots.

Goal 7: Improve economic vitality and employment opportunities.

Policy 7.1: Create economic opportunities for the Willowbrook community by fostering a complementary variety of employment, retail, residential, and institutional uses.

Policy 7.2: Build on the Willowbrook community's economic base as a "healthcare cluster" by working with appropriate partners to provide workforce development opportunities for local residents.

Policy 7.3: Facilitate public-private partnerships to share responsibility for implementing this Specific Plan and achieving its goals.

Policy 7.4: Encourage a mix of national brand and local merchant businesses.

Policy 7.5: Efficiently manage the supply and demand of parking to accommodate customer, commuter, and resident parking, and encourage the use of shared parking where possible.

CHAPTER 2

Land Use and Urban Design Framework

2.1 Introduction

The goal of the Land Use and Urban Design Framework is to develop the Plan Area as a system of cohesive and integrated uses, spaces, structures, and environments. A clear framework provides visitors and residents with an understanding of how to easily and safely find their way around and to efficiently identify uses and activities. Arrangement of land uses into identifiable subareas, improved streetscapes, connected open spaces, and enhanced landmarks will help make the Plan Area accessible and distinctive.

This Chapter describes the approach to land use and urban design that will promote and allow transformation of the Plan Area into a vibrant transit-oriented district, while strengthening its connections to the adjacent residential neighborhoods and the rest of the Willowbrook community. This chapter also presents the short and long term land use strategies for the various institutions and facilities in the Plan Area, which will be important in achieving the community goals.

2.2 Land Use and Urban Design Framework

Elements of the Land Use and Urban Design Framework, as illustrated in Figure 2-1, include:

Specific Plan Subareas
The major activity centers in the Plan Area include the Willowbrook/Rosa Parks Station, Kenneth Hahn Plaza, MLK Medical Center campus, CDU campus, and Mona Park. Section 2.3 describes the distinct subareas into which the Plan Area can be divided. The existing uses in, and strategies for, planned and future uses in these subareas are also discussed in this chapter.

Mobility Improvements
Improvements to the vehicular, pedestrian, bicycle, and transit network that enhance connectivity and ease of movements for active transportation modes are further described in Chapter 4. Road diets for major pedestrian connections are further described in Chapter 4.

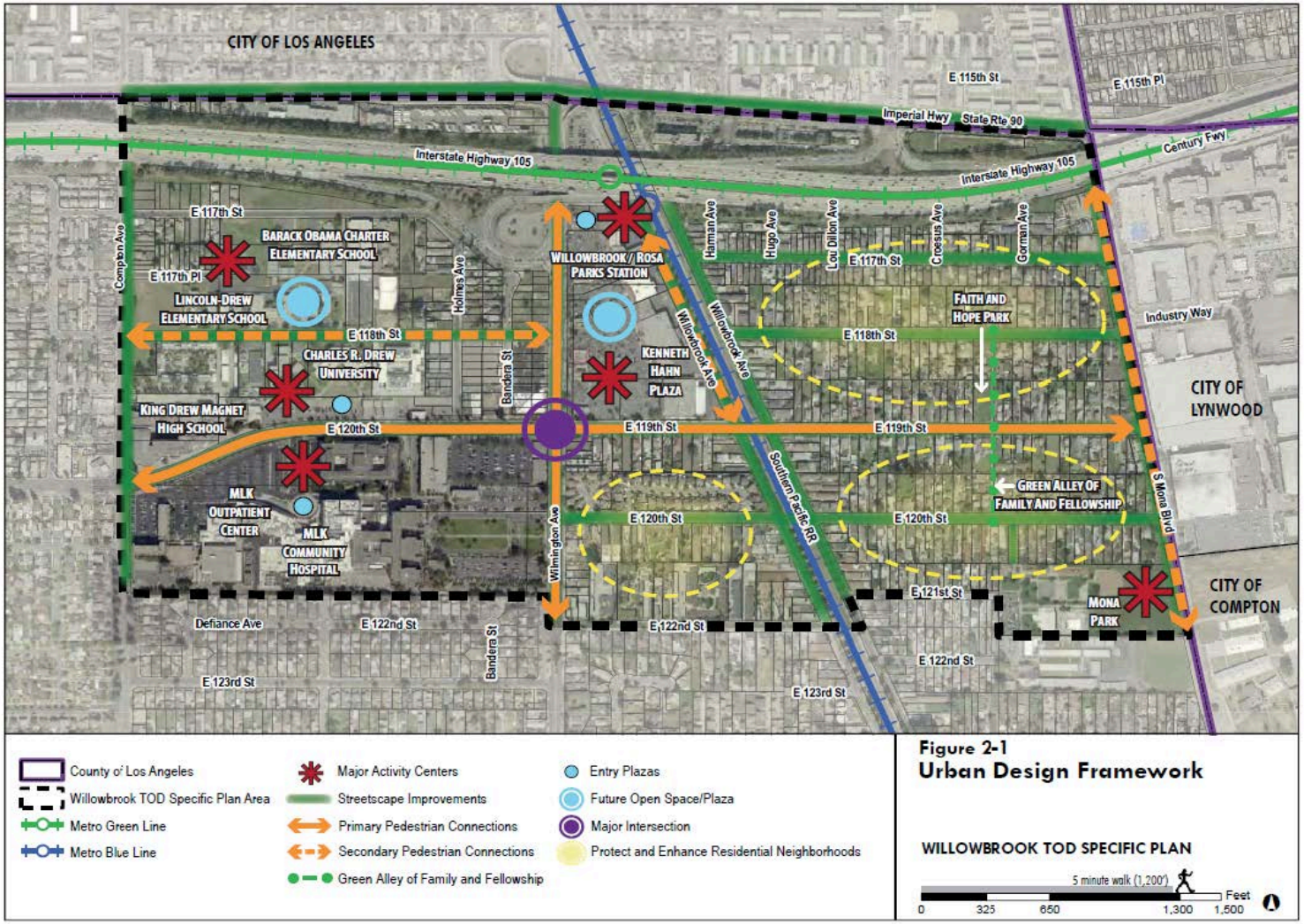


Figure 2-1
Urban Design Framework

Pedestrian and Bicycle Connections

The Urban Design Framework establishes enhanced pedestrian and bicycle connections along the street network between the Willowbrook/Rosa Parks Station and the activity centers. Additional bicycle facilities, such as a Class I bicycle path or Class IV bikeway on Mona Boulevard, to complete the bicycle network within the Plan Area are also described in Chapter 4. Enhancements to the pedestrian experience such as pedestrian-oriented intersection improvements and wider sidewalks, where feasible, are also included.

Major Intersection – Wilmington Avenue and East 120th/East 119th Street

The two major streets within the Plan Area are Wilmington Avenue in the north-south direction and East 120th/East 119th Street in the east-west direction. These two streets connect the major activity centers to each other, as well as connect across the rail tracks with the residential neighborhoods to the east. They also intersect to form the pedestrian core or "heart" of the Plan Area. Design concepts for special paving treatments at this intersection are described in Chapter 5.

Streetscape and Open Spaces

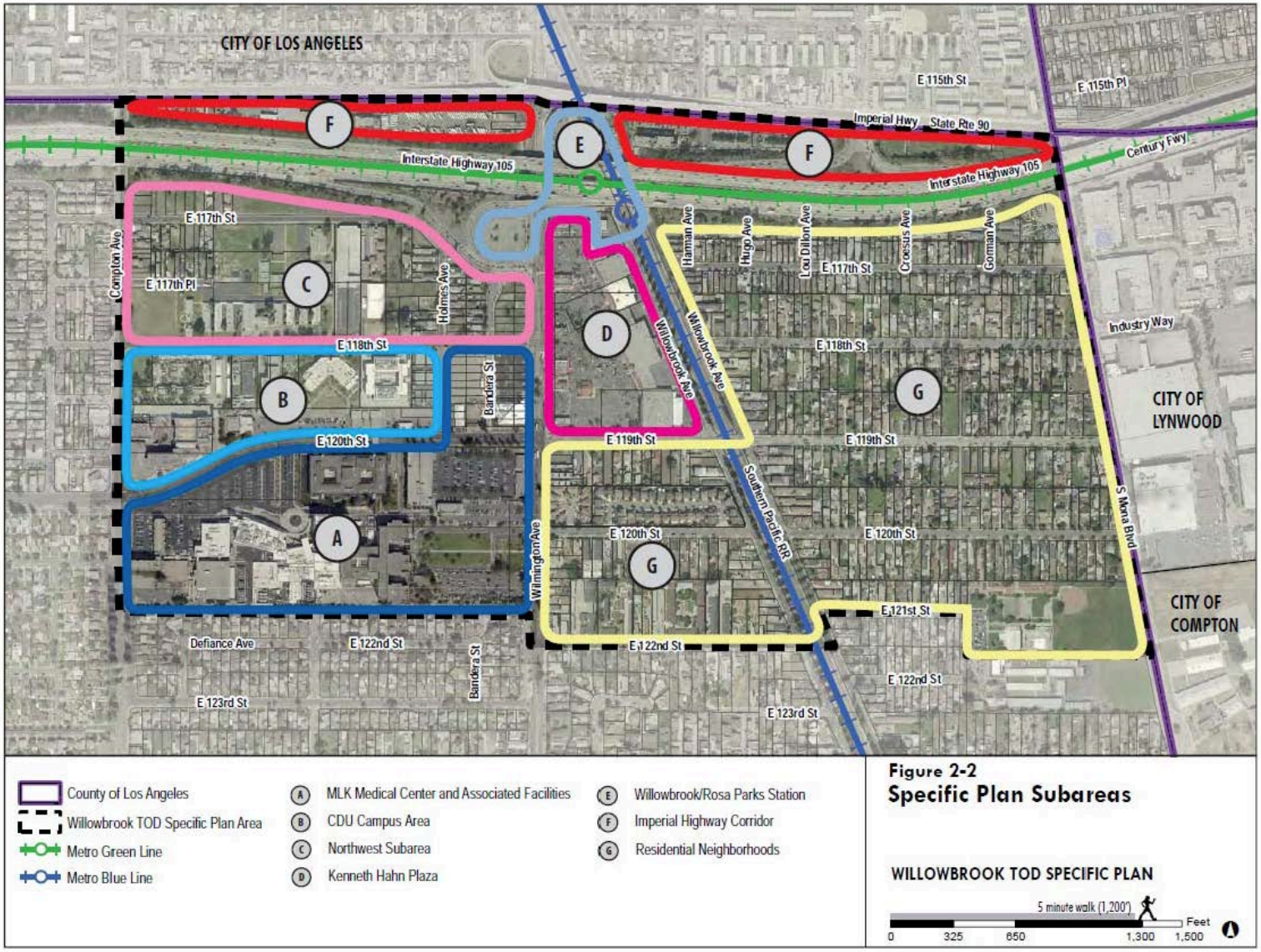
Another important element of the Urban Design Framework is improved streetscapes and connected open spaces. These streetscape improvements are intended to enhance and unify the visual and spatial experience of the driver, pedestrian, and the bicyclist, and help provide key linkages between the activity centers and the residential neighborhoods in the Plan Area. Recommended streetscape improvements consist of an interrelated palette of street trees, street furniture, street lighting, wayfinding signage and landscaping. These elements are described in Chapter 5.

Existing and planned open space resources in the Plan Area include Mona Park located along Mona Boulevard in the southeast corner of the Specific Plan area. Faith and Hope Park is located mid-block along East 119th Street and will be linked to Mona Park by the Green Alley of Family and Fellowship. Another important open space resource is the MLK Fitness Garden, primarily located along 120th Street at the MLK Center for Public Health.

The Specific Plan encourages the creation of additional public open space as a part of new or expanded mixed use developments in the Plan Area.

Residential Neighborhoods

The preservation and enhancement of the existing residential neighborhoods is an important element of the Urban Design Framework. Key strategies include maintaining the density and character of the neighborhoods (Chapters 2 and 3) such that local equestrians will continue to feel comfortable riding their horses on residential streets and ensure that residents can continue to maintain chickens on their properties and use outdoor clotheslines. Further strategies include, improving safety and comfort for navigating the street network (Chapter 4), and improving connections to the activity centers in the Plan Area (Chapter 5).


CITY OF LOS ANGELES
CITY OF LYNWOOD
CITY OF COMPTON
Interstate Highway 105
Imperial Hwy State Rte 90
Century Fwy
E 115th St
E 115th Pl
E 117th St
E 117th Pl
E 118th St
E 119th St
E 120th St
E 121st St
E 122nd St
E 123rd St
Compton Ave
Holmes Ave
Bandera St
Wilmington Ave
Defiance Ave
Hamman Ave
S Hugo Ave
Lou Dillon Ave
Croesus Ave
Gorman Ave
Willowbrook Ave
Southern Pacific RR
Industry Way
S Mona Blvd
A
B
C
D
E
F
G
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
MLK Medical Center and Associated Facilities
CDU Campus Area
Northwest Subarea
Kenneth Hahn Plaza
Willowbrook/Rosa Parks Station
Imperial Highway Corridor
Residential Neighborhoods
Figure 2-2
Specific Plan Subareas
WILLOWBROOK TOD SPECIFIC PLAN
5 minute walk (1,200')
Feet
0
325
650
1,300
1,500

2.3 Specific Plan Subareas

The Plan Area supports a range of land uses, including residential, retail, office, and other commercial, as well as educational and institutional facilities and services. It can be divided into the following seven subareas as shown in Figure 2-2:

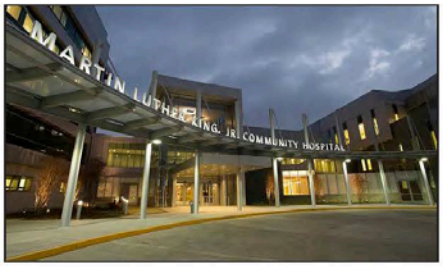
- MLK Medical Center and Associated Facilities
- CDU Campus Area
- Northwest Subarea
- Kenneth Hahn Plaza
- Willowbrook/Rosa Parks Station
- Imperial Highway Corridor
- Residential Neighborhoods

The uses in these subareas are complementary and supportive of each other. These subareas connect through the street network and a system of pedestrian walkways and open space areas. This section describes the existing conditions and the strategies for planned and future development within each subarea.

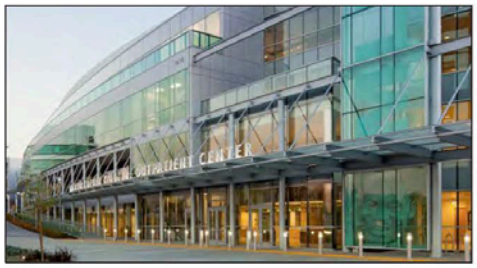
A. MLK Medical Center and Associated Facilities

Existing Conditions

The MLK Community Hospital reopened in 2015 after being closed in 2007. It is located on approximately 38 acres of land, and the campus is bounded by Wilmington Avenue to the east, East 120th Street to the north, Compton Avenue to the west, and the Specific Plan boundary to the south. The hospital is expected to serve 1.2 million residents in South Los Angeles, including Compton, Inglewood, Watts, Willowbrook, and Lynwood. It is also expected to create more than 1,800 jobs in the area with approximately 900 directly at the hospital.[1]



Martin Luther King, Jr. Community Hospital



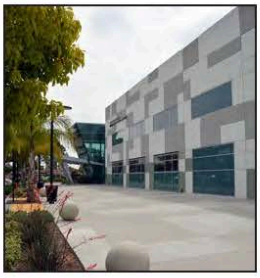
MLK Outpatient Center

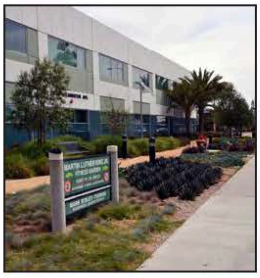
Several other facilities serving the health care needs of the community are located adjacent to the hospital, including the MLK Center for Public Health, which focuses on preventative care, MLK Mental Health Center and the MLK Outpatient Center, all operated by the County. The Outpatient Center operates more than 70 primary care and specialty care clinics to serve the health care needs of

1 *www.mlkcommunityhospital.org*

surrounding communities. The MLK Center for Public Health includes the MLK Fitness Garden, which is primarily located along the 120th Street frontage, and incorporates a walking path and par course fitness equipment for employees and the public.

MLK Center for Public Health





MLK Fitness Garden

The County seeks to establish MLK Medical Center Campus as a center of excellence for health care delivery, urban health promotion and prevention, health workforce development, academic research and teaching, and economic development.[2] In 2009, the County commissioned the preparation of an EIR that analyzed the potential for significant environmental impacts in association with the proposed MLK Medical Center Campus Redevelopment Project (MLK EIR). The MLK EIR analyzes two tiers: Tier I,[3] project-level development, and Tier II,[4] program-level development. In addition, in 2009, the County Board of Supervisors found that the repurposing of the existing facilities for hospital use was categorically exempt from CEQA.

Following the certification of the MLK EIR, the County approved the *MLK Medical Center Campus Master Plan & The Willowbrook MLK Wellness Community Vision* document in 2012 as a guiding framework for future development, which calls for a coordinated system of pedestrian and bicycle circulation within the campus and the surrounding area.

Tier I development, as described in the MLK EIR, has been completed. As part of Tier II, a 50,000 square foot medical office building and a 1,400 car parking garage are also in the planning and design stages. Other projects in the pipeline include expansion/construction of two clinics focused on providing services for children. The Los Angeles County Department of Children and Family Services (DCFS)

2 *Martin Luther King, Jr. Medical Center Campus Redevelopment Draft EIR, August 2010.*

3 *Tier I analyzed the vacation of the emergency room, storage buildings, cooling towers, and existing Los Angeles County Martin Luther King, Jr. Multi-Service Ambulatory Care Center (MACC), and the development of two new environmentally sustainable buildings: the 132,000 square-foot new MACC and the 24,700 square-foot Ancillary Building. Tier I development consisted of approximately 170,332 square feet of new development. In addition, tenant improvements in existing buildings, site improvements, and potential relocation of the MRI Building was analyzed in Tier I.*

4 *Tier II analyzed a campus-wide Master Plan. It is anticipated that the development described in the Master Plan would prepare the proposed project site for future mixed use campus-related development that would provide the health services necessary to respond to and address the needs of the community. Tier II would have the potential to build out approximately 1,814,696 square feet of development on the proposed project site with mixed uses including medical office, commercial, retail, office space, recreation, and other development in support of the campus. The net new development of the proposed project would be approximately 1,476,010 square feet. Tier II also analyzed the construction of up to 100 residential units, to be developed at a multi-family density consistent with surrounding residential area multi-family development densities. In addition, the Tier II components would entail the reuse or replacement of the existing MACC building, emergency room, storage building, and cooling towers.*

operates the HUB Clinic, which provides mental health services to children and families who receive services through DCFS. Along with the Children's Behavioral Clinic, the two clinics will be sited directly to the north of the MLK Center for Public Health building, replacing the surface parking lot. Parking will be relocated in the block to the west.

Specific Plan Strategy

The Willowbrook TOD Specific Plan envisions that the MLK Medical Center campus will continue to grow and thrive as a regional destination for medical, health and associated services. The development on the campus will be broadly guided by the *MLK Medical Center Master Plan and the Willowbrook MLK Wellness Community Vision*. Required parking for the medical uses will be provided on campus. The Specific Plan also builds upon the recommendations for enhanced pedestrian connections between the MLK Medical Center campus and the other activity areas in the Plan Area.

MLK Medical Center Campus Master Plan & The Willowbrook MLK Wellness Community Vision (Source: Gensler).

B. CDU Campus Subarea

Existing Conditions

Immediately north of the MLK Medical Center campus are CDU, a private university, and King Drew Magnet High School, part of the Los Angeles Unified School District (LAUSD). These institutions are bounded by Holmes Avenue to the east, Compton Avenue to the west, East 120th Street to the south and East 118th Street to the north.

CDU has been in the Willowbrook community since the 1960s and is recognized by the Department of Education under Title III, Part B as a Historically Black Graduate Institution. CDU provides training in

medicine, medical technology, public health and nursing under the auspices of three schools: College of Medicine, College of Science and Health, and Mervyn M. Dymally School of Nursing.

Hospital occupations have been the focus of King Drew Magnet High School's curriculum since its establishment in the early 1980s. The Medicine and Science Careers Program, the centerpiece of the school's offerings, provides an opportunity for students to access experience-based learning in environments including hospitals, clinics, research laboratories, and university facilities. The school is located on the northeast corner of Compton Avenue and East 120th Street.

Other uses located within this area include a multi-family project on CDU-owned land on East 118th Street, several surface parking lots that serve CDU, and other County facilities in the area that are located along East 120th Street.

Charles R. Drew University of Medicine and Science and LAUSD King Drew Magnet High School are anchors in the CDU Campus Subarea.

Specific Plan Strategy

The Willowbrook TOD Specific Plan strategy includes supporting CDU's long range planning efforts. CDU is preparing a master plan that contemplates an increase in its student population from 625 to 1450 over a twenty to twenty-five year period. Today, CDU is primarily a commuter campus. The master plan includes new residential facilities (119 units) within the campus. The proposed housing types include dormitories for undergraduate students, shared housing for graduate students, and housing for visiting faculty. The master plan also provides conference facilities, incubator space, research labs, and additional student classrooms and facilities. The growth of the CDU campus will contribute additional buying power of the campus community (faculty, students, workers, etc.).

With MLK Community Hospital, MLK Center for Public Health, and other health-related facilities in the area, CDU and King Drew Magnet High School play an important role in fostering Willowbrook as a "health focused cluster" in South Los Angeles. The Willowbrook TOD Specific Plan reinforces the importance of these two facilities and builds upon the recommendations of CDU's master plan.

CDU's master plan aims to unify the campus into a cohesive setting with the creation of quad spaces and new buildings. The planned buildings are four to six stories in height. CDU's master plan expands the parking structure and parking lot located on East 118th Street to provide all required parking for the campus.

The Willowbrook TOD Specific Plan requires new campus buildings to be set back from the adjoining streets. To be responsive to the scale of the residential uses across Compton Avenue, new buildings along Compton Avenue are limited to four stories in height and must be set further away from the Compton Avenue property line. Architects/designers for CDU must consider architectural cohesiveness in terms of materials and style as new buildings are designed and built. The quad spaces and the required yards must be extensively landscaped.

CDU's master plan also includes a pedestrian, bicycle and shuttle circulation network system that connects with the activity centers in the Specific Plan area. Campus pedestrian and bicycle paths are connected with the public street network and activity centers in the vicinity, including the hospital to the south, and Willowbrook/Rosa Parks Station and Kenneth Hahn Plaza to the east. The CDU shuttle system routes also connect the activity centers noted above. There is an opportunity to consolidate the various shuttles in the area to improve shuttle routes and service frequency.

C. Northwest Subarea

Existing Conditions

The northwest subarea is an aggregation of a variety of uses – educational, retail, residential and institutional. Several vacant lots, owned by the Community Development Commission of the County of Los Angeles (LACDC), are located along East 117th Street. A large vacant site on the northeast corner of East 118th Street and Compton Avenue is owned by the Compton Unified School District (Compton Unified). Educational uses include Lincoln-Drew Elementary School (a part of Compton Unified), and Barack Obama Charter Elementary School. Both are located north of East 118th Street. Parking facilities for CDU are located adjacent to the schools. Other uses in

Two elementary schools, CDU parking and a corner market are found in the Northwest Subarea.

this subarea include a water well and reservoir operated by the Liberty Water Company. The residential uses are a mix of single family homes, duplexes and multi-family structures. The block between Wilmington Avenue and Bandera Street, north of East 118th Street, is the site for The Gateway at Willowbrook, an affordable senior housing project that is currently under construction. The relocated Los Angeles County Willowbrook Public Library will be located on the ground floor of this development.

Specific Plan Strategy

The northwest subarea has an advantageous location proximate to MLK Medical Center and CDU to the south and Willowbrook/Rosa Parks Station and Kenneth Hahn Plaza to the east. The Specific Plan envisions that over time, this subarea will capitalize on this proximity and become a mixed use district with employment generating uses and residential infill.

The Work Force Collaborative, among other groups and studies, has suggested that the Willowbrook community become a "health cluster" with MLK Medical Center campus and CDU as the anchors, leading to numerous opportunities for health related occupations at the two facilities. There is also opportunity for growth in related health fields. The Specific Plan encourages employment generating uses such as medical back office, laboratory facilities, hospital equipment facility, medical or university support businesses, etc. that provide job opportunities for both local residents and others. The Specific Plan also envisions residential infill that provides housing options for current and future workers, students, and residents in the area.

To achieve this long term vision, it is anticipated that the Specific Plan will facilitate the transition to more intensive uses. However, several uses within this subarea need to remain or be re-accommodated. The CDU garage site will continue to serve the parking needs of the CDU campus. The existing single-family residential uses within the subarea will continue as legal non-conforming uses until they transition to other uses.

Lincoln-Drew Elementary School and Barack Obama Charter Elementary School
The two school sites could be consolidated and reconfigured for more efficient use of the land. The California Department of Education Guide to School Site Analysis states that infill school sites can be much smaller than the previously typical recommended elementary school site size of 10 acres in urban areas. With the available LACDC-owned and Compton Unified-owned properties in the subarea, a 15-acre development parcel could be assembled with minimal acquisitions (assuming a portion of the East 117th Street right of way is vacated – see discussion below). A five-to six-acre portion of the assembled development parcel would be reserved for new school construction, with the remainder of the parcel sold for development. The proceeds from the sale could be used to fund the reconstruction of the elementary and charter schools.

Commercial users would likely include corporations looking to associate with the new MLK Medical Center campus and/or CDU, and the parcel could be an ideal "back office" administrative location. The parcel is large enough to accommodate a business park, which could attract a variety of healthcare related office uses, or function as a regional administrative facility for a healthcare provider. A portion of this parcel could also be allocated to a healthcare/wellness incubator campus.

The development parcel would also be very attractive to several types of residential uses. The development parcel's location near CDU makes it an attractive location for university housing and

its proximity to the Willowbrook/Rosa Parks Station makes it a prime location for transit oriented development. Its location is also ideal for a sizeable workforce housing development.

If the LACDC-owned and Compton Unified-owned properties are aggregated, there is an opportunity to create an even larger consolidated development site by vacating a portion of East 117th Street that is west of the CDU garage site. It should be noted that any such vacation may only happen so long as there is no impact on access to any of the adjacent properties. Any new large scale development should provide a public open space for the community.

This subarea will benefit from parking reductions in the Specific Plan. There is also the opportunity to explore the creation of a parking management district within the subarea. The LACDC-owned properties between East 117th Street and the 105 Freeway can be the location for parking, while at the same time serving the additional purpose of providing a buffer between the freeway and new development.

Examples of employment generating uses and multi-family residential developments from other communities are depicted on the following page.

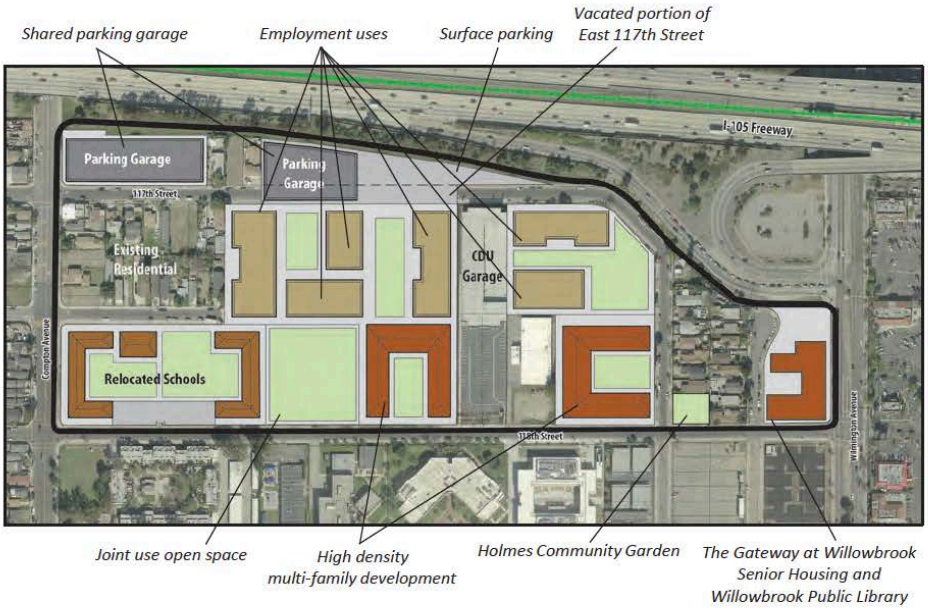
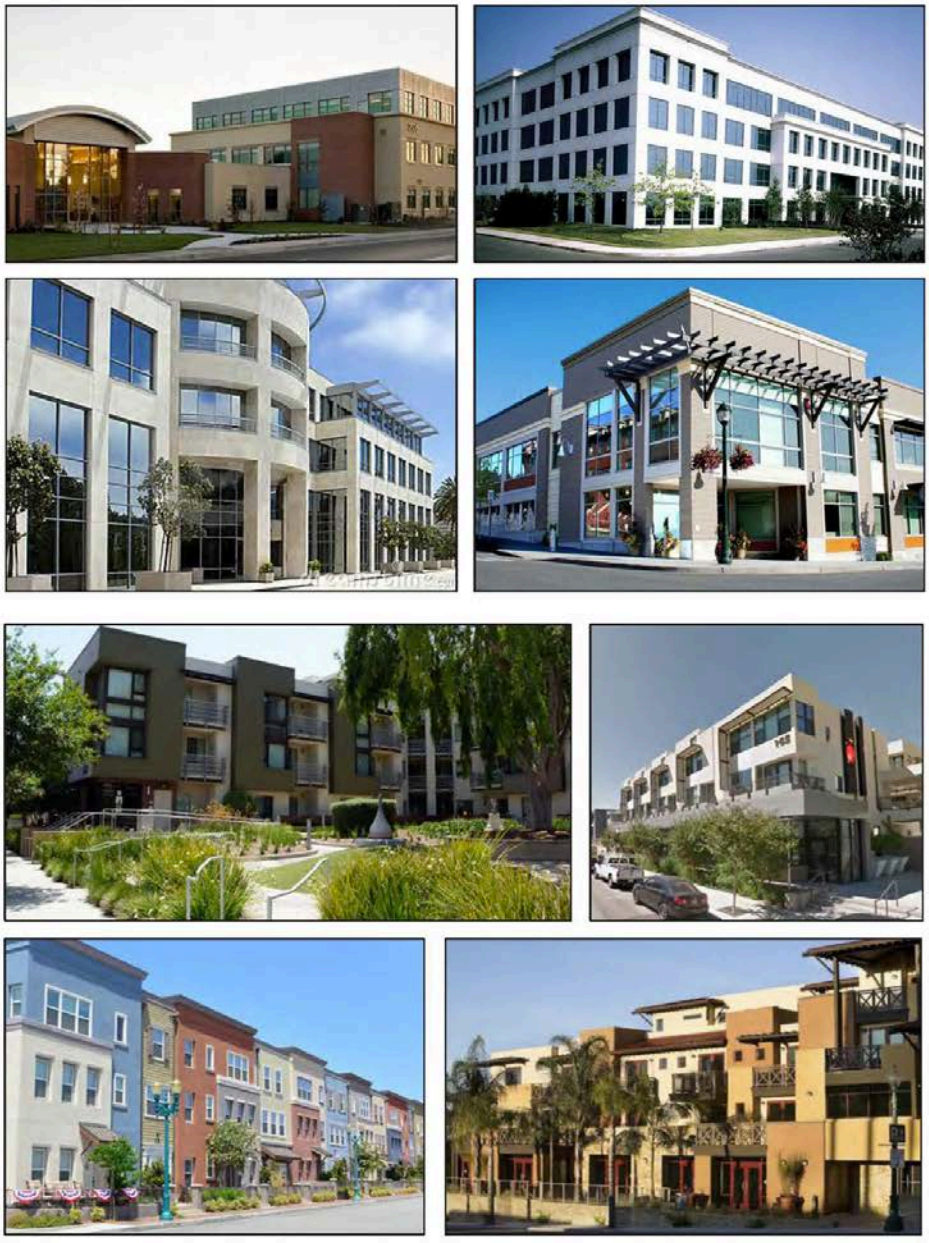


Figure 2-3: illustrative Site Plan for the Northwest Subarea

This site plan shows one way the Northwest subarea could be developed under the development regulations and standards of the Specific Plan. Through lot consolidation and development of a unified project at higher densities, this subarea offers the potential for an employment-generating district with new residential opportunities. This plan is illustrative only; it is not intended to prescribe this particular site layout or use.



The Northwest subarea is envisioned to accommodate employment-generating uses in office and/or business park settings. Multi-family developments are anticipated to provide housing options for workforce, students, and transit-dependent users.

D. Kenneth Hahn Plaza

Existing Conditions

Kenneth Hahn Plaza is a privately owned shopping center on County-owned land. It is located immediately south of the Willowbrook/Rosa Parks Station, and is bounded by Wilmington Avenue to the west, East 119th Street to the south and Willowbrook Avenue to the east. The major anchor tenant is Food 4 Less, a grocery store. Other tenants include Rite-Aid, General Discount, and DaVita Dialysis Center. Food establishments in the center include McDonald's, Taco Bell, Pizza Hut, and Denny's, which is the only sit-down restaurant in the area. The Plaza is also the site of the Los Angeles County Willowbrook Public Library (soon to be relocated) and a Los Angeles County Sheriff substation.

The shopping center has a suburban layout with buildings sited at the rear and parking in front. Most of the fast food restaurants are located in smaller structures adjacent to Wilmington Avenue. The shopping center presents an uninviting and blank facade towards East 119th Street, which has mostly single family uses along the south side. The loading areas are located along Willowbrook Avenue. An internal service road between the buildings and rear property line provides access for trucks and other service vehicles. The entire site is surrounded by a six-foot tall wrought iron security fence blocking a pedestrian connection between the Willowbrook/Rosa Parks Station and the shopping center.

Kenneth Hahn Plaza currently has neighborhood serving retail as anchors. It is also isolated from its surroundings by fencing.

The Kenneth Hahn Plaza site is owned by the LACDC. Metro is acquiring approximately 1.5 acres of land on the northern end of the site for the expansion of the Willowbrook/Rosa Parks Station. The rest of the site is being purchased by the shopping center operator, Kimco Realty Corporation.

Specific Plan Strategy

The Kenneth Hahn Plaza site is the primary retail location within the Plan Area. While the site is a prime opportunity for redevelopment, there is also strong community desire and a need to retain a grocery store and other neighborhood serving retail in this location. The Willowbrook TOD Specific Plan sets forth the long term and short term goals for this area.

Long Term

Over the long term, the Specific Plan envisions the Kenneth Hahn Plaza will transform to a mixed use TOD project that takes advantage of the proximity of the Willowbrook/Rosa Parks Station. The MLK Medical Center Campus Master Plan, ULI (Urban Land Institute) Technical Advisory Panel study, and Rosa Park Station Study, all have also envisioned a mixed use TOD project on the site. The Specific Plan envisages that this site will provide an integrated, complementary residential and commercial development with a continued emphasis on neighborhood serving retail, restaurant and service uses to serve local Willowbrook residents, employees, pedestrians and consumers. Development can be integrated vertically, with residential or office uses above retail uses, or horizontally on site.

Over the long term, new mixed use buildings with neighborhood serving retail on the ground floor could transform Kenneth Hahn Plaza to a vibrant transit-oriented development.

Densities allowed per this Specific Plan are appropriate for both vertical and horizontal mixed use projects. Buildings may be up to four stories tall. Residential uses must be designed to minimize the noise and vibration impacts of the rail traffic along Willowbrook Avenue. Parking may either be in consolidated lots, under podiums or in structures.

East 119th Street is the primary connection with the residential neighborhoods across the rail tracks within the Plan Area. As such, it is an extremely important connection that needs to be improved in terms of appearance, safety, visibility and amenities. Infill uses along East 119th Street, at least on the north side, could either be storefronts with retail or service uses (child care, senior care, attorney offices etc.) or residential town-home/walk-ups facing the single-family residential uses on the south side of the street. The massing and scale of these buildings will be lower than the rest of the site in light of the single-family residential uses on the south side of East 119th Street.

Retail or service uses will activate the north side of East 119th Street, the primary east-west connection in the Specific Plan area.

New retail infill along Wilmington Avenue should activate the Wilmington frontage.

As private development occurs on the Kenneth Hahn Plaza along the north side of East 119th Street, buildings will be required to be set back from the East 119th Street property line. This segment of East 119th Street is an important pedestrian travel corridor and is a connection to the residential neighborhoods to the east. Although privately maintained, this setback area could be improved with sidewalk paving and thus become a part of the expanded sidewalk.

As a part of the site's redevelopment, a large outdoor plaza or gathering space should be created, similar to other successful shopping centers in the region. Such a space should have amenities such as street furniture, landscaped open space, public art, a water feature, and concessions.

The redevelopment of Kenneth Hahn Plaza should include a large outdoor plaza or gathering space.

The site also has the potential for retail infill along Wilmington Avenue while maintaining views to the existing retail on the site. Additional massing along the Wilmington frontage will also help create a more pedestrian friendly environment along that street.

Short Term

In the short term, it is likely that the Kenneth Hahn Plaza will continue as a shopping center that provides neighborhood-serving retail and service uses.

A better mix of retail tenants is needed to serve the shopping needs of Willowbrook area residents, employees of, and visitors to the newly opened MLK Community Hospital and other existing facilities in the Plan Area. Active tenant recruitment will be necessary to improve the tenant mix at the Kenneth Hahn Plaza.

Physical upgrades and improvements that can improve the environment in the Kenneth Hahn Plaza include enhanced landscaping in the parking lot and along the periphery of the shopping center. Landscaping can also help create clearly identifiable paths of travel for pedestrians to navigate around the shopping center and minimize conflicts between the drive-thru lane entrances and pedestrian travel. The main entry drive on Wilmington Avenue should be improved with sidewalks on both sides of the driveway, better landscaping, and marked crosswalks for pedestrian safety.

Removal of the perimeter fence should be considered to better integrate the Kenneth Hall Plaza with surrounding uses. At a minimum, pedestrian access to the Willowbrook/Rosa Parks Station

should be restored by removing the fence between the two facilities. Other improvements include better lighting in the parking lot, and improved pedestrian linkages with the surrounding activity centers, such as the hospital, CDU, mixed use areas, as well as the residential neighborhoods.

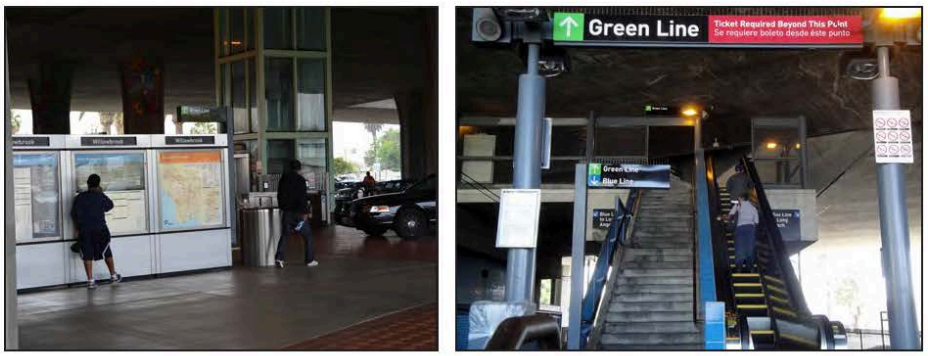
E. Willowbrook/Rosa Parks Station

Existing Conditions

The Plan Area has many options for public transportation, including bus service and the Willowbrook/Rosa Parks Station, which is a major transfer point between the Metro Blue Line and Green Line light rail lines. The Green Line platform is located in the median of the I-105 Freeway (Glenn Anderson) and the Blue Line platform is at grade, one level below. In addition to the two rail lines, the Willowbrook/Rosa Parks Station is served by six Metro bus lines, as well as several municipal bus lines and community shuttles.

A Metro public parking lot is located north of the I-105 freeway at Wilmington Avenue. Another Metro park-and-ride lot is located across Wilmington Avenue, within the off-ramp loop.

The physical environment at the Willowbrook/Rosa Parks Station needs major improvements. It is poorly lit as well as difficult to access and navigate, and it is poorly connected to its surrounding environment. The Willowbrook/Rosa Parks Station is blocked off from Kenneth Hahn Plaza by a fence, and access to the residential neighborhoods to the east of the tracks is limited. This station also has one of the highest crime rates in the Metro system.



The Willowbrook/Rosa Parks Station environment is inhospitable and unattractive.

Metro is working on the Willowbrook/Rosa Parks Station Improvement Project that is intended to solve many of the above identified issues. The design, still preliminary at the time of writing this Specific Plan, includes relocating the Blue Line platform south, restructuring the entry area for automobiles, buses and pedestrians, and creating better connections for all modes of transportation. Acquisition of approximately 1.5 acres of the Kenneth Hahn Plaza is a part of this Metro project. The following improvements are included:

- Extend the Blue Line platform to reduce crowding;
- Create a new southern at-grade pedestrian crossing and entrance to the extended Blue Line platform;
- Upgrade the elevators, escalator and stairs to the Metro Blue and Green Line platforms;

- Improve the East Bus Depot to create a safer and more comfortable area for patrons;
- Reconfigure the West Bus Depot to relocate the bays from underneath the freeway;
- Reconfigure both Park & Ride lots for optimal circulation and pedestrian safety;
- Improve pedestrian circulation through the Station by creating a new Transit Hall;
- Add a new Sheriff's facility;
- Add a new Mobility Hub, including a Bike Hub;
- Add a new Metro Customer Service Center;
- Add new canopies on the extended Blue Line platform and at the open-air bus bays; and
- Improve lighting, landscaping, and signage throughout the site.

These images illustrate the reconceived entry plaza for the Willowbrook/Rosa Parks Station and its relationship with the rest of Kenneth Hahn Plaza. (Source: Metro)

Specific Plan Strategy

The Specific Plan supports the improvements planned at the Willowbrook/Rosa Parks Station. Several of the improvements planned at the Willowbrook/Rosa Parks Station are critical to improving pedestrian access and connectivity in the Plan Area. However, additional improvements are necessary to meet the goals of the Specific Plan.

The rail right-of-way is a barrier between the eastern neighborhoods and institutional uses to the west. Improvements to the at-grade crossing at the north end of the Blue Line platform will greatly enhance pedestrian connectivity to the residential neighborhoods to the east of the rail tracks. Another at-grade crossing is planned at the south end of the Blue Line platform.

Improvements to the intersection of Wilmington Avenue and the I-105 Freeway off-ramps are also necessary to improve access across Wilmington Avenue and to the Metro parking lot that is located in the ramp loop. These are included in the improvements described in Chapter 4 of the Specific Plan.

Another key improvement in this Specific Plan is enhanced bicycle access to the Station – a Class I bicycle path or Class IV cycle track is planned along Willowbrook Avenue West between Imperial Highway and East 119th Street, completing a missing connection within the bicycle network in the Specific Plan area. This stretch of Willowbrook Avenue West will also become a busway instead of its current use as a public roadway. Coordination with Metro to ensure all improvements proposed for Willowbrook/Rosa Parks Station are implemented will be necessary.

F. Imperial Highway Corridor

Existing Conditions

Imperial Highway is one of the busiest east-west streets in Los Angeles County. It is generally three lanes in each direction within the Plan Area and is also grade separated through the central portion across Wilmington Avenue. Frontage access roads provide access to some of the properties. The streetscape environment is generally uninviting to pedestrians.

The uses along Imperial Highway are generally a mix of auto repair, retail, residential, Metro facilities, and underutilized and vacant lots. A school bus parking lot and a Metro maintenance yard are located to the west of Wilmington Avenue. A barber shop and auto shop (towing) are located further west, near Compton Avenue. A couple new homes have been built recently in this section as well. Other Metro facilities, including a parking lot, are located to the east of Wilmington Avenue. A vacant site owned by the Housing Authority for the City of Los Angeles (HACLA) is also located along this segment of Imperial Highway. On the north side of Imperial Highway is Imperial Courts, a public housing project. While Imperial Courts is not in the Plan Area, there is interest in creating a pedestrian connection across the street to the HACLA site.

Specific Plan Strategy

The parcels within the Plan Area along Imperial Highway are sandwiched between the street and the I-105 Freeway. This corridor is suited to less intensive, commercial and service uses. Some of the existing uses, such as Metro maintenance yards and parking facilities, fall within this category. Other similar uses, such as self-service public storage facilities, are permitted by the Specific Plan. HACLA has tentative plans to use their vacant parcels to house a WorkSource center, as well as temporary staging space during Metro's station improvements. Another use under consideration is to house a communications equipment building for high-speed Internet service for the City of Los Angeles.

If the WorkSource Center or another use that is intended or likely to attract pedestrian traffic is proposed in the Imperial Highway Corridor subarea, pedestrian crossings on Imperial Highway, including new crosswalks when feasible, should be considered to facilitate pedestrians crossing Imperial Highway because there is currently no crossing between Mona Boulevard and Willowbrook Avenue.

While new residential uses along this corridor are prohibited, existing residential uses will be allowed to continue as non-conforming uses.

Low- intensity commercial and service uses are appropriate for the Imperial Highway corridor.

G. Residential Neighborhoods

Existing Conditions

Residential uses within the Plan Area are a mix of single-family homes, two-family units, and apartments, condominiums and townhouses. The residential area south of Kenneth Hahn Plaza, east of Wilmington Avenue and west of Willowbrook Avenue is primarily multi-family, with a mix of apartments and detached town homes. Most of these multi-family developments are two stories in height.

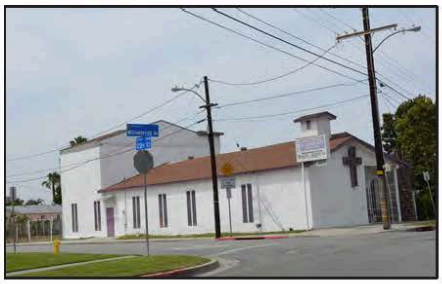
The area bounded by Mona Boulevard, I-105 Freeway, Willowbrook Avenue, and East 121st Street has mostly single-family uses, with the exception of the Willowbrook Avenue East frontage along the Metro Blue Line tracks. The latter is primarily multi-family uses. The single-family homes are predominantly single-story with an occasional two-story portion. The homes are fenced along the front property line. Many of the homes have landscaped front yards. Parking and property upkeep are identified problems, with vehicles often parked in the front setback and on sidewalks.

Residential parcel configurations vary dramatically across the Plan Area. In a majority of the residential blocks, parcels are 90 feet wide and more than 200 feet deep. However, some of the parcels are as narrow as 30 feet wide and approximately 100 feet deep. Many of the larger parcels have two (or more) units constructed on them, some illegally.

Single family homes are the predominant use east of the rail tracks within the Willowbrook TOD Specific Plan area.

Some of the other issues identified for the residential areas include:

- Illegal conversions/construction.
- Lack of street amenities.
- The Willowbrook Community Standards District (CSD) has several restrictions in place that need to be addressed.



Several important community churches are located in the Specific Plan area.

- This subarea includes an industrially zoned property at the northeastern corner of the residential neighborhoods on Mona Boulevard and I-105 Freeway. The site is just over an acre in size and is approximately 225 feet in depth. The current use is a commercial vehicle parking lot. The community has indicated a desire for better aesthetic screening and long-term conversion to residential use.

Specific Plan Strategy

The Willowbrook TOD Specific Plan preserves and enhances existing residential uses in this area. In keeping with the community's desires, the Specific Plan does not increase base residential densities.

Industrial Property on Mona Boulevard

As described earlier, the only industrially zoned property in the Plan Area is currently being used as a truck parking lot, which is an incompatible use in a single- and two-family residential neighborhood. The Specific Plan rezones this property to residential in keeping with its surroundings. The current industrial use may continue as non-conforming per the provisions in Title 22 of the Los Angeles County Code (Title 22) and as noted in Chapter 3 of this Specific Plan. Per Chapter 22.172 (Nonconforming Uses, Buildings and Structures), a non-conforming use on an unimproved property shall terminate one year after a use becomes non-conforming. This Specific Plan extends the time limit for termination to five years from the adoption date of this Specific Plan.

Residential Street Improvements

The Specific Plan lays out the street improvements for the residential neighborhoods including a street tree program, pedestrian-scaled street lighting, and other street amenities. The Specific Plan also improves pedestrian and bicycle connectivity for the residents to the major activity centers in the Plan Area.

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CHAPTER 3

Specific Plan Zones

3.1 Introduction

This Chapter establishes the zones, use regulations, development and design standards for the Plan Area. The zones with accompanying use regulations, and development and design standards, are intended to provide property owners, business owners, developers, and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

This Chapter shall be used in conjunction with all other relevant adopted County plans and ordinances, including:

- Los Angeles County General Plan
- Los Angeles County Code

3.2 Applicability

The provisions of this Specific Plan shall apply to all properties included in the Plan Area. No construction, modification, addition, placement or installation of any building or structure shall occur, nor shall any new use commence on any lot, on or after the effective date of this Specific Plan, except in conformity with the provisions of the Willowbrook TOD Specific Plan and except as noted in section 3.2A, below.

A. Applications filed prior to Specific Plan Adoption

The following provisions shall apply to complete applications filed prior to the effective date of this Specific Plan and accompanying General Plan amendment.

The applicant may choose whether the application will be reviewed for consistency with the land use designations and zoning regulations in effect prior to the adoption of this Specific Plan or with the land use designations and zoning consistent with this Specific Plan. In either case, approval of the application is not guaranteed.

If the applicant chooses to have the application reviewed for consistency with the land use designations and zoning regulations in effect prior to the adoption of this Specific Plan, the application

may be modified prior to consideration by the Los Angeles County Board of Supervisors, the Regional Planning Commission, the Hearing Officer or the Director, and still be reviewed for consistency with the land use designations and zoning regulations in effect prior to the adoption of this Specific Plan as long as the requested modification does not:

- Change the project's housing type (e.g., from single-family to two-family or multi-family);
- Increase the project's residential density;
- Increase the project's floor area or lot coverage for non-residential space;
- Increase the amount of grading for the project; or
- Increase the area of ground disturbance resulting from the project.

Such a modification may necessitate submittal by the applicant of revised, updated, or additional materials, including, but not limited to, site plans, elevations, and oak tree reports. If the requested modification does not meet all of the criteria listed above, the modified project shall be reviewed for consistency with this Specific Plan and the General Plan.

An application for a modification to an approved but not used permit, that is valid on the effective date of this Specific Plan, where the modification will result in a project that substantially conforms with the previously approved project, as determined by the Director, may, at the election of the applicant, be reviewed for consistency with the land use designations and zoning regulations in effect prior to the adoption of this Specific Plan. In all other cases, an application for a modification to such permit shall be considered a new application and shall be reviewed for consistency with this Specific Plan and the General Plan.

If an approved permit has been used prior to the effective date of this Specific Plan and the permit contains a grant term, the approved use may continue until the end of the grant term, and, at the end of the grant term, shall be subject to this Specific Plan and General Plan policies in effect at that time. If, during the grant term, a request for a modification to the previously approved permit is made, and the modification will result in a use that substantially conforms with the previously approved permit, as determined by the Director, the modified permit shall be reviewed for consistency with the land use designations and zoning regulations in effect prior to the adoption of this Specific Plan. In all other cases, a request for a modification to the previously approved permit shall be subject to this Specific Plan and the General Plan policies in effect at the time of filing the application for the modification.

If an approved permit has been used prior to the effective date of this Specific Plan, and the permit does not have a grant term, the approved use may continue indefinitely without regard to the policies in this Specific Plan. Notwithstanding the preceding sentence, all applicable non-conforming use provisions of Title 22 shall apply to the previously approved permit. If a request for a modification to the previously approved permit is made, and the modification will result in a use that substantially conforms with the previously approved permit, as determined by the Director, the modified permit shall be reviewed for consistency with the land use designations and zoning regulations in effect prior to the adoption of this Specific Plan. In all other cases, a request for a modification to the previously approved permit shall be subject to the Specific Plan and the General Plan policies in effect at the time of filing the application for the modification.

B. Consistency with Title 22 of the Los Angeles County Code

The Willowbrook TOD Specific Plan does not convey any rights not otherwise granted under the provisions and procedures contained in Los Angeles County Code, Title 22: Planning and Zoning (Title 22) and other applicable ordinances, except as specifically provided herein. Where general land use regulations and/or development standards of Title 22 are inconsistent with this Specific Plan, the standards and regulations of the Specific Plan shall prevail and supersede the applicable provisions of Title 22. The provisions of this Specific Plan shall also supersede the provisions of the Willowbrook Community Standards District (Chapter 22.352).

Any issue not specifically covered in the Specific Plan shall be subject to Title 22 and/or other titles of the Los Angeles County Code, or to interpretation by the Director if not specifically covered in the County's existing regulations.

3.3 Nonconforming Uses

Single-family residences located in zones that do not allow such uses may be continuously maintained as such, pursuant to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

The existing legally established M-1 use on the parcel on the corner of Mona Boulevard and I-105 Freeway (Assessor Identification Number 6150-017-021) at the time of adoption of this Specific Plan may be continuously maintained as such, pursuant to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures) of Title 22 with the following exception:

- The current use shall terminate five years after the adoption of the Specific Plan.

Any other use within the Plan Area that is nonconforming to the requirements and standards of this Specific Plan shall be subject to Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

3.4 Specific Plan Zones

The Willowbrook TOD Specific Plan establishes zoning for parcels within the Specific Plan boundary as identified in Figure 3-1. The zones for the Plan Area are as follows:

- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- MLK Medical and Overlay
- Drew Educational
- Imperial Commercial
- Willowbrook Residential 1
- Willowbrook Residential 2
- Willowbrook Residential 3
- Open Space (O-S)

The following sections of this Chapter identify the land use regulations and development and design standards for each Specific Plan zone. Parking requirements for uses in the Specific Plan are contained in Section 3.13 of this Chapter. Additional design guidelines are contained in Sections 3.14-3.18 of this Chapter.

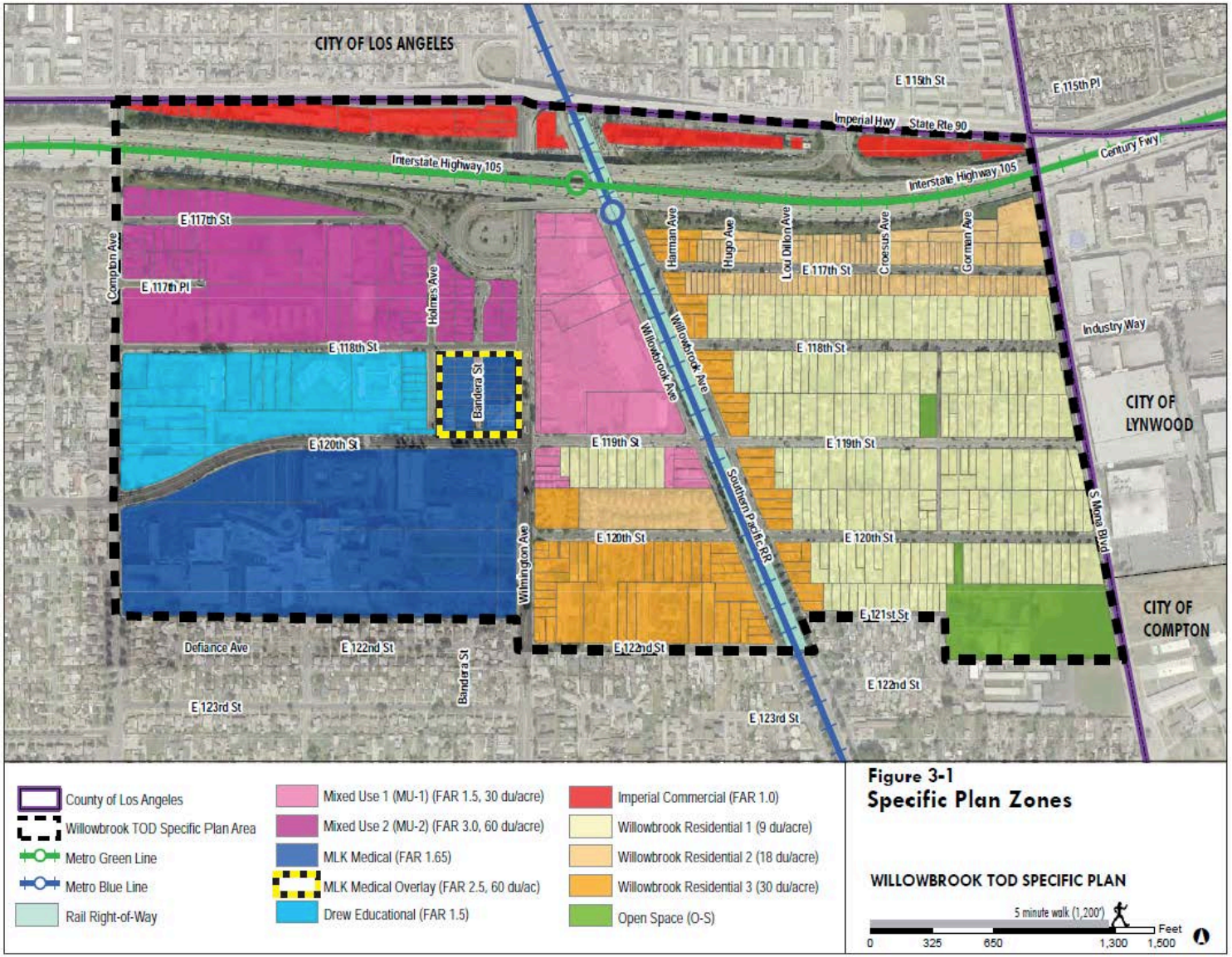


Figure 3-1
Specific Plan Zones

3.5 Mixed Use Zones

A. Purpose

The Mixed Use Zones are established to promote walking, bicycling, recreation, transit use, and community reinvestment and are intended to facilitate integrated commercial and residential development through optimal site planning and efficient use of land.

1. Mixed Use 1 (MU-1) Zone. The Mixed Use 1 (MU-1) zone is intended to provide commercial and residential development, with an emphasis on neighborhood serving retail, restaurant, and service uses. The area is appropriate for a large retail or mixed use center, with a neighborhood plaza or community gathering space as a focal point and strong pedestrian connections to the Willowbrook/Rosa Parks Station, as well as the educational and medical campuses to the west.

2. Mixed Use 2 (MU-2) Zone. The Mixed Use 2 (MU-2) zone is intended to provide commercial and residential development, with an emphasis on employment-generating uses and residential infill development. The area is appropriate for office, business park, or mixed use developments, with open space components and pedestrian connections to the Willowbrook/Rosa Parks Station, and the educational and medical campuses to the south.

B. Land Use Regulations

1. **General.** This section prescribes the land use regulations for the Mixed Use Zones.
2. **Permit and review requirements.** Table 3-1 identifies the permit or review required to establish each use.

Table 3-1:
Permit and Review Requirements

Abbreviation	Permit or Review Requirement	Reference
--	Not Permitted	
P	Permitted	
SPR	Ministerial Site Plan Review	Chapter 22.186
CUP	Conditional Use Permit	Chapter 22.158
SEP	Special Events Permit	Chapter 22.192

3. **Principal uses.** Table 3-2 identifies the principal uses and the permit or review required to establish each use. Additional regulations contained in Title 22 and/or this Specific Plan are also identified. Principal uses identified in Table 3-2 below may be established on a single site either as an integrated project, or as stand-alone use, subject to the provisions of this Chapter.

4. **Use requirements in Mixed Use 1 (MU-1) Zone.** The following use requirements apply in the MU-1 Zone:
   a) Retail uses are required on the ground floor fronting Wilmington Avenue and East 119th Street.

Table 3-2:
Principal Use Regulations for Mixed Use Zones

Use	MU-1	MU-2	Additional Regulations
Agricultural and Resource-Based Uses			
Community gardens	SPR	SPR	
Animal-Related Uses			
Veterinaries, small animal			
A. Clinics	SPR	--	
B. Hospitals	CUP	--	
Cultural, Educational and Institutional Uses			
Churches, temples or other places used exclusively for religious worship, including accessory educational and social activities	SPR	CUP	
Community centers, including accessory facilities	SPR	SPR	
Libraries	SPR	SPR	
Museums	SPR	SPR	
Schools, including accessory facilities			
A. College, university, professional	CUP	CUP	
B. Elementary and secondary (public)	SPR	SPR	
C. Elementary and secondary (private)	--	CUP	
D. Vocational, technical and trade schools	SPR	CUP	
E. Tutorial, dance, art, martial arts, drama, etc.	SPR	SPR	
Theaters and other auditoriums	CUP	--	
Industrial Uses			
Laboratories, research and testing	--	CUP	
Lodging Uses			
Hotel	--	CUP	
Recreational Uses			
Billiards or pool halls	CUP	--	
Bowling alleys	CUP	--	
Gymnasiums	SPR	CUP	
Parks, playgrounds and open space (plazas, etc.)	SPR	SPR	
Residential Uses			
Adult residential facility			
Facilities serving six or fewer persons	P	P	Chapter 22.140.520
Foster family home, in an approved residential use	P	P	
Group homes for children			
Facilities serving six or fewer persons	P	P	Chapter 22.140.520
Joint live and work units	SPR	SPR	Chapter 22.140.320
Multi-family housing			
A. Apartment houses	SPR	SPR	
B. Townhouses	SPR	SPR	Chapter 22.140.600
Small family homes for children	P	P	

Table 3-2 (continued)

Use	MU-1	MU-2	Additional Regulations
Retail/Commercial Uses			
Art gallery	SPR	SPR	
Drug store or pharmacy	SPR	SPR	
Farmers' market	SPR	SPR	Chapter 22.140.220
Food and Beverage Sales			
A. Grocery stores and markets	SPR	SPR	
B. Specialty stores (deli, coffee, bakery, produce)	SPR	SPR	
Health clubs	SPR	CUP	
Home improvement, retail sales and service (hardware, lumber and building material stores)			
A. Under 10,000 sf	SPR	--	
B. 10,000 sf or more	CUP	--	
Office machines and equipment sales	SPR	SPR	
Pet store, including the sale of pets (sales and grooming, no boarding)	SPR	--	
Retail stores			
A. 10,000 sf and under	SPR	SPR	
B. More than 10,000 sf	SPR	--	
Secondhand stores	SPR	--	
Service Uses			
Banks and financial institutions	SPR	SPR	
Business support services & facilities (including graphic reproduction, computer services, etc.)	SPR	SPR	
Catering establishments	SPR	SPR	
Check cashing	SPR	--	
Conference facilities	--	CUP	
Day care			
A. Adult day care	CUP	CUP	
B. Child day care center	SPR	SPR	
C. Large family child care home	--	--	
D. Small family child care home	P	P	
Health retreat	--	CUP	
Medical services - clinic, medical/dental offices, medical laboratory, and urgent/express care	SPR	SPR	
Offices, business and professional	SPR	SPR	
Personal services (barber, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc.)	SPR	SPR	
Parking lots and parking buildings (stand alone)	SPR	SPR	Chapter 22.112
Repair shops, household and fix-it	SPR	--	
Restaurants and other eating establishments, including food take-out and outdoor dining	SPR	SPR	Chapter 22.140.410; Section 3.5.C.5 of this Chapter

Table 3-2 (continued)

Use	MU-1	MU-2	Additional Regulations
Transportation, Electrical, Gas, Communication Utilities and Public Service Uses			
Comfort stations	SPR	SPR	
Communications equipment buildings	SPR	SPR	
Earth station	CUP	CUP	
Electric distributions substations, including related microwave facilities	SPR	SPR	Chapter 22.140.200
Fire station	SPR	SPR	
Gas metering and control stations, public utility	SPR	SPR	
Microwave stations	SPR	SPR	
Police station	SPR	SPR	
Post office	SPR	SPR	
Publicly owned uses, other than those already listed, that are necessary to maintain the public health convenience or general welfare	CUP	CUP	
Public utility service center	SPR	SPR	
Stations - bus, rail or taxi	SPR	--	
Telephone repeater station	SPR	SPR	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells and any use normal or accessory to the storage and distribution of water	CUP	CUP	
Wireless telecommunications facilities	CUP	CUP	

5. **Accessory uses.** Table 3-3 identifies uses accessory to an established principal use listed in Table 3-2.

Table 3-3:
Accessory Use Regulations for Mixed Use Zones

Use	MU-1	MU-2	Additional Regulations
Accessory buildings and structures	SPR	SPR	Chapter 22.110
Alcoholic beverage sales for off-site consumption	CUP	--	Chapter 22.140.030
Alcoholic beverage sales for on-site consumption	CUP	--	Chapter 22.140.030
Home-based occupations	P	P	Chapter 22.140.290
Live entertainment	SPR	SPR	Chapter 22.140.330
Outdoor storage and display	SPR	SPR	Chapter 22.140.420
Signs	As specified in Chapter 22.114 and Section 3.5.C.4 of this Chapter		

6. **Temporary uses.** Table 3-4 identifies uses that are temporary and accessory to an established principal use listed in Table 3-2.

Table 3-4:
Temporary Use Regulations for Mixed Use Zones

Use	MU-1	MU-2	Additional Regulations
Holiday and seasonal sales	SPR	SPR	Chapter 22.140.280
Special events	SEP	SEP	
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for up to one year	CUP	CUP	

7. **Uses not listed.** If a use is not specifically listed in Tables 3-2, 3-3 or 3-4, the Director shall have the authority to determine whether a use is permitted if that use is comparable to a particular use permitted in the zone.

8. **Prohibited uses.** Uses expressly prohibited in the Mixed Use Zones are as follows:
   a) Bars and cocktails lounges.
   b) Drive-through establishments.
   c) Liquor stores.
   d) Pawn shops.
   e) Tobacco and vape shops.
   f) Vehicle-related uses, including vehicle sales, rentals, storage, washing and service.

C. Development and Design Standards

1. **General.** Table 3-5 identifies the development standards applicable to all development in the Mixed Use Zones. Additional regulations contained in Title 22 and/or this Specific Plan are also identified.

Table 3-5:
Development Standards for Mixed Uses

Development Standards	MU-1	MU-2	Additional Regulations
Lot Area - Minimum	1 acre	1 acre	For new lots only. Lots may be subdivided to less than one acre for buildings that are part of a larger development in which parking and access is shared.
Minimum Street-fronting Yard Depth			Additional setback may be required depending on existing street frontage.
E. 119th Street	10 ft	n/a	
Willowbrook Avenue	20 ft	n/a	
Wilmington Avenue	5 ft	4 ft	
E. 117th Street	n/a	10 ft	
E. 117th Place	n/a	10 ft	
E. 118th Street	n/a	10 ft	
Bandera Street	n/a	10 ft	
Holmes Avenue	n/a	10 ft	
Compton Avenue	n/a	15 ft	
Minimum Interior Yard (side or rear)	0 ft	0 ft	
Minimum Interior Yard (side or rear) from Residential Use	n/a	20 ft	
Building Height - Maximum	50 ft and 4 stories	50 ft and 4 stories	Section 3.5.C.2. of this Chapter; Chapters 22.04 and 22.110
Floor Area Ratio - Maximum	1.5	3.0	
Residential Density - Maximum	30 du/acre	60 du/acre	
Non-Residential Common Open Space Area (courtyard or plaza) - Minimum	1,000 sf /acre	1,000 sf /acre	Minimum size shall be 1,000 sf and minimum dimension shall be 25 feet.
Residential Common Open Space Area - Minimum	50 sf/du	50 sf/du for at least 50% of the units	Required for residential uses only. Minimum dimension shall be 25 feet.
Residential Private Open Space Area - Minimum	50 sf/du	50 sf/du	Required for residential uses only. Minimum dimension shall be 5 feet.
Residential Floor Areas - Minimum			
Efficiency	500 sf	500 sf	
One Bedroom	700 sf	700 sf	
Two Bedroom	900 sf	900 sf	
Three Bedroom	1,100 sf	1,100 sf	
Each Additional Bedroom	200 sf	200 sf	
Live/work unit	1,000 sf	1,000 sf	Chapter 22.140.320

2. **Building height adjacent to residential zone or use.** At residential-adjacent locations, buildings shall maintain lower profiles to provide a transition between mixed use developments and residential zones and uses. The following standards apply:
   a) New development in the MU-1 Zone fronting East 119th Street shall not exceed 40 feet and three stories for a depth of 50 feet from East 119th Street property line.
   b) New development in the MU-2 Zone fronting Compton Avenue shall step back the fourth story of the building by a minimum of 10 feet.
   c) New development sharing an interior property line with an existing single- or two-family residence shall step back the fourth story of the building by a minimum of 10 feet (see Figure 3-2).

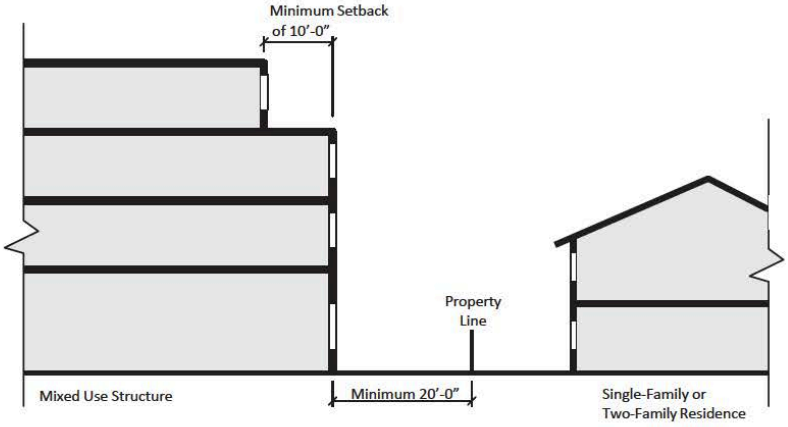


Figure 3-2: Building height step back adjacent to residential zone or use

3. **Minimum transparency requirements.**
   a) Windows and openings facing streets shall constitute a minimum of 50 percent of street-level building facades, with the exception of residential units with individual entries, in which case windows and openings facing streets shall constitute a minimum of 30 percent of street-level building facades.
   b) On upper-floors, windows and openings facing streets shall constitute a minimum of 40 percent of building facades for commercial uses, and 20 percent of building facades for residential uses.

4. **Minimum floor-to-ceiling height.** The floor-to-ceiling height of the ground floor for a street-facing retail component of a mixed use development shall be a minimum of 15 feet.

5. **Signs.** The provisions of Chapter 22.114 (Signs) for signs in the C-3 Zone shall apply to all development in the Mixed Use Zones, with the following exceptions:
   a) Roof signs shall be prohibited.
   b) Signs on perimeter fences shall be prohibited.

6. **Standards for outdoor dining.** Outdoor dining is encouraged in the Mixed Use Zones and may be provided either in private patios or within the public sidewalk right-of-way. Standards for outdoor sidewalk dining are provided in Chapter 16.27 (Outdoor Sidewalk Dining), Los Angeles County Code, Title 16: Highways. The following standards apply to outdoor patio dining spaces.
   a) **Patio dining locations.** Patio dining shall be permitted within private property adjacent to the streets or public alley walkways and shall be used exclusively for dining, drinking and circulation therein. Outdoor patio dining is allowed within the street yard area.
   b) **Patio Dining Coverage.** Patio dining spaces may be open or covered with temporary structures such as trellises, umbrellas or permanent structures such as overhangs and upper floors of the building.
   c) **Demarcation of patio dining spaces.** The patio dining spaces adjacent to streets or alley walkways shall be demarcated by either temporary or permanent boundary definers such as railings, fencing, or a combination of railings or fencing, and landscaping in planter boxes, or movable bollards.
   d) **Parking Requirements.** The area used for patio dining shall be included in the eating or drinking establishment's area for the purposes of calculating the establishment's parking requirement.
   e) **Hours of operation.** The outdoor dining space hours of operation shall be limited to the hours of operation of the associated dining establishment.
   f) **Building Code-Awnings.** All awnings shall conform to the requirements of Los Angeles County Code, Title 26: Building Code, related to roof coverings.
   g) **Music.** There shall be no amplified sound or music in the outdoor patio dining areas.
   h) **Display of outdoor menus.** A single-sided framed menu attached to a moveable barrier that defines the patio dining space is permitted within the patio dining space. The size of the frame shall not exceed three square feet. Freestanding pedestal menus, sandwich boards or A-frame displays are prohibited.
   i) **Health and Safety Code.** All applicable provisions of Los Angeles County Code, Title 11: Health and Safety shall be observed in all areas of the restaurant.

7. **Residential open space.**
   a) The minimum required common and private open space area for residential uses is listed in Table 3-5. More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included.
   b) Open space areas shall have no parking, driveway or right-of-way encroachments.
   c) Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All patios that front a public street shall be substantially enclosed for screening and privacy. All balconies that front a public street shall have solid rails for screening and privacy. Private open space areas that are intended for use by residents only shall not be accessible from the commercial portion of the mixed use development.

8. **Site landscaping.**
   a) A minimum of 10 percent of the lot shall be landscaped with trees, ground cover, shrubbery and flowers, and shall be continuously maintained in good condition. Parking lot landscaping does not count towards this requirement. Incidental walkways may be developed in the landscaped area.
   b) Chapter 22.126 (Tree Planting Requirements) establishes site tree requirements, including those for surface parking lots.
   c) The provisions of Section 4.106.5 (Landscape Design), Los Angeles County Code, Title 31: Green Building Standards Code (Title 31), shall also apply.

9. **Pedestrian circulation.**
   a) Pedestrian walkways shall be a minimum of four feet in width.
   b) The use of asphalt for paving walkways is prohibited.

10. **Vehicular circulation.**
    Vehicular access, drives and circulation routes shall be designed so that all movements involved in parking, turning, or loading shall occur on-site and not within the public right-of-way.

11. **Parking lots.**
    a) Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.
    b) Parking is not permitted in the required street-fronting yard.
    c) Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.
    d) Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.
    e) Separate parking facilities shall be provided for residential uses and commercial uses.

12. **Fences, walls, gates and hedges.**
    a) Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:
       - A minimum 2-foot change in horizontal plane for at least 10 feet.
       - A minimum 18-inch change in height for at least 10 feet.
       - A minimum 18-inch high raised planter for at least half the length of the wall.
       - Use of pilasters at 25-foot maximum intervals and at changes in wall planes.
    b) Section 22.110 (General Site Regulations) establishes the maximum height of fences, walls, and hedges.

13. **Utility and mechanical equipment.**
    a) All mechanical equipment shall be screened from public view. This includes all ground, wall, and roof mounted equipment.
    b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

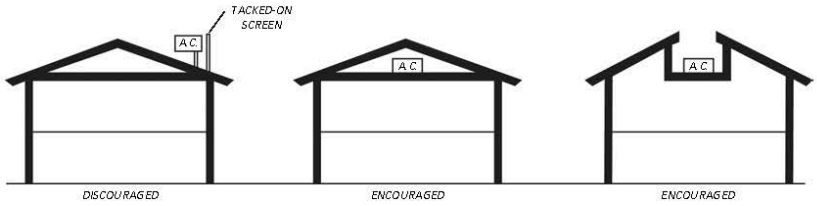


Figure 3-3: Equipment Screening

14. **Refuse and recyclable collection facilities.**
    Separate refuse collection facilities shall be provided and maintained for the residential units in a mixed use development from those for the commercial uses. It shall be clearly marked for residential use only.

D. Performance Standards

The purpose of this section is to ensure that residential uses in Mixed Use Zones are not adversely impacted by adjacent non-residential uses, including but not limited to traffic, noise, light, and safety impacts.

1. **Hours of operation.** The hours of operation for non-residential uses shall be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily, unless modified by a conditional use permit.

2. **Loading.** Loading, unloading and all maintenance activities shall be conducted within the hours of operation noted above, and in such a fashion so as to prevent annoyance to adjacent residents and tenants.

3. **Noise.** Noise generated by activities on the premises shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property, in accordance with Chapter 12.08 (Noise Control), Los Angeles County Code, Title 12: Environmental Protection. Residential units shall be constructed and designed to reduce the noise, particularly when located proximate to the Southern Pacific Railroad (SPRR), Metro Blue Line tracks, and Caltrans right-of-way. Proper design may include, but shall not be limited to, building orientation, double-paned windows, wall and ceiling insulation and orientation of vents. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

4. **Light and Glare.** All outdoor lighting associated with non-residential uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate non-residential uses, while minimizing light trespass into residential areas. An unacceptable level of light trespass shall be 0.8 foot-candles or greater when the light trespass falls onto an adjoining residentially-zoned lot, or open space-zoned lot.

5. **Operating activities prohibited.** The following operating activities shall be prohibited in non-residential uses located within mixed use developments:
   a) Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and
   b) Welding, machining, or open flame work.

6. **Graffiti.** To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, all structures, walls, and fences open to public view shall remain free of graffiti. In the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.

7. **Security.** The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits that are directly accessible to secured parking areas. Where residential units are in the same structure as a non-residential use, access to residential units shall be from a secured area located on the first floor at the ground level. Non-residential and residential uses located on the same floor shall not have common entrance hallways or common balconies.

8. **Outdoor Electrical Outlets.** All new development shall have electrical outlets such that all landscaping equipment could be electrically operated.

3.6 MLK Medical Zone and MLK Medical Overlay

A. Purpose

The MLK Medical Zone and MLK Medical Overlay are established to meet the existing and future needs of the MLK Medical Center campus, while ensuring compatibility with adjacent land uses. The intent is to maintain and promote medical, clinic, medical office, and associated supportive uses such as incidental retail, supportive residential and parking, and expand pedestrian linkages and connectivity between the MLK Medical Center, CDU, Willowbrook/Rosa Parks Station, and the Willowbrook community.

The MLK Medical Overlay, as identified in Figure 3-1, applies to the two blocks bounded by Wilmington Avenue, East 120th Street, Holmes Street and East 118th Street. The properties within this Overlay are suitable for more intensive uses because of their proximity to Willowbrook/Rosa Parks Station. Besides continuing to allow existing medical and public service uses, additional medical and new residential development are permitted on properties within this Overlay.

B. Land Use Regulations

The land use regulations for the Institutional (IT) Zone contained in Chapter 22.26 shall apply to all development in the MLK Medical Zone and Overlay with the following modifications:

1. **Senior citizen housing development**. Senior citizen housing developments shall be permitted in the MLK Medical Zone and Overlay.

2. **Multi-family residential uses.** Multi-family residential uses shall be permitted in the MLK Medical Overlay.

C. Development and Design Standards

The standards for the IT Zone contained in Chapter 22.26 and general site regulations contained in Chapter 22.110 shall apply to all development in the MLK Medical Zone and Overlay with the following modifications:

1. **Maximum height.**
   a) The maximum building height of multi-family residential buildings in the MLK Medical Overlay shall be 75 feet and six stories.

2. **Maximum floor area ratio (FAR).**
   a) The maximum FAR in the MLK Medical Zone shall be 1.65.
   b) The maximum FAR in the MLK Medical Overlay shall be 2.5.

3. **Maximum residential density.**
   a) The maximum residential density in the MLK Medical Overlay shall be 60 dwelling units/acre.

D. Performance Standards

The purpose of this section is to ensure that residential uses in MLK Medical Zone and Overlay are not adversely impacted by adjacent medical and other non-residential uses. Performance Standards in Section 3.5.D shall apply to all development where both residential and non-residential uses are present.

3.7 Drew Educational Zone

A. Purpose

The Drew Educational Zone is established to meet the existing and future needs of CDU and King Drew Magnet High School, while ensuring compatibility with adjacent land uses. The intent is to create a medical university campus for CDU by maintaining and promoting educational and associated support uses, while maintaining sensitivity to surrounding development; as well as expand pedestrian linkages and connectivity between the CDU campus, MLK Medical Center, Willowbrook/Rosa Parks Station, Kenneth Hahn Plaza, and the Willowbrook community. The future CDU Master Plan shall comply with the regulations and standards contained in this Section 3.7.

B. Land Use Regulations

The land use regulations for the Institutional (IT) Zone contained in Chapter 22.26 shall apply to all development in the Drew Educational Zone with the following additions:

1. **Student and faculty housing.** Student and faculty housing shall be permitted in the Drew Educational Zone.

2. **Restaurants and supportive retail.** Restaurant and supportive retail uses shall be permitted in the Drew Educational Zone as an ancillary use providing necessary support to CDU's primary activities or operations.

C. Development and Design Standards

The standards for the IT Zone contained in Chapter 22.26 shall apply to all development in the Drew Educational Zone, with the following modifications:

1. **Maximum height.**
   The maximum building height shall be 75 feet and 6 stories. New development fronting Compton Avenue shall be limited to 50 feet and four stories for the first 100 feet from the property line fronting Compton Avenue. Development standards related to height per Chapter 22.04 and Chapter 22.110 of Title 22 shall also apply.

2. **Maximum floor area ratio (FAR).**
   The maximum FAR in the Drew Educational Zone shall be 1.5.

3. **Street-fronting yard depths.**
   The minimum street-fronting yard depths shall be 15 feet from Compton Avenue and 10 feet from East 118th Street, East 120th Street, and Holmes Avenue.

4. **Required residential open space.**
   a) The minimum open space area requirements for multi-family developments in the Drew Educational Zone shall be as follows:
      i. 50 square feet/dwelling unit of common open space area with a minimum dimension of 25 feet; and
      ii. 50 square feet/dwelling unit of private open space area with a minimum dimension of 5 feet.

b) More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included.
c) Open space areas shall have no parking, driveway or right-of-way encroachments.
d) Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All patios that front a public street shall be substantially enclosed for screening and privacy. All balconies that front a public street shall have solid rails for screening and privacy.
e) Private open space areas that are intended for use by residents only shall not be accessible from the non-residential portion of the development.

5. Site landscaping.

a) A minimum of 20 percent of the lot shall be landscaped with trees, ground cover, shrubbery and flowers, and shall be continuously maintained in good condition. Parking lot landscaping does not count towards this requirement. Incidental walkways may be developed in the landscaped area.
b) Chapter 22.126 (Tree Planting Requirements) establishes site tree requirements, including those for surface parking lots.
c) The provisions of Section 4.106.5 (Landscape Design) of Title 31 shall also apply.

6. Pedestrian circulation.

a) Pedestrian walkways shall be a minimum of four feet in width.
b) The use of asphalt for paving walkways is prohibited.

7. Vehicular circulation.

Vehicular access, drives and circulation routes shall be designed so that all movements involved in parking, loading, or turning shall occur onsite and not within the public right-of-way.

8. Parking lots.

a) Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.
b) Parking is not permitted in the required street-fronting yard.
c) Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.
d) Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.
e) Separate parking facilities shall be provided for residential uses and institutional uses.

9. Fences, walls, gates, and hedges.

Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:

- A minimum 2-foot change in horizontal plane for at least 10 feet.
- A minimum 18-inch change in height for at least 10 feet.
- A minimum 18-inch high raised planter for at least half the length of the wall.
- Use of pilasters at 25-foot maximum intervals and at changes in wall planes.

10. Utility and mechanical equipment.

a) All mechanical equipment shall be screened from public view. This includes all ground, wall, and roof-mounted equipment.
b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

3.8 Imperial Commercial Zone

A. Purpose

The Imperial Commercial Zone is established to meet the commerce and service needs of the resident and business communities, while ensuring compatibility with adjacent land uses. The intent is to maintain and promote commercial uses between Imperial Highway and the I-105 Freeway. The Imperial Commercial Zone provides for the development of a broad range of retail and service uses, as well as freeway-oriented, regional-serving retail, office complexes, and light manufacturing businesses.

B. Land Use Regulations

The land use regulations for the Unlimited Commercial (C-3) Zone contained in Chapter 22.20 shall apply to all development in the Imperial Commercial Zone, with the following additions and exceptions:

1. **Self-service storage facilities.** A self-service storage facility shall be permitted in the Imperial Commercial Zone with a Conditional Use Permit (CUP) application (Chapter 22.158), and subject to the provisions of Section 22.140.560.

2. **Limitations on use.** The following uses shall not be permitted in the Imperial Commercial Zone:
   a) Liquor stores.
   b) Tobacco and vape shops.
   c) New residential uses.

C. Development and Design Standards

The standards for the C-3 Zone contained in Chapter 22.20 shall apply to all new development in the Imperial Commercial Zone, with the following modifications:

1. **Maximum lot coverage.**
   The maximum lot coverage by structures of any type in the Imperial Commercial Zone shall be 50 percent.

2. **Maximum height.**
   The maximum building height in the Imperial Commercial Zone shall be 35 feet and two stories. Development standards related to height per Chapter 22.04 and Chapter 22.110 shall also apply.

3. **Maximum floor area ratio (FAR).**
   The maximum FAR in the Imperial Commercial Zone shall be 1.0.

4. **Site landscaping.**
   a) A minimum of 10 percent of the lot shall be landscaped with trees, ground cover, shrubbery and flowers, and shall be continuously maintained in good condition. Parking lot landscaping does not count towards this requirement. Incidental walkways may be developed in the landscaped area.
   b) Chapter 22.126 (Tree Planting Requirements) establishes site tree requirements, including those for surface parking lots.

c) The provisions of Section 4.106.5 (Landscape Design) of Title 31 shall also apply.

5. **Pedestrian circulation.**
   a) Pedestrian walkways shall be a minimum of four feet in width.
   b) The use of asphalt for paving walkways is prohibited.

6. **Vehicular circulation.**
   Vehicular access, drives and circulation routes shall be designed so that all movements involved in parking, loading or turning shall occur on-site and not within the public right-of-way.

7. **Parking lots.**
   a) Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.
   b) Parking is not permitted in the required street-fronting yard.
   c) Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.
   d) Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.

8. **Utility and mechanical equipment.**
   a) All mechanical equipment shall be screened from public view. This includes all ground, wall, and roof mounted equipment.
   b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

3.9 Willowbrook Residential 1 Zone

A. Purpose

The Willowbrook Residential 1 Zone is established to preserve and enhance desirable characteristics of single-family residential areas.

B. Land Use Regulations

The land use regulations for the Single-Family Residence (R-1) Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 1 Zone, with the following modification:

Noncommercial keeping of chickens. The noncommercial keeping of chickens shall be permitted as an accessory use in the Willowbrook Residential 1 Zone, subject to the following provisions:

a) No more than five chickens per residence are allowed, located within the rear yard and kept outside the dwelling unit.
b) All such chickens shall be kept in an enclosure within the rear yard and located a minimum of 35 feet from any habitable building.
c) Roosters shall not be permitted.
d) For the purposes of this section, the occasional sale of eggs or chickens, which is incidental to the keeping of chickens as a hobby, does not constitute a commercial use.

C. Development and Design Standards

The standards for the R-1 Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 1 Zone, with the following modifications:

1. **Maximum height.**
   The maximum height permitted in the Willowbrook Residential 1 Zone shall be 35 feet and two stories. Development standards related to height per Chapter 22.04 and Chapter 22.110 shall also apply.

2. **Minimum floor area.**
   The minimum floor area of a new single family residence in the Willowbrook Residential 1 Zone shall be 1,200 square feet.

3. **Driveways and walkways.**
   The use of asphalt for paving driveways and walkways is prohibited.

4. **Front yard landscaping.**
   a) With the exception of the required paved driveway and walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped and maintained.
   b) Where possible, existing trees shall be maintained.
   c) The provisions of Section 4.106.5 (Landscape Design) of Title 31 shall also apply.

5. **Fences.**
   a) If street fencing is required for security reasons, wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's review.
   b) Those portions of fences more than three and one-half feet high must be substantially open (75 percent transparency), except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.
   c) Barbed wire and chain link fencing are prohibited.
   d) Hanging, displaying or drying clothes on fencing is not permitted.

6. **Clotheslines.**
   Clotheslines or clothesline structures are permitted, provided they are located to the rear of the structure, and not visible from adjoining streets when viewed at ground level.

7. **Utility and mechanical equipment.**
   a) All utility and mechanical equipment shall be placed in locations that are not exposed to view from the street or they shall be screened from view. Satellite dishes shall also be located away from public view.
   b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

3.10 Willowbrook Residential 2 Zone

A. Purpose

The purpose of the Willowbrook Residential 2 Zone is to preserve and enhance single-family neighborhood characteristics, while also providing an environment suitable for two-family residences. The intent is to promote desirable characteristics of low to medium density neighborhoods.

B. Land Use Regulations

The land use regulations for the Two-Family Residence (R-2) Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 2 Zone.

C. Development and Design Standards

The standards for the R-2 Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 2 Zone, with the following modifications:

1. **Maximum height.**
   The maximum height permitted in the Willowbrook Residential 2 Zone shall be 35 feet and two stories. Development standards related to height per Chapter 22.04 and Chapter 22.110 shall also apply.

2. **Driveways and walkways.**
   The use of asphalt for paving driveways and walkways is prohibited.

3. **Front yard landscaping.**
   a) With the exception of the required paved driveway and walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped and maintained.
   b) Where possible, existing trees shall be maintained.
   c) The provisions of Section 4.106.5 (Landscape Design) of Title 31 shall also apply.

4. **Fences.**
   a) If street fencing is required for security reasons, wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's review.
   b) Those portions of fences more than three and one-half feet high must be substantially open (75 percent transparency), except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.
   c) Barbed wire and chain link fencing are prohibited.
   d) Hanging, displaying or drying clothes on fencing is not permitted.

5. **Clotheslines.**
   Clotheslines or clothesline structures are permitted, provided they are located to the rear of the structure, and not visible from adjoining streets when viewed at ground level.

6. Utility and mechanical equipment.

a) All utility and mechanical equipment shall be placed in locations that are not exposed to view from the street or they shall be screened from view. Satellite dishes shall also be located away from public view.

b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

3.11 Willowbrook Residential 3 Zone

A. Purpose

The Willowbrook Residential 3 Zone is established to provide opportunities for developments containing multiple units, such as apartments or condominiums. The intent is to promote desirable characteristics of medium density neighborhoods, and provide a variety of housing options to serve the needs of the Willowbrook community.

B. Land Use Regulations

The land use regulations for the Limited Multiple Residence (R-3) Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 3 Zone.

C. Development and Design Standards

The standards for the R-3 Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 3 Zone, with the following modifications:

1. Maximum height.

The maximum height permitted in the Willowbrook Residential 3 Zone shall be 35 feet and three stories. Development standards related to height per Chapter 22.04 and Chapter 22.110 shall also apply.

2. Required residential open space.

a) The minimum open space area requirements for multi-family developments in the Willowbrook Residential 3 Zone shall be as follows:

   i. 50 square feet/dwelling unit of common open space area with a minimum dimension of 25 feet; and

   ii. 50 square feet/dwelling unit of private open space area with a minimum dimension of 5 feet.

b) More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included.

c) Open space areas shall have no parking, driveway or right-of-way encroachments.

d) Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All patios that front a public street shall be substantially enclosed for screening and privacy. All balconies that front a public street shall have solid rails for screening and privacy.

3. **Site landscaping.**
   a) A minimum of 20 percent of the lot shall be landscaped or hardscaped with open, useable outdoor space. Required common open space areas may be counted in the calculated landscaped area.
   b) With the exception of the required paved driveway and walkway(s), all areas within the street-fronting yard shall be landscaped and maintained.
   c) Chapter 22.126 (Tree Planting Requirements) establishes site tree requirements, including those for surface parking lots.
   d) The provisions of Section 4.106.5 (Landscape Design) of Title 31 shall also apply.

4. **Pedestrian circulation.**
   a) Pedestrian walkways shall be a minimum of four feet in width.
   b) The use of asphalt for paving walkways is prohibited.

5. **Vehicular circulation.**
   a) Vehicular access, drives and circulation routes shall be designed so that all movements involved in loading, parking, or turning shall occur onsite and not within the public right-of-way.
   b) Principal vehicular access into multi-family developments shall be through an entry driveway, rather than a parking aisle. Entry driveways lead to designated parking and shall not be lined with or offer direct access to parking spaces.

6. **Parking.**
   a) Parking for multi-family developments shall be provided on site in on-grade or underground structures, surface parking lots, carports, or attached garages.
   b) Parking shall be located proximate to the building and located to the rear of the parcel wherever possible. Parking shall be designed to avoid awkward turning maneuvers and the backing of vehicles into public streets. Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.
   c) Parking shall not occupy more than 30 percent of any linear street frontage.
   d) Parking is not permitted in the street-fronting yard.
   e) Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.
   f) Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.
   g) Carports and parking structures shall be architecturally compatible with the design of the main structures in the project.

7. **Fences, walls, gates, and hedges.**
   a) If street fencing is required for security reasons, wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's review. Those portions of fences more than three and one-half feet high must be substantially open (75 percent transparency), except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.
   b) Barbed wire and chain link fencing are prohibited.
   c) Hanging, displaying or drying clothes on fencing is not permitted.

d) Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:
   - A minimum 2-foot change in horizontal plane for at least 10 feet.
   - A minimum 18-inch change in height for at least 10 feet.
   - A minimum 18-inch high raised planter for at least half the length of the wall.
   - Use of pilasters at 25-foot maximum intervals and at changes in wall planes.

8. **Utility and mechanical equipment.**
   a) All utility and mechanical equipment shall be screened from public view. This includes all ground, wall, and roof mounted equipment. Satellite dishes shall also be located away from public view.
   b) Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

9. **Refuse and recyclable collection facilities.**
   Refuse enclosures shall be located for the convenience of the residents and be easily accessible for refuse and recyclables collection, but shall not impede circulation during loading operations to the extent feasible.

3.12 Open Space (O-S) Zone

A. General

The provisions of Chapter 22.16 shall apply to all development in the Open Space (O-S) Zone in the Plan Area.

3.13 Parking

A. Introduction

The Willowbrook TOD Specific Plan provides modifications to the parking requirements contained in Chapter 22.112. These modifications are intended to provide a parking supply that is more closely tailored to transit-oriented development and to allow greater flexibility in the provision of required parking.

B. Parking Requirements

The standards for parking requirements contained in Chapter 22.112 shall apply to all development in the Plan Area with the following modifications:

1. This Specific Plan establishes a TOD Parking Reduction Overlay Zone with reduced parking requirements and maximum parking standards. The boundaries for this zone are shown in Figure 3-4. Within the TOD Parking Reduction Overlay Zone, the following standards apply:

   a) **Residential uses.** Minimum and maximum parking standards for residential uses are established in Table 3-6.
   b) **Non-residential uses.** Maximum parking standards for non-residential uses are established in Chapter 22.112. Minimum parking standards for non-residential uses are 40 percent of the maximum requirement.

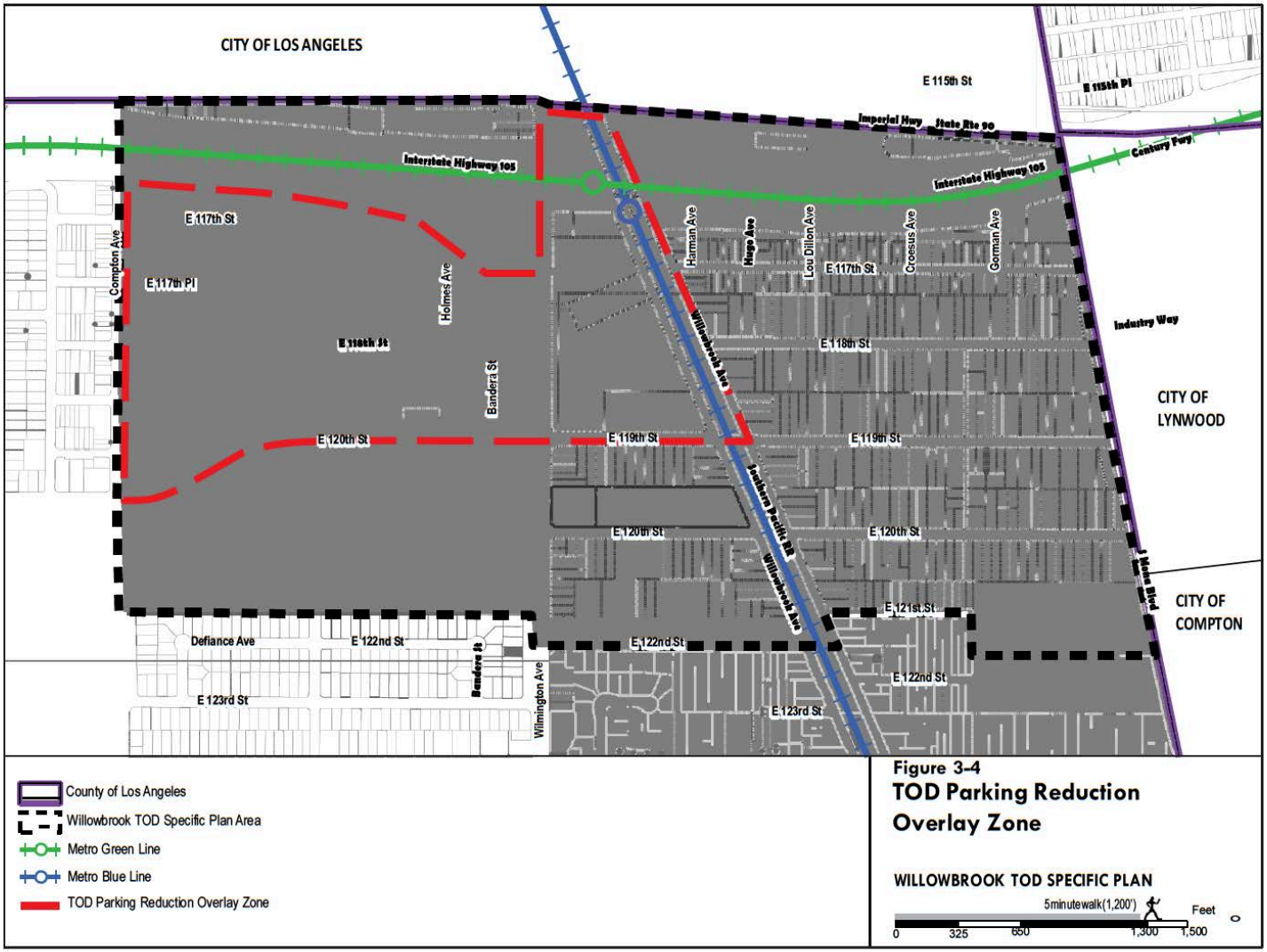

CITY OF LOS ANGELES
E 115th St
E 115th Pl
Imperial Hwy
State Rte 90
Century Fwy
Interstate Highway 105
Interstate Highway 105
E 117th St
E 117th Pl
Compton Ave
Holmes Ave
E 118th St
Bandera St
E 120th St
Harman Ave
Hugo Ave
Lou Dillon Ave
Croesus Ave
Gorman Ave
E 117th St
Willowbrook Ave
E 118th St
Industry Way
CITY OF LYNWOOD
E 119th St
E 119th St
Atchison Pacific RR
E 120th St
E 120th St
Willowbrook Ave
Alameda Blvd
E 121st St
CITY OF COMPTON
Defiance Ave
E 122nd St
Bandera St
E 122nd St
E 122nd St
Wilmington Ave
E 123rd St
E 123rd St
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
TOD Parking Reduction Overlay Zone
Figure 3-4
TOD Parking Reduction Overlay Zone
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk(1,200')
Feet
0
325
650
1,300
1,500

Table 3-6:
Parking Requirements for Residential Uses

Land Use	Minimum	Maximum
Residential		
Single Family	2.0/DU	2.0/DU
Bachelor Apartment	0.60/DU	1.0/DU
1-Bed Apartment	0.90/DU	1.5/DU
2-Bed Apartment	1.20/DU	2.0/DU
Guest[1]	0.15/DU	0.25/DU

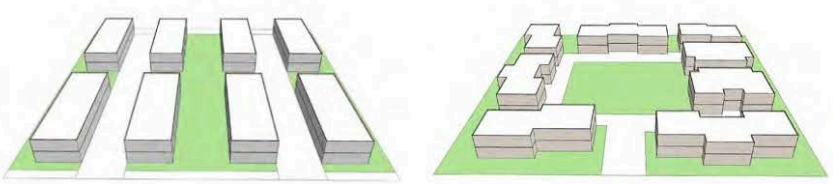
1. Guest parking is only required when the number of required guest spaces is greater than one.

2. Parking requirements for non-residential uses may be met within 1,500 feet from the site of the development.
3. A Transportation Demand Management Program shall be implemented for all new non-residential uses in the Specific Plan Area exceeding 50,000 square feet to reduce vehicle trips and reduce parking needs in the TOD (as identified in Chapter 4, Section 4.7).
4. Required residential parking shall be provided on site; and is not permitted within the required front yard or corner side yard. Required parking for new single family uses may be uncovered. A Ministerial Site Plan Review (SPR) application, as provided in Chapter 22.188, is required for the conversion of covered parking for existing single family uses to uncovered parking.
5. Tandem parking is allowed for single-family uses.
6. The provisions regarding shared parking in Chapter 22.180 (Parking Permits) of Title 22 shall apply.

3.14 Design Guidelines for Mixed Use, Commercial and Institutional Uses

The purpose of this section is to facilitate high quality development for mixed use, institutional and commercial uses within the Plan Area. These design guidelines address site planning and building design and are in addition to the above land use regulations and development standards contained in this chapter.

1. **Building siting and orientation.**
   a) Buildings should be sited to avoid random and irregular building relationships, and arranged to create a sense of unity and overall harmony. To the maximum extent possible, new structures should be clustered to create plazas and open space areas and avoid creating of "barrack-like" rows of structures. Where clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis or other open structure.



Avoid "barrack-like" layout

Orient buildings to create useable open space

Figure 3-5: Site Layout to Create Usable Space

Arcades and trellises provide shade, connections and define usable space.

   b) Commercial facilities in mixed use projects should be oriented to the street, with parking generally located in the rear, side or underneath buildings. The perimeter of parking areas and driveways adjacent to streets and sidewalks should be screened with an attractive low wall, berm, fence or landscaping.
   c) Existing residential uses should be buffered from incompatible commercial development to mitigate negative impacts due to noise, vibration, shading, light and glare, and aesthetics. Intensified landscaping, increased yard depths and/or appropriate building orientation should be utilized as a means of providing adequate separation between such land uses.
   d) Entry and edge design features such as landscaping, architectural signage and monumentation, and/or enhanced paving should be incorporated.

2. **Building modulation and detailing.**
   a) Building design should avoid large monotonous facades, long straight-line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public way, including freeways, should be highly articulated and incorporate the chosen design theme in a consistent manner.

Varied building forms, volumetric and planar changes, and variations in roof forms and height, contribute to a well-articulated building massing.

   b) Commercial facades of mixed use projects should be modulated at least every 50 feet by changes in building mass or facade treatment, such as projected entrance windows, roof form or other architectural features.
   c) Building facades should be designed to give individual identity to each vertical module of residential units, using techniques such as providing a deep notch between the modules; varying architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type); providing porches and balconies; varying color or materials of each individual module within a harmonious palette of colors and materials, etc.
   d) Building form and articulation should be used to accentuate public entrances, de-emphasize service areas, and define and shelter pedestrian walkways and exterior spaces.
   e) Awnings, canopies and arcades should be used as appropriate to provide visual interest and shade.
   f) Buildings should be treated as a whole and finished appropriately on all sides to provide continuity. Backs of buildings shall use similar materials; however, less expensive and more utilitarian substituted materials are acceptable, provided they are compatible with the overall design.

g) Material changes shall not occur at corners. The same material shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

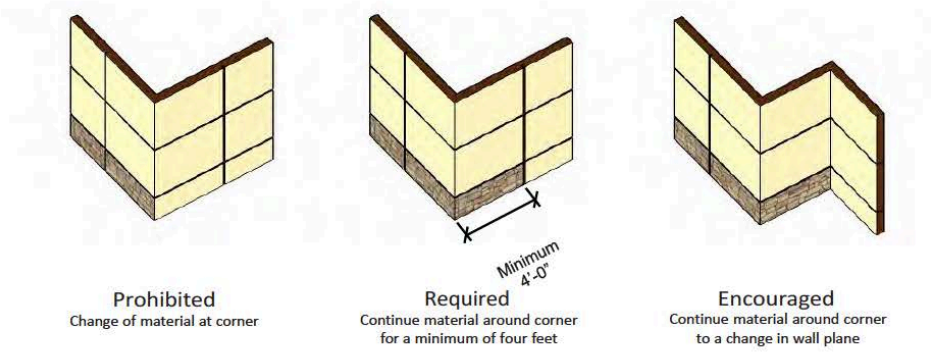


Figure 3-6: Treatments for Material Changes at Corners

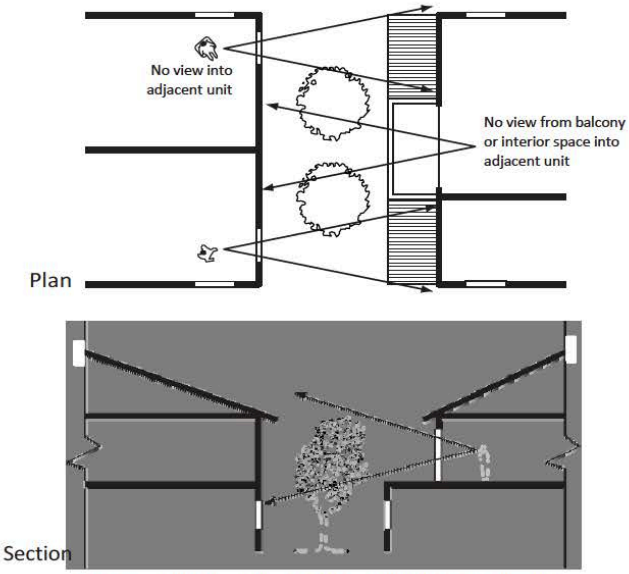
3. **Building entrances.**
   a) In mixed use projects, when residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use.
   b) The main entrance or entrances should be emphasized and oriented to the street or major plazas or open space. Main entries to buildings should be clearly demarcated, visible and accessible from the street and/or pedestrian walkways. Examples include the use of special materials, color, detailing, or equivalent architectural treatment.
   c) Secondary entries may be from parking areas.

Entrances should be clearly demarcated. Entrances may be emphasized with building elements, material and color variations and signage.

4. **Transparency.**
   a) Placement and orientation of doorways and windows should create strong, direct relationships with the street. Street-facing façades of all buildings shall incorporate windows and openings providing light to adjacent spaces and rooms, and to create visual interest and provide "eyes on the street."
   b) Windows and openings shall provide clear and transparent views into the ground floor retail uses or shall display merchandise to reinforce a pedestrian scale. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along street level retail façades.

Retail uses shall have transparent windows that help activate the street.

5. **Privacy for residential units.**
   a) Buildings should be oriented to promote privacy to the greatest extent possible. In mixed use projects, residential windows should face away from loading areas and docks. To the extent residential windows face the windows of an adjacent unit; the windows should be offset to maximize privacy.
   b) Windows, balconies or similar openings should be oriented so as not to have a direct line-of-sight into adjacent units within the development. In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.



Use appropriate landscaping and offset windows and balconies (or patios) to maintain privacy between residential units

Figure 3-7: Privacy for Residential Units

6. **Vehicle circulation and access.**
   a) Site access and internal circulation in all developments shall be safe, efficient, and convenient. Vehicular traffic should be adequately separated from pedestrian circulation. Vehicular entrances shall be clearly identified to minimize pedestrian/vehicle conflict.
   b) The number of site access points or driveway aprons should be minimized for aesthetic purposes, to achieve efficient and productive use of paved pathways, and to eliminate traffic hazards. They should be located as far as possible from street intersections and be coordinated with existing or planned median openings and driveways on the opposite side of the roadway. Common driveways that promote access to more than one site are encouraged.

7. **Parking lots.**
   a) Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking spaces. Loading and service areas should be provided with separate access and circulation whenever possible.
   b) The visual impact of parking lots should be mitigated with landscaping or screened by buildings.

8. **Parking structures.**
   a) The massing, height and architectural design of the parking structure should be consistent and compatible with the rest of the development within which the parking structure is to be located.
   b) Vehicular access to parking structures should be designed so as not to obstruct free flow of traffic on adjoining public streets. Vehicular entrances and exits should be located so as to minimize turning movement conflicts as vehicles enter and exit the structure.
   c) Pedestrian access points to the parking structure should be located to avoid pedestrian/vehicle conflicts.

Parking structures should be designed to integrate with the area they serve. Well-designed structures, ground-level storefronts, and enhanced landscape treatments can minimize the visual impact of parking structures.

9. Pedestrian circulation.

a) All developments shall be designed to enhance pedestrian movement within the project and to adjacent uses. The design of new projects shall promote pedestrian walkability and connectivity.

b) Pedestrian walkways between parking areas and buildings shall be provided. Pedestrian walkways should also be provided to link dwelling units with commercial or institutional uses in a mixed use or institutional development respectively, as well as with common open space, plazas and courtyards, and public sidewalks.

c) Where pedestrian paths or walkways cross parking areas or driveways, decorative paving or some other method shall be used to define the pedestrian space and delineate crossings.

d) Pedestrian paths or walkways to building entrances shall be paved with high quality paving materials such as, but not limited to, stone pavers, decorative concrete pavers and brick.

10. Residential open space.

a) Common open space areas shall be convenient to the residential portion of a mixed use development, separate and secure from the non-residential component, and clearly marked for residential use only.

b) Common open space areas shall contain amenities appropriate to the project's size; i.e. pools, spas, recreation buildings are encouraged for larger projects, while barbeque areas and gazebos may be more appropriate for smaller projects. Children's play areas shall be sited to be visible from residential units and not visible from the public right-of-way.

Play areas can be incorporated into the common areas.

Pools, spas and other recreational amenities are encouraged for larger projects.

c) In mixed use projects, accessible rooftop open space may be used as common useable open space by the residents. It may also be used for private useable open space, when the space is directly accessible from the unit(s).

11. Fences, walls, gates and hedges.

a) Walls and fences shall be planned and designed as integral parts of all projects as necessary to screen vehicles, loading and storage areas, and utility structures, and shall be consistent with the landscaping and building design. Decorative types of view fencing, such as wrought iron, are generally encouraged for street fencing.

12. Exterior lighting.

a) Exterior lighting shall be used to provide illumination for the security and safety of on-site areas such as building entrances, parking, loading, shipping and receiving, walkways, and working areas. The design of light fixtures and their structural support shall be architecturally compatible with the main buildings on-site.

b) Site, parking lot and building security lighting shall not impact surrounding or neighboring properties. The type and location of such lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be shielded to confine light spread on-site.

c) In mixed use projects, all site, parking lot and building security lighting shall be appropriately shielded so as not to spill over, into or otherwise adversely impact the residential portion of a mixed use development.

13. Loading areas.

a) Loading areas should be designed to prevent interference with vehicular circulation and parking, and to provide an unobstructed area for trucks to maneuver when accessing loading spaces.

b) Loading areas should be located away from main customer entrances and the street, preferably toward the rear of the property.

c) Overhead (roll-up) doors shall not be directly open to public view, and shall be substantially screened from the street and residentially zoned properties. Screening may be accomplished in a variety of ways, including the use of wing walls, the recessing of overhead doors (building articulation), landscaping, or a combination of these techniques. Fixed hardware for roll up doors shall be located on the inside of buildings to minimize visual clutter. If located adjacent to a residential use, the design of overhead doors shall minimize noise through devices such as rubber seals and/or other dampening features.

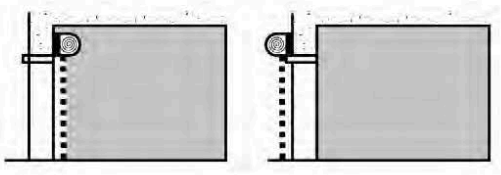


Figure 3-8: Roll-Up Doors

14. Outdoor storage and service areas.

a) Outdoor storage and service areas (including, but not limited to, service entrances, loading docks and bays, outdoor storage of commercial vehicles) shall be clearly defined and designated for convenient access. They shall not conflict with vehicular access, on-site parking facilities, pedestrian walkways, and customer entrances.

b) All outdoor storage and service areas for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential units in a mixed use project, or adjacent residential uses.

c) Outdoor storage and service areas shall not be visible from public right-of-ways and shall be screened from on-site and off-site public view with a combination of building features, decorative walls and landscaping consistent with the architectural style of the building.

15. Refuse and recyclable collection facilities.

a) Refuse and recyclable storage shall be enclosed within or adjacent to the main structure or located within separate freestanding enclosures. The location of refuse and recyclable collection facilities shall be coordinated with the location of loading/service areas, and not be readily visible to public view.

b) In mixed use developments, all refuse collection facilities for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential uses.

c) Screening for refuse and recyclable collection facilities shall use a combination of building features, decorative walls and landscaping consistent with the architectural style of the building.

3.15 Design Guidelines for Multi-Family Residential Uses

The purpose of this section is to facilitate high quality multi-family residential development within the Plan Area. These design guidelines address site planning and building design and are in addition to the above land use regulations and development standards for multi-family uses in this chapter.

1. **Scale and mass.**
   a) Multi-family residential projects should avoid having a massive "big-box" appearance. Multi- family units in large projects should be clustered, or broken up into groups of structures. Windows should be provided facing the street for all units adjacent to the street to break up massing and to contribute to "eyes on the street" which helps neighborhood security.

2. **Building orientation and entrances.**
   a) Multi-family developments should have a strong street presence with public entrances oriented towards the street. The majority of unit entrances must be accessed from the street or from the main open space. Where there is a common building entrance for all units, it should be accessed from the street or main open space.
   b) Multi-family developments should have transitional spaces in the form of stoops, overhangs and porches between public areas and entrances to the units.

3. **Building articulation and detailing.**
   a) Multi-family building design should avoid large monotonous façades, long straight line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public right-of-way should be articulated and incorporate the chosen design theme in a consistent manner.
   b) Multi-family building facades should be designed so as to give individual identity to each vertical module of residential units, using techniques such as providing a deep notch between the modules; varying architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type); providing porches and balconies; varying color or materials of each individual module within a harmonious palette of colors and materials, etc.

Articulate buildings with architectural detailing, staggered building planes, material and color changes, and varied roof lines.

4. **Privacy for residences.**
   a) Multi-family buildings should be oriented to promote privacy to the greatest extent possible. Windows, balconies or similar openings above the first story should be oriented so as not to have a direct line-of-sight into adjacent units within the development.
   b) Multi-family units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units. Landscaping should be used to aid in privacy screening in ground floor units.

5. **Vehicle circulation and access.**
   a) Site access and internal circulation in multi-family developments shall be safe, efficient, and convenient. Vehicular traffic shall be adequately separated from pedestrian circulation. Vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/ vehicle conflict.
   b) The number of site access points or driveway aprons should be minimized for aesthetic purposes, to achieve efficient and productive use of paved accessways, and to eliminate traffic hazards. They should be located as far as possible from street intersections and be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.

6. **Parking.**
   Parking for multi-family developments shall be provided on-site in on-grade or underground structures, parking courts, carports, or attached garages. Adverse visual impacts from parking lots, carports, structures, and garage doors on the residential character of the street or project site shall be minimized through proper siting and design.

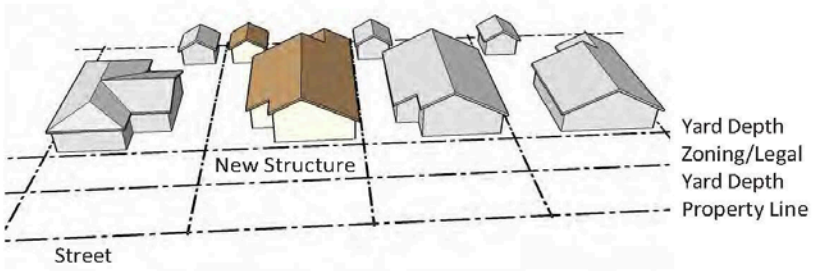
7. **Pedestrian circulation.**
   a) Pedestrian circulation shall be adequately separated from vehicular traffic. Pedestrian entrances and walkways should be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
   b) Pedestrian walkways should link dwelling units with common open space and recreation areas, parking areas, and the street at the project entries. Where possible, multi-family developments shall incorporate pedestrian connections to adjoining residential and commercial projects and other compatible land use facilities.
   c) Pedestrian walkways shall be safe, visually attractive, and well defined by landscaping and lights.

8. **Exterior lighting.**
   a) Every multi-family project should have adequate lighting to provide for security and visibility, particularly along walkways and driveways, entrances to parking areas, and open space areas.
   b) Site lighting shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be shielded to confine light spread on-site.
   c) The design of all exterior light fixtures should be compatible with the building's architecture.

3.16 Design Guidelines for Single Family Residential Uses

The purpose of this section is to facilitate high quality single family residential development within the Willowbrook Residential 1 and Willowbrook Residential 2 Zones. These design guidelines address site planning and building design and are in addition to the above land use regulations and development standards for the Willowbrook Residential 1 and Willowbrook Residential 2 Zones.

1. **Yard areas.** While meeting the minimum front and side yard depths established in Chapter 22.18, a new dwelling's front and side yard depths should approximate that of adjacent residences. The front and side yard pattern on the block shall be identified and respected to help unify the neighborhood.



New structure respects the yard depths established along a street

Figure 3-9: Yard Depths

2. **Scale and mass.** The scale and mass of a new dwelling should be similar to that of neighboring houses and not overwhelm them with disproportionate size or a design that is out of character.

3. **Height and rooflines.** Height and rooflines should be consistent with the style of architecture of the house, and complement qualities of neighboring residential structures such as type, slope, size, material, and color.

4. **Additions and accessory buildings.** Additions and accessory structures should maintain the look and appearance of the existing primary structure so that they do not appear as an addition or new building. They should respect the architectural style, scale, rhythm, and building elements of the existing primary structure. An addition should complement and balance the overall form, mass, and composition of the existing primary structure on the property. An addition shall maintain the same floor-to-floor height of the original structure.

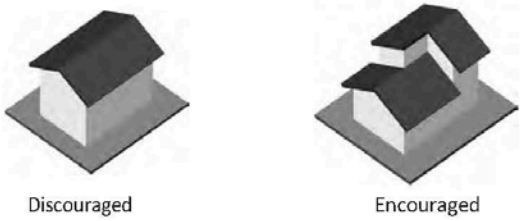
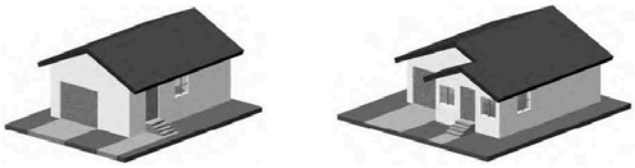


Figure 3-10: Massing

5. **Orientation.** Dwellings shall orient themselves to the street with a clearly identifiable front door and windows that face the street. Front windows and the front door contribute to "eyes on the street" which helps neighborhood security.



Discouraged Encouraged

Orient the front of the house and entry to face the street

Figure 3-11: Orientation

6. **Privacy for residences.** New houses and/or accessory buildings should minimize their visual impact on adjacent properties. New windows and second floor balconies should be placed where they promote maximum privacy between properties. Windows should be offset or staggered from neighboring windows to maintain privacy between houses. Avoid locating balconies to directly overlook a neighboring patio or yard.

7. **Exterior lighting.** Exterior lighting includes all lighting fixtures on front façades, security lighting, and landscape lighting. Adequate exterior lighting shall be provided on the front of the house to ensure neighborhood safety and security. Recessed porches shall be lit. Exterior lighting shall be positioned so that no direct light extends into neighboring properties or public right-of-ways.

3.17 Sustainable Design Guidelines

Building green means reducing the use of resources, minimizing harmful impacts to the environment, and creating healthier environments for people. Green buildings can incorporate both passive, low-tech design, such as daylighting; and active, high-tech strategies and systems, such as photovoltaic panels. To be most effective, green building strategies should be incorporated into all phases of a project from early programming and budgeting, to design and construction, to commissioning, operations, and maintenance and post-use demolition/recycling.

Site Design and Passive Solar Design

- Buildings should be sited and designed to maximize the use of sunlight and shade for energy savings, and respect the solar access of adjacent buildings.
- Buildings should be clustered for shade, and incorporate protective courtyards, recessed windows and doors, and insulated walls.
- To reduce energy use, the east and west walls of buildings should be shaded with evergreen trees to reduce summer heat gain. South walls should be shaded with deciduous trees.
- Walkways and plazas should be designed to collect stormwater, where feasible.

Water Efficiency

- To reduce water use and maintenance costs, the majority of plant materials should be drought tolerant and require relatively low maintenance.

Landscape materials should be drought-tolerant and low maintenance. Pervious, non-vegetative ground cover interspersed with native plantings can provide a sustainable, attractive landscaped area.

Building Design

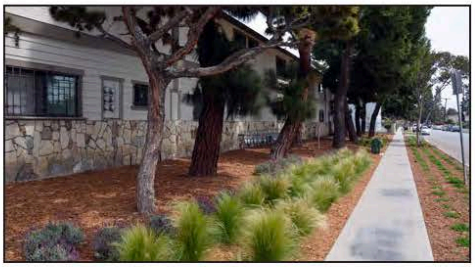
- The provision of a green roof should strongly be considered to reduce solar gain and to reduce the quantity of water entering the storm drain system.
- Solar panels on roofs should be considered to capture solar energy for internal use of the project.
- Arcades, covered walkways, trellises and passages should be incorporated to provide sheltered areas for pedestrian circulation as well as to shade the buildings to reduce energy usage.

Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, and helping to lower urban air temperatures and mitigate the heat island effect. Parking structures and other buildings offer potential for solar roofs, which capture sunlight and transform it into energy.

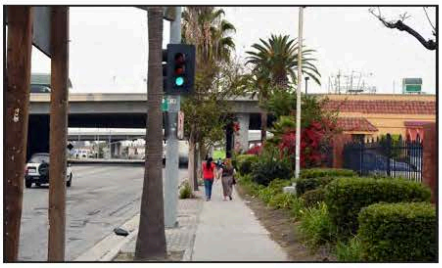
3.18 Street and Sidewalk Standards and Guidelines

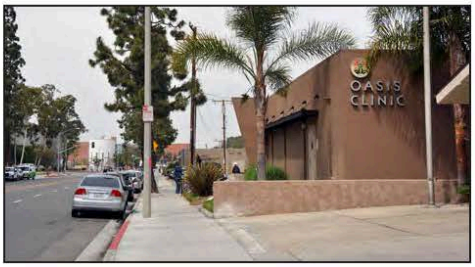
The Plan Area has a mix of commercial, institutional and residential uses. While both paved sidewalks and sidewalks with parkways can be found within the area, this Specific Plan differentiates the sidewalk treatment between residential and non-residential frontages as follows:

- All existing parkways facing residential uses shall be retained.
- All other street segments (with institutional, commercial or mixed use zone frontages) shall have paved sidewalks instead of parkways.



Existing parkways along residential frontages include turf and drought tolerant landscaping.





Existing sidewalks along non-residential parkways have a mix of paving materials.

Each property owner is responsible for the maintenance of the parkway that fronts their lot. Drought-tolerant landscaping is encouraged in the residential parkways.

Sidewalks along non-residential frontages should have attractive paving materials and patterns. Tree wells can also become a part of a Low Impact Development strategy.

As new development occurs in the Mixed Use Zones, the adjoining property owner/developer shall follow the following standards and guidelines for upgrading roadways and sidewalks. Property owners in other areas are also encouraged to follow these standards and guidelines.

- New or reconstructed roadways and sidewalks shall be designed in coordination with the County Department of Public Works (DPW).
- Green Streets and Law Impact Development (LID) strategies, such as the use of vegetated swales and decomposed granite, shall be utilized to manage stormwater, improve water quality, reduce flows and enhance watershed health.
- New sidewalks should be graded to allow stormwater run-off into adjacent unpaved areas, such as planter strips and parkways.
- Sidewalks should be designed or modified such that street furniture, signage, lighting, landscaping, etc. do not interfere with a continuous pedestrian path. The pedestrian path should be clearly identified in project plans.
- Street treatments in which stormwater runoff is captured and retained shall be located within street medians and parkways. Stormwater Best Management Practices per the California Stormwater Quality Association's Stormwater Best Management Practice Handbook shall be applied.
- Decorative non-vegetative groundcover, such as river cobble, pebbles, and crushed stone, should be used in streetscape composition. Non-vegetative groundcovers shall allow proper drainage. Any material, such as crushed tires, that may leach harmful chemicals into the soil or generate heat is not permitted.
- Sidewalks shall comply with all Americans with Disabilities Act (ADA) standards.

Drought-tolerant landscaping in the parkways is an attractive replacement for turf.

CHAPTER 4

Mobility

4.1 Introduction

This Chapter describes the Mobility Strategy for the Willowbrook TOD Specific Plan, which includes recommendations for the roadway network as well for improving pedestrian, bicycle, and transit circulation.

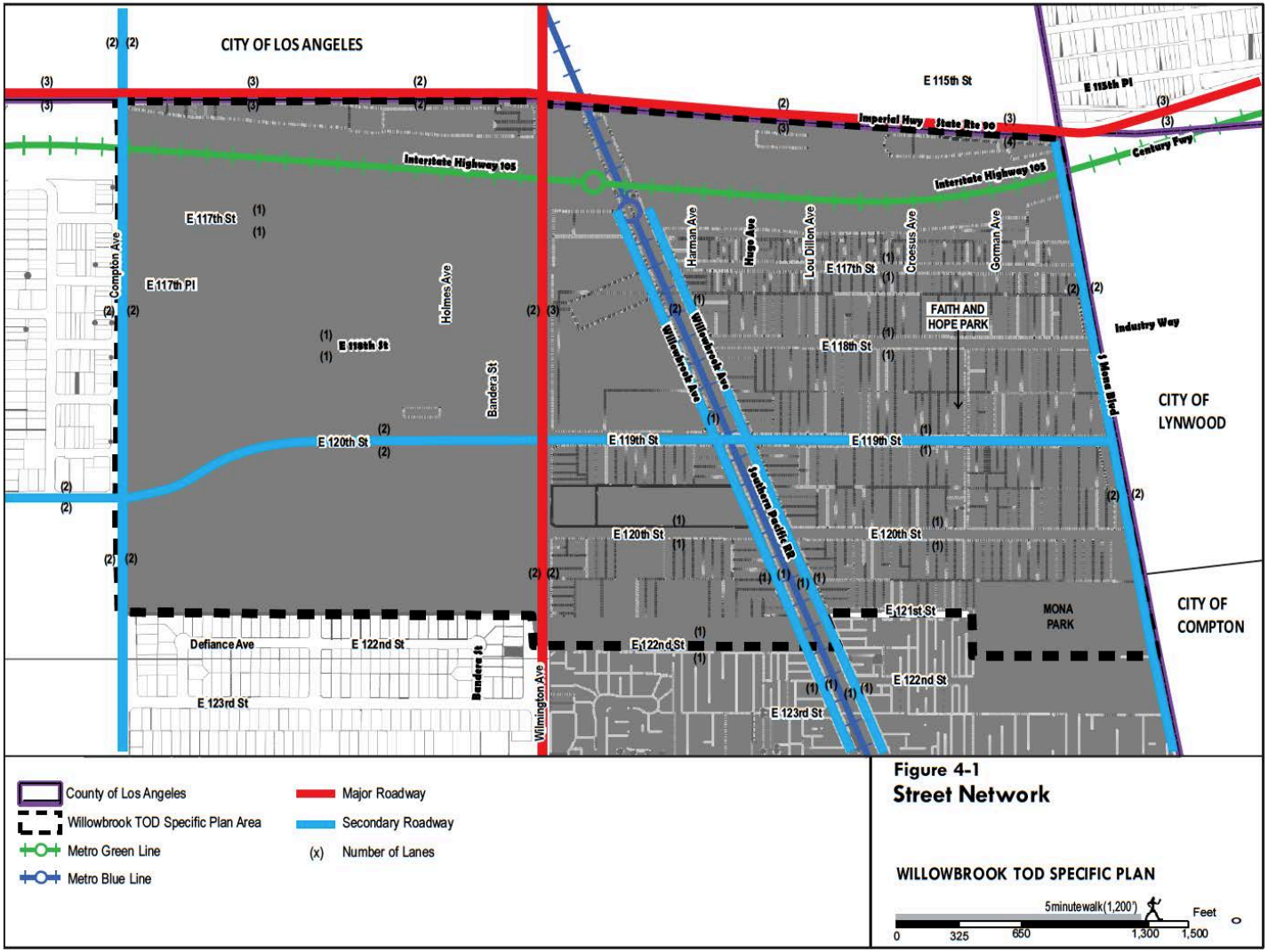
The overall goal for mobility in the Plan Area is to enhance connectivity and the ease of movements for non-auto transportation modes, particularly pedestrians and bicyclists. These enhancements will support healthy transportation options.

4.2 Background

The Plan Area is centered on the Willowbrook/Rosa Parks Station with stops for both the Metro Blue Line and the Metro Green Line.

Generally, the existing circulation system in the area is automobile-oriented and auto-dominated. The rail station is generally difficult to access, and the station area is inhospitable to transit users. There are however numerous shuttles and bus routes serving the Plan Area and connecting to the rail station.

The local community has expressed concerns over the high speed of vehicle traffic on key roadways and the poor pedestrian environment at most intersections and on many of the sidewalks. There are few locations to conveniently cross streets, intersections without a clear roadway and pedestrian markings, and a poor pedestrian sidewalk environment – particularly on the east side of Wilmington Avenue by the Willowbrook/Rosa Parks Station. There is a lack of pedestrian infrastructure in some areas, with unpaved paths and poor lighting. Furthermore, there is a lack of bicycle infrastructure on streets in the Plan Area, and inadequate bicycle parking.


CITY OF LOS ANGELES
E 115th St
E 115th Pl
Imperial Hwy
State Rte 90
Century Fwy
Interstate Highway 105
E 117th St
E 117th Pl
Compton Ave
Holmes Ave
Bandera St
Harman Ave
Hugo Ave
Lou Dillon Ave
Croesus Ave
German Ave
FAITH AND HOPE PARK
Industry Way
S Mona Blvd
E 118th St
Willowbrook Ave
Southern Pacific RR
CITY OF LYNWOOD
E 119th St
E 120th St
E 121st St
MONA PARK
CITY OF COMPTON
Defiance Ave
E 122nd St
E 123rd St
Wilmington Ave
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Major Roadway
Secondary Roadway
(x) Number of Lanes
Figure 4-1
Street Network
WILLOWBROOK TOD SPECIFIC PLAN
5 minute walk (1,200')
Feet
0
325
650
1,300
1,500

4.3 Roadway Network

The roadway system, shown on Figure 4-1, provides the backbone circulation system for all modes of transportation. While historically street systems have been oriented to serving the automobile, the roadway system should provide a network of complete streets that provides for the safe and efficient circulation of transit, bicycles, and pedestrian, as well as automobiles.

The existing street system will be largely maintained in its current configuration, with some changes/ improvements designed to improve access and circulation, and walkability. The Major Roadways (as identified in the General Plan) will continue to be Wilmington Avenue and Imperial Highway. Secondary Roadways (as identified in the General Plan) will continue to be Compton Avenue, Willowbrook Avenue and Mona Boulevard in the north-south direction, and 120th Street/119th Street in the east-west direction. The number of traffic lanes and roadway lane configurations will generally remain the same, except where otherwise noted in the Specific Plan (for example where road diets will be implemented).

The following street enhancements, shown in Figure 4-2, are intended to improve circulation for bicycles and pedestrians in the Plan Area. These are also described in more detail in Sections 4.4 and 4.5.

Road Diet and Bicycle Lanes on 120th Street
The section of 120th Street between Compton Avenue and Wilmington Avenue will be reduced from four lanes to three lanes, with a bicycle lane in each direction and no on-street parking. This is part of the Willowbrook Area Access Improvement Project.

Willowbrook Avenue West
The section of Willowbrook Avenue West between the Willowbrook/Rosa Parks Station and 119th Street, will be reduced from two lanes southbound to one lane southbound, and a bicycle path installed on the west side of the street. This lane will be a dedicated busway.

Road Diet and Bicycle/Pedestrian Trail on Mona Boulevard
Mona Boulevard from the I-105 Freeway to 124th Street will be converted from a four lane street to a three lane street, and a pedestrian/bicycle trail installed on the west side of the street. Parking will be retained on the west side of the street. The pedestrian/bicycle trail shall include a paved section to meet Class I design guidelines. The design of the trail will be subject to the requirements of DPW. Figure 4-3 illustrates a typical cross section of reconfigured Mona Boulevard.

The majority of properties on the west side of Mona Boulevard are accessed from the east-west streets. However, because there are some driveways and curb cuts on Mona Boulevard (approximately twelve along the 3,000 foot section), the pedestrian/bicycle trail must be designed to safely accommodate those driveways, with adequate signage and surface material details. (It is noted that typical street conditions often require driveway access across sidewalks and across bicycle lanes).

Rename 120th Street between Compton and Wilmington Avenues
Currently, the segment of 120th Street west of Wilmington Avenue (between Compton and Wilmington Avenues) aligns with 119th Street east of Wilmington Avenue, which causes confusion. This segment of 120th Street, which fronts the MLK Medical Center, should be renamed. A community contest should be organized to select an appropriate street name, similar to that for "Healthy Way" on the Medical Campus.

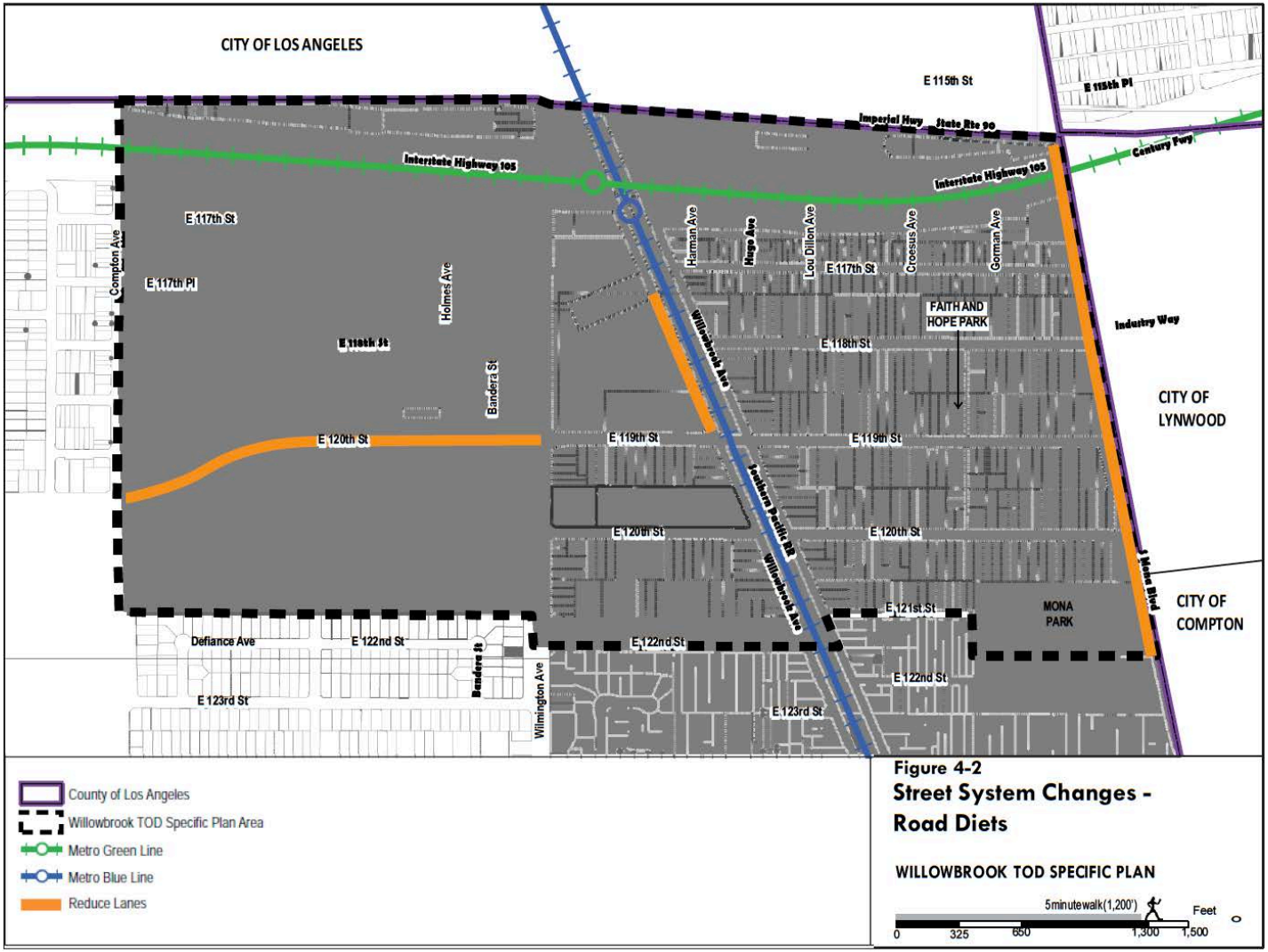


Figure 4-2
Street System Changes - Road Diets

WILLOWBROOK TOD SPECIFIC PLAN

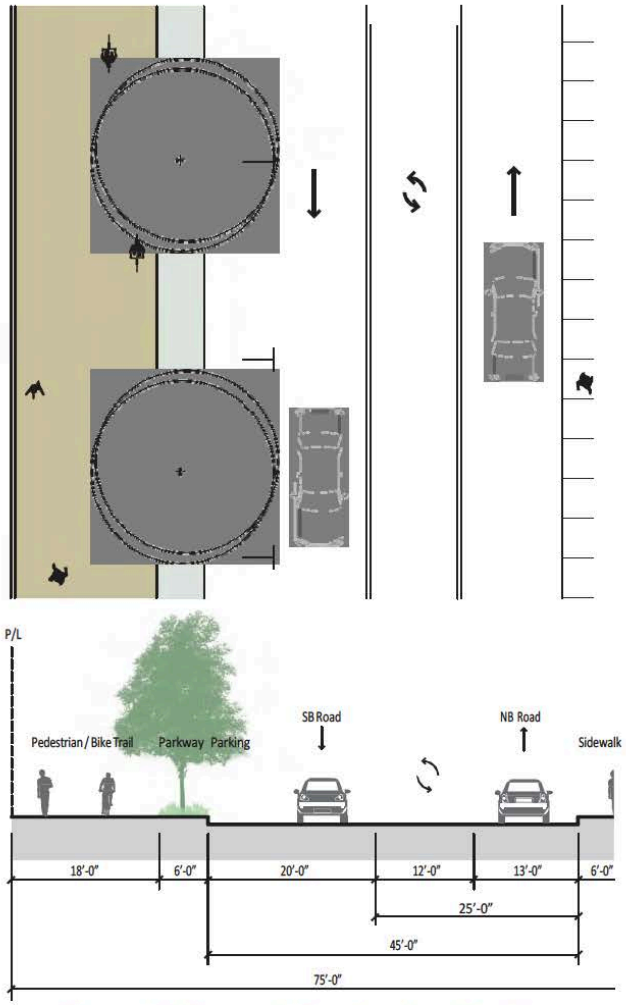
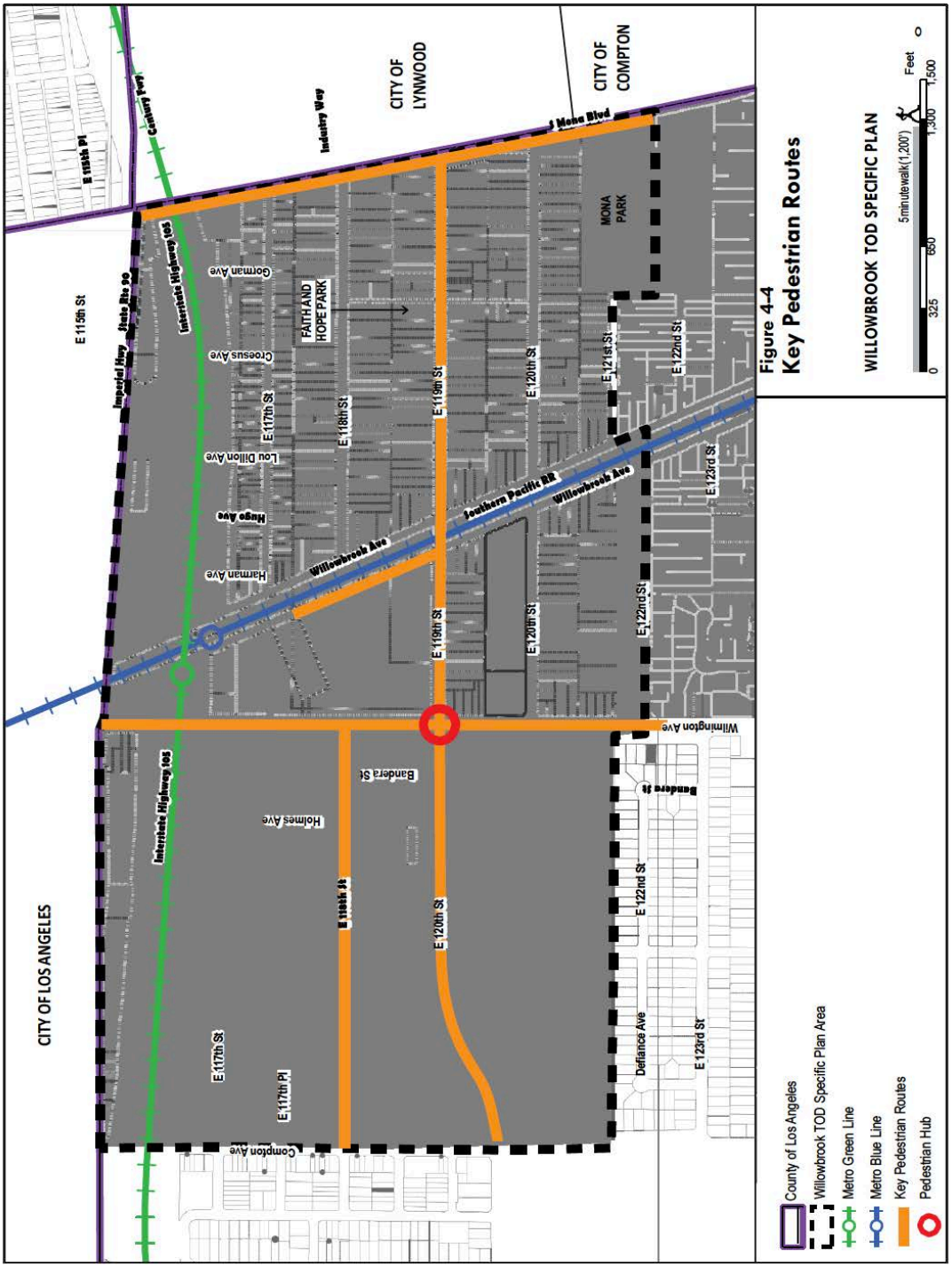


Figure 4-3: Proposed Mona Boulevard Section

Examples of a Class I bicycle path and pedestrian trail


CITY OF LOS ANGELES
CITY OF LYNWOOD
CITY OF COMPTON
MONA PARK
FAITH AND HOPE PARK
Interstate Highway 105
Imperial Hwy
State Rte 90
Century Fwy
Industry Way
E 115th Pl
E 116th St
German Ave
Croesus Ave
Lou Dillon Ave
Hooper Ave
Harman Ave
E 117th St
E 117th Pl
E 118th St
E 119th St
E 120th St
E 121st St
E 122nd St
E 123rd St
Willowbrook Ave
Southern Pacific RR
Holmes Ave
Bandera St
Wilmington Ave
Compton Ave
Defiance Ave
Mona Blvd
Figure 4-4
Key Pedestrian Routes
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk(1,200')
Feet
0
325
650
1,300
1,500
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Key Pedestrian Routes
Pedestrian Hub

4.4 Pedestrian Circulation

The key pedestrian routes in the Plan Area are shown in Figure 4-4. The backbone of the pedestrian system is formed by Wilmington Avenue in the north-south direction and 120th/119th Street in the east-west direction. These corridors connect activity centers of the Willowbrook/Rosa Parks Station, the Kenneth Hahn Plaza, and the MLK Medical Center Campus. They also cross at the intersection of Wilmington Avenue and 120th/119th Street – which is the functional pedestrian hub of the Plan Area. Section 5.2C in Chapter 5 discusses and illustrates concepts for special treatment for this intersection.

Additional key elements of the pedestrian system are 118th Street between Compton Avenue and Wilmington Avenue – which connects the CDU campus to the rest of the Plan Area, Willowbrook Avenue West between 119th Street and the Willowbrook/Rosa Parks Station – providing access from residential areas to the Station, and 119th Street between Willowbrook Avenue and Mona Boulevard provides access from the residential areas to the activity centers within the Plan Area. Mona Boulevard also provides north-south pedestrian access on the east side of the Plan Area including access to Mona Park, MLK Elementary School, and Dr. Ralph Bunche Middle School.

Pedestrian Sidewalk Improvements

Sidewalks currently exist on most streets in the Plan Area, although some are narrow or substandard in quality. Sidewalks will be improved as new development occurs, and through the landscaping provisions contained in this Willowbrook TOD Specific Plan.

Specific recommendations include:

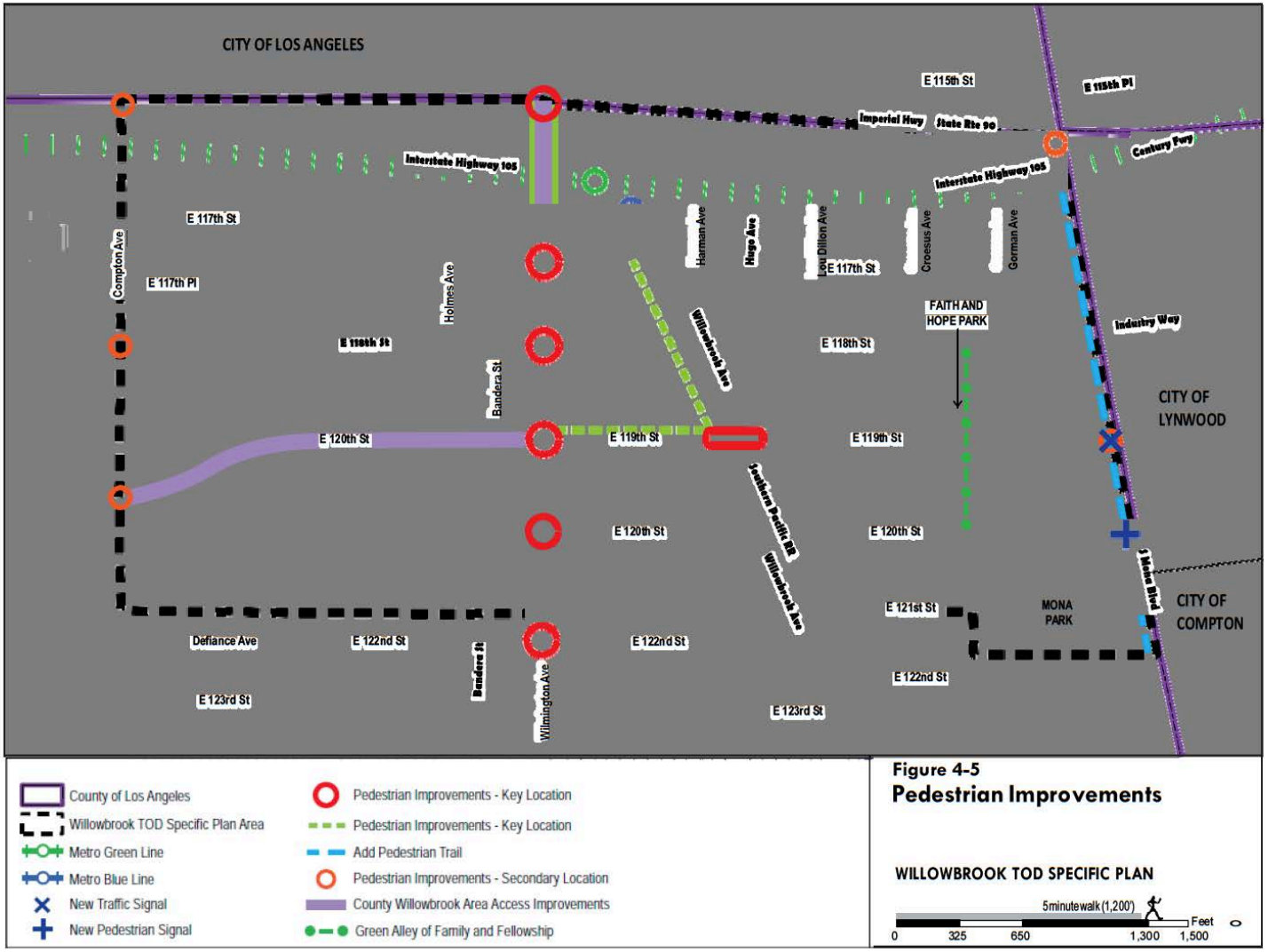
- A sidewalk will be added to the currently unpaved west side of Willowbrook Avenue West between the Willowbrook/Rosa Parks Station and 119th Street.
- The sidewalks on Wilmington Avenue between the I-105 Freeway Off-Ramps and Imperial Highway will be improved through widening and streetscape improvements, including improved pedestrian-scaled street lighting.
- Streetscape standards will provide for wider sidewalks where feasible as redevelopment occurs, for example the north side of 119th Street between Wilmington Avenue and Willowbrook Avenue.

Pedestrian Oriented Intersection Improvements

To enhance the pedestrian environment and to calm traffic, a number of pedestrian oriented intersection improvements will be implemented throughout the Plan Area. These will be based on a menu of improvements that includes the following:

- Adding high visibility crosswalks at both existing and new intersections recommended in this Specific Plan.[1]
- Adding passive pedestrian detection and pedestrian push buttons for crosswalks at traffic signals at intersections.
- Adding pedestrian countdown pedestrian signals and audio signals to crosswalks at intersections.
- Adding advance stop lines to signalized intersection approaches.
- Adding sidewalk bulb-outs and extensions, or reducing curb returns, on intersection corners where feasible.

1 *Design of any high visibility crosswalks should be reviewed on a case-by-case basis, and consider ADA access, maintenance cost, and feasibility. Pavers or textured surfaces should not be considered in the pedestrian walking path of the crosswalks.*


CITY OF LOS ANGELES
E 115th St
E 115th Pl
Imperial Hwy
State Rte 90
Century Fwy
Interstate Highway 105
Interstate Highway 105
E 117th St
E 117th Pl
Compton Ave
Holmes Ave
Harman Ave
Hooper Ave
Lou Dillon Ave
Croesus Ave
Gorman Ave
E 117th St
FAITH AND HOPE PARK
Industry Way
E 118th St
E 118th St
Bandera St
Willowbrook Ave
CITY OF LYNWOOD
E 120th St
E 119th St
E 119th St
Southern Pacific RR
Willowbrook Ave
E 120th St
E 120th St
Main Blvd
CITY OF COMPTON
E 121st St
MONA PARK
Defiance Ave
E 122nd St
E 122nd St
Bandera St
Wilmington Ave
E 122nd St
E 123rd St
E 123rd St
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
New Traffic Signal
New Pedestrian Signal
Pedestrian Improvements - Key Location
Pedestrian Improvements - Key Location
Add Pedestrian Trail
Pedestrian Improvements - Secondary Location
County Willowbrook Area Access Improvements
Green Alley of Family and Fellowship
Figure 4-5
Pedestrian Improvements
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk (1,200')
Feet
0
325
650
1,300
1,500

For all bulb-out locations, where two curb ramps are proposed per corner, curb ramps shall be situated close enough to the intersection so that pedestrian visibility is not hindered. Any proposed landscaping shall not interfere with sight distance of pedestrians waiting to cross. The intersection geometrics shall be evaluated to determine if bulb-outs can fit within the proposed curb to curb width.

These measures will facilitate pedestrian circulation, by reducing the width of roadway for pedestrians to cross, providing additional sidewalk space, and making pedestrian crossings more visible to pedestrians and motorists. A typical diagram is illustrated in Figure 4-6.

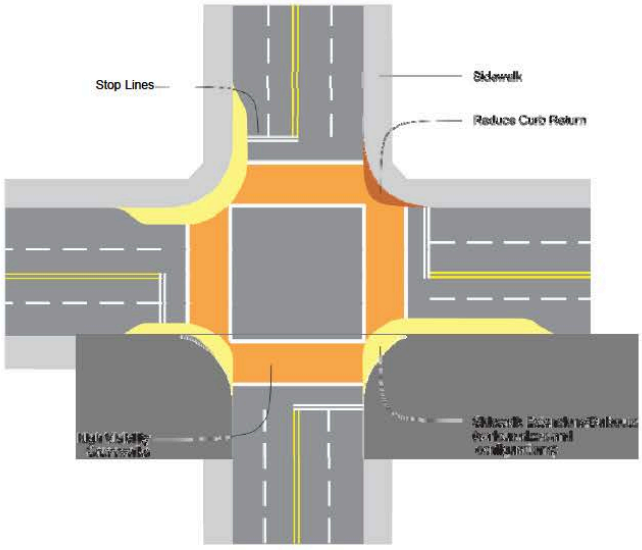
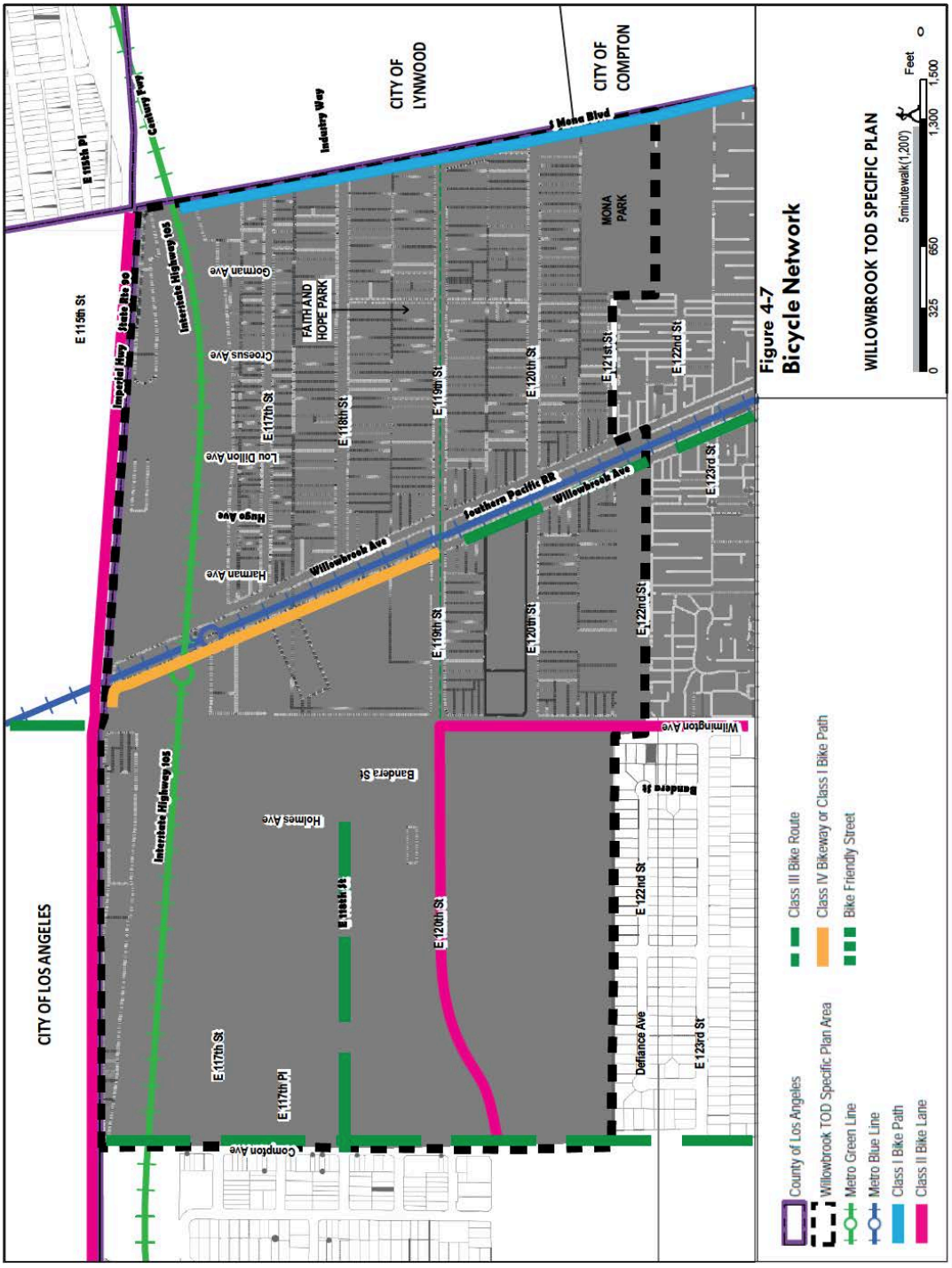


Figure 4-6: Pedestrian-oriented intersection improvements

The locations for such improvements are shown in Figure 4-5, and listed below.

- Wilmington Avenue and Imperial Highway
- Wilmington Avenue and I-105 Eastbound Ramp
- Wilmington Avenue and 118th Street
- Wilmington Avenue and 120th/119th Street
- Wilmington Avenue and 120th Street
- Wilmington Avenue and 122nd Street
- Willowbrook Avenue West and 119th Street
- Willowbrook Avenue East and 119th Street
- Mona Boulevard and Imperial Highway
- Mona Boulevard and 119th Street
- Mona Boulevard and 120th Street
- Compton Avenue and Imperial Highway
- Compton Avenue and 118th Street
- Compton Avenue and 120th Street


CITY OF LOS ANGELES
CITY OF LYNWOOD
CITY OF COMPTON
MONA PARK
FAITH AND HOPE PARK
Interstate Highway 105
Imperial Hwy
Century Fwy
Industry Way
Long Beach Blvd
Southern Pacific RR
Willowbrook Ave
Wilmington Ave
Bandera St
Holmes Ave
Compton Ave
Defiance Ave
German Ave
Croesus Ave
Lou Dillon Ave
Hugo Ave
Harman Ave
E 115th St
E 115th Pl
E 117th St
E 117th Pl
E 118th St
E 119th St
E 120th St
E 121st St
E 122nd St
E 123rd St
Figure 4-7
Bicycle Network
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk(1,200')
Feet
0
325
660
1,300
1,500
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Class I Bike Path
Class II Bike Lane
Class III Bike Route
Class IV Bikeway or Class I Bike Path
Bike Friendly Street

The type of improvements will follow the concepts identified in the "Los Angeles County Transit Oriented Districts Access Study, SCAG and County of Los Angeles." The specific improvements to be implemented at each location will be determined following detailed design studies to determine applicability and feasibility and the ultimate configuration. However, curb extensions should not restrict the circulation of buses, trucks, emergency vehicles, and bicycles.

The improvements at Wilmington Avenue and I-105 eastbound ramp will add a crosswalk across Wilmington Avenue to facilitate access to the Willowbrook/Rosa Parks Station. If found to be warranted by DPW analyses, other specific improvements include:

- New traffic signals at Wilmington Avenue and 122nd Street, and at Mona Boulevard and 119th Street, to facilitate pedestrian crossings on long stretches of both streets currently without signalized crosswalks.
- A signalized pedestrian crosswalk on Mona Boulevard and 120th Street, to facilitate pedestrians crossing to Dr. Ralph Bunche Middle School.

4.5 Bicycle Circulation

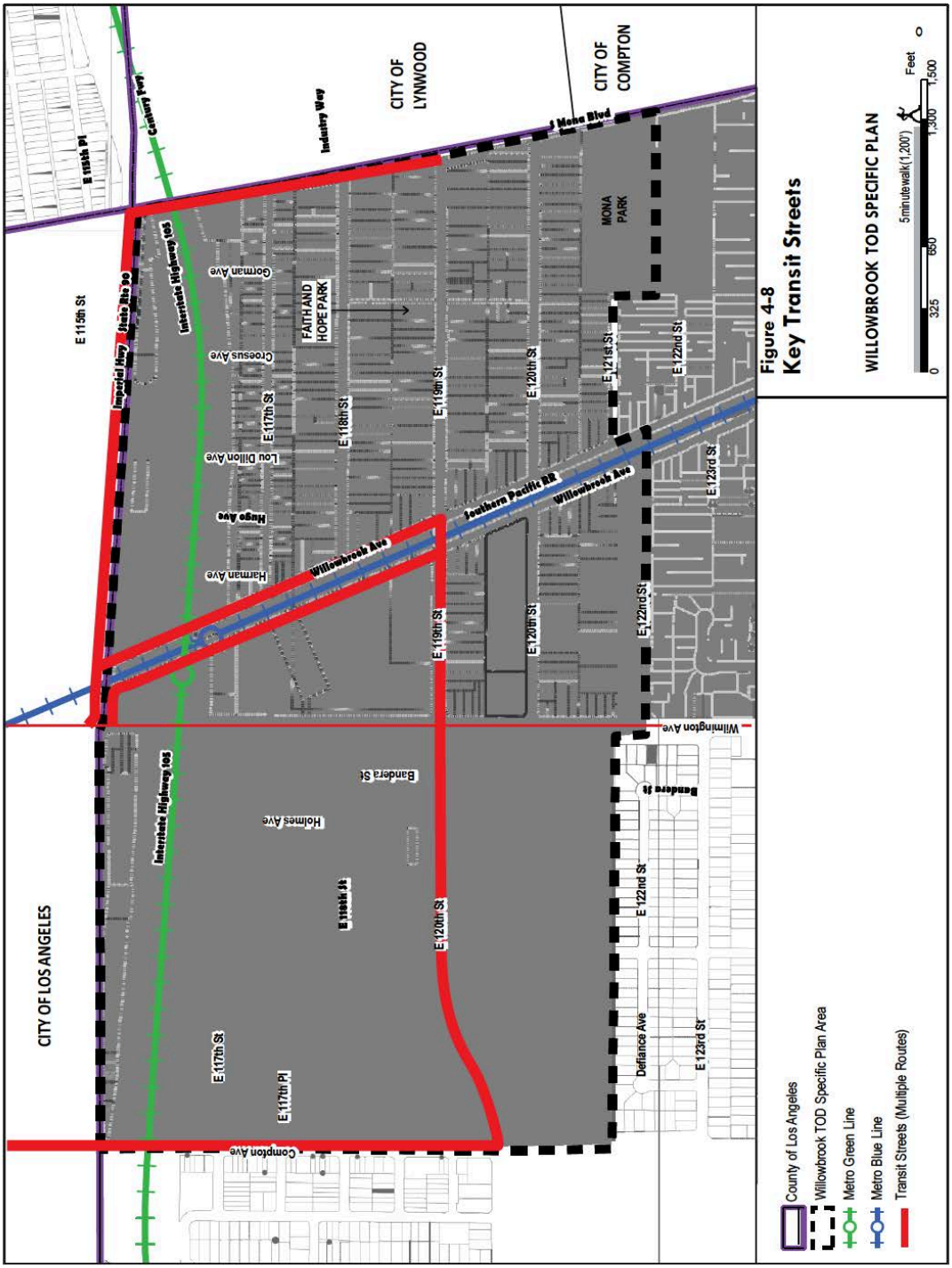
The Specific Plan Bicycle Network, shown in Figure 4-7, includes a combination of Class I, Class II, Class III and Class IV bicycle facilities that connect activity centers and neighborhoods to the Willowbrook/Rosa Parks Station, connect to adjacent communities, and provide a dedicated network for bicyclists to use safely and efficiently. The Bicycle Circulation System builds on the County's Bicycle Plan. Additional recommendations are provided to complete and connect the bicycle network, as described below.

Bicycle Facilities

- A Class I Bicycle Path consists of an exclusive bicycle facility, separated from roadways and traffic.
- A Class II Bicycle Lane consists of a designated striped lane along the curb lane of a street. It provides for one-way travel and is generally delineated with special striping and signage.
- A Class III Bicycle Route is for shared use of bicycles with automobile traffic. Signs are posted, which indicate the road also serves as a bicycle route, but no special lane for bicycles is striped. There may, however, be painted bicycle symbols on the roadways surface (known as sharrows) to indicate to motorists that bicycles also use the street.
- A Class IV Bikeway, or cycle track, provides a right-of-way designated exclusively for bicycle travel within or adjacent to a roadway and which is protected from vehicular traffic. Types of separation include, but are not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking.

Specific recommendations include:

- Class I Bicycle Paths will be implemented on Willowbrook Avenue West between 119th Street and Imperial Highway — to provide access to the Willowbrook/Rosa Parks Station, and on Mona Boulevard (west side) between Imperial Highway and 124th Street. The facility on Willowbrook Avenue West could also be a Class IV cycle track.
- Class II Bicycle Lanes will be implemented on 120th Street between Compton Avenue and Wilmington Avenue, on Wilmington Avenue between 124th Street and 120th Street, and on Imperial Highway between Compton Avenue and Mona Boulevard.
- Not all streets can support bicycle lanes due to insufficient width or the presence of on-street parking, which is also an important asset to the function and economic well-being of the


CITY OF LOS ANGELES
CITY OF LYNWOOD
CITY OF COMPTON
MONA PARK
FAITH AND HOPE PARK
Interstate Highway 105
Imperial Hwy
State Rte 90
Century Fwy
Industry Way
E 115th Pl
E 116th St
German Ave
Croesus Ave
Lou Dillon Ave
Hooper Ave
Harman Ave
Holmes Ave
Bandera St
Compton Ave
Willowbrook Ave
Southern Pacific RR
Mona Blvd
Wilmington Ave
Defiance Ave
E 117th St
E 117th Pl
E 118th St
E 119th St
E 120th St
E 121st St
E 122nd St
E 123rd St
Figure 4-8
Key Transit Streets
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk(1,200')
Feet
0
325
650
1,300
1,500
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Transit Streets (Multiple Routes)

adjacent commercial uses or neighborhoods. Where there is insufficient roadway width to stripe bicycle lanes and/or to retain on-street parking, a connected network is achieved through the designation of Class III Bicycle Routes. Class III Bicycle Routes will be implemented on Compton Avenue, Willowbrook Avenue West south of 119th Street, 119th Street between Wilmington Avenue and Mona Boulevard, and on 124th Street throughout the Plan Area.

Bicycle Amenities

Bicycle parking can include bicycle racks and lockers, bicycle corrals (larger areas dedicated to bicycle parking), and at bicycle stations. Bicycle stations can include repair facilities and a small bicycle shop, as well as secure bicycle parking. Bike share programs can provide bicycles for sharing by the community where people can rent a bicycle for a period of time and pick it up or drop it off at any bicycle share stop in an area.

Bicycle Parking and Stations

Bicycle parking should be provided according to Title 22 for all new developments. Additional bicycle parking should be provided at key public locations to also serve existing uses. This includes the Kenneth Hahn Plaza and the Willowbrook/Rosa Parks Station. Metro is planning to provide a bicycle station at the rail station called a Metro Bike Hub. Bicycle stations should also be provided on the MLK Medical Center Campus and the CDU Campus, and in the Northwest Subarea where offices are located. These additional bicycle stations should be provided by those facilities and uses.

Bike Share Program

A bike share program should be implemented in the Plan Area to encourage the use of bicycling – which would reduce vehicle trips and provide a healthy alternative method of transportation. It would also improve the first and last mile connections to the Willowbrook/Rosa Parks Station. While such a program could primarily be internal to the Plan Area, it should also be coordinated with any other existing or planned bike share programs in adjacent areas or the County.

4.6 Transit Circulation

Station Access

Metro is currently working on improvement plans for the Willowbrook/Rosa Parks Station. These are expected to include enhancements to the station facilities and platforms, the provision of a shuttle stop and bicycle station, and improvements to station access, including a crosswalk across the tracks south of the station to Willowbrook Avenue East.

Transit Service

Key transit streets (with multiple bus routes) in the Plan Area are shown in Figure 4-8. It is anticipated that current bus routes will continue to serve the Plan Area focusing on the Willowbrook/Rosa Parks Station. To encourage transit use, bus stops should be encouraged at quarter mile spacing to reduce walk time access to bus routes, and the provision of bus stop amenities should also be encouraged (such as benches, shade, landscaping, and transit service information).

Shuttle Routes

Existing shuttle routes that are operated by the County and CDU should be continued to facilitate alternative modes of transportation, and provide critical access for those without a car. Shuttle providers should consider extending service to accommodate second-shift hospital workers.

Additional shuttle routes should be added to serve new development in the Northwest Subarea and connect the land uses to the Willowbrook/Rosa Parks Station. These new shuttle services could be provided by the private sector as part of a comprehensive Transportation Demand Management Program (see Section 4.7 below).

The potential combination of the various shuttle routes could be considered, which improves the overall effectiveness of service and avoids duplication between routes, as long as the needs of individual land uses and institutions continue to be met.

4.7 Transportation Demand Management

A Transportation Demand Management Program will be developed by any development within the TOD to implement strategies, take advantage of the high level of transit service, and to reduce both vehicle trips and the number of parking spaces provided. Such programs include the encouragement of use of transit, bicycling, walking, and ride-sharing. These types of programs are generally most suitable and most effective for large employers, institutional uses, and office uses and could be attractive to employers in new office type land uses in the Northwest Subarea as they could reduce the capital costs needs of building parking. The Program should include the Northwest Subarea, CDU, and the MLK Medical Center.

Transportation demand management and trip reduction strategies could include, but are not be limited to:

- Encouraging use of transit, including subsidizing transit passes.
- Parking cash out programs.
- Encouraging ride-share.
- Providing preferential parking for carpools.
- Facilitating formation of carpools and vanpools.
- Site and building design to facilitate use of transit, bicycling, and walking.

A Transportation Management Organization (TMO) could also be established to facilitate these programs at an area-wide level and support individual employers and/or buildings in participating to the fullest extent possible.

CHAPTER 5

Streetscape Improvements

5.1 Introduction

The purpose of this chapter is to describe recommended streetscape improvements in the Plan Area that serve to fulfill the Specific Plan goal of improving the quality of life for residents with improvements to the public realm. Some of these recommendations are conceptual and the County will need to further assess and supplement these recommendations, as noted, on a case-by-case basis.

Streetscape improvements are intended to enhance and unify the visual and spatial experience of the driver, pedestrian, and the bicyclist, and help provide key linkages between the activity centers and neighborhoods in the Plan Area. The streetscape gives the user a sense of direction and place. These enhancements also enhance connectivity and the ease of movement for pedestrians and bicyclists, supporting healthy transportation options.

5.2 Streetscape Improvements

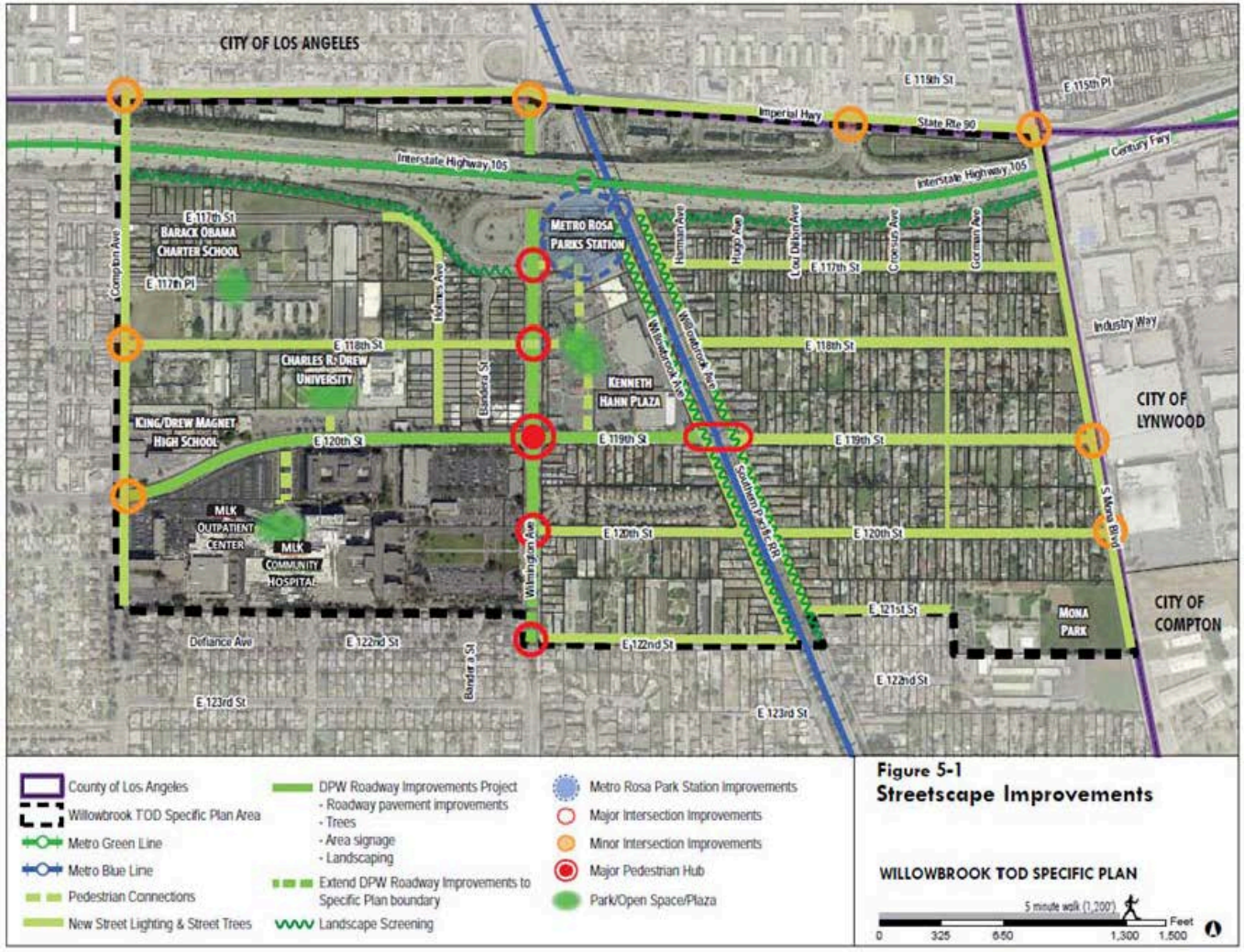
Recommended streetscape improvements consist of an interrelated palette of street trees, street furniture, street lighting, signage and landscaping. Public art can also have a role in the streetscape palette. These elements are illustrated in Figure 5-1 and described in more detail in the following sections:

A. Willowbrook Area Access Improvements Project

DPW has streetscape improvements planned for Wilmington Avenue (Imperial to East 120th Street) and East 120th/East 119th Street (Compton to Willowbrook) as a part of the Willowbrook Area Access Improvements (WAAI) Project. The streetscape design includes new sidewalks, Class II bicycle lanes, solar pedestrian lights, street trees, street furnishings, bus shelters, and Low Impact Development features such as storm capture underground storage facilities and permeable pavers. The WAAI Project also includes signage and wayfinding services with the theme of "willow and brook." The Specific Plan builds on this project by continuing the design themes of the WAAI Project to the rest of the Plan Area.

B. Green Alley Project

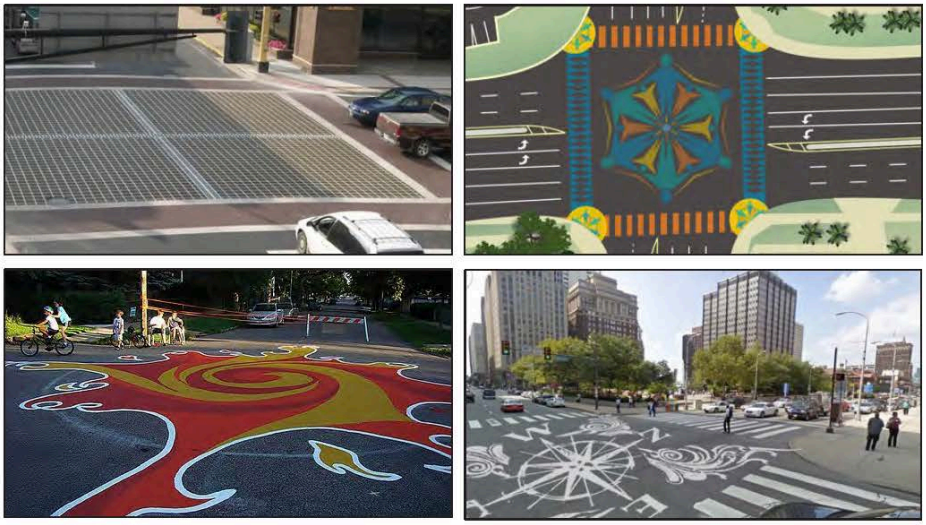
DPW is installing a green alley between East 118th Street and East 120th Street. The project consists of colored concrete pavement; curb and driveway reconstruction at the alley entrance; crosswalk enhancements; pedestrian lighting; monument sign; and decorative walls that hold potted plants.


CITY OF LOS ANGELES
E 119th St
E 115th Pl
Imperial Hwy
State Rte 90
Century Fwy
Interstate Highway 105
Interstate Highway 105
E 117th St
BARACK OBAMA CHARTER SCHOOL
E 117th Pl
Compton Ave
Holmes Ave
METRO ROSA PARKS STATION
Harman Ave
Hooper Ave
Lou Dillon Ave
Croesus Ave
Gorman Ave
E 117th St
Industry Way
E 118th St
CHARLES R. DREW UNIVERSITY
Bandera St
Willowbrook Ave
KENNETH HAHN PLAZA
CITY OF LYNWOOD
KING/DREW MAGNET HIGH SCHOOL
E 120th St
E 119th St
E 119th St
S Mona Blvd
MLK OUTPATIENT CENTER
MLK COMMUNITY HOSPITAL
Wilmington Ave
E 120th St
E 120th St
Southern Pacific RR
E 121st St
MONA PARK
CITY OF COMPTON
Defiance Ave
E 122nd St
E 122nd St
Bandera St
E 122nd St
E 123rd St
E 123rd St
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Pedestrian Connections
New Street Lighting & Street Trees
DPW Roadway Improvements Project
- Roadway pavement improvements
- Trees
- Area signage
- Landscaping
Extend DPW Roadway Improvements to Specific Plan boundary
Landscape Screening
Metro Rosa Park Station Improvements
Major Intersection Improvements
Minor Intersection Improvements
Major Pedestrian Hub
Park/Open Space/Plaza
Figure 5-1
Streetscape Improvements
WILLOWBROOK TOD SPECIFIC PLAN
5 minute walk (1,200')
Feet
0
325
650
1,300
1,500

C. Streetscape Improvements at the Intersection of Wilmington Avenue and East 120th/East 119th Street

The two major pedestrian streets within the Plan Area are Wilmington Avenue in the north-south direction and East 120th/East 119th Street in the east-west direction. These two streets connect the major activity areas as well as connect across the rail tracks with the residential neighborhoods to the east. They also intersect to form the pedestrian core of the Plan Area. This intersection is the center of the Plan Area and should have special treatments to mark it as such. Building on the improvements planned per the WAAI Project, the Specific Plan proposes additional improvements at this intersection as illustrated in Figure 5-2. These include a bulb-out on the southeast corner of the

Figure 5-2: Wilmington Avenue and East 120th/East 119th Street intersection



Examples of paving designs that highlight special intersections.

intersection, and additional paving designs to mark this intersection as special. A gateway structure across Wilmington Avenue could also be explored. Examples of gateway structures from other communities are shown below.

Gateway structures that mark entries to special areas can also be used to celebrate the heart of a community.

D. Pedestrian Amenities

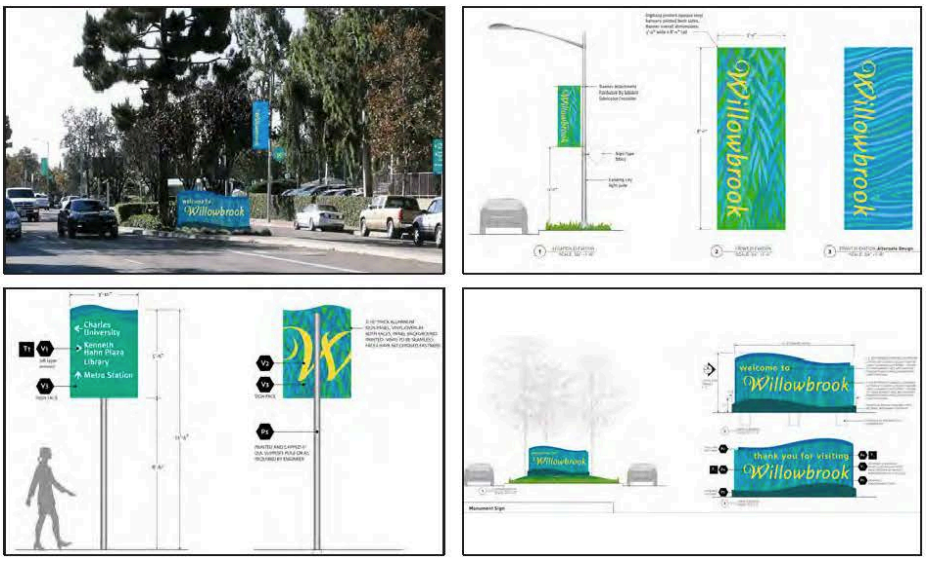
Elements of an engaging, pedestrian-oriented streetscape include: street trees (described in Section 5.3E), street lights, street furniture, wayfinding, and landscaped open space. In some instances, public art and water features may also be appropriate where it serves to interpret and draw attention to the history or culture of the area. In general, pedestrian amenities should be focused along the major streets and locations that have the highest amount of pedestrian activity.

1. **Street Furniture.** Various styles of street furniture can be found in the Plan Area. A consistent palette of street furniture will help unify the area, as well as provide essential seating, trash receptacles and bicycle racks. The WAAI Project is a first step in this process. As a part of this project, existing bus shelters, benches, trash receptacles and bicycle racks will be replaced or refinished to match the selected design theme. The WAAI street furniture palette is shown below. Trash receptacles similar to those proposed by the WAAI Project should be added at all intersections in the Plan Area. The feasibility of installation will depend on the site conditions at each intersection. ADA accessibility requirements must be followed to ensure that a clear path of travel is not impeded. Additional trash receptacles may be installed as pedestrian activity levels increases.

   Site furnishings (benches, trash receptacles and bicycle racks, etc.) are also encouraged in setback areas, paseos, plazas, and courtyards. The selected site furnishings should be compatible in style with the buildings and selected to bring comfort, scale and design expression to the streetscape. It also must be highly durable and easy to maintain. All elements of the furniture palette should be uniform.

The selected street furniture palette in the Willowbrook Area Access Improvements project includes Landscape Forms' Presidio bench and trash receptacle in a silver metallic finish. (Source: County of Los Angeles Department of Public Works)

2. **Wayfinding.** Wayfinding helps people orient themselves in physical space and navigate from place to place through effective signage, markers, and/or monuments. It is how people choose a path within the built environment. A system of wayfinding signs and entry monument signs is a part of the WAAI Project. As shown below, these signs have a consistent design with a coordinated color palette that creates a unique theme (willow and brook) that is both recognizable and sensitive to its context. The Specific Plan recommends expanding this wayfinding system to the entire Plan Area. One of the key locations for this expansion is at the Willowbrook/Rosa Parks Station. Directional signage at this location should direct motorists and pedestrians to the rest of MLK Medical Center, CDU, Kenneth Hahn Plaza, as well as other public facilities and public parking.



Banners, directional signs and monument signs are a part of the Willowbrook Area Access Improvements Project. (Source: County of Los Angeles Department of Public Works)

3. **Street Lighting.** Lighting promotes safety and helps to create an appealing walkable environment. Lighting provides spatial definition to the sidewalk, adds ambiance to neighborhood settings, and affords a sense of security to users. The WAAI Project adds pedestrian-scaled lights to the key pedestrian streets. The Specific Plan recommends adding pedestrian-scaled lighting to the

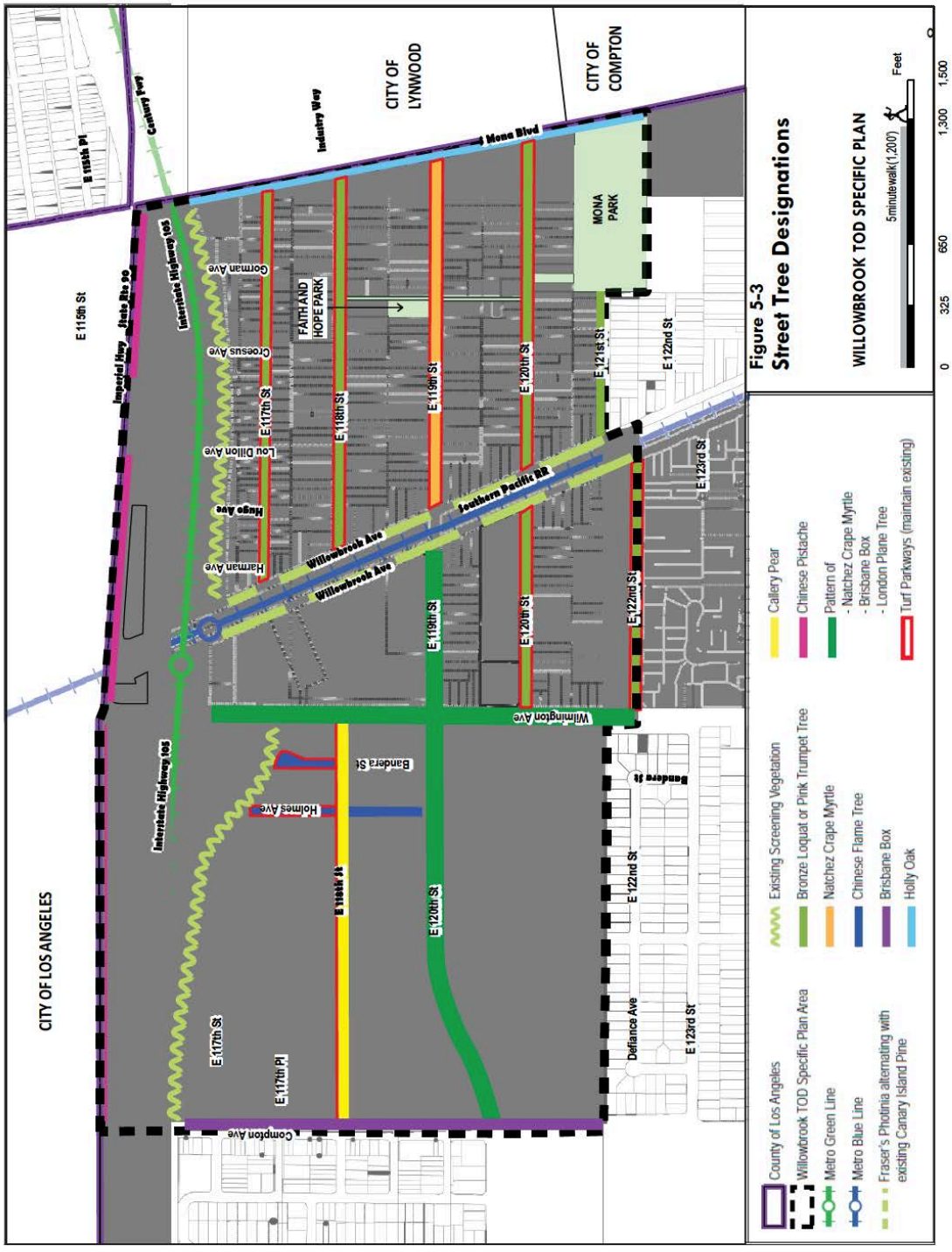


Figure 5-3
Street Tree Designations
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk(1,200')
Feet
0
325
650
1,300
1,500
CITY OF LOS ANGELES
CITY OF LYNWOOD
CITY OF COMPTON
MONA PARK
FAITH AND HOPE PARK
Willowbrook Ave
Southern Pacific RR
Wilmington Ave
Compton Ave
Bandera St
Holmes Ave
Defiance Ave
Interstate Highway 105
Imperial Hwy State Rte 90
Industry Way
Century Fwy
Mona Blvd
E 115th Pl
E 116th St
E 117th St
E 117th Pl
E 118th St
E 119th St
E 120th St
E 121st St
E 122nd St
E 123rd St
Gorman Ave
Croesus Ave
Lou Dillon Ave
Hugo Ave
Harman Ave
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Fraser's Photinia alternating with existing Canary Island Pine
Existing Screening Vegetation
Bronze Loquat or Pink Trumpet Tree
Natchez Crape Myrtle
Chinese Flame Tree
Brisbane Box
Holly Oak
Callery Pear
Chinese Pistache
Pattern of
- Natchez Crape Myrtle
- Brisbane Box
- London Plane Tree
Turf Parkways (maintain existing)

remainder of the streets in the Plan Area. The selected light fixtures should also adhere to guidelines set forth by the Dark Sky Association to protect the area's view of stars, as well as to avoid glare. Light fixtures in the public right-of-way shall also follow the Southern California Edison (SCE) standards for maintenance.

4. **Public Art.** Public art can complement and enhance the Plan Area, and make positive contributions to the public's experience and understanding of life in the area. Arts and culture help to enrich everyday life, stimulate the local economy, enhance the environment, celebrate the nature, engage citizens, and foster neighborhood pride. Art brings the community together, creating situations not merely for enjoyment and beauty, but also for dialogue, thought, and growth.

   There are opportunities to encourage this evolving identity of the area by further integrating public art into the fabric and streetscape, such as at the Willowbrook/Rosa Parks Station, along major streets and activity centers.

E. Street Trees

The Plan Area has an inconsistent palette and pattern of street trees. Except for a few street segments, a mix of street tree species can be found in the Plan Area. This lack of uniformity contributes to the inconsistent and fragmented character of the Specific Plan area streets. A palette of carefully selected street trees will unify the variety of existing and future land uses in the Plan Area. In addition, street trees will provide shade, add seasonal color, define the street edge, and add to the urban forest. A uniform pattern of street trees will also increase connectivity and sense of cohesion on a pedestrian and auto-oriented scale, as well as offer a pleasant sidewalk experience.

Table 5-1 lists and Figure 5-3 illustrates the street tree designations for the streets within the Specific Plan area. Figure 5-4 illustrates the Street Tree Palette. The street trees for Wilmington and East 120th/ East 119th Street (between Compton and Willowbrook Avenues), as planned in the WAAI Project, are also incorporated in this list. It also lists the existing street tree type found on each street. The designated street trees are also on the DPW Urban Forestry Unit's Maintenance District street tree lists.

Tree spacing recommendations for each street and tree type are also noted in Table 5-1. These are based on the canopy size of a mature tree of each species, the land uses along the streets, presence or absence of overhead power lines, and the available area for planting along the sidewalks and/or parkways. The final spacing will be determined by DPW and will need to consider field conditions including driveway aprons, street lights, and utilities on a block-by-block basis.

The following street tree and planting guidelines shall be adhered to for new street trees in addition to the standards established by DPW:

- All plant material shall meet the minimum standard of the American Nurserymen and Landscape Association and California Department of Agriculture Regulations, and be local container or field grown material.
- All trees shall be planted in accordance with established County planting standards.
- The minimum planting size for a tree in parkways and medians is a 24-inch boxed container.
- Median and parkway trees shall be trimmed to retain a trunk space clear of branches of at least 6 feet from grade at maturity.
- All street trees that are not placed in parkways shall be placed in a tree well per DPW specifications. Table 5-1 lists the minimum tree well dimensions.

Figure 5-4: Street Tree Palette

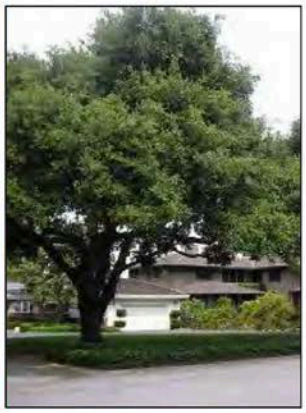
Pink Trumpet Tree
Handroanthus impetiginosus
Deciduous
Height: 30-50 feet
Canopy: 30 feet
Bloom: Spring
Water: low to moderate
Powerline Friendly: Yes

Bronze Loquat
Eriobotrya deflexa
Evergreen
Height: 25-30 feet
Canopy: 20 feet
Bloom: Winter
Water: low to moderate
Powerline Friendly: Yes

Chinese Flame Tree
Koelreuteria bipinnata
Deciduous
Height: 25-45 feet
Canopy: 40 feet
Bloom: Summer
Water: moderate
Powerline Friendly: Yes

'Natchez' Crape Myrtle
Lagerstroemia indica x fauriei 'Natchez'
Deciduous
Height: 15-25 feet
Canopy: 25 feet
Bloom: Summer
Water: low to moderate
Powerline Friendly: Yes

Brisbane Box
Lophostemon confertus
Evergreen
Height: 30-60 feet
Canopy: 40 feet
Bloom: Summer
Water: low to moderate
Powerline Friendly: No



Holly Oak
Quercus ilex
Evergreen
Height: 30-65 feet
Canopy: 50 feet
Bloom: Spring, Summer
Water: low to moderate
Powerline Friendly: No

Figure 5-4 (continued)

Chinese Pistache
Pistacia chinensis
Deciduous
Height: 60 feet
Canopy: 50 feet
Bloom: Winter
Water: low to moderate
Powerline Friendly: No

London Plane Tree
Platanus x acerifolia 'Bloodgood'
Deciduous
Height: 40-80 feet
Canopy: 70 feet
Bloom: Spring
Water: moderate
Powerline Friendly: No

Callery Pear 'Aristocrat'
Pyrus calleryana
Deciduous
Height: 35-45 feet
Canopy: 35 feet
Bloom: Spring
Water: moderate
Powerline Friendly: Yes

Canary Island Pine
Pinus canariensis
Evergreen
Height: 65-80 feet
Canopy: 40 feet
Bloom: None
Water: low to moderate
Powerline Friendly: No

Fraser Photinia
Photinia x fraseri
Evergreen
Height: 10-15 feet
Canopy: 20 feet
Bloom: Spring
Water: moderate
Powerline Friendly: Yes

Table 5-1:
Street Tree Designations in the Specific Plan Area

Street Names	Existing	Specific Plan (2015)	Recommended Spacing * (in feet)	Minimum Tree Well Dimensions ** (in feet)
North-South				
Compton Avenue (East side only)	Victorian Box *Pittosporum undulatum* Lemon Bottlebrush *Callistemon citrinus*	Brisbane Box *Lophostemon confertus*	30'-40'	5 sf
Holmes Avenue	Mixed	Chinese Flame Tree *Koelreuteri bipinnata*	30'-40'	5 sf/Turf Parkway
Wilmington Avenue	Mixed	Natchez Crape Myrtle *Lagerstroemia indica x fauriei 'Natchez* Brisbane Box *Lophostemon confertus* London Plane Tree (Maintain Existing) *Platanus x acerifolia*	-- -- --	
Willowbrook Avenue	Canary Island Pine *Pinus canariensis*	Fraser Photinia *Photinia x fraseri*	Alternating between existing	Parkway
Mona Boulevard (West side only)	None	Holly Oak *Quercus ilex*	40'-50'	Turf Parkway
Bandera Street	None	Chinese Flame Tree *Koelreuteria bipinnata*	30'-40'	5 sf/Turf Parkway
East-West				
Imperial Highway (South side only)	Mixed	Chinese Pistache *Pistacia chinensis*	30'-40'	5 sf
117th Street	Mixed	Pink Trumpet Tree *Handroanthus impetiginosus* Alternative: Bronze Loquat *Eriobotrya deflexa*	25'-35'	5 sf/Turf Parkway
118th Street (West of Wilmington Avenue) (North side only)	Mixed	Callery Pear *Pyrus calleryana*	30'-40'	5 sf/Turf Parkway
118th Street (East of Wilmington Avenue)	London Plane Tree *Platanus x acerifolia*	Pink Trumpet Tree *Handroanthus impetiginosus* Alternative: Bronze Loquat *Eriobotrya deflexa*	25'-35'	5 sf/Turf Parkway
119th Street (East of Willowbrook Avenue)	Mixed	Natchez Crape Myrtle *Lagerstroemia indica x fauriei 'Natchez'* Brisbane Box *Lophostemon confertus*	20'-30'	4 sf/Turf Parkway
120th Street (East of Wilmington Avenue)	Mixed	Pink Trumpet Tree *Handroanthus impetiginosus* Alternative: Bronze Loquat *Eriobotrya deflexa*	25'-35'	5 sf/Turf Parkway
120th Street (West of Wilmington Avenue)	Canary Island Pine *Pinus canariensis*	Natchez Crape Myrtle *Lagerstroemia indica x fauriei 'Natchez'* Brisbane Box *Lophostemon confertus*	-- --	
121st Street (North side only)	None	Pink Trumpet Tree *Handroanthus impetiginosus* Alternative: Bronze Loquat *Eriobotrya deflexa*	25'-35'	5 sf/Turf Parkway
122nd Street (North side only)	Mixed	Pink Trumpet Tree *Handroanthus impetiginosus* Alternative: Bronze Loquat *Eriobotrya deflexa*	25'-35'	5 sf/Turf Parkway

* Recommended spacing is based on canopy size of mature trees, available planting areas along sidewalks/parkways and adjacent land uses.

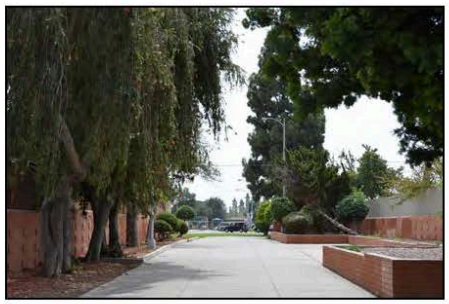
**Minimum Tree Well Dimension: Optimal sizes provided. Actual size and planting shall be dependent on sidewalk width, adjacent land uses and tree type.

F. Parks and Open Space

Existing open space resources in the Plan Area include Mona Park, Faith and Hope Park, and the MLK Fitness Garden. Mona Park is a 8.4-acre recreational facility that includes a softball and multi- purpose fields, a gymnasium and a swimming pool and features year-round recreational programming including youth sports, the summer lunch program, after-school snacks, and after-school day camp programs. The Faith and Hope Park opened in 2016 on the corner of East 119th Street and the planned Green Alley of Family and Fellowship. Another important open space resource is the MLK Fitness Garden at the MLK Center for Public Health. Primarily located along the 120th Street frontage, the MLK Fitness Garden incorporates a walking path and par course fitness equipment for employees and the public.

Faith and Hope Park opened in 2016 along East 119th Street.

MLK Fitness Garden is located along 120th Street.



Mona Park connects to East 120th Street along a landscaped paseo (shown on the right).

The recommended strategies for parks and open space build upon the existing park space in the Plan Area. These strategies include:

- Explore joint use policy with the schools to better utilize existing and future open space resources.
- Encourage new development to provide public open space as a community benefit. Potential locations are shown in Figure 5-1.
- Consider building pocket parks and community gardens on County-owned vacant lots.
- Connect existing and future parks and open spaces with the street network to allow easy pedestrian and visual access.

G. Mona Boulevard Bicycle/Pedestrian Path

Mona Boulevard provides access from the residential areas to the key activity centers in the Plan Area. Mona Boulevard also provides north-south pedestrian access on the east side of the Plan Area including access to Mona Park, the MLK Elementary School and the Dr. Ralph Bunche Middle School.

Mona Boulevard from the I-105 Freeway to 124th Street will be converted from a four lane street to a three lane street, and a pedestrian/bicycle trail installed on the west side of the street. Parking will be retained on the west side of the street. The pedestrian/bicycle trail shall include a paved section to meet Class I design guidelines. The design of the trail will be subject to DPW requirements. Figure 4-3 in Chapter 4 of this Specific Plan illustrates a typical cross section of reconfigured Mona Boulevard.

The Mona Boulevard Bicycle/Pedestrian Path will provide for a Class I Bicycle Path connection, completing the bicycle network in the Plan Area. The pedestrian path will connect the residential neighborhoods with Mona Park, MLK Elementary School and Dr. Bunche Middle School.

CHAPTER 6

Infrastructure

6.1 Introduction

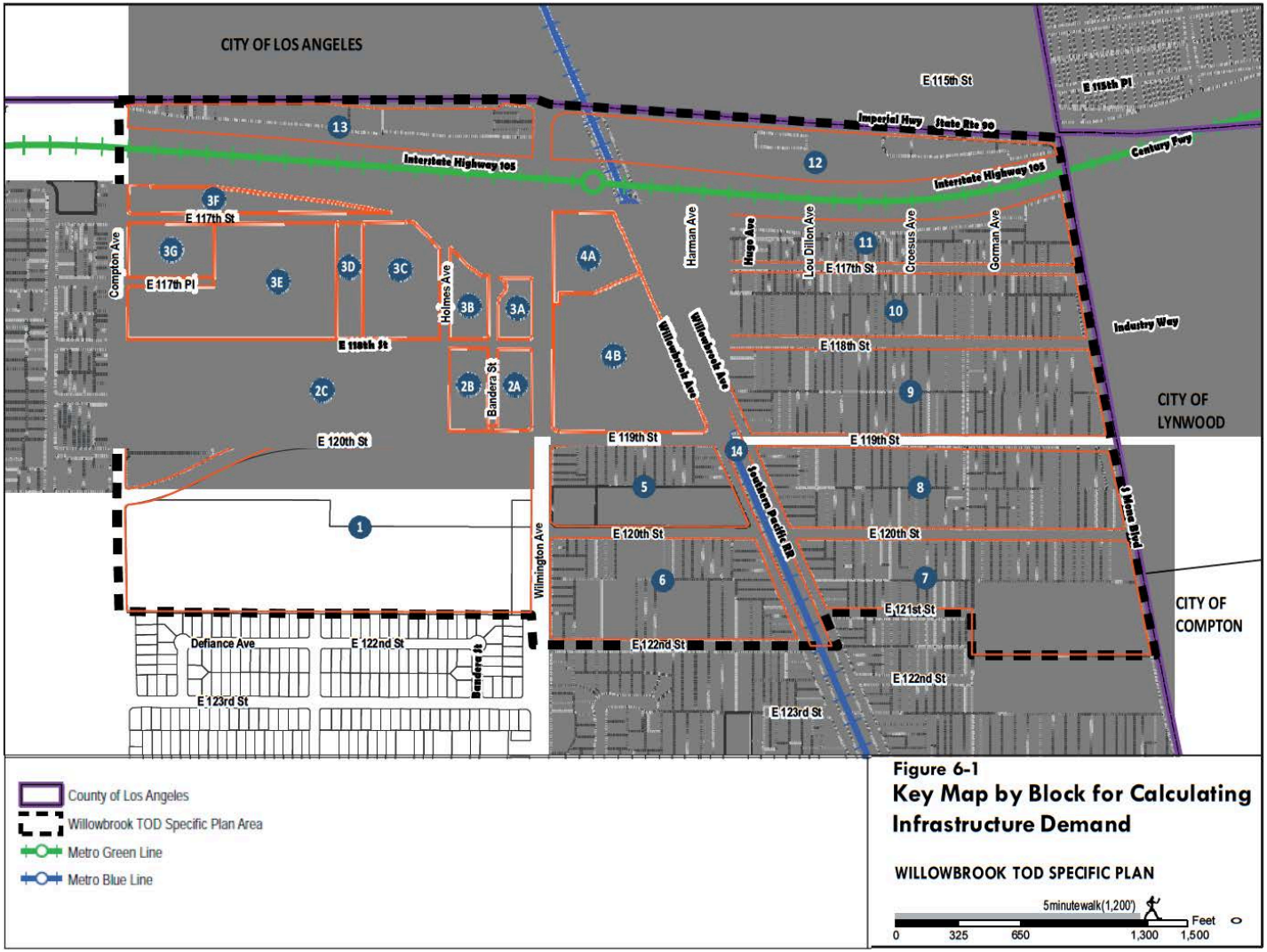
The purpose of this chapter is to provide an overview of existing and planned infrastructure facilities, and to outline recommended infrastructure upgrades for the Plan Area. The recommended upgrades are based on analyses of the capabilities and capacities of existing facilities and projected infrastructure needs based on build-out of the Willowbrook TOD Specific Plan. Figure 6-1 shows how the Plan Area has been divided into "groups" for the purposes of the analyses.

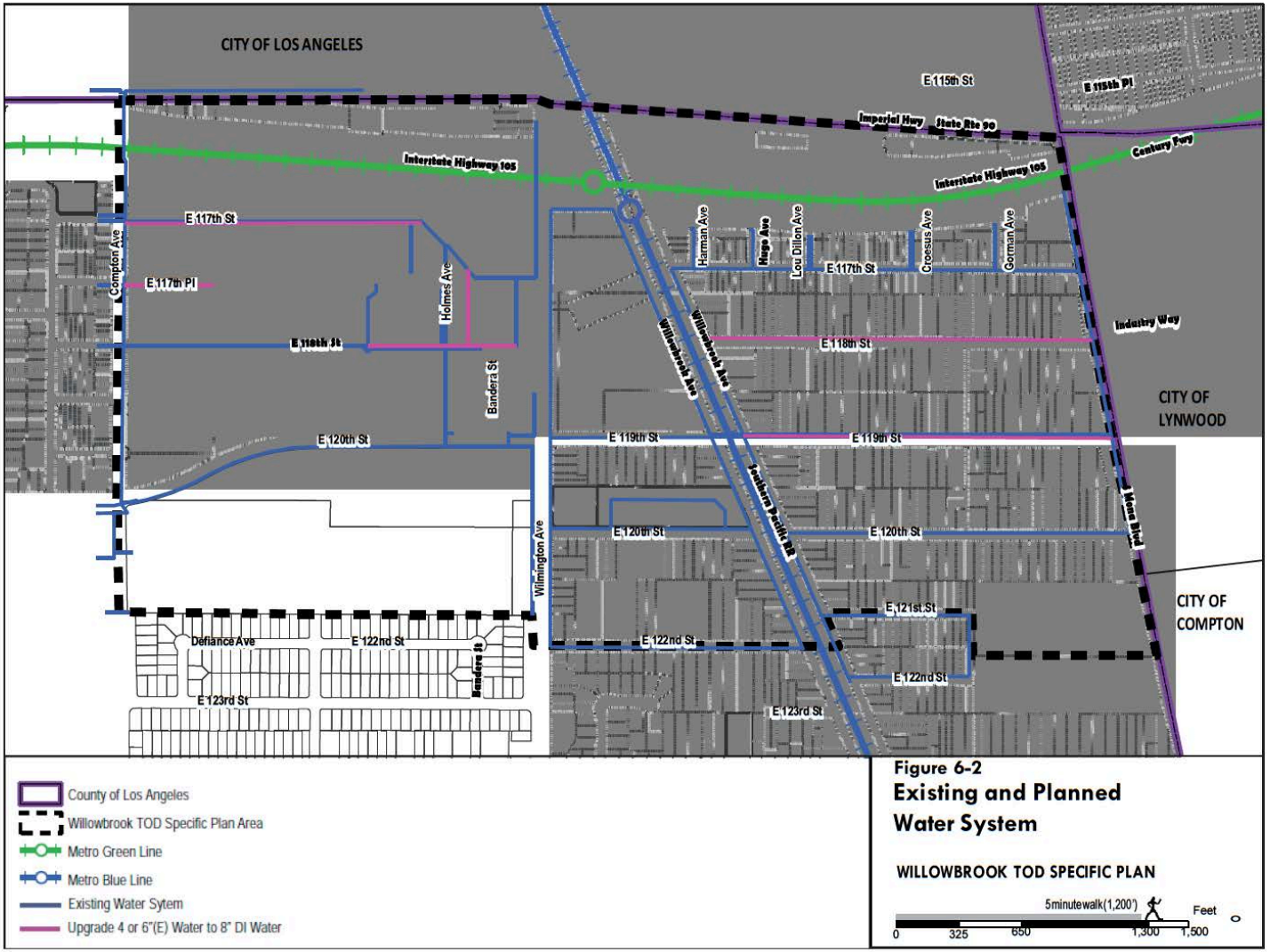
6.2 Water System

Three water purveyors serve the Plan Area: Liberty Utilities (formerly Park Water Company), Golden State Water Company and Los Angeles Department of Water and Power (LADWP). Park Water Company provides water service to the area west of Wilmington Avenue, and Golden State Water Company provides water service to the area east of Wilmington Avenue. There are potable water lines under almost all streets and alleys within the Plan Area. The sizes of the potable water lines vary from 4 to 12 inches. The existing pipes that distribute water services in the Plan Area include steel pipe (ST), asbestos cement pipes (AC), ductile iron pipes (DI), and cast iron pipes (CI). Figure 6-2 shows the layout of the existing water lines. This figure also illustrates the upgrades necessary to meet the projected demand.

As shown in Figure 6-2, except for Group 14 (which remains unchanged), almost all development capacity groups under total build-out of the Specific Plan have some increase in land use density, which in turn results in an increase in water demand. Most of the existing water lines in the Plan Area are 8 inches in diameter and above. The 8 inch pipes generally have the capacity to handle the increase in water demand/load under total build-out of the Plan Area. However, to meet the demand of water consumption, including water services for fire prevention purposes, such as demand of new fire hydrants and fire sprinkler systems in the new developments in the post total "build-out" condition, the following upgrades in water line pipe sizes are recommended:

Group 2A, 2B:
Replace existing water line of 4 inch CI on 118th Street north of this area with 8 inch DI (or PVC C-900).


CITY OF LOS ANGELES
E 115th St
E 115th Pl
Imperial Hwy
State Rte 90
Century Fwy
Interstate Highway 105
Interstate Highway 105
13
12
3F
E 117th St
3G
E 117th Pl
3E
3D
3C
Holmes Ave
3B
3A
4A
4B
Harman Ave
Hugo Ave
Lou Dillon Ave
Crocus Ave
Gorman Ave
11
E 117th St
10
E 118th St
Industry Way
Willowbrook Ave
Willowbrook Ave
Compton Ave
E 118th St
2C
2B
2A
Bandera St
9
CITY OF LYNWOOD
E 120th St
E 119th St
E 119th St
14
5
8
Southern Pacific RR
S Mona Blvd
1
E 120th St
E 120th St
Wilmington Ave
6
7
E 121st St
CITY OF COMPTON
Defiance Ave
E 122nd St
E 122nd St
E 122nd St
Bandera St
E 123rd St
E 123rd St
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Figure 6-1
Key Map by Block for Calculating Infrastructure Demand
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk(1,200')
Feet
0
325
650
1,300
1,500


CITY OF LOS ANGELES
E 115th St
E 115th Pl
Imperial Hwy
State Rte 90
Century Fwy
Interstate Highway 105
Interstate Highway 105
E 117th St
Compton Ave
E 117th Pl
Holmes Ave
E 116th St
Bandera St
E 120th St
Harman Ave
Hoga Ave
Lou Dillon Ave
E 117th St
Croesus Ave
Gorman Ave
Industry Way
E 118th St
Willowbrook Ave
Willowbrook Ave
CITY OF LYNWOOD
E 119th St
E 119th St
Jackson Parkway
Mona Blvd
E 120th St
E 120th St
Wilmington Ave
E 121st St
CITY OF COMPTON
Defiance Ave
E 122nd St
E 122nd St
E 122nd St
E 123rd St
E 123rd St
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Existing Water Sytem
Upgrade 4 or 6"(E) Water to 8" DI Water
Figure 6-2
Existing and Planned Water System
WILLOWBROOK TOD SPECIFIC PLAN
5minutewalk(1,200')
Feet
0
325
650
1,300
1,500

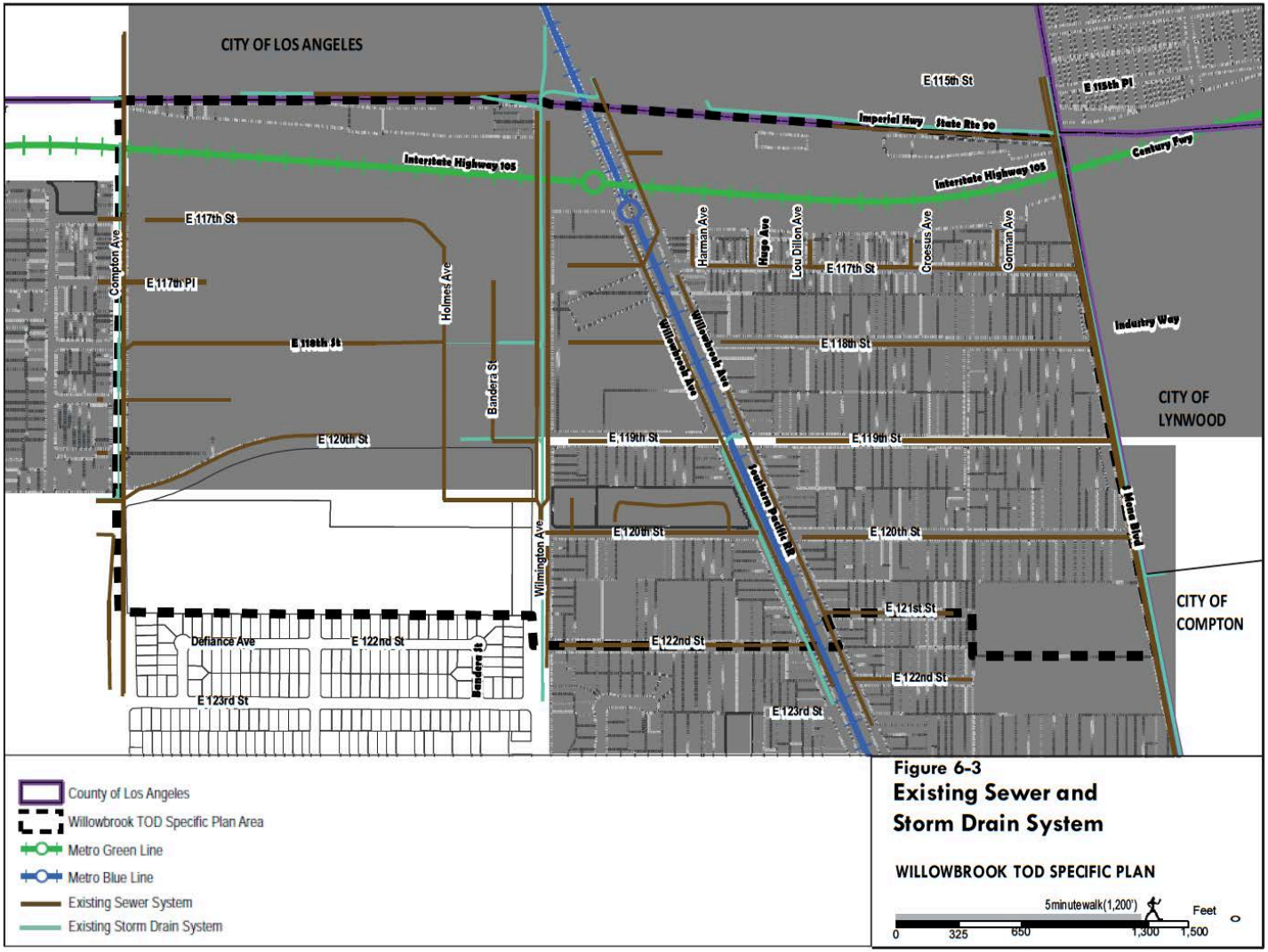


Figure 6-3
Existing Sewer and Storm Drain System

WILLOWBROOK TOD SPECIFIC PLAN

Group 3B:
Replace existing water line of 6 inch CI in the alley between Holmes Avenue and Bandera Street with 8 inch DI (or PVC C-900).

Group 3C, 3D, 3E, 3F, 3G:
Upgrade existing water line of 4 inch CI on 117th Street from Compton Avenue to Holmes Avenue and the 4 inch CI in 117th Place with 8 inch DI (or PVC C-900).

Group 8, 9:
Upgrade existing water line of 6 inch CI and 4 inch CI in 119th Street to 8 inch DI (or PVC C-900) from Willowbrook Avenue to Mona Boulevard.

Group 9, 10:
Replace existing water line of 6 inch CI and 4 inch CI in 118th Street with 8 inch CI from Willowbrook Avenue to Mona Boulevard.

All three water purveyors will evaluate future development within their service areas and conduct their own detailed analysis, and will ultimately decide whether the water distribution facilities are required to be upgraded.

6. 3 Sewer System

The sewer lines serving the Plan Area are owned and maintained by DPW and the Sanitation Districts of Los Angeles County (LACSD). The sewer lines within the area are mainly Vitrified Clay Pipes (VCP). The sewer mains are all under the major streets with smaller lateral lines connecting directly to residential buildings or businesses (Figure 6-3).

As mentioned earlier in the water system section, except for Group 14 (which remains unchanged), almost all development capacity groups under total build-out of the Specific Plan have some increase in land use density, which in turn results in an increase in sewage effluent throughout the Plan Area. The cumulative sewage effluent by each Tributary Area (shown in Figure 6-4 and Table 6-1) has been calculated using the Zoning Coefficient for runoff provided for a typical sewer area study by the DPW Land Development Division. All existing sewer mains in the Plan Area are 8" or above in diameter. Using the minimum allowable slope of 0.24 percent, the design capacity for the existing sewer mains are at least 0.27 cfs (some pipes are larger than 8 inch). There are five (5) existing sewer collection points that may not be adequate to meet the future cumulative sewage effluent.

One of the purposes of this study is to identify the deficiencies, if any, of the existing utilities when compared to the future developed condition. This study has identified that the developments in Tributary Areas 5, 7, 8, 11, and 16 have the potential to exceed the existing sewage capacity of their connecting sewer mains. The rest of the groups should remain below the sewage capacity.

Since the design capacity refers to future full build-out conditions there is no real justification to upgrade any of these sewer mains at this time. Regardless, DPW will require a detailed sewer area study of any new development within Tributary Area 5. The sewer area study will determine whether any upgrade will be required for sewer system network at the time of that specific development. The LACSD will also review all new sewer infrastructure upgrades as DPW will send improvement plans for the district to review.

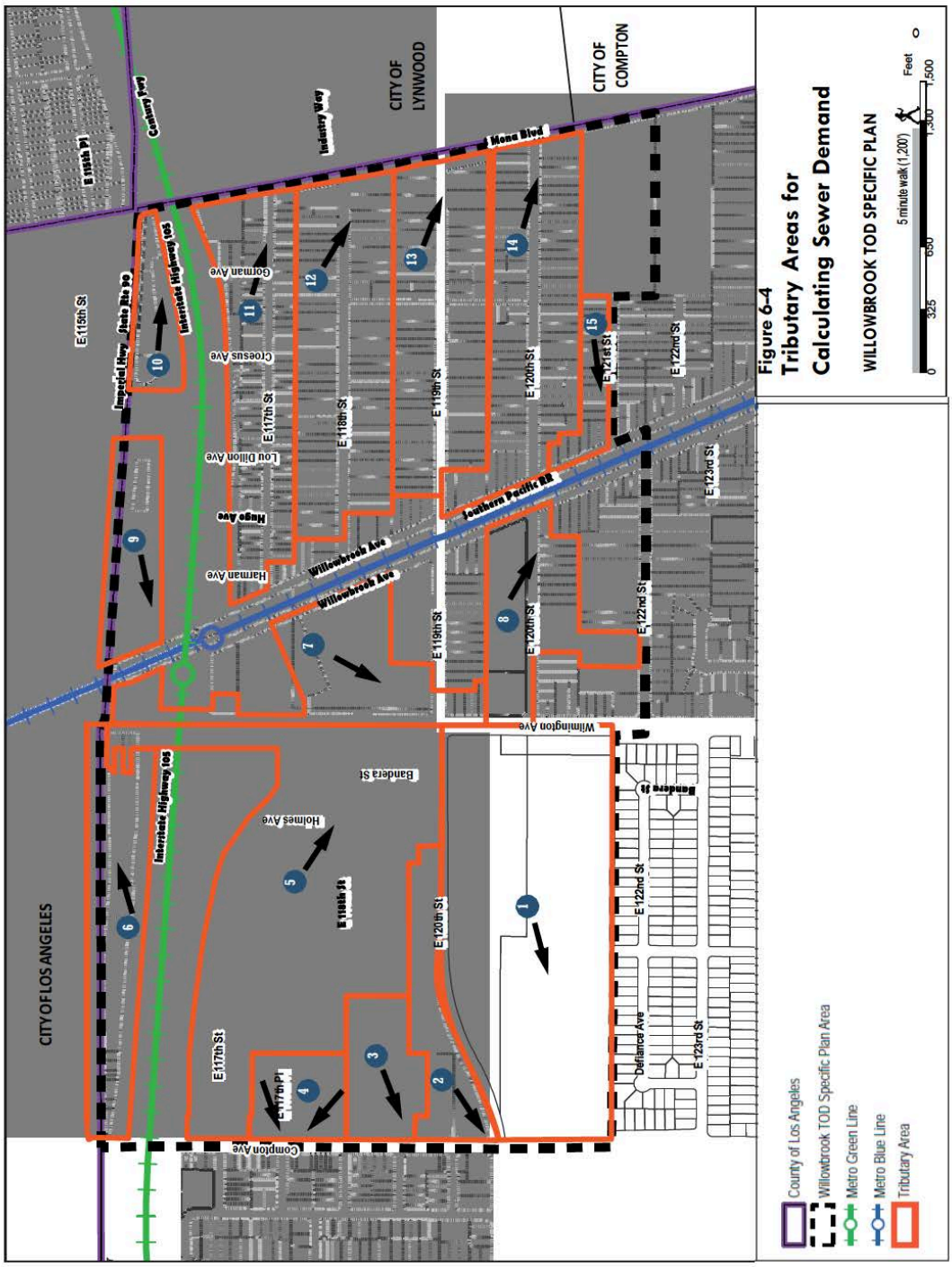


Figure 6-4
Tributary Areas for
Calculating Sewer Demand
WILLOWBROOK TOD SPECIFIC PLAN
5 minute walk (1,200')
0
325
650
1,300
1,500
Feet
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Tributary Area
CITY OF LOS ANGELES
CITY OF LYNWOOD
CITY OF COMPTON
Willowbrook Ave
Wilmington Ave
Southern Pacific RR
Interstate Highway 105
Imperial Hwy - State Rte 91
Mona Blvd
Industry Way
Century Pwy
Compton Ave
Bandera St
Holmes Ave
Harman Ave
Hugo Ave
Lou Dillon Ave
Croesus Ave
Gorman Ave
Defiance Ave
E 115th Pl
E 115th St
E 117th Pl
E 117th St
E 118th St
E 119th St
E 120th St
E 121st St
E 122nd St
E 123rd St
1
2
3
4
5
6
7
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11
12
13
14
15

Table 6-1:
Sewer Area Study Calculations by Tributary Area

Street Name	Pipe		Area (Acres)	Calculated Flow (cfs)	Cumulative Calculated Flow* (cfs)	Cumulative Depth (inches)	Comment
	Size (inches)	Slope (%)					
Tributary Area 1 (Compton Ave)	8	0.24					***Not Part of Calculations***
Medical Buildings & Residential (R-3)			N/A				*Private Sewer Line*
Tributary Area 2 (Compton Ave)	8	0 24			0.1836	**3.2**	
Commercial			3.60	0.0540			
High School (1,675 people x 20 gal/day x 2.5)			N/A	0.1296			1,600 students & 75 staff
Tributary Area 3 (Compton Ave)	8	0.24			0.1350	**2.8**	
Residential (R-3)			4.50	0.1350			
Tributary Area 4 (Compton Ave)	8	0.24			0.1041	**2.4**	
Lincoln ES 2 5 x ((280 students x 15 gal/day) + (50 staff x 20 gal/day))			N/A	0.0201			280 students & 50 staff
Mixed Use 2 (60 du/acre)			1.40	0.0840			
Tributary Area 5 (Wilmington Ave)	8	0.24			1.9023	**6.4**	
Lincoln ES 2 5 x ((280 students x 15 gal/day) + (50 staff x 20 gal/day))			N/A	0.0201			280 students & 50 staff
Charter ES 2.5 x ((336 students x 15 gal/day) + (35 staff x 20 gal/day))			N/A	0.0222			336 students & 35 staff
Mixed Use 2 (60 du/acre)			31.00	1.8600			
Tributary Area 6 (Imperial Hwy)	8	0.24			0.1061	**2.5**	
Commercial			7.07	0.1061			
Tributary Area 7 (Wilmington Ave)	8	0.24			0.4437	**5.4**	
Mixed Use 1 (30 du/acre)			14.79	0.4437			
Tributary Area 8 (Willowbrook Ave)	15	0.12			2.7945	**12.1**	
Residential (R-3)			11.69	0.3507			
Residential (R-2)			3.60	0.0720			
Residential (R-1)			2.86	0.0257			
Tributary Area 9 (Willowbrook Ave)	8	0.24			0.0356	**1.4**	
Commercial			2.37	0.0356			
Tributary Area 10 (Mona Blvd)	8	0.24			0.0323	**1.4**	
Commercial			2.15	0.0323			
Tributary Area 11 (Mona Blvd)	8	0.24			0.2887	**4.2**	
Residential (R-3)			0.99	0.0297			
Residential (R-2)			12 95	0.2590			
Tributary Area 12 (Mona Blvd)	8	0.24			0.1654	**3.1**	
Residential (R-1)			18 38	0.1654			
Tributary Area 13 (Mona Blvd)	8	0.24			0.1516	**3.0**	
Residential (R-1)			16.84	0.1516			
Tributary Area 14 (Mona Blvd)	8	0.24			0.2006	**3.4**	
Residential (R-3)			2.17	0.0651			
Residential (R-1)			15.05	0.1355			
Tributary Area 15 (Willowbrook Ave)	8	0.24			0.1310	**2.8**	Manhole 48
Residential (R-3)			3.70	0.1110			Includes 117th to 119th
Residential (R-1)			2.22	0.0200			
Tributary Area 16	12	0.24			1.0468	**7.1**	Trunk Line
Residential (R-3)			19.00	0.5700			at Oris and Willowbrook
Residential (R-2)			16.64	0.3328			
Residential (R-1)			16.00	0.1440			

** Based on current land use and coefficients per DPW.*

Sewer laterals are sewer pipes which connect with buildings with sewer mains that run in the street. In general, new or upgraded sewer laterals are required for new buildings, with the cost of the installation borne by the developers.

6.4 Storm Drain System

The storm drain system serving the Plan Area is maintained by the Los Angeles County Flood Control District (LACFCD). The storm drain system within the Plan Area consists of mostly underground Reinforced Concrete Pipes (RCP) ranging from 24 to 54 inches (Figure 6-3).

Build-out of the Plan Area will generate little or no increase in runoff to the existing drainage system, since the area is completely developed. Approximately 80-90 percent of the existing Plan Area is impervious. It is predicted that the new development will not directly trigger any need for upgrades to the County's existing storm drain major backbone facilities, mainly due to the Low Impact Development (LID) Ordinance requirements for percolation and on-site detention for new development, which will stabilize and/or even reduce runoff in the Plan Area.

There are no recommendations to upgrade the existing storm drain system within the Plan Area.

LID Practices and Project Requirements

In October 2008, the County adopted the LID Ordinance as part of Los Angeles County Code Title 12, Chapter 84 to require the use of LID principles in all development projects except road and flood infrastructure projects. Unlike traditional stormwater management, which collects and conveys stormwater runoff through storm drains, pipes, or other conveyances to a centralized stormwater facility, LID uses site design and stormwater management to maintain the site's pre-development runoff rates and volumes. The goal of LID is to mimic a site's pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall.

LID practices or stormwater quality control measures can be categorized into the following types:

- *Retention-based stormwater quality control measures*
  Examples: bio-retention, infiltration basin, dry well, permeable pavement.
- *Bio-filtration*
  Example: bio-filtration area.
- *Vegetation-based stormwater quality control measures*
  Example: stormwater planter (or planter box), vegetated swale, green roof.
- *Treatment-based stormwater quality control measures*
  Examples: sand filter, constructed wetland, propriety treatment control measures.

All new development that requires new grading in the Plan Area will require preparation of a hydrology study to demonstrate that building sites are free from flooding hazard. New development will be required to mimic the site's pre-development runoff by choosing the appropriate LID practice most suitable for the site. A proposed project must demonstrate that any proposed improvement, including filling, does not raise the flood level upstream or downstream of the project. As required by the County, developers shall prepare National Pollution Discharge Elimination System (NPDES) reports, such as the Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP), to ensure the quality of water is preserved and adverse environmental impacts are minimized.

6.5 Electrical System

Southern California Edison (SCE), which is a private utility company, provides electrical power service to the Plan Area. SCE sets its own service standards, with oversight from the California Public Utilities Commission (CPUC), and facility improvement strategies. Currently, there is a network of aerial electrical facilities creating a power grid that supplies sufficient electrical service to the Plan Area. There is no major deficiency or functional problem in the power supply facilities within the Plan Area. The specific locations of the existing underground and overhead electrical lines are illustrated in Figure 6-5.

The decision to upgrade the power supply facilities and the number of upgrades to meet the demand of future development will be determined by SCE in coordination with the County after developers have submitted their building plans. Demand for services and the ability to serve new developments are generally determined on a case-by-case basis.

Most of the electrical distribution facilities in the Plan Area are aerial facilities. The Specific Plan recommends that existing aerial electrical facilities be placed underground whenever funding is available. Underground electricity provides higher reliability, is safer in general, and is also less unsightly. One of the potential funding mechanisms is CPUC Rule 20. CPUC Rule 20 is a set of policies and procedures established by the CPUC to regulate the conversion of overhead electric equipment to underground facilities, a process often referred to as "undergrounding." Rule 20 determines the level of ratepayer funding for different undergrounding arrangements.

CPUC Rule 20

Under Rule 20, undergrounding projects are financed by utility rate money, combined rate funds and local tax proceeds, or private funds, depending on whether Rule 20A, Rule 20B or Rule 20C provisions apply.

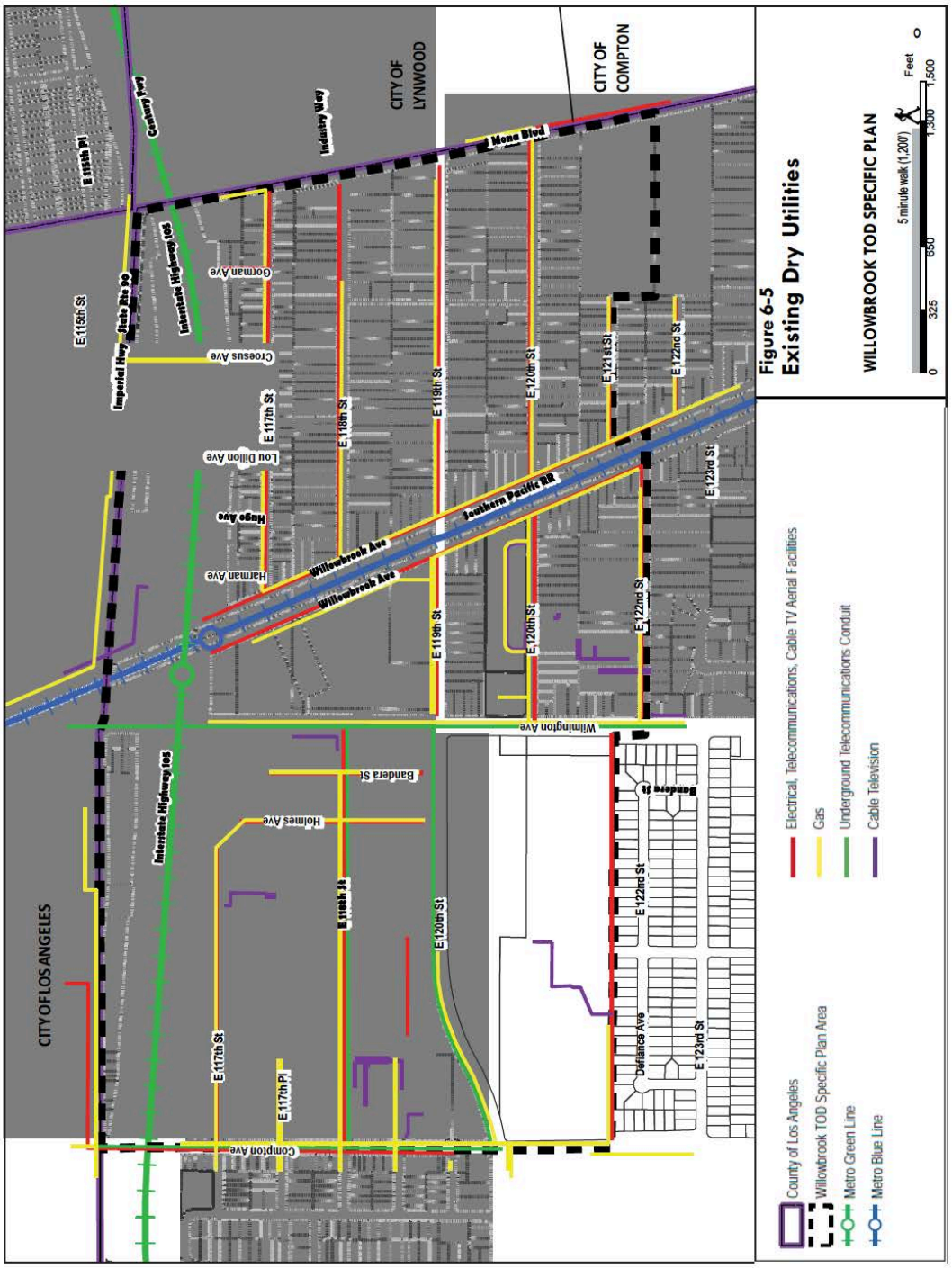
Rule 20A: *Rule 20A projects are paid for by all SCE customers and ratepayers, not just those who live in locations where facilities will be undergrounded. To qualify for full funding through utility rate proceeds, projects must produce a benefit to the general public, not just customers in the affected area, by satisfying one or more of these criteria:*

- *The location has an unusually heavy concentration of overhead facilities.*
- *The location is heavily traveled.*
- *The location qualifies as an arterial or major collector road in a local government's general plan.*
- *The overhead equipment must be located within or pass through a civic, recreational or scenic area.*

Using CPUC formulas, SCE allocates rate funds to communities for undergrounding based on previous allocations, the ratio of customers served by overhead facilities to all the customers in the community, and the fraction that customers in the community represent of all SCE customers. Local governments use these formulas to project allocations, which allow them to prioritize projects and develop project schedules. Because funds are limited, local governments sometimes must wait and accumulate their allocations before starting an undergrounding project.

Rule 20B: *If an area is not eligible for Rule 20A or if local government cannot or chooses not to rely on the Rule 20A allocation process, Rule 20B allows rate funds to subsidize an undergrounding project. The subsidy includes an amount equal to about 5 to 20 percent of the total cost. The remaining cost is funded by local governments or through neighborhood special assessment districts.*

Rule 20C: *Rule 20C enables property owners to pay for undergrounding electric lines and equipment if neither Rule 20A nor 20B applies.*


CITY OF LOS ANGELES
CITY OF LYNWOOD
CITY OF COMPTON
Interstate Highway 105
Imperial Hwy State Rte 90
Willowbrook Ave
Southern Pacific RR
Mona Blvd
Industry Way
Canary Ave
Gorman Ave
Croesus Ave
Lou Dillon Ave
Hugo Ave
Harman Ave
Holmes Ave
Bandera St
Compton Ave
Wilmington Ave
Defiance Ave
E 115th St
E 115th Pl
E 117th St
E 117th Pl
E 118th St
E 119th St
E 120th St
E 121st St
E 122nd St
E 123rd St
Figure 6-5
Existing Dry Utilities
WILLOWBROOK TOD SPECIFIC PLAN
5 minute walk (1,200')
Feet
0
325
650
1,300
1,500
County of Los Angeles
Willowbrook TOD Specific Plan Area
Metro Green Line
Metro Blue Line
Electrical, Telecommunications, Cable TV Aerial Facilities
Gas
Underground Telecommunications Conduit
Cable Television

It is also worth noting that, prior to any undergrounding process, SCE will take the lead in contacting the other low voltage utilities that might be sharing the power poles with SCE aerial facilities, such as the telecommunication provider (AT&T) and cable TV provider (Spectrum) to coordinate and execute a joint trench. During this process, SCE will also reach out to DPW, Public Utility Division, for their assistance in contacting and coordinating with the aforementioned utility providers.

It is recommended that prior to approving new development, the County should contact the SCE regional manager in the Willowbrook area and set up an inspection at the new development site to determine whether the existing aerial SCE facilities in the area qualifies for Rule 20A funding.

6.6 Natural Gas System

The Southern California Gas Company/Sempra Utilities (The Gas Company), which is a private utility company, is the gas service provider for the Plan Area. Currently, gas pipelines are in all major streets in the Plan Area, specific locations of gas pipelines are illustrated in Figure 6-5.

The analysis on the capacity and capability to meet future demand will be conducted by The Gas Company in coordination with the County upon submittal of building plans by developers.

6.7 Telecommunications System

The Plan Area is within the service area of AT&T, which is a private utility company. AT&T is the provider of both local and long distance telecommunications in the Plan Area (Figure 6-5). The current local telecommunications network lacks the high speed internet service that will be in demand by future businesses and residents in the area.

AT&T will assess the demand for services and the ability to serve new developments on a case-by-case basis. The capacity and capability analysis for meeting future demands within the Plan Area will be conducted by AT&T after building plans are submitted by developers.

If there is "undergrounding" of existing aerial telecommunication facilities, SCE will reach out to AT&T and coordinate a joint trench. To save on costs, AT&T is likely to participate in the joint trench operation. SCE will dictate the layout of the trench, and the telecommunication lines would follow. According to the representative from AT&T, there are no major facility upgrades planned in the Plan Area in the near future. However, if there are facilities upgrades in the future, in most cases, AT&T will be responsible for the construction cost up front, and will recoup the cost later with the additional revenue from added customers.

6.8 Cable Television System

The cable service provider for this area is Spectrum, which is a private utility company. Most of the existing cable TV systems within the Plan Area are aerial facilities that share power poles with the electrical system, with a few existing underground conduits (Figure 6-5).

New land uses resulting from the Specific Plan will consist of both commercial and residential development; therefore, high speed internet and cable television services will be in demand. Similar

to a telecommunications system, Spectrum will assess the demand for services on a case-by-case basis and ultimately make the decisions concerning upgrades for the existing cable TV systems to meet the demand of the future developments.

If there is undergrounding of existing aerial telecommunication facilities, SCE will reach out to Spectrum and coordinate a joint trench. Similar to a telecommunications provider, Spectrum is likely to participate in the joint trench operation to save on construction costs.

In most cases, if there are facilities upgrades required, Spectrum will be responsible for the construction costs up front, and recouping the cost later on with the additional revenue from the added customers.

CHAPTER 7

Economic Development Strategy

7.1 Introduction

The Plan Area is expected to undergo sizable growth in employment to support uses related to the hospital, medical offices, education and research and development, and retail and commercial offices. The purpose of this chapter is to provide the Economic Development Strategy for the Willowbrook TOD Specific Plan. The strategy provides economic analysis, a financing strategy, and policy recommendations to realize the full potential of Metro's investments in the redesigned Willowbrook/Rosa Parks Station and the County's investments in the MLK Medical Center Campus. The economic development strategy includes:

- Strategies that leverage public investments within the Specific Plan framework and build upon local assets to revitalize the Willowbrook community;
- Identification of potential community benefits from the implementation of the Specific Plan;
- Projections of employment and wage growth from implementation of the Specific Plan;
- Capital Improvement Program (CIP) that identifies and prioritizes a range of infrastructure and amenity improvements that benefit the community; and
- Financing approaches for the implementation of infrastructure and services.

The SCAG employment and demographic forecasts for the study area and the MLK Medical Campus Master Plan, as well as supporting documents and studies for the MLK Community Hospital and CDU informed the strategies.

7.2 Opportunities for Economic Development

The rehabilitation and expansion of the MLK Medical Campus, the redesign of the Willowbrook/ Rosa Parks Station and the potential demand for ancillary medical services that may locate nearby, are the main economic opportunity drivers for the area. It is important to leverage these economic investments to provide employment and housing development opportunities to the Specific Plan area and the greater Willowbrook community.

7.3 Vision for a Community of Health and Wellness

The revitalized MLK Medical Campus is a catalyst for broader economic development and community service benefits to the Willowbrook and neighboring communities. By facilitating bicycle and pedestrian improvements and increasing transit access and housing choices, this Specific Plan helps realize the community's vision for health and wellness. This vision was inspired by an ULI Technical Assistance Panel study in 2009. The ULI panel identified the entire master-planned area as having the potential to become a health-focused, transit-oriented district.

The Plan Area has several interconnected subareas located to the west of the rail tracks and south of the freeway: 1) MLK Medical Center Subarea encompassing the MLK Medical Center campus; 2) CDU Campus Subarea encompassing CDU and King Drew Magnet High School; 3) Northwest Subarea including Lincoln-Drew Elementary School, Barack Obama Charter Elementary School, a proposed community college workforce training center, and an expanded County library; 4) the Kenneth Hahn Plaza Subarea; 5) single and multi-family homes and sites with retail and mixed use development potential on Wilmington Avenue; and 6) the Willowbrook/Rosa Parks Station Subarea.

7.4 Economic Development Strategy

The Economic Development Strategy recommends implementation strategies. Key components of the strategy are discussed in this section and summarized in Table 7-1. The steps and actions within the recommended implementation strategy are contingent upon funding and allocation of resources. The timeline identified is a relative estimate in comparison to other steps and actions within the strategy. Other key components are public financing and economic incentive methods for implementing the conceptual CIP in the Plan Area, as presented in Chapter 8.

The Economic Development Strategy presents a range of public and private financing techniques and related programs that could be used as part of the implementation strategy for the CIP, including land use incentive strategies, financing program initiatives, and public-private partnerships that build upon the substantial public and private investment into the MLK Community Hospital, CDU and the redesign of the Willowbrook/Rosa Parks Station.

Additionally, the CIP compiles the required public infrastructure and related costs to implement the Specific Plan. The CIP also identifies the projects that are essential to attract private investment within the Plan Area, and presents short-, mid- and long-range priorities over the anticipated build-out of the Plan Area.

Furthermore, the Economic Development Strategy presents five categories of actions to facilitate local economic development objectives. These categories highlight actions available to local County government to promote the vision of the Specific Plan. These actions include: a) institutional arrangements; b) targeted development opportunities; c) land use planning; d) infrastructure and services planning; and e) implementation and financing strategies.

Table 7-1:
Implementation Strategy

Implementation Step[2]	Key Action[2]	Coordinating Agencies	Timeframe[1]
Develop Institutional Arrangements	• Work with the MLK Health and Wellness Community Development Corporation (MLK-CDC).	County of Los Angeles Community Based Stakeholders	Short-Term
Foster Public-Private Partnerships	• Coordinate with MLK Community Hospital and Charles Drew University to integrate local workforce training and capabilities with ultimate job growth, direct spin-off activities in healthcare services and allied office uses.	County of Los Angeles MLK Community Hospital Charles Drew University MLK-CDC	Ongoing
Improve Kenneth Hahn Plaza	• Work with Kimco Realty Corporation, the operator of Kenneth Hahn Plaza, to enhance the retail and dining experience and coordinate pedestrian, safety, and landscape improvements at the Plaza. • Assist in tenant recruitment. • Work with Kimco Realty Corporation to explore mixed use development.	County of Los Angeles Kimco MLK-CDC	Ongoing Ongoing Long-term
Continue Partnership with Los Angeles County Workforce Collaborative	• Continue to collaborate with the Workforce Collaborative's initiative to coordinate workforce training programs for residents with public and private employers.	County of Los Angeles LAC Workforce Collaborative LACDC	Ongoing
Create Opportunities for Infill Mixed Use Development	• Coordinate with existing property owners on economic development opportunities of under-utilized and vacant sites. • Coordinate with Compton Unified School District(CUSD) regarding the redevelopment of the school sites. • Coordinate with the LACDC regarding the use of the Successor Agency-owned parcels.	County of Los Angeles LACDC	Mid- to Long-Term
Pursue Local, State and Federal Infrastructure Funding Sources	• Identify, monitor and apply for other government funding sources, for infrastructure and transportation improvements (also see Tables 7-2, 8-2 and 8-3).	County of Los Angeles LACDC Metro	Ongoing
Establish an Enhanced Infrastructure Financing District (EIFD)	• Conduct feasibility analysis and necessary elections for establishing an EIFD for financing public improvements and amenities.	County of Los Angeles LACDC	Short- to Mid-Term
Establish a Development Impact Fee (DIF) Program	• Conduct feasibility analysis for establishing a DIF Program for equitably spreading infrastructure costs equitably over new development.	County of Los Angeles LACDC DPW/DRP	Short- to Mid-Term
Establish a Parking Management District in the Northwest Subarea	• Consider a parking management plan in the Northwest Subarea to improve the availability of parking supply and pricing.	Partnership between County of Los Angeles and Major Property Owners/Developers	Mid- to Long-Term
Establish a Business Improvement District (BID)	• Marketing/promotional events/security/maintenance above existing public services; small scale capital improvements. • Assessments must be benefit based.	Property Owners/Business Owners	Mid- to Long-Term

1.The timeline identified is a relative estimate in comparison to the other actions included in the strategy.
Short-Term: 0-2 Years; Mid-Term: 2-5 years; and Long-Term: > 5 years;
Ongoing: occurring annually over development period.

Source: Stanley R. Hoffman Associates, Inc.

2. The recommended steps and actions are contingent upon funding and allocation of resources.

A. Institutional Arrangements

Community Development Corporation. Established in 2015, the MLK Health and Wellness Community Development Corporation (MLK-CDC) aims to develop an "urban family-health campus" adjacent to the new MLK Community Hospital, starting with re-purposing the former King-Drew hospital building into the MLK Community Wellness Center that will house a variety of service providers, including mental health, family services, job training and creation, outpatient clinical, bio- science, physical wellness, and neighborhood place-making.

The Specific Plan recommends the expansion of the MLK-CDC to provide a broader coverage of the Plan Area. The expanded MLK-CDC would direct the visioning, formulation and implementation of economic development strategies/plans and offer an effective means to achieve Specific Plan goals. The expanded MLK-CDC would operate under the auspices of the County with stakeholder roles at the county and community levels through adequate representation in executive roles. The MLK-CDC could take on the critical function of directing and coordinating various actors and available resources in pursuing targeted economic development opportunities for real estate development and identifying infrastructure and services in coordination with other partners. The MLK-CDC could also play a central role in workforce development through skills gap assessments and through leveraging existing programs at the national, state and county levels and instituting new ones, as necessary.

Public-Private Partnerships. Public-private partnerships provide effective means in the current constrained economy to leverage limited resources and achieve mutually desired goals. Potential partnerships between local and regional public agencies include those with specialized institutions in education, health care and research and development such as the MLK Community Hospital and CDU. Partnerships with the private and non-profit sectors enable the integration of local workforce capabilities with the ultimate job growth. Expanding these partnerships will help achieve the Specific Plan goals.

Los Angeles County Workforce Collaborative. Initiative for a Competitive Inner City (ICIC) is underway to help coordinate national, state and county wide workforce training programs, and for targeted collaboration with key stakeholders, including the private sector. Continuing to build on the work of the Workforce Collaborative helps the Specific Plan goals of improved employment opportunities for Willowbrook residents.

B. Targeted Development Opportunities

Several specific and targeted development opportunities have been identified for Willowbrook under the Willowbrook TOD Specific Plan, including:

Leveraging Health Care and Education Opportunities. Ongoing collaboration with the MLK Community Hospital should be leveraged for spin-off activities in health-care services and allied office uses. Similarly, ongoing partnership with CDU has the potential to spur research and development activities in healthcare and science programs for employers who want or need to be part of the medical community around MLK Medical Center.

Kenneth Hahn Plaza. The Plaza offers an opportunity for enhancing the retail and dining experience in the community through store location and enhanced design and capital improvements; the shopping center also has the potential for mixed use, transit oriented development.

C. Land Use Planning

Land Assembly. Land assembly incentives become important, particularly in a post-redevelopment environment, where encouraging the consolidation of smaller parcels into a larger, developable area results in more efficient development. While land assembly incentives are limited in the Willowbrook area, one incentive is the expedited processing of development that furthers the goals and objectives of the Specific Plan vision.

Use of Successor Agency Parcels. The economic development strategy recommends the catalytic use of parcels inherited by the successor agency to the County redevelopment agency to further incentivize the Specific Plan goals and objectives.

Reconfiguring Publicly Owned Parcels. Land resources already owned by agencies should be assessed for reconfiguration and consolidation for new development opportunities. Local public schools in the Northwest Subarea of the Plan Area have the potential to be reconfigured to make additional land resources available for private sector development under either a lease or sale arrangement.

D. Implementation and Financing Strategy

Various financing and implementation methods are viewed as important in the long-term context of the Specific Plan vision for a health and wellness community that builds on MLK Medical Center and CDU investments and attracts both residential and non-residential development, preferably with a medical employment related focus. These actions, their primary uses, responsible parties for implementation and phasing are summarized in Table 7-2.

Some of the techniques need to start early to build resources for the future, such as an Enhanced Infrastructure Financing District (EIFD), and others may be implemented after some development has occurred, such as a Parking Management District or a Business Improvement District (BID), but are still considered important as part of the overall strategy. Some of the techniques are exclusively for capital financing or operations and maintenance, and some of these techniques can provide both funding approaches. The strategy also includes the early establishment of public-private partnerships that can foster confidence in the attractiveness and vision of the Plan Area.

Core Strategies. The core, early strategies include maximizing infrastructure financing through an EIFD and establishing a development impact fee program for essential infrastructure, such as parking or street improvements, that spreads the costs equitably over new development. Also considered important in the short-term is the expansion of the non-profit MLK-CDC to direct the visioning, formulation and implementation of Specific Plan goals and objectives. Additionally, part of the mid- to long-term strategy would be to create a parking management plan that could address both the long-term supply and operations side of the parking system, including unbundling the cost of parking from the underlying rent or lease payments.

Along with maximizing these funding sources, the CIP for the Specific Plan, as discussed conceptually in this Chapter 7, identifies top community priorities to facilitate timely provision of public infrastructure and services.

Grant Funding Opportunities. Ongoing grant funding opportunities at the local level include Cap-and-Trade under the Low Carbon Transit Operations Program and the Metro and Transportation Development Act (TDA) funding. The Metro and TDA grant opportunities are generally funded through

Table 7-2:
Summary of Potential Financing Techniques

Financing Methods	Primary Uses	Coordinating Agencies	Timeframe[1]
Development Impact Fee (DIF)	• Capital improvements necessitated by new development. AB 1600 requires that a reasonable relationship or "nexus" must exist between the amount of the impact fee and the project on which it is imposed.	County of Los Angeles	Short- to Mid-Term
Special Benefit Assessment	• Capital improvements necessitated by new development. • Assessments must be benefit based.	County of Los Angeles	Mid- to Long-Term
Landscape Maintenance District (LMD)	• Landscaping improvements. • Landscaping operations and maintenance. • LMD assessments must be benefit based.	County of Los Angeles	Mid- to Long-Term
Mello-Roos Special Tax	• Capital improvements. • Operations and maintenance. • Can finance projects and services with both local and general benefits.	County of Los Angeles	Mid- to Long-Term
Business Improvement District (BID)	• Marketing/promotional events/security/maintenance above existing public services; small scale capital improvements. • Assessments must be benefit based.	Property Owners/Business Owners	Mid- to Long-Term
Community Development Block Grant (CDBG)	• Federal program that provides direct annual grants to cities, counties, and states across the country. • Grants are intended to revitalize disadvantaged areas, expand affordable housing and economic opportunities.	County of Los Angeles Department of Regional Planning (DRP)	Mid- to Long-Term
Enhanced Infrastructure Financing District (EIFD)	• Use of County's future ad valorem property tax increment for financing public improvements and amenities. • Requires a 55 percent vote of the electorate to incur bonded indebtedness; no increase in local property taxes.	County of Los Angeles	Short- to Mid-Term
Community Revitalization and Investment Authorities (AB 2)	• Similar to an EIFD, AB2 allows use of the County's property tax increment for capital financing. • Subject to a majority protest vote and subject to certain conditions related to serving disadvantaged communities.	County of Los Angeles	Short- to Mid-Term
Community Development Corporation (CDC)	• Community development corporations (CDCs) are 501(c)(3) non-profit organizations for local areas. • Community-based and provides economic development, education, community and affordable housing services.	County of Los Angeles/Community Based Stakeholders	Short- to Mid-Term

Table 7-2 (Continued)

Financing Methods	Primary Uses	Coordinating Agencies	Timeframe[1]
California Infrastructure and Economic Development Bank	• Infrastructure State Revolving Fund (ISRF) Program provides economic development financing to agencies and non-profit corporations. • Bank has broad authority to issue tax-exempt and taxable revenue bonds.	Governor's Office of Business and Economic Development	Mid- to Long- Term
Parking Management District	• Local districts that regulate parking supply and rates to meet the parking needs of the area. • They can promote transit use, ridesharing, and alternative modes of transportation.	Partnership between County of Los Angeles and Major Property Owners/Developers	Mid- to Long- Term
Cap-and-Trade (Pursuant to AB 32)	• AB 32 authorizes the use of market mechanisms through an annual auction of surplus emissions reduction credits to generate funds, a portion of which can be targeted for clean transportation and sustainable community plans. • The Low Carbon Transit Operations Program provides funding assistance for transit agencies to reduce GHG gas emissions and serve disadvantaged communities.	Caltrans in coordination with the California Air Resources Board (CARB)	Ongoing applications for grant funding
Metro and Transportation Development Act (TDA)	• Two percent of total TDA funds are allocated for bicycle and pedestrian projects.	Metro	Bi-Annual Metro "Call for Projects" application process
Metro - Various Grant Programs	• Congestion Mitigation and Air Quality (CMAQ) funds - bicycle, pedestrian and wayfinding projects. • Metro Express Lanes Net Toll Revenue Re-Investment Grant Program - transit uses and roadway improvements. • Metro Wayfinding Signage Grant Pilot Program. • Metro Open Streets Program - regional car-free events. • Surface Transportation Program - bicycle and pedestrian improvements and on-system roadway improvements.	Metro	Ongoing applications for grant funding
California Capital Investment Incentive Program (CIIP)	• Existing State program that provides property tax abatement for up to 15 consecutive years for large capital investment by qualified manufacturing facilities (must exceed $150 million).	County and Governor's Office of Business and Economic Development	
Other Outside Grants and Loans	• Potential TOD grants from State's Strategic Growth Council (SSGC). • SCAG Sustainable Communities Planning grants. • Business façade improvement program grants. • Affordable housing grants.	DRP; SSGC; SCAG	Ongoing applications for grant funding

1. The timeline identified is a relative estimate in comparison to other actions included in the strategy.
Short-Term: 0-2 Years; Mid-Term: 2-5 years; and Long-Term: > 5 years;
Ongoing: occurring annually over development period.

local sales tax revenue measures on an annual or biannual cycle and have their own competitive application process. Other grant funding opportunities are also available at the federal, State and regional levels.

Additionally, programs such as the State of California's Infrastructure and Economic Development Bank (I-Bank) provides low-cost loans for qualified local programs; and Community Development Block Grant (CDBG) funds – while CDBG funds have been significantly reduced in recent years – still provide an ongoing source of funding to meet local priorities as part of the overall strategy.

Traditional Financing Techniques. Some of the more traditional financing techniques include: special benefit assessments, Mello-Roos special taxes and landscape lighting districts and are seen as mid- to long-term techniques as significant development begins to occur. The special tax and landscape lighting districts can fund both capital and operations and maintenance costs. Benefit assessments are subject to majority protest of the property owners, and special taxes are subject to 2/3 approval of the electorate.

A BID is a public/private partnership created to perform a variety of services to revitalize and improve commercial neighborhoods above existing local governmental services. Currently, there may not be enough business interest to form a BID, but over the mid- to long-term, interest may increase, particularly if businesses see this as a joint effort to efficiently use their collective funding to increase the quality and overall competitiveness of the area.

Emerging Techniques. Community Revitalization and Investment Authorities (CRIA), which was recently enacted into law, authorizes the revitalization of disadvantaged communities through planning and financing infrastructure improvements and upgrades; economic development activities; and affordable housing via tax increment financing based, in part, on the former community redevelopment law. A CRIA has some similarities to an EIFD, so both would not be implemented. The CRIA does have the power of eminent domain while the EIFD does not; also the CRIA has a number of restrictions that relate to serving disadvantaged communities and providing affordable housing. Finally, the County also has a California Capital Incentive Program (CCIP) that provides property tax abatement for up to 15 years for large capital investments by qualified manufacturing facilities (must exceed $150 million); however, under an EIFD, this program would probably not be applicable as sufficient property tax increment revenues would likely not be available for both purposes.

7.5 Community Benefits

Community benefits from the implementation of the Economic Development Strategy are summarized below:

Identification and Coordination of Economic Opportunities. One of the pivotal benefits of public-private partnerships is the ongoing leveraging of opportunities that benefit firms/enterprises and the local workforce. A mechanism to implement workforce programs in response to private sector skill demands establishes an approach for realizing the potential for jobs growth and payroll increases within the community.

Capturing Benefits of Large Public Investments. Significant investments within Willowbrook in institutional and public transit development are expected to catalyze future growth in residential and non-residential uses over time. However, capturing and actually realizing these projected benefits depends upon programs in place, including those outlined above, and the establishment of the

EIFD for capital improvements for community recapture of fiscal benefits from increased property valuation. Appropriate land use zoning, such as mixed use, could further help incentivize the potential around large public investments.

Expanded Business Activities and Local Job Opportunities. A combination of the various initiatives outlined above could result in expanded business activities in spin-off industries associated with health care services and research and development, and an expanded spillover demand for local services, which would also benefit the local community. Land use planning serves a critical role in providing locational opportunities for such activities. The community would benefit from the expansion of better paying jobs in coordination with appropriate skills development initiatives, as discussed previously.

Better Transit Access and Jobs-Housing Balance. Public transit investments additionally provide the benefit of improving two-way access to jobs and housing opportunities. The ability of workers to access job opportunities in other parts of the County has the benefit of increasing community prosperity. On the flip side, local firms' ability to access a qualified workforce from a larger commute shed is an important factor in locational choice in addition to availability of land. Expanded housing opportunities over time could have the stabilizing benefit of improving the match of jobs and housing within the sub-regional economy. Capital improvements connecting and improving local community access to transportation infrastructure is an important community benefit in this regard to realize the above economic outcomes.

Affordable Housing. With the loss of redevelopment agency affordable housing set-aside funds, the decline in available affordable housing funds has been substantial. The County, through its Housing Element, will continue to address existing and new sources of funding for affordable housing programs, such as new market housing tax credit programs and programs that are currently being considered by the California State legislature, but have not yet been adopted.

Enhancing Overall Quality of Life. An overarching community benefit of expanded jobs, access to transit, and improved local services, local public infrastructure, and public amenities will enhance local quality of life.

Increasing Public Safety. The proposed street and access improvements under this Specific Plan would also have the benefit of improving public safety. A neighborhood with expanded business activities, work opportunities, transit access, and housing opportunities would likely reinforce community identity and citizen participation in local events, resulting in greater social and economic cohesion.

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CHAPTER 8

Capital Improvement Program

8.1 Introduction

The conceptual CIP is summarized in Table 8-1 and outlines the general categories of improvements, estimated costs, responsible agencies and phasing. The CIP sets forth an ideal scenario and establishes priority projects contingent on the availability of funding. The total estimated costs in this conceptual CIP scenario are about $73.3 million. The bulk of these costs are for the Willowbrook/Rosa Parks Station relocation and improvements in the Kenneth Hahn Plaza by Metro. The phasing for this work is identified as short-to-mid range, depending upon when the funding resources become available.

The major local infrastructure and accessibility costs are estimated for Streetscape Improvements at about $16.8 million, followed by about $3.5 million for Transportation-related Improvements. These improvements will be overseen primarily by DPW and funded by a variety of other sources that are presented in this chapter. The phasing for this work is estimated for short-to-mid to long- range. Again, this work depends on the availability of funding, particularly if the newly adopted EIFD legislation is used; this is because the EIFD's bonding capacity will increase over time as property tax increment increases with new development.

Finally, Public Parking Facility Improvements are identified as possible incentives for cost reductions for private sector development within the northwest quadrant. However, no specific plans or garage cost estimates are available at this time. An option for full construction of a public garage might be cost sharing garage subsidies with the private sector. The phasing of these costs is seen as mid-to-long- range because it is assumed that it will take five years or longer to create public infrastructure and amenities to begin to draw private sector investment.

8.2 Potential CIP Improvements

A detailed listing of potential transportation and related improvements is presented in Table 8-2 along with an identification of responsible lead and partner agencies, potential funding sources and phasing. Table 8-3 presents the potential utility improvements by private or enterprise utility companies also with their responsible lead companies and partner agencies, potential funding sources and phasing.

Table 8-1:
Summary of Capital improvement Plan Priorities

Improvement	Estimated Cost	Coordinating Agencies	Timeframe[1]
Land Assembly[2]	N/A	County and School Districts	Short- to Mid-Term
Transit-Related/Transit-Station Improvements	$ 53,000,000	Metro[3]	Short- to Mid-Term
Transportation Improvements	$ 3,456,500	County of Los Angeles Dept. of Public Works (DPW)	Short- to Mid-Term
Streetscape Improvements	$ 16,835,315	DPW	Short- to Mid-Term
Public Parking Garage Improvements/Subsidies	N/A	Potential Parking District[4]	Mid- to Long-Term
TOTAL	**$ 73,291,815**		

1. The timeline identified is a relative estimate in comparison to other improvements in the CIP.
Short-Term: 0-2 Years
Mid-Term: 2-5 Years
Long-Term: >5 Years
2. Potential land resources are available from the successor agency to redevelopment and from public school districts possibly reconfiguring their local campuses.
3. About $10.25 million from the U.S. Department of Transportation (DOT) TIGER competitive grant funds is currently available; TIGER is an acronym for Transportation Investment Generating Economic Recovery.
4. A parking management district will incentivize private development through reduction in parking costs and Management of parking supply.

Source: Stanley R Hoffman Associates, Inc.

HOA.102421740.4

Table 8-2:
Streetscape and Transportation: Improvements, Responsibility, Potential Funding Sources

Improvements	Coordinating Agencies	Potential Funding Sources	Timeframe[1]
Transit-related Improvements			
Upgraded Metro Rosa Parks Transit Station	Metro	Metro	Short-Term
Vehicular/Pedestrian Improvements			
Road diet on Mona Boulevard	County of Los Angeles Department of Public Works (DPW)	• Metro Call for Projects • Cap and Trade • County of Los Angeles Transportation Funds • Federal and State grants and loans • Transportation Development Act Funds	Mid-Term
Road diet on Willowbrook Avenue West (between the Metro Station and 119th Street	DPW		Mid-Term
Traffic signal - intersection of Mona Blvd. and 119th Street - *Traffic signal analysis and subsequent implementation*	DPW		Short-Term
Traffic signal - intersection of Wilmington and 122nd Street - *Traffic signal analysis and subsequent implementation*	DPW		Mid-Term
Pedestrian signal - intersection of Mona Boulevard and 120th Street - *Pedestrian signal analysis and subsequent implementation*	DPW		Short-Term
Pedestrian sidewalk paving on the west side of Willowbrook Avenue West between Metro Station & 119th Street	DPW / Metro		Mid-Term
Pedestrian sidewalk improvements on Wilmington Avenue between Imperial Highway and 117th Street (both sides)	DPW		Mid-Term
Pedestrian sidewalk improvements along 119th Street between Wilmington Avenue and Willowbrook West (north side only)	Private development		Mid-Term
Pedestrian Oriented Improvements Package (Standard Improvement package) – 12 locations *Standard Improvement package includes:* *- add zebra-style crosswalks to all crossings* *- add pedestrian countdown signals and audio signals to all crossings* *- add passive pedestrian detection to all crossings* *- add advanced stop bars to all approaches* *- add bulb-outs or reduce curb returns on corners where feasible*	DPW		Mid-Term

Table 8-2 (Continued)

Bicycle Improvements			
Class I bicycle path and pedestrian trail on Mona Boulevard	DPW	• Metro • DPW • Cap and Trade • Federal and State Grants	Mid-Term
Class I bicycle path/Class IV cycle track on Willowbrook Avenue West	Metro/DPW		Short-Term
Class II bicycle lane on Imperial Highway between Compton Avenue and Mona Boulevard	DPW		Mid-Term
Class II bicycle lane on Wilmington Avenue between 120th and 124th Streets	DPW		Mid-Term
Class III bicycle route signage/striping on Compton Avenue, 119th Street (between Wilmington & Mona), and Willowbrook Avenue West (south of 119th Street)	DPW		Mid-Term
Implement Bicycle Stations	MLK, CDU, Private Development		Short- to Mid- Term
Streetscape Enhancements			
Wilmington/119th/120th Streetscape Project (DPW-funded)	DPW	• Metro • DPW • Business Improvement District • Landscape and Lighting District	Short- to Mid-Term
Street trees on Specific Plan streets not included above	DPW		Long-Term
Pedestrian-scaled lighting on Specific Plan streets not included above	DPW		Long-Term
Street furniture	DPW		Mid-Term
Other Mobility Related Actions			
Community contest to rename 120th Street between Compton and Wilmington Avenues	DPW	• Metro • County of Los Angeles • CDC	Short Term
Setup Transportation Demand Management Program	DPW		Short Term
Parking			
Parking Management District	DPW Property and Business Owners	• County of Los Angeles, Enhanced Infrastructure Financing District • Future parking revenues	Mid-Term

1. The timeline identified is a relative estimate in comparison to other identified improvements.
Timeline: Short Term: 0-2 years; Mid-Term: 2-5 years; Long Term: >5 years.

Source: Stanley R. Hoffman Associates, Inc., The Arroyo Group, The Mobility Group

HOA.102421740.4

Table 8-3:
Utilities: Improvements, Responsibility, Potential Funding Sources

Improvements	Oversight Responsibility - Lead and Partner	Potential Funding Sources	Phasing[1]
Evaluation of the need for water distribution lines upgrades in the Specific Plan area	Liberty Utilities, Golden State Water Company, and City of Los Angeles Dept. of Water and Power	Water Companies	Short- to Mid-Term
Detailed sewer study for Group 1	DPW and MLK Community Hospital	DPW through impact fees and connection charges	At time of development in Group 1
Other sewer related review by required by Sanitation Districts of Los Angeles County (LACSD)	Developers and LACSD	Development Impact Fees	Ongoing
Evaluation of demand for electrical services	*Primary responsibility:* Southern California Edison (SCE)	SCE through its utilities charges, as well as state and federal grants and	Ongoing
Evaluation of demand for telecommunication services	*Primary responsibility:* AT&T	AT&T funded through monthly phone charges	Ongoing
Evaluation of demand for cable services	*Primary responsibility:* Spectrum	Spectrum through its utilities charges, as well as state and federal grants and loans	Ongoing
Joint trenching with all utility providers	*Primary responsibility:* SCE *Secondary responsibility:* County of Los Angeles oversight and other private dry utilities companies	SCE in coordination with other utility providers	Ongoing

1. Short term: 0-2 years.
Mid-term: 2-5 years.
Long term: >5 years.

Source: Stanley R. Hoffman Associates, Inc., JMC^2 Civil Engineering

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LOS ANGELES COUNTY
DEPARTMENT of REGIONAL PLANNING

Chapter 22.48 Combining Zones.

Sections:

22.48.010 Purpose and Applicability.

22.48.020 Establishment of Combining Zones.

22.48.030 Basic Zones and Combining Zones.

22.48.010 Purpose and Applicability.

Combining Zones, established in Section 22.06.030 (Combining Zones), carry out specific purposes by regulating specific uses and imposing requirements that apply in designated geographic areas.

22.48.020 Establishment of Combining Zones.

A. New Combining Zones and delineation of Combining Zones on the Zoning Map may be established by the Board or Commission, in compliance with Section 22.244 (Ordinance Amendments).

B. Delineation of Combining Zones on the Zoning Map may be established by filing an application in compliance with Chapter 22.198 (Zone Changes).

C. New Combining Zones may be established without being delineated on the Zoning Map.

22.48.030 Basic Zones and Combining Zones.

The zone designated prior to the letters of any Combining Zone shall be known as the "basic zone." For example, where Zone R-3 is combined with Zone ( )-P, Zone R-3 is considered the basic zone and the combined zones shall appear on the Zoning Map as Zone R-3-P.

Chapter 22.50 Billboard Exclusion Zone.

Sections:

22.50.010 Purpose.

22.50.020 Applicability.

22.50.030 Land Use Regulations.

22.50.010 Purpose.

The Billboard Exclusion Zone, Zone ( )-BE, is established to exclude new outdoor advertising signs in designated commercial and industrial areas within the County where such signs could cause hazards to pedestrians and motorists, or detract from the appearance or character of such areas, or be detrimental to an important aspect of the economic base of such areas. Content or subject matter on an existing or potential outdoor advertising sign shall not be used as a criterion for establishment of Zone ( )-BE.

22.50.020 Applicability.

Zone ( )-BE may be combined with Zones C-2, C-3, C-M, M-1, M-1.5, M-2, M-2.5, and M-3. When Zone ( )-BE is combined with a basic zone, the letters "BE" shall be added to the basic zone; for example, Zone C-2-BE.

22.50.030 Land Use Regulations.

Zone ( )-BE may be used for any use permitted in the basic zone, subject to the same standards and limitations, except that outdoor advertising signs are prohibited.

Chapter 22.52 Development Program Zone.

Sections:

22.52.010 Purpose.
22.52.020 Applicability.
22.52.030 Land Use Regulations.
22.52.040 Development Program.
22.52.050 Permit Conditions.
22.52.060 Review of Zone Classification.

22.52.010 Purpose.

The Development Program Zone, Zone ( )-DP, is established to provide a zone in which development occurring after a property has been rezoned, will conform to plans and exhibits submitted by the applicant in instances where such plans and exhibits constitute a critical factor in the decision to rezone. Adherence to such developmental plans is assured by the requirement of submission and approval of a Conditional Use

Permit (Chapter 22.158) incorporating a development program by the applicant providing necessary safeguards to insure completion as specified.

22.52.020 Applicability.

Zone ( )-DP may be combined with any zone. When Zone ( )-DP is combined with a basic zone, the letters "DP" shall be added to the basic zone; for example, Zone C-1-DP. Zone ( )-DP may be combined with another zone only when used in combination with a Zone Change (Chapter 22.198) application.

22.52.030 Land Use Regulations.

A. Property in Zone ( )-DP may be used for any use permitted in the basic zone, subject to the limitations and conditions of the approved Conditional Use Permit (Chapter 22.158) that incorporates an approved development program.

B. Any future development in an established Zone ( )-DP shall require a Conditional Use Permit application with a proposed development program in conformance with this Chapter.

22.52.040 Development Program.

A Conditional Use Permit (Chapter 22.158) application in Zone ( )-DP shall include a proposed development program submittal in compliance with Subsection A, below, and shall be subject to additional findings in accordance with Subsection B, below.

A. Development Program Submittal Requirements:

1. A site plan showing the location of all proposed structures, the alteration or demolition of any existing structures, and the height, bulk, arrangement, color, and appearance of buildings and structures. The site plan shall show development features, including grading, yards, walls, walks, landscaping, and signs. In addition, the site plan shall show any other features necessary to make the development attractive, adequately buffered from adjacent uses, and in keeping with the character of the surrounding area; and

2. A progress schedule, which includes all phases of development shown on a site plan in compliance with Subsection A.1, above. Each phase of

development shall include the sequence and time period for the demolition, grading, and construction of the described improvements.

B. Additional Findings. Approval of any development program must include a finding that the development program provides necessary safeguards to ensure completion of the proposed development by the applicant, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.

22.52.050 Permit Conditions.

A. Conditions of Approval. The following shall be required conditions of every development program approved with the application, whether such conditions are set forth in the approved Conditional Use Permit (Chapter 22.158) or not, unless otherwise specified as part of such development program:

1. No building or structure of any kind, except a temporary structure used only in the developing of the lot according to the development program, shall be built, erected, or moved onto any part of the lot;

2. No existing building or structure which under the program is to be demolished shall be used;

3. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;

4. All improvements shall be completed prior to the occupancy of any structures; and

5. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

B. Where specifically indicated in approval of the development program, the schedule may permit development to be completed in phases. In interpreting Subsections A.4 and A.5, above, each separately designated phase shall be considered a separate development program.

22.52.060 Review of Zone Classification.

A. Upon expiration of an unused Conditional Use Permit in Zone ( )-DP, or if no Conditional Use Permit (Chapter 22.158) application has been filed within two years following the effective date of an ordinance placing lots in Zone ( )-DP, the Commission or Hearing Officer may investigate the circumstances resulting in failure to apply for or use such Conditional Use Permit.

B. In all cases, the Commission or Hearing Officer may extend such time for a period not to exceed one year, in compliance with Section 22.222.270.B.

C. If neither the applicant nor the owner can substantiate to the satisfaction of the Commission or Hearing Officer that additional time should be granted for the filing or resubmittal of a Conditional Use Permit (Chapter 22.158) application, the Commission or Hearing Officer may institute proceedings to rezone such lots back to the previous zone prior to the adoption of a Zone ( )-DP designation or rezone to such other zone as deemed appropriate.

D. If the additional time granted by the Commission or Hearing Officer expires before a Conditional Use Permit (Chapter 22.158) application has been filed or if a second Conditional Use Permit has expired unused, the Commission or Hearing Officer may initiate proceedings to rezone such lots as provided in Subsection C, above.

Chapter 22.54 Parking Zone.

Sections:

22.54.010 Purpose.

22.54.020 Applicability.

22.54.030 Land Use Regulations.

22.54.040 Development Standards.

22.54.010 Purpose.

The Parking Zone, Zone ( )-P, is established to create supplemental off-street parking facilities in areas where additional parking is needed. Development standards are imposed to provide for vehicle parking areas with a functional design that will be harmoniously integrated with adjacent land uses.

22.54.020 Applicability.

Zone ( )-P may be combined with any basic zone. When Zone ( )-P is combined with a basic zone, the letters "P" shall be added to the basic zone; for example, Zone M-1-P.

22.54.030 Land Use Regulations.

Property in Zone ( )-P may be used for the following uses:

A. Any permitted use or use subject to permit in the basic zone, subject to the same permit or review application and standards; and

B. Parking facilities, in compliance with this Subsection B:

1. A Ministerial Site Plan Review (Chapter 22.186) application may approve:

a. Parking lots that provide supplemental parking for motor vehicles having a rated capacity of not more than two tons. Such parking lots shall be incidental to a lawfully established agricultural, residential, commercial, industrial, or special purpose use. Such parking facilities may, but need not, be confined to use by the owners, proprietors, clients, or customers of the lawful principal use. This Subsection B.1.a shall not permit a parking building or structure; and

b. A parking attendant structure not to exceed 30 square feet in floor area.

2. A Conditional Use Permit (Chapter 22.158) application may approve: Parking buildings, when used for supplemental parking as provided in Subsection B.1.a, above.

22.54.040 Development Standards.

Premises in Zone ( )-P shall be subject to the following development standards:

A. When developed with parking as the principal use, as provided in Section 22.54.030.B.1, property in Zone ( )-P shall be subject to Section 22.112.080 (Parking Design).

B. When developed as a principal use permitted in the basic zone, property in Zone ( )-P shall be subject to the development standards of the basic zone.

Chapter 22.56 Coastal Development Permits.

This Chapter 22.56 shall not apply to the Santa Monica Mountains Coastal Zone, which instead shall refer to Section 22.44.600 et seq. (Santa Monica Mountains Local Implementation Program) of this Title 22. Unless where specified otherwise, all references used in this Chapter 22.56 are to Title 22 regulations in effect on December 29, 1989 when Ordinance No. 89-0147 became effective.

COASTAL DEVELOPMENT PERMITS.

Sections:

22.56.2270 Established – Purpose.

22.56.2280 Permit Required.

22.56.2290 Exemptions and Categorical Exclusions.

22.56.2300 Application – Filing.

22.56.2310 Application – Information Required.

22.56.2320 Application – Burden of Proof.

22.56.2330 Application – Filing Fee.

22.56.2340 Application – Denial for Lack of Information.

22.56.2350 Application – Concurrent Filing.

22.56.2360 Determination of Jurisdiction.

22.56.2370 Resolving Determination Disputes.

22.56.2380 Public Hearings.

22.56.2390 Director's Action on Non-Appealable Permits.

22.56.2400 Notice Requirements.

22.56.2410 Approval or Denial Findings.

22.56.2420 Condition of Approval.

22.56.2430 Notice of Action and County Appeal Rights.

22.56.2440 Notice of Final Decision.

22.56.2450 Appeals to the Coastal Commission.

22.56.2460 Effect of Appeal to the Coastal Commission.

22.56.2470 De Novo Review by the Coastal Commission.

22.56.2480 Appeal by Two Coastal Commissioners.
22.56.2490 Effective Date of Permit.
22.56.2500 Expiration of Unused Permits.
22.56.2510 Expiration Following Cessation of Use.
22.56.2520 Continuing Validity of Permit.
22.56.2530 Amendments to Permits.
22.56.2540 Revocation of Coastal Development permits.
22.56.2550 Enforcement.

22.56.2270 Established – Purpose.

The coastal development permit is established to ensure that any development, public or private, within the coastal zone conforms to the policies and programs of the County local coastal program land use plans and implementation programs in accordance with Division 20 of the California Public Resources Code. References to the Coastal Commissioner's Executive Director are indicated by the words "Executive Director." See Section 22.14.050 of Division 2 (Definitions).

22.56.2280 Permit Required.

A. In addition to obtaining any other permits required by law, any person wishing to perform or undertake any development in the coastal zone, other than either a power facility subject to the provisions of California Public Resources Code Section 25500, a development subject to the provisions of California Public Resources Code Section 30519(b) or a development specifically exempted by Part 17 of Chapter 22.56, shall obtain a coastal development permit.

B. A determination on whether a development is exempt or has been categorically excluded from the coastal development permit requirements shall be made by the Director at the time an application is submitted for development within the coastal zone. Any dispute arising from the Director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370.

C. The processing of a coastal development permit shall be subject to the provisions of Chapter 4.5 (Section 65920 et seq.) Division I, Title 7 of the California Government Code.

22.56.2290 Exemptions and Categorical Exclusions.

A. Exemptions: The provisions of this Part 17 shall not apply to:

1. Additions to single-family residences consistent with the provisions of Section 13250, Title 14, California Code of Regulations.

2. Improvements to any structure other than a single family residence or Public Works facility consistent with the provisions of Section 13253, Title 14, California Code of Regulations.

3. Repair or maintenance activities that are consistent with the provisions of Section 13252, Title 14, California Code of Regulations.

4. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to Division 20, the California Coastal Act, of the California Public Resources Code; provided, however, that the Director may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources. All repair, maintenance and utility hookups shall be consistent with the provisions adopted by the Coastal Commission on September 5, 1978.

5. The replacement of any structure, other than a Public Works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements; shall be for the same use as the destroyed structure, shall not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and shall be sited in the same location on the affected property as the destroyed structure.

6. Any activity anywhere in the coastal zone that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate or use, as defined in Section 11003.5 of the California Business and Professions

Code. If any improvement to an existing structure is otherwise exempt from the permit requirements of this Chapter, no coastal development permit shall be required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this Subsection. The division of a multiple-unit residential structure into condominiums, as defined in Section 783 of the California Civil Code, shall not be considered a time-share project, estate or use for the purposes of this Subsection.

7. Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

B. Categorical Exclusions. (Reserved)

C. As used in this Section, "disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owners; "bulk" means total interior cubic volume as measured from the exterior surface of the structure; and "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

D. A determination on whether a development is exempt shall be made by the Director at the time an application for development within the coastal zone is submitted. Any dispute arising from the Director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370.

22.56.2300 Application – Filing.

Any person desiring a coastal development permit required or provided for in this Title 22 may file an application with the Director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the Hearing Officer, Commission or Board of Supervisors on an application requesting the same or substantially the same permit.

22.56.2310 Application – Information Required.

An application for a coastal development permit shall contain the following information, accuracy of which is the responsibility of the applicant:

A. Names and addresses of the applicant and of all persons owning any or all of the property proposed to be used.

B. Evidence that the applicant meets the following criteria:

1. Is the owner of the premises involved; or

2. Has written permission of the owner or owners to make such application; or

3. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof; or

4. In the case of a public agency, is negotiating to acquire a portion of the premises involved.

C. Location of the subject property by address and/or vicinity.

D. Legal description of the property involved.

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

F. Indication of the nature, condition and development of adjacent uses, buildings and structures.

G. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director indicating the following:

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

2. The location and dimensions of all existing and proposed structures, yards, walls, fences, parking and loading facilities, landscaping and other development features.

3. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use.

4. Existing and/or proposed public access to and along the shoreline for projects proposed between the first through public road and the sea.

H. Architectural drawings showing the following:

1. Elevations of all sides of building(s).

2. Roof plan of proposed building(s).

3. Indication of colors and materials for all exterior surfaces.

I. Indication of other permits and approvals secured or to be secured in compliance with the provisions of Title 22 and other applicable ordinances and laws, including CEQA.

J. Maps in the number prescribed, and drawn to a scale specified by the Director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 700 feet from the exterior boundaries of such proposed use. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 700-foot radius.

K. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the County as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land on which the development is proposed. In addition, the list shall include the names and addresses of persons residing within 100 feet of said parcel; if the names of the residents are not known, they shall be listed as "occupants." One copy of the map described in Subsection J of this Section shall indicate where such ownerships and residents are located.

L. Proof satisfactory to the Director that water for fire protection will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of the County Code, or by a variance granted pursuant to said Division 1. The Director may accept as such proof a certificate from the person who is to supply water that water can be supplied as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the

Forester and Fire Warden, or a certificate from Public Works that such water will be available.

M. The Director may waive the filing of one or more of the above items if the Director finds that the nature of the development is unrelated to the required item and may require additional information.

22.56.2320 Application – Burden of Proof.

In addition to the information required in the application by Section 22.56.2310, the applicant shall substantiate to the satisfaction of the County the following facts:

A. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.

22.56.2330 Application – Filing Fee.

When an application for a coastal development permit is filed, it shall be accompanied by the filing fee as required in Section 22.60.100.

22.56.2340 Application – Denial for Lack of Information.

The Hearing Officer may deny, without a public hearing, an application for a coastal development permit if such application does not contain the information required by Sections 22.56.2310 and 22.56.2320 and any other pertinent sections. The Hearing Officer may accept the original file with the supplementary information when refiled by the applicant.

22.56.2350 Application – Concurrent Filing.

A coastal development permit shall be considered concurrently with the granting of any other tentative maps or permits required by Titles 21 or 22 of the County Code. A coastal development permit shall be considered subsequent to the granting of required tentative maps or other permits which were approved prior to the effective date of this Section. Where a coastal development permit is being considered concurrently

with other permits or maps that do not have a public hearing requirement, a public hearing for such concurrent cases shall be held if the coastal development permit is subject to Section 22.56.2380.

22.56.2360 Determination of Jurisdiction.

A. A determination on whether a coastal development permit is in the County's or Coastal Commission's jurisdiction shall be made by the Director at the time an application for a coastal development permit has been submitted. The County's jurisdiction over coastal development permits does not include tidelands, submerged lands, public trust lands, certain ports, State university, or State college lands as described in Section 30519 of the California Public Resources Code. In making such determination the Director may refer to the "Post-LCP Certification Permit and Appeals Jurisdictional Map" adopted by the Coastal Commission. A coastal development permit within the County's jurisdiction shall be processed pursuant to the provisions of Part 17 of Chapter 22.56 and applicable provisions of the Coastal Act. Any such permit not within the County's jurisdiction shall be referred to the Coastal Commission for processing.

B. For a coastal development permit within the County's jurisdiction, the Director shall also determine if such permit is appealable to the Coastal Commission. In making this determination, the Director shall use the criteria contained in Section 22.56.2450. The Director may also use the "Post-LCP Certification Permit and Appeals Jurisdictional Map."

C. Any dispute arising from the Director's determination of jurisdiction or appealability shall be resolved pursuant to the procedure described in Section 22.56.2370.

22.56.2370 Resolving Determination Disputes.

A. If the Director's determination made pursuant to Sections 22.56.2280, 22.56.2290, or 22.56.2360 is challenged by the applicant or interested person, or if the local government wishes to have a Coastal Commission determination as to the appropriate determination, the Director shall notify the Coastal Commission by

telephone of the dispute and shall request an opinion of the Coastal Commission's Executive Director.

B. Processing of such coastal development permit shall be suspended pending a final determination by the Executive Director or Coastal Commission.

22.56.2380 Public Hearings.

A. A coastal development permit which may be appealed to the Coastal Commission pursuant to Section 22.56.2450 shall have a public hearing before the Hearing Officer or Commission.

B. A public hearing for a coastal development permit may be continued to another day pursuant to Section 22.60.178. If the public hearing is continued to a date uncertain, new notice of the continued public hearing shall be provided in accordance with Section 22.56.2400.

22.56.2390 Director's Action on Non-Appealable Permits.

A coastal development permit which is not subject to appeal to the Coastal Commission shall be acted on by the Director who shall cause notices to be sent in accordance with Section 22.56.2400. The Director's decision to approve or deny a permit shall be based on the findings contained in Section 22.56.2410. After the Director's decisions, notices shall be sent pursuant to Section 22.56.2430.

22.56.2400 Notice Requirements.

A. The Director shall provide notice by first class mail for a coastal development permit at least 20 calendar days prior to the public hearing or decision on the application to:

1. The applicant, property owners and residents whose names and addresses appear on the verified list of persons required to be submitted by Section 22.56.2310 and other pertinent sections;

2. The California Coastal Commission; and

3. Any person who has requested to be noticed of such permit.

B. The notice for a coastal development permit shall contain the following information:

1. A statement that the development is within the coastal zone;

2. The date of filing and name of the applicant;

3. The number assigned to the application;

4. The location and description of the development; and

5. In addition, a notice for a coastal development permit which requires a public hearing shall also contain the following:

a. The date, time and place of the public hearing;

b. A statement that written comments may be submitted to the Director prior to the hearing and that oral comments may be made or written material may be submitted at the public hearing;

c. A brief description of the procedures concerning the conduct of the hearing, the action likely to occur and that the notice will be given after the action; and

d. A description of the procedure for filing an appeal with the County and California Coastal Commission.

6. In addition, a notice for a coastal development permit which does not require a public hearing shall contain the following:

a. The date the Director will make a decision on the application;

b. A statement that written or oral comments may be submitted to the Director during the 20-day period between the time that the notice is mailed and the date of the Director's decision, which would allow sufficient time for the submission of comments by mail prior to the Director's decision; and

c. A description of the procedure for filing an appeal with the County.

22.56.2410 Approval or Denial Findings.

A. An application for a coastal development permit shall be approved where the information submitted by the applicant, discovered during the staff investigation process and/or presented at a public hearing substantiates to the satisfaction of the County the following findings:

1. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

2. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 or the California Public Resources Code.

B. An application shall be denied where the information submitted by the applicant and/or presented at a public hearing fails to substantiate the above-mentioned findings to the satisfaction of the County.

22.56.2420 Condition of Approval.

The County, in approving an application for a coastal development permit, may impose such conditions as are deemed necessary to insure that such use will be in accord with the findings required by Sections 22.56.2320 and 22.56.2410. The land owner and applicant shall record with the office of the Registrar-Recorder/County Clerk an affidavit accepting and agreeing to implement all conditions of permit approval.

22.56.2430 Notice of Action and County Appeal Rights.

A. The Director shall notify by first class mail the applicant, any person who specifically required notice of such action of the decision made on an application for a coastal development permit and any person who participated at the public hearing.

B. The notice shall contain the following information:

1. That a coastal development permit decided by the Director with no public hearing may be appealed by filing an appeal with the secretary of the Commission. The decision of the Commission shall be based on the findings of Section 22.56.2410 and shall be final.

2. That a coastal development permit decided by the Hearing Officer or Commission after a public hearing may be appealed or called for review by following the procedure contained in Part 5 of Chapter 22.60.

C. An appeal may be filed by any interested person dissatisfied with a decision on a coastal development permit within:

1. 14 calendar days following the date on the notice of action for a coastal development permit that is not appealable to the Coastal Commission;

2. 10 business days from the date of receipt by the Executive Director of the Coastal Commission of the notice of the County's final action for a coastal development permit that is appealable to the Coastal Commission.

22.56.2440 Notice of Final Decision.

Within seven calendar days of a final decision on a coastal development permit, the Director shall provide notice of such decision by first class mail to the applicant, the Coastal Commission and to any persons who specifically requested notice of such decision by submitting a self-addressed stamped envelope to the Department. A decision shall be considered final when all local appeals have been exhausted and the effective dates contained in Sections 22.60.260 and 22.56.2490 have been reached. Such notice shall include written findings, conditions of approval and the procedures for appeal of the decision, if applicable pursuant to Section 22.56.2450, to the Coastal Commission.

22.56.2450 Appeals to the Coastal Commission.

A. A coastal development permit may be appealed to the Coastal Commission for only the following types of development:

1. Approvals of developments which are located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance. The appeal jurisdiction described in Section 30603 of the California Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

2. Approvals of developments not included within Subsection A.1 of this Section that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff. The appeal jurisdiction described in Section 30603 of the

California Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

3. Approvals of developments that are not designated as principal permitted uses in this Title 22; and

4. Any development which constitutes a major Public Works project or a major energy facility. The phrase "major Public Works project or a major energy facility" shall mean facilities that cost more than $100,000. An energy facility means any public or private processing, producing, generating, storing, transmitting or recovering facility for electricity, natural gas, petroleum, coal or other source of energy.

B. The grounds for an appeal of a development described in Subsection A.1 shall be limited to one or more of the following allegations:

1. The development fails to provide adequate physical access or public or private commercial use or interferes with such uses.

2. The development fails to protect public views from any public road or from a recreational area to and along the coast.

3. The development is not compatible with the established physical scale of the area.

4. The development may significantly alter existing natural landforms.

5. The development does not comply with shoreline erosion and geologic setback requirements.

C. The grounds for an appeal of a development described in Subsections A.2, A.3, or A.4 shall be limited to an allegation that the development does not conform to the certified local program.

D. An appeal of the County's decision on a coastal development permit application may be filed by an applicant or any aggrieved person who exhausted local appeals or any two members of the Coastal Commission. The appeal must contain the following information:

1. The name and address of the permit applicant and appellant;

2. The date of the local government action;

3. A description of the development;

4. The name of the governing body having jurisdiction over the project area;

5. The names and addresses of all persons who submitted written comments or who spoke and left his or her name at any public hearing on the project, where such information is available;

6. The names and address of all other persons known by the appellant to have an interest in the matter on appeal;

7. The specific grounds for appeal;

8. A statement of facts on which the appeal is based;

9. A summary of the significant questions raised by the appeal. The filing of the notice of appeal should also contain information which the local government has specifically requested or required.

E. The appeal must be received in the Coastal Commission district office with jurisdiction over the local government on or before the 10th working day after receipt of the notice of the permit decision by the Executive Director.

F. The appellant shall notify the applicant, any persons known to be interested in the application and the local government of the filing of the appeal. Notification shall be by delivering a copy of the completed notice of appeal to the domicile, office or mailing address of said parties. In any event, such notification shall be by such means as may reasonably advise said parties of the pendency of the appeal. Unwarranted failure to perform such notification may be grounds for dismissal of the appeal by the Commission.

22.56.2460 Effect of Appeal to the Coastal Commission.

Upon receipt in the Coastal Commission office of a timely appeal by a qualified appellant, the Executive Director shall notify the permit applicant and the County that the operation and effect of the development permit has been stayed pending Coastal Commission action on the appeal. Upon receipt of a notice of appeal, the County shall refrain from issuing a development permit for the proposed development and shall

within five working days, deliver to the Executive Director all relevant documents and materials used by the County in its consideration of the coastal development permit application. If the Coastal Commission fails to receive the documents and materials, they shall set the matter for hearing and the hearing shall be left open until all relevant materials are received.

22.56.2470 De Novo Review by the Coastal Commission.

Where the appellant has exhausted County appeals a de novo review of the project by the Coastal Commission shall occur only after the County decision has become final.

22.56.2480 Appeal by Two Coastal Commissioners.

A. Where a coastal development permit is appealed by two Coastal Commissioners, such appeal shall be transmitted to the appropriate County appellate body, either the Commission or Board of Supervisors, who shall follow the procedures of Part 5 of Chapter 22.60 and Part 17 of Chapter 22.56. If the appellate body modifies or reverses the previous decision, the Coastal Commissioners shall file a new appeal from the decision if they are still dissatisfied. During the period of County appellate body review, the Coastal Commissioners' appeal will be suspended from the Coastal Commission appeal process pursuant to Section 13573 of the California Coastal Commission administrative regulations.

B. Where review by all County appellate bodies has left the originally appealed action unchanged, the Coastal Commissioners' appeal will be no longer suspended and the appeal may then be brought before the Coastal Commission.

22.56.2490 Effective Date of Permit.

A. A coastal development permit which is not appealable to the Coastal Commission shall have the following effective dates:

1. The decision of the Director shall become effective on the 15th calendar day following the date on the notice of action taken, unless timely appealed to the Commission pursuant to the provisions of Part 5 of Chapter 22.60.

2. The decision of the Commission is final and shall become effective on the date of its decision.

B. A coastal development permit which is appealable to the Coastal Commission shall become effective at the close of business on the 10th business day following the date of receipt of the notice of the County's final action on the permit by the Executive Director of the Coastal Commission, unless an appeal is filed prior to the effective date and time. If an appeal has been filed, the operation and effect of the coastal development permit shall be stayed pending Coastal Commission action on the appeal. The effective date of the Coastal Commission decision will be the date of decision by the Coastal Commission.

22.56.2500 Expiration of Unused Permits.

Unused coastal development permits shall expire based on the following schedule:

A. A permit which is not used within the time specified in such permit, or, if no time is specified, within two years after the granting of the permit, becomes null and void and of no effect with the exception of the following:

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

2. In the case of a coastal development permit heard concurrently with a land division, Conditional Use Permit, variance or other permit authorized in this Title 22, the Hearing Officer shall specify time limits and extensions to be concurrent and consistent with those of the land division, variance or permits.

B. A coastal development permit shall be considered used, within the intent of this Section, when construction or other development authorized by such permit has commenced that would be prohibited if no permit had been granted.

22.56.2510 Expiration Following Cessation of Use.

A coastal development permit granted by action of the Hearing Officer, Commission or Board of Supervisors shall automatically cease to be of any force and effect if the use for which such coastal development permit was granted has ceased or has been suspended for a consecutive period of two or more years.

22.56.2520 Continuing Validity of Permit.

A coastal development permit that is valid and in effect and was granted pursuant to the provisions of this Chapter shall adhere to the land and continue to be valid upon change of ownership of the land or any existing building or structure on said land.

22.56.2530 Amendments to Permits.

A. An amendment may be made to a coastal development permit previously approved by the County by filing a written application with the Director. Such application shall contain a description of the proposed amendment, the reason for the amendment, together with maps, drawings or other material appropriate to the request. A filing fee as required by Section 22.60.100 shall accompany a request for an amendment.

B. An application for an amendment shall be rejected if, in the Director's opinion, the proposed amendment would lessen or void the effect of the permit unless the applicant presents newly discovered material information which could not, with reasonable diligence, have been discovered and produced before the permit was granted.

C. For those applications accepted, the Director shall determine whether the proposed amendment represents an immaterial or material change to the permit.

1. For applications representing immaterial changes, the Director shall prepare a written notice which contains the information required by Subsection B of Section 22.56.2400, a description of the proposed amendment and a statement informing persons of the opportunity to submit written objection of the determination to the Director within 10 days of the date the notices were posted at the subject property

and mailed to interested persons. The Director shall cause notices to be posted conspicuously along the exterior property line of the proposed development, not more than 300 feet apart and at each change of direction of the property line. The Director shall also mail notices to all persons who testified at a public hearing on the permit or who submitted written testimony on the permit, and such other persons as the Director has reason to know may be interested in the application. If no written objection is received by the Director within 10 days of posting and mailing, the Director's determination shall be conclusive and the proposed amendment approved.

2. For applications representing material changes, applications which have objects to determinations of immateriality, or amendments to conditions affecting coastal resource protection or coastal access, the Director shall refer such applications to the Commission for a public hearing. The Director shall mail notices in accordance with the procedures of Section 22.56.2400 to all persons who testified at the public hearing on the permit, who submitted written testimony on the permit, who objected to the Director's determination of immateriality, or such other persons as the Director has reason to know may be interested in the application.

3. The Commission, unless the proposed amendment has been found to be immaterial, shall determine and make appropriate findings by a majority vote of the membership present whether the proposed development with the proposed amendment is consistent with the California Coastal Act and the certified local coastal program.

22.56.2540 Revocation of Coastal Development Permits.

In addition to the provisions pertaining to revocations contained in Part 13 of Chapter 22.56, the following shall apply to coastal development permits:

A. Grounds for revocation of a permit may also include:

1. Intentional inclusion of inaccurate, erroneous or incomplete information where the County finds that accurate and complete information would have caused additional or different conditions to be required on a permit or denial of an application:

2. Failure to comply with the notice provisions of Section 22.56.2400, where the views of the person not notified were not otherwise made known to the County and could have caused the County to require additional or different conditions on a permit or deny an application.

B. Initiation of proceedings to revoke a permit may be made by any person who did not have an opportunity to fully participate in the original permit proceeding because of the reasons stated in Subsection A of this Section and who applies to the Director specifying the particular grounds for revocation. The Director shall review the stated grounds for revocation and, unless the request is patently frivolous and without merit, shall initiate revocation proceedings. The Director may initiate revocation proceedings when the grounds for revocation have been established.

C. Where the Director determines that grounds exist for revocation of a permit, the operation of the permit shall be automatically suspended until the denial of the request for revocation. The Director shall notify the permittee by mailing a copy of the request for revocation and a summary of the procedures contained in this Section and in Part 13 of Chapter 22.56, to the address shown in the permit application. The Director shall advise the applicant in writing that any development undertaken during suspension of the permit may be in violation of the California Coastal Act and subject to the penalties contained therein.

22.56.2550 Enforcement.

In addition to the enforcement provisions contained in this Title 22, the provisions of Chapter 9 of Division 20 of the California Public Resources Code shall also apply with respect to violations and enforcement.

Chapter 22.58 Commercial – Residential Zone.

Sections:

22.58.010 Purpose.

22.58.020 Applicability.

22.58.030 Land Use Regulations.

22.58.040 Development Standards.

22.58.010 Purpose.

The Commercial – Residential Zone, Zone ( )-CRS, is established to create areas in Zone C-3 for the combination of commercial and residential uses on the same property, subject to specific development standards or as approved by the Director. It is the intent of this Combining Zone to provide additional opportunities for housing development and to reduce transportation costs, energy consumption, and air pollution.

22.58.020 Applicability.

Zone ( )-CRS may be combined with Zone C-3. When ( )-CRS is combined with a basic zone, the letters "CRS" shall be added to the basic zone; for example, Zone C-3-CRS.

22.58.030 Land Use Regulations.

Property in Zone ( )-CRS may be used for the following uses:

A. Any permitted use or use subject to permit in Zone C-3, subject to the same permit or review application and standards; and

B. Notwithstanding Subsection A, above, the following uses, in compliance with this Subsection B:

1. A Minor Conditional Use Permit (Chapter 22.160) application may approve:

a. Any single-family residence, two-family residence, or apartment house; and

b. Commercial developments with residential uses, subject to Section 22.58.040 (Development Standards).

22.58.040 Development Standards.

A. Separation of Mixed Uses in Same Building. Commercial uses and residential uses shall not be established on the same floor, except that professional offices may be established on the same floor as residential uses, in accordance with the following:

1. Where professional offices and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies, except for single-story structures; and

2. Where professional offices and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration.

B. Parking.

1. Parking spaces shall be provided for all uses, in compliance with Chapter 22.112 (Parking).

2. Commercial and residential parking spaces shall be specifically designated by signage, striping, pavement marking, or physical separation.

Chapter 22.60 Industrial Preservation Zone.

Sections:

22.60.010 Purpose.

22.60.020 Applicability.

22.60.030 Prohibited Uses.

22.60.010 Purpose.

The Industrial Preservation Zone, Zone ( )-IP, is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. The Combining Zone serves to expressively prohibit uses that do not align with the purpose of this zone.

22.60.020 Applicability.

Zone ( )-IP may be combined with Zone M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, B-2, and P-R properties. When Zone ( )-IP is combined with a basic zone, the letters "IP" shall be added to the basic zone; for example, Zone M-1-IP.

22.60.030 Prohibited Uses.

In addition to uses listed in Section 22.22.030.E (Prohibited Uses), premises in Zone ( )-IP shall not be used for the following uses listed in Table 22.60.030-A:

TABLE 22.60.030-A: USES PROHIBITED IN ZONE ( )-IP	
Amphitheaters, theaters, and other auditoriums, as principal uses	Ice cream shops
Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment for recreational use	Ice sales, retail only
Animal breeding facilities	Jewelry stores
Animal kennels, shelters, and pounds	Lapidary shops
Antique shops	Leather goods stores
Appliance stores, household	Libraries
Aquaria	Live entertainment, accessory
Arboretums and horticultural gardens	Livestock breeding, feeding, grazing, keeping, and raising, including horses and other equine, cattle, sheep, goats, alpacas, llamas, pigs, and hogs
Arcades, game or movie	Livestock feed and sales yards
Archery ranges	Locksmith shops
Art galleries	Lodge halls
Art supply stores	Massage parlors
Athletic fields and stadiums	Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals
Auction houses	Millinery shops
Barber shops	Mobilehome sales
Bars and cocktail lounges	Model home display centers and sales offices
Baseball parks	Mortuaries
Beauty shops	Museums
Bicycle, motorcycle, and motorscooter sales and rentals	Music stores
Billiard and pool halls	Nightclubs
Boat and other marine sales and rentals	Notions or novelty stores
Body piercing parlors	Observatories
Bookstores	Outdoor festivals
Bowling alleys	Outdoor skating rinks
Boxing arenas	Paint and wallpaper stores
Candy stores and confectioneries	Pawnshops
Car washes, automatic, coin-operated, and hand wash	Permanent cosmetics parlors
Card rooms or clubs	Pet cemeteries and crematories
Carnivals, commercial or otherwise	Pet grooming services
Ceramics shops, retail only	Pet stores and pet supply stores
Churches, temples, or other places of religious worship	Photographic equipment and supply stores
Circuses and wild or domestic animal exhibitions	Plant nurseries, including the growing of nursery stock

TABLE 22.60.030-A: USES PROHIBITED IN ZONE ( )-IP	
Clothing stores	Race tracks of any kind
Comfort stations and restroom facilities	Radio and television stores
Community centers	Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey, or similar products derived therefrom
Community gardens	Recreation clubs, including tennis, polo, swimming, and similar outdoor recreational activities
Correctional institutions, including camps, honor farms, jails, and juvenile halls	Recreational vehicle sales and rentals
Costume rentals	Retail stores, as principal uses
Crops	Revival meetings in tents
Dairies	Riding academies and stables, including the boarding of horses
Dance halls, indoor	Riding and hiking trails, including trails for motor vehicles
Dance pavilions, outdoor	Rifle, pistol, skeet, or trap ranges
Dental clinics	Secondhand stores
Department stores	Self-service storage facilities
Dog training schools	Shoe repair shops
Domestic violence shelters	Shoe stores
Dress shops	Shooting galleries
Drugstores	Sightseeing agencies
Escort bureaus	Silver shops
Farmers' markets	Skating rinks, ice or roller
Feed and grain sales	Sporting goods stores
Florist shops	Stables for the boarding, raising, or training of horses
Furniture and appliance sales and rentals	Stamp redemption centers
Furrier shops	Stationary stores
Games of skill	Steam or sauna baths
Gift shops	Swap meets
Glass and mirror sales	Swimming pools
Golf courses and driving ranges, including miniature golf courses	Tasting rooms, remote
Grange halls	Tattoo parlors
Greenhouses	Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts
Gymnasiums	Theaters, drive-in
Health food stores	Tobacco shops
Hobby supply stores	Tourist information centers
Holiday and season sales	Toy stores

TABLE 22.60.030-A: USES PROHIBITED IN ZONE ( )-IP	
Homeless shelters	Watch repair shops
Hospital equipment and supply rentals	Wedding chapels
Humane societies	Yarn and yardage stores

Chapter 22.68 Supplemental Districts.

Sections:

22.68.010 Purpose and Applicability.

22.68.020 Establishment, Expansion, and Repeal.

22.68.010 Purpose and Applicability.

Supplemental Districts, established in Section 22.06.040 (Supplemental Districts), are established to carry out specific purposes by regulating specific uses and imposing requirements that apply in designated geographic areas.

22.68.020 Establishment, Expansion, and Repeal.

A. New Supplemental Districts and the delineation, expansion, or repeal of Supplemental Districts may be established by the Board or Commission, in compliance with Chapter 22.244 (Ordinance Amendments).

B. Delineation, expansion, or repeal of Supplemental Districts may be established by filing an application in compliance with Chapter 22.198 (Zone Changes). In addition, the application shall include evidence that the applicant:

1. Is an owner of the property involved; or

2. Has written permission of an owner of all or a portion of the property involved.

C. New Supplemental Districts may be established without being delineated on the Zoning Map.

Chapter 22.70 Equestrian Districts.

Sections:

22.70.010 Purpose.

22.70.020 Applicability and Land Use Regulations.

22.70.030 Establishment, Expansion, or Repeal of Equestrian Districts.

22.70.040 Established Equestrian Districts.

22.70.050 Development Standards.

22.70.010 Purpose.

Equestrian Districts are established to recognize areas where the keeping of horses and other large domestic animals for residents' personal use has become or is intended to become integral to the character of the area. An Equestrian District (EQD) permits the keeping of horses and other large domestic animals as accessory to residential uses and is subject to development standards intended to ensure compatibility with surrounding areas and within the EQD itself while also taking the individual characteristics of the particular area under consideration.

22.70.020 Applicability and Land Use Regulations.

Property in an EQD may be used for any use permitted in the basic zone, subject to the same standards of that zone. This Chapter shall supersede provisions in this Title 22 which regulate the keeping of horses and other large domestic animals (animals), including other equine, cattle, sheep, and goats, as accessory to a residential use.

22.70.030 Establishment, Expansion, or Repeal of Equestrian Districts.

A. Establishment, Expansion, or Repeal. In addition to Section 22.68.020.B, no petition for the establishment, expansion, or repeal of an EQD shall be accepted unless signed by at least 75 percent of the property owners within the area under consideration.

B. Requirements for Establishment or Expansion. An EQD may be established or expanded where the proposed district will comply with the following requirements:

1. Area. The proposed EQD shall contain a minimum area of five acres. The expansion of an existing EQD may be considered on less than five acres, where it is an orderly and contiguous extension of an existing EQD.

2. Buffer Area.

a. Animals regulated by the proposed EQD shall be separated by a buffer area from any lot which is used for residential purposes or located in a Residential Zone or Zone A-1 having the potential for residential development and not within the EQD. Such buffer area shall consist of:

i. A designated setback of not less than 25 feet, located contiguous to and within the boundaries of the proposed EQD. Such setback shall provide a permanently established buffer within which animals regulated by such district will not be kept or maintained; or

ii. A physical separation in lieu of such setback located contiguous to and either outside or inside of the boundary of the proposed EQD, which provides an equivalent setback or satisfactorily eliminates the need for such setback, within the intent of this Section. Such physical separation may consist of, but is not limited to, a public street, highway, riding trail or other public or private easement, or an appropriate topographical separation.

b. Where animals to be regulated within the proposed EQD are permitted in the same or greater numbers on property contiguous to its boundary, the Commission may recommend, and the Board may waive, such setback along the common boundary in adopting the District.

3. Findings. In addition to the findings in Section 22.198.050 (Findings and Decision), the Commission may recommend approval of a petition requesting the establishment of an EQD where the information submitted or presented at the public hearing substantiates the following findings:

a. That the requested animals within the proposed EQD will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and

b. That the properties in the EQD are adequate in size and shape to accommodate the requested animals without material detriment to the use, enjoyment, or valuation of property of other persons located in the vicinity of the EQD.

4. Conditions of Approval. The Commission may recommend, and the Board may impose conditions as deemed necessary to ensure that animals permitted in an EQD will be kept in compliance with the findings required by Subsection B.3, above. Conditions imposed may involve any pertinent factors affecting the establishment, operation, and maintenance of the requested EQD, including, but not limited to:

a. The number and location of animals permitted;

b. The type, and construction of corrals, stables, or other structures used for the housing of such animals;

c. Fencing requirements;

d. Required setbacks; or

e. The inclusion of riding areas or equestrian trails within the EQD.

22.70.040 Established Equestrian Districts.

Established EQDs are listed in Table 22.70.040-A, below. These EQDs are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.70.040-A: ESTABLISHED EQUESTRIAN DISTRICTS

Equestrian Zone Number	*District Name*	*Ordinance of Adoption*	*Date of Adoption*
EQD-1	Rancho Potrero De Felipe Lugo	11297	1-27-1976
EQD-2	West Altadena	11301	2-17-1976
EQD-3	Pellissier Village	11384	7-27-1976
EQD-4	Kinneloa Mesa	11515	4-26-1977
EQD-5	Trailside Ranch	11690	4-4-1978
EQD-6	Beverly Acres	11841	12-28-1978
EQD-7	Avocado Heights	91-0054Z	4-9-1991

22.70.050 Development Standards.

A. General Development Standards.

1. Maintenance. All animals authorized to be kept in an EQD shall be maintained in a safe and healthy manner, in compliance with all applicable regulations provided in any other statute or ordinance.

2. Stable and Corral.

a. Animals shall be kept in a stable or fenced corral.

b. No part of any stable or corral shall be located within 35 feet from any existing habitable structure.

c. No part of any stable or corral shall be located within 100 feet of an existing school building or hospital building.

B. Agency Review. As part of the review of an application for a project in an EQD, the Director shall notify and request reports from the Departments of Animal Care and Control and Public Health regarding the ability of the applicant to maintain such animals properly as indicated in the application and site plan.

C. Equestrian District Specific Development Standards.

1. Rancho Potrero De Felipe Lugo. The maximum number of animals in EQD-1: Rancho Potrero De Felipe Lugo shall comply with Table 22.70.050-A and Figure 22.70.050-A: Rancho Potrero De Felipe Lugo, below.

TABLE 22.070.050-A: EQD-1: RANCHO POTRERO DE FELIPE LUGO

Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
Under 6,400 square feet	1
6,400 – 7999 square feet	2
8,000 – 9,499 square feet	3
9,500 – 10,999 square feet	4
11,000 – 12,499 square feet	5
12,500 – 19,999 square feet	6
20,000 – 39,999 square feet	7
Over 40,000 square feet	1 additional animal per each additional 5,000 square feet

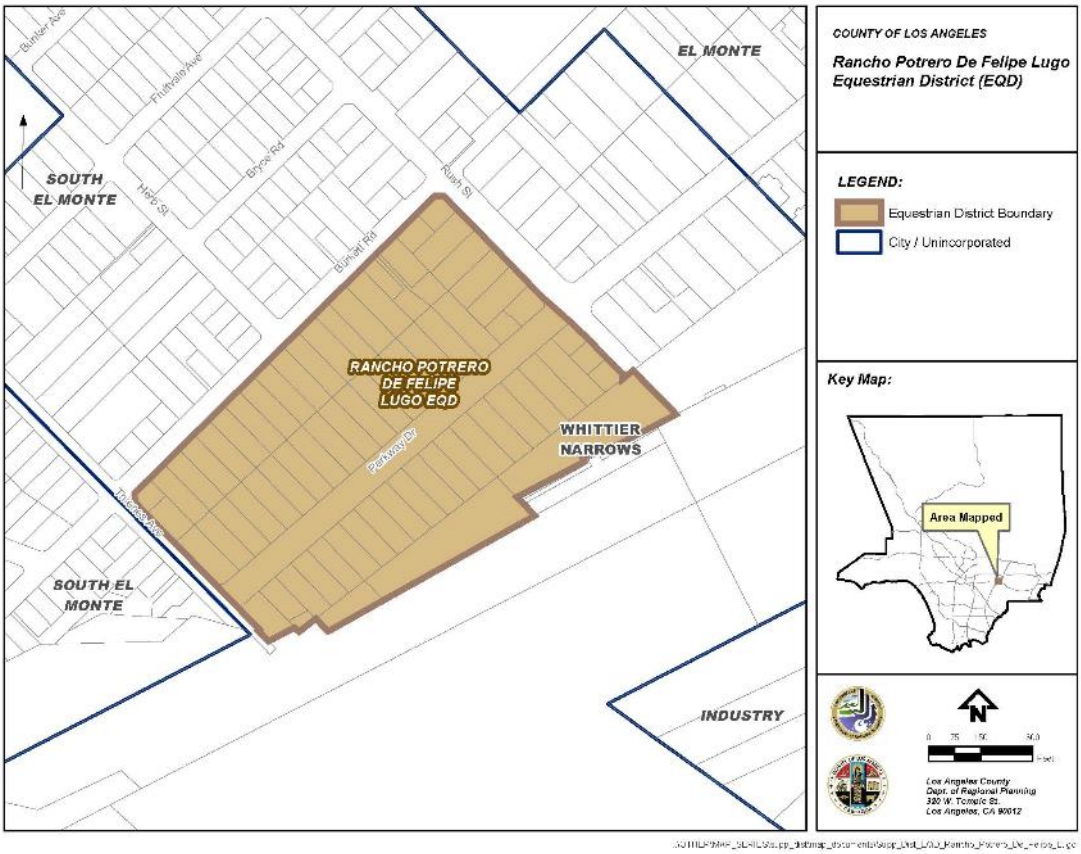

FIGURE 22.70.050-A: RANCHO POTRERO DE FELIPE LUGO

2. West Altadena. The maximum number of animals in EQD-2: West Altadena shall comply with Table 22.70.050-B and Figure 22.70.050-B: West Altadena, below.

TABLE 22.70.050-B: EQD-2: WEST ALTADENA	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
3,750 – 7,499 square feet	1
7,500 – 11,249 square feet	2
11,250 – 14,999 square feet	3
15,000 – 18,749 square feet	4
18,750 – 22,499 square feet	5
22,500 – 26,249 square feet	6
26,250 – 29,999 square feet	7

TABLE 22.70.050-B: EQD-2: WEST ALTADENA	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
30,000 – 44,999 square feet	8
45,000 – 49,999 square feet	9
50,000 – 54,999 square feet	10
55,000 – 59,999 square feet	11
60,000 – 64, 999 square feet	12
65,000 square feet and over	1 additional animal per each additional 5,000 square feet

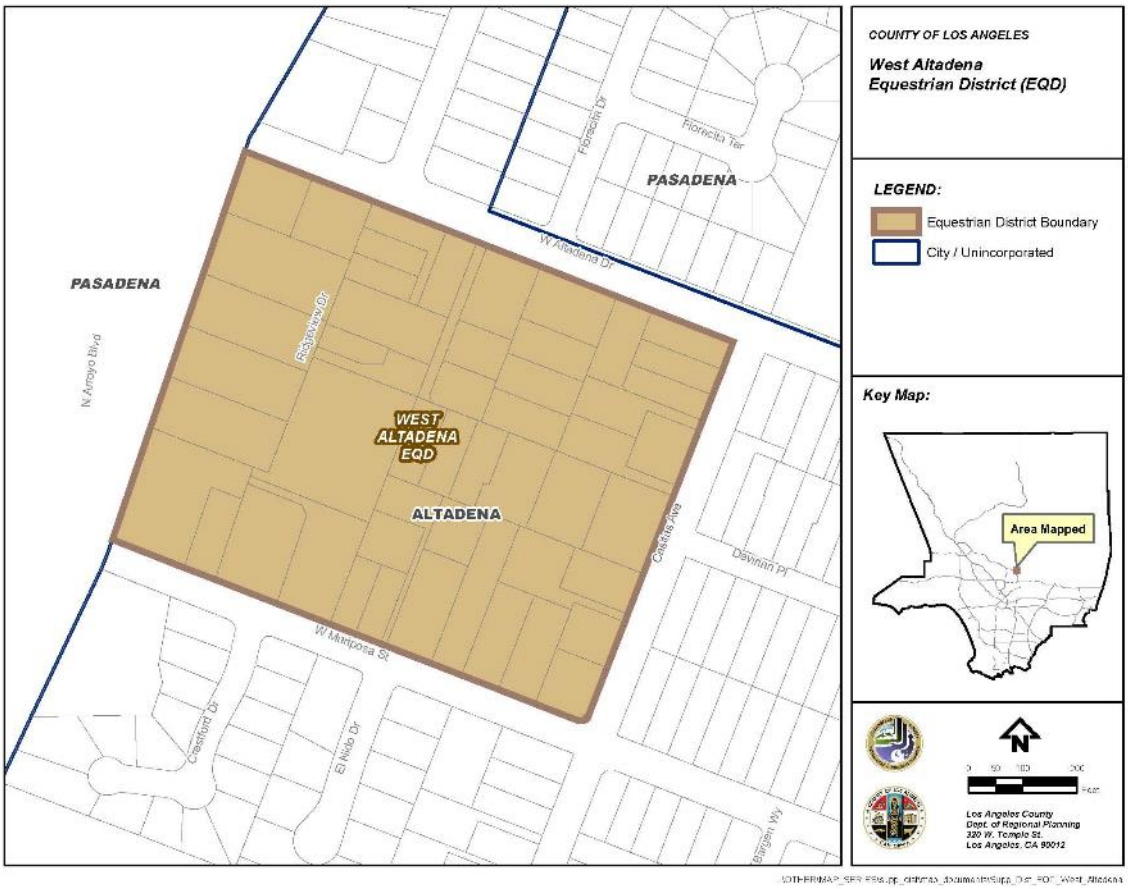

FIGURE 22.70.050-B: WEST ALTADENA

3. Pellissier Village. The maximum number of animals in EQD-3: Pellissier Village shall comply with Table 22.70.050-C and Figure 22.70.050-C: Pellissier Village, below.

TABLE 22.70.050-C: EQD-3: PELLISSIER VILLAGE	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
Under 5,000 square feet	1
5,000 – 5,999 square feet	2
6,000 – 7,999 square feet	3
8,000 – 10,999 square feet	4
11,000 – 16,999 square feet	5
17,000 – 24,999 square feet	6
25,000 – 29,999 square feet	7
40,000 – 44,999 square feet	8
45,000 square feet and over	1 additional animal per each additional 5,000 square feet

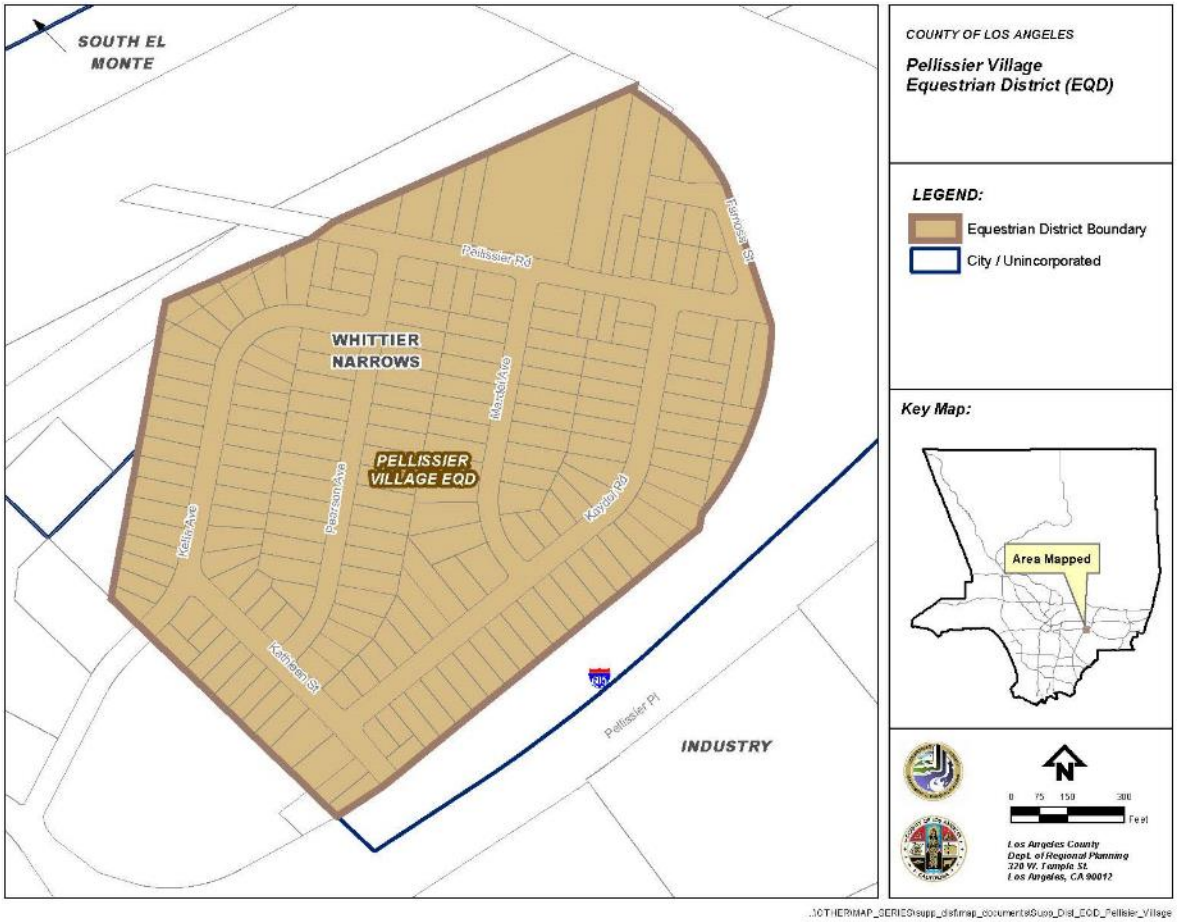

FIGURE 22.70.050-C: PELLISSIER VILLAGE

4. Kinneloa Mesa. The maximum number of animals in EQD-4: Kinneloa Mesa shall comply with Table 22.70.050-D and Figure 22.70.050-D: Kinneloa Mesa, below.

TABLE 22.70.050-D: EQD-4: KINNELOA MESA	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
Under 5,000 square feet	1
5,000 – 5,899 square feet	2
6,000 – 7,999 square feet	3
8,000 – 10,999 square feet	4
11,000 – 16,999 square feet	5
17,000 – 24,999 square feet	6
25,000 – 29,999 square	7

TABLE 22.70.050-D: EQD-4: KINNELOA MESA	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
feet	
40,000 – 44,999 square feet	8
45,000 square feet and over	1 additional animal per each additional 5,000 square feet

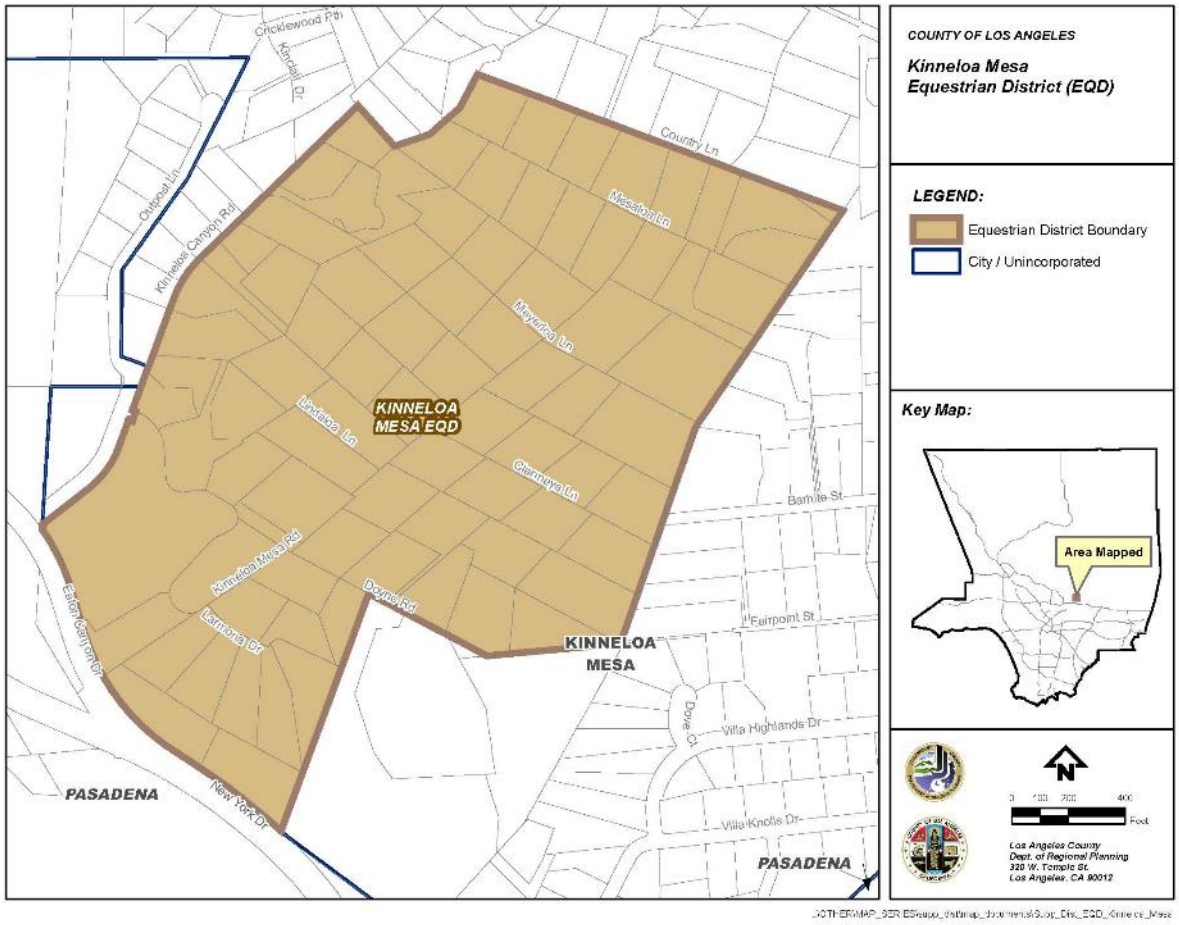

FIGURE 22.70.050-D: KINNELOA MESA

5. Trailside Ranch. The maximum number of animals in EQD-5: Trailside Ranch shall comply with Table 22.70.050-E and Figure 22.70.050-E: Trailside Ranch, below.

TABLE 22.70.050-E: EQD-5: TRAILSIDE RANCH	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
10,000 square feet	2
10,001 square feet and over	1 additional animal per each additional 5,000 square feet

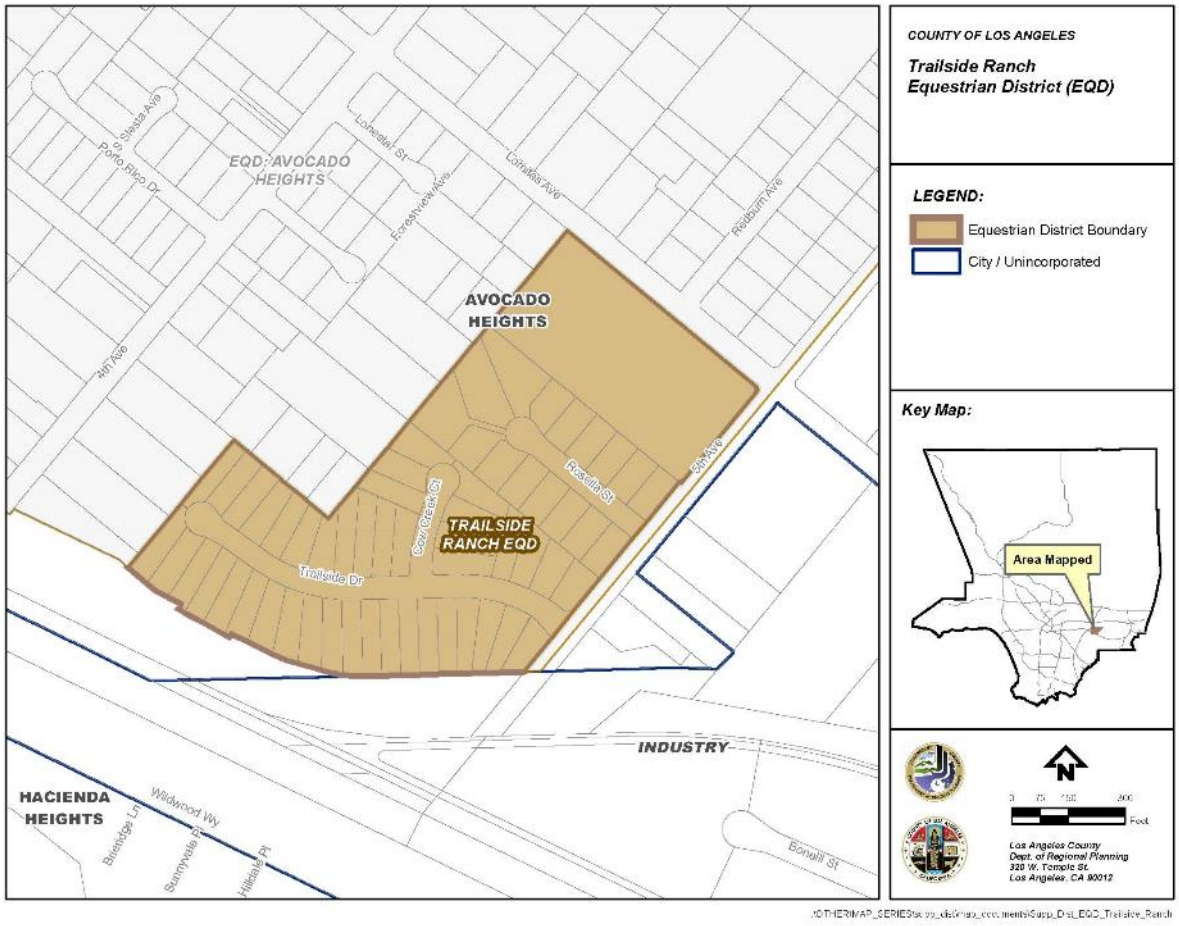

FIGURE 22.70.050-E: TRAILSIDE RANCH

6. Beverly Acres. The maximum number of animals in EQD-6: Beverly Acres shall comply with Table 22.70.050-F and Figure 22.70.050-F: Beverly Acres, below.

TABLE 22.70.050-F: EQD-6: BEVERLY ACRES	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
5,000 – 8,499 square feet	1
8,500 – 13,499 square feet	2
13,500 – 19,999 square feet	3
20,000 square feet and over	1 additional animal per each additional 5,000 square feet

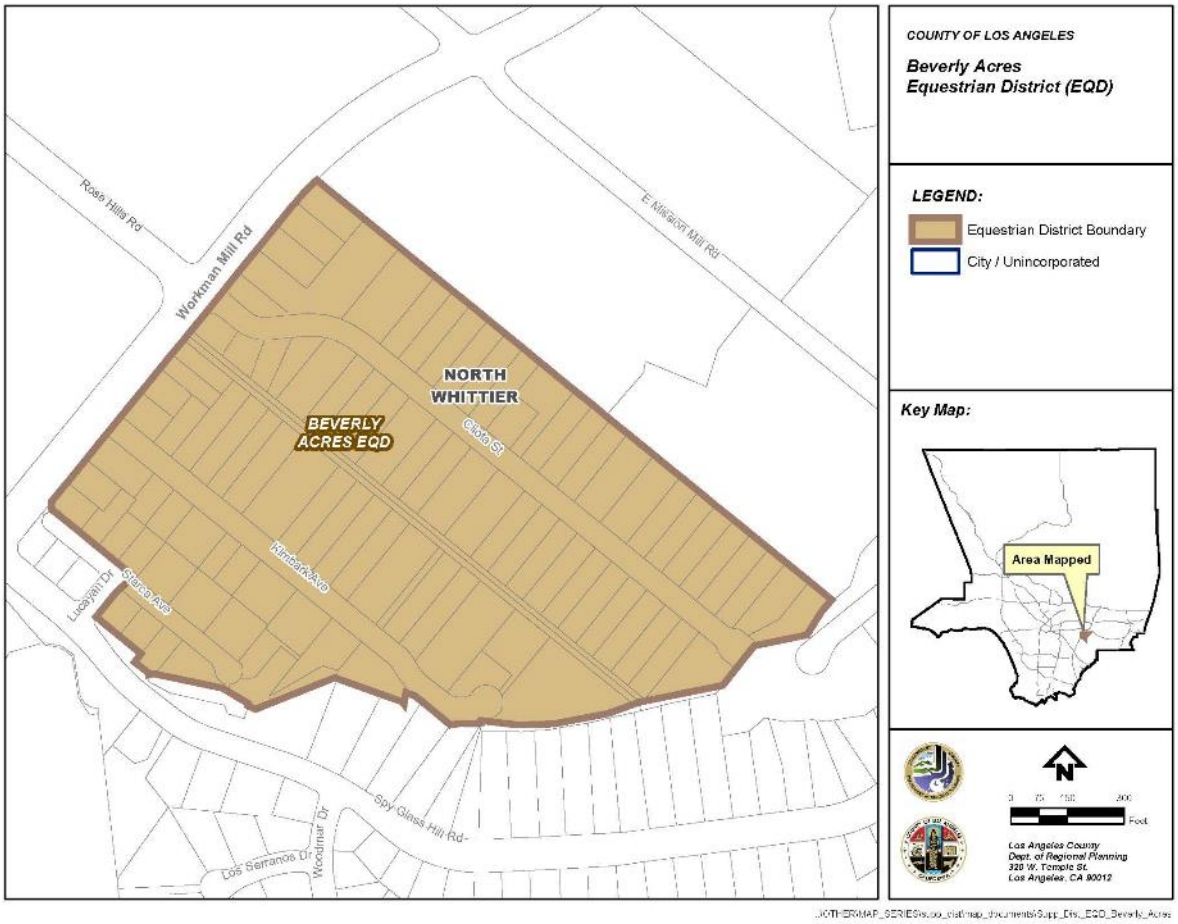

FIGURE 22.70.050-F: BEVERLY ACRES

7. Avocado Heights. EQD-7: Avocado Heights shall comply with this Subsection C.7.

a. Number of Animals. The maximum number of animals shall comply with Table 22.70.050-G and Figure 22.70.050-G: Avocado Heights, below.

TABLE 22.70.050-G: EQD-7: AVOCADO HEIGHTS	
Net Size of Lot	***Maximum Number of Animals Permitted Per Lot***
10,000 – 14,999 square feet	2
Over 15,000 square feet	1 additional animal per each additional 5,000 square feet

b. Additional Regulations. In Zone B-1:

i. Animals shall not be maintained; and

ii. Trails shall not be established.

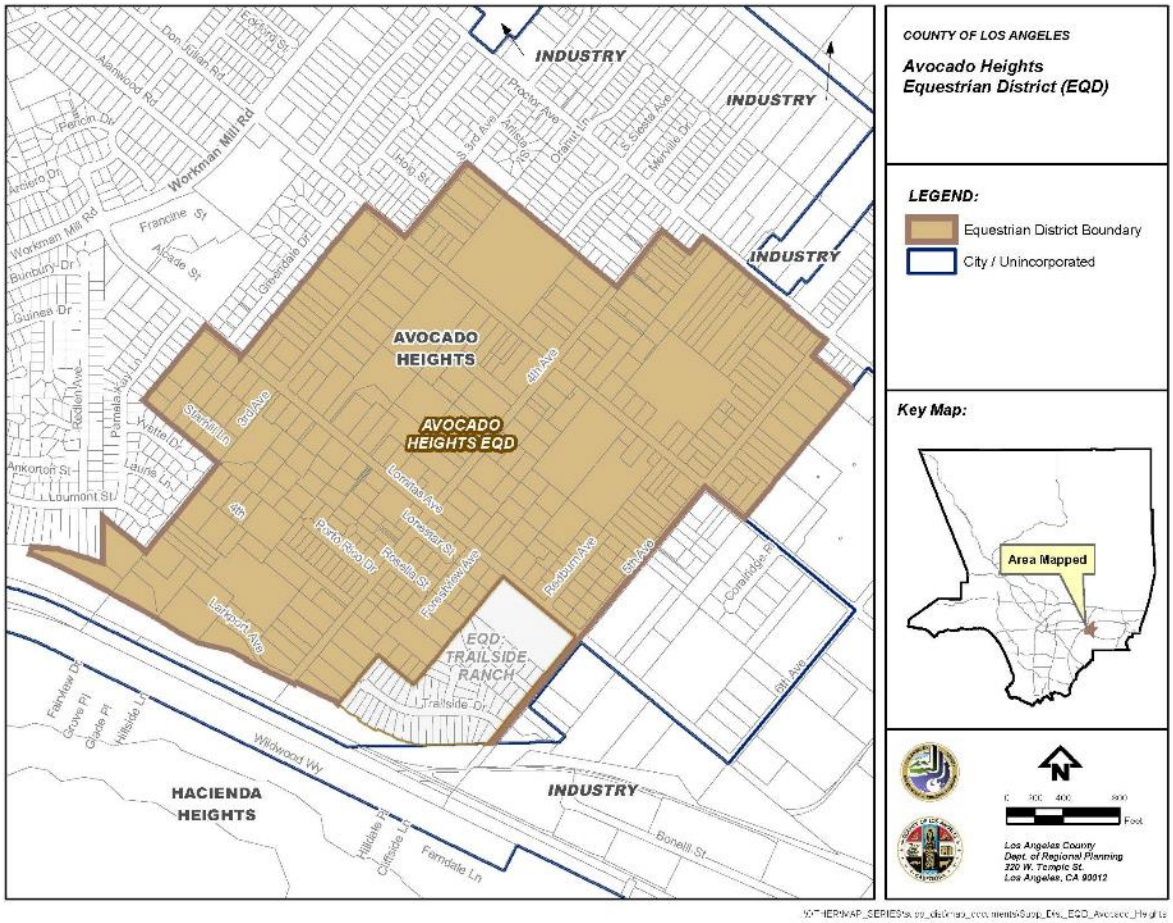

FIGURE 22.70.050-G: AVOCADO HEIGHTS

Chapter 22.72 Setback Districts.

Sections:

22.72.010 Purpose.

22.72.020 Front Yard Setback Districts.

22.72.030 District Maps.

22.72.040 Modification of Setback Requirements.

22.72.010 Purpose.

Setback Districts are established to develop properties with minimum building setbacks in designated yards. This Chapter shall supersede other provisions in this Title 22 that require building setbacks in designated yards.

22.72.020 Front Yard Setback Districts.

Established Front Yard Setback Districts are listed in Table 22.72.020-A, below. Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS

District Number	*District Name*	*Ordinance of Adoption*	*Date of Adoption*
1	City Terrace	2179	11-25-1932
3	Walnut Park	2189	12-12-1932
4	Southwest	2190	12-12-1932
5	Second Unit Eastside	2191	12-12-1932
6	First Unit Eastside	2426	3-5-1934
7	Altadena Unit No. 1	3757	1-14-1941
8	Altadena Unit No. 2	3854	5-20-1941
9	E. Pasadena Unit No. 1	3900	7-15-1941
12	Altadena Unit No. 3	5541	5-9-1950
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950
14	Southwest Puente	6526	8-24-1954

22.72.030 District Maps.

The boundaries of the Setback Districts are shown on Figures 22.72.030-A through Q, at the end of this Chapter.

22.72.040 Modification of Setback Requirements.

Every lot in a Setback District shall conform to the building setbacks established by this Chapter, except where a subject lot adjoins another lot that fronts on the same highway, parkway, or street that has a lesser setback or yard, the building setback shall be the average of the building setbacks or yards of the adjacent lots on both sides of the subject lot. Otherwise, the setback shall conform to the distance established for the lot in this Title 22.

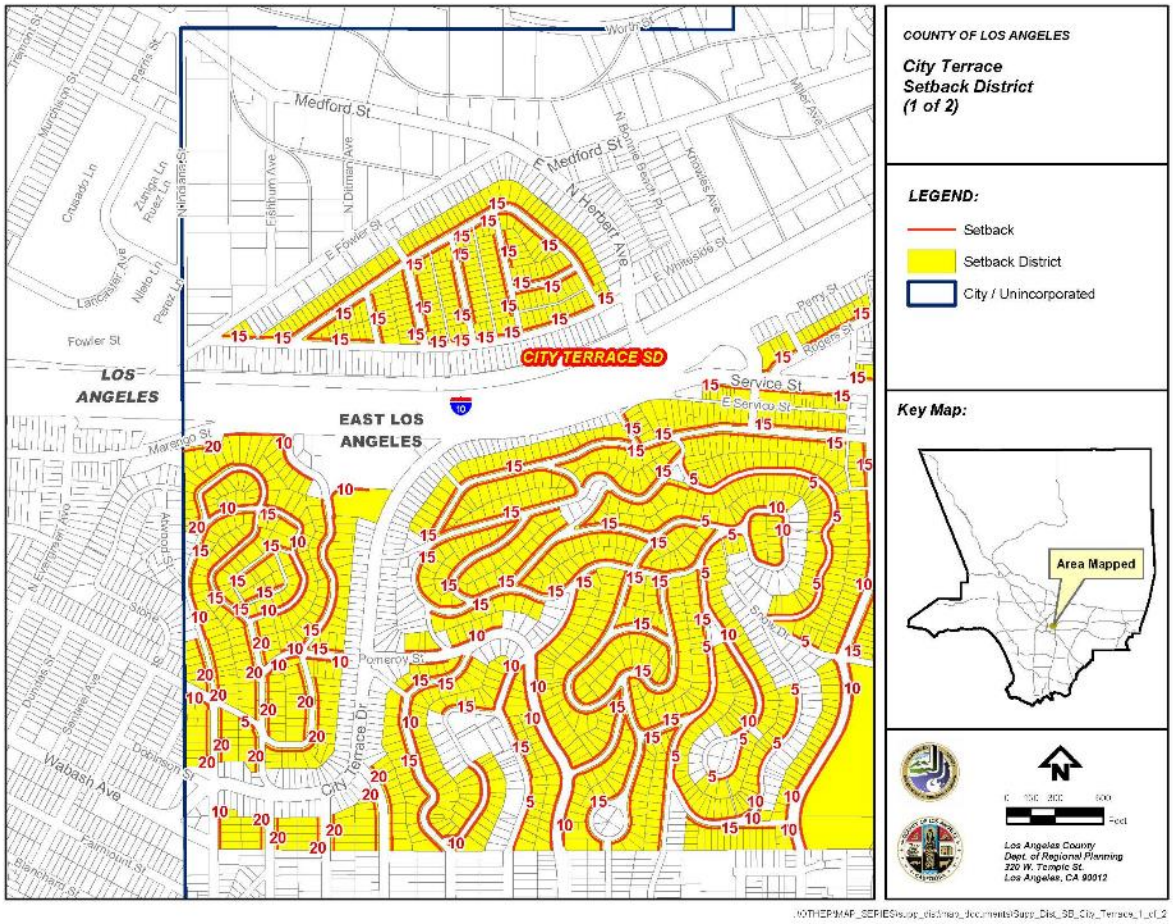

FIGURE 22.72.030-A: CITY TERRACE

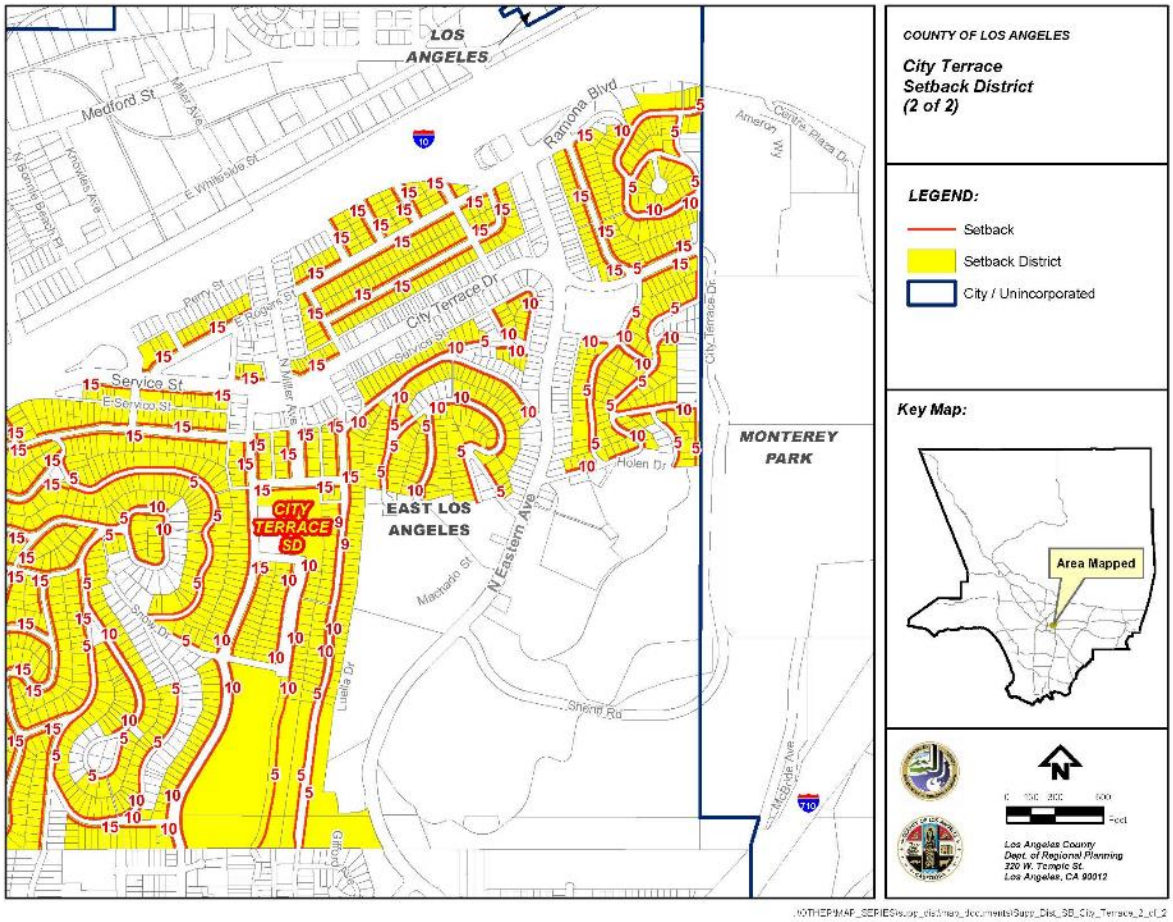

FIGURE 22.72.030-B: CITY TERRACE

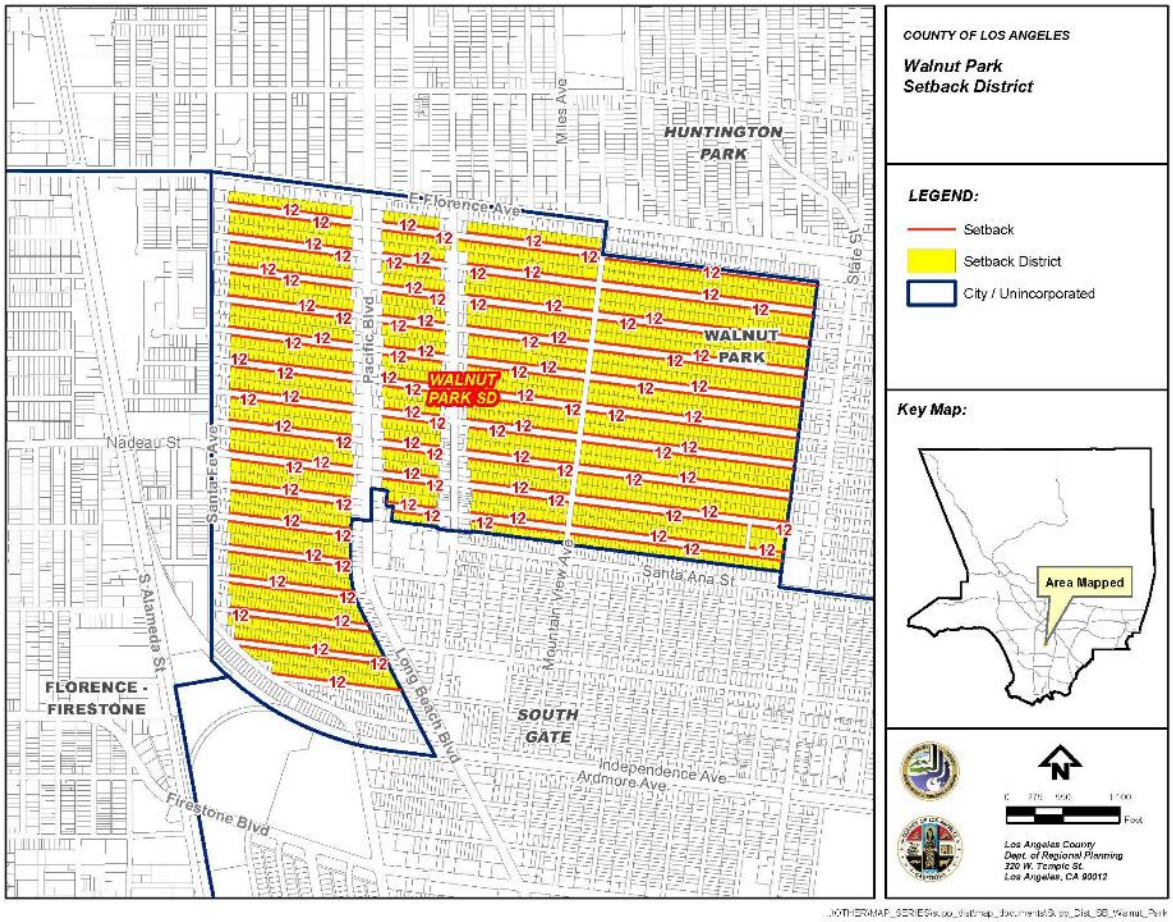

FIGURE 22.72.030-C: WALNUT PARK

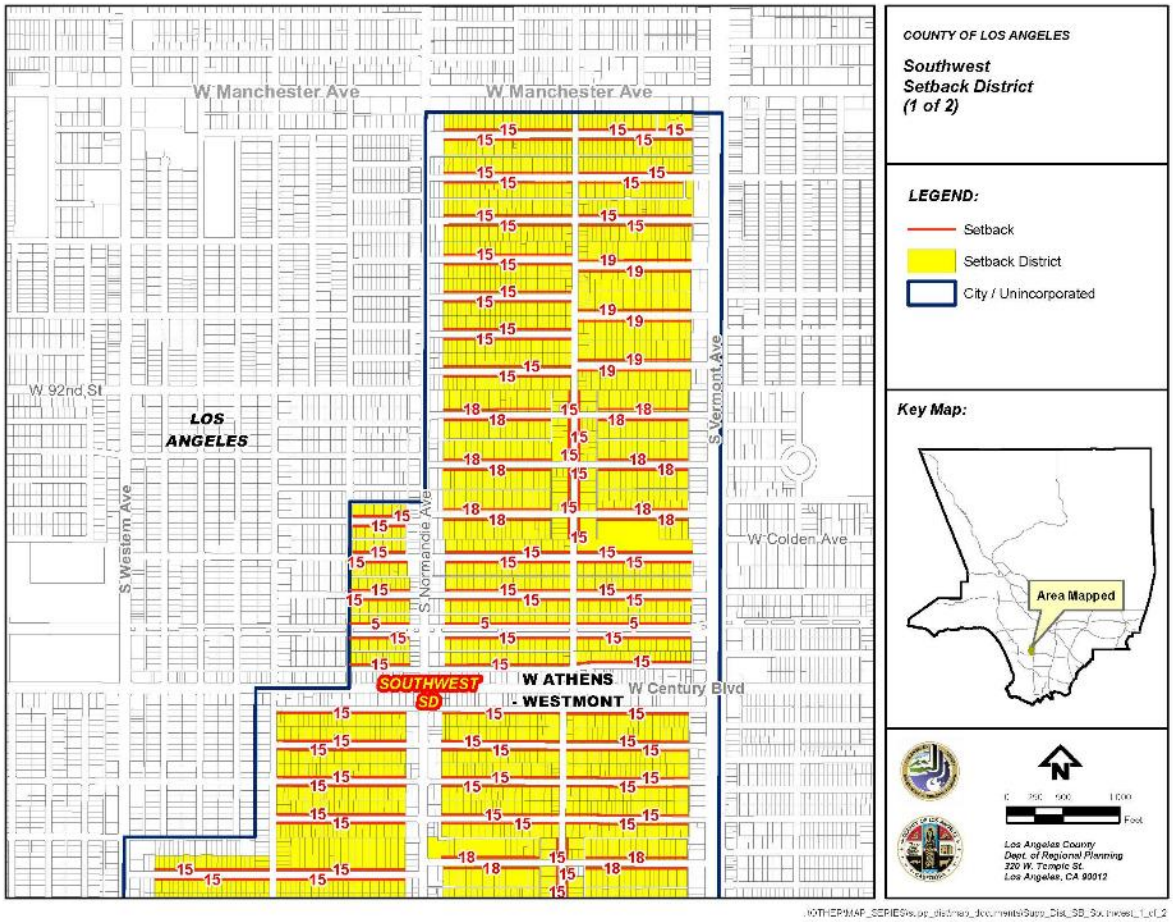

FIGURE 22.72.030-D: SOUTHWEST

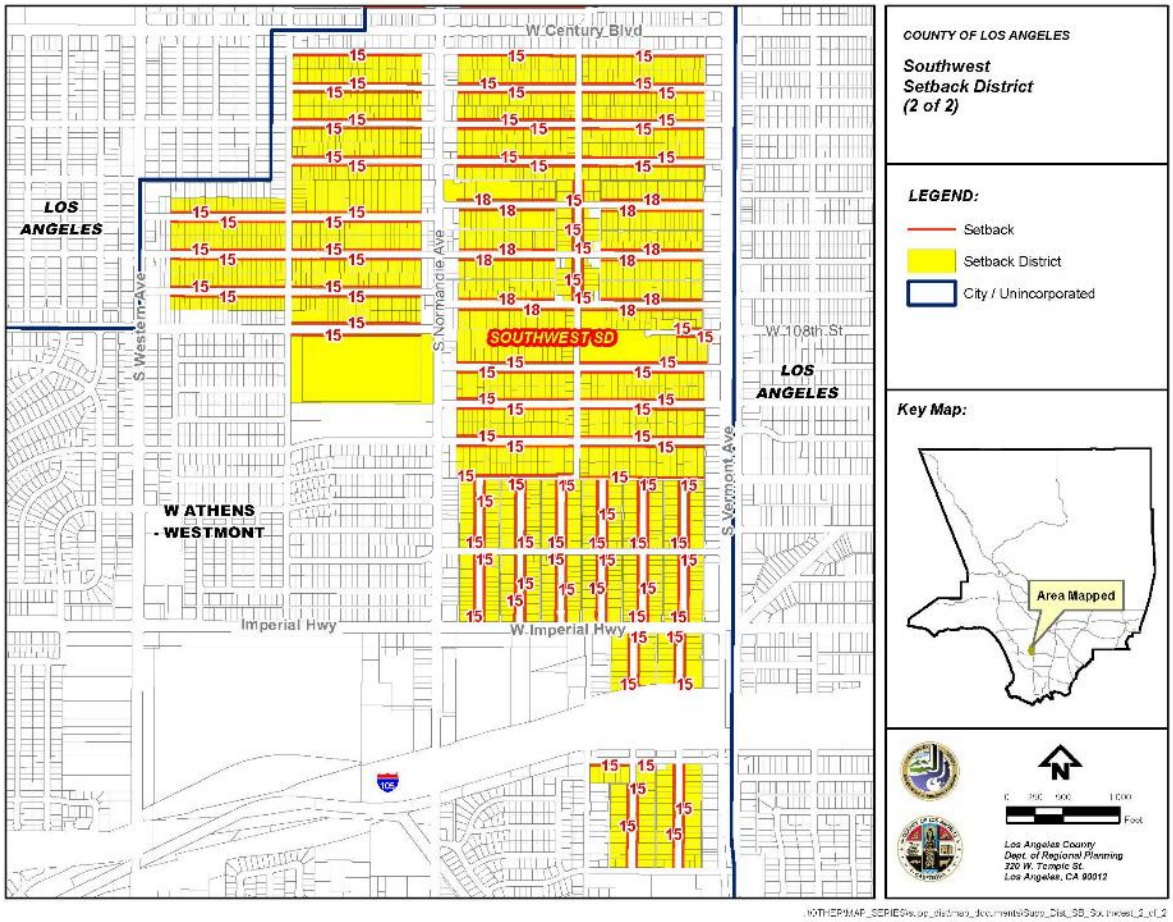

FIGURE 22.72.030-E: SOUTHWEST

FIGURE 22.72.030-F: SECOND UNIT EASTSIDE

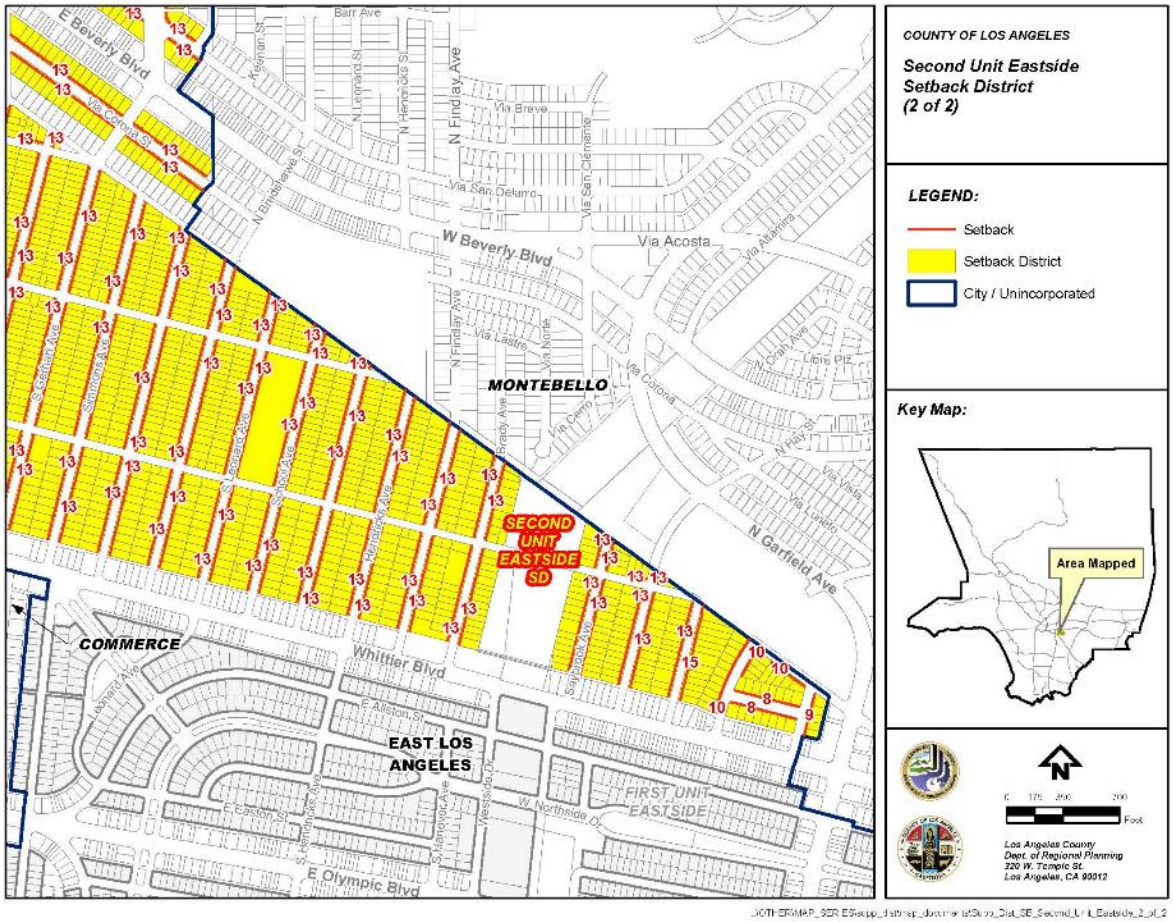

FIGURE 22.72.030-G: SECOND UNIT EASTSIDE

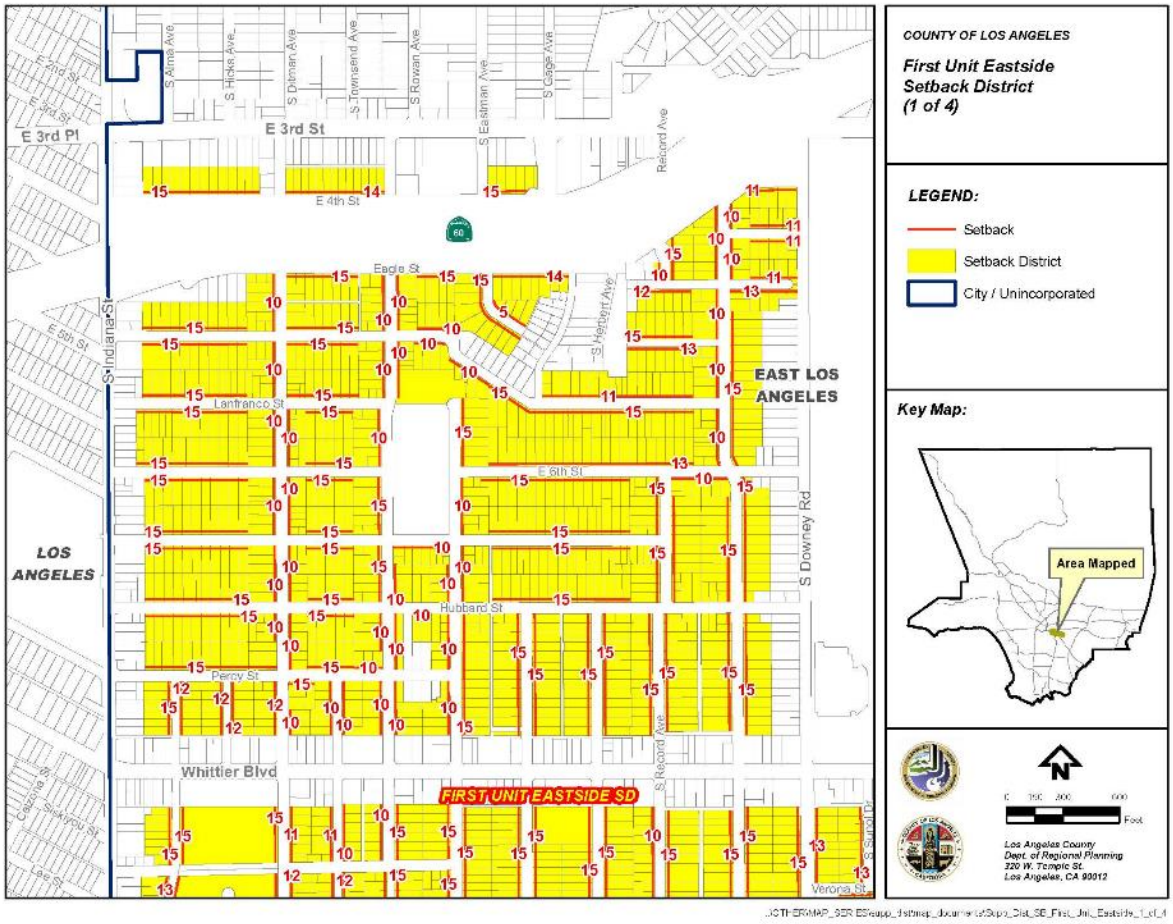

FIGURE 22.72.030-H: FIRST UNIT EASTSIDE

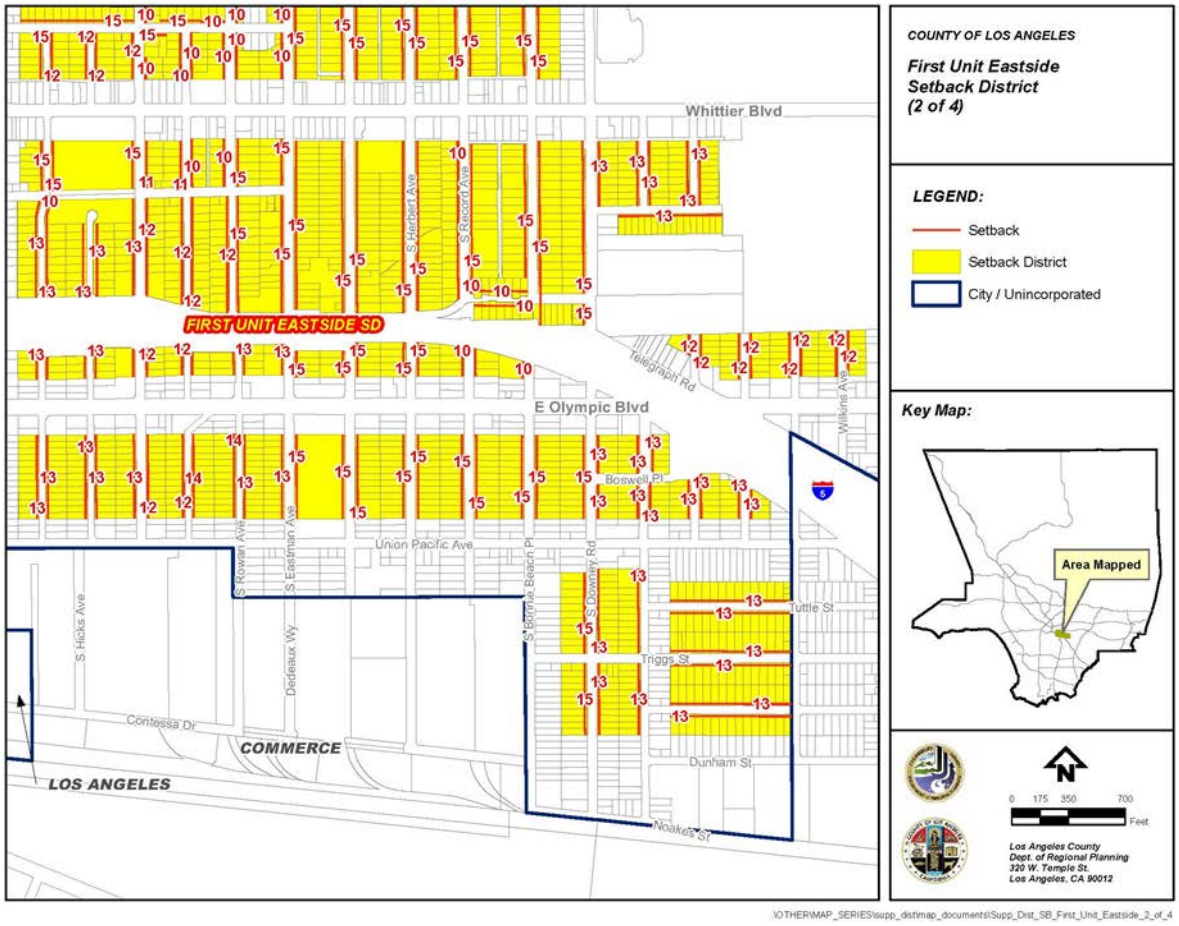

FIGURE 22.72.030-I: FIRST UNIT EASTSIDE

FIGURE 22.72.030-J: FIRST UNIT EASTSIDE

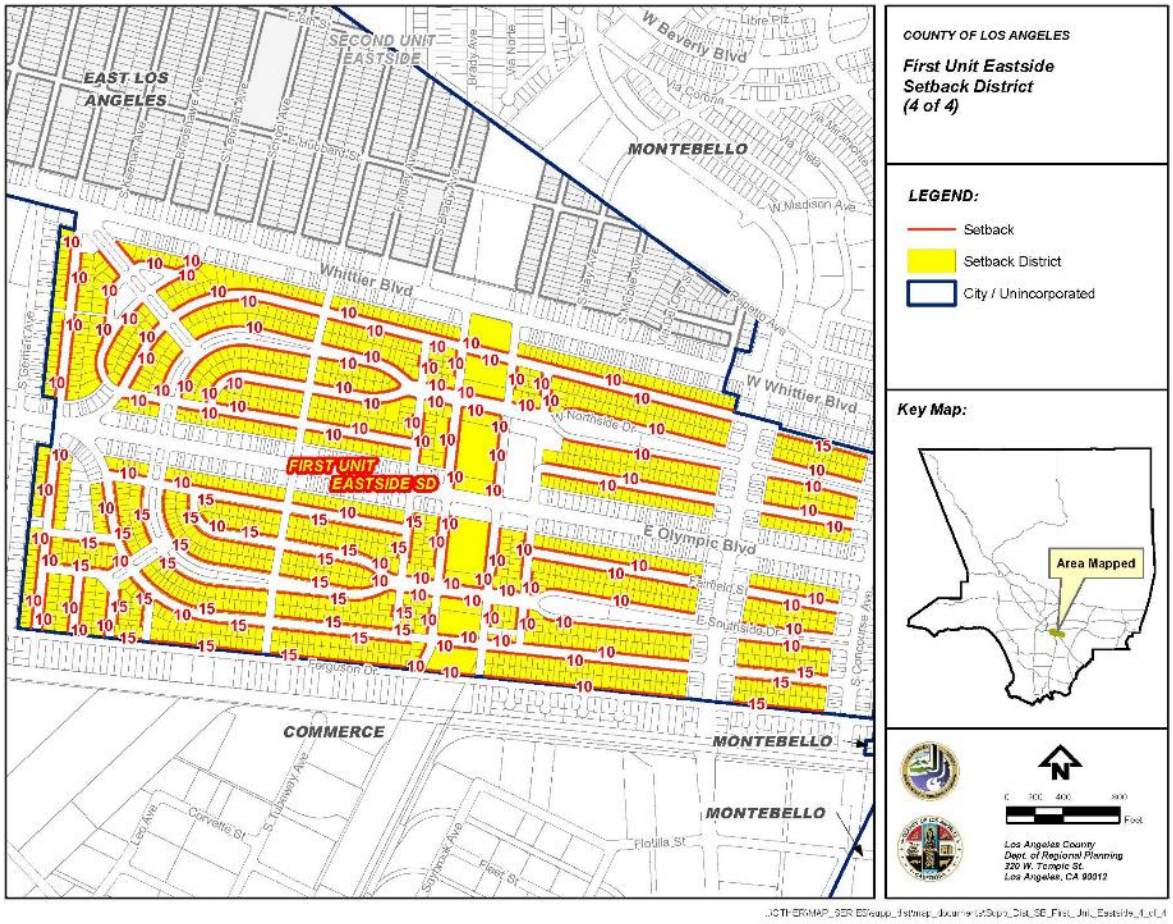

FIGURE 22.72.030-K: FIRST UNIT EASTSIDE

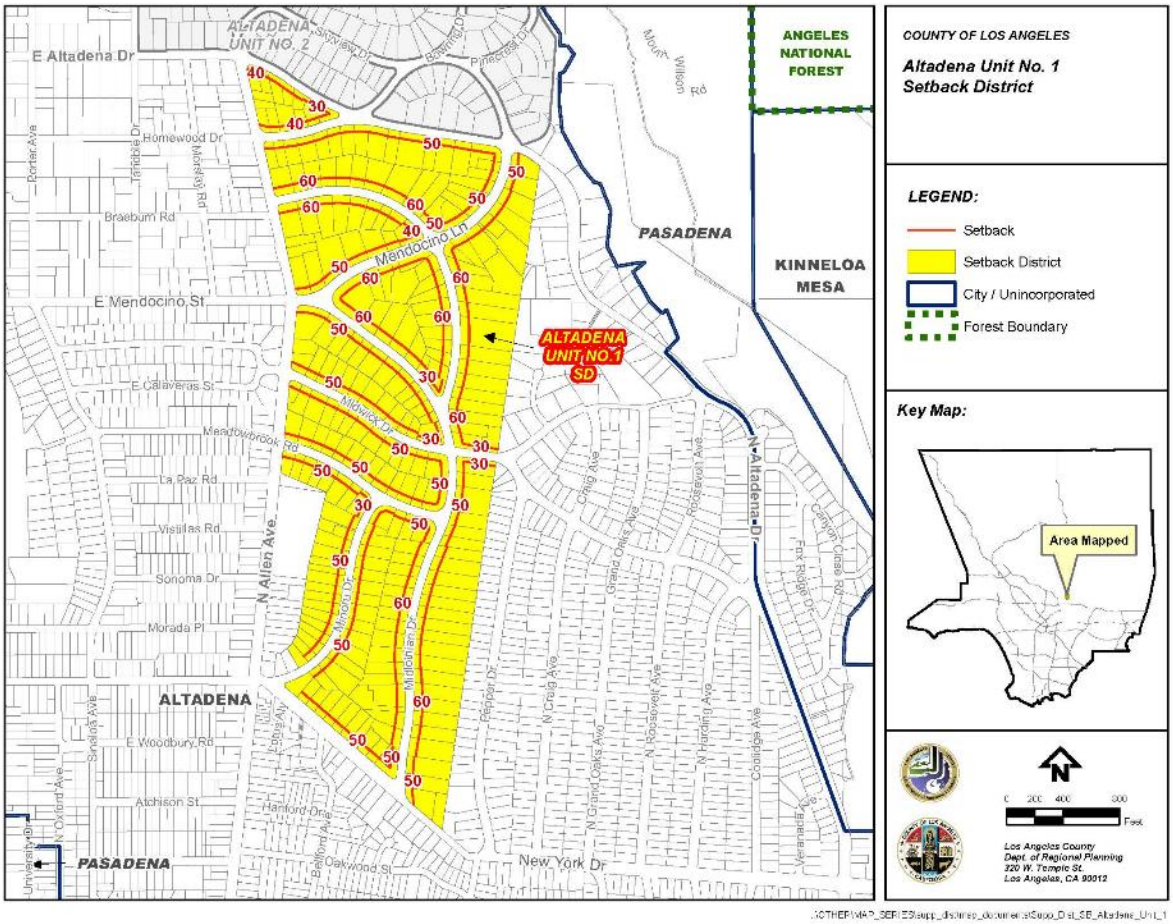

FIGURE 22.72.030-L: ALTADENA UNIT NO. 1

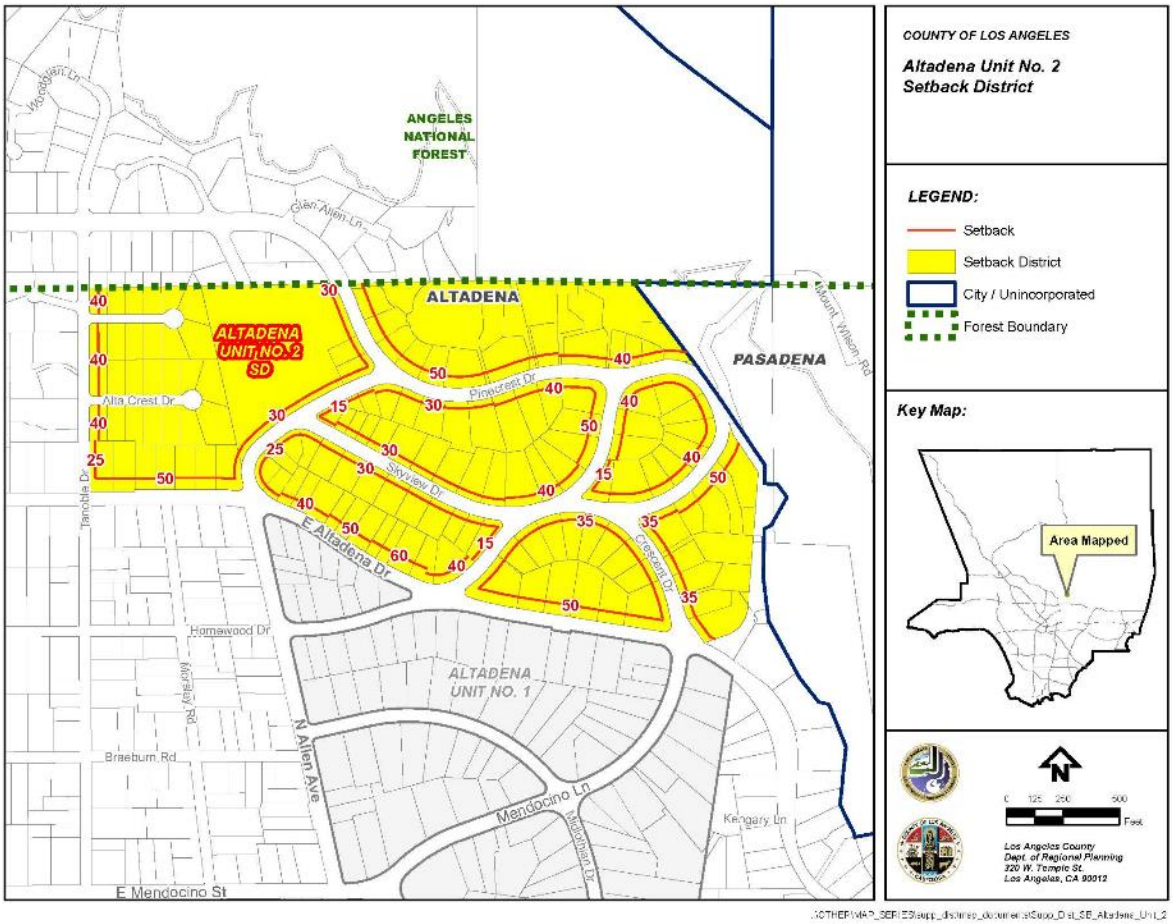

FIGURE 22.72.030-M: ALTADENA UNIT NO. 2

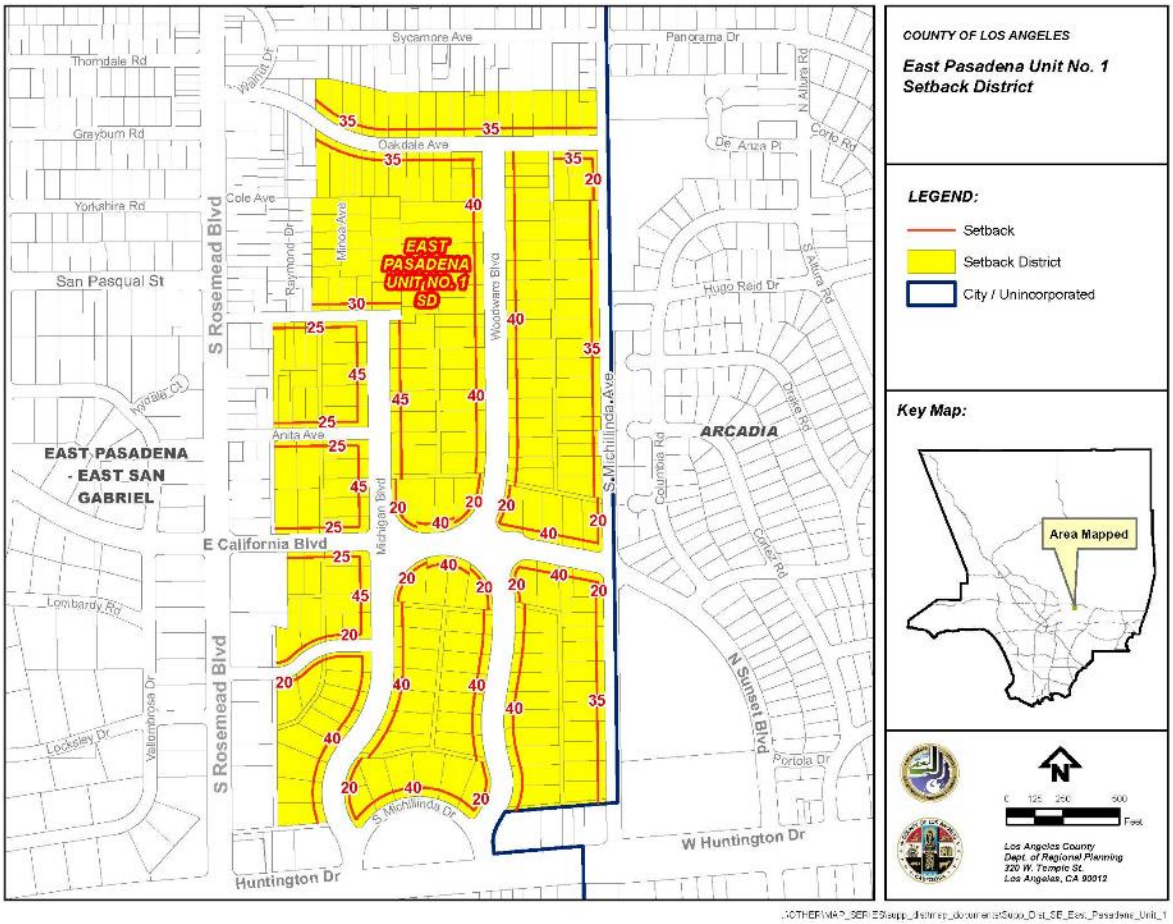

FIGURE 22.72.030-N: EAST PASADENA UNIT NO. 1

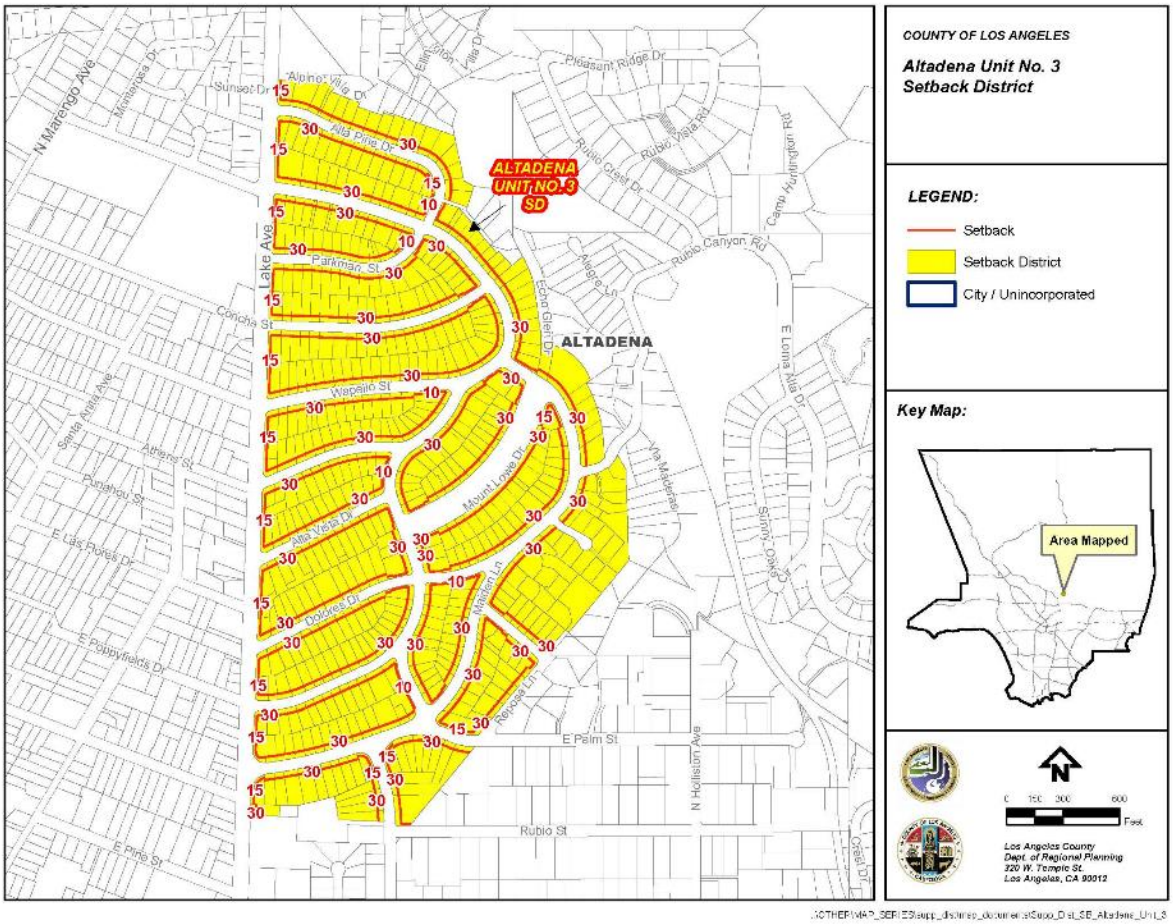

FIGURE 22.72.030-O: ALTADENA UNIT NO. 3

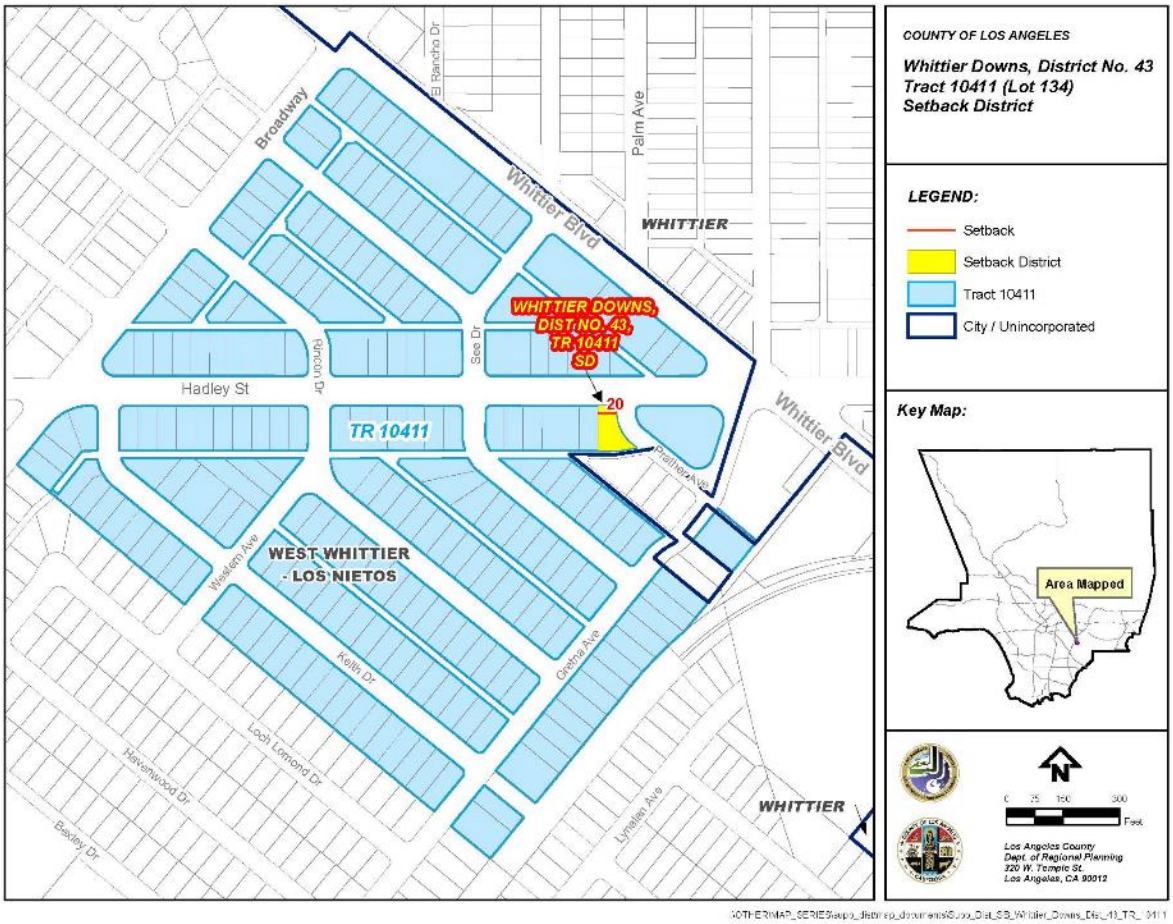

FIGURE 22.72.030-P: WHITTIER DOWNS, DISTRICT NO. 43, TR. NO 10411

FIGURE 22.72.030-Q: SOUTHWEST PUENTE

Chapter 22.74 Flood Protection Districts.

Sections:

22.74.010 Purpose.

22.74.020 Development Standards.

22.74.030 List of Districts.

22.74.010 Purpose.

Flood Protection Districts are established to regulate properties within areas designated by Public Works as subject to substantial flood hazard. These districts include both the existing washes or channels and additional areas as necessary to provide reasonable protection from overflow of floodwaters, bank erosion, and debris

deposition. The regulations contained in the district are supplemental to other flood protection regulations of this Title 22.

22.74.020 Development Standards.

A. No building or structure shall be used, erected, constructed, or moved onto a lot within the boundaries of a Flood Protection District, except for the following structures:

1. Accessory buildings and structures that will not substantially impede the flow of water, including sewer, gas, electrical, and water systems, approved by Public Works pursuant to Title 26 (Building Code) of the County Code;

2. Parking lots or buildings incidental to a lawfully established use; and

3. Flood-control structures approved by Public Works.

B. No building or structure shall be altered, modified, enlarged, or reconstructed on a lot within the boundaries of a Flood Protection District, except for nonconforming buildings and structures, subject to Sections 22.172.020.B (Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards) and 22.172.020.C (Additions to a Building or Structure Nonconforming Due to Standards).

22.74.030 List of Districts.

Established Flood Protection Districts are listed in Table 22.74.030-A, below. Flood Protection Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.74.030-A: FLOOD PROTECTION DISTRICTS

District Number	*District Name*	*Ordinance of Adoption*	*Date of Adoption*
3	Mill Creek	12413	8-11-1981

Chapter 22.76 Noise Insulation Program.

Sections:

22.76.010 Intent and Purpose.

22.76.020 Description of Noise Zone Boundaries.

22.76.030 Community-Wide Development Standards.

22.76.010 Intent and Purpose.

The Noise Insulation Program is intended to safeguard the public health and safety by establishing minimum building requirements for residential occupancies in the vicinity of Los Angeles International Airport. These requirements are not intended to supersede any health or safety provisions required under any applicable codes or ordinances. These requirements shall apply to all construction, additions, alterations, improvements, and repairs of Group R buildings, as defined by Title 26 (Building Code) of the County Code, in the 65 decibel Community Noise Equivalent Level (CNEL) and above noise zones of the Los Angeles International Airport.

22.76.020 Description of Noise Zone Boundaries.

The location and boundaries of the 65 decibel CNEL and above noise zones are shown and delineated on the most recent Los Angeles World Airports Quarterly Report Noise Contour Map, as required by Title 21 of the California Code of Regulations.

22.76.030 Community-Wide Development Standards.

Proposed construction, additions, alterations, improvements and repairs requiring a building permit within the 65 decibel CNEL and above noise zones depicted on the most recent Quarterly Report Noise Contour Map, shall comply with such building requirements as may be specified for these zones in Title 26 (Building Code) of the County Code. No building permit shall be issued within these zones unless the covered work is in compliance with the specified Building Code requirements to the satisfaction of Public Works, Building and Safety Division. Deviations from the specified building requirements are permissible only if all deviations are certified, by a person experienced in the field of acoustical engineering retained by the permit applicant, to comply with and achieve the 45 decibel standard for every habitable room constructed or modified.

Chapter 22.78 Reserved.

Chapter 22.80 Rural Outdoor Lighting District.

Sections:

22.80.010 Purpose.

22.80.020 Definitions.

22.80.030 Applicability.

22.80.040 Prohibited Outdoor Lighting.

22.80.050 General Development Standards.

22.80.060 Additional Standards for Commercial, Industrial, and Mixed Uses.

22.80.070 Additional Standards for Outdoor Recreational Activity Areas.

22.80.080 Additional Standards for Signage.

22.80.090 Street Light Standards.

22.80.100 Exemptions.

22.80.010 Purpose.

The Rural Outdoor Lighting District (ROLD) is established as a supplemental district for the rural areas of the County to promote and maintain dark skies for the health and enjoyment of individuals and wildlife by:

A. Curtailing light pollution and preserving the nighttime environment.

B. Permitting reasonable uses of outdoor lighting for nighttime safety, security, productivity, and enjoyment, while protecting the natural environment from the adverse effects of excessive outdoor nighttime lighting from artificial sources.

C. Conserving energy and resources.

D. Minimizing adverse offsite impacts of outdoor lighting, such as light trespass.

22.80.020 Definitions.

Specific terms used in this Chapter are defined in Section 2.140.180 of Division 2 (Definitions), under "Rural Outdoor Lighting District."

22.80.030 Applicability.

A. General Applicability. This Chapter shall apply within the ROLD, as depicted on Figure 22.80.030-A: Rural Outdoor Lighting District, located at the end of this Chapter, to the following:

1. Outdoor lighting for new land uses, structures, buildings, or developments.

2. Outdoor lighting for all portions of any structure, building, or development following a major addition thereto.

3. New street lights.

4. Abandoned uses that are resumed.

B. Applicability to Existing Outdoor Lighting and Replacement Lighting.

1. Except as otherwise provided in this Subsection B, outdoor lighting, including street lights that were lawfully existing on December 13, 2012, the effective date of this Chapter, may remain in their present condition without complying with this Chapter.

2. Additions, upgrades, or replacements that are made to outdoor lighting, including street lights, that were lawfully existing on December 13, 2012, shall comply this Chapter, where applicable, except that when less than 50 percent of the outdoor lighting fixtures on a property are replaced for a commercial, industrial, or mixed use, Section 22.80.060.C (Automatic Controls) shall not apply. For purposes of this provision, the term replacement shall include the replacement of outdoor lighting, including street lights, due to damage or destruction.

3. Outdoor lighting, other than street lights, located on properties in a Residential or Agricultural Zone that was lawfully existing at the time this Chapter became effective shall be removed or made to comply with this Chapter within six months after December 13, 2012, if such outdoor lighting causes light trespass, the determination of which shall be made by the Director, and in all other cases, shall be removed or made to comply with the applicable provisions of this Chapter within three years after the effective date of this Chapter.

4. Outdoor lighting, other than street lights, located on properties in a zone other than a Residential or Agricultural Zone that was lawfully existing at the time this Chapter became effective shall be removed or made to comply with this Chapter within six months after December 13, 2012, if such outdoor lighting causes light trespass onto a property located in a Residential, Agricultural or Open Space Zone or onto the improved portion of any public right-of-way, as such determination is made by the Director.

22.80.040 Prohibited Outdoor Lighting.

Subject to Section 22.80.030 (Applicability), the following types of outdoor lighting shall be prohibited within ROLD:

A. Drop-down lenses.

B. Mercury vapor lights.

C. Ultraviolet lights.

D. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves.

22.80.050 General Development Standards.

In addition to complying with the applicable provisions of Title 26 (Building Code) and Title 27 (Electrical Code) of the County Code, outdoor lighting within the ROLD, other than street lights, shall be subject to the following requirements:

A. Lighting Allowance. For properties located in a Residential, Agricultural, Open Space, or Watershed Zone, outdoor light fixtures installed above 15 feet in height shall have a manufacturer's maximum output rating of no greater than 400 lumens.

B. Light Trespass. Outdoor lighting shall cause no unacceptable light trespass.

C. Shielding. Outdoor lighting shall be fully shielded.

D. Maximum Height.

1. The maximum height for an outdoor light fixture, as measured from the finished grade to the top of the fixture, shall be as follows:

a. 20 feet for a property located in a Residential, Agricultural, Open Space, or Watershed Zone.

b. 35 feet for a property located in an Industrial Zone.

c. 30 feet for property located in any other zone.

2. Notwithstanding Subsection D.1, above, the height of any new outdoor light fixture used for an outdoor recreational activity area, regardless of the zone, shall be the minimum height necessary to illuminate the activity area, but in no event shall exceed 75 feet; and

3. Notwithstanding Subsections D.1 and D.2, above, the Director may approve an outdoor light fixture with a height higher than as otherwise permitted by these subsections through a Ministerial Site Plan Review (Chapter 22.186) application, if the applicant demonstrates that a higher light fixture would reduce the total number of light fixtures needed at the involved site, or would reduce the light trespass of the outdoor lighting.

E. Maintenance. Outdoor lighting shall be maintained in good repair and function as designed, with shielding securely attached to the outdoor lighting.

22.80.060 Additional Standards for Commercial, Industrial, and Mixed Uses.

In addition to complying with the applicable provisions of Section 22.80.050 (General Development Standards) outdoor lighting located on a property with a commercial, industrial, or mixed use shall be subject to the following requirements:

A. Building Entrances. All building entrances shall have light fixtures providing light with an accurate color rendition so that persons entering or exiting the building can be easily recognized from the outside of the building.

B. Hours of Operation.

1. Outdoor lighting shall be turned off between the hours of 10:00 p.m. and sunrise every day, unless the use on the involved property operates past 10:00 p.m., and then the outdoor lighting shall be turned off within one hour after the use's operation ends for the day. Notwithstanding the foregoing, if the use on the

involved property requires outdoor lighting between 10:00 p.m. and sunrise every day for safety or security reasons, outdoor lighting shall be allowed during these hours, but only if:

a. Fully-shielded motion sensors are used to turn the outdoor lighting on after 10:00 p.m., and these sensors turn the outdoor lighting off automatically no more than 10 minutes after the involved area has been vacated; or

b. Where the use is commercial or industrial, at least 50 percent of the total lumen levels for the outdoor lighting are reduced, or 50 percent of the total number of outdoor light fixtures are turned off, between 10:00 p.m. and sunrise.

2. Exemption from Hours of Operation. Outdoor lighting shall be exempt from the hours of operation requirements of Subsection B.1, above, if such lighting:

a. Is required by Title 26 (Building Code) for steps, stairs, walkways, or points of ingress and egress to buildings; or

b. Is governed by an approved discretionary permit which specifically provides for different hours of operation.

C. Automatic Controls. Outdoor lighting shall use automatic control devices or systems to turn the outdoor lighting off so as to comply with the applicable hours of operation requirements of Subsection B.1, above. These devices or systems shall have backup capabilities so that, if power is interrupted, the schedule programmed into the device or system is maintained for at least seven days.

22.80.070 Additional Standards for Outdoor Recreational Activity Areas.

In addition to complying with the applicable requirements of Section 22.80.050 (General Development Standards), outdoor light fixtures, when used to illuminate outdoor recreational activity areas, shall be mounted, aimed, and fully shielded so that their light beams fall onto said areas in such a way so as to prevent unacceptable light trespass onto surrounding areas or properties, and shall use high pressure sodium or metal halide lamps as their preferred lighting source.

22.80.080 Additional Standards for Signage.

In addition to complying with the applicable requirements of Section 22.80.050 (General Development Standards) outdoor lighting for new signs, including outdoor advertising signs, business signs, and roof and freestanding signs, shall comply with the following:

A. The outdoor lighting shall be fully shielded;

B. When the signs use externally-mounted light fixtures, they shall be mounted to the top of the sign and shall be oriented downward; and

C. Externally-mounted bulbs or lighting tubes used for these signs shall not be visible from any portion of an adjoining property or public right-of-way unless such bulbs or tubes are filled with neon, argon, krypton, or other self-illuminating substance.

22.80.090 Street Light Standards.

So as to maintain the dark skies characteristics of the ROLD to the maximum extent possible, street lights in the district shall be prohibited except where necessary at urban cross sections with sidewalks, curbs, and gutters or at intersections and driveways on County roads, where the Director of Public Works finds that street lights will alleviate traffic hazards, improve traffic flow, and/or promote safety and security of pedestrians and vehicles based on Public Works' highway safety lighting standards. Where street lights are installed in the district, they shall:

A. Be placed at the maximum distance apart, with the minimum lumens allowable pursuant to Public Works' highway safety lighting standards, as determined by the Director of Public Works;

B. Utilize full-cutoff (flat glass lens) luminaries so as to deflect light away from adjacent parcels; and

C. Be designed to prevent off-street illumination and glare.

22.80.100 Exemptions.

The following outdoor lighting shall be exempt from the provisions of this Chapter:

A. Outdoor lighting for a public facility operated by the Sheriff's Department, Probation Department, or similar department or entity that keeps incarcerated persons, provided such lighting is needed for the security or operation of the facility.

B. Temporary outdoor lighting, which is outdoor lighting that does not persist beyond 60 consecutive days or more than 120 days per year.

C. Outdoor lighting used in or around swimming pools or water features for safety purposes.

D. Outdoor lighting required for compliance with the federal Americans with Disabilities Act.

E. Outdoor lighting for industrial facilities and sites, including but not limited to, rail yards, maritime shipyards and docks, piers and marinas, chemical and petroleum processing plants, and aviation facilities, where such lighting is needed for safety reasons.

F. Outdoor lighting for outdoor theme parks, fairs, or carnivals.

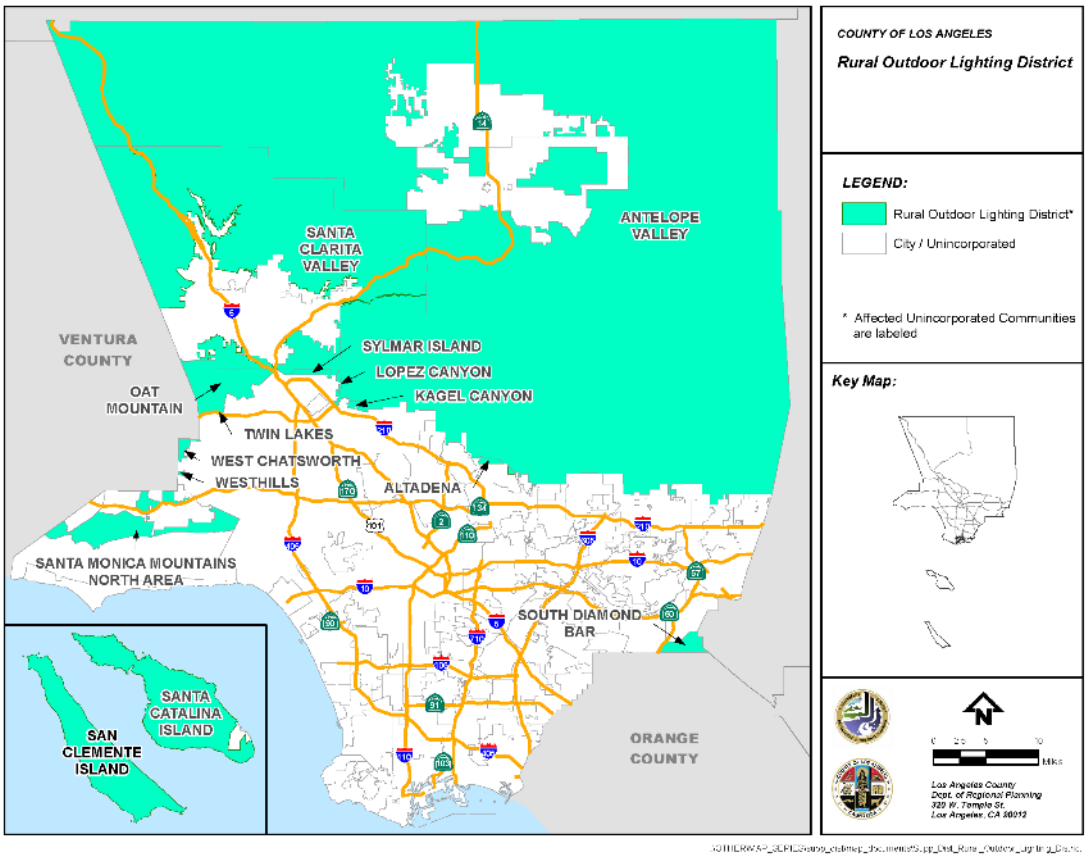

FIGURE 22.80.030-A: RURAL OUTDOOR LIGHTING DISTRICT

Chapter 22.82 Historic Districts.

Sections:

22.82.010 Purpose.

22.82.020 Establishment of a Historic District.

22.82.030 Development Restrictions.

22.82.040 Zoning Map Designation.

22.82.050 District Maps.

22.82.010 Purpose.

Historic districts are established as supplemental districts to:

A. Implement special development standards to promote, protect, enhance, perpetuate, and preserve property of historic importance within the unincorporated

areas of the County for the educational, cultural, economic, and general welfare of the public;

B. Implement the General Plan by ensuring development consistent with the General Plan's policies concerning urban design, neighborhood enhancement, housing, land use, and historic and cultural resources;

C. Deter the demolition, destruction, alteration, misuse, or neglect of historically significant buildings and structures which constitute an important link to the County's past;

D. Stimulate the economic health and residential quality of unincorporated County communities and stabilize and enhance the value of property in those communities; and

E. Encourage development tailored to the character and significance of each historic district.

22.82.020 Establishment of an Historic District.

An historic district shall be established or amended by ordinance adopted in accordance with the procedures set forth in Chapter 22.124 (Historic Preservation).

22.82.030 Development Restrictions.

A. Property within the boundaries of an historic district may be used for any purpose permitted in the basic zone to which the historic district is added, subject to all applicable provisions of this Title 22, including but not limited to Chapter 22.124 (Historic Preservation), and any development standards, limitations, conditions, or other regulations applicable to the historic district as may be set forth in the ordinance establishing or amending the historic district.

B. Notwithstanding Section 22.300.020 (Application of Community Standards Districts to Property), where an ordinance establishing or amending a historic district imposes development standards, limitations, conditions or regulations which are inconsistent with those otherwise imposed by this Title 22, the development standards, limitations, conditions, and regulations set forth in the ordinance establishing or amending the historic district shall supersede any inconsistent provisions in this Title 22.

22.82.040 Zoning Map Designation.

Established historic districts are listed in Table 22.82.040-A, below. These historic districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.82.040-A: HISTORIC DISTRICTS			
District Number	***District Name***	***Ordinance of Adoption***	***Date of Adoption***

22.82.050 District Maps.

(Reserved)

DIVISION 5: SPECIAL MANAGEMENT AREAS.

Chapters:

Chapter 22.100 Special Management Areas.

Chapter 22.102 Significant Ecological Areas.

Chapter 22.104 Hillside Management Areas.

Chapter 22.100 Special Management Areas.

(Reserved)

Chapter 22.102 Significant Ecological Areas.

Sections:

22.102.010 Purpose.

22.102.020 Application Required.

22.102.030 Exemptions.

22.102.040 Additional Contents of Application.

22.102.050 Burden of Proof.

22.102.060 Hearings.

22.102.070 Director's Report.

22.102.080 Findings and Decision.

22.102.090 Conditions.

22.102.010 Purpose.

A Conditional Use Permit (Chapter 22.158) application is required to protect resources contained in Significant Ecological Areas as specified in the General Plan from incompatible development, which may result in or have the potential for environmental degradation. In extending protection to these environmentally sensitive areas, it is intended further to provide a process whereby the reconciliation of potential conflict within these areas may equitably occur. It is not the purpose to preclude development within these areas but to ensure, to the extent possible, that such development maintains and where possible enhances the remaining biotic resources of the Significant Ecological Areas, while allowing for limited controlled development therein.

22.102.020 Application Required.

Except as specified in Section 22.102.030 (Exemptions), below, prior to the issuance of any building or grading permits, the relocation of two or more property lines between three or more contiguous lots in a coordinated effort as determined by the Director regardless of the ownership of the involved lots and regardless of whether the relocations are applied for concurrently or through multiple or successive applications, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a lot which is in or partly in an area designated in the General Plan and related maps as a Significant Ecological Area, a Conditional Use Permit for Significant Ecological Areas shall be applied for and approved as provided by Chapter 22.158 (Conditional Use Permits) and this Chapter only when, unless a Conditional Use Permit is otherwise required by this Title 22, the property contains an area that, on or after January 1, 2012, was designated in the General Plan as a Significant Ecological Area, and if the proposed project includes development on the portion of that property that is located in the Significant Ecological Area.

22.102.030 Exemptions.

Permit exemptions include:

A. Accessory buildings and structures as defined in this Title 22.

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

C. Individual single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lots. This exemption shall not apply to the relocation of two or more property lines between three or more contiguous lots as described in Section 22.102.020 (Application Required).

D. Final maps and development approvals (permits) related thereto which are in substantial conformance with a tentative map approved or extended by the County since December 31, 1978, except as State law may otherwise specify.

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

F. Property located in both a Significant Ecological Area and a Sensitive Environmental Resource Area.

22.102.040 Additional Contents of Application.

In addition to the requirements for a Conditional Use Permit (Chapter 22.158) application, an application for a Conditional Use Permit for Significant Ecological Areas shall contain the following information:

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

B. A map showing the existing topography of the subject property. Commercially available maps may be deemed acceptable. Such map shall identify the locations of all drainage patterns, watercourses, and any other physical features that

are customarily found on topographical maps prepared by the United States Geological Survey.

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

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

1. Exterior elevation drawings, to a scale satisfactory to the Director, indicating proposed building heights and major architectural features; and

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

E. Identification and location of the resources constituting the basis for classification of such area as a Significant Ecological Area where not provided by the environmental assessment or the initial study for an environmental document.

F. Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use.

G. Such other information as the Director determines to be necessary for adequate evaluation. The Director may waive one or more of the above items where the Director deems such items to be unnecessary to process the application.

22.102.050 Burden of Proof.

In addition to information required in Section 22.158.050 (Findings and Decision) the Conditional Use Permit for Significant Ecological Areas shall substantiate to the Commission or Hearing Officer the following facts:

A. That the requested development is designed to be highly compatible with the biotic resources present, including by setting aside appropriate and sufficient undisturbed areas;

B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said development;

E. That where necessary, fences, or walls are provided to buffer important habitat areas from development; and

F. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

22.102.060 Hearings.

In all cases where formal filing for an application for a Conditional Use Permit for Significant Ecological Areas is submitted, a public hearing shall be held pursuant to current procedures. In all cases, however, where an application for a Conditional Use Permit for Significant Ecological Areas is filed and processed as a single application with a land division case, such public hearings shall be held concurrently.

22.102.070 Director's Report.

A. In all cases where a public hearing is required, the Director shall prepare a report to the Commission or Hearing Officer containing, but not limited to, the following:

1. Detailed review of the applicant's development proposal, including:

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

b. Recommended changes in the proposed development necessary or desirable to achieve compliance with the findings required by Section 22.102.080 (Findings and Decision), below, and the provisions of the General Plan; and

c. Recommended conditions to be imposed to ensure that the proposed development will be in accord with the findings required by

Section 22.102.080 (Findings and Decision), below, and the provisions of the General Plan.

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

B. The Director, in developing such a report and recommendation, will consult with appropriate agencies and will compile the recommendations and comments of such agencies, including any recommendation of SEATAC.

22.102.080 Findings and Decision.

The Commission or Hearing Officer shall not approve an application for a Conditional Use Permit for Significant Ecological Areas unless it finds that the proposal is consistent with the General Plan and that the burden of proof set forth in Section 22.102.050 (Burden of Proof) has been met by the applicant.

22.102.090 Conditions.

The Commission or Hearing Officer shall, as a condition of approval, require that the proposed development incorporates those measures necessary to protect identified resources and meet the burden of proof described in Section 22.102.060 (Burden of Proof), above. The Commission or Hearing Officer, in granting approval of the application for the Conditional Use Permit for Significant Ecological Areas, may impose additional conditions.

Chapter 22.104 Hillside Management Areas.

Sections:

22.104.010 Purpose.

22.104.020 Definitions.

22.104.030 Permit Required.

22.104.040 Application Materials.

22.104.050 Conditions of Approval.

22.104.060 Findings.

22.104.070 Development by the County or Special District.

APPENDIX I Hillside Design Guidelines.

22.104.010 Purpose.

A. This Chapter is established to ensure that development preserves and enhances the physical integrity and scenic value of Hillside Management Areas ("HMAs"), to provide open space, and to be compatible with and enhance community character. These goals are to be accomplished by:

1. Locating development outside of HMAs to the extent feasible;

2. Locating development in the portions of HMAs with the fewest hillside constraints; and

3. Using sensitive hillside design techniques tailored to the unique site characteristics.

B. This Chapter does not determine maximum allowable density or intensity for a proposed development. Maximum allowable density or maximum intensity for a proposed development shall be determined as set forth in the applicable area, community, neighborhood, or specific plan. Where there is no applicable area, community, neighborhood, or specific plan, the maximum density or intensity for a proposed development shall be determined using the methodology and parameters set forth by the Land Use Element of the General Plan.

22.104.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.080 of Division 2 (Definitions), under "Hillside Management Areas."

22.104.030 Permit Required.

A Conditional Use Permit (Chapter 22.158) application shall be required for any development located wholly or partially in an HMA, except for:

A. Development on a single lot, provided that grading in connection with the development does not exceed 15,000 cubic yards of total cut plus total fill material. Notwithstanding the foregoing, a Community Standards District may require a Conditional Use Permit application for a lesser amount of total cut plus fill material, in

which case the Community Standards District controls. The exception to the Conditional Use Permit requirement in this Subsection A shall not apply when two or more lots are developed in a coordinated effort, regardless of the ownership of the involved lots, and regardless of whether the developments are applied for concurrently or through multiple successive applications.

B. Lot line adjustments of property lines between two lots. This exception to the Conditional Use Permit application requirement in this Subsection B shall not apply to the adjustment of two or more property lines between three or more contiguous lots in a coordinated effort, regardless of the ownership of the involved lots, and regardless of whether the adjustments are applied for concurrently or through multiple successive applications.

C. Activities undertaken as on-site or off-site mitigation for biota impacts from another development, such as restoration of natural habitat or planting of oak trees.

D. Development in one contiguous HMA, provided that the HMA is:

1. Within a rural land use designation, one-half acre or less in size (as measured from base of slopes to slopes 25 percent or greater) and not contiguous with any other terrain with a natural slope gradient of 25 percent or steeper; or

2. Within a land use designation other than rural, one-quarter acre or less in size (as measured from base of slopes to slopes of 25 percent or steeper) and not contiguous with any other terrain with a natural slope gradient of 25 percent or steeper.

E. Development designed such that all HMAs on the development site remain in a natural state or are restored to a natural state to the satisfaction of the Director, and are designated as Open Space – Restricted Use Areas on a recorded final map or parcel map waiver, or on a recorded covenant if not associated with a land division.

F. Development to be undertaken by or for the County, or a special district, provided that such development complies with Section 22.104.070 (Development by the County or Special District).

G. Development located within any adopted Specific Plan, provided that such development complies with the provisions of that Specific Plan.

H. Development related to drilling for and production of oil and gas within the Baldwin Hills Community Standards District ("CSD"), provided that such development complies with the provisions of that CSD.

I. Development where the project's fuel modification affects slopes of 25 percent or greater to satisfy Fire Department requirements. For this exemption to apply, there must be no accompanying grading activities, and only minimal disturbance to plant roots is allowed.

J. Any of the following activities required, requested, authorized, or performed by a governmental agency:

1. Removal or thinning of vegetation, including trees for fire/public/roadway/bridge safety (including under bridge hydraulic vegetation reduction) in response to an emergency;

2. Operations and maintenance of flood, water supply, water conservation, and roadway infrastructure that includes the removal or thinning of vegetation, including trees; or

3. Hazard management activities in response to an emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways or trails, bridges, soil erosion, or flood protection facilities involving adjacent slopes, shoulders, drains, and appurtenant structures (e.g. guardrail, rail and timber walls, head walls, etc.) located near or within dedicated public right of way or associated easements.

22.104.040 Application Materials.

If a Conditional Use Permit (Chapter 22.158) application is required by this Chapter, the applicant shall submit the following:

A. All materials and information required by Section 22.158.030 (Application and Review Procedures) and a statement that substantiates the findings required by Section 22.104.060 (Findings), below.

B. Site Photographs. Six panoramic or composite color photographs taken from each corner of the development site and from the highest elevated points within the development site, taken no more than 90 days prior to application submission, along with a photograph key. Additional photographs may be required if the Director determines such materials are necessary for adequate evaluation.

C. Proposed Development Exhibits. The following exhibits, each of the same size and scale, showing the natural topography of the site in accordance with the Hillside Design Guidelines in the appendix following this Chapter:

1. A slope map that includes the following:

a. The land use designations and all existing and proposed development as defined in Section 22.104.020 (Definitions).

b. The following slope categories as determined by a licensed civil engineer, licensed land surveyor, or a registered geologist; and associated color for: Zero to 24.99 percent natural slope (green), 25 to 49.99 percent natural slope (yellow), and 50 percent or greater natural slope (red).

c. A table listing the number of gross and net acres, land use designations, proposed non-residential square footage or proposed number of units, and proposed grading amounts within each slope category and within the overall project boundary.

2. An open space exhibit that includes the following:

a. A site plan depicting proposed lot configuration, proposed streets, proposed grading design, and proposed open space areas. The site plan shall number and label each proposed open space area. The site plan shall also indicate natural open space or improved open space, and within an open space lot or within an Open Space – Restricted Use Area. The site plan shall also depict and describe the type of improved open space within each improved open space area.

b. A table listing the acreage and percentage of natural open space areas and improved open space areas on each proposed lot, the total acreage

and percentage of natural open space areas, and the total acreage and percentage of improved open space areas.

3. A map showing hillside constraints as defined in Section 22.104.020 (Definitions).

4. A vegetation exhibit showing existing groundcover, shrubs, and trees.

D. Information on Proposed Structures. If a new structure is proposed, exterior elevation cross sections at a scale satisfactory to the Director, indicating proposed building, retaining wall heights, and proposed retaining wall construction materials.

E. Additional Materials. The Director may request additional materials at the time of application submission or during review by the Department if the Director determines such materials are necessary for adequate evaluation. These materials may include the exhibits listed in the Hillside Design Guidelines.

22.104.050 Conditions of Approval.

Every Conditional Use Permit (Chapter 22.158) application required by this Chapter shall be subject to the following requirements which shall be included as a condition of the permit. Each condition of an approved Conditional Use Permit application shall specify whether it applies to the entire development, to the portion of the development within HMAs, or to an individual lot. For a land division, the conditions may specify that any subsequent applications to modify the approved Conditional Use Permit pursuant to Chapter 22.238 (Minor Modification or Elimination of Conditional Use Permit Conditions) need only relate to the lots affected by such modification. The Review Authority, in granting approval of a Conditional Use Permit application may impose additional conditions as necessary so that an approved project meets the requirements of this Section and Section 22.104.060 (Findings), below. Other than as provided herein, any other modification to conditions required by this Section may be granted pursuant to Chapter 22.194 (Variances):

A. Open Space Requirement.

1. Rural Land Use Designation.

a. Required Open Space. At least 70 percent of the net area of the development site shall be provided as required open space.

b. Type of Open Space. Up to 33 percent of total required open space may be provided as improved open space. The Review Authority may approve a greater percentage of improved open space if the Review Authority finds that improvement of open space is necessary for public safety or is aesthetically superior.

2. Other Land Use Designations.

a. Required Open Space. At least 25 percent of the net area of the development site shall be provided as required open space. Development in Zone RPD shall also comply with open space requirements in accordance with Section 22.18.050.C.4 (Open Space).

b. Type of Open Space. The Review Authority may approve up to 100 percent of total required open space as improved open space, except that in a rural transition site, up to 50 percent of the required open space may be improved open space. In determining the required amount of improved open space, the Review Authority shall consider the characteristics of the development site and the surrounding area.

B. Open Space Use and Configuration

1. Required open space areas shall not be used for residential, commercial, industrial, or agricultural activities, except for community gardens and golf courses.

2. At least 51 percent of required natural open space shall be configured into one contiguous area. Land with hillside constraints shall be prioritized for inclusion as required open space. The 51 percent natural area may be configured in two areas only if the County biologist determines that such configuration is environmentally superior to one contiguous area.

3. A street may be placed within the contiguous natural open space area if the Review Authority finds such street is necessary to ensure adequate

circulation or access. Such a street shall not be counted as a portion of the total required open space provided.

4. The contiguous natural open space area shall be contiguous with dedicated natural open space areas on adjoining lots as feasible.

5. If the development is located on a rural transition site, the contiguous natural space area shall also be contiguous with the portions of the site perimeter that adjoin land within a rural land use designation as feasible.

6. For a land division:

a. The following types of improved open space shall be configured into, or contained within open space lots, unless owned in common and maintained by a home owner's or property owner's association:

i. Parks, playgrounds, golf courses, and other recreational facilities.

ii. Equine riding, hiking, and mountain biking trails.

iii. Pedestrian paseos.

iv. Community gardens.

b. Natural open space shall be configured into separate open space lots if the land division is a "density-controlled development" as defined in Division 2 (Definitions), Section 22.14.040, or if the land division is in a rural land use designation with 20 or more dwelling units and residential lots of 15,000 square feet or smaller.

C. Open Space Recordation.

1. If the development is a land division, required open space areas shall be shown on the tentative map and the final map or parcel map waiver, and shall be subsequently recorded on the final map or parcel map waiver as a fee lot or as an Open Space – Restricted Use Area with the Registrar-Recorder/County Clerk.

2. If the development is not a land division, required open space areas shall be shown on the site plan or lot line adjustment exhibit. All required open space

shall be labeled as Open Space – Restricted Use Area in a covenant recorded with the Registrar-Recorder/County Clerk.

D. Open Space Ownership and Management. If the development is a land division and open space lots are provided or required by Subsection B.6, above, a condition of approval shall provide for ownership and management of the open space lots. This may be established through one or more of the following, listed in the order of County preference:

1. Dedication to a government entity, such as a federal, State, County, city, or joint powers authority.

2. Dedication to a non-profit land conservation organization that meets the qualifications of non-profits requesting to hold mitigation land pursuant to Section 65965 et seq. of the California Government Code.

3. A conservation easement recorded with the Registrar-Recorder/County Clerk as an Irrevocable Offer to Dedicate or equivalent instrument that requires the open space to remain in perpetuity and extinguishes all future development rights.

4. A maintenance agreement with a home owners' association or property owner's association.

E. Design. The Review Authority may impose additional conditions pertaining to sensitive hillside design techniques provided such conditions are consistent with the Hillside Design Guidelines.

22.104.060 Findings.

The Review Authority shall approve a Conditional Use Permit application if the Review Authority finds that the application substantiates, in addition to those required by Section 22.158.050 (Findings and Decision), the following findings:

A. That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, by:

1. Locating development outside of HMAs to the extent feasible;

2. Locating development in the portions of HMAs with fewer hillside constraints; and

3. Using sensitive hillside design techniques tailored to the site requirements.

B. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by:

1. Locating development outside of HMAs to the extent feasible;

2. Locating development in the portions of HMAs with the fewest hillside constraints; and

3. Using sensitive hillside design techniques tailored to the site requirements.

C. That the proposed development is compatible with or enhances community character, and provides open space as required in this Chapter.

D. Where open space requirements of this Chapter are modified:

1. For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or

2. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space.

E. That the proposed development is in substantial compliance with the Hillside Design Guidelines.

22.104.070 Development by the County or Special District.

The lead County department or the district shall prepare a written report that documents substantial compliance with the Hillside Design Guidelines. This report shall be included as part of the development's publicly available documents and included as part of any subsequent project reports to the Board and its attendant commissions. A

report shall not be required for maintenance or operations activities or any activities listed in Section 22.104.030.I, above.

APPENDIX I HILLSIDE DESIGN GUIDELINES.

I. PURPOSE AND OVERVIEW

The policies of the General Plan, and area and community plans, where applicable, seek to preserve significant natural features in hillside areas. These Hillside Design Guidelines (Guidelines) are intended to implement these policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines also help ensure that hillside development projects are designed in a manner that allows the project to meet the findings of the Hillside Management Areas Ordinance (Ordinance). To accomplish this, the Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other kinds of projects.

Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, and site constraints, and other design techniques incorporated into the project. The design techniques most appropriate for a project to achieve the purpose of Chapter 22.104 (Hillside Management Areas) shall be determined by the project applicant and the Director.

The Guidelines are encouraged but optional for all other hillside projects not subject to Chapter 22.104. Hillside Management Areas (HMAs) have 25 percent or greater natural slopes; however, development on 24 percent or "lesser" slopes can have negative impacts on hillside terrain that could be minimized by following these Guidelines.

II. SUBSTANTIAL COMPLIANCE

Subsection 22.104.060.E (Design) of Chapter 22.104 (Hillside Management) requires that the projects subject to said Chapter "substantially comply" with the Guidelines. The Guidelines are divided into five major design categories containing a variety of sensitive hillside design measures. The five major categories are:

- Site Planning

- Grading and Facilities
- Road Circulation
- Building Design
- Landscaping

For substantial compliance with Chapter 22.104, projects must use the design measures contained in the Guidelines that reasonably can be implemented in the project design. The project applicant should consult and coordinate with County staff to determine the most appropriate design measures. While the design measures are not individually weighted in the Guidelines, more weight may be given to a particular design measure based on the location, context, size or complexity of the project. No individual design measure should be used as a sole means to deny or recommend denial of a project; rather, all characteristics of a project's design "as a whole" should be taken into consideration when making a final determination. The Board, Commission, or Hearing Officer is the authority in determining whether the findings required by Chapter 22.104 can be made for a project.

Due to the variety, size, geology, hydrology, and complexity of development projects, there is no set number of design measures required in a project to ensure that it, as stated in Section 22.104.010 (Purpose), preserves and enhances the physical integrity and scenic values of HMAs, provides open space, and is compatible with and enhances community character. Staff and project applicants are advised that four design measures per category (Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping) is typically the appropriate number of design measures to be included in a project to allow the findings required by Chapter 22.104 to be made for that project.

Staff and project applicants are also advised that these numbers are general recommendations, and not absolute requirements. Because projects are tailored to the individual site requirements and conditions, it is possible that more or less measures may be appropriate. When considering whether to support a request for a lower number of measures from a project applicant, factors staff may consider include density,

the size of the project, or whether the project is able to meet several partial credit design measures.

In situations where it is unclear whether a design measure is being fully utilized, County staff will use its recommendation for whole or partial design measure "credit" towards satisfying the findings required by Chapter 22.104. Half-credit may be given for a design measure if the project design does not fully meet the design measure but partially satisfies it to the satisfaction of the County. Staff will also work with project applicants to determine which design measures can be implemented as project conditions of approval.

III. OTHER STANDARDS

In addition to meeting the findings required by Chapter 22.104, all projects are still subject to applicable Plans, County policies, Titles 21 (Subdivisions) and 22 (Planning and Zoning) of the County Code, Healthy Design standards, and CEQA. These standards or policies could influence which design measures to use within a project.

IV. FACTORS AFFECTING RESIDENTIAL DENSITY

Sensitive hillside design techniques can be used to achieve a better project design while still maintaining a desired number of dwelling units. The General Plan land use designation ("plan category") establishes the appropriate residential density range for a project, including the density maximum. However, there are a number of other factors that can affect the project's density, such as:

- Land division standards (minimum lot size, lot width, street frontage and access)
- Zoning designation (minimum lot size/lot area per dwelling unit)
- Zoning standards (building setbacks, maximum lot coverage)
- Biological constraints (such as woodlands and wildlife habitats and corridors)
- Natural environmental hazards (such as geologic, seismic, fire, flood)

- Open space and parking requirements
- Public easements and dedications (such as for utilities)
- Community compatibility and neighbor concerns

V. LAND DIVISIONS

Past development patterns within the unincorporated County suggest that the largest hillside projects involve land divisions. Land divisions often have large amounts of grading along with the creation of new infrastructure and landscaping. While it should be expected that more design measures will be applicable to land divisions, quantity should not be confused with quality. Smaller land divisions and non-land division projects should be evaluated not only by the number of design measures utilized, but also by how effectively they are used to achieve a sensitive hillside design.

VI. SENSITIVE HILLSIDE DESIGN MEASURES

1. Site Planning

Conserve land area and form, link open spaces, and promote a more attractive pattern of development that complements the hillside terrain.

1.1. Locate 50 percent or more of the project's buildings and developable lots within 500 feet of existing sewer, water, and roadway infrastructure.

1.2. Locate at least 50 percent of the development footprint on the flattest portions of the site[1] (i.e., those areas having slopes of less than 25 percent), when that area does not contain rare, sensitive, or federal or State listed threatened or endangered species.

1.3. Utilize all previously graded or disturbed areas on the site for new development to the greatest extent possible, before developing new areas, such that new development within undisturbed areas is reduced.

1.4. For new land divisions, contain at least 75 percent of developable lots within blocks that have a perimeter of one-quarter mile (1,320 feet) or less, measured from the roadway centerline. *(Note: The purpose of this design measure is to avoid unattractive "superblocks" of development on the hillside and instead use smaller block sizes that*

[1] "Site" referred to in the Design Measures means the "project site" or "subject property."

are more distinguishable from each other and can better fit in with the natural topography.)

1.5. For new land divisions, where lot clustering is allowed and compatible with community character, reduce all single-family lot sizes to 15,000 square feet or less.

1.6. For new land divisions, utilize a variety of small, medium, and large lot sizes (such as 5,000, 10,000, and 20,000 square feet) in such a manner that it will produce different building layouts and sizes.

1.7. Throughout the project site, differentiate elevations so that elevations between adjacent pads, between adjacent blocks, or between adjacent streets, range from one to 30 feet.

1.8. Place the narrow side of the lot (or building pad) such that it allows the building façade to face the roadway.

1.9. Utilize terraced building pads in select areas within the site to preserve slopes that exceed 50 percent.

1.10. Preserve the most prominent and unique slopes, hilltops, and ridgelines[2] on the site for recreational uses within dedicated (or common) open space areas.

1.11. Exceed the minimum open space acreage requirements by 10 percent or more.

1.12. Preserve contiguous undisturbed open space throughout the site, utilizing segments of land that are at least 150 feet wide.

1.13. Utilize at least 25 percent of the overall project's disturbed (improved) open space for recreational purposes.

1.14. Locate and design improved open space as a buffer (recommended at least 50 feet wide) between undisturbed open space and development.

1.15. Create scenic vista points at prominent locations such as hilltops and ridgelines, providing amenities[3] at the points and making them accessible to the public. When provided, this shall count as improved open space.

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[2] When ridgelines are mapped as "significant ridgelines" by the County, the stricter regulations applicable to those ridgelines shall apply and staff shall determine whether it is appropriate for such compliance to also apply towards substantial compliance with the Hillside Management Areas Ordinance as described in Section II of this Appendix.

1.16. Provide private (connector) trails or pedestrian paseos that link together all of the project's open space areas (one acre or larger) and connect to any onsite or offsite public trails.

1.17. For new land division blocks of development that exceed 800 feet between intersections, design mid-block through-paths such as trails or pedestrian paseos, that connect to intervening streets or open space areas, and make the paths accessible to the public.

1.18. Use any other site planning techniques not listed in this Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to allow the project to meet the findings required by Section 22.104.060 (Findings).

2. Grading and Facilities

Avoid mass landform alteration, preserve the physical shape of the hillside, and maintain pleasant views.

2.1. For projects with more than 100,000 cubic yards of onsite earthwork, avoid any mass cut and fill grading that would result in a change of 25 feet or greater in elevation from the existing natural grade to the finished manufactured grade at any one point on the site.

2.2. Use contoured grading lines that match or closely match the existing topography, generally avoiding lines that trace 45 to 90 degrees against the natural contour.

2.3. Utilize undulating banks for graded slopes to maintain the natural pattern of the topography to the greatest extent feasible.

2.4. Design the project's longer graded horizontal slope surfaces and slope increments (typically 300 or more feet in length) to be variable in terms of height and spacing to replicate natural topographical patterns, taking into account hydrology design and any sewer, water, and storm drain infrastructure.

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[3] Such as decks, seating arrangements, overhead cover (trellis or gazebo), landscaping and shade trees, and information signs for landmarks or points of interest.

2.5. Locate water tanks and other similar types of structures that are 20 feet tall or taller so that their highest point is at least 50 feet below the crest of the highest hilltop or ridgeline, on or off the site, that is located within 500 feet of the water tank or similar structure.

2.6. Locate visually intrusive structures (such as water tanks) so that they are hidden from public views, placing them behind hills, buildings, landscaping, existing trees, or other more appropriate and attractive screening objects.

2.7. Avoid berms and block walls that obstruct views from or to buildings; instead, locate and design the buildings in accordance with the other site planning, road circulation, building, and landscaping design measures contained in the Guidelines.

2.8. Design drainage facilities as multi-purpose site features[4] that are attractively landscaped, conserve water, improve water quality, and provide opportunity for recreational activity. *(Note: These features may be counted towards required open space acreage, as improved open space, if designed to the County's satisfaction. Such features should be located in areas already designated for improvement such as park sites, roadsides, or previously-graded flat areas.)*

2.9. Build retaining walls to be less than six feet in exposed height, and terrace the walls where appropriate and in a manner that does not substantially increase visual impacts.

2.10. Use earth-tone colors and materials[5] for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces, and storm gutters.

2.11. Use attractive designs and materials that are compatible with, or that enhance, community character for any walls or fencing used to enclose public facilities (such as debris and retention basins), especially when such facilities are in highly-visible locations or are designed as "multi-purpose" site features. *(Note: Safety and security shall be maintained for the facilities when using a more attractive wall or fence design.)*

[4] Subject to the approval of Public Works.
[5] Subject to the approval of the Department.

2.12. Use any other grading and public facility design techniques not listed in this Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site, and allow the project to meet the findings required by Section 22.104.060 (Findings).

3. Road Circulation

Preserve the physical shape of the hillside, maintain good connectivity, and provide scenic roadway views.

3.1. Provide at least two points of paved roadway access[6] to a County highway (major or secondary) for any project (or portion of development) greater than 50 dwelling units and 10 acres in size. *(Note: This practice should only be considered when the second road connection will not require a substantial amount of additional grading; special consideration may be given when connecting to an adjacent community or providing access to community services such as schools and parks.)*

3.2. Locate and design new roadways to follow the existing natural slope contours, avoiding mass landform alteration and excessive grading.[7]

3.3. Utilize private drives instead of public streets on 50 percent or more of the project road circulation system to allow slightly higher gradients (up to 15 percent) that result in less grading and better conformance to natural slope contours, taking into account hydrology design and any sewer, water, and storm drain infrastructure.

3.4. Use undulating patterns and varying grades[8] for roadway segments exceeding 1,000 feet in length.

3.5. Connect roadways to form blocks wherever feasible (2,000 square feet or less block perimeter), such that at least 75 percent of the development footprint (to include public facilities) is contained within blocks. *(Note: The purpose of this is to provide good access and connectivity for safety reasons, and to use roadways to buffer development from natural vegetated areas.)*

[6] May be a private roadway or fire lane but shall be un-gated, accessible by the public, and of sufficient width to meet Fire Department requirements.
[7] Subject to the sight distance, signing, striping and marking requirements of Public Works.
[8] Subject to the maximum allowed street grade requirements of Public Works.

3.6. Use culs-de-sacs in limited instances, such as where road connections would require grading into 50 percent or greater slopes or grading into 25 percent or greater slopes for a distance of more than 500 feet.

3.7. Provide unpaved trail or paved pedestrian path thru-connections (e.g. pedestrian paseos) for all culs-de-sacs. *(Note: Fee-dedicated strips are recommended instead of easements on private lots.)*

3.8. Utilize "edge" (single-loaded) roads along at least 50 percent of the development perimeter, in areas with steep hillside terrain, and to buffer development from undisturbed open space.

3.9. Place all new roadways and paved driveways at least 100 feet below the crest of the tallest hilltop or ridgeline located onsite, or offsite within 500 feet of the project boundary.

3.10. Design "split" roadways or landscaped medians to preserve unique or important natural features (such as oak trees or rock outcroppings).

3.11. Use bridge design techniques that are attractive, maximize the preservation of natural watercourses, and allow easy wildlife migration beneath the bridge (minimum 6 feet of vertical and horizontal clearance recommended).

3.12. Use private drives instead of public roadways when it will result in narrower roadway widths that create less grading. *(Note: Private drives should conform to the Los Angeles County Private Drives and Traffic Calming Manual, and should not eliminate sidewalks or reduce sidewalk connections throughout the development.)*

3.13. Use any other roadway circulation design techniques not listed in this Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by Section 22.104.060 (Findings).

4. Building Design

Promote more attractive views through building siting and orientation, and use of building materials and colors that complement natural hillside features.

4.1. Place structures or limit their height so that their rooflines are equal to or below the elevation of the roadway grade of the development above.

4.2. Utilize terraced (split-level) or "cantilevered" building designs wherever feasible on 25 percent or greater slopes. *(Note: Split-level homes should have a second floor exterior that is visibly set-back from the first floor exterior so that a terraced profile can be seen from the public view.)*

4.3. Use a variety of house, garage, and other building placements that better responds to the hillside terrain and creates a more interesting and attractive streetscape.

4.4. Limit building heights to two stories (or 25 feet) when sited on 25 percent or greater slopes or when the building pad elevation is located less than 50 feet below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 feet.

4.5. Use a wider variety of architectural treatments and materials[9] for the façades and exteriors of buildings that are located in highly-visible areas on the site (such as main entryways, higher elevations, and isolated lots or building pads that can be seen from public view).

4.6. Use pitched roofs (at least 1.5:1) and shingles for new residences.[10]

4.7. Utilize architectural design techniques to screen rooftop mechanical equipment from public view.

4.8. Design building exteriors with stonework or woodwork that matches rock and tree varieties found in visible locations on the site or in the surrounding community within a distance of one mile. (*Note: Materials shall not be sourced from sensitive or scarce local resources such as oak trees, unless the project design is already removing these materials on site due to other project constraints and reusing them*).

4.9. For business signs, use wood construction materials and painted lettering/logos, avoiding the use of metal and plastic, and with 18 square feet or less total sign surface area (10 square feet for projecting signs) per business establishment.

[9] Such as metal, stone, wood, brick, plaster, and concrete.

[10] Subject to approval by the Fire Department.

4.10. Design monument signs to be constructed with wood, stone, brick, or decorative concrete, and to be no more than six feet in height. *(Note: The placement of all monument signs shall accommodate an adequate line of sight to the adjacent roadway.)*

4.11. Limit all signs so that they project upward no higher than the roofline of the building (or nearest adjacent building), and do not disrupt sightlines to the horizon.

4.12. Illuminate signs from the exterior, with downward-projecting, hooded light fixtures that minimize light trespass.

4.13. Use any other building design techniques not listed in this Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by Section 22.104.060 (Findings).

5. Landscaping

Preserve existing vegetation, conserve water, and provide more attractive and comfortable settings within the developed areas of the hillside project.

5.1. Retain and incorporate 50 percent or more of existing onsite trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan.[11]

5.2. Avoid all healthy[12] oak tree encroachments and removals through the sensitive location and design of development.

5.3. Landscape all graded slopes and improved open spaces in an attractive manner that accomplishes at least two or more of the following beyond a State- or County-required minimum (whichever is more restrictive): a) restores habitat; b) conserves water or improves water quality; c) provides shade for pedestrians and bicyclists; d) enhances slope stability (must landscape all slopes at least five feet high); e) increases fire protection; and f) provides recreational opportunities.

5.4. Utilize native and drought-tolerant trees, shrubs, and ground cover over all exposed graded areas.

[11] May require consultation with the County biologist prior to conceptual landscaping plan approval.
[12] As determined by a qualified arborist. Only applies to oaks that are the minimum ordinance size or larger.

5.5. Landscape at least 50 percent of all graded slopes and improved open spaces at a minimum ratio of one new shrub per 100 square feet of total graded slopes and improved open space area and one new tree per 800 square feet of total graded slopes and improved open space area.

5.6. Vary the height, placement, and color of appropriate landscaping materials throughout the site.

5.7. Use a wide variety of local and non-invasive plant species within the project's improved open space areas, matching or exceeding the variety found onsite and listed in the project's plant surveys and biota reports.

5.8. Plant new native and drought-tolerant trees and shrubs of a sufficient interval, size, and height to screen hardscape surfaces and unadorned features such as block walls, infrastructure, and exposed and prominently located building façades.

5.9. Use plant materials and irrigation systems that, combined, conserve water 20 percent or more beyond State and County requirements.

5.10. Reapply the graded topsoil to manufactured slopes and improved open space areas.

5.11. Use any other landscaping design techniques not listed in this Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by Section 22.104.060 (Findings).

VII. List of Design Exhibits

Design exhibits are necessary to evaluate the proposed development in accordance with County policies, code requirements, and case processing procedures. Some projects may not need to provide all exhibits listed below, but rather on an as-needed basis at the discretion of County staff when applicable.

- Site Plan (Exhibit "A") – A plan that shows existing contour intervals (10 feet or less), existing development and proposed development, to include lots, structures, roadways, driveways, grading, and

building pads. Should also depict roadway and retaining wall cross sections.

- Site Profile – A scaled drawing that shows a cross-section view of the site from one edge to the other, showing the location of all development in the hillside and the overall extent of hillside encroachment and landform alteration. *(Note: More than one cross section may be required to accurately assess hillside impacts.)*
- Block Elevation – (For land divisions or larger multi-unit developments as applicable) A drawing that shows a row of multiple house (or other building) elevations as they would appear to the public from a lower vantage point on or adjacent to the site. May also include depictions of landscape screening.
- Landscape Plan – A color plan that shows all proposed landscaped areas, to include plant materials and any pedestrian and aesthetic features such as walkways, recreation equipment, fountains, gardens, etc. Should also depict existing vegetation that will be preserved, as well as oak or other mitigation trees (if known).
- Fuel Modification Plan – A specific type of landscape plan that shows all fuel modification zone boundaries, distances between boundaries, and types of vegetation, as required by the Fire Department. (Please refer to the Fire Department's separate guidelines when creating this plan.)
- Open Space Exhibit – A simplified site plan showing all proposed lots, roadways, and grading only; also depicts, numbers, and labels the restricted-use areas and separate lots to be preserved as open space; distinguishes between different types of open space and provides a legend that describes each type of open space; and provides a table listing the approximate acreage of the individual

open space types and the quantity and percentage of improved (disturbed) and undisturbed open space within each lot, and for the overall project.

- Slope Map – A complete site plan (road and retaining wall cross sections excluded) that depicts the three different slope ranges (<25 percent, 25 – 49 percent, and ≥50 percent) according to a color scheme of green – yellow – red, respectively.
- Buildout Simulation – A color exhibit that shows how new development would impact existing hillside views. It typically depicts a "before" and "after" perspective view of the hillside(s), and includes realistic or semi-realistic photos or renderings of the actual buildings and landscaping that will be used in the development, showing how they will affect the hillside views.
- Viewshed Analysis – A site plan or cross section showing the specific degree angle of view from one or more vantage points on the site. The "sight-line" is drawn from the point of view to some object of observation (such as a road intersection or ridge-top) depicted at some distance from the point of view on or off-site. The sight line will show any intervening features that may block the line of sight.

DIVISION 6: DEVELOPMENT STANDARDS.

Chapters:

Chapter 22.110 General Site Regulations.

Chapter 22.112 Parking.

Chapter 22.114 Signs.

Chapter 22.116 Highway Lines, Road Dedication, and Access.

Chapter 22.118 Flood Control.

Chapter 22.120 Density Bonuses and Affordable Housing Incentives.

Chapter 22.122 Low Impact Development.

Chapter 22.124 Historic Preservation.

Chapter 22.126 Tree Planting Requirements.

Chapter 22.110 General Site Regulations.

Sections:

22.110.010 Purpose.

22.110.020 Applicability.

22.110.030 Accessory Buildings.

22.110.040 Accessory Structures and Equipment.

22.110.050 Distance Between Buildings.

22.110.060 Height Limits.

22.110.070 Fences and Walls.

22.110.080 Required Yards.

22.110.090 Projections into Yards.

22.110.100 Conversion or Alteration of Buildings and Structures.

22.110.110 Relocation of Buildings and Structures.

22.110.120 Density.

22.110.130 Required Area and Width.

22.110.140 Required Area or Width for Specific Circumstances.

22.110.150 Substandard Lots.

22.110.160 Resubdivision Conditions for Undersized or Underwidth Lots.

22.110.170 Flag Lots.

22.110.180 Modifications Authorized.

22.110.190 Modifications for Public Sites.

22.110.010 Purpose.

This Chapter prescribes development and site regulations to encourage development that produces an environment of desirable character, is compatible with existing development, and protects the use and enjoyment of neighboring properties.

22.110.020 Applicability.

A. This Chapter shall apply to development in all zones, unless superseded by more specific regulations in this Title 22.

B. A person shall not use any building, structure, equipment, or obstruction within any yard or highway line except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this Title.

22.110.030 Accessory Buildings.

The following accessory buildings are permitted in required yards:

A. Garages or Carports within Front Yards on Sloping Terrain. A one-story attached or detached garage or carport may be used within a required front yard on sloping terrain, provided that:

1. The difference in elevation between the curb level and the natural ground at a point 25 feet from the highway line is five feet or more; or where there is no curb, that a slope of 20 percent or more from the highway line to a point on natural ground 25 feet from said highway line exists. Measurement in all cases shall be made from a point midway between the side lot lines;

2. The garage or carport is located not closer than five feet to a highway line or closer to a side lot line than is permitted for a main building on such lot; and

3. The garage or carport does not exceed a height of 15 feet above the level of the centerline of the adjoining street or highway.

B. Garages and Carports in Rear and Side Yards. One-story detached garages and carports may be used within a required interior side and rear yard, provided that:

1. The detached garages and carports are located 75 feet or more from the front lot line;

2. Where the garages or carports have direct vehicular access to an alley, they shall be located a distance of not less than 26 feet from the opposite right-of-way line of such alley;

3. On a corner or reversed corner lot, the garage or carport is located not closer to the highway line than a distance equal to the corner side yard;

4. The provision is made for all roof drainage to be taken care of on the same property; and

5. No more than 50 percent of the required rear yard shall be covered by buildings or other roofed structures.

C. Other Accessory Buildings in Rear Yards. Other one-story accessory buildings permitted in the zone, excluding guest houses or any other building designed or used for living or sleeping purposes, may be used within a required rear yard, provided that:

1. Such buildings are not placed within a required side yard;

2. Such buildings are placed not closer than five feet to any lot line; and

3. Not to exceed 50 percent of the required rear yard shall be covered by buildings or other roofed structures.

D. Replacement of Open Space. The Director may modify Subsection C.3, above, and approve buildings or other roofed structures covering an area in excess of 50 percent of a required rear yard, provided that:

1. An equivalent area replacing the covered area is substituted elsewhere on the property;

2. The Director determines that the equivalent area substituted is equally satisfactory with regard to usability and location; and

3. Such equivalent area does not exceed 10 percent in grade and has a minimum dimension of not less than 15 feet. Such dimension may include area contained in the required rear or side yard but required yards shall not be included in computing such equivalent replacement area.

22.110.040 Accessory Structures and Equipment.

The following structures are permitted in required yards:

A. Planter Boxes and Masonry Planters. The maximum height of planter boxes and masonry planters in required front yards shall not exceed a height of three and one-half feet.

B. Swimming Pools. A swimming pool is permitted in a required rear yard, provided that it is at least five feet from any lot line.

C. Guard Railings or Fences for Safety Protection. Guard railings or fences for safety protection adjacent to depressed ramps may be placed in any yard, provided that:

1. An open-work railing or fence is used; and

2. Such railing or fence does not exceed a height of three and one-half feet.

D. Driveways, Walkways, and Patio Slabs. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials, and wooden decks, may be used in any required yard. The maximum height of such structures in a required yard may not exceed one foot above ground level. Steps providing access between areas of different elevation on the same property are included in this requirement.

E. Ground-Mounted Equipment. Ground-mounted air conditioners, swimming pool pumps, heaters, filters, and fans may be used in required rear yards, provided that:

1. Such structures or equipment are at least two and one-half feet from any lot line; and

2. Such structures or equipment do not exceed a height of six feet measured from the base of the unit.

F. Equipment in Rear Yards. The following equipment may be placed in rear yards:

1. Trash enclosures.

2. Movable dog houses.

3. Movable children's play equipment.

G. Temporary Signs. Temporary signs advertising the sale or lease of the premises on which the sign is located may be placed within the front or corner side yard if a minimum setback of 10 feet is maintained from the highway line. All such signs shall comply with Chapter 22.114 (Signs).

H. Projecting On-Site Signs. On-site signs permitted by Chapter 22.114 (Signs) and attached to a lawfully existing building may extend a maximum of 18 inches into the front or corner side yard. This Subsection H does not authorize the projection of such signs beyond the right-of-way line established by the highway line.

I. Freestanding Signs in Zones C-H and C-1. Freestanding signs in Zones C H and C-1 may be placed in the front yard subject to Chapter 22.114 (Signs).

22.110.050 Distance Between Buildings.

A. Where more than one building is placed on a lot, the following minimum distances shall apply in any zone where front, side, and rear yards are required by this Title 22:

1. Distance Between Main Buildings. A minimum distance of 10 feet shall be required between all main residential buildings on the same lot.

2. Distance Between Accessory and Main Buildings. Except where a greater distance is required by this Title 22, a minimum distance of six feet shall be required between any main residential building and any accessory building on the same lot.

3. Projections Permitted Between Buildings on the Same Lot. The following projections are permitted within the required distance between buildings, provided they are developed subject to the same standards as, and are not closer to, a line midway between such buildings than is permitted in relation to a side lot line within a required interior side yard:

a. Eaves and cantilevered roofs.

b. Fireplace structures, buttresses, and wing walls.

c. Rain conductors and spouts, water tables, sills, capitals, cornices, and belt courses.

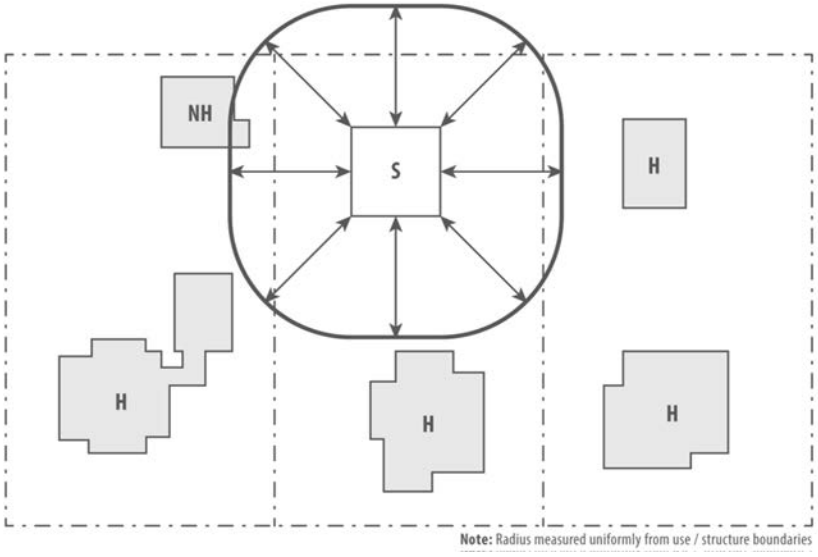
d. Awnings and canopies.

e. Water heaters, water softeners, and gas or electric meters; including service conductors and pipes.

f. Exterior stairways and balconies above the level of the first floor.

B. Uncovered porches, platforms, landings, decks, and related access stairs that do not extend above the first floor, are permitted between buildings without any distance restriction.

FIGURE 22.110.050-A: DISTANCE BETWEEN BUILDINGS



Legend:

S = Structure

NH = Non-Habitable Structure

H = Habitable Structure

22.110.060 Height Limits.

A. Maximum Height. The height of buildings, except where otherwise provided, shall be determined by the total floor area in all the buildings on any one lot shall not exceed 13 times the buildable area of such lot. Cellar floor space, parking floor space with related interior driveways and ramps, or space within a roof structure or

penthouse for the housing of building operating equipment or machinery shall not be considered in determining the total floor area within a building.

B. Buildable Area. Where any provision of this Title 22, or of any other ordinance, requires any front, side, or rear yards, or prohibits the occupation of more than a certain portion of a lot by a structure, the portion of such lot which may be occupied by structures is the "buildable area" as used in Subsection A, above.

C. Exceptions from Height Limit. The following are exceptions from the maximum permitted height limits stated by this Title 22:

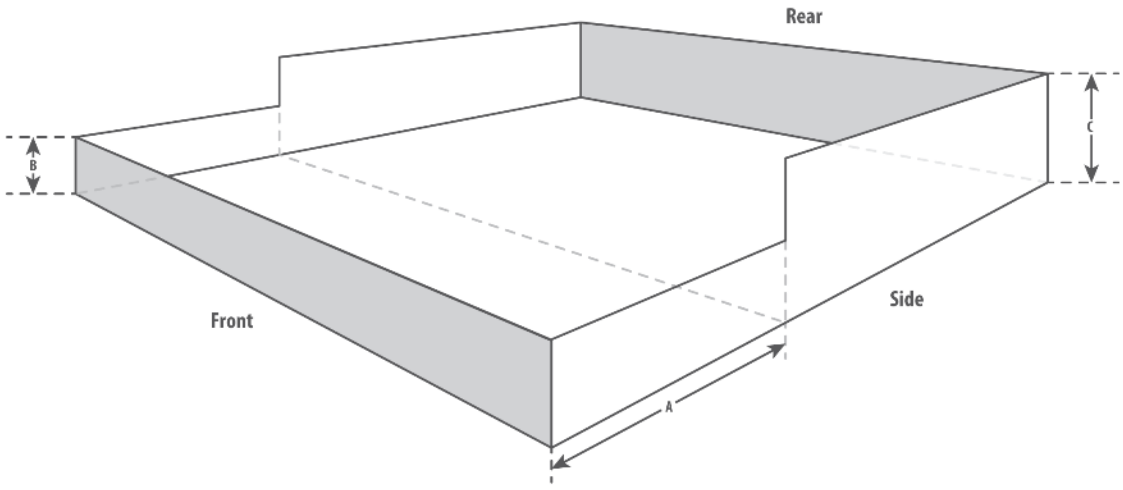
1. Chimneys and rooftop antennas.

2. Signs, as regulated by this Title 22.

22.110.070 Fences and Walls.

A. Measuring Height of Fences and Walls. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided that the average height of such fence or wall shall not exceed the specified maximum height. For example, see Figure 22.110.070-A, below.

FIGURE 22.110.070-A: MEASURING FENCE HEIGHT



Legend:
A = Required front yard
B = Fence height within the required front yard
C = Fence height after the required front yard

B. Maximum Height of Fences and Walls. Fences and walls may be erected and maintained in required yards subject to the following requirements:

1. Front Yards. Fences and walls within a required front yard shall not exceed three and one-half feet in height. For example, see Figure 22.110.070-A, above.

2. Interior Side and Rear Yards. Fences and walls within a required interior side yard or rear yard shall not exceed six feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard. For example, see Figure 22.110.070-A, above.

3. Corner Side Yards. Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five feet to the highway line, nor exceed six feet in height where located five feet or more from said highway line.

4. Retaining Walls.

a. Retaining Walls. Retaining walls within required yards shall not exceed six feet in height.

b. Retaining Walls Topped with Walls or Fences.

i. Where a retaining wall protects a cut below the natural grade and is located on a front, side, or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence or wall; provided that a non-view-obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety protection.

ii. Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet. This Subsection B.4.ii does not permit a wall or fence in required yards higher than permitted by this Section. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

5. Flag Lots. Notwithstanding this Subsection B, fences or walls are permitted within any required yard on flag lots to a height not to exceed six feet, pursuant to the approval of a Ministerial Site Plan Review (Chapter 22.186) application.

6. Exemption. Where a fence or wall that is required by any law or regulation of the State of California, and that fence or wall exceeds any height limitation specified by this Title 22, said fence or wall shall be permitted and shall not exceed such required height by any law or regulation of the State of California.

C. Landscaping as Fences and Walls. Trees, shrubs, flowers, and plants may be placed in any required yard, provided that all height restrictions applying to fences and walls shall also apply to hedges planted within yards and forming a barrier serving the same purpose as a fence or wall.

22.110.080 Required Yards.

A. Yard Determination. On corner lots, through lots with three or more frontages, flag lots, and irregularly shaped lots, where the provisions of this Title 22 do not clearly establish location of yards and lot lines, the Director shall make such determination.

B. Front Yards.

1. On Partially Developed Blocks. Where some lots in a block are improved or partially improved with buildings, each lot in said block may have a front yard of not less than the average depth of the front yards of the land adjoining on either side. A vacant lot, or a lot having more than the front yard required in the zone, shall be considered for this purpose as having a front yard of the required depth.

2. On Key Lots. The depth of a required front yard on key lots shall not be less than the average depth of the required front yard of the adjoining interior lot and the required side yard of the adjoining reversed corner lot.

3. On Sloping Terrain. The required front yard of a lot need not exceed 50 percent of the depth required in a zone where the difference in elevation between the curb level and the natural ground at a point 50 feet from the highway line, measured midway between the side lot lines, is 10 feet or more; or, if there is no curb, where a slope exists of 20 percent or more from the highway line to a point on natural ground 50 feet from said highway line. Measurement in all cases shall be made from a point midway between the side lot lines.

C. Side Yards.

1. Reversed Corner Lots Adjoining Key Lots. Where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, such reversed corner lot may have a corner side yard of the same depth, but not less than five feet.

2. Interior Side Yards on Narrow Lots. Where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet in width.

D. Rear Yards on Shallow Lots. Where a lot is less than 75 feet in depth, such lot may have a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet in depth.

E. Limited Secondary Highways.

1. Supplemental Yard. A supplemental yard eight feet wide shall be established in all zones along and contiguous to the highway lines of limited secondary highways; any other yard requirements established in Division 3 (Zones), Chapter 22.50 (Billboard Exclusion Zone), Chapter 22.52 (Development Program Zone), Chapter 22.54 (Parking Zone), Chapter 22.58 (Commercial – Residential Zone), and Chapter 22.60 (Industrial Preservation Zone) shall be in addition to this requirement.

2. Use of Supplemental Yard. A person shall not use any building or structure within this supplemental yard except for openwork railings or fences which do

not exceed six feet in height and except as permitted within a yard by Section 22.110.040.A (Planter Boxes and Masonry Planters) and Section 22.110.040.D (Driveways, Walkways, and Patio Slabs).

3. Yard Modification. The supplemental yard requirement established by this Subsection E may be modified with the approval of a Yard Modification (Chapter 22.196) application.

22.110.090 Projections into Yards.

The following projections are permitted in required yards subject to the provisions of this Title 22 and Title 26 (Building Code) of the County Code.

A. Eaves and Cantilevered Roofs. Eaves and cantilevered roofs may project a maximum distance of two and one-half feet into any required yard, provided that:

1. Such eaves or cantilevered roofs are not closer than two and one-half feet to any lot or highway line;

2. No portion of such eaves or cantilevered roofs are less than eight feet above grade; and

3. There are no vertical supports within the required yard.

B. Awnings and Canopies. Awnings and canopies may project a maximum distance of two and one-half feet into a required interior side yard and five feet into a required front, rear, and corner side yard, provided that:

1. Such structures are not closer than two and one-half feet to any lot or highway line;

2. Such structures have no vertical support within such yard; and

3. Such awnings or canopies extend only over the windows or doors to be protected, and for not more than one foot on either side thereof.

C. Fireplace Structures. Fireplace structures, not wider than eight feet measured in the general direction of the wall of which they are a part, buttresses, and wing walls may project a maximum distance of two and one-half feet into any required yard, provided that:

1. Such structures are not closer than two and one-half feet to any lot or highway line; and

2. Such structures shall not be utilized to provide closets or otherwise increase usable floor area.

D. Uncovered Porches, Platforms, Landings, and Decks. Uncovered porches, platforms, landings, and decks, including any access stairs exceeding an average height of one foot, which do not extend above the level of the first floor may project a maximum distance of three feet into required interior side yards, and a maximum distance of five feet into required front, rear, and corner side yards, provided that:

1. Such porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

2. Such porches, platforms, landings, and decks are open and unenclosed; provided, that an openwork railing not to exceed three and one-half feet in height may be installed.

E. Rain Conductors. Rain conductors, spouts, utility-service risers, shut-off valves, water tables, sills, capitals, bases, cornices, and belt courses may project a maximum distance of one foot into any required yard.

F. Equipment. Water heaters, water softeners, and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half feet into a required interior side or rear yard, provided that such structures or equipment are not closer than two and one-half feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half feet into a required front or corner side yard, provided that such equipment is not closer than two and one-half feet to any lot or highway line.

G. Stairways and Balconies. Stairways and balconies above the level of the first floor may project a maximum distance of two feet into a required interior or corner side yard, or four feet into a required front or rear yard, provided that:

1. Such stairways and balconies shall not be closer than three feet to any lot or highway line;

2. Such stairways and balconies are open and unenclosed; and

3. Such stairways and balconies are not covered by a roof or canopy except as otherwise provided by Subsection B, above.

H. Covered Patios. Covered patios attached to a dwelling unit may project into a required rear yard, provided that:

1. Such patio roofs are not closer than five feet to any lot line;

2. No more than 50 percent of the required rear yard is covered by buildings or other roofed structures, except as provided in Section 22.110.030.D (Replacement of Open Space); and

3. Such patio shall remain permanently open and unenclosed on at least two sides. This provision does not preclude the placement of detachable screens.

I. Uncovered Patios. Uncovered patios shall comply with Section 22.110.030.C (Other Accessory Buildings in Rear Yards).

J. Wall and Window Mounted Air Conditioners, Coolers, and Fans. Wall- and window-mounted air conditioners, coolers, and fans may be used in any required yard, provided that such equipment is not closer than two and one-half feet to any lot line.

22.110.100 Conversion or Alteration of Buildings and Structures.

No building or structure existing at the time of the effective date of this Section, or by any subsequent amendment to this Section, which is designed, arranged, intended for, or devoted to a use not permitted in the zone in which such building or structure is located, shall be enlarged, extended, reconstructed, built upon, or structurally altered unless the use of such building or structure is changed to a use permitted in the zone where the building is located.

22.110.110 Relocation of Buildings and Structures.

A. Conditions. No building or structure shall be moved from one lot or premises to another unless such building or structure can be made to conform to all

provisions of this Title 22 relative to all building or structures on the new lot or premises, and shall be made to conform to the general character of the existing buildings in the neighborhood, or better.

B. For Public Use. Where a building or structure is lawfully located on property acquired for public use (by condemnation, purchase, or otherwise), such building or structure may be relocated on the same lot, even if such building or structure exists as a nonconforming use or even if it is not in compliance with the area or width regulations of this Title 22. Where any part of such building or structure is acquired for public use, the remainder of such building or structure may be repaired, reconstructed, or remodeled, with the same or similar kind of materials as used in the existing buildings.

22.110.120 Density.

A. Density Conversion Table for Residential Zones. Where the letter U is used in combination with a numeral to designate units per net acre, as provided in Section 22.06.020 (Suffixes to Zoning Symbols), Table 22.110.120-A, below, shall be used to determine the required lot area per dwelling unit on lots containing fractional parts of an acre. Nothing contained in this Section shall be deemed to modify required area as defined in Division 2 (Definitions) and as set forth in Section 22.110.130 (Required Area and Width).

TABLE 22.110.120-A: DENSITY CONVERSION TABLE FOR RESIDENTIAL ZONES

Dwelling Units per Net Acre	***Lot Area per Dwelling Unit in sf***
1 U	43,560
2 U	21,780
3 U	14,520
4 U	10,890
5 U	8,712
6 U	7,260
7 U	6,223
8 U	5,445
9 U	4,840
10 U	4,356
11 U	3,960

TABLE 22.110.120-A: DENSITY CONVERSION TABLE FOR RESIDENTIAL ZONES	
Dwelling Units per Net Acre	***Lot Area per Dwelling Unit in sf***
12 U	3,630
13 U	3,351
14 U	3,111
15 U	2,904
16 U	2,723
17 U	2,562
18 U	2,420
19 U	2,293
20 U	2,178
21 U	2,074
22 U	1,980
23 U	1,894
24 U	1,815
25 U	1,742
26 U	1,675
27 U	1,613
28 U	1,556
29 U	1,502
30 U	1,452
31 U	1,405
32 U	1,361
33 U	1,320
34 U	1,281
35 U	1,245
36 U	1,210
37 U	1,177
38 U	1,146
39 U	1,117
40 U	1,089
41 U	1,062
42 U	1,037
43 U	1,013
44 U	990
45 U	968
46 U	947
47 U	927
48 U	908

TABLE 22.110.120-A: DENSITY CONVERSION TABLE FOR RESIDENTIAL ZONES	
Dwelling Units per Net Acre	***Lot Area per Dwelling Unit in sf***
49 U	889
50 U	871

B. Zone R-3 Dwelling Unit Density.

1. The maximum number of dwelling units per net acre for any residential use in Zone R-3 shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 30 units per net acre.

2. Subsection A, above, shall apply on lots containing fractional parts of an acre.

C. Zone R-4 Dwelling Unit Density.

1. The maximum number of dwelling units per net acre for any residential use in Zone R-4 shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 50 units per net acre.

2. Subsection A, above, shall apply on lots containing fractional parts of an acre.

D. Zone R-5 Dwelling Unit Density.

1. The maximum number of dwelling units per net acre for any residential use in Zone R-5 shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Depending on the land use category in the General Plan prescribed for the property, such required area shall not exceed 100 or 150 units per net acre.

2. Subsection A, above, shall apply on lots containing fractional parts of an acre.

E. Zone C-MJ Maximum Density. In Zone C-MJ, if a project is located on property regulated by an area, community, or neighborhood plan, the maximum

residential density shall be determined as set forth in such plan. In all other cases, the maximum residential density for the project shall be 150 dwelling units per net acre.

F. Zone C-RU Maximum Density. In Zone C-RU, the maximum residential density is five dwelling units per net acre.

G. Zone MXD-RU Maximum Density. In Zone MXD-RU, the maximum residential density is five dwelling units per net acre.

H. Zone MXD Maximum Density. In Zone MXD, the maximum density for residential-only and mixed use developments shall be 150 dwelling units per net acre.

22.110.130 Required Area and Width.

A. Required Area. Required area is established by the zone standards, suffixes to zoning symbols as provided in Section 22.06.020 (Suffixes to Zoning Symbols) and this Subsection A. As used in this Title 22, "required area" means:

1. The area of a lot which is shown as a part of a subdivision for purposes of sale, recorded as a final map or filed as a record of Survey Map approved as provided in the Subdivision Map Act or as provided in Title 21 (Subdivisions) of the County Code, except that where a lot which otherwise would have been shown as one lot, is divided into two or more lots because of a city boundary line or a line between land the title to which was registered under the Land Title Law (Torrens Title) and land the title to which was not so registered, in which case "required area" means the area of such lot; or

2. The area of a lot, the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has a right of possession of any contiguous lot or property; provided, that the deed or contract of sale by which such right of possession was separated has been recorded prior to the adoption by the Board of the ordinance which imposes the area requirements upon such lot; or

3.

a. Where a number follows the zoning symbol and Subsection A.1 or A.2, above, does not apply:

i. A gross area, including that portion, if any, subject to a highway easement or other public or private easement where the owner of the servient tenement does not have the right to use the entire surface, of the number of acres shown by such number if such number is less than 100, provided that the portion of the lot not subject to any such easement shall have an area not less than 40,000 square feet, if the lot was established on or after September 22, 1967, or not less than 32,000 square feet if the lot was established before September 22, 1967, or

ii. A net area of the number of square feet shown by such number if such number is greater than 100.

b. "Required area" shall not include the access strip of a flag lot extending from the main portion of the lot to the adjoining parkway, highway, or street.

4. Where no number follows the zoning symbol and Subsection A.3.a.i or A.3.a.ii, above, does not apply, the required area is:

a. In Zone C-R, the same as in Zone C-R-5;

b. In Zone A-2, the same as in Zone A-2-10,000;

c. In Zones R-1, R-2, R-3-30U, R-4-50U, R-5, R-A, RPD, A-1, R-R, CPD, and M-3, the same as in Zone R-1-5000;

5. A lot shown as such on a subdivision for the purpose of lease only does not have the required area unless it complies with Subsection A.2, A.3, or A.4, above;

6. The area of a lot created prior to March 4, 1972, for which a certificate of compliance has been granted pursuant to Section 21.60.060 (Notices of Violation);

7. The area of a lot for which a Variance (Chapter 22.194) application for lot area has been approved shall be deemed to have the required area.

B. Required Width. As used in this Title 22, "required width" means:

1. The average width of a lot which is shown as part of a subdivision recorded as a final map or filed as a Record of Survey Map in accordance with law, except that where a parcel which otherwise would have been shown as one lot is

divided into two or more lots because of the city boundary line or a line between land, the title to which is registered under the Land Title Law (Torrens Title) and land the title to which is not so registered in which case the "required width" means the average width of such lot;

2. The average width of a lot, the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has the right of possession of any contiguous lot, provided that the deed or contract of sale by which such right of possession was separated has been recorded prior to the adoption by the Board of the ordinance which imposes the width requirement upon such lot;

3. The width specified by any legislative restriction except in those cases in which the Hearing Officer, in approving a tentative map of a subdivision as provided in Title 21 (Subdivisions) of the County Code, finds, pursuant to Section 21.52.010 (Modification or Waiver of Provisions Authorized When) of such Title that such width should be modified;

4. An average width of 60 feet if the required area is 7,000 square feet or more; or

5. An average width of 50 feet where there is a required area and such required area is less than 7,000 square feet. If there is no required area, there is no required width.

6. Exceptions.

a. Neither Subsection B.4 nor B.5, above, applies except in the Lancaster District No. 31 and Palmdale District No. 54, which are established in Section 22.06.060 (Zoned Districts Established).

b. Except in the zoned districts in Subsection B.6.a, above, and except where a legislative restriction requires an average width of 60 feet, the average width of a lot created pursuant to Section 22.110.160 (Resubdivision Conditions for Undersized or Underwidth Lots) need not be more than 50 feet even if the required area is 7,000 square feet or greater.

22.110.140 Required Area or Width for Specific Circumstances.

A. Required Area – For a Housing Permit. Where a Housing Permit (Chapter 22.166) application for qualified projects is approved, lot area and/or lot area per dwelling unit requirements specified by said approval shall be deemed the required area and/or required area per dwelling unit established for the lot or the lots where approved.

B. Required Area – Reduced by Certain Public Uses – Computation. If a lot has not less than the required area, and after creation of such lot a part thereof is acquired for a public use other than for highway purposes, in any manner including dedication, condemnation, or purchase, and if the remainder of such lot has not less than 80 percent of the area indicated by the number which follows the zoning symbol, such remainder shall be considered as having the required area. If no number follows the zoning symbol, the following numbers shall be deemed to follow the zoning symbol:

1. The number 5 in Zone C-R;
2. The number 10,000 in Zone A-2; and
3. The number 5,000 in Zones R-1, R-2, RPD, R-A, A-1, R-R, CPD, and M-3.

C. Required Area – Reduced for Highways – Conditions. If a lot has not less than the required area and after the creation of such lot a part thereof is acquired for highway purposes exclusively, in any manner including dedication, condemnation, or purchase, and if the remainder of such lot has not less than 75 percent of the required area, then such remainder shall be considered as having the required area, provided the remaining portion of said lot has an area of not less than 2,500 square feet, or an area as is otherwise provided herein. The Director, without notice of hearing, may approve a reduction of lot area to 75 percent of the required area where the remaining lot would have less than 2,500 square feet, but not less than 2,000 square feet, where topographic features, subdivision design, or other conditions create an unnecessary hardship or unreasonable limitation making it obviously impractical to comply with the stated minimum.

D. Required Width – Reduced by Public Use – Conditions. If a lot has not less than the required width, and after the creation of such lot a part thereof is acquired for public use in any manner, including dedication, condemnation, or purchase, if the remainder of such lot has an average width of not less than 40 feet, such remainder shall be considered as having the required width.

E. Conveyance or Division of Land – Lot Area and Width Restrictions. Except a conveyance for public use or as otherwise provided in this Chapter, a person shall not divide any lot, and shall not convey any lot or any portion thereof, if as a result of such division or conveyance the area or average width of any lot is so reduced, or a lot is created, which lot has an area or average width less than:

1. Sufficient so that the number and type of structures on such resulting lot comply with the provisions of this Chapter;

2. The required area, or required width, if any portion of such lot is in Zone R-1, R-2, R-3, R-4, R-A, A-1, A-2, C-R, or M-3; or

3. The required area or required width, if any portion of such lot is in Zone RPD or CPD, except as otherwise provided in this Section, or by a Conditional Use Permit (Chapter 22.158) for a planned residential or commercial development pursuant to Section 22.18.050 (Development Standards and Regulations for Zone RPD) or Section 22.20.080 (Development Standards for Zone CPD).

F. Temporary Dwellings. The provisions of this Chapter do not prohibit the use for residential purposes of any temporary building on any such lot in Zones R-1, R-2, R-A, A-1, or A-2, pending the construction and completion of a permanent residence building thereon, in the event that such temporary building contains an aggregate floor area of not to exceed 400 square feet and the nearest portion thereof is located 75 feet or more from the front line of such lot, if in Zones R-1, R-A, or R-2, or not less than 50 feet from the street or highway upon which such property fronts if in Zones A-1 or A-2, and in the further event that such temporary buildings and each portion thereof is distant not less than 30 feet from the designated site of such permanent building and each portion thereof.

G. Sales – Portions of Lots. Where a portion of a lot is sold or transferred and as a result of such sale or transfer one or more lots are created of such an area that the number and locations of the buildings thereon no longer conform to the requirements of this Chapter, then, in the determination of the permissible number and location of any buildings on any other lot so created by such sale or transfer, the portion sold or transferred and the remainder shall be considered as one lot.

H. Sales – Contracts Voidable When. Any deed of conveyance, sale, or contract to sell made contrary to the provisions of this Chapter is voidable at the sole option of the grantee, buyer, or person contracting to purchase, his heirs, personal representative, or trustee in insolvency or bankruptcy within one year after the date of execution of the deed or conveyance, sale, or contract to sell, but the deed of conveyance, sale, or contract to sell is binding upon any assignee or transferee of the grantee, buyer, or person contracting to purchase, other than those above enumerated, and upon the grantor, vendor, or person contracting to sell, his assignee, heir, or devisee.

I. Zones R-1, R-A, RPD, A-1, and A-2 – Required Area. No person shall use any main buildings or structures in Zones R-1, R-A, RPD, A-1, or A-2 unless the lot on which they are located has the required area as specified in this Chapter for each such building or structure. This provision shall not apply to accessory buildings or structures, senior citizen residences, or second units.

J. Zone R-2 – Restrictions.

1. Use Restrictions on Certain Undersized Lots. A person shall not erect, construct, occupy, use, alter, or enlarge more than one building or structure on any lot in Zone R-2 which has less than twice the required area, except:

a. Accessory buildings permitted in Zone R-2; or

b. A single-family residence as specifically permitted by this Chapter.

2. More Than One Building Per Lot – Restrictions. A person shall not erect, construct, occupy, use, alter, or enlarge more than one building or structure per required area on any lot in Zone R-2, except:

a. Accessory buildings permitted in Zone R-2;

b. One single-family residence, together with accessory buildings customary to such use permitted in Zone R-1, if there are no other buildings or structures thereon, may be used:

i. On a lot having the required area, or

ii. On an area equal to half the required area, but in no event less than 2,500 square feet; or

c. A two-family residence, together with accessory buildings customary to such use permitted in Zone R-2, if there are no other buildings or structures thereon, may be used on a lot having the required area and an area not less than:

i. 4,000 square feet if no number follows the zoning symbol, or

ii. The area designated by the number following the zoning symbol.

22.110.150 Substandard Lots.

A. Required Area for Undersized Lots. If, as a result of the normal division of an undersized section of land, a lot would be created having less than the required area, such lot shall be considered as having the required area, provided that:

1. In no event shall more lots be created under this Section than would result from the breakdown of a normal section of land in the same zone;

2. This Subsection A shall apply only to lots when division of a normal section would create lots having not less than a minimum gross area of two and one-half acres;

3. The total reduction of all lots in a division of an undersized section shall not exceed 10 percent;

4. No lot shall be created which contains less than a minimum gross area of two and one-quarter acres; and

5. The creation of such lots shall meet all the requirements of Title 21 (Subdivisions) of the County Code.

B. Substandard Area or Width. A building or structure shall not be erected, constructed, altered, enlarged, occupied, or used in Zones R-1, R-2, R-A, A-1, or A-2 on any lot which has less than the required area or the average width of which is less than the required width, except that one single-family residence and such other structures as are permitted in Zone R-1 may be erected, constructed, altered, enlarged, occupied, and used on a lot in Zone R-2 the average width of which is not less than the required width and has an area of not less than 2,500 square feet.

22.110.160 Resubdivision Conditions for Undersized or Underwidth Lots.

A. Undersized Lots.

1. The owner of two or more contiguous lots, one or more of which has an area less than that indicated by the number which follows the zoning symbol, or, if no number follows the zoning symbol, less than five acres if in Zone C-R, or less than 10,000 square feet in Zone A-2, or less than 5,000 square feet in any other zone, may file a map with the Director resubdividing such lots into the same number or a lesser number of lots. The Director may approve such map if:

a. The lot on such map having the smallest area has an area not less than the original lot having the smallest area;

b. The lot on such map having the narrowest average width has an average width not less than that of the original lot having the least average width, except that such average width need not be more than 60 feet if the required area is 7,000 square feet or more and need not be more than 50 feet in other cases; and

c. The division made by such map tends to promote the public health, safety, comfort, convenience, general welfare, and other purposes of this Title 22 to a greater extent than the division of the original lots.

2. Each lot shown on a map approved by the Director pursuant to this Section shall be deemed to have the required area.

B. Underwidth Lots.

1. The owner of two or more contiguous lots, one or more of which has an average width of less than 50 feet if the required area is less than 7,000 square feet or of less than 60 feet if the required area is 7,000 square feet or more, may file a map with the Director resubdividing such lots into the same or a lesser number of lots. The Director may approve such maps if:

a. The areas of the lots created by such map are either equal to the required area or could be approved pursuant to Subsection A, above;

b. The lot on such map having the narrowest average width, has an average width not less than that of the original lot of land having the least average width, except that such average width need not be more than 60 feet if the required area is 7,000 square feet or more and need not be more than 50 feet in other cases; and

c. The division made by such map tends to promote the public health, safety, comfort, convenience, general welfare, and other purpose of this Title 22 to a greater extent than the division of the original lots.

2. Each lot shown on a map approved by the Director pursuant to this Section shall be deemed to have the required width.

C. Contiguous Narrow Lots.

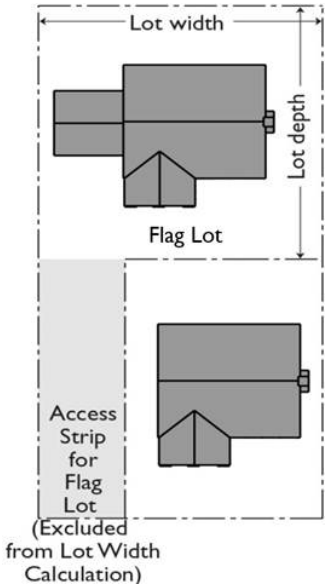
1. Where, prior to the territory being zoned R-1, R-2, R-A, A-1, or A-2, lots exist not less than 100 feet deep but less than 50 feet wide, if two or more such contiguous lots, or one or more such contiguous lots and one or more lots also contiguous thereto which have a depth of not less than 100 feet, have a total frontage of not less than 50 feet, such lots may be treated and considered as one lot.

2. If such lot is in Zone R-1, R-A, A-1, or A-2, two single-family dwellings may be constructed thereon and so used. If such lot is in Zone R-2, two single-family dwellings or two two-family dwellings or one single-family dwelling and one two-family dwelling may be constructed thereon and so used.

22.110.170 Flag Lots.

A. Measurement. Average width and depth of flag lots shall exclude the access strip for the lot. For example, see Figure 22.110.170-A, below.

FIGURE 22.110.170.A: FLAG LOT WIDTH AND DEPTH



B. Development. The development of a single-family residence on a flag lot shall comply with the following:

1. Yards.

a. Front, side, and rear yards required by this Title 22 shall be established on the main portion of a flag lot exclusive of the access strip.

b. In lieu of any yard required by this Title 22, a uniform distance of 10 feet from all lot lines may be substituted.

2. Access Strip. The access strip shall be maintained clear except for driveways, landscaping, fences, or walls, which shall be subject to the same requirements specified for yards on adjoining properties fronting on the same parkway, highway, or street.

22.110.180 Modifications Authorized.

A. Regional Planning. Yard or setback regulations required by this Title 22 may be modified with the approval of a Yard Modification (Chapter 22.196) application.

B. Public Works. The Director of Public Works, without notice or hearing, may grant a modification to yard or setback regulations required by this Title 22 or any other ordinance where topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line. The Director of Public Works shall notify the Director of all modifications which the Director of Public Works has granted.

22.110.190 Modifications for Public Sites.

The Director, without notice or hearing, may grant a modification of yard and setback regulations for public sites unless such modification would be incompatible with adjoining development.

Chapter 22.112 Parking.

Sections:

22.112.010 Purpose.

22.112.020 Applicability.

22.112.030 Exemptions.

22.112.040 General Standards and Measurements.

22.112.050 Ownership of Required Parking Facilities.

22.112.060 On-Site Parking.

22.112.070 Required Parking Spaces.

22.112.080 Parking Design.

22.112.090 Accessible Parking for Persons with Disabilities.

22.112.100 Bicycle Parking Spaces and Bicycle Facilities.

22.112.110 Reduction in Required Parking Spaces When Bicycle Parking Provided.

22.112.120 Loading Spaces.

22.112.010 Purpose.

This Chapter:

A. Establishes comprehensive parking provisions to effectively regulate the design of parking facilities and equitably establish the number of parking spaces required for various uses;

B. Promotes vehicular and pedestrian safety and efficient land use;

C. Promotes compatibility between parking facilities and surrounding neighborhoods and to protect property values by providing such amenities as landscaping, walls, and setbacks; and

D. Establishes parking requirements to assure that an adequate number of spaces be made available to accommodate anticipated demand in order to lessen traffic congestion and adverse impacts on surrounding properties.

22.112.020 Applicability.

A. Parking and Loading Spaces. Parking and loading spaces shall be provided in compliance with this Chapter in the following circumstance:

1. New Development. Any new building or structure is constructed and/or any new use is established.

2. Alteration, Enlargement, Expansion, or Intensification to an Existing Development.

a. Any existing building, structure, or use is altered, enlarged, expanded, or intensified. Required parking or loading spaces shall be provided to serve the altered, enlarged, expanded, or intensified building, structure, or use.

b. For the purposes of this Chapter, alteration, enlargement, expansion, or intensification includes an increase to the number of dwelling units, guest rooms, floor area, occupant load, employees, or any other unit of measurement used to establish required parking and loading spaces.

B. Reduction of Required Parking and Loading Spaces. A reduction in the number of required parking or loading spaces may be granted pursuant to any of the following:

1. Section 22.112.110 (Reduction in Required Parking Spaces When Bicycle Parking Provided).

2. Chapter 22.176 (Minor Parking Deviations).

3. Chapter 22.178 (Parking Permits).

4. Section 22.24.040.F (Vehicle Parking Incentives).

5. As otherwise authorized by this Title 22.

C. Bicycle Parking. Bicycle parking shall be provided in compliance with this Chapter when a new building or structure is constructed, and when an existing building or structure is altered or enlarged to increase floor area if the alteration or enlargement results in the addition of at least 15,000 square feet of gross floor area.

22.112.030 Exemptions.

A. Exemptions to this Chapter. This Chapter shall not apply to the following:

1. Santa Catalina or San Clemente Islands. Property on Santa Catalina or San Clemente Islands.

2. Special Event Permits. Temporary parking facilities authorized by an approved Special Event Permit (Chapter 22.188), except where specifically required by the Director.

3. Community Standards Districts. Community Standards Districts where different standards are provided.

4. Housing. Qualified projects, as provided for in Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), where either of the following apply:

a. If requested by the applicant, the development standards described in Section 22.120.060 (Parking Reduction) shall apply; or

b. The development standards described in this Chapter as waived or modified in accordance with Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), as applicable.

5. Scientific Research and Development Zone. Scientific Research and Development Zone established pursuant to Section 22.26.050 (Scientific Research and Development Zone), where different development standards are provided.

6. Nonconforming Due to Parking. Buildings, structures, and uses nonconforming due to parking may be continuously maintained, provided there is no alteration, enlargement, intensification, or addition to any building or structure, no increase in occupant load, nor any enlargement of area, space, or volume occupied by such a use.

B. Residential Uses on Lots of One Acre or More. Any single-family residence, two-family residence, apartment house, and other structure designed for or intended to be used as a dwelling on a lot having an area of one acre or more per dwelling unit shall be exempt from Section 22.112.070 (Required Parking Spaces) and Section 22.112.080.E (Paving).

C. Access. Where vehicular access to any parking space on the same lot as the residential structure to which it would be accessory is not possible from any highway or street due to topographical or other conditions, or is so difficult that to require such access is unreasonable in the opinion of the Director or Director of Public Works, such parking space is not required if:

1. Alternate parking facilities approved by either the Director or Director of Public Works are provided; or

2. The Director or Director of Public Works finds that alternate parking facilities are not feasible.

22.112.040 General Standards and Measurements.

A. Improved Prior to Occupancy. Any parking facilities required by this Chapter shall be established in compliance with this Chapter and improved prior to:

1. Occupancy of new buildings or structures; or

2. Occupancy of a new use in the case of an existing building or structure that has been altered, enlarged, expanded, or intensified, in accordance with this Chapter.

B. Permanent Maintenance Required. Any parking facilities required by this Chapter shall be conveniently accessible and permanently maintained as such unless and until substituted for in full compliance with this Title 22.

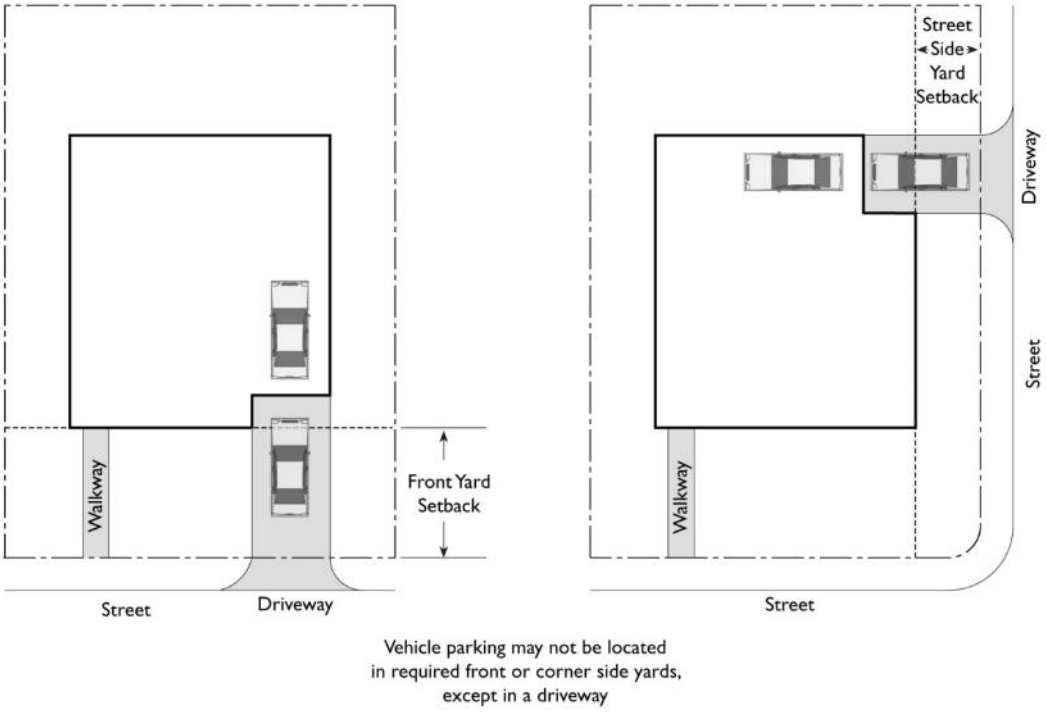
C. Residential and Agricultural Zones. The following standards apply in all Residential and Agricultural Zones:

1. A person shall not keep, store, park, maintain, or otherwise permit any vehicle or any component thereof in the front yard, corner side yard, or any additional area of a lot situated between the road and any building or structure located thereon, except that the parking of passenger vehicles including pickup trucks, other than a motor home or travel trailer, is permitted on a driveway. For example, see Figure 22.112.040-A, below.

2. A person shall not keep, store, park, maintain, or otherwise permit an "inoperative vehicle", as defined in Section 22.14.090 of Division 2 (Definitions), in any Residential or Agricultural Zone. Inoperative vehicles shall be removed within 30 days of June 7, 1991, the effective date of this Subsection C.

3. Notwithstanding Subsections C.1 and C.2, above, a person may keep and maintain a historic vehicle collection, provided the Director finds it to be in full compliance with Section 22.140.270 (Historic Vehicle Collections).

FIGURE 22.112.040-A: LOCATION OF PARKING AREAS – RESIDENTIAL ZONES



D. Measurement.

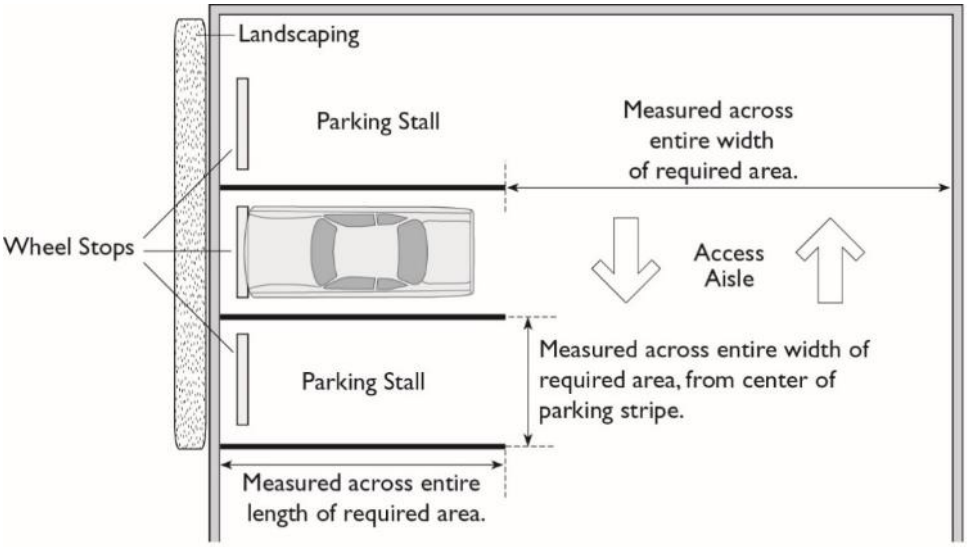
1. Measurement of space lengths, aisle widths, and stacking areas for parking spaces required by this Chapter are measured from across the entire width and length of the required areas.

2. Where single striping lines are used, the width shall be measured from the center of the striping line.

3. Where double striping is used, the width shall be measured from the midpoint between the striping lines.

4. For examples of this Subsection D, see Figure 22.112.040-B, below.

FIGURE 22.112.040-B: MEASUREMENT



E. Calculation. The following rules shall apply for calculation of parking spaces required by this Chapter:

1. Multiple Uses. When two or more uses are located on the same lot or within the same building or structure, the required parking for each use shall be calculated separately. The number of on-site parking spaces required shall be the sum total of the requirements for the individual uses, unless as otherwise provided for by this Chapter.

2. Area – Based Standards.

a. Area – based parking space ratios shall be computed based on gross floor area in square feet. Gross floor area shall be calculated in compliance with Section 22.04.050.E (Gross Floor Area and Floor Area Ratio).

b. The Director is authorized to determine the area measurement for uses or portions of uses not located within buildings or structures.

3. Occupancy Load. Occupant load parking space ratios shall be computed based on the occupant load as determined by the Director of Public Works.

22.112.050 Ownership of Required Parking Facilities.

A. Ownership. Except as provided in Subsection B, below, parking facilities required by this Chapter shall be owned by the owner of the premises on which the use required to be served by said parking facility is located.

B. Alternative Compliance. Ownership of any parking facility required by Subsection A, above, is not necessary if another alternative is granted pursuant to Chapter 22.178 (Parking Permit).

22.112.060 On-Site Parking.

A. General. Every use shall provide the number of required parking spaces on the same lot on which the use is located. For the purposes of this Section, transitional parking spaces separated only by an alley from the use shall be considered to be located on the same lot.

B. Exemptions. The following shall be exempt from this Section:

1. Density – Controlled Developments (Section 22.140.170), where off-site parking is specifically approved by the Commission or Hearing Officer;

2. Off-site parking, when granted pursuant to a Parking Permit (Chapter 22.178); or

3. Unless as otherwise provided for by this Title 22.

22.112.070 Required Parking Spaces.

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Boat slips	0.75 spaces per boat slip.
Bowling alleys	3 spaces per bowling alley.
Churches, temples, and other places of worship[1]	1 space per 5 persons based on occupant load of the largest assembly area.
Commercial uses	
Any use permitted in Zone C-3 but not permitted in Zone R-4, including commercial, retail, or service uses and medical or dental offices	1 space per 250 square feet.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Business and professional offices, excluding medical and dental offices	1 space per 400 square feet.
Electrical substations and similar public utilities which has no offices or places visited by the public	No spaces required.
Day care facilities	
Adult day care	1 space per staff member and 1 space per vehicle used directly for the business.
Child care center	1 space per staff member, 1 space per vehicle used directly for the business, 1 space per 20 children for whom a license has been issued by the State of California, and 1 designated area for on-site drop-off and pickup for children.
Entertainment, assembly, and dining	
Conference rooms	1 space per 3 persons based on the occupant load of all indoor and outdoor areas. A minimum of 10 spaces is required for each use.
Dining rooms, cafes, cafeterias, coffee shops, nightclubs, outdoor dining areas, restaurants, and other similar uses	
Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, taverns, and other similar uses	
Exhibit rooms, stages, lounges, and other similar uses	
Theaters, auditoriums, lodge rooms, stadiums, or other places of amusement and entertainment, not otherwise listed in this Chapter	
Mortuaries	
Dancehalls, skating rinks, and gymnasiums	
Health clubs and centers	
Golf courses, excluding miniature golf courses	10 spaces per hole and parking for all other buildings, structures, or uses, excluding starter offices, comfort stations, and locker/shower rooms.
Hospitals	
Convalescent hospitals	Spaces equal to the number of residents for whom a license has been issued by the State of California and spaces for each employee residential unit in the number required and subject to the same conditions as specified for "Residential uses."
Hospitals[2]	2 spaces per patient bed, with 25% reserved for employees and 1 space per 250 square feet for outpatient clinics, laboratories, pharmacies, and other similar uses.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Industrial uses – in any zone, excluding Zone SR-D	
Industrial/manufacturing uses, excluding scrap metal processing, automobile dismantling, junk and salvage yards, and warehouses	1 space per 500 square feet and 1 space per vehicle directly used for the business.
Scrap metal processing, automobile dismantling, and junk and salvage yards[3]	1 space per vehicle directly used for business, and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 10 spaces is required for each use.
Warehouses, as defined in Division 2 (Definitions)	1 space per 1,000 square feet used for warehousing and 1 space per 400 square feet used for office.
Lodging	
Hotels	1 space per 2 guest rooms and 1 space per suite of guestrooms.
Motels	1 space per guest room and spaces for each dwelling unit in the number required and subject to the same conditions as specified for "Residential uses."
Clubs, fraternity and sorority houses, dormitories, and hostels	1 standard space per guest room and 1 space per 100 square feet of dormitory floor area.
Mobilehome parks[4,5,6]	2 standard spaces per mobilehome and 1 standard space for guests per 4 mobilehomes.
Private and public parks[7]	
Private and public parks, up to 50 acres	1 space per 45 square feet in the largest public assembly area in each building excluding gymnasiums; 1 space per 100 square feet of the largest room in each gymnasium; 1 space per 400 square feet in the remaining area of each building in the park, excluding parking structures, maintenance, and utility buildings, and other structures not open to the public; 1 space per half-acre of developed park up to 15 acres and 1 space per acre of developed park in excess of 15 acres.
Private and public parks, over 50 acres	Spaces shall be required based on the occupant load of each facility. Where an occupant load is not available, the Director shall make a determination based on the recommendation of the Director of Parks and Recreation.
Racquetball, tennis, and similar courts	2 spaces per court.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
Residential uses[4]	
Adult residential facility	1 space per staff member on the largest shift and 1 space per vehicle directly used for the business.
Apartments[5]	
Bachelor	1 covered standard space per dwelling unit.
Efficiency and one-bedroom	1.5 covered standard space per dwelling unit.
Two or more bedrooms	1.5 covered standard space per dwelling unit and 0.5 covered or uncovered standard spaces per dwelling unit.
Guest parking for apartment houses with at least 10 units[6]	1 standard space for guests per 4 dwelling units of the total number of dwelling units.
Two-family residences	3 covered standard spaces and 1 covered or uncovered standard space per two-family residence.
Farmworker housing[8]	Spaces for each dwelling unit in the number required and subject to the same conditions as specified for "Residential uses" and where farmworker housing consists of group living quarters, such as barracks or a bunkhouse, 1 space per 3 beds.
Group homes for children	1 space per staff member on the largest shift and 1 space per vehicle used directly for the business.
Housing developments for senior citizens and persons with disabilities[9]	0.5 standard space per dwelling unit and 1 standard space for guests per 8 dwelling units.
Joint live and work units	2 uncovered standard spaces per joint live and work unit.
Second units[10]	1 standard space per second unit with fewer than 2 bedrooms or 2 standard spaces per second unit with 2 or more bedrooms.
Single-family residences	2 covered standard spaces per unit.
Schools[1]	
Schools, up to grade 6	1 space per classroom.
Schools, grade 7 and up	1 space per classroom and 1 space per 5 persons based on the occupant load of the auditorium or largest assembly room.
Tasting rooms and remote tasting rooms	1 space per 100 square feet, including any outdoor floor area.
Wineries	1 space per 500 square feet of enclosed floor area.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	***Number of Spaces***
1. Parking shall be located within 500 feet of the lot of the use. 2. Parking shall be located within 500 feet of the lot of the use served. 3. The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting of such use or of renovated, repaired, or reassembled vehicles which are owned, operated, or in the possession of the proprietor of the yard. The addition of automobile parking spaces on an adjacent lot for purposes of complying with the parking requirements of this Section shall not be considered an expansion of the use. 4. Tandem parking spaces for residential uses may be provided in compliance with Section 22.112.080.B.1.c.i. 5. Parking spaces shall be standard in size unless compact size spaces are granted pursuant to Chapter 22.178 (Parking Permits). At least one parking space shall be assigned to each dwelling unit. 6. Guest spaces shall be clearly marked for guest parking only. 7. In addition to Section 22.112.020.B (Reduction of Required Parking and Loading Spaces), the Review Authority shall consider additional findings: a. That the Director of Parks and Recreation has determined that due to location, size or other factors, anticipated client usage would indicate that a lesser parking requirement is adequate and so recommends; and b: Sufficient land area is reserved to ensure that the parking requirements of this Section may be complied with should such additional parking be required in the future due to changes in client usage. 8. Parking spaces may be uncovered and/or in tandem. 9. Parking spaces may be covered or uncovered. If parking is uncovered, the screening requirements of Section 22.112.080.F (Walls) shall be followed. A deed restriction, covenant, or similar document shall be recorded to ensure that the occupancy of the units is restricted to senior citizens or persons with disabilities. 10. A parking space for a second unit may be located in tandem with a space serving the existing single-family residence if the design is necessary to provide the required number of spaces for both units, and if either space may be accessed from the driveway without moving an automobile parked in the other space. In addition, notwithstanding the parking requirements for single-family dwelling units specified above, if tandem parking is provided, one of the spaces for the single-family residence may be uncovered.	

B. Uses not specified – Number of spaces required. Where parking requirements for any use are not specified, parking shall be provided in an amount that the Director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Chapter.

C. Fractions. If the number of on-site parking spaces for a use required by this Chapter contains a fraction, that fraction shall be rounded to the nearest whole number. Any such fraction equal to or greater than 0.50 shall be rounded up to the nearest whole number and any such fraction less than 0.50 shall be rounded down to the nearest whole number. For example, "Use A" requires 9.7 spaces and "Use B" requires 9.4 spaces. "Use A" rounds up and requires 10 spaces and "Use B" rounds down and requires 9 spaces. A total of 19 spaces would be required for the two uses.

D. Parking as a Transitional Use. Where parking as a transitional use is allowed by this Title 22, it shall comply with all locational and design standards of Section 22.140.440 (Parking as a Transitional Use).

E. Compact Spaces. A maximum of 40 percent of the number of parking spaces required by this Chapter may be compact automobile parking spaces, except as otherwise provided in this Chapter. Compact spaces shall be distributed throughout the parking area. Any compact parking spaces provided in excess of the number of parking spaces required by this Chapter shall be excluded from this Subsection E.

22.112.080 Parking Design.

A. Applicability. This Section shall apply to parking areas in all zones. Parking spaces shall be provided pursuant to this Section and Figure 22.112.080-A, below.

B. General Standards for Parking Spaces and Maneuvering Aisles.

1. Parking Spaces.

a. Standard. Standard parking spaces shall have a minimum width of 8.5 feet and a minimum depth of 18 feet, based on a 90-degree parking layout.

b. Compact. Compact parking spaces shall have a minimum width of eight feet and a minimum depth of 15 feet, based on a 90-degree parking layout.

c. Tandem.

i. Tandem Parking Spaces for Residential Uses.

(1) When two or more parking spaces are reserved or required for a dwelling unit, such spaces may be developed as tandem parking spaces.

(2) Standard tandem parking spaces shall have a minimum width of 8.5 feet and a minimum depth of 36 feet to accommodate two vehicles.

(3) Compact tandem parking spaces are allowed for apartment uses when granted pursuant to Chapter 22.178 (Parking Permit).

Compact tandem parking spaces shall have a minimum width of eight feet and minimum depth of 30 feet long to accommodate two vehicles.

ii. Tandem Parking Spaces for Nonresidential Uses. Tandem parking spaces for nonresidential uses are allowed when granted pursuant to Chapter 22.178 (Parking Permits).

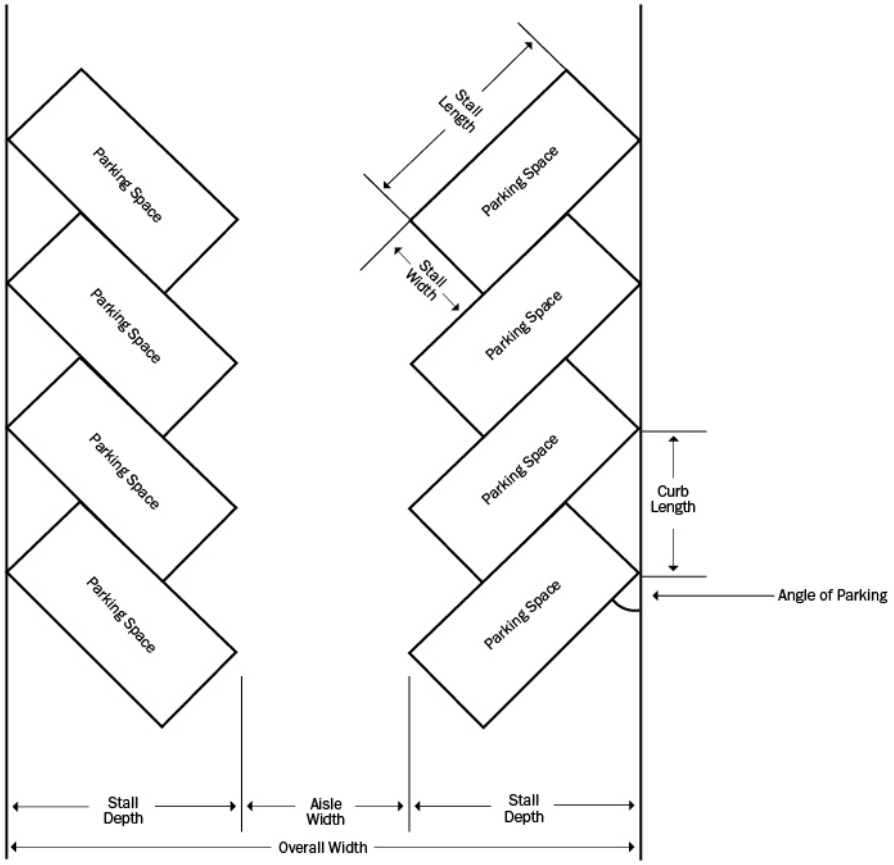
2. Maneuvering Aisles.

a. Standard. Maneuvering aisles that provide access to standard parking spaces shall have a minimum width of 26 feet.

b. Compact. Maneuvering aisles that provide access to only compact parking spaces shall have a minimum width of 23 feet, except where a 26-foot wide access road is required by the Fire Department.

3. Covered Parking. Where required, covered parking spaces shall be provided in a garage, carport, or other suitable vehicle storage structure that complies with all applicable codes and ordinances. Tarps or other temporary structures do not count toward required covered parking spaces.

FIGURE 22.112.080-A: MINIMUM PARKING SPACE DIMENSIONS



Angle of Parking (Degrees)	*Stall Depth (feet)*	*Aisle Width (feet)*	*Overall Width (feet)*	*Stall Length (feet)*	*Curb Length (feet)*
Standard Parking					
90	18	26[1]	62[1]	18	8' 6"
60	20	20[2]	60[2]	18	9' 10"
45	19	14[2]	52[2]	18	12
30	16	12[2]	44[2]	18	17
Compact Parking					
90	15	23[1]	53[1]	15	8
60	16' 6"	16[2]	49[2]	15	9' 5"
45	15' 6"	13[2]	44[2]	15	11' 4"
30	14'	12[2]	40[2]	15	16

1. Two-way aisle.
2. One-way aisle, double-loaded parking.

C. Striping.

1. Each parking space shall be clearly striped with paint or other similar distinguishable material, except that spaces established in a garage or carport having not more than three parking spaces need not be striped.

2. The Director may approve alternate means of striping parking spaces if:

a. There is a dual use of the parking facility; or

b. An alternate paving material is allowed by Public Works, pursuant to Subsection E, below.

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

D. Wheel Stops.

1. Wheel stops shall be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope.

2. Wheel stops shall be provided along the perimeter of parking lots that are adjacent to walls, fences, or pedestrian walkways.

E. Paving.

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

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

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

i. A qualified engineer, retained to furnish a job-site soil analysis, finds that said base is unnecessary to insure a firm and unyielding subgrade,

equal, from the standpoint of the service, life and appearance of the asphaltic surfacing, to that provided if said base were required, and so states in writing, together with a copy of his findings and certification to such effect, or

ii. Other available information provides similar evidence; or

c. Other alternative material that will provide at least the equivalent in service, life and appearance of the materials and standards which would be employed for development pursuant to Subsection E.1.a or E.1.b, above; and

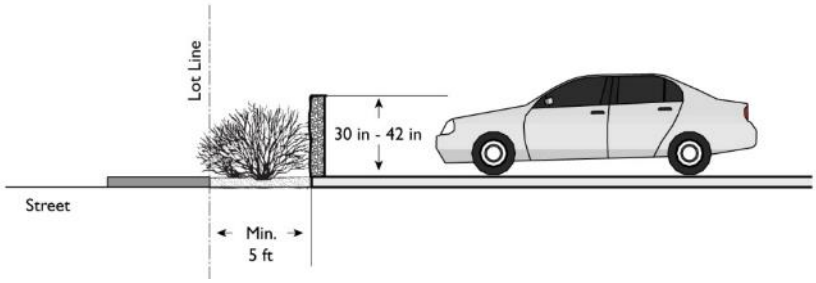
d. Public Works, at the request of the Director, shall review and report on the adequacy of paving where modification of base is proposed under Subsection E.1.b, above, or where alternative materials are proposed under Subsection E.1.c. The Director of Public Works may approve such modification or such alternative materials if, in said Director's opinion, the evidence indicates compliance with Subsection E.1.b or E.1.c., above, as the case may be.

F. Walls.

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

a. The required wall shall be set back at least to the line of the front or side yard line required in any adjacent Residential or Agricultural Zone for a distance of 50 feet from the common boundary line. For example, see Figure 22.112.080-B, below.

FIGURE 22.112.080-B: SCREENING WALL – FRONT YARD

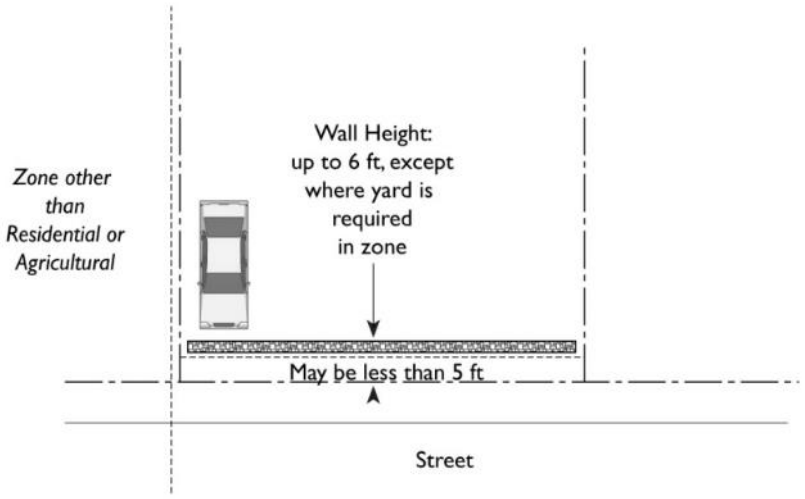


b. Where abutting and adjacent property is in a zone other than a Residential or Agricultural Zone, the Director may approve the establishment of the required wall:

i. Closer than five feet to the front property line; or

ii. To a height not exceeding six feet, except where a yard is required in the adjacent nonresidential zone. For example, see Figure 22.112.080-C, below.

FIGURE 22.112.080-C: SCREENING WALL ADJACENT TO A NON-RESIDENTIAL OR NON-AGRICULTURAL ZONE



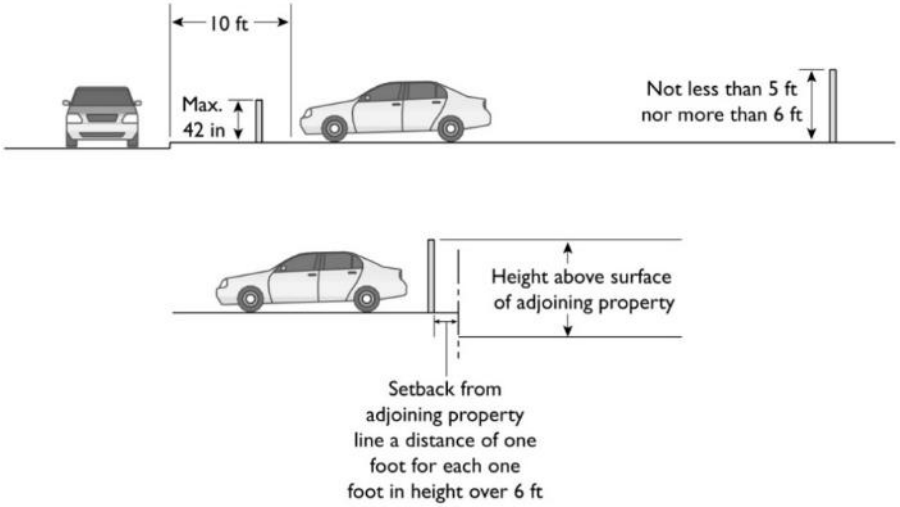
2. Side and Rear Yards. Where parking facilities are located on land adjoining a Residential or Agricultural Zone, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones except that:

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

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

foot for each one foot in height above six feet. For example, see Figure 22.112.080-D, below.

FIGURE 22.112.080-D: SCREENING WALLS – SIDE AND REAR YARDS



3. Modification. The Director may approve a Ministerial Site Plan Review (Chapter 22.186) application to modify Subsection F.1 or F.2, above, for the substitution of a decorative fence or wall or a landscaped berm where, in the Director's opinion, such fence, wall, or landscaped berm will adequately comply with the intent of this Section.

G. Landscaping.

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

2. Where more than 20 parking spaces exist on a lot, areas not used for parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be used for landscaping; and

a. At least two percent of the gross area of the parking lot shall be landscaped;

b. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses; and

c. This regulation shall not apply to parking areas on the roof or within a building or structure.

3. Where an improved curbed walkway is provided within a parking lot, a landscaped strip a minimum of four feet in width shall be required adjoining such walkway. Within the landscaped strip, one tree shall be planted every 25 linear feet of walkway, and shall be at least seven feet in height measured from the base of the tree to the bottom of the tree canopy at the time of planting.

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

H. Lighting. Parking area lighting shall be arranged to prevent glare or direct illumination into any Residential or Agricultural Zone.

I. Design. Parking lots shall be designed to preclude the backing of vehicles over a sidewalk, public street, or highway. Parked vehicles shall not encroach on, nor extend over, any sidewalk.

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

K. Width, Paving, and Slope of Driveways.

1. Driveways with Multiple Residences. Access (e.g., driveways) to parking areas that serve three or more dwelling units shall comply with the following standards:

a. Driveways shall be at least 10 feet in width for each direction.

b. If the driveway is required to be paved, the pavement shall be at least 10 feet in width for its entire length, except that a center strip over which the wheels of a vehicle will not pass in normal use need not be paved.

c. Unless modified by the Director of Public Works because of topographical or other conditions, no portion of a driveway providing access to parking spaces may exceed a slope of 20 percent. Where there is a change in the slope of

driveway providing such access, it must be demonstrated that vehicles will be able to pass over such change in slope without interference with their undercarriages.

L. Electric Vehicle Supply Equipment and Electric Vehicle Charging Spaces. Any parking space served by electric vehicle supply equipment and any parking space intended as a future electric vehicle charging space shall qualify as a required standard automobile parking space where such parking space meets or exceeds the minimum length and width requirements for a standard automobile parking space.

22.112.090 Accessible Parking for Persons with Disabilities.

Where parking spaces are provided, accessible parking shall be required as specified in Part 2, Volume 1, Chapters 11A and 11B of the California Building Code, except for parking lots providing 100 percent valet parking with an approved parking permit in accordance with Chapter 22.178 (Parking Permit).

22.112.100 Bicycle Parking Spaces and Bicycle Facilities.

A. Required Bicycle Parking Spaces. Table 22.112.100-A, below, identifies the minimum number of bicycle parking spaces required for each use.

TABLE 22.112.100-A: MINIMUM REQUIRED BICYCLE PARKING SPACES

Use	***Number of Short-Term Spaces***	***Number of Long-Term Spaces***
Residential		
Multifamily residential including apartments, attached condominiums, and townhouses (5 dwelling units or more)	1 space for every 10 dwelling units[1]	1 space for every 2 dwelling units
Commercial		
General retail, including restaurants	1 space for every 5,000 square feet[1]	1 space for every 5,000 square feet[1]
Hotels, motels, clubs, fraternity and sorority houses, and dormitories	1 space for every 40 guestrooms[1]	1 space for every 20 guestrooms[1]
Office	1 space for every 8,000 square feet[1]	1 space for every 8,000 square feet[1]
Theaters, auditoriums, lodge rooms, stadiums, or similar entertainment and amusement uses	1 space for every 50 intended visitors based on occupant load[1]	1 space for every 50 intended visitors based on occupant load[1]
Industrial/Institutional		
Industrial uses	1 space for every 20,000 square feet[1]	1 space for every 10,000 square feet[1]
Institutional uses, including hospitals,	1 space for every 20,000 square feet[1]	1 space for every 10,000 square feet[1]

TABLE 22.112.100-A: MINIMUM REQUIRED BICYCLE PARKING SPACES		
Use	***Number of Short-Term Spaces***	***Number of Long-Term Spaces***
convalescent hospitals, adult residential care facilities, and group homes for children		
Schools, including trade schools, colleges, universities, and private elementary, middle, and high schools	4 spaces for every 1 classroom[2]	1 space for every 10 classrooms[1]
Churches, temples, and other places of worship	1 space for every 50 intended visitors based on occupant load of the largest assembly area within the facility[1]	1 space for every 100 intended visitors based on occupant load of the largest assembly area within the facility[1]
1. A minimum of two spaces shall be provided. 2. A minimum of four spaces shall be provided.		

B. General Standards and Measurement for Bicycle Parking.

1. Fractions. If the calculation for required bicycle parking contains a fraction, Section 22.112.070.C (Fractions) shall apply.

2. Calculation. For purposes of this Section, when floor area is used, all calculations for the specific use shall be based on gross floor area, in square feet, and shall include the gross floor area of any proposed addition to the involved structure or site.

3. Combination of Uses. For a combination of uses on a single lot, the number of required bicycle parking spaces shall be equal to the combined total of the required bicycle parking spaces for each of the individual uses.

C. Showers and Changing Facilities. Showers and changing facilities, of a size and at a location deemed appropriate by the Director, shall be provided in all new commercial and industrial buildings with 75,000 or more square feet of gross floor area and shall, at a minimum, be accessible to employees.

D. Development Standards for Bicycle Parking Spaces.

1. General Requirements. All bicycle parking spaces shall be:

a. Directly adjacent to a bicycle rack or within a secure, single bicycle locker and allow for convenient, unobstructed access to such bicycle rack or locker; and

b. Located so as not to block pedestrian entrances, walkways, or circulation patterns in or around nearby facilities or structures.

2. Bicycle Racks. When using bicycle racks, they shall be:

a. Located and installed to support an entire bicycle, including the frame and wheels, so that the frame and wheels can be locked without damage when using a customary, heavy-duty cable, or U-shaped bicycle lock;

b. Securely anchored to a permanent surface; and

c. Installed to allow bicycles to remain upright when locked, without the use of a kickstand.

3. Bicycle Lockers. When using bicycle lockers, they shall be:

a. Of sufficient size to hold an entire bicycle; and

b. Securely anchored to a permanent surface.

4. Location of Bicycle Parking Spaces.

a. Short-Term. Short-term bicycle parking spaces shall be:

i. Located to be visible from public areas such as public streets, store fronts, sidewalks, and plazas, and to be convenient to the target users of the bicycle parking to the maximum extent feasible;

ii. Installed as close to a structure's main entrance as feasible;

iii. Separated with a barrier from areas where vehicles park, such as with a curb or wheel stop; and

iv. Located in a well-illuminated area.

b. Long-Term. Long-term bicycle parking spaces shall be:

i. Located in a well-illuminated, secure, and covered area;

ii. Access to and from nearby public streets and sidewalks for the target users of the bicycle parking, who may or may not include the general public;

iii. Located at surface levels near main pedestrian entrances to nearby facilities or structures, or in the parking garages of such facilities or structures;

iv. Accessible only to residents and owners, operators, and managers of a residential facility when the involved use is residential; and

v. Accessible only to employees, tenants, and owners of a commercial facility or structure when the involved use is commercial.

c. Signage. For projects that include long-term parking, signage identifying the location of such bicycle parking shall be included in the project design. Preferred signage locations for this purpose shall be building access ways, streets, and sidewalk approaches, and nearby bicycle paths or facilities.

22.112.110 Reduction in Required Parking Spaces When Bicycle Parking Provided.

A. Eligibility Requirements for a Parking Reduction. A reduction in required automotive parking spaces shall be granted pursuant to this Section, when:

1. The project provides more than the minimum number of required bicycle parking spaces provided in Section 22.112.100 (Bicycle Parking and Related Facilities); and

2. The project is located:

a. On, or adjoining, a lot or lots containing an existing or proposed bicycle path, lane, route, or boulevard, and so designated in the County Bicycle Master Plan; and

b. Within a half-mile of a transit stop for a fixed rail or bus rapid transit or local bus system along a major or secondary highway.

B. Reduction Calculation. For every two bicycle parking spaces provided above the minimum number of such spaces required by Section 22.112.100 (Bicycle Parking and Related Facilities), the number of required automotive parking spaces may be reduced by one, with a maximum reduction of five percent of the total number of such spaces otherwise required by this Chapter.

22.112.120 Loading Spaces.

Every nonresidential use shall provide and maintain on-site loading and unloading spaces for vehicles as required by this Section.

A. Number of Spaces Required. Table 22.112.120-A, below, identifies the minimum number of loading spaces required for each use.

TABLE 22.112.120-A: MINIMUM NUMBER OF REQUIRED LOADING SPACES	
Gross Floor Area (square feet)	***Number of Spaces***
Office	
5,000 – 36,000	1 Type A
36,000 +	2 Type A
Commercial	
5,000 – 24,000	1 Type A
24,000 – 60,000	2 Type A
60,001 +	3 Type A
Industrial	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C
36,001 – 90,000	3 Type C
90,001 – 150,000	4 Type C
150,001 +	5 Type C
Warehouse	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C
36,001 – 50,000	3 Type C
50,001 – 150,000	4 Type C
150,001 +	5 Type C

B. Minimum Dimensions for Loading Spaces. Table 22.112.120-B, below, identifies the minimum dimensions for each type of loading space.

TABLE 22.112.120-B: MINIMUM DIMENSIONS FOR LOADING SPACES				
Type of Loading Space Required (See Table 22.112.130-A)	***Minimum Length (feet)***	***Minimum Width (feet)***	***Required Vertical Clearance (feet)***	***Length of Maneuvering Space (feet)***
Type A	24	12	None	36
Type B	30	12	None	45
Type C	40	12	14	60

C. General Standards and Measurement for Loading Spaces.

1. Loading spaces shall be located so that vehicles do not back onto a public highway or street.

2. All maneuvering operations shall be conducted on-site and not within required parking spaces.

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

4. Office and commercial uses with a gross floor area of less than 5,000 square feet may be required to provide one Type A loading space when the Director deems it appropriate to prevent traffic congestion in the parking lot or adjacent streets and highways.

D. "No Idling" Sign Required. Where loading spaces are required by this Section, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces. Said sign may contain language such as "5 minute idle limit," "spare the air," "please turn engine off when stopped," "turn engine off," or similar.

Chapter 22.114 Signs.

Sections:

22.114.020 Applicability.

22.114.030 Exemptions.

22.114.040 Prohibited Signs Designated.

22.114.050 General Regulations.

22.114.060 Surface Area – Computation.

22.114.070 Outdoor Advertising Signs – Conditions.

22.114.080 Portable Outdoor Advertising Signs – Conditions.

22.114.090 Business Signs – In Agricultural and Special Purpose Zones.

22.114.100 Business Signs – In Commercial and Industrial Zones.

22.114.110 Wall Business Signs.

22.114.120 Roof and Freestanding Business Signs.

22.114.130 Projecting Business Signs.

22.114.140 Incidental Business Signs.

22.114.150 Temporary Window Signs.

22.114.160 Building Identification Signs.

22.114.170 Temporary Real Estate Signs.

22.114.180 Temporary Construction Signs.

22.114.190 Directional and/or Informational Signs.

22.114.200 Special – Purpose Signs.

22.114.210 Temporary Subdivision Sales, Entry, and Special – Feature Signs.

22.114.220 Subdivision Directional Signs.

22.114.230 Signs for Uses Granted by a Conditional Use Permit in Residential, Agricultural, or Watershed Zones.

22.114.010 Purpose.

This Chapter establishes comprehensive sign regulations for effectively regulating the placement, erection, and maintenance of signs in the unincorporated area of the County. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety, and general welfare while still providing ample opportunities for businesses and the visual advertising industry to operate successfully and effectively.

22.114.020 Applicability.

A. Use Restrictions. A person shall not use any sign in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this Title 22.

B. Application Requirements. A Ministerial Site Plan Review (Chapter 22.186) application shall be required for all signs permitted by this Chapter, unless otherwise specified by this Chapter or this Title 22.

22.114.030 Exemptions.

The provisions of this Title 22 regulating signs shall not apply to the following signs except as otherwise indicated herein:

A. Official notices issued by any court, public body, or public officer.

B. Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice.

C. Traffic, directional, warning, or informational signs required or authorized by the public authority having jurisdiction.

D. Official signs used for emergency purposes only.

E. Permanent memorial or historical signs, plaques, or markers.

F. Public utility signs, provided such signs do not exceed three square feet in area.

22.114.040 Prohibited Signs Designated.

The following signs shall be prohibited in all zones:

A. Signs which contain or utilize:

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

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

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

4. Any revolving beacon light.

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

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

b. The operation is located less than 100 feet on the same side of the street or highway from any Residential or Agricultural Zone.

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

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

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

c. The interval between messages is less than one second;

d. The intensity of illumination changes; or

e. The display is located less than 100 feet on the same side of the street or highway from any Residential or Agricultural Zone.

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

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

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

E. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising, or other device calculated to attract the attention of the public which any person posts, prints, sticks, stamps, tacks, or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, telephone pole, or lighting system, or upon any fixture of the police or fire alarm system of the County.

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

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

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

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

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

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

J. Temporary signs, except as otherwise specifically permitted by this Title 22.

22.114.050 General Regulations.

The following regulations apply to all signs in any zone:

A. In no case shall a lighted sign or lighting device thereof be so placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

B. Outdoor advertising signs may be either single or double-faced, except as otherwise provided in this Title 22, provided that if double-faced the distance between the faces of such signs shall not exceed 48 inches.

C. Signs, except outdoor advertising signs, may be single-, double-, or multi-faced, provided that:

1. The distance between the faces of any double-faced sign, other than a V-shaped projecting sign, shall not exceed 36 inches; and

2. The separation between the intersecting faces of any multi-faced sign or a double-faced projecting sign shall not exceed 12 inches.

D. Any sign located on vacant and unoccupied property, and which was erected for an occupant or business unrelated to the present occupant or business, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the purpose for, or use utilizing, such sign has been removed from such property.

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

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

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

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

I. Any sign which does not conform to the provisions of this Title 22 shall be made to conform or shall be removed as provided in Subsections B.1.d and B.2 of Section 22.172.050.

J. Except where otherwise specifically provided by this Title 22, sign regulations established pursuant to this Chapter shall not apply to signs within a building, arcade, court, or other similarly enclosed area where such signs are not visible to the public without entering such facilities.

K. The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

22.114.060 Surface Area – Computation.

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

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

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

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

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

22.114.070 Outdoor Advertising Signs – Conditions.

Outdoor advertising signs may be erected and maintained in Zones C-MJ, M-1, M-1.5, M-2, and M-3 provided a Conditional Use Permit (Chapter 22.158) has first been obtained and subject to all of the following conditions of use:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. That such signs shall not be permitted within 200 feet of a Residential Zone located on the same side of the street or highway.

H. Tobacco Advertising Prohibited in Certain Areas of the County.*

1. No person shall place or cause to be placed any advertisement for cigarettes or other tobacco products on any outdoor advertising sign within a Residential or Agricultural Zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park, or church.

2. This Subsection H shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3. The distances specified in this Subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4. This Subsection shall be administered and enforced by the Department. The Department shall create and update a detailed map of the County, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks, and churches, and the corresponding 1,000-foot radii within which tobacco product advertising is prohibited. The Department shall also develop guidelines, as appropriate,

to ensure proper implementation and enforcement of this Subsection. Nothing contained in this Subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The Department may enter into agreements with appropriate departments to enforce this Subsection.

I. Alcoholic Beverage Advertising Prohibited in Certain Areas of the County.*

1. No person shall place or cause to be placed any advertisement for alcoholic beverages on any outdoor advertising sign within a Residential or Agricultural Zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park, or church.

2. This Subsection I shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3. The distances specified in this Subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4. This Subsection shall be administered and enforced by the Department. The Department shall create and update a detailed map of the County, showing the location and boundaries of all schools, parks, playgrounds, recreational centers, and facilities, youth centers, child care centers, entertainment parks, and churches, and the corresponding 1,000-foot radii within which alcoholic beverage advertising is prohibited. The Department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this Subsection. Nothing contained in this Subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The Department may enter into agreements with appropriate departments to enforce this Subsection.

J. Advertising Adult Telephone Messages Prohibited in Certain Areas of the County.*

1. No person shall place or cause to be placed any advertisement for live or recorded telephone messages containing any harmful matter, as defined in Section 313 of the Penal Code, on any outdoor advertising sign within a Residential or Agricultural Zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park, or church.

2. This Subsection J shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3. The distances specified in this Subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4. This Subsection shall be administered and enforced by the Department. The Department shall create and update a detailed map of the County, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks, and churches, and the corresponding 1,000-foot radii within which adult telephone messages advertising is prohibited. The Department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this Subsection. Nothing contained in this Subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The Department may enter into agreements with appropriate departments to enforce this Subsection.

*Editor's note: Ords. 98-0023 – 98-0025, which enacted Subsections H – J of Section 22.114.070, are operative on January 10, 1999.

22.114.080 Portable Outdoor Advertising Signs – Conditions.

A. Portable outdoor advertising signs may be placed and maintained in conformance with the provisions of Section 22.114.070 (Outdoor Advertising Signs-Conditions) as well as the following additional conditions of use:

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

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

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

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

B. No person shall place or grant permission to place a portable outdoor advertising sign unless an approval has been obtained and an official site-approval card is displayed on such sign or trailer. Placement of a portable outdoor advertising sign in violation of this provision shall cause such sign to be deemed a public nuisance pursuant to Section 22.242.040 (Public Nuisance).

22.114.090 Business Signs – In Agricultural and Special Purpose Zones.

Business signs are permitted in Zones A-1, A-2, O-S, SR-D, P-R, B-1, and W, subject to the following restrictions:

A. Number and Area Permitted. Signs shall comply with Table 22.114.090-A, below, for maximum number of signs per lot and area permitted:

TABLE 22.114.090-A: NUMBER AND AREA PERMITTED

Zones	***Maximum Number of Signs per Lot***	***Maximum Area per Sign***
A-1, A-2, O-S, W	1 sign	12 square feet or 24 square feet in total sign area
SR-D, P-R, B-1	2 signs	30 square feet per sign area or 60 square feet total sign area

B. Height and Projection Permitted. Signs shall comply with Table 22.114.090-B, below, for height and projection permitted.

TABLE 22.114.090-B: HEIGHT AND PROJECTION PERMITTED			
Sign Type	***Zones***	***Maximum Sign Height***	***Projection***[1]
Freestanding Businesses Signs	A-1, A-2, O-S, SR-D, P-R, B-1	15 feet, measured vertically from ground level at the base of the sign	Freestanding business signs shall not project over the roof of any building or structure.
Roof business signs	A-1, A-2	5 feet[2]	No sign shall extend below the lowest point of a roof or the highest point of a parapet wall.
	SR-D, P-R	7 feet[2]	
Wall and projecting business signs	A-1, A-2, O-S, SR-D, P-R, B-1	Signs shall not extend more than one-third of the height of such signs, or 3 feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall	Wall business signs shall not project more than 18 inches from the building to which they are attached.
1. Freestanding, roof, and projecting business signs which project over public rights-of-way are subject to Title 26 (Building Code) of the County Code. 2. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.			

C. Location of Signs.

1. Freestanding business signs shall not:

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

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

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

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

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

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

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

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

G. Alternative Signing.

1. Where a zone boundary divides a lot so that:

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

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

2. In all such instances, the signing permitted by this Subsection G shall be in lieu of the signing permitted in the P-R or B-1 Zone by this Section.

22.114.100 Business Signs – In Commercial and Industrial Zones.

Business signs are permitted in Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, R-R, M-1, M-1.5, M-2, M-2.5, M-3, C-RU, MXD-RU, and MXD, subject to the restrictions set out in Sections 22.114.110 (Wall Business Signs) through 22.114.150 (Temporary Window Signs).

22.114.110 Wall Business Signs.

A. Area Permitted.

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

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

b. In Zones C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, C-RU, and MXD, a maximum of three square feet of wall sign area for each one linear foot of building frontage.

2. Where a ground-floor business establishment fronts only on a parking lot, alley, open mall, landscaped open space or other public way, the exterior

building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.

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

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

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

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

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

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

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

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

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

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

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

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

E. Lighting. Wall business signs may be internally or externally lighted.

22.114.120 Roof and Freestanding Business Signs.

A. Frontage. Roof and freestanding business signs shall be permitted on any lot for each street or highway frontage having a continuous distance of 100 feet or more. Such signs shall also be permitted as provided in Subsection H, below.

B. Area Permitted.

1.

a. Except as otherwise provided in this Section, the maximum roof and freestanding business sign area that shall be permitted for each street or highway frontage or for each combination of frontages considered to be a single frontage under either Subsections H.1 or H.2, below, is:

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

ii. In Zones C-2, C-3, C-M, C-MJ, C-R, M-1, M-2, M-3, M-1.5, M-2.5, and C-RU, 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

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

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

3. Except for freeway-oriented signs as otherwise provided in this Section, permitted freestanding and roof sign area shall be used only for signs oriented to be viewed primarily on and/or along the street or highway frontage or combination of street or highway frontages from which said permitted area has been calculated.

C. Height Permitted. Signs shall comply with Table 22.114.120-A, below, for height permitted.

TABLE 22.114.120-A: HEIGHT PERMITTED

Zones	***Maximum Height for a Freestanding Sign***	***Maximum Height for a Roof Sign***
R-R, C-H, C-1, MXD-RU	No freestanding business sign shall exceed a maximum height of 30 feet, measured vertically from ground level at the base of the sign	No roof business sign shall exceed a maximum height of 15 feet, measured vertically from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures[1]
C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, C-RU	No freestanding business sign shall exceed a maximum height of 30 feet plus 1 additional foot in height for each additional 10 square feet of sign area permitted in excess of 100 square feet, to a maximum height of 42 feet, measured vertically from ground level at the base of the sign	No roof business sign shall exceed a height above the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures, equal to the height of the building at that point measured from ground level, but in no case shall the height of the sign exceed 25 feet above the roof at that point[1]

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

D. Location of Signs.

1. In Zones R-R, C-H, C-1, and MXD-RU, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one

adjoining a street or highway, than a distance equal to 25 feet plus one foot for every one square foot of sign area in excess of 50 square feet.

2. In Zones C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, and C-RU, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every three square feet of sign area in excess of 150 square feet.

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

4. In Zones C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, and C-RU, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each three square feet of the largest sign's computed area in excess of 75 square feet to a maximum of 200 feet.

E. Projection.

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

2. Roof and freestanding business signs which project over public rights-of-way are subject to Title 26 (Building Code) of the County Code.

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

1. Such sign may not rotate at a rate of more than six revolutions per minute; and

2. A premises having such a sign may have no other freestanding or roof signs.

3. The permitted area of such sign shall be:

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

b. In Zones C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, and C-RU, 150 square feet plus three-eighths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

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

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

H. Exceptions.

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

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

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

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

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

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

2. The street or highway frontages of two or more contiguous lots or parcels of land may be combined and considered as a single frontage for the purpose of jointly erecting and/or maintaining one roof or one freestanding business sign, provided that:

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

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

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

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

3.

a. A Minor Conditional Use Permit (Chapter 22.160) application is required for one freestanding sign on a lot having less than 100 feet of continuous street of highway frontage, provided that the following additional findings are made:

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

ii. That it is not feasible for the applicant to combine the street or highway frontage of said property with the frontage of one or more contiguous properties in order to comply with the minimum frontage requirement pursuant to Subsection B.1, above;

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

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

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

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

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

b. If the obstruction referred to in Subsection H.3.a.iii, above, is a nonconforming sign, the Commission or Hearing Officer shall require, as a condition of approval, that the proposed sign be removed no later than the date specified by this Title 22 for removal of the nonconforming sign. Such date for removal shall not be extended except in the instance where the amortization period for said nonconforming sign has been extended by the approval of an application for Nonconforming Use and Structure Review (Chapter 22.172). In such instance, the new removal date shall not extend beyond the new amortization period established for said nonconforming sign.

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

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

ii. In Zones C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, and C-RU, one and one-half square feet of sign for each one foot of street or highway frontage; and

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

4. A Minor Conditional Use Permit (Chapter 22.160) application may approve one or more of the following modifications for freeway-oriented business signs which are located within 660 feet of the edge of the right-of-way of a freeway, measured horizontally along a line normal or perpendicular to the center of such freeway, and

within a radius of 1,500 feet of a freeway exit providing access to the premises on which the sign is to be maintained:

a. Modification of the permitted height of one such freestanding or roof business sign per lot to a maximum height of 60 feet, provided that the Commission or Hearing Officer makes the following additional finding:

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

b. Location of one such freestanding business sign per lot to within five feet of an interior lot line and to within 25 feet of a roof business sign or another freestanding business sign on the same or adjoining properties, provided that the Commission or Hearing Officer makes the following additional findings:

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

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

iii. That the sum of the sign areas of such sign and all other freestanding and roof business signs shall not exceed the maximum sign area permitted on all street or highway frontages of such lot.

22.114.130 Projecting Business Signs.

A. Area Permitted.

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

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

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

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

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

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

C. Projection Permitted.

1. Projecting business signs shall not project beyond the face of the building in excess of the limitations set forth in Figure 22.114.130-A, below, provided, however, that:

a. Signs projecting over public rights-of-way are subject to Title 26 (Building Code) of the County Code; and

b. At street corners, signs may project the maximum distance measured at an angle of 45 degrees.

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

3. The width of a projecting business sign shall not be in excess of the limitations set forth in Figure 22.114.130-B, below, and V-shaped signs shall not exceed projecting allowed for projecting sign for corresponding clearance.

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

E. Location. No projecting business sign shall be:

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

2. Located within 50 feet of any other projecting business sign of the same business on any frontage or frontages where such sign is visible; or

3. Located on the same lot as a roof or freestanding business sign of the same business.

F. Lighting. Projecting business signs may be internally or externally lighted.

FIGURE 22.114.130-A: ALLOWABLE CLEARANCE AND PROJECTION FROM BUILDING FACE FOR PROJECTING SIGNS

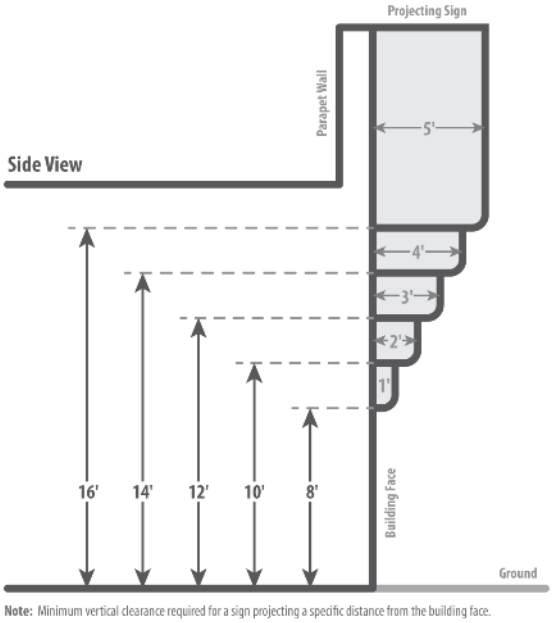
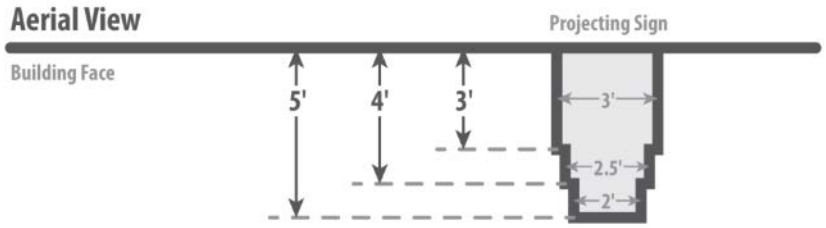


FIGURE 22.114.130-B: ALLOWABLE THICKNESS OF PROJECTING SIGNS OVER PROPERTY OR BUILDING LINE



22.114.140 Incidental Business Signs.

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

1. That such signs are wall signs or are attached to an existing freestanding sign structure;

2. That such signs do not exceed three feet in sign area or six square feet in total sign area; and

3. That the sum of the sign areas of all such signs does not exceed 10 square feet.

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

C. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater numbers where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.114.110 (Wall Business Signs) through 22.114.150 (Temporary Window Signs).

22.114.150 Temporary Window Signs.

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

22.114.160 Building Identification Signs.

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

A. Area Permitted.

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

2. In Zones R-3, R-4, and R-5, one wall-mounted sign, not to exceed six square feet in sign area, shall be permitted per principal use.

3. In Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, C-RU, MXD-RU, MXD, SR-D, P-R, and W, one wall-mounted sign shall be permitted per principal use provided:

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

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

4. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater number where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.114.110 (Wall Business Signs) through 22.114.150 (Temporary Window Signs).

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

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

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

2. That in Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, R-R, and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts.

22.114.170 Temporary Real Estate Signs.

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

A. Area Permitted.

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

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

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

2. In Zones R-3, R-4, R-5, SR-D, and P-R, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

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

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

3. In Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, and MXD, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

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

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

B. Height Permitted.

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

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

a. In Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, R-R, and W, eight feet measured vertically from ground level at the base of the sign; and

b. In Zones C-H, C-R, C-1, C-2, C-3, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, and MXD, 16 feet measured vertically from ground level at the base of the sign.

C. Location of Signs.

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

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

D. Lighting.

1. Signs in Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, R-R, W, SR-D, and P-R shall be unlighted.

2. Signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M 2.5, M-3, B-1, C-RU, MXD-RU, and MXD may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All real estate signs shall be removed from the premises within 30 days after the property has been rented, leased, or sold.

22.114.180 Temporary Construction Signs.

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

A. Area Permitted.

1. In Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, and W, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

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

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

2. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, P-R, and SR-D, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

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

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

B. Height Permitted.

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

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

a. In Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, and W, eight feet measured vertically from the base of the sign; and

b. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, P-R, and SR-D, 16 feet measured vertically from the base of the sign.

C. Location of Signs.

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

D. Lighting.

1. Construction signs in Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, and O-S shall be unlighted.

2. Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, P-R, and SR-D may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

22.114.190 Directional or Informational Signs.

A. Applicability. Free standing or wall-mounted directional or informational signs are permitted in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, P-R, and SR-D, subject to this Section.

B. Development Standards. Directional or informational signs shall be permitted where there is a need based on the geographic location of the use or the access route to the use creates a need for directional or informational signs not satisfied by other signs permitted by this Title 22.

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

D. Height Permitted.

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

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

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

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

E. Location of Signs.

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

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

F. Lighting. Directional or informational signs may be internally or externally lighted, provided:

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

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

22.114.200 Special-Purpose Signs.

The following special-purpose signs are permitted as provided in this Section:

A. Community Identification Signs. Freestanding community signs are permitted in any zone at or near the entrance to an unincorporated community or city of the County, subject to the following restrictions:

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

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

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

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

B. Civic Organization Signs. Freestanding civic organization signs are permitted in any zone at or near the entrance to an unincorporated community or city of the County, subject to the following restrictions:

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

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

3. Lighting. Such signs shall be unlighted.

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

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

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

2. Height Permitted.

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

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

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

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

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

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

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

2. Area Permitted.

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

b. If said business is located on a corner, one sign, not to exceed 60 square feet in sign area or 120 square feet in total sign area, shall be permitted at the corner in lieu of separate signs on each of the intersecting frontages.

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

3. Height Permitted.

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

b. No combined business and fuel pricing sign, or no business sign to which fuel pricing panels are mounted, shall exceed the maximum permitted height of a freestanding business sign as established in Sections 22.114.110 (Wall Business Signs) through 22.114.150 (Temporary Window Signs).

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

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

22.114.210 Temporary Subdivision Sales, Entry, and Special-Feature Signs.

Specific terms used in this Section are set forth in Division 2 (Definitions) under Section 22.14.190. Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

A. Subdivision Sales Signs.

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

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

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

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

2. Height Permitted.

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

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

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

b. Where a wall is required along the street or highway frontage for which such sign is permitted, Subsection A.2.a, above, may be modified pursuant to Chapter 22.160 (Minor Conditional Use Permit).

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

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

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

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

B. Subdivision Entry and Special-Feature Signs.

1. This Subsection B may permit the following signs in any subdivision qualifying for subdivision sales signs where:

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

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

2. Area Permitted.

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

b. Special-feature signs shall not exceed 6 square feet in sign area or 12 square feet in total sign area.

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

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

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

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

22.114.220 Subdivision Directional Signs.

A. Applicability. Subdivision directional signs are permitted in Zones A-1, A-2, C-1, C-H, C-R, R-1, R-2, R-3, R-4, R-A, and R-R, in accordance with this Section.

B. Definitions. Specific terms used in this Section are defined in Division 2 (Definitions) under Signs.

C. Permit Requirements Generally.

1. Except as otherwise provided in this Section, all procedures relative to application, notification, public hearing, and appeal governing conditional use permits for subdivision directional signs shall be the same as for other Conditional Use Permit (Chapter 22.158) applications.

2. Each application shall be for one subdivision directional sign only.

D. Application – Additional Information Required. In addition to Chapter 22.158 (Conditional Use Permits), an application for a subdivision directional sign shall contain the following information:

1. An exact quotation of the message to be placed upon the sign.

2. A list of all previously approved subdivision directional signs for the same subdivision development, whether existing or not.

3. The name of the owner of the sign and the owner of the property on which the sign is to be placed.

E. Approval – Term and Conditions. Findings and decision shall be made in compliance with Section 22.158.050 (Findings and Decision), and the following:

1. The Commission or Hearing Officer shall find that such subdivision directional sign will comply with the development standards required by Subsection G, below.

2. Approval of such sign may be for a period of not to exceed one year; provided, however, that the Commission or Hearing Officer, where evidence is submitted to its satisfaction that a continuing need for travel directions to the subdivision development for which such sign was approved exists, may extend such permit for not more than one year if the applicant files a request for such extension prior to the expiration of his original permit. Only one extension may be granted.

F. Approval – Filing of Deposit and Agreement.

1. The Commission or Hearing Officer shall require as a condition of approval with each application the deposit of the sum of $175 or savings and loan certificates in the same amount as provided in Chapter 4.36 (Assignment of Savings and Loan Certificates and Shares) of Title 4 (Revenue and Finance) of the County Code, and an agreement signed by the applicant, the owner of the sign, and the owner of the property on which the sign is to be placed, by which such persons agree that the County may enter upon the land upon which the sign is located and remove it, if such sign is not removed and the site thereof restored to a neat and orderly condition within five days after the termination of the permit. Said applicant and owners also shall agree that if such sign is not so removed by them within said five days and the site restored, the County may retain the deposit or savings and loan certificates as liquidated damages.

2. Any applicant may, in lieu of filing a separate deposit with each application, file a single cash deposit or savings and loan certificates in the amount of $3,000 to cover all of his applications for subdivision directional signs approved pursuant to this Section. A rider showing the administrative file number (permit number)

and such other information as may be necessary to readily identify each application covered by such deposit shall be filed.

G. Development Standards. All subdivision directional signs shall comply with the following regulations:

1. The written and illustrative messages shall be the same as quoted in the application and as shown on the site plan except as otherwise permitted by the Commission or Hearing Officer, and shall be limited to necessary travel directions, the name of the land development project to which it pertains, a characteristic trademark or insignia, and other such information describing the character of the development as may be specifically approved by the Commission or Hearing Officer; provided, however, that such information shall be auxiliary to the sign's primary purpose of providing travel directions. The sign shall not contain any other advertising.

2. Such signs shall not exceed a height or width in excess of 20 feet and shall not have an area in excess of 180 square feet per face.

3. An unobstructed open space shall be maintained to a height of eight feet below the sign except for structural supports. Where topographic features create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the provisions of this Subsection H.3, the Commission or Hearing Officer may, without notice or hearing, modify this requirement.

4. The sign shall be located not less than 500 feet from any other subdivision directional sign.

5. No additions, tags, streamers, or accessories may be added to an approved sign.

6. Not more than four single- or double-faced signs pertaining to the same subdivision development may be used at the same time.

7. Such signs shall be used and located within four miles from the exterior boundary of the subdivision development to which they relate.

8. Such signs shall not be located within the right-of-way of any highway, parkway, street, or alley or along established and existing freeways which

have been designated as freeway routes by the Division of Highways of the State of California or along scenic highways.

9. Identification shall be placed on such sign indicating the permit number, sign, owner, and expiration date.

10. Where the distance between the faces of a double-faced sign is more than 24 inches, such faces shall be considered two separate signs.

11. All exposed backs of such signs visible to the public shall be suitably covered to conceal the structure and be properly maintained.

H. Combining Signs for Separate Developments – Conditions. The Commission or Hearing Officer may, where an applicant concurrently files applications for Conditional Use Permits for subdivision directional signs pertaining to more than one subdivision development, modify the standards contained in Subsections G.3 and G.4, above, to permit the grouping or combining of two or more signs providing travel directions to different developments. Such two or more separate signs may be grouped together in one structure or may be consolidated into one sign where, in the opinion of the Commission or Hearing Officer, such grouping or combining helps to reduce visual clutter and distraction.

I. Removal or Relocation of Signs Required When. If a highway, parkway, street, or alley is widened so that the location of the sign is included in the right-of-way, the owner, at no expense to the County shall either remove such sign or relocate it outside of the new right-of-way.

22.114.230 Signs for Uses Granted by a Conditional Use Permit in Residential, Agricultural, or Watershed Zones.

A. Where a Conditional Use Permit (Chapter 22.158) application is required for a use in a Residential, Agricultural, or Watershed Zone, the Commission or Hearing Officer may approve business signs deemed appropriate for such use as part of the application; provided, however, that no business sign or signs may be authorized that would not be permitted in Zone C-1 as permitted by this Chapter.

B. Where business signs described in Subsection A, above, have not been approved by the Commission or Hearing Officer as part of the application, the provisions applicable to principal permitted uses in the specific zone in which the use is located shall be deemed to have been specified.

Chapter 22.116 Highway Lines, Road Dedication, and Access.

Sections:

22.116.010 Purpose.

22.116.020 Applicability.

22.116.030 Road Dedication and Improvements.

22.116.040 Intersections and Corner Cutoff Requirements.

22.116.050 Major Bridge and Thoroughfare Fees.

22.116.060 Modifications.

22.116.070 Highway Lines.

22.116.010 Purpose.

This Chapter establishes the centerlines, dedication, improvement, and access requirements that the County may impose on development.

22.116.020 Applicability.

A. Section 22.116.030 (Road Dedication and Improvements), Section 22.116.040 (Intersections and Corner Cutoff Requirements), and Section 22.116.050 (Major Bridge and Thoroughfare Fees) do not apply to the following buildings or structures if they comply with all other provisions of this Title 22:

1. Buildings, structures, or uses permitted in Zone R-2.
2. Outdoor advertising signs.
3. Accessory agricultural buildings where used primarily for agricultural purposes.
4. Oil wells.
5. Electrical distribution and transmission substations.
6. Water storage tanks, reservoirs, and water pumping plants, but excluding offices or maintenance yard facilities.

7. Gas measurement, distribution, and meter and control stations.

8. Telephone repeater stations.

9. Temporary carnivals and revival meetings.

10. Other similar uses that, in the opinion of the Commission or Hearing Officer, will not generate a greater volume of traffic than the uses listed in this Section.

B. Section 22.116.030 (Road Dedication and Improvements), Section 22.116.040 (Intersections and Corner Cutoff Requirements), and Section 22.116.050 (Major Bridge and Thoroughfare Fees) do not apply to the use, alteration, or enlargement of an existing building or structure or the erection of one or more accessory buildings or structures, or both, on the same lot, if the total value of such alteration, enlargement, or construction does not exceed one-half of the current market value of all existing buildings or structures on such lot.

22.116.030 Road Dedication and Improvements.

A building or structure shall not be used on any lot, or any portion of such lot, that abuts upon an alley, street, or highway unless the one-half of the alley, street, or highway that is located on the same side of the centerline as such lot has been dedicated and improved as follows:

A. Dedication.

1. Dedication Standards. Alleys, streets, and highways, shall be dedicated to the width from the centerline specified in Section 22.116.070 (Highway Lines), and including corner cutoffs specified in Section 21.24.110 of Title 21 (Subdivisions) of the County Code, except that dedication in any case shall not be required to such an extent as to reduce the area or width of any lot to less than that specified in Sections 22.110.140.C (Required Area – Reduced for Highways – Conditions) and 22.110.140.E (Conveyance or Division of Land – Lot Area and Width Restrictions).

2. Agreement to Dedicate. In lieu of dedication, the Director of Public Works may accept a dedication agreement signed by all persons having any right, title,

interest, or lien in the property, or any portion thereof, to be dedicated. The signatures on such agreement shall be verified, and the Director of Public Works shall record such agreement with the Registrar-Recorder/County Clerk.

B. Improvements.

1. Curbs, gutters, sidewalks, base, pavement, street lights, street trees, and drainage structures, where required, shall be constructed at the grade and at the location specified by the Director of Public Works unless there already exists within the present right-of-way, or on property the owner has agreed to dedicate, curbs, gutters, sidewalks, base, pavement, street lights, street trees, or drainage structures that the Director of Public Works finds are adequate.

2. Sidewalks shall be not less than five feet in width unless the available portion of the highway or street is less, in which case they shall be the width specified by the Director of Public Works.

3. Curbs, gutters, drainage structures, base, pavement, street lights, street trees, and sidewalks shall comply with the standards in Title 21 (Subdivisions) of the County Code, except as otherwise authorized by the Director of Public Works for public health, safety, or welfare reasons.

4. All construction within the existing or proposed road rights-of-way shall be done under provisions of Division 1 of Title 16 (Highway Code) of the County Code for Highway Permits.

5. In lieu of the required improvements, the Director of Public Works may accept from any responsible person a contract to make such improvements in accordance with the following:

a. Such contract shall specify a time in which the improvements shall be completed. Said improvements shall be completed within the time specified in the agreement to improve, except that the Director of Public Works may grant such additional time as the Director deems necessary if, in the Director's opinion, a good and sufficient reason exists for the delay.

b. Such contract shall be accompanied by a deposit with the Board of a sum of money or negotiable bonds or savings and loan certificates or shares in an amount which, in the opinion of the Director of Public Works, equals the cost of providing the improvements. If savings and loan certificates or shares are deposited, such certificates or shares shall be assigned to the County, and such deposit and assignment shall be subject to all the provisions and conditions of Chapter 4.36 of Title 4 (Revenue and Finance Code) of the County Code.

c. If the estimated cost of the improvements equals or exceeds $1,000, in lieu of such deposit the applicant may file with the Board a corporate surety bond guaranteeing the adequate completion of all of the improvements, in an amount equal to such estimated cost.

d. If the improvement is not completed within the time specified in an agreement, the Board may, after 10 days, serve a written notice to the person, firm, or corporation that signed the contract, or after 20 days, send a written notice by registered mail and addressed to the last known address of the person, firm, or corporation that signed the contract. The notice shall state that the Board has determined that the improvement work or any part of the work is incomplete, and any portion of deposits or bonds given for the faithful performance of the work may be forfeited to the County, or the Board may cash any instrument of credit so deposited in such amount as may be necessary to complete the improvement work.

22.116.040 Intersections and Corner Cutoff Requirements.

In all zones at the intersections of roads:

A. No building or structure shall be used within the area of the curve radii required at the intersections of roads by Section 21.24.110 (Right-of-Way Radius) in Title 21 (Subdivisions) of the County Code, except as permitted below and provided that such structures do not constitute a visual obstruction between three and one-half feet and eight feet above the level of the ground:

1. Eaves and cantilevered roofs per Section 22.110.090.A (Eaves and Cantilevered Roofs);

2. Planter boxes and masonry planters per Section 22.110.040.A (Planter Boxes and Masonry Planters);

3. Driveways, walkways, patio slabs, wooden decks, and other materials as specified in Section 22.110.040.D (Driveways, Walkways, and Patio Slabs);

4. Projecting signs site signs per Section 22.110.040.H (Projecting Signs); and

5. Freestanding signs per Section 22.110.040.I (Freestanding Signs) in Zones C-H and C-1.

B. Corner cutoffs, per Section 22.116.030.A.1 (Dedication Standards), shall be provided as specified in Section 21.24.110 (Right-of-Way Radius) in Title 21 (Subdivisions) of the County Code.

22.116.050 Major Bridge and Thoroughfare Fees.

A building or structure shall not be used on any lot, any portion of which is located within a district established pursuant to Section 21.32.200 (Major Thoroughfare and Bridge Fees) in Title 21 (Subdivisions) of the County Code, unless the required district fee has been paid as a condition of issuing a building permit or unless exempted by Section 22.116.020.A.

22.116.060 Modifications.

A. Director of Regional Planning. The Director may grant a modification and relieve the applicant from compliance with all or a portion of Section 22.116.030 (Road Dedication and Improvements) and Section 22.116.050 (Major Bridge and Thoroughfare Fees) if the following standards are met:

1. Property adjoining on both sides of the subject property is developed with lawfully existing buildings or structures which, were they not already existing, would be subject to the provisions of this Chapter, and the requirement to dedicate, pave, or improve would require a greater width than is the alley, street, or highway abutting the existing buildings or structures on the adjoining properties; or

2. The lot adjoins an alley, street, or highway for a distance of 100 feet or more, and only a portion of said lot is to be used for such building or structure or occupied by such use, and the modification will not affect the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, using such alley, street, or highway.

B. Director of Public Works. The Director of Public Works may grant a modification and relieve the applicant from compliance with all or a portion of Sections 22.116.030 (Road Dedication and Improvements) and 22.116.050 (Major Bridge and Thoroughfare Fees), if the following standards are met:

1. There is in existence or under negotiation a contract between the County and a contractor to install the required improvements;

2. The Director of Public Works is unable to furnish grades within a reasonable time;

3. The required construction would create a drainage or traffic problem;

4. The construction will be isolated from a continuous roadway that may not be improved for many years; or

5. There are in existence partial improvements satisfactory to the Director of Public Works, who deems construction of additional improvements to be unnecessary or constitute an unreasonable hardship.

C. Variance. Any aggrieved person may apply for a Variance (Chapter 22.194) from any provision of this Chapter, whether that person has applied for a modification or not. The provisions of Subsections A and B, above, shall constitute additional grounds for a variance from any provisions of this Chapter.

22.116.070 Highway Lines.

In all zones, highway lines are hereby established parallel to the centerline of every parkway, alley, highway, and street, as follows:

A. Forty feet from the centerline for every secondary highway, except as otherwise provided below:

1. Downey Road – 35 feet on the easterly side of the centerline, extending from Whittier Boulevard northerly to 3rd Street, as shown on C.S.B.-2866.

2. Hooper Avenue – Increasing in width on the westerly side of the centerline from a minimum of 40 feet at a point 0.54 foot southerly of the centerline of 67th Street, the westerly boundary of said Hooper Avenue, extending southerly along the westerly boundary of Hooper Avenue (60 feet wide), as shown on map of Tract No. 5450, recorded in Book 59, Pages 94 and 95 of Maps, to a maximum of 50 feet at the centerline of 69th Street as shown on the map. Increasing in width at a uniform rate on the easterly side of the centerline from a minimum of 40 feet at a point 0.54 foot southerly of the centerline of 67th Street, southerly to a maximum of 50 feet at the centerline of 69th Street; 50 feet on each side of the centerline extending from the centerline of 69th Street southerly to a point 133.59 feet southerly of the centerline of 75th Street; decreasing in width at a uniform rate from a maximum of 50 feet on each side of the centerline at a point 133.59 feet southerly of the centerline of 75th Street southerly to a minimum of 40 feet on each side of the centerline at a point 62.60 feet southerly of the centerline of 76th Street, as shown on C.S.B.-5140, sheets 1 and 2.

3. Pennsylvania Avenue – 50 feet on the easterly side of the centerline, extending from the northeasterly boundary of the Route 210 (Foothill) Freeway northerly to Altura Avenue; decreasing in width on the easterly side of the centerline from a maximum of 50 feet at Altura Avenue extending northerly along a curve in the easterly boundary having a radius of 1,351.70 feet to a point 122 feet northerly of the northerly line of Altura Avenue (60 feet wide), and continuing northerly along said easterly boundary along a reverse curve having a radius of 1,335.70 feet a distance of 119 feet, to a minimum of 40 feet, as shown on C.S.B.-5072, sheet 1.

4. 223rd Street – 50 feet on the northerly side of the centerline extending from Vermont Avenue westerly to a point 245 feet westerly of the centerline of Vermont Avenue; 50 feet on the southerly side of the centerline extending from Vermont Avenue westerly to a point 295 feet westerly of the centerline of Vermont Avenue; decreasing in width at a uniform rate on the southerly side of the centerline

from a maximum of 50 feet at a point 295 feet westerly of the centerline of Vermont Avenue extending westerly to a minimum of 40 feet at a point 395 feet westerly of the centerline of Vermont Avenue; 42 feet on the northerly side of the centerline extending from Meyler Street westerly to Normandie Avenue, as shown on C.S.B.-793, sheet 1.

B. Fifty feet from the centerline of every major highway, except as otherwise provided below:

1. Arizona – Mednik Avenue – 54 feet on each side of the centerline extending from Telegraph Road northerly to a point 277.49 feet northerly of the centerline of Verona Street; decreasing in width at a uniform rate from a maximum of 54 feet on each side of the centerline, extending from a point 277.49 feet northerly of the centerline of Verona Street northerly to a minimum of 50 feet on each side of the centerline at a point 456.61 feet northerly of the centerline of Verona Street; increasing in width at a uniform rate from a minimum of 50 feet on each side of the centerline extending from a point 201.28 feet northerly of the centerline of Whittier Boulevard northerly to a maximum of 54 feet on each side of the centerline at a point 400.44 feet northerly of the centerline of Whittier Boulevard; 54 feet on each side of the centerline extending from a point 400.44 feet northerly of the centerline of Whittier Boulevard northerly to the centerline of First Street, as shown on C.S.B.-2825, sheets 1 and 2.

2. Atlantic Boulevard – 45 45 feet on each side of the centerline extending, from Whittier Boulevard northerly to the northeasterly boundary of Tract No. 7192 filed in Book 78, Page 38 of Maps, as shown on C.S.B.–8758.

3. Azusa Avenue – 55 feet on each side of the centerline extending from Amar Road southerly to Colima Road, excluding all those portions within the cities of West Covina and Industry, as shown on C.S.B.–707, 2949, and 2628.

4. Colima Road – 60 feet on the southerly and southeasterly side of the centerline extending from Azusa Avenue westerly and southwesterly to the northerly boundary of the city of Whittier; 60 feet on the northerly side of the centerline extending from Azusa Avenue westerly to the easterly boundary of Tract No. 27718, as shown on map recorded in Book 766, Pages 49 and 50 of Maps; 60 feet on the northwesterly side

of the centerline extending from a point 186.92 feet northeasterly of the easterly boundary of Tract No. 27176, as shown on map recorded in Book 738, Pages 79 to 81 of Maps, southwesterly to said northerly boundary of the city of Whittier, as shown on C.S.B.-2626, sheets 1 and 2.

5. Del Amo Boulevard – 54 feet on the northerly side of the centerline, extending from Wilmington Avenue easterly to Alameda Street, as shown on C.S.B.-617, sheet 4.

6. Lake Avenue – 40 feet on the easterly side of the centerline, extending from the northerly boundary of the city of Pasadena to Woodbury Road; 45 feet on each side of the centerline extending from Woodbury Road northerly to Altadena Drive, as shown on C.S.B.-2900.

7. Lakes Hughes Road – 55 feet on each side of the centerline extending Castaic Road easterly to Ridge Route, as shown on C.S.B.-5001, sheet 1.

8. Mednik Avenue – Described under Arizona–Mednik Avenue.

9. Paramount Boulevard – 55 feet on each side of the centerline, extending from the northeasterly boundary of the city of Montebello northeasterly to San Gabriel Boulevard, as shown on C.S.B.-3068.

10. Pearblossom Highway – 60 feet on each side of the centerline from Sierra Highway northerly and easterly to the centerline of Fort Tejon Road, as shown on C.S.B.-.5396, and C.S.B.-2858, Sheet 3.

11. Sierra Highway – Increasing in width at a constant rate on each side of the centerline from a minimum centerline of the Angeles Forest Highway to a maximum of 60 feet northerly of the centerline of the Angeles Forest Highway, 60 feet on each side of the centerline extending from a point 640.00 feet northerly of the centerline of the Angeles Forest Highway northerly to the centerline of Pearblossom Highway as shown on C.S.B.-5396, C.S.B.-5505, and F.M. 120048, Sheets 2 and 3.

12. Slauson Avenue – 47 feet on the southerly side of the centerline extending from Wilmington Avenue westerly to Central Avenue, as shown on C.S.B.-2930.

C. Parkways, minimum 40 feet from centerline, except as otherwise provided herein:

1. Grand Avenue – 60 feet on the easterly side of the centerline extending from the northwesterly boundary of the city of Walnut northerly to the centerline of Golden Bough Drive; 55 feet on the easterly side of the centerline extending from the centerline of Golden Bough Drive northwesterly to the southerly boundary of the city of West Covina at a point approximately 78 feet southeasterly of the centerline of Virginia Avenue; 60 feet on the westerly side of the centerline extending from said northwesterly boundary of the city of Walnut northerly to the centerline of Cortez Street; 50 feet on the westerly side of the centerline extending from the centerline of Cortez Street northerly to the centerline of Sunset Hill Drive; 55 feet on the westerly side of the centerline extending from the centerline of Sunset Hill drive northerly to said southerly boundary of the city of West Covina, as shown on C.S.B. 5049, sheets 1 and 2.

2. Huntington Drive – 44 feet on the northerly side of the centerline (as used in this portion of subsection C.2, "centerline" means the centerline of the northerly roadway of Huntington Drive) extending from the centerline of Michillinda Avenue westerly to the centerline of Rosemead Boulevard; 51 feet on the northerly side of the centerline extending from the centerline of Rosemead Boulevard westerly to the centerline of Lotus Avenue; 40 feet on the northerly side of the centerline extending from the centerline of Lotus Avenue westerly to a point 50 feet westerly of the centerline of Madre Street; decreasing in width at a uniform rate on the northerly side of the centerline from a maximum of 40 feet at a point 50 feet westerly of the centerline of Madre Street to a minimum of 20 feet at a point 350 feet westerly of the centerline of Madre Street; 20 feet on the northern side of the centerline extending from a point 350 feet westerly of the centerline of Madre Street westerly to a point 639.12 feet easterly of the centerline of El Campo Drive; 51 feet on the northerly side of the centerline extending from a point 639.12 feet easterly of the centerline of El Campo Drive westerly to the centerline of El Campo Drive; 20 feet on the northerly side of the

centerline extending from the centerline of El Campo Drive westerly to the centerline of San Gabriel Boulevard, as shown on C.S.B.-2700.

3. Mulholland Highway – 50 feet on each side of the centerline extending from Pacific Coast Highway northerly and easterly to a point 5,847.20 feet westerly of the centerline of Las Virgenes Canyon Road; 60 feet on each side of the centerline extending from a point 5,847.20 feet westerly of the centerline of Las Virgenes Canyon Road easterly to a point 4,780.20 feet westerly of the centerline of Las Virgenes Canyon Road; 50 feet on each side of the centerline extending from a point 4,780.20 feet westerly of the centerline of Las Virgenes Canyon Road easterly and northerly to the southerly boundary of the city of Los Angeles, as shown on C.S.B.-8824, sheets 9, 11, 13, 14; C.S.B.-2836; F.M. 20265, sheets 2, 3, 4; C.S.B.2881; F.M. 11541, sheet 3; F.M. 20235, sheets 1, 2; and C.S.B. 2336, sheets 1, 2, 3, 4.

D. Alleys and streets, one-half the planned ultimate width for alleys or streets, pursuant to the standards of Section 21.24.090 (Right-of-Way and Roadway Width Requirements – Cross-section Diagrams) of Title 21 (Subdivisions) of the County Code unless in the opinion of the Director, topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation and the Director deems a lesser width adequate. The Director shall designate the distance from the centerline in any case where such ultimate width is not specified.

E. Limited secondary highway, thirty-two feet from centerline; this may be increased to 40 feet for additional improvements where traffic or drainage conditions warrant.

Chapter 22.118 Flood Control.

Sections:

22.118.010 Regulations – Board Authority.

22.118.020 Permit – Required When Work Would Create Flood Hazards.

22.118.030 Permit – Issuance Conditions.

22.118.040 Plans and Specifications.

22.118.050 Conformity with Permit Conditions.

22.118.060 Permit – Liability Limitations.

22.118.070 Obstructions Prohibited Where.

22.118.080 Operations Along Rio Hondo and San Gabriel Rivers.

22.118.090 Hazardous Area Designated.

22.118.100 Los Angeles County Flood Control District to Act as Consultant.

22.118.010 Regulations – Board Authority.

The Board may prescribe, by uniform rule or regulation, the minimum course of its excavations or other operations tending to displace the soil; and shall also have the power to prescribe any and all other rules and regulations, uniform in their operation, necessary for the carrying out of the purposes of this Chapter.

22.118.020 Permit – Required When Work Would Create Flood Hazards.

Whenever the Board finds that the excavation or quarrying of any rock, sand, gravel, or other material in a particular area would create flood hazard or would be otherwise dangerous to the public safety, then before any person excavates or quarries in any part of such area, such person shall first obtain from the Los Angeles County Flood Control District a permit to do so.

22.118.030 Permit – Issuance Conditions.

The Los Angeles County Flood Control District may issue such permit upon the condition that the applicant, before commencing any such excavation and at such other times during such excavation as may be necessary, shall erect such dikes, barriers, or other structures as will afford, in the opinion of the Los Angeles County Flood Control District, either the same protection as if no excavation should be made, or protection adequate to prevent the flow of the floodwaters out of their natural channels.

22.118.040 Plans and Specifications.

The Los Angeles County Flood Control District may require the submission of plans and specifications showing the nature of the proposed excavation and dikes, barriers, or other structures.

22.118.050 Conformity with Permit Conditions.

No person may make any excavation within such area except after receiving, and in conformity with, such a permit.

22.118.060 Permit – Liability Limitations.

The issuance of such a permit shall not constitute a representation, guarantee, or warranty of any kind or nature by the Los Angeles County Flood Control District, or by any officer or employee of either thereof, of the practicability or safety of any structure or other plan proposed, and shall create no liability upon, or a cause of action against such public body, officer, or employee for any damage that may result from any excavation made pursuant thereto.

22.118.070 Obstructions Prohibited Where.

A. A person shall not place or cause to be placed in the channel or bed of any river, stream, wash, or arroyo, or upon any property over which the Los Angeles County Flood Control District has an easement for flood control purposes duly recorded by the Registrar-Recorder/County Clerk, any wires, fence, building, or other structure, or any rock, gravel, refuse, rubbish, tin cans, or other matter which may impede, retard, or change the direction of the flow of water in such river, stream, wash, or arroyo, or that will catch or collect debris carried by such water, or that is placed where the natural flow of the stream and floodwaters would carry the same downstream to the damage or detriment of either private or public property adjacent to the said river, stream, wash, arroyo, or channel.

B. This Section does not supersede or modify the provisions of any other ordinance.

22.118.080 Operations Along Rio Hondo and San Gabriel Rivers.

A. Every operator of any rock quarry, sand or gravel pit, rock crushing plant, or any apparatus for the excavation or manufacture of rock, sand, or gravel, which quarry pit, excavation plant or apparatus is so located as to intercept or obstruct any of the flow of the Rio Hondo or San Gabriel Rivers, shall so conduct all such operations as to always provide a channel of sufficient capacity to bypass 1,000 cubic feet of water per second in each river without the flow entering any such pit, excavation, or quarry.

B. This Section does not apply to that reach of the Rio Hondo between Santa Fe Dam and Peck Road.

22.118.090 Hazardous Area Designated.

The Board finds that the excavation or quarrying of any rock, sand, gravel, or other material in the area described as follows:

Beginning at a point in the easterly line of Section 1, T. 1 S., R. 11 W., as shown on a map of the subdivision of Rancho Azusa de Duarte, recorded in Book 6, pages 80 and 82, inclusive, of Miscellaneous Records of Los Angeles County, distant N. 0° 10' 06" W. thereon 1,820.99 feet from the southerly line of said Rancho, as shown on County Surveyor's Map No. B-1215, on file at the Los Angeles County Flood Control District; thence S. 57° 59' 09" W. 7,538.27 feet; thence S. 32° 00' 51" E. 900.00 feet; thence N. 57° 59' 09" E. 6,979.25 feet to a point in said easterly line of Section 1, distant S. 0° 10' 06" E. thereon 1059.48 feet from the point of beginning; thence northerly along said easterly line to the point of beginning; would create a flood hazard and in other ways be dangerous to the public safety.

22.118.100 Los Angeles County Flood Control District to Act as Consultant.

A. The Los Angeles County Flood Control District shall act as a consultant to the Department on all applications for a permit, variance, nonconforming use or structure review, or zone change relating to flood control and flood hazard identification, avoidance, and mitigation in all areas delineated on maps furnished to the Department pursuant to Subsection B, below.

B. The Los Angeles County Flood Control District shall provide the Department with a series of maps delineating areas subject to flood, mud, and debris hazards. The maps shall be prepared by the Los Angeles County Flood Control District, shall be based on the best currently available information and shall be updated at least annually.

C. The Department shall consult with the Los Angeles County Flood Control District with respect to such applications affecting property in the hazard areas delineated on the maps.

D. The Los Angeles County Flood Control District shall prepare written reports of its examination of each application affecting property in the hazard areas delineated on the maps.

E. The reports shall be considered by the Department, the Commission, and the Board in acting upon the applications. The actions upon the application shall be supported in writing.

Chapter 22.120 Density Bonuses and Affordable Housing Incentives.

Sections:

22.120.010 Purpose.

22.120.020 Definitions.

22.120.030 Applicability.

22.120.040 Density Bonus.

22.120.050 Incentives.

22.120.060 Parking Reduction.

22.120.070 Waiver or Modification of Development Standards.

22.120.080 Senior Citizen Housing Option.

22.120.090 Affordable Housing Option.

22.120.010 Purpose.

The purpose of this Chapter is to implement state density bonus requirements, as set forth in Section 65915 of the California Government Code, as amended, and to

increase the production of affordable housing and senior citizen housing to complement the communities in which they are located.

22.120.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.040 of Division 2 (Definitions), under "Density Bonuses and Affordable Housing Incentives."

22.120.030 Applicability.

A. Notwithstanding any provision of this Title 22 to the contrary, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), shall apply in all zones that allow residential uses.

B. Applications deemed complete prior to February 16, 2006, may request that the provisions in effect at the time of filing be applied. The determination in such cases shall be deemed to satisfy the requirements of this Chapter and Chapter 22.166 (Housing Permits).

22.120.040 Density Bonus.

A. Eligibility. Qualified projects meeting the eligibility requirements set forth in this Section shall be granted density bonuses in the amounts shown in Table 22.120.040-A, below.

TABLE 22.120.040-A: DENSITY BONUS ELIGIBILITY REQUIREMENTS

Qualified Projects	***Minimum Set-Aside***		***Density Bonus***		
			Basic	***Additional****	***Maximum***
Affordable Housing Set-Aside	Very low	5%	20%	1%:2.5%	35%*
	Lower	10%	20%	1%:1.5%	35%*
	Moderate (for sale only)	10%	5%	1%:1%	35%*
Senior Citizen Housing Set-Aside	A senior citizen housing development		20%	N/A	20%
	A mobilehome park for senior citizens		20%	N/A	20%
Land Donation	Very low	10%	15%	1%:1%	35%
County Infill Sites Program (projects of 2 or 3 units pre-bonus) ***	N/A		1 unit	N/A	1 unit

TABLE 22.120.040-A: DENSITY BONUS ELIGIBILITY REQUIREMENTS
Notes: * Child care facility. A qualified project that includes an affordable housing set-aside, and also includes a child care facility, shall be granted either an additional bonus in an amount of square feet of residential floor area equal to the amount of square feet in the child care facility that significantly contributes to the economic feasibility of constructing the child care facility, or an additional incentive as described in Section 22.120.050 (Incentives). ** Additional increases in density bonuses expressed as 'x%:y%' means that with every x% increase in the housing set aside, the density bonus shall increase by y%. *** Transfer of density. Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the General Plan, or located within a quarter mile of each other, the transfer of density bonuses from one property to another may be approved provided that: 1) The total density bonuses approved shall not exceed that obtained if developed separately; 2) Such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as, or prior to, other dwelling units on either site; and 3) The applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.

1. Affordable Housing Set-Asides.

a. Minimum Units Required. The total number of dwelling units of the qualified project shall be five units or more.

b. Duration of Affordability. The owner of the qualified project meeting the requirements of this Subsection A shall record a document in accordance with Section 22.166.060 (Covenant and Agreement), and shall be subject to monitoring procedures per Section 22.166.070 (Monitoring), guaranteeing either of the following:

i. For very low and lower income housing set-asides, that the relevant affordability criteria will be observed for at least 55 years from the issuance of the certificate of occupancy and for moderate (single-family) income housing set-asides, this affordability criteria will be observed as consistent with State Law.

ii. For moderate income housing set-asides (common interest developments), that the initial occupants are persons and families of moderate income.

c. Compatibility. The housing set-aside units shall be compatible with the exterior design of other units within the qualified project in terms of appearance, materials, and finished quality.

2. Senior Citizen Housing Set-Asides.

a. Senior Citizen Housing Development. The qualified project shall meet the requirements described in Section 51.3 of the California Civil Code.

b. Mobilehome Park for Senior Citizens. Pursuant to Section 798.76 or 799.5 of the California Civil Code, the mobilehome park shall be restricted to senior citizens as described in this Chapter.

c. Duration of Age – Restriction. The owner of a qualified project meeting the requirements of this Subsection A.2 shall record a document in accordance with Section 22.166.050 (Covenant and Agreement) and shall be subject to monitoring procedures per Section 22.166.060 (Monitoring), to ensure the age restrictions of the housing set-asides for at least 30 years and in accordance with Section 51.3, 798.76, or 799.5 of the California Civil Code.

3. Land Donations. To receive a density bonus for land donations as provided in Section 65915 of the California Government Code, a qualified project shall meet the following requirements:

a. The developable acreage and zoning classification of the transferred land shall be sufficient to permit the construction of dwelling units affordable to very low income households in an amount not less than 10 percent of the number of dwelling units of the qualified project.

b. The transferred land shall be at least one acre in size or of sufficient size to permit the development of at least 40 units.

c. The applicant shall donate and transfer the land to the CDC no later than the date of approval of the final subdivision map, parcel map, or residential development application.

d. The transferred land shall have the appropriate zoning classification and General Plan designation to allow the construction of affordable housing.

e. The transferred land shall be served by adequate public facilities and infrastructure.

f. The transferred land shall meet the appropriate zoning and development standards to make the development of units set aside for very low income households feasible.

g. The transferred land shall be located within the unincorporated area of the County and within the boundary of the qualified project, or no more than approximately one-quarter of a mile from the boundary of the qualified project.

h. The land shall be transferred to the CDC and a deed restriction shall be recorded with the Registrar-Recorder/County Clerk at the time of dedication to ensure the continued affordability of the units.

i. A qualified project that donates land and includes affordable housing set-asides, in accordance with this Section, shall be eligible for the provisions set forth for affordable housing set-asides. The density bonus for a land donation and for an affordable housing set-aside may be combined, but in an amount not to exceed 35 percent.

4. County Infill Sites Program.

a. The qualified project shall be a participant in the County Infill Sites Program, which is administered by CDC.

b. Projects that consist of one to four units shall not be eligible for a density bonus.

c. The owner of a qualified project that is a participant in the County Infill Sites Program shall record a document in accordance with Section 22.166.050 (Covenant and Agreement), guaranteeing that the relevant affordability criteria, as determined by the CDC, and will be observed from the issuance of the certificate of occupancy, and will be subject to the monitoring procedures, as described in Section 22.166.060 (Monitoring).

5. Child Care Facilities.

a. The household incomes and the percentage of the families whose children attend the child care facility shall correspond with the affordable housing set-aside.

b. The owner of the qualified project shall record a document in accordance with Section 22.166.050 (Covenant and Agreement), ensuring that the child care facility shall remain in operation during the term of affordability, as described in this Section.

B. Density Bonus Calculations.

1. Fractional Units. In calculating a density bonus or housing set-aside, fractional units shall be rounded up to the next whole number.

2. Total Dwelling Units. As used in this Chapter, the "total dwelling units" do not include units permitted by a density bonus awarded pursuant to this Chapter, or any other section in this Title 22 granting a greater density bonus. The density bonus shall not be included when calculating the housing set-aside.

3. Lesser Density Bonus. A reduction in the required minimum housing set-aside shall not be permitted when an applicant requests a lesser density bonus than what is granted in this Section.

4. Not Cumulative. Except as specified otherwise, when more than one housing set-aside category applies, the density bonuses, as described in this Section, shall not be cumulative.

C. Permit Type. The granting of density bonuses that conform to the requirements of this Section is subject to an Administrative Housing Permit, as described in Chapter 22.166 (Housing Permits).

22.120.050 Incentives.

A. Eligibility. A qualified project that provides an affordable housing set-aside, as described in Section 22.120.040 (Density Bonus), shall be granted incentives in the amounts shown in Table 22.120.050-A, below.

TABLE 22.120.050-A: NUMBER OF INCENTIVES				
Qualified Projects		***Incentives***		
		One*	***Two****	***Three****
Affordable housing set-aside	Very Low	5%	10%	15%
	Lower	10%	20%	30%
	Moderate (for-sale only)	10%	20%	30%
* Child care facility: When a qualified project includes a child care facility, the applicant shall receive one additional incentive that significantly contributes to the economic feasibility of constructing the child care facility, or a square footage density bonus, as described in Section 22.120.040.A (Eligibility).				

B. Menu of Incentives. A qualified project that provides an affordable housing set-aside may request incentives, pursuant to Subsection A, above, from the menu of incentives, as shown in Table 22.120.050-B, below.

TABLE 22.120.050-B: MENU OF INCENTIVES*	
Incentive	***Description***
Yard/setback	• Up to a 20% modification from side yard/setback requirements. • Up to a 35% modification of front and rear yard/setback requirements. • All yard/setback modifications shall count as one incentive.
Building Height	• Up to a 10-foot increase in height. • Where a qualified project shares an adjoining interior side property line with a single family residential property in Zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be stepped back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	• An additional story. • The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.
Lot Size	• Up to 20% modification from lot size requirements. • Up to 35% modification from lot size requirements for qualified projects in which 100% of the units are set aside for very low or lower income households.
Lot Width	• Up to 20% modification from lot width requirements. • Up to 35% modification from lot width requirements for qualified projects in which 100% of the units are set aside for very low or lower income households.

Parking	• For qualified projects in which 100% of the units are set aside for very low or lower income households and are within a 1,500-foot radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply:
	  ◦ Single-Family Dwelling Units:
	  ▪ Any number of bedrooms: 1.0 parking space/unit.
	  ◦ Multi-Family Dwelling Units:
	  ▪ 0 – 1 bedrooms: 0.75 parking space/unit.
	  ▪ 2 or more bedrooms: 1.5 parking spaces/unit.
	• Parking may be provided by tandem parking or uncovered parking, but not on-street parking. Parking is inclusive of guest and accessible parking spaces.

TABLE 22.120.050-B: MENU OF INCENTIVES*	
Incentive	***Description***
Density	• Up to a 50% density bonus for qualified projects in which 100% of the units are set aside for very low or lower income households.
Fee Waiver	• For qualified projects in which 100% of the units are set-aside for very low or lower income households, for-profit developers may be exempt from planning and zoning fees, not including CDC evaluation and monitoring fees or deposits required by Chapter 22.250 (Applications, Petitions, and Fees). (Note: Non-profit developers are already eligible for exemptions from County review fees when projects are formally sponsored by the CDC, and the non-profit fee exemption does not require the use of an incentive.)
Notes: * Project prerequisites: To be eligible for on-menu incentives, the qualified project must be outside of a Very High Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 (Fire Code) of the County Code; within an area that is served by a public sewer system; not within a Significant Ecological Area; and not on land having a natural slope of 25% or more. Where other discretionary approvals (i.e., Plan Amendment, Zone Change, Coastal Development Permit, Minor Conditional Use Permit, Conditional Use Permit, etc.) are required to regulate land use, this menu is advisory only.	

C. Off-Menu Incentives. A qualified project that provides an affordable housing set-aside may request incentives, pursuant to Subsection A, above, not listed on the menu of incentives; these incentives shall be deemed "off-menu" incentives.

D. County Infill Sites Program.

1. Menu of Incentives. A qualified project that is a participant in the County Infill Sites Program shall be eligible for the incentives shown in Table 22.120.050-C, below.

TABLE 22.120.050-C: COUNTY INFILL SITES PROGRAM INCENTIVES**	
Incentive	***Description***
Yard/setback	• Up to a 20% modification from side yard/setback requirements. • Up to a 35% modification of front and rear yard/setback requirements. • In the case of a common wall development, 100% reduction where common walls are at or intersect a common/shared lot line within the project site.
Building Height	• Up to a 10-foot increase in height. • Where a qualified project shares an adjoining interior side property line with a single-family residential property in Zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be set back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	• An additional story. • The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.
Lot Size	• Up to 50% modification from lot size requirements.
Lot Width	• Up to 50% modification from lot width requirements.

TABLE 22.120.050-C: COUNTY INFILL SITES PROGRAM INCENTIVES**	
Incentive	***Description***

Parking	• For qualified projects that are within a 1,500-foot radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply:
	  • Single-Family Dwelling Units:
	  • Any number of bedrooms: 1.0 parking space/unit;
	  • Multi-Family Dwelling Units:
	  • 0 – 3 bedrooms: 1.0 parking space/unit;
	  • 4 or more bedrooms: 1.5 parking spaces/unit.
	• Parking may be provided by tandem parking or uncovered parking, but not on-street parking. Parking is inclusive of guest and accessible parking spaces.

Notes: ** Transfer of incentives. Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the General Plan, or located within a quarter mile of each other, the transfer of incentives from one property to another may be approved provided that: 1) The total incentives approved shall not exceed that obtained if developed separately; 2) Such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and 3) The applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.	

2. Off-Menu Incentives. A qualified project that is a participant in the County Infill Sites Program may request up to three additional off-menu incentives beyond the incentives shown in Table 22.120.050-C, above.

E. Permit Type. The granting of on-menu and off-menu incentives that conform to the requirements of this Section is subject to an Administrative Housing Permit, as described in Chapter 22.166 (Housing Permits).

22.120.060 Parking Reduction.

A. Eligibility. Notwithstanding any provisions of this Title 22 to the contrary, including those relating to land donations and participants in the County Infill Sites Program (Section 22.120.050.D), qualified projects shall be granted the maximum parking ratios shown in Table 22.120.060-A, below, which shall apply to the entire project, when requested by the applicant. The granting of a parking reduction shall not count against incentives provided in Section 22.120.050 (Incentives).

TABLE 22.120.060-A: PARKING RATIOS*	
Dwelling Unit Size	***Parking Spaces per Unit***
0 – 1 bedroom	1 space
2 – 3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces
Note: * Parking may be provided by tandem parking or uncovered parking, but not on-street parking. Parking is inclusive of guest and accessible parking spaces.	

B. Calculations. If the calculation of the total number of parking spaces required results in a fractional number, the requirement shall be rounded up to the next whole number.

C. Permit Type. The granting of the parking reduction as described in this Section is subject to an Administrative Housing Permit, as described in Chapter 22.166 (Housing Permits).

22.120.070 Waiver or Modification of Development Standards.

A. Eligibility. Notwithstanding any provisions of this Title 22 to the contrary, including those relating to land donations pursuant to Section 22.120.040.A.3 (Land Donations), qualified projects shall be granted waivers or modifications of development standards that are necessary to construct qualified projects. The granting of a waiver or modification of development standards shall not count against incentives provided in Section 22.120.050 (Incentives).

B. Permit Type. The granting of waivers or modifications of development standards is subject to a Discretionary Housing Permit, as described in Chapter 22.166 (Housing Permits).

22.120.080 Senior Citizen Housing Option.

A. Eligibility. A qualified project that provides a senior citizen housing set-aside, in accordance with Section 22.120.040 (Density Bonus), may request a greater density bonus, but not to exceed 50 percent of the normally permitted density maximum of the zone, if the senior citizen housing set-aside is at least 50 percent of the project.

1. The senior citizen housing set-aside shall meet the requirements for senior citizen housing, as provided in Section 51.3, 798.76, or 799.5 of the California Civil Code.

2. For a qualified project meeting the requirements of this Subsection A, the owner shall record a document in accordance with Section 22.166.050 (Covenant and Agreement) to ensure the age restrictions of the housing set-aside for at least 30 years and in accordance with Section 51.3, 798.76, or 799.5 of the California Civil Code.

B. Permit Type. The granting of density bonuses through the senior citizen option is subject to a Discretionary Housing Permit, as described in Chapter 22.166 (Housing Permits).

22.120.090 Affordable Housing Option.

A. Eligibility. A qualified project that provides an affordable housing set-aside, in accordance with Section 22.120.040 (Density Bonus), may request a greater density bonus and incentives that do not meet the findings specified in Section 22.166.090.B (Findings and Decision).

1. Applicability. The provisions of this Subsection shall not apply to the granting of greater density bonuses as incentives, pursuant to Section 22.120.050.C (Off-Menu Incentives) or Section 22.120.050.D (County Infill Sites Program).

2. Duration of Affordability. The owner of a qualified project shall record a document in accordance with Section 22.166.050 (Covenant and Agreement) and shall be subject to monitoring procedures per Section 22.166.060 (Monitoring), guaranteeing that the relevant affordability criteria will be observed for at least 55 years for very low and lower income housing set-asides and as consistent with State law for moderate (single-family) set-asides, from the issuance of the certificate of occupancy.

B. Transfer of Density and Incentives. Where an applicant proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the General Plan, or located within a quarter mile of each other, the transfer

of density bonuses and incentives from one property to another may be approved provided that:

1. The total density bonuses and incentives approved shall not exceed those which could be obtained if developed separately;

2. Such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as, or prior to, other dwelling units on either site; and

3. That the applicant shall demonstrate the ability to complete the housing development approved, in terms of ownership or control of the sites.

C. Permit Type. The granting of greater density bonuses and the transfer of density and incentives through the affordable housing option is subject to a Discretionary Housing Permit, as described in Chapter 22.166 (Housing Permits).

Chapter 22.122 Low Impact Development.

Sections:

22.122.010 Low Impact Development.

22.122.010 Low Impact Development.

All development, as defined in Chapter 12.84 (Low Impact Development Standards) of Title 12 (Environmental Protection) of the County Code, shall comply with the low-impact development requirements of said Chapter, subject to the applicability provisions of said Chapter.

Chapter 22.124 Historic Preservation.

Sections:

22.124.010 Title for Citation.

22.124.020 Purpose.

22.124.030 Definitions.

22.124.040 Applicability.

22.124.050 County of Los Angeles Register of Landmarks and Historic Districts.

22.124.060 Powers and Duties.

22.124.070 Criteria for Designation of Landmarks and Historic Districts.

22.124.080 Process to Nominate a Landmark or Historic District.

22.124.090 Process for Designation of a Landmark.

22.124.100 Process for Designation of a Historic District.

22.124.110 Procedure for Amendment or Rescission of a Designation.

22.124.120 Notice of Modification to or Rescission of a Designation.

22.124.130 Designation of County-Owned Property as Landmark.

22.124.140 Certificate of Appropriateness – When Required.

22.124.150 Certificate of Appropriateness – Application and Hearing.

22.124.160 Certificate of Appropriateness – Standards.

22.124.170 Certificate of Appropriateness – Subsequent Modifications.

22.124.180 Certificate of Economic Hardship.

22.124.190 Effective Date of Decision; Appeals and Calls for Review; Resubmission, Reconsideration.

22.124.200 Public Hearing Procedures.

22.124.210 Joint and Common Ownership – Notice and Consent.

22.124.220 Unsafe or Dangerous Conditions.

22.124.230 Compliance With Maintenance Requirements.

22.124.240 Enforcement and Penalties.

22.124.250 Street Improvements in Historic Districts.

22.124.260 Waiver of Parking Requirements.

22.124.270 Determining Record Owner: Notice to Owners Not Of-Record.

22.124.280 Time Extensions to Comply with CEQA.

22.124.010 Title for Citation.

This Chapter is known as, and may be cited as, the "Historic Preservation Ordinance."

22.124.020 Purpose.

The purpose of the Historic Preservation Ordinance is to:

A. Enhance and preserve the County's distinctive historic, architectural, and landscape characteristics that are part of the County's cultural, social, economic, political, and architectural history;

B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources;

C. Stabilize and improve property values in and around the County's historic resources, and enhance the aesthetic and visual character and environmental amenities of these historic resources;

D. Recognize the County's historic resources as economic assets and encourage and promote the adaptive reuse of these historic resources;

E. Further establish the County as a destination for tourists and as a desirable location for businesses; and

F. Specify significance criteria and procedures for the designation of landmarks and historic districts, and provide for the ongoing preservation and maintenance of these landmarks and historic districts.

22.124.030 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.080 of Division 2 (Definitions), under "Historic Preservation."

22.124.040 Applicability.

A. This Chapter applies to all privately owned property within the unincorporated area of the County, and all publicly owned landmarks, except as provided in Subsection B, below.

B. This Chapter does not apply to:

1. Work involving a landmark or property within a historic district where a valid permit for the performance of such work was issued prior to the effective date of the nomination of the landmark or historic district, and the permit remains valid and in full force and effect at the time the work allowed by the permit is undertaken; or

2. Noncommercial property owned by any association or corporation that is religiously affiliated and not organized for profit, whether the corporation is organized as a religious corporation or as a public benefit corporation, provided that both of the following occur:

a. The association or corporation objects to the application of the provisions of this part to its property; and

b. The association or corporation determines during a public hearing held pursuant to this Chapter that it will suffer substantial hardship, which is likely to deprive the association or corporation of economic return on its property, the reasonable use of its property, or the appropriate use of its property in the furtherance of its religious mission, if the application of this Chapter to the property is approved.

22.124.050 County of Los Angeles Register of Landmarks and Historic Districts.

A County Register of Landmarks and Historic Districts is hereby created to record and maintain an inventory of landmarks and historic districts. The Landmarks Commission shall, upon designation by the Board, update and keep a record of landmarks and historic districts on this register.

22.124.060 Powers and Duties.

A. In addition to any other powers set forth in this Chapter, and subject to the provisions of this Chapter, the Landmarks Commission shall have the authority to:

1. Act as the County's local historic preservation review commission for the purposes of the Certified Local Government Program, recommend properties for inclusion in the National Register of Historic Places, and review and comment where authorized under the National Historic Preservation Act;

2. If directed to do so by the Board, Commission, or Director, review and provide written reports to the Board, Commission, or Director on proposed actions by the County, including but not limited to the adoption or amendment of the General Plan, community plans, specific plans, or ordinances which may have an impact on, or affect historic preservation or historic resources;

3. If directed to do so by the Board or the Director, investigate and study methods other than those provided for in this Chapter for encouraging and achieving historic preservation, and make appropriate recommendations to the Board or the Director, or to other public agencies or private entities specified by the Board or the Director, for the adoption or incorporation of such methods;

4. If directed to do so by the Board or the Director, disseminate information to the public concerning historic resources within the unincorporated area of the County and appropriate ways to protect, enhance, perpetuate, and use landmarks and property in historic districts;

5. In connection with proposed landmark and historic district designations, recommend to the Board or Commission the adoption, certification, or ratification of environmental documents in accordance with CEQA or the National Environmental Policy Act (NEPA); and

6. Adopt operational or instructional guidelines necessary to administer and enforce this Chapter.

B. In addition to any other powers set forth in this Chapter, and subject to the provisions of this Chapter, the Commission shall have the authority to recommend to the Board the adoption, certification, or ratification of environmental documents, in accordance with CEQA or NEPA.

C. In addition to any other powers set forth in this Chapter, and subject to the provisions of this Chapter, the Director shall have the authority to:

1. Conduct studies and prepare documents, or cause such studies and documents to be conducted and prepared, in connection with the nomination of a

landmark or historic district, as necessary to comply with CEQA, NEPA, or other applicable laws;

2. Carry out, assist, and collaborate in studies and programs designed to identify and evaluate structures, sites, objects, trees, landscapes, and natural land features within the unincorporated areas of the County which may qualify as historic resources;

3. Disseminate information to the public concerning historic resources within the unincorporated area of the County, and encourage and advise owners in the protection, enhancement, perpetuation, and use of landmarks and property within historic districts;

4. Apply to enroll the County in the Certified Local Government Program, and evaluate and apply for grants or funding sources for the purposes of historic preservation;

5. Propose operational or instructional guidelines necessary to administer and enforce this Chapter, for adoption by the Landmarks Commission; and

6. Except as otherwise provided in this Chapter, make any and all decisions, findings, and determinations necessary to carry out the provisions of this Chapter.

22.124.070 Criteria for Designation of Landmarks and Historic Districts.

A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;

2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;

3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;

4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;

5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;

6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or

7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

1. More than 50 percent of owners in the proposed district consent to the designation;

2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and

3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

22.124.080 Process to Nominate a Landmark or Historic District.

A. Nomination by Board of Supervisors or Landmarks Commission. The Board or Landmarks Commission may by resolution nominate a landmark or historic district. Such resolution shall be in writing and shall include findings of fact in support of the nomination, including reasons why the proposed landmark or historic district is eligible for, and deserving of, designation under the criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts). The nomination shall be effective as of the date the resolution is adopted.

B. Nomination by Application.

1. Nomination of a Landmark by Application. Any person, organization, or other entity may file an application with the Director to nominate a landmark. The application must be accompanied by the applicable fee, which shall be non-refundable. The application shall contain the following information:

a. Name and address of the applicant;

b. Evidence of the applicant's ownership interest in the subject property, if any;

c. The location and legal description of the subject property;

d. Evidence that the subject property is eligible and deserving of designation as a landmark under the criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts); and

e. Such other information as the Director may require.

2. Nomination of a Historic District by Application. Any person or organization may file an application with the Director to nominate a historic district. The application must be accompanied by the applicable fee, which shall be non-refundable. The application shall contain the information required by Subsection B.1, above, and shall also contain the following information:

a. A map of the proposed historic district depicting the district's boundaries and each contributing and non-contributing property within the district, by street address;

b. Evidence that the proposed historic district is eligible and deserving of designation as a historic district under the criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts); and

c. A certification in writing by more than 50 percent of the owners of real property within the proposed historic district that such owners consent to the designation of the historic district.

3. Effective Date of a Nomination by Application. A nomination by application shall be effective upon a written determination by the Director that the application is complete.

C. Development Restrictions Upon Nomination.

1. Except as provided in Subsections C.2 and D, below, no person shall perform or cause to be performed any work on a property subject to a landmark nomination, or on a property located within the proposed boundaries of a historic district nomination which has become effective, and no application for a permit or other approval which would authorize such work shall be approved by any County department or commission.

2. The restrictions set forth in Subsection C.1, above, do not apply to an application for a permit or other approval, which application was deemed complete by the appropriate County department or commission prior to the effective date of the landmark or historic district nomination, or to work which may be performed on a landmark or property within a historic district without a certificate of appropriateness pursuant to Section 22.124.140.B (Certificate of Appropriateness – When Required).

D. Certificate of Appropriateness or Certificate of Economic Hardship During Nomination. A person desiring to conduct work on a property subject to a landmark nomination which has become effective, or on a property located within the proposed boundaries of a historic district nomination which has become effective, may file an application for a certificate of appropriateness or certificate of economic hardship. The application shall be processed in accordance with Section 22.124.140 (Certificate of Appropriateness – When Required) through Section 22.124.180 (Certificate of Economic Hardship) as though the nomination has been approved. Work authorized by a certificate of appropriateness or certificate of economic hardship approved pursuant to this Chapter is not subject to the restrictions set forth in Subsection C.1, above.

22.124.090 Process for Designation of a Landmark.

A. Review by the Director.

1. Notice to Record Owner of the Nomination. Within 30 days of the effective date of a landmark nomination, the Director shall, by first-class mail, provide the following information to the record owner(s) of any property subject to the nomination:

a. Notice that the property was nominated for designation as a landmark;

b. That the landmark designation may restrict the owner's ability to alter, demolish, reconstruct, rehabilitate, relocate, renovate, or restore the property, and may otherwise limit the owner's use of the property;

c. That the owner has a right to object to and be heard regarding the landmark designation; and

d. The name, title, and contact information of a person within the Department who shall provide the owner information regarding the landmark designation process.

The Director shall also request that the owner(s) certify in writing within 30 days of the mailing of the notice of nomination whether the owner(s) consents or does not consent to the landmark designation. An owner who fails to respond within 30 days will be deemed not to consent to the designation. The notice required by this Subsection A.1 need not be given to any owner who is also the applicant filing the nomination application. An owner who is also the applicant shall be deemed to consent to the landmark designation.

2. Report and Recommendation. Within 90 days of the date the Director mails the information required by Subsection A.1, above, but not sooner than the time allowed for an owner to certify whether or not the owner consents to the landmark designation, the Director shall file a report with the Landmarks Commission containing:

a. A detailed description of the proposed landmark, including any character-defining features of the proposed landmark;

b. The precise location and boundaries of the proposed landmark site;

c. A recommendation as to whether the proposed landmark designation should be approved, approved with modifications, or disapproved;

d. The factual basis supporting the recommendation, including a discussion of any applicable criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts); and

e. A statement indicating whether the owner or owners of the property subject to the nomination consents to the designation.

The Director shall file a copy of the report with the Executive Officer-Clerk of the Board.

3. Summary Denial by the Director. The Director may summarily deny an application to nominate a landmark where the Director finds based on the contents of the application and the criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) that the nomination is wholly lacking in merit, and where there is evidence that the application was filed to delay or frustrate development activity planned for the property subject to the nomination. The Director may summarily deny an application no later than 90 days after receiving an application to nominate a landmark, but not before all record owners have indicated their consent or non-consent to the nomination, or are deemed not to consent to the nomination pursuant to Subsection A.1, above. For the purposes of this Subsection A.3, a nomination is "wholly lacking in merit" if no reasonable professional experienced in historic preservation within the County would find the nomination has merit. Within 10 days of summary denial, the Director shall, by first-class mail, notify the applicant and the record owner of any property subject to the nomination of the denial and the specific reasons therefor.

B. Review by Landmarks Commission.

1. The Landmarks Commission shall hold a public hearing on a landmark nomination not later than 90 days after the Director files a report with the Landmarks Commission pursuant to Subsection A.2, above.

2. Within 30 days of the close of the public hearing, but in no event later than 120 days from the date of the filing of the Director's report pursuant to Subsection A.2, above, the Landmarks Commission shall do one of the following:

a. Adopt a resolution recommending the Board approve the landmark designation, in whole or in part and with or without modifications. The resolution shall be in writing and shall:

i. Contain a detailed description of the proposed landmark, including any character-defining features of the proposed landmark;

ii. Delineate the location and boundaries of the proposed landmark;

iii. State findings of fact supporting the recommendation, including a discussion of the applicable criteria for the designation of landmarks set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) as applied to the proposed landmark; and

iv. Indicate whether the owner or owners of all property subject to the designation consent to the designation.

The Landmarks Commission shall promptly file a copy of the resolution with the Executive Officer-Clerk of the Board; or

b. Adopt a resolution disapproving the landmark designation and deny the nomination application. The Landmarks Commission shall disapprove a landmark designation and deny a nomination application if it determines that the criteria applicable to the designation have not been met. The Landmarks Commission shall adopt written findings of fact supporting its action disapproving a landmark designation.

3. The Landmarks Commission shall provide notice of its action pursuant to Section 22.222.220 (Notice of Action), and shall also provide notice to the record owner(s) of all property subject to the proposed landmark designation.

4. In the event the Landmarks Commission fails to act within the time set forth in Subsection B.1 or B.2, above, the landmark designation shall be deemed disapproved and the nomination application denied. In such case, the Department shall provide the notice required by Subsection B.3, above.

C. Designation by the Board.

1. Following the filing by the Landmarks Commission of a resolution adopted pursuant to Subsection B.2, above, and after holding a public hearing if required by Subsection C.2, below, the Board shall do one of the following:

a. Adopt a resolution approving the landmark designation, in whole or in part and with or without modifications. The resolution shall be in writing and shall:

i. Contain a detailed description of the proposed landmark, including any character-defining features of the proposed landmark;

ii. Delineate the location and boundaries of the landmark; and

iii. State findings of fact supporting the landmark designation, including a discussion of the applicable criteria for the designation of landmarks set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts).

The resolution may also establish guidelines and standards for future proposed changes to the landmark, and may specify the nature of any work which may be performed on the landmark without the prior issuance of a certificate of appropriateness; or

b. Adopt a resolution disapproving the landmark designation and deny the nomination application, if the Board determines that the criteria applicable to the designation have not been met. The Board shall adopt written findings of fact supporting its action denying a designation.

2. If the resolution filed by the Landmarks Commission with the Board pursuant to Subsection B.2, above, indicates the owner of any property subject to the landmark designation does not consent to the designation, the Board shall hold a public hearing to consider the proposed landmark designation.

3. The Board shall provide notice of its action pursuant to Section 22.222.220 (Notice of Action), and shall also provide notice by first-class mail or electronic mail, where applicable, to the owner(s) of all property subject to the landmark designation.

D. Effective Date of Designation. A landmark designation shall be effective as of the date a resolution approving the designation is adopted by the Board.

E. Upon the effective date of a landmark designation, the Landmarks Commission shall promptly enter the property into the County Register as a "Los Angeles County Landmark," and shall specify the effective date of the landmark designation.

F. Recordation. The Director shall cause a document titled "Notice of Landmark Designation" to be promptly recorded with the Registrar-Recorder/County Clerk upon the effective date of a landmark designation. The Notice of Landmark Designation shall include:

1. A legal description of the property designated as a landmark;

2. The effective date of the landmark designation;

3. A statement that the alteration, demolition, reconstruction, rehabilitation, relocation, renovation, or restoration of the landmark may be restricted or prohibited by the provisions of this Chapter; and

4. A certified copy of the resolution adopted by the Board designating the landmark.

22.124.100 Process for Designation of a Historic District.

A. Review by the Director.

1. Notice to Record Owner of the Nomination. Within 30 days of the effective date of a historic district nomination, the Director shall, by first-class mail, provide the following information to the record owner(s) of any property within the boundaries of a proposed historic district:

a. Notice that the property is within the boundaries of a proposed historic district;

b. That the designation of the historic district may restrict the owner's ability to alter, demolish, reconstruct, rehabilitate, relocate, renovate, or restore the property within the historic district;

c. That the owner has a right to object to and be heard regarding the historic district designation; and

d. The name, title, and contact information of a person within the Department who shall provide the owner information regarding the historic district designation process.

The Director shall also request that the owner(s) certify in writing within 30 days of the mailing of the notice of nomination whether the owner(s) consents or does not

consent to the historic district designation. An owner who fails to respond within 30 days will be deemed not to consent to the designation. The Director may grant one extension, not to exceed 90 days, for owners to certify in writing whether they consent or do not consent, applicable to all properties within the proposed historic district, where the Director determines that the additional time is necessary based on the size or specific features of the proposed historic district.

2. Report and Recommendation. Within 180 days of the date the Director mails the information required by Subsection A.1, above, but not sooner than the time allowed for an owner to certify whether or not the owner consents to the designation, including any extension granted by the Director, the Director shall file a report with the Landmarks Commission containing:

a. A detailed description of the proposed historic district, including each contributing property therein, and the character-defining features of the proposed historic district;

b. The precise location and boundaries of the proposed historic district;

c. A recommendation as to whether the proposed historic district should be approved, approved with modifications, or disapproved;

d. The factual basis supporting the recommendation, including a discussion of any applicable criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts); and

e. A statement indicating the percentage of owners which have consented to the designation.

The Director shall file a copy of the report with the Executive Officer-Clerk of the Board.

3. Summary Denial by the Director. The Director may summarily deny an application to nominate a historic district where the Director finds based on the contents of the application and the criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) that the nomination is wholly lacking in

merit, and where there is evidence that the application was filed to delay or frustrate development activity planned for the property subject to the nomination. The Director may summarily deny an application no later than 180 days after receiving an application to nominate a historic district, but not before all record owners have indicated their consent or non-consent to the nomination, or are deemed not to consent to the nomination pursuant to Subsection A.1, above. For the purposes of this Subsection A.3, a nomination is "wholly lacking in merit" if no reasonable professional experienced in historic preservation within the County would find the nomination has merit. Within 10 days of summary denial, the Director shall, by first-class mail, notify the applicant and the record owners of any real property within the boundaries of the proposed historic district of the denial and the specific reasons therefor.

B. Review by Landmarks Commission.

1. The Landmarks Commission shall hold a public hearing on a historic district nomination not later than 90 days after the Director files a report with the Landmarks Commission pursuant to Subsection A.2, above.

2. Within 30 days of the close of the public hearing, but in no event later than 120 days from the date of the filing of the Director's report pursuant to Subsection A.2, above, the Landmarks Commission shall do one of the following:

a. Adopt a resolution recommending the Board approve the historic district designation, in whole or in part and with or without modifications. The resolution shall be in writing and shall:

i. Contain a detailed description of the proposed historic district, including each contributing property therein, and the character-defining features of the proposed historic district;

ii. Delineate the location and boundaries of the proposed historic district;

iii. State findings of fact supporting the recommendation, including a discussion of the applicable criteria for the designation of historic districts set

forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts); and

iv. Indicate the percentage of owners who have consented to the historic district designation.

The Landmarks Commission shall promptly file a copy of the resolution with the Commission and the Executive Officer-Clerk of the Board; or

b. Adopt a resolution disapproving the historic district designation and deny the nomination application. The Landmarks Commission shall disapprove a historic district designation if it determines that the criteria applicable to the designation have not been met. The Landmarks Commission shall adopt written findings of fact supporting its action disapproving a historic district designation.

3. The Landmarks Commission shall provide notice of its action pursuant to Section 22.222.220 (Notice of Action), and shall also provide notice by first-class mail or electronic mail, where applicable, to the record owner(s) of all real property located within the proposed historic district.

4. In the event the Landmarks Commission fails to act within the time set forth in Subsection B.1 or B.2, above, the historic district designation shall be deemed denied. In such case, the Department shall provide the notice required by Subsection B.3, above.

C. Review by Regional Planning Commission.

1. For each proposed historic district for which the Landmarks Commission files a resolution with the Commission pursuant to Subsection B.2, above, the Commission shall hold a public hearing to consider whether the proposed historic district is consistent with the General Plan and any applicable area or specific plans, and whether the designation of the proposed historic district will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The Commission shall defer to the Landmarks Commission's findings regarding whether the historic district satisfies the criteria for the designation of historic districts set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts).

2. The Commission shall hold a public hearing on a proposed historic district designation not later than 90 days after the Landmarks Commission files a resolution with the Regional Planning Commission pursuant to Subsection B.2, above.

3. Within 30 days of the close of the public hearing, but in no event later than 120 days of the filing of the Landmarks Commission's resolution pursuant to Subsection B.2, above, the Commission shall do one of the following:

a. Adopt a resolution recommending the Board approve the historic district designation, in whole or in part and with or without modifications. The resolution shall be in writing and contain findings of fact demonstrating that the proposed historic district is consistent with the General Plan and any applicable area or specific plans, and will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The resolution shall attach and incorporate any prior resolution of the Landmarks Commission recommending approval of the historic district designation. The Commission shall promptly file a copy of the resolution with the Executive Officer-Clerk of the Board; or

b. Adopt a resolution disapproving the historic district designation and deny the nomination application. The Commission shall disapprove a historic district designation if it determines that the proposed historic district is inconsistent with the General Plan or any applicable area or specific plans, is not in the interest of public health, safety, and general welfare, or is not in conformity with good zoning practice. The Commission shall adopt written findings of fact supporting its action disapproving a designation.

4. The Commission shall provide notice of its action pursuant to Section 22.222.220 (Notice of Action), and shall also provide notice by first-class mail or electronic mail, where applicable, to the record owners of all real property subject to the proposed historic district designation.

5. In the event the Commission fails to act within the time set forth in Subsection C.2 or C.3, above, the designation shall be deemed disapproved. In such

case, the Department shall notify the Board and shall provide the notice required by Subsection C.4, above.

D. Designation by the Board.

1. Following the filing by the Commission of a resolution pursuant to Subsection C.3, above, or following notice from the Department given pursuant to Subsection C.5, above, and after holding a public hearing on the proposed Historic District designation, the Board may:

a. Adopt an ordinance designating the historic district designation, in whole or in part and with or without modifications. The ordinance shall delineate the location and boundaries of the historic district, specify the contributing properties therein, and describe the character-defining features of the historic district. The ordinance may also establish guidelines and standards for future proposed changes to property within the historic district, and may specify the nature of any work which may be performed within the historic district without the prior issuance of a certificate of appropriateness. The Board shall adopt written findings of fact in support of its designation, including a discussion of the applicable criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts); or

b. Disapprove the historic district designation, if the Board determines that the applicable criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) have not been met; or if it determines that the proposed historic district is inconsistent with the General Plan or any applicable area or specific plans, is not in the interest of public health, safety, and general welfare, or is not in conformity with good zoning practice. The Board shall adopt written findings of fact supporting its action disapproving a designation.

2. The Board shall provide notice of its action pursuant to Section 22.222.220 (Notice of Action), and shall also provide notice by first-class mail or electronic mail, where applicable, to the owners of all property subject to the historic district designation.

E. Effective Date of Designation. A historic district designation shall be effective as of the date the ordinance establishing the historic district becomes effective.

F. Upon the effective date of a historic district designation:

1. The Landmarks Commission shall promptly enter the district into the County Register as a "Los Angeles County Historic District," and shall specify the effective date of the historic district nomination; and

2. The Director shall promptly revise the County's Zoning Map to reflect the historic district.

22.124.110 Procedure for Amendment or Rescission of Designation.

A. The designation of a landmark or historic district may be modified or rescinded by the Board if it finds, after holding a public hearing, that:

1. The evidence used to establish the designation was erroneous or that the designation was procured by fraud; or

2. The landmark or historic district no longer meets the criteria for designation set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) due to reasons outside the control of the owner(s) of the designated property, including but not limited to damage caused by natural disaster, flood, earthquake, or other calamity.

The Board shall adopt written findings of fact supporting its decision to modify or rescind a designation.

B. The Board may, without prior notice or public hearing, rescind a landmark designation if it finds that a landmark has been lawfully demolished, removed, or relocated in conformance with the provisions of this Chapter. The decision to rescind a landmark designation pursuant to this Section shall be by written resolution containing findings of fact in support of the decision.

22.124.120 Notice of Modification to or Rescission of Designation.

When a landmark or historic district designation has been modified or rescinded, the Department shall promptly notify the owners of the property included therein, and

shall cause a copy of the appropriate resolution or ordinance, or notice thereof, to be recorded with the Registrar-Recorder/County Clerk.

22.124.130 Designation of County-Owned Property as a Landmark.

A. The Board may designate any County-owned property as a landmark, if the Board determines that the property satisfies the applicable criteria set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts).

B. The designation of a County-owned property as a landmark may be made by written resolution which shall:

1. Contain a detailed description of the property subject to the landmark designation, including the character-defining features that justify the designation and should be preserved;

2. Delineate the location and boundaries of the landmark; and

3. Discuss the criteria for the designation of landmarks set forth in Section 22.124.070 (Criteria for Designation of Landmarks and Historic Districts) as applied to the landmark.

The resolution may also establish guidelines and standards for future proposed changes to the landmark, and may impose any other restrictions or regulations on future work on or use of the landmark.

C. Effective Date of Designation. A landmark designation of a County-owned property shall be effective as of the date the resolution approving the designation is adopted by the Board.

D. Upon the effective date of the designation of the County-owned property as a landmark, the Landmarks Commission shall promptly enter the property into the County Register as a "Los Angeles County Landmark," and shall specify the effective date of the landmark designation.

E. Recordation. The Director shall cause a document titled "Notice of Landmark Designation" to be promptly recorded with the Registrar-Recorder/County Clerk upon the effective date of the designation of a County-owned property as a landmark. The Notice of Landmark Designation shall include:

1. A legal description of the property designated as the landmark;

2. The effective date of the landmark designation; and

3. A certified copy of the resolution adopted by the Board designating the landmark.

F. A County-owned property designated by the Board as a landmark shall be subject only to the guidelines, standards, restrictions, or regulations set forth in the designating resolution, or in any subsequent resolution adopted by the Board regarding the landmark designation, and shall not otherwise be subject to this Chapter. The Director shall assist County departments or commissions to determine whether proposed work on or use of a County-owned landmark is consistent with its landmark designation, at the request of such departments or commissions.

22.124.140 Certificate of Appropriateness – When Required.

A. Except as set forth in Subsection B, below, a certificate of appropriateness is required prior to conducting any of the following work:

1. Work involving or impacting the exterior of a landmark structure or property located within a historic district;

2. Work involving or impacting a character-defining feature of a landmark or historic district; and

3. Work which requires a certificate of appropriateness pursuant to the resolution or ordinance designating the landmark or historic district.

B. A certificate of appropriateness shall not be required for work which the Director determines constitutes any of the following:

1. Maintenance and repair;

2. Work which is authorized by the ordinance or resolution designating the landmark or historic district without a certificate of appropriateness;

3. A change to sign copy of a sign affixed to or part of a landmark or located within a historic district, if the change does not alter the existing design or materials of the sign; or

4. Work which is necessary to correct an unsafe condition pursuant to Section 22.124.220 (Unsafe or Dangerous Conditions).

22.124.150 Certificate of Appropriateness – Application and Hearing.

A. Application.

1. Where a certificate of appropriateness is required pursuant to this Chapter, the owner of any property requiring the certificate of appropriateness, or the owner's authorized agent, may file an application with the Director for a certificate of appropriateness. The application must be accompanied by the applicable fee, which shall be non-refundable. The application shall contain the following information:

a. Name and address of the applicant;

b. Evidence that the applicant is the sole owner of the subject property or has the written permission of all owners to make such application;

c. The location (address or vicinity) and legal description of the subject property;

d. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director, indicating the use, location, and size of all buildings and structures, yards, driveways, access areas, vehicle and bicycle parking areas, pedestrian facilities, landscaping, walls or fences, and other similar features on the subject property;

e. A detailed description of work proposed to be carried out, and any plans, drawings, diagrams, or photographs as may be required by the Director to determine compliance with this Chapter and with this Title 22; and

f. Such other information as the Director may require.

2. The Director shall notify the applicant within 30 days of submittal whether the application is complete or whether additional information is required.

B. Review by the Director. Upon receipt of a complete application accompanied by all required fees, the Director shall review the application, conduct or cause to be conducted any research, inspections, studies, or other activities necessary

to evaluate the application, and take appropriate action pursuant to Subsection C or D, below.

C. Administrative Certificate of Appropriateness. If an application for a certificate of appropriateness seeks to authorize reconstruction, rehabilitation, restoration, an addition of less than 500 square feet of new floor area to a landmark structure or structure located in a historic district, or any combination thereof, the Director shall administratively approve the application if the work proposed conforms to the standards set forth in Section 22.124.160 (Certificate of Appropriateness – Standards). The Director shall administratively deny the application if the work proposed does not conform to the standards set forth in Section 22.124.160. The Director shall approve, modify and approve, or disapprove the application within 60 days of the receipt of a complete application for a certificate of appropriateness accompanied by all required fees, unless extended by the applicant. In the event the Director fails to act within the time set forth in this Subsection C, the application shall be deemed approved.

D. Review by Landmarks Commission.

1. Where an application for a certificate of appropriateness seeks to authorize work not subject to administrative approval by the Director pursuant to Subsection C, above, the Landmarks Commission shall hold a public hearing to consider the application. The public hearing shall be held within 180 days of the receipt of a complete application for a certificate of appropriateness accompanied by all required fees, unless extended by the applicant or by the Director pursuant to Section 22.124.280 (Time Extensions to Comply with CEQA). In advance of the public hearing, the Director shall file with the Landmarks Commission a report summarizing the research, investigations, inspection, studies, or other activities with respect to the application for a certificate of appropriateness. The report shall contain a recommendation to approve, approve with modifications, or deny the certificate of appropriateness.

2. The Landmarks Commission may continue any public hearing required by Subsection D.1, above, to permit the investigation of alternatives to the work proposed in the certificate of appropriateness application. Any continuances pursuant to Subsection D.2, below, shall not cumulatively exceed 180 days from the receipt by the Director of a complete application for a certificate of appropriateness accompanied by all required fees, unless agreed to by the applicant or extended by the Director pursuant to Section 22.124.280 (Time Extensions to Comply with CEQA).

3. Within 60 days of the close of the public hearing, the Landmarks Commission shall do one of the following:

a. Approve or modify and approve the application, if the work proposed conforms to each of the standards set forth in Section 22.124.160 (Certificate of Appropriateness – Standards); or

b. Deny the application if the work proposed does not conform to each of the standards set forth in Section 22.124.160 (Certificate of Appropriateness – Standards).

The decision of the Landmarks Commission pursuant to this Subsection D.3 shall be in writing and state findings of fact in support of its decision.

4. The Landmarks Commission shall serve notice of its action pursuant to Section 22.222.220 (Notice of Action), and shall also provide notice by first-class mail or electronic mail, where applicable, to all owners of the subject property.

5. In the event the Landmarks Commission fails to act within the time set forth in Subsection D.1 or D.3, above, the application shall be deemed approved. In such case the Department shall provide the notice required by Subsection D.4, above.

E. Where a certificate of appropriateness authorizes work that requires a permit or other approval from a County department or commission, or other government agency, an application for such permit or approval must be submitted within one year from the date the certificate of appropriateness is approved. Where a certificate of appropriateness authorizes work requiring more than one permit or approval from a County department or commission, or other government agency, each such application

must be submitted within one year from the date the certificate of appropriateness is approved. The applicant may submit a written request to the Director for an extension of time to submit any necessary application. The request must provide facts demonstrating that such additional time is necessary despite the applicant's diligence and good faith efforts to prepare and submit the required application. The Director shall grant a one-time, six-month extension if the Director determines the applicant has proceeded diligently and in good faith but requires additional time to submit the required application. A certificate of appropriateness will expire and become null, void, and of no effect if the applicant fails to submit a timely application for a permit or other approval pursuant to this Subsection E.

F. An application for a certificate of appropriateness may be filed concurrently with an application for any other permit or approval. Except as provided in Section 22.124.040.B.1, no person shall conduct or cause to be conducted any work requiring a certificate of appropriateness pursuant to this Chapter, regardless of any permit or other approval authorizing such work, unless and until a certificate of appropriateness authorizing such work is approved and becomes final and effective pursuant to this Chapter.

22.124.160 Certificate of Appropriateness – Standards.

A certificate of appropriateness shall be approved if the work proposed therein satisfies each of the following criteria:

A. The proposed work is appropriate for and consistent with the purposes of this Chapter.

B. The proposed work will comply with the United States Secretary of the Interior's Standards for the Treatment of Historic Properties for landmarks and contributing properties.

C. The proposed work will preserve, enhance, or restore, and does not damage or destroy, the exterior or character-defining features, interior or exterior, of a landmark or contributing property.

D. The proposed work will not adversely affect the special character or special historical, architectural, or aesthetic interest or value of a landmark, contributing property, or historic district.

E. For proposed work involving the exterior of a structure in a historic district, which structure is not designated as a landmark or contributing property, the proposed work will be compatible with the character of the historic district.

F. The proposed work will comply with the provisions of the applicable resolution or ordinance designating the landmark or historic district.

G. The proposed work will comply with any applicable guidelines adopted by the County for the treatment of landmarks and properties within historic districts.

22.124.170 Certificate of Appropriateness – Subsequent Modifications.

A County department or commission may authorize modifications to an approved certificate of appropriateness where:

A. The County department or commission is responsible for issuing a permit or approval for the work to be modified;

B. The Director, department head, or other authorized agent of the department or commission determines that the modifications are required by applicable law or County Code; and

C. After consultation with the Director, the Director determines the modifications will not have an adverse effect on the character-defining features of any landmark or contributing property, and are compatible with any applicable landmark or historic district designation.

22.124.180 Certificate of Economic Hardship.

A. Application.

1. Where a certificate of appropriateness is required pursuant to this Chapter, an owner of the subject property, or the owner's authorized agent, may instead file an application with the Director for a certificate of economic hardship on the basis that strict application of the provisions of this Chapter to the subject property will result

in an undue hardship to the owner(s) of the subject property. The application shall be accompanied by the applicable fee, which shall be non-refundable. The application shall contain all of the information required by Section 22.124.150.A.1 (Application) and shall contain the following additional information:

a. The estimated market value of the property in its current condition;

b. The estimated market value of the property after completion of the work proposed in the application;

c. Estimates of the costs of the work proposed in the application;

d. In the case of demolition:

i. The estimated market value of the property after rehabilitation of the existing property and an estimate from an architect, developer, real estate consultant, appraiser, or other professional with experience in rehabilitation as to the economic feasibility of rehabilitation of the existing structures on the property; and

ii. A rehabilitation report from a licensed engineer or architect with expertise in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;

e. For income producing properties, information on annual gross income, operating and maintenance expenses, tax deductions for depreciation, annual cash flow after debt service, assessed property valuations, and real estate taxes for the two years preceding the date of the application;

f. The remaining balance of any mortgage or other financing secured by the property and annual debt service, if any, for the two years preceding the date of the application;

g. A current appraisal of the property and all other appraisals of the property obtained by the owner or applicant within the two years preceding the date of the application;

h. The date the property was purchased and, if purchased within the 36 months preceding the date of the application, the amount paid for the property, the party from whom the property was purchased, including a description of the relationship, if any, between the owner or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;

i. Any listing of the property for sale or rent, and prices or rent amounts asked, and offers for purchase or lease received, if any, within the two years preceding the date of the application; and

j. Any other information the Director may require to determine whether or not the property does or may yield a reasonable return to the owner.

2. The Director shall notify the applicant within 30 days of submittal whether the application is complete or whether additional information is required.

B. Review by the Director. Upon receipt of a complete application accompanied by all required fees, the Director shall review the application, and conduct or cause to be conducted any research, inspections, studies, or other activities necessary to evaluate the application.

C. Review by the Landmarks Commission.

1. The Landmarks Commission shall hold a public hearing to consider an application for a certificate of economic hardship. The public hearing shall be held within 180 days of the receipt of a complete application accompanied by all required fees, unless extended by the applicant or by the Director pursuant to Section 22.124.280 (Time Extensions to Comply with CEQA). In advance of the public hearing, the Director shall file with the Landmarks Commission a report summarizing the research, investigations, inspection, studies or other activities with respect to the application for a certificate of appropriateness. The report shall contain a recommendation to approve, approve with modifications, or deny the certificate of economic hardship.

2. The Landmarks Commission may continue any public hearing required by Subsection C.1, above, to permit the investigation of alternatives to the work

proposed in the certificate of economic hardship application. Any continuances pursuant to this Subsection C.2 shall not cumulatively exceed 180 days from the receipt by the Director of a complete application for a certificate of economic hardship accompanied by all required fees, unless agreed to by the applicant or extended by the Director pursuant to Section 22.124.280 (Time Extensions to Comply with CEQA).

3. Within 60 days of the close of the public hearing, the Landmarks Commission shall approve, modify and approve, or disapprove the application. The decision of the Landmarks Commission shall be in writing and state findings of fact in support of its decision.

4. The Landmarks Commission shall not approve an application for a certificate of economic hardship unless the information submitted by the applicant or presented at public hearing substantiates all of the following findings:

a. Denial of the certificate of economic hardship will result in immediate and substantial hardship to the owner(s) of the subject property because of conditions peculiar to the property, or features thereof;

b. The sale, rental, or rehabilitation of the property is not economically reasonable, practical, or viable, considering the cost of utilizing the property for uses allowed in the applicable zone, including any existing allowed non-conforming uses; and

c. Denial of the certificate of economic hardship would damage the owner of the property unreasonably in comparison to the benefit conferred on the community.

5. For the purposes of the findings required by Subsection C.4, above, evidence of actual financial loss or lost opportunity to obtain increased return from the property may be evidence supporting the approval of a certificate of economic hardship, but standing alone is not sufficient evidence to approve a certificate of economic hardship.

6. The Landmarks Commission shall serve notice of its action pursuant to Section 22.222.220 (Notice of Action), and shall also provide notice by first-class mail or electronic mail, where applicable, to all owners of the subject property.

7. In the event the Landmarks Commission fails to act within the time set forth in Subsection C.1 or C.3, above, the application shall be deemed approved. In such case the Department shall provide the notice required by Subsection C.6, above.

D. Concurrent Processing with an Application for a Certificate of Appropriateness. An application for a certificate of economic hardship may be filed concurrently with an application for a certificate of appropriateness. In such cases, the applications will be processed and considered concurrently as a single application, and only the applicable fee for a certificate of economic hardship application shall be required. The applicable reviewing body pursuant to this Chapter may approve the certificate of appropriateness and deny the certificate of economic hardship as moot; deny the certificate of appropriateness and approve the certificate of economic hardship; or deny both.

E. Where a certificate of economic hardship authorizes work that requires a permit or other approval from a County department or commission, or other government agency, an application for such permit or approval must be submitted within one year from the date the certificate of economic hardship is approved. Where a certificate of economic hardship authorizes work requiring more than one permit or approval from a County department or commission, or other government agency, each such application must be submitted within one year from the date the certificate of economic hardship is approved. The applicant may submit a written request to the Director for an extension of time to submit any necessary application. The request must provide facts demonstrating that such additional time is necessary despite the applicant's diligence and good faith efforts to prepare and submit the required application. The Director shall grant a one-time, six-month extension if the Director determines the applicant has proceeded diligently and in good faith, but requires additional time to submit the required application. A certificate of economic hardship will expire and become null,

void, and of no effect if the applicant fails to submit a timely application for a permit or other approval pursuant to this Subsection E.

F. An application for a certificate of economic hardship may be filed concurrently with an application for any other permit or approval. Except as provided in Section 22.124.040.B.1 (Applicability), no person shall conduct or cause to be conducted any work requiring a certificate of economic hardship pursuant to this Chapter, regardless of any permit or other approval authorizing such work, unless and until a certificate of economic hardship authorizing such work is approved and becomes final and effective pursuant to this Chapter.

22.124.190 Effective Date of Decision; Appeals and Calls for Review; Resubmission, Reconsideration.

A. The effective date of a decision made pursuant to this Chapter shall be determined pursuant to Section 22.222.230 (Effective Date of Decision and Appeals), except that a decision of the Director or Landmarks Commission made pursuant to this Chapter which is not subject to appeal or call for review is effective and final on the date the decision is made. A decision of the Board made pursuant to this Chapter is effective and final on the date the decision is made.

B. Rights of Appeal.

1. The rights of appeal described in Section 22.222.230.C are limited as set forth in this Subsection B.

2. Appeals to the Landmarks Commission. Any person may appeal the following decisions or determinations to the Landmarks Commission:

a. A decision by the Director to summarily deny a nomination pursuant to Section 22.124.090.A.3 (Summary Denial by the Director) or Section 22.124.100.A.3 (Summary Denial by the Director), in which case such appeal shall be limited to the issue of whether summary denial was proper; or

b. A decision by the Director to approve, including deemed approvals, modify and approve, or deny an administrative certificate of appropriateness pursuant to Section 22.124.150.C (Administrative Certificate of Appropriateness).

The decision by the Landmarks Commission on any such appeal shall not be subject to further administrative appeal.

3. Appeals to the Board. Any person may appeal the following decisions or determinations to the Board:

a. A decision by the Landmarks Commission to disapprove, including deemed disapprovals, the designation of a landmark pursuant to Section 22.124.090.B (Review by Landmarks Commission) or historic district pursuant to Section 22.124.100.B (Review by Landmarks Commission);

b. A decision by the Landmarks Commission to approve, including deemed approvals, modify and approve, or disapprove a certificate of appropriateness pursuant to Section 22.124.150.D (Review by Landmarks Commission); or

c. A decision by the Landmarks Commission to approve, including deemed approvals, modify and approve, or disapprove a certificate of economic hardship pursuant to Section 22.52.3180.C (Review by Landmarks Commission).

4. Where the Board reverses the decision of the Landmarks Commission to disapprove a historic district nomination, the Board shall either remand the matter to the Landmarks Commission for further consideration, or direct the matter to the Commission for consideration pursuant to Section 22.124.100.C (Review by Regional Planning Commission).

5. Where work authorized by a certificate of appropriateness or certificate of economic hardship approved pursuant to this Chapter may not be carried out in whole or in part without a Conditional Use Permit, variance, subdivision, or other entitlement pursuant to this Title 22, and such Conditional Use Permit, variance, subdivision, or other entitlement may be appealed to the Board pursuant to this Title 22, the certificate of appropriateness or certificate of economic hardship may not be separately appealed to the Board under Subsection B.3, above. The effective date of such certificate of appropriateness or certificate of economic hardship shall be deemed

stayed pending the processing of the Conditional Use Permit, variance, or other entitlement. If such Conditional Use Permit, variance, subdivision, or other entitlement is approved, the effective date of the certificate of appropriateness or certificate of economic hardship shall be deemed the same as the effective date of the Conditional Use Permit, variance, subdivision, or other entitlement, and may be timely appealed concurrently with a timely appeal of the Conditional Use Permit, variance, subdivision, or other entitlement. Where the Conditional Use Permit, variance, subdivision, or other entitlement is timely called for review pursuant to Chapter 22.240 (Appeals), the certificate of appropriateness or certificate of economic hardship shall also be deemed timely called for review.

C. Notice of Decision. In addition to persons entitled to receive notice pursuant to Section 22.222.220 (Notice of Action), the appellate or review body shall serve notice of its action by first-class mail or electronic mail where applicable on all owners of the property subject to the appeal or call for review.

D. Resubmission, Reconsideration. When a decision approving, modifying and approving, or disapproving a nomination or application made or submitted pursuant to this Chapter becomes final pursuant to this Section, no subsequent nomination or application that is the same or substantially the same may be made for a period of one year from the effective date of the final determination or decision.

22.124.200 Public Hearing Procedures.

A. Notice of Public Hearing. Whenever a public hearing is required or permitted to be held pursuant to this Chapter, notice shall be provided pursuant to Section 22.222.120.B.2 (Notice of Public Hearing), and shall also be provided as follows:

1. Nominations, Landmarks. Not less than 30 days prior to the date of the public hearing, notice shall be given by first-class mail to the record owner(s) of any property subject to the nomination to be considered at the public hearing.

2. Nominations, Historic Districts. Not less than 30 days prior to the date of the public hearing, notice shall be given by first-class mail to the record owner(s) of each property proposed to be located within a historic district.

3. Certificate of Appropriateness/Certificate of Economic Hardship, Landmarks. Not less than 30 days prior to the date of the public hearing, notice shall be given by first-class mail to all record owners within 150 feet of the subject property.

4. Certificate of Appropriateness/Certificate of Economic Hardship, Historic Districts. Not less than 30 days prior to the date of the public hearing, notice shall be given by first-class mail to the record owners of all properties within 300 feet of the subject property.

B. Posting. Posting of a public hearing notice sign shall be required in compliance with Section 22.222.170 (Sign Posting), except that the hearing notice sign shall be posted not less than 30 days prior to the date of the public hearing. For proposed landmarks, where the owner consents to the landmark designation, the notice sign shall also be prominently displayed on the place, building, object, or structure subject to the public hearing. For proposed historic districts, the notice sign shall also be placed on the principal boundaries thereof, or at any alternative posting locations as may be directed by the Director.

C. Appeals. In the case of an appeal, not less than 30 days prior to the date of the public hearing on the appeal, notice shall be given by first-class mail to the appellant, in addition to any other person to whom notice is required to be given pursuant to Subsection A, above.

22.124.210 Joint and Common Ownership – Notice and Consent.

A. Where notice is required to or may be given pursuant to this Chapter, notice may be given as follows:

1. Where a building or group of buildings has been divided into condominiums with any common areas maintained or operated by an association of the condominium owners, to the association only.

2. Where a building or group of buildings has been dividing into condominiums with any common areas maintained or operated by an association of the condominium owners, and a proposed designation includes commonly owned features and features which are not commonly owned, such as, but not limited to, the interior of a condominium unit, to the association and the owner of any of the areas which are not commonly owned.

3. Where property is owned by a cooperative corporation, to the corporation only.

B. Where consent of an owner is required or may be given pursuant to this Chapter, the following rules apply:

1. Where a building or group of buildings has been divided into condominiums with any common areas maintained or operated by an association of the condominium owners, the association shall be the sole owner for the purposes of giving consent, except that where a proposed designation includes commonly owned areas and areas which are not commonly owned, such as, but not limited to, the interior of a condominium unit, the owner of any of the areas which are not commonly owned shall also be an owner for the purposes of giving consent.

2. Where a property is owned by a cooperative corporation, the corporation shall be deemed the sole owner for the purposes of giving consent.

3. Where property is owned jointly by one or more persons, organizations, corporations, or other entities, the owners must act unanimously as though there were only one owner. Joint owners who fail to provide unanimous consent shall be deemed not to consent. The County shall have no obligation to investigate or determine the legal relationship among the joint owners governing the owners' respective rights to grant consent.

4. Where property is owned in trust, the trustee shall be considered the sole owner for the purposes of giving consent, unless the trustee notifies the Department in writing of the identity of the beneficial owner or owners of the building, structure, or other real property, and certifies in writing that the beneficial owner or

owners will act on behalf of the trust for the purposes of this Chapter. The rules regarding unanimous consent of joint owners set forth in Subsection B.3, above, shall apply to multiple trustees or multiple beneficial owners. The County shall have no obligation to investigate or determine the legal relationship among the trustees or beneficial owners governing the trustees' or owners' respective rights to grant consent.

22.124.220 Unsafe or Dangerous Conditions.

None of the provisions of this Chapter shall be construed to prevent any work necessary to correct an unsafe or dangerous condition of any structure, site, place, object, tree, landscape, or natural land feature, where such condition has been declared unsafe or dangerous by the Director of Public Works or the Fire Chief of the Fire Department; provided, however, that only such work as is absolutely necessary in the opinion of the Director of Public Works or the Fire Chief to correct the unsafe or dangerous condition may be performed pursuant to this Section.

22.124.230 Compliance with Maintenance Requirements.

The owner, lessee, or other person with actual possession, care, or control of a landmark or property in a historic district shall perform maintenance and repairs as needed to prevent the deterioration, decay, or degradation of the historic or character-defining features of the landmark or historic district.

22.124.240 Enforcement and Penalties.

A. The failure to comply with a requirement of this Chapter, or of any order, resolution, or ordinance issued or adopted pursuant to this Chapter, shall be declared to be a public nuisance pursuant to Section 22.242.040 (Public Nuisance).

B. In addition to any other remedy provided in this Title 22, any person who performs or causes to be performed any work on a landmark or a contributing property in violation of this Chapter shall restore or reconstruct the landmark or contributing property to its original condition prior to the violation. The County may seek relief in any court of competent jurisdiction to compel the reconstruction or restoration of the landmark or contributing property. This civil remedy is cumulative to any other remedy,

including criminal prosecution, and the imposition of any administrative fines, penalties and noncompliance fees as provided by law.

C. Where a landmark or contributing property is demolished in violation of this Chapter, no County department or commission shall accept for processing or approve any application for a building permit or other approval authorizing construction on the site, or a permit or approval to use the site as a parking area, unless and until the earlier of:

1. Sixty months from the date the County receives actual notice that the unauthorized work has occurred; or

2. The landmark or contributing property has been fully restored or reconstructed.

Notwithstanding the foregoing, a County department or commission may accept for processing and approve a permit or approval for work necessary to restore or reconstruct the landmark or contributing property, or to move an existing landmark or contributing property to the site.

22.124.250 Street Improvements in Historic Districts.

Whenever street or streetscape improvements are proposed by the County in areas that are historic districts, the County may consider the use of materials, landscaping, light standards, signage, and other street features that are compatible with the area's historic and architectural character.

22.124.260 Waiver of Parking Requirements.

Provided the gross square footage of a building or structure of a landmark or contributing property does not increase, a landmark or contributing property shall not be required to provide more parking spaces than the number of spaces existing on the landmark or contributing property site as of the effective date of the designation of the landmark or historic district. In the event the gross square footage of the building or structure of a landmark or contributing structure increases, the parking requirements shall be calculated in accordance with Section 22.172.020.C.3.

22.124.270 Determining Record Owner; Notice to Owners Not Of-Record.

The identity of a record owner of a property for purposes of this Chapter shall be determined by reference to the latest equalized assessment roll from the Assessor. Where in this Chapter notice is required to be given to a record owner, notice shall also be given to an owner not of-record whose identity and address is actually known to the party giving notice.

22.124.280 Time Extensions to Comply with CEQA.

Any time periods set forth in this part may be extended by the Director by such periods as are necessary to comply with, or permitted by, CEQA.

Chapter 22.126 Tree Planting Requirements.

Sections:

22.126.010 Purpose.

22.126.020 Applicability.

22.126.030 Tree Requirements.

22.126.040 Site Plan Requirements.

22.126.050 Modification of Development Standards.

22.126.010 Purpose.

This Chapter establishes a project's tree planting requirements to provide environmental benefits. Trees planted pursuant to this Chapter will reduce greenhouse gases by absorbing carbon dioxide, reduce water pollution by retaining storm water onsite, and reduce the urban heat island effect by shading impervious surfaces.

22.126.020 Applicability.

A. This Chapter shall apply to any project that includes:

1. A new principal use building;

2. Additions to buildings, where the addition adds a cumulative floor area of at least 50 percent of the total existing building floor area on the subject property, within any 12-month period; or

3. New uncovered surface parking lots with a minimum of 15 parking spaces and/or existing uncovered surface parking lots expanded to have 15 or more parking spaces.

B. The following projects are exempt from the requirements of this Chapter:

1. Any project where a complete application for the project was filed with the Department prior to April 28, 2016, the effective date of this Chapter; and

2. Utility-scale solar energy facilities, ground-mounted.

C. Trees required by this Chapter are the minimum requirement for a project, but may also contribute to fulfilling other landscaping requirements in this Title 22, including any such requirements in a Community Standards District.

22.126.030 Tree Requirements.

A. Amount of Trees.

1. Except for residential subdivision projects that are otherwise subject to Section 21.32.195 in Title 21 (Subdivisions) of the County Code, projects that fall within a category described in Sections 22.126.020.A.1 and 22.126.020.A.2, above, shall comply with the following requirements:

a. For projects that are primarily residential with three or fewer units per lot, a minimum of two trees shall be planted on each lot:

b. For projects that are primarily residential with four or more units per lot, a minimum of one tree shall be planted for every 5,000 square feet of building footprint per lot; and

c. For projects that are non-residential or mixed-use, a minimum of three trees shall be planted for every 10,000 square feet of developed lot area.

2. Any existing tree located on the project site with a minimum trunk diameter of 0.75 inches, as measured six inches above the soil line, may count towards meeting the requirement in Subsection A.1, above.

3. For projects described in Section 22.126.020.A.3, above, a shade plan meeting the specifications set forth in the Tree Planting Guide, to be maintained by

the Director, is required. For those projects, the amount of trees required on that shade plan shall anticipate a minimum of 50 percent shade coverage of the uncovered parking area within 15 years of planting the required trees. Trees required by this Subsection A.3 may also count towards the requirements in Subsections A.1.b and A.1.c, above.

B. Species. The tree species planted pursuant to this Chapter shall be those that provide adequate shade, are not invasive, are resistant to local pests and diseases, are adaptable to the local climate, and are appropriate for the planting location. The Director shall prepare and maintain the Tree Species List, which shall contain a list of tree species which the Director has determined to satisfy the first three criteria set forth in this Section.

C. Size. Required trees shall be a minimum size of 15 gallons and shall have a trunk diameter of 0.75 to 1.5 inches as measured six inches above the soil line at the time of planting.

D. Location.

1. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works; and

2. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

E. Maintenance.

1. Trees shall be supported with staking and ties that are made of soft and mold resistant material (such as rubber), until the trees are able to support themselves:

2. Trees for projects as described in Subsections A.1.b and A.1.c, above, and in Section 22.126.020.A.3 and not planted in turf shall require an irrigation system; and

3. Trees failing to survive shall be replaced.

22.126.040 Site Plan Requirements.

A. For projects described in Sections 22.126.020.A.1 and 22.126.020.A.2 required trees shall be depicted on a site plan and the tree species shall be labeled.

B. For projects located in a designated Fire Hazard Severity Zone, required site or shade plans shall be routed to the Fire Department's Fuel Modification Unit for review and approval to ensure proposed tree locations comply with Title 32 (Fire Code) of the County Code.

22.126.050 Modification of Development Standards.

The requirements of Section 22.126.030.A (Amount of Trees) may be modified by the Director during the application process, without additional fees where:

A. The applicant documents in a notarized letter by a certified arborist, submitted to the Director, that the required trees will not survive on the site due to the soil type thereon;

B. The requirement would conflict with other provisions set forth in the County Code. When, pursuant to this Section, the Director reduces the required shade area for a project described in Section 22.126.030.A.3 because there is not enough square footage for both the required shade area and the required parking, so long as the parking requirements are met, the Director may replace the tree requirements intended to create the shade area with a cool pavement requirement, preferably permeable, to be used in uncovered parking areas as defined in Division 2 (Definitions); or

C. The parking lot described in Section 22.126.020.A.3 is retrofitted with solar panels.

DIVISION 7: STANDARDS FOR SPECIFIC USES.

Chapter 22.140 Standards for Specific Uses.

Sections:

22.140.010 Purpose.

22.140.020 Applicability.

22.140.030 Alcoholic Beverage Sales.

22.140.040 Amateur Radio Antennas.

22.140.050 Ambulance Emergency Services Facilities.

22.140.060 Animal Keeping, Commercial.

22.140.070 Animal Keeping, Noncommercial or Personal Use.

22.140.080 Animal Raising.

22.140.090 Apartment Houses, Incidental Commercial Services.

22.140.100 Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses.

22.140.110 Automobile Body and Fender Repair, Painting, and Upholstering as an Accessory Use.

22.140.120 Automobile Dismantling Yards, Automobile Impound Yards, and Junk and Salvage Yards.

22.140.130 Building Materials Storage – Temporary.

22.140.134 Cannabis.

22.140.140 Caretaker Residences, Including Mobilehomes.

22.140.150 Cargo Shipping Containers.

22.140.160 Dairies.

22.140.170 Density-Controlled Developments.

22.140.180 Domestic Violence Shelters.

22.140.190 Dry Cleaning Establishments.

22.140.200 Electric Distribution Substations, Including Related Microwave Facilities.

22.140.210 Family Child Care Homes, Large.

22.140.220 Farmers' Markets.

22.140.230 Farmworker Housing.

22.140.240 Grading Projects.

22.140.250 Guest Houses.

22.140.260 Health Retreats.

22.140.270 Historic Vehicle Collections.

22.140.280 Holiday and Seasonal Sales.

22.140.290 Home-Based Occupations.

22.140.300 Homeless Shelters.

22.140.310 Hotels in Zone R-4 and R-5.

22.140.320 Joint Live and Work Units.

22.140.330 Live Entertainment, Accessory.

22.140.340 Manufacturing as an Accessory Use in Commercial Zones.

22.140.350 Mixed Use Developments in Commercial Zones.

22.140.360 Mixed Use Developments in Zone MXD-RU.

22.140.370 Mobilehome Parks.

22.140.380 Mobilehomes Used as a Residence During Construction.

22.140.390 Model Homes.

22.140.400 Oil Wells.

22.140.410 Outdoor Dining.

22.140.420 Outdoor Display.

22.140.430 Outdoor Storage.

22.140.440 Parking as a Transitional Use.

22.140.450 Plant Nurseries, Retail.

22.140.460 Produce Stands.

22.140.470 Real Estate Tract Offices.

22.140.480 Recreation Clubs and Facilities – Neighborhood, Commercial, and Private.

22.140.490 Recreational Vehicle Parks.

22.140.500 Rehabilitation Facilities for Small Wild Animals.

22.140.510 Renewable Energy.

22.140.520 Residential Care Facilities.

22.140.530 Scrap Metal Processing Yards.

22.140.540 Second Units.

22.140.550 Secondhand Stores.

22.140.560 Self-Service Storage Facilities.

22.140.570 Shared Water Wells.

22.140.580 Single-Family Residences.

22.140.590 Tasting Rooms and Remote Tasting Rooms.

22.140.600 Townhouses.

22.140.610 Wineries.

22.140.620 Yard Sales.

22.140.630 Secondary Land Uses Under High-Voltage Transmission Lines.

22.140.010 Purpose.

This Chapter establishes standards for specific uses that are permitted in this Title 22.

22.140.020 Applicability.

A. When a specific use in this Title 22 refers to a section or subsection in this Chapter 22.140, the regulations and standards listed in such section or subsection shall apply to the specific use as described in such section or subsection; and

B. When a specific use in this Title 22 requires a Conditional Use Permit (Chapter 22.158) application and Minor Conditional Use Permit (Chapter 22.160) application and refers to a section or subsection in this Chapter 22.140, the Review Authority may impose the regulations and standards for such a specific use as part of the conditions of approval.

22.140.030 Alcoholic Beverage Sales.

A. Purpose. This Section provides comprehensive regulations for alcoholic beverage sales to protect and promote public health, safety, comfort, convenience, and general welfare.

B. Definitions. Specific terms used in this Section are defined in Section 22.141.010 of Division 2 (Definitions), under "Alcoholic Beverage Sales."

C. Exceptions. This Section shall not apply to:

1. Tasting rooms and remote tasting rooms (Section 22.140.590); or

2. Wineries (Section 22.140.610).

D. Alcoholic Beverage Sales Within Specific Plans and Local Implementation Programs. If a zone or land use category within a Specific Plan or Local Implementation Program is silent with respect to alcoholic beverage sales, the Director may accept a Conditional Use Permit (Chapter 22.158) application for alcoholic beverage sales if the Director determines that such sales are accessory to another use permitted within such zone or land use category. The application shall be subject to this Section.

E. Operating Regulations for Uses Subject to Conditional Use Permit. The following operating regulations shall apply to any use selling alcoholic beverages for off-site consumption, which is the subject of a Conditional Use Permit (Chapter 22.158) application filed on or after October 19, 2017, the effective date of this Section:

1. If the use is located within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan.

2. The use shall offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis. These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor plan and/or shelf plan:

a. Within ten feet of the front door;

b. Within five feet of a cash register;

c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case;

d. On an end cap of an aisle; or

e. Within a display area dedicated to produce that is easily accessible to customers.

3. All employees of the use who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the License Education on Alcohol and Drugs Program provided by the California Department of Alcoholic Beverage Control or a similar program, such as Standardized Training for Alcohol Retailers. A certificate or plaque indicating participation in the training program shall be displayed in a publicly accessible area of the use, such as the lobby. Proof of employees' completion of the training program shall be available upon request.

4. The following operating regulations shall also apply if the use is an automobile service station that sells alcoholic beverages for off-site consumption:

a. Distilled spirits shall not be sold;

b. Alcoholic beverages shall not be displayed within five feet of the cash register or the front door, unless the alcoholic beverages are displayed in a permanently affixed cooler;

c. Alcoholic beverages shall not be displayed in an ice tub;

d. Alcoholic beverages shall not be sold from a drive-in window;

e. Alcoholic beverage advertising shall not be displayed on motor fuel islands, and self-illuminated alcoholic beverage advertising shall not be located on buildings or windows; and

f. Where authorization is specifically granted for alcoholic beverage sales between the hours of 10:00 p.m. and 2:00 a.m., employees on duty shall be at least 21 years of age in order to sell alcoholic beverages.

5. The regulations in Subsections E.1 and E.2, above, may be modified by the Commission or Hearing Officer subject to Subsection F.3, below.

F. Findings for Uses Subject to Conditional Use Permit.

1. Additional Findings.

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

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

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

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

2. Public Convenience or Necessity.

a. In addition to the findings required by Subsection F.1, above, findings of public convenience or necessity pursuant to this Subsection F.2.b, below, shall be made when:

i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or

ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

b. A finding of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, but not be limited to, the following:

i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses;

ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales;

iii. The extent to which the requested use will enhance the economic viability of the area;

iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area;

v. The extent to which the requested use compliments the established or proposed businesses within a specific area;

vi. The ability of the requested use to serve a portion of the market not served by other uses in the area;

vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services;

viii. The aesthetic character and ambiance of the requested use; and

ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

3. Modifications.

a. When approving a modification to Subsection E.1, above, at least one of the following additional findings shall be made:

i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;

ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or

iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided

in Subsection E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

b. When approving a modification to the fresh produce and whole grain sales requirement provided in Subsection E.2, above, an additional finding shall be made that the requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

G. Conditions of Approval for Uses Subject to Conditional Use Permit.

1. Additional conditions may be imposed to ensure that the requested use will be in accord with the findings required by Subsection F, above. Such conditions may involve pertinent factors affecting the establishment, operation and maintenance of the requested use including, but not limited to:

a. Limitations on the days of the week and times of day during which alcoholic beverages may be sold;

b. Requirements to purchase existing liquor license(s) issued by the California Department of Alcoholic Beverage Control within a specified area to ensure that the number of such liquor licenses within such specified area is not increased or is reduced;

c. Restrictions on live music, live entertainment, dancing, or other similar activities;

d. Restrictions on "happy hour" specials, "two for one" alcoholic beverage specials, or other similar specials or promotions;

e. Restrictions and regulations related to exterior lighting to ensure proper illumination during operating hours, while preventing impacts to neighboring uses;

f. Restrictions on the size of alcoholic beverage containers that may be sold on the premises; and

g. Restrictions on packaging related to the number of alcoholic beverage containers in a package.

2. The conditions of approval shall be retained on the premises at all times and shall be immediately produced upon request by agents of the Department, Sheriff's Department, or California Department of Alcoholic Beverage Control. The manager and all employees shall be knowledgeable of the conditions of approval.

3. Any use which operates in violation of the conditions of approval may be subject to Chapter 22.238 (Modifications and Revocations).

H. Deemed-Approved Uses.

1. As of October 19, 2017, the effective date of this Section, any legally-established use that sells alcoholic beverages without a Conditional Use Permit (Chapter 22.158), and which did not require a Conditional Use Permit to sell alcoholic beverages, pursuant to this Title 22, at the time it was established, shall be considered a deemed-approved alcohol sales use for the purposes of this Section.

2. Each deemed-approved alcohol sales use shall retain its deemed-approved status and shall not require a Conditional Use Permit (Chapter 22.158) application, as long as it complies with the performance standards provided in Subsection I, below, and does not have its deemed-approved status revoked pursuant to Subsection J, below.

3. Notwithstanding Subsection H.2, above, a deemed-approved alcohol sales use shall require a Conditional Use Permit (Chapter 22.158) application when:

a. The use proposes to change the type of alcoholic beverages to be sold by changing the type of retail liquor license within a license classification;

b. The use substantially changes its mode or character of operation, which includes, but is not limited to:

i. A 10-percent increase in the floor area devoted to alcoholic beverage sales or inventory; or

ii. A 25-percent increase in facing used for the display of alcoholic beverages.

c. The use has been abandoned, has discontinued operation, or has ceased selling alcoholic beverages for at least three consecutive months.

I. Performance Standards for Deemed-Approved Uses. Each deemed-approved alcohol sales use shall comply with the following performance standards:

1. The use shall be operated and maintained in accordance with this Title 22 and all other applicable federal, State, or local codes, laws, rules, regulations, and statutes, including those of the California Department of Alcoholic Beverage Control.

2. The premises shall be maintained free of garbage, trash, debris, or junk and salvage in exterior areas, except in designated trash collection containers and enclosures.

3. All portions of the premises visible to public view including, but not limited to, any structure, wall, fence, sidewalk, curb, ground surface, vehicle, rock, or other surface, shall be maintained free of graffiti. In the event of graffiti occurring, the operator shall remove such graffiti within 24 hours of such occurrence, 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.

4. The premises shall be maintained with all signage required by this Title 22, or other applicable State and local law including, but not limited to, signs prohibiting loitering, public drinking, and/or the presence of open alcoholic beverage containers on the premises.

5. Temporary window signs shall comply with this Title 22, and the view into the interior of the use from any parking lot, public street, or other right-of-way shall not be otherwise obstructed by refrigerator cases, promotional displays, equipment, or any other items.

6. The operator shall maintain a current and valid County business license and shall conduct business in full accordance with any and all conditions imposed therein.

7. The operator shall not cause, allow, or permit nuisance and other unlawful activities on the premises including, but not limited to:

a. Loitering;

b. Drinking alcoholic beverages and/or possessing open alcoholic beverage containers in exterior portions of the premises, other than in a designated patio or other area approved for on-site consumption by the Department and/or California Department of Alcoholic Beverage Control;

c. Littering;

d. Creating excessive noise that does not comply with Title 12 (Environmental Protection) of the County Code to the satisfaction of the Department of Public Health, especially in the late night or early morning hours;

e. Disturbing the peace;

f. Engaging in illegal tobacco sales, drug activity, gambling or prostitution;

g. Trafficking in stolen goods;

h. Harassing of passerby or business patrons;

i. Panhandling;

j. Engaging in acts of vandalism; and

k. Otherwise engaging in conduct that is unlawful and/or constitutes a nuisance.

8. The operator shall take all reasonable steps to ensure that the conditions and activities on the lot or parcel of land on which the use is located do not constitute a public nuisance. For purposes of this performance standard, reasonable steps include, but are not limited to, the following:

a. Requesting that those persons engaging in conduct that constitutes a nuisance to cease such conduct, unless the operator has reasonable cause to believe such request may jeopardize his or her personal safety;

b. Calling the Sheriff's Department if the operator's attempts to abate the nuisance conduct have been unsuccessful, or if the operator has reasonable cause to believe such attempts may jeopardize his or her personal safety; and

c. Timely preventive actions to address conditions that facilitate loitering and other nuisance activity on the premises, such as removing furniture from areas adjacent to the entry of the establishment, prohibiting persons from using any portion of the premises for the installation and/or operation of a temporary business or other use, and/or other preventive actions.

J. Revocation of Deemed-Approved Status.

1. After a public hearing, as provided in Subsection J.2, below, the Commission may revoke the deemed-approved status of a deemed-approved alcohol sales use due to non-compliance with Subsection I, above, and require a Conditional Use Permit (Chapter 22.158) application for any subsequent sale of alcoholic beverages on the subject premises.

2. Public Hearing.

a. A public hearing may be initiated by the Board of Supervisors, Commission, or Director.

b. A public hearing shall be held in compliance with Section 22.222.120.B (Public Hearing).

i. In addition to Section 22.222.120.B.2 (Notice of Public Hearing), the Director shall also serve notice to the operator, if different than the property owner, and the property owner:

(1) To appear at a public hearing at a time and place fixed by the Commission; and

(2) At the public hearing, to show cause why the deemed-approved status should not be revoked.

c. After consultation with the Sheriff's Department and the California Department of Alcoholic Beverage Control, the Director shall prepare a report

regarding the use's compliance with Section 22.140.030.I (Performance Standards for Deemed-Approved Uses) for consideration by the Commission at the public hearing.

d. At the public hearing, the Commission shall determine whether the use is in compliance with Subsection I, above. In making its determination, the Commission may consider the following:

i. The length of time that the use has been out of compliance with the applicable performance standards Section 22.140.030.I (Performance Standards for Deemed-Approved Uses);

ii. The impact of the violation of the applicable performance standards in Section 22.140.030.I (Performance Standards for Deemed-Approved Uses) on the community; and

iii. Any information regarding the operator's efforts to remedy the violation of the applicable performance standards in Section 22.140.030.I (Performance Standards for Deemed-Approved Uses).

e. The public hearing may be continued, as provided in Section 22.222.120.C.1 (Continued Public Hearing). The public hearing shall not be suspended if there is a subsequent change of operator or a subsequent change of property owner, if different than the operator.

f. At the close of the public hearing, the Commission may allow the use to retain its deemed-approved status, or may revoke the deemed-approved status when the information in the Director's report, or presented at public hearing, substantiates the following findings:

i. Due to non-compliance with Section 22.140.030.I (Performance Standards for Deemed-Approved Uses), the use results in adverse effects to the health, welfare, peace, or safety of persons visiting, residing, working, or conducting business in the surrounding area; and

ii. Due to non-compliance with Section 22.140.030.I (Performance Standards for Deemed-Approved Uses), the use jeopardizes or

endangers the public health, welfare, or safety of persons visiting, residing, working, or conducting business in the surrounding area.

g. At the close of the public hearing, the Commission shall publicly announce the appeal period for filing an appeal of its action. In addition, the Commission shall serve notice of its action upon the operator and the property owner, if different than the operator, and any persons testifying or speaking at the public hearing.

h. The Commission's action may be appealed to the Board of Supervisors or called up for review by the Board of Supervisors, in accordance with Chapter 22.240 (Appeals).

3. If a use continues to sell alcoholic beverages without a Conditional Use Permit after its deemed-approved status is revoked, the operator and property owner, if different than the operator, shall be subject to Chapter 22.242 (Enforcement Procedures). In addition, the operator and property owner, if different than the operator, shall be subject to any civil and criminal remedies necessary to ensure compliance with the County Code. Enforcement procedures and pursuit of civil and criminal remedies shall not be suspended if there is a subsequent change of operator or a subsequent change of property owner, if different than the operator.

22.140.040 Amateur Radio Antennas.

A. Purpose. This Section ensures that amateur radio antennas are designed and located in a way that avoids hazards to public health and safety and minimizes adverse aesthetic effects, while reasonably accommodating amateur radio communications.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.010 of Division 2 (Definitions), under "Amateur Radio Antennas."

C. Applicability.

1. This Section applies to amateur radio antennas as an accessory use in all zones.

2. Amateur radio antennas, antenna structures, and masts in existence as of May 26, 1995, the effective date of this Section, may continue to be

used without complying with the provisions of this Section, except as provided, and shall be considered a legal nonconforming use. Amateur radio antennas, antenna structures, and masts that are a legal nonconforming use shall comply with the development standards of this Section to the extent that they are capable of doing so without modification. Existing amateur radio antennas, antenna structures, and masts may be enlarged, expanded, or relocated only if brought into compliance with the development standards of this Section. In the absence of such compliance of proposed expansion, enlargement, or relocation, a Minor Conditional Use Permit (Chapter 22.160) application is required.

D. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for amateur radio antennas, structures, and masts that comply with Subsection E, below; or

2. Minor Conditional Use Permit.

a. Application. A Minor Conditional Use Permit (Chapter 22.160) application is required for amateur radio antennas, structures, and masts that request a modification to Subsection E, below.

b. Additional Findings.

i. Strict compliance with the development standards specified in this Section would unreasonably interfere with the applicant's ability to receive or transmit signals, or would impose unreasonable costs on the operation when viewed in light of the cost of the equipment; or

ii. Strict compliance with the development standards is not, under the circumstances of the particular case, necessary to achieve the goals and objectives of this Section.

c. Conditions. In approving the application, the Commission or Hearing Officer may impose conditions reasonably necessary to accomplish the purposes of this Section, provided those conditions do not unreasonably interfere with

the ability of the applicant to receive or transmit signals, or impose unreasonable costs on the amateur radio operator when viewed in the light of the cost of the equipment.

3. Agency Review. The Director shall refer the application to the Fire Department for review and comment prior to application approval.

E. Development Standards.

1. Lowering Device. All amateur radio antenna structures, capable of a maximum extended height in excess of 35 feet (inclusive of tower and mast), with the exception of whip antennas, shall be equipped with both a motorized device and a mechanical device, each capable of lowering the antenna to the maximum permitted height when not in operation.

2. Permitted Height.

a. The height of an antenna structure shall be measured from natural grade at the point the mast touches, or if extended, would touch the ground.

b. When in operation, no part of any amateur radio antenna structure shall extend to a height of more than 75 feet above grade of the site on which the antenna structure is installed.

c. When not in operation, no part of any amateur radio antenna structure, excepting whip antennas, shall extend to a height of more than 35 feet as measured above grade of the site on which the antenna is installed.

3. Number Permitted. One amateur radio antenna structure, and one whip antenna over 35 feet, shall be permitted on each building site.

4. Siting. The antenna structure shall be located on-site in a manner which will minimize the extent to which the structure is visible to nearby residents and members of the general public. Antenna structures shall be considered to satisfy this criteria if:

a. No portion of the antenna structure or mast is located within any required setback area;

b. No portion of the antenna structure or mast is within the front 40 percent of that portion of the building site that abuts a street; and

c. In the event a building site abuts two or more streets, the antenna structure or mast is not located within the front 40 percent of that portion of the building site where primary access is provided to the property, or within 20 feet of any other abutting street or public right-of-way.

F. Installation and Maintenance.

1. All antenna structures shall be installed and maintained in compliance with applicable building standards.

2. All antennas and their supporting structures shall be maintained in good condition.

3. All ground-mounted antennas and their supporting structures shall be permanently installed.

22.140.050 Ambulance Emergency Services Facilities.

A. Applicability. This Section applies to ambulance emergency service facilities in all zones where permitted.

B. Ambulance Storage. No more than two ambulances may be stored on-site at any one time.

C. Designated Parking. In addition to required parking for business and professional office use, a designated parking space shall be provided for each ambulance on-site.

22.140.060 Animal Keeping, Commercial.

A. Animals on Motion Picture Studios and Sets.

1. Applicability. This Subsection A applies to animals on motion picture studios and sets, including indoor and outdoor sets, in Zones A-2, O-S, R-R, C-M, C-R, M-1, M-1.5, and M-2.

2. Standards.

a. If temporary keeping of domestic or wild animals is proposed in conjunction with a motion picture or television production on a motion picture set or premises, they shall be used, kept, or maintained pursuant to all regulations of the Department of Animal Care and Control.

b. Animals shall not be retained on the premises for a period of more than 60 days. The Director may grant requests for extension of such time period not to exceed 30 additional days with a Ministerial Site Plan Review (Chapter 22.186) application if the extension remains consistent with the intent of this Subsection A and there are no proposed changes to the keeping of animals listed on the original application.

B. Animals in Circuses and Temporary Animal Exhibitions.

1. Applicability. This Subsection B applies to animals in circuses and temporary animal exhibitions in Zones C-MJ, C-R, M-1, M-1.5, and M-2.

2. Standards. Animals may be used, kept, or maintained as part of a circus or animal exhibition on a temporary basis for up to seven days in Zones C-MJ, and C-R and up to 14 days in Zones M-1, M-1.5, and M-2 provided that such animals are used, kept, or maintained pursuant to all regulations of the Department of Animal Care and Control. Any requests for the keeping of animals for longer than the time specified for the zone in conjunction with the circus or temporary animal exhibition requires a Conditional Use Permit (Chapter 22.158) application.

22.140.070 Animal Keeping, Noncommercial or Personal Use.

A. Purpose. This Section regulates animals as pets and animals for the use of persons residing on the property to provide for the keeping of domestic and wild animals that are accessory to the residential use of a property, as opposed to maintenance for commercial purposes. Such regulations presume a reasonable effort on the part of the animal owners to recognize the rights of surrounding neighbors by maintaining and controlling their animals in a safe and healthy manner at a reasonable location.

B. Application Requirements.

1. Permitted. Animal keeping in compliance with this Section is permitted; or

2. Animal Permit. An Animal Permit (Chapter 22.152) application is required for animal keeping for animals other than those listed in, or in numbers greater than those given, or on lots having less than the area required in Subsection C, below.

C. Animal Keeping Permitted – Limitations. A person shall not keep or maintain any animal for personal use in any zone other than those specified as permitted in this Section. This Section shall not prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions of the zone.

1. Livestock Kept as Pets.

a. Applicability. This Subsection C.1 applies to livestock kept as pets in Zones A-1, A-2, R-1, R-2, R-3, R-4, and R-5.

b. Maximum Number Permitted. Livestock listed in Table 22.140.070-A, below, may be kept or maintained as pets or for the personal use of persons residing on the property or lot having a minimum area of 15,000 square feet per dwelling unit, subject to the maximum number listed in such Table, not to exceed one animal per 5,000 square feet of lot area.

TABLE 22.140.070-A: MAXIMUM NUMBER OF ANIMALS PERMITTED	
Type of Animal	*Maximum Number Permitted*
Horses, donkeys, mules or other equine, and cattle	One over 9 months of age for each 5,000 square feet of lot area.
Sheep and goats	One over 6 months of age for each 5,000 square feet of lot area.
Alpacas and llamas	One over 6 months of age for each 5,000 square feet of lot area.

c. Livestock Kept as Pets – Animals Existing as of February 27, 1974. Each lot having a minimum area of 10,000 square feet but less than 15,000 square feet per dwelling unit where horses, donkeys, mules or other equine, cattle, sheep, or goats are kept or maintained is hereby granted an Animal Permit permitting one such animal per 5,000 square feet of lot area, provided:

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

ii. That a notarized affidavit so certifying is filed with the Director within 120 days of September 20, 1974, the effective date of the ordinance establishing the provisions codified in this Section.

iii. In computing the time period within which horses, donkeys, mules or other equine, cattle, sheep, and goats kept or maintained as pets or for personal use must be discontinued and removed, pursuant to the provisions of Section 22.172.050.B (Termination by Operation of Law), the date such uses became nonconforming shall be deemed to be September 20, 1974, the effective date of the ordinance establishing the provisions codified in this Section.

d. Pigs and Hogs. Notwithstanding Subsection C.3, below, the keeping of pigs and hogs shall be prohibited in all Residential Zones.

2. Dogs.

a. Applicability. This Subsection C.2 applies to dogs in Zones A-1, A-2, R-1, R-2, R-3, R-4, and R-5.

b. Maximum Number Permitted. No more than four dogs over the age of four months shall be kept per dwelling unit, whether kept or maintained for personal use or otherwise. A dog that is a service animal, as defined in Section 10.08.216 and as licensed in Section 10.020.090 in Title 10 (Animals) of the County Code, shall not be counted toward the number of dogs authorized to be kept or maintained.

3. Pygmy Pigs.

a. Applicability. This Subsection C.3 applies to pygmy pigs in Zones R-1, R-2, R-3, R-4, and R-5.

b. Maximum Number Permitted. Only one pygmy pig, as defined in Section 10.08.205 (Pygmy Pig) of Title 10 of the County Code, may be kept per dwelling unit for personal use, in compliance with the requirements of Title 10 (Animals) of the County Code.

4. Wild Animals Kept as Pets.

a. Applicability. This Subsection C.4 applies to wild animals kept as pets in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-5, M-1, M-1.5, M-2, and M-2.5.

b. Maximum Number Permitted. For each dwelling unit, the occupant may keep the animals listed in Table 22.140.070-B, below.

TABLE 22.140.070-B: WILD ANIMALS KEPT AS PETS	
The following wild animals are permitted.	
Tropical fish, excluding caribe	White mice and rats
The following wild animals are permitted, except that on a lot having an area of less than 10,000 square feet per dwelling unit, a maximum of three of the following animals in any combination are permitted.	
Canaries	Mynah birds
Chinchillas	Parrots, parakeets, amazons, cockatiels, cockatoos, lories, lorikeets, love birds, macaws, and similar birds of the *psittacine* family
Chipmunks	Pigeons
Finches	Ravens
Gopher snakes	Squirrel monkeys
Guinea pigs	Steppe legal eagles
Hamsters	Toucans
Hawks	Turtles
King snakes	White doves
Marmoset monkeys	
Other similar animals which, in the opinion of the Director, are neither more obnoxious or detrimental to the public welfare than the animals listed in this Table. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted.	

c. Other Wild Animals Permitted. In Zones A-2, M-1, M-1.5, and M-2, the following additional animals listed in Table 22.140.070-C, below, are permitted, provided that the animals are kept and maintained at a place where the keeping of domestic animals is permitted, except that on a lot having an area of less than 10,000 square feet per dwelling unit, a maximum of three of the following animals in any combination are permitted.

TABLE 22.140.070-C: OTHER WILD ANIMALS PERMITTED	
Anoas	Minks
Antelopes	Ostriches
Armadillos	Otters
Badgers	Peacocks
Beavers	Porcupines
Camels	Prairie Dogs

TABLE 22.140.070-C: OTHER WILD ANIMALS PERMITTED	
Chamoises	Raccoons
Deer	Reindeer
Foxes	Seals
Giraffes	Wallabies
Kangaroos	Zebras
Koalas	
Other similar animals which, in the opinion of the Director, are neither more obnoxious or detrimental to the public welfare than the animals listed in this Table.	

D. Setback from Residences. Any structure used for housing any animal, fowl, or bird, wild or domestic, other than cats, dogs, canaries, or birds of the psittacine family and including corrals and fencing, shall be established at least 35 feet from any residence.

22.140.080 Animal Raising.

A. Applicability. This Section applies to animal raising in Zones A-1, A-2, O-S, R-R, W, C-R, M-1, M-1.5, and M-2.

B. Animal Raising.

1. Number Permitted. The maximum number of animals permitted per acre for animal raising is shown in Table 22.140.080-A, below.

TABLE 22.140.080-A: MAXIMUM ANIMALS PER ACRE						
Use	***A-1***	***A-2***	***R-R***	***C-R***	***M-1***	***M-1.5, M-2***
Breeding farms for selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle	–	–	12	2	–	–
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas on a lot of one acre or more and less than five acres	8	8	–	–	SPR[1]	No limitation
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas on a lot of five acres or greater	No limitation		–	–	CUP[2]	No limitation
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size	No limitation					
Grazing of cattle, horses, sheep, goats, alpacas, and llamas, including the supplemental feeding of such animals	No limitation					

TABLE 22.140.080-A: MAXIMUM ANIMALS PER ACRE
Notes: "–" means not permitted 1. A Ministerial Site Plan Review (Chapter 22.186) application is required to allow up to eight such animals per acre. 2. A Conditional Use Permit (Chapter 22.158) application is required to allow more than eight such animals per acre, on a lot of land having, as a condition of use, not less than five acres.

2. Development Standards.

a. All buildings or structures used in conjunction with such animal raising shall be located not less than 50 feet from any street or highway or any habitable structure.

b. Any lot used for grazing shall not be used in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same property.

c. No buildings, structures, pens, or corrals designed or intended to be used for the housing or concreted feeding of such animals may be used on the premises for grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

d. In Zone M-2, Subsections B.2.b and B.2.c may be waived upon approval of a Conditional Use Permit (Chapter 22.158) application.

C. Hogs or Pigs.

1. Number Permitted. The maximum number of weaned hogs or pigs allowed per lot is:

a. In Zones A-1, R-R, C-R, M-1, M-1.5, and M-2, two.

b. In Zone A-2, five.

2. Development Standards.

a. The pigs or hogs may be kept and located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot.

b. The pigs or hogs may be kept and located not less than 50 feet from any habitable building.

c. In Zones A-1, A-2, R-R, C-R, and M-1, the pigs or hogs shall not be fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on the same lot, or grain.

22.140.090 Apartment Houses, Incidental Commercial Services.

A. Applicability. This Section applies to incidental commercial services in apartment houses in Zones R-4, R-5, and C-H.

B. Permitted Uses. Incidental restaurants and commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items for sale may be permitted in apartment house complexes having at least 100 dwelling units.

C. Use Restriction. The facilities shall be designed and operated for the convenience of the occupants and are no more extensive than is necessary to serve the development.

D. Access. All public entrances to such facilities shall be from a lobby, hallway, or other interior portion of the development.

E. Visibility Restriction.

1. The facilities shall be located so as not to be visible from the outside of the building; and

2. No sign advertising or identifying such facilities may be visible from outside of the building.

22.140.100 Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses.

A. Zones C-1, C-2, and C-RU. This Subsection A applies to accessory uses to automobile and vehicle sales and rentals, automobile service stations, and automobile supply stores in Zones C-1, C-2, and C-RU.

1. Incidental Repair and Installation of Parts. Incidental repair and installation of parts is permitted as an accessory use to the sale of new automobiles, automobile service stations, and automobile supply stores, subject to the following standards:

a. Automobile repair activities shall exclude body and fender work, painting, major engine overhaul, or transmission repair.

b. All repair and installation activities shall be conducted within an enclosed building only.

c. All repair or installation activities shall be confined to the hours between 7:00 a.m. and 9:00 p.m. daily.

d. No automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.

e. A masonry wall shall be established and maintained along an abutting property line in a Residential or Agricultural Zone in accordance with Section 22.112.080 (Parking Design), as if the area was developed for parking.

f. Landscaping shall comprise an area of not less than two percent of the gross area developed for the primary use.

2. Incidental Washing, Waxing, and Polishing. Incidental washing, waxing, and polishing is permitted as an accessory use to new automobile sales and automobile service stations, subject to the following standards:

a. Automobile washing, waxing, and polishing shall be done by hand only.

b. Automobile washing, waxing, and polishing shall be conducted within an area no greater than 500 square feet.

3. Trailer Rentals. Rental of trailers, box and utility only, is permitted as an accessory use at automobile service stations only, subject to the following standards:

a. Trailer beds shall be not larger than 10 feet.

b. Rental activity shall be conducted within an area not exceeding 10 percent of the total area of such automobile service station.

B. Zone MXD-RU. In Zone MXD-RU:

1. Incidental repair and installation of parts is permitted as an accessory use to automobile service stations in compliance with the following:

a. Subsections A.1.a through A.1.d, above; and

b. A masonry wall is established and maintained along any boundary that abuts a property located in a residential or agricultural zone, as if the area were developed with parking subject to Subsections F.2 (Side and Rear Yards) and F.3 (Modification) of Section 22.112.080.F.2.

2. Automobile washing, waxing and polishing, is permitted as an accessory use to the sale of new automobiles and automobile service stations.

3. Accessory installation of parts for automobile supply stores is prohibited.

C. Zone C-MJ. In Zone C-MJ, the following accessory uses are permitted:

1. Automobile sales and rental of new and used motor vehicles. Incidental service and repair is permitted as an accessory use for automobile sales and rental of new and used motor vehicles, provided that all repair activities are conducted within an enclosed building:

2. Automobile supply stores. Incidental service and repair and rental of utility trailers is permitted as an accessory use for automobile supply stores in compliance with Subsections A.1 and A.3, above.

22.140.110 Automobile Body and Fender Repair, Painting, and Upholstering as an Accessory Use.

A. Applicability. This Section applies to automobile body and fender repair, painting, and upholstering as an accessory use to the sale of new automobiles in Zones C-3 and C-M.

B. Development Standards. This use shall comply with the following standards:

1. Enclosure. All operations shall be conducted within an enclosed building.

2. Area. No more than 25 percent of the area devoted to service or repair of automobiles may be devoted to body and fender work, painting, or upholstering.

3. Spray Booths. No more than one paint spray booth shall be permitted.

4. Noise. All areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding properties.

5. Screening. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding properties of the same elevation or within ten feet of such properties.

6. Hours of Operation. All repair activities shall be confined to the hours between 7:00 a.m. and 9:00 p.m., daily.

7. Storage. No damaged or wrecked vehicles shall be stored for any purpose other than repair and shall not constitute an automobile impound yard.

C. Prohibition. Dismantling of vehicles for any purpose other than repair or the sale of used parts is prohibited.

22.140.120 Automobile Dismantling Yards, Automobile Impound Yards, and Junk and Salvage Yards.

A. Applicability. This Section applies to automobile dismantling yards, automobile impound yards, and junk and salvage yards in all zones where permitted.

B. Enclosure. All operations and storage, including all equipment used in conducting such business, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.

C. Fences and Walls. Where fences or walls are provided, they shall be developed as provided below.

1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications described in Subsection E, below.

2. All fences and walls open to view from any public street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

a. Metallic panels, at least 0.024 inches thick, painted with a "baked on" enamel or similar permanent finish;

b. Masonry; or

c. Other materials comparable to the foregoing, if approved by the Director.

3. Other required fences may be constructed of material other than specified in Subsection C.2, above.

4. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in the Director's opinion, such used materials will provide the equivalent in service, appearance, and useful life.

5. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Director.

6. Any structures which are used as part of the yard boundaries or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The Director may approve other appropriate architectural treatment.

D. Pavement. The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Director may:

1. Approve other paving materials which provide, in the Director's opinion, the equivalent in service and useful life; or

2. Modify such requirements within existing yards in those areas where material is stored and the Director finds no dust or mud problem would result.

E. Landscaping. At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the Director.

2. No planting area shall have a horizontal dimension of less than three feet.

3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50 foot hose.

4. All landscaped areas shall be continuously and properly maintained in good condition.

F. Storage.

1. No impounded, wrecked, or dismantled vehicles, salvage, or junk shall be placed or allowed to remain outside of the enclosed yard area.

2. No impounded, wrecked, or dismantled vehicles, salvage, or junk shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zone M-3 and such storage above said fence or wall is not within 500 feet of any other zone.

G. Additional Regulations. The standards of development for automobile dismantling yards, automobile impound yards, or junk and salvage yards as set forth in this Section shall not relieve the proprietors of such automobile dismantling yards, automobile impound yards, or junk and salvage yards from complying with all regulations, laws, and ordinances of the County and the State of California.

H. Schedule for Compliance

1. All automobile dismantling yards, automobile impound yards, and junk and salvage yards are hereby required to comply with the requirements set forth in Subsections B through G, above, in accordance with the following schedule:

a. All storage of dismantled, impounded, or wrecked vehicles and salvage and junk shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard and above the height of the fence or wall, in compliance with Subsection B, above, within six months from January 26, 1980, the effective date of this Section.

b. All other requirements in Subsections C through G, above, shall be complied with within two years from January 26, 1980, the effective date of this Section.

c. Upon a showing of substantial compliance with the provisions of in Subsections B through G, above, the Commission may extend the time for compliance with the requirements set forth in Subsection H.1.a, above, for a period not to exceed six additional months, and may extend the time for compliance with Subsection H.1.b, above, for a period not to exceed one additional year.

2. Failure to comply with the requirements of Subsections B through G, above, shall be deemed to automatically terminate any existing nonconforming use or Conditional Use Permit (Chapter 22.158) authorizing the establishment of an automobile dismantling yard, automobile impound yard, or junk and salvage yard. Compliance with said requirements shall not in and of itself constitute sufficient grounds for the granting of a Conditional Use Permit or the extension thereof.

I. Modification. The requirements in Subsections B through G, above, may be modified upon approval of a Variance (Chapter 22.194) application.

22.140.130 Building Materials Storage – Temporary.

A. Applicability. This Section applies to temporary storage of building materials in all zones where permitted.

B. Location. All building materials, including the contractor's temporary office, shall be used on the same lot as the building project on-site or on property adjoining the construction site.

C. Time Limit. All building materials, including the contractor's temporary office, may be stored on-site during construction of a building or project and up to 30 days thereafter.

22.140.134 Cannabis.

A. Purpose and Intent. Except for personal use of cannabis otherwise allowed under MAUCRSA, this Chapter prohibits any medical or non-medical cannabis businesses or activities until the County adopts a comprehensive regulatory framework for medical and non-medical cannabis, and imposes reasonable regulations regarding personal cannabis cultivation otherwise allowed by State law. Speific terms used in this Section are defined in Section 22.14.030 of Division 2 (Definitions), under "Cannabis".

B. Cannabis Businesses and Activities – Prohibited. Except for personal use of cannabis otherwise allowed under MAUCRSA, and personal cultivation as provided in Subsection D, below, the establishment, maintenance, and/or operation of any cannabis business or activity is prohibited in all zones within the unincorporated area of the County.

C. Renting, Leasing, and Permitting Cannabis Businesses and Activities – Prohibited. Except for personal use of cannabis otherwise allowed under MAUCRSA, and personal cultivation as provided in Subsection D, below, the renting, leasing, and/or permitting the use, of property for any cannabis business or activity is prohibited in all zones within the unincorporated area of the County.

D. Personal Cannabis Cultivation. Personal cannabis cultivation may be established and maintained accessory to a legally established dwelling unit, as set forth in this Chapter and under State law.

1. Single-Family Residences and Detached Residential Condominium Projects. Cannabis for personal use may be cultivated at a single-family residence or a dwelling unit in a detached residential condominium project. The following standards apply to both indoor and outdoor cultivation:

a. Cannabis cultivation shall not be visible from a public right-of-way, private drive, or fire lane.

b. Cannabis cultivation areas shall be enclosed in a locked space.

c. Cannabis cultivation shall be limited to six plants per residence, pursuant to MAUCRSA. If a lot is legally improved with a single-family residence and an accessory dwelling unit, no more than six of the combined total number of plants may be cultivated outdoors upon the grounds on that lot.

d. The following additional standards apply to outdoor cultivation:

i. Cannabis cultivation shall be prohibited within 600 feet of any park, library, or school, as defined in California Health and Safety Code Section 11362.768; day care center, as defined in California Health and Safety Code Section 1596.76; or youth center, as defined in California Health and Safety Code Section 11353.1;

ii. Cannabis cultivation shall be limited to a maximum of six plants per lot;

iii. Cannabis plants may not exceed a maximum height of six feet;

iv. Cannabis cultivation is prohibited within the required front yard setback;

v. Cannabis cultivation at all times shall be located at least 10 feet from side yard and rear yard property lines; and

vi. Cannabis cultivation areas shall be located within an area that is enclosed and secured by a solid wall or fence and locked:

(1) All fences and walls shall be of a uniform height in relation to the ground upon which they stand and shall be a minimum of six feet in height, not to exceed the height limit of the zone, community standards district, or other more restrictive requirement applicable to the lot.

(2) All fences and walls shall be constructed with masonry, wood, or similar materials as approved by the Director. Chain link fencing for the screening, enclosing, or securing of cannabis cultivation areas is prohibited.

(3) All fences and walls shall be constructed in a workmanlike manner.

(4) All fences and walls shall be a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times.

2. All Other Residences. Two-family residences and dwelling units in an apartment house and attached residential condominium projects are expressly prohibited from establishing outdoor cannabis cultivation for personal use. Outdoor cannabis cultivation includes, but is not limited to, cultivation on balconies, patios, common areas, and walkways. Indoor cannabis cultivation is permitted subject to the following standards:

a. Cannabis cultivation shall not be visible from a public right-of-way, private drive, or fire lane.

b. Cannabis cultivation shall be limited to a maximum of six plants per dwelling unit.

c. Cannabis cultivation areas shall be fully enclosed in a locked space.

22.140.140 Caretaker Residences, Including Mobilehomes.

A. Applicability. This Section applies to caretaker residences, including mobilehomes, as an accessory use in Zones A-1, A-2, O-S, R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, M-3, and SR-D.

B. Continuous Supervision. In Zones R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, M-3, and SR-D, caretaker residences, including mobilehomes, may be allowed where continuous supervision of the premises is required.

C. Zones A-1 and A-2. With the exception of mobilehomes for use as a caretaker residence, per Subsection D, below, approval for a caretaker residence may be granted in Zones A-1 and A-2 even though the number of existing residences on the lot is the maximum number permitted by Chapter 22.110 (General Site Regulations).

D. Mobilehomes as a Caretaker Residence.

1. Development Standards.

a. Density. The use of a mobilehome as a caretaker residence shall not exceed the density permitted by this Title 22, or the adopted General Plan, whichever is less. A mobilehome shall contain only one dwelling unit.

b. Placement. The placement of the mobilehome shall be at a location where the erection of residential structures is otherwise permitted.

2. Additional Standards for Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, C-R, and SR-D.

a. In Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, C-R, and SR-D, the use of a mobilehome as a caretaker residence are subject to the following standards:

i. Time Limitation. The mobilehome shall be removed from the site prior to the end of five years unless a different time period is specified by the Commission or Hearing Officer.

ii. Modification. The requirements in Subsection D.1, above, may be modified upon approval of a Variance (Chapter 22.194) application.

22.140.150 Cargo Shipping Containers.

A. Applicability. This Section applies to Zones C-RU and MXD-RU for cargo shipping containers on a lot for storage purposes that are incidental to the permitted principle use on the same lot.

B. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required to approve up to one cargo shipping container on a lot for storage purposes; or

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required to approve two or more cargo shipping containers on a lot for storage purposes.

C. Development Standards.

1. Each cargo shipping container shall be:

a. Limited to a maximum dimension of 10 feet in height, 10 feet in width, and 40 feet in length.

b. Placed a minimum distance of six feet from the legally established primary structure on the same lot.

c. Painted one uniform color and the sides of containers shall not display signs, images, or lettering, except for signs, images, or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulations.

d. Maintained in compliance with the Building Code Manual of Public Works, and any required miscellaneous permit issued by Public Works.

2. Where two or more cargo shipping containers are approved, the additional cargo shipping containers shall comply with all the requirements of Subsection C.1, above, shall not be stacked upon each other, and shall be placed at least six feet apart from any other cargo shipping container, unless otherwise indicated on the approved site plan.

22.140.160 Dairies.

A. Dairies in Zone A-2.

1. Applicability. This Subsection A applies to dairies in Zone A-2.

2. Minimum Lot Size. Dairies shall have a minimum lot size of 10 acres.

3. Uses Permitted. Processing and sale of milk and dairy products are permitted only if they are lawfully produced from the dairy located on the same lot.

4. Development Standards. All buildings or structures used in connection with the dairy shall be located not less than 50 feet from any street or highway or any habitable structure.

B. Dairies in Zone M-2.

1. Applicability. This Subsection B applies to dairies in Zone M-2.

2. Exemption. No permit is required for an enlargement, alteration or addition of an existing dairy if the dairy has been established on the same lot on or before July 16, 1936.

22.140.170 Density-Controlled Developments.

A. Applicability. This Section applies to density-controlled developments in Zones A-1, A-2, R-R, R-A, R-1, and R-2.

B. Underlying Zone Standards Apply. Unless otherwise specified as a condition of the grant, all development standards of the zone in which a density-controlled development is proposed shall be deemed to be conditions of every Conditional Use Permit granted for such development, whether such conditions are set forth in the permit or not.

C. Required Standards. In approving a Conditional Use Permit (Chapter 22.158) application for density-controlled development, the Commission or Hearing Officer shall impose the following standards. The standards in this Subsection C may not be modified unless a Variance (Chapter 22.194) application is granted:

1. Preservation of Commonly Owned Areas.

a. All commonly owned areas shall be permanently reserved and maintained in perpetuity, by establishment of a homeowner's association, maintenance district, or other appropriate means or methods to ensure to the satisfaction of the Commission or Hearing Officer the permanent reservation and continued perpetual maintenance of the required commonly owned areas.

b. Each dwelling unit shall be sold together with an undivided interest in any commonly owned areas. Such undivided interest shall include either:

i. An undivided interest in the commonly owned areas; or

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

2. Required Area Per Dwelling Unit. Notwithstanding the minimum lot area and lot area per dwelling unit requirements established by the regulations of the zone in which the development is located, where a density-controlled development is approved by the Commission or Hearing Officer, the lot area or lot area per dwelling unit requirements specified in the application shall be deemed the minimum required area or required area per dwelling unit established for the lots where approved.

3. Dwelling Unit Type. All dwelling units shall be single-family residences unless a townhouse development is requested and approved.

4. Location, Separation, and Height of Buildings. The Commission or Hearing Officer shall impose any conditions deemed necessary to govern the location, separation, and height of buildings to insure compatible placement on the proposed site and with relationship to the surrounding area. This provision shall not be deemed to permit approval of a greater height than is permitted in the zone where development is proposed.

D. Additional Standards. In approving a density-controlled development, the Commission or Hearing Officer may impose the following standards:

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

a. In full compliance with all provisions of Chapter 22.112 (Parking).

b. Located on a separate lot under common ownership.

c. Conveniently located and easily accessible to the dwelling it is intended to serve.

d. Not greater than 200 feet from the residence it is intended to serve.

2. Architecture. Conditions may be imposed governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property.

3. Yards. Any or all yard requirements of the zone may be modified for a density-controlled development to the extent such modification will:

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

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

4. Landscaping. A landscaping plan for the landscaping of any or all parts of the development may be required to be submitted to, and approved by, the Commission or Hearing Officer to ensure that the development will be complementary to, and compatible with, the uses in the surrounding area.

5. Utilities. Evidence of arrangements with the applicant and the serving utilities to install underground all new facilities necessary to furnish service in the development may be required to be submitted and may be a condition of approval.

22.140.180 Domestic Violence Shelters.

A. Applicability. This Section applies to domestic violence shelters in all zones where permitted.

B. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for shelters that comply with the requirements in this Section; or

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required:

a. For shelters that do not comply with this Section; and

b. Where Division 3 (Zones) specifies a Conditional Use Permit application in the zone.

C. Maximum Occupancy. No more than 30 adult residents, excluding staff, shall be allowed at one time, if such proposed shelter is located on a lot of less than two acres.

D. Parking. The number of required parking spaces shall be determined by the Director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the parking requirements for an adult residential facility as specified by Chapter 22.112 (Parking). Required parking may be located within 500 feet of the exterior boundary of the property.

E. Vicinity. The land uses and developments in the immediate vicinity of the subject site shall not constitute an immediate or potential hazard to occupants of the shelter.

22.140.190 Dry Cleaning Establishments.

A. Applicability. This Section applies to dry cleaning establishments in Zones C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and MXD.

B. Enclosure. All activities and equipment relating to dry cleaning shall be within an enclosed building.

C. Requirements.

1. In Zones C-1, C-2, C-3, C-M, C-R, C-RU, and MXD-RU, buildings used for dry cleaning shall be constructed so that all installed equipment and all activities enclosed within are conducted or maintained so as to confine or reduce all noise, vibration, dust, odor, and any other objectionable factor to the extent that such factors will not annoy or injure people or property outside of such buildings.

2. In Zones C-MJ, M-1, M-1.5, M-2, and MXD, dry cleaning establishments shall comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.

22.140.200 Electric Distribution Substations, Including Related Microwave Facilities.

A. Applicability. This Section applies to electric distribution substations, including related microwave facilities, in Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-RU, MXD-RU, and M-1.

B. Development Standards.

1. Walls.

a. All installations shall be completely surrounded by a masonry wall a minimum of eight feet in height.

b. The requirements in Subsection B.1.a, above, may be modified upon approval a Minor Conditional Use Permit (Chapter 22.160) application. The Commission or Hearing Officer may approve the substitution of such wall with an industrial-type fence that serves a similar purpose, such as a chain-link fence with embedded plastic or PVC strips or screen planting that evenly obscures at least 95 percent of the fence surface area.

2. Landscaping. The area between the fence or wall and the property line shall be landscaped and maintained while such use exists.

22.140.210 Family Child Care Homes, Large.

A. Applicability. This Section applies to large family child care homes in Zones A-1, A-2, R-A, R-1, and R-2.

B. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for a large family child care home that will be in compliance with Subsections C and D, below. No fee is required with the filing of the application; or

2. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) application is required for a large family child care home that cannot meet or requests to modify the requirements in Subsection C or D, below. An initial study as part of the application shall not be required. The application shall be filed and processed in compliance with Chapter 22.160, except where modified below.

a. Notwithstanding Section 22.222.160 (Notification Radius), notice shall be mailed or delivered to all owners of property described in Subsection C, below.

b. The Hearing Officer may approve a modification to the requirements in Subsection C or D, below, upon finding:

i. That such modification will not result in traffic congestion, excessive off-street parking, or unauthorized use of parking facilities developed to serve surrounding properties, and that the proposed facility is necessary to serve the needs of children not met in existing nearby large family child care homes; and

ii. That no written protest to the proposed modification has been received within 15 days following the date of mailing of notice by the Director as provided in Chapter 22.160 (Minor Conditional Use Permit).

3. Additional Application Materials.

a. Application Signature. Notwithstanding Section 22.222.070.B (Applicants), only the applicant shall be required to sign the application.

b. Notice of Intent. A "Notice of Intent to Establish a Large Family Child Care Home" shall be submitted with every application for a large family child care home.

C. Location. Large family child care homes shall not be located:

1. Within two lots of an existing large family child care home on the same side of the street; and

2. On the lot directly across the street from an existing large family child care home, or on either of the lots adjoining such lot on the same side of the street.

3. In those cases where lot size configurations, such as corner lots, do not conform to those described in Subsections C.1 and C.2, above, the proposed facility shall not be located on any lot determined by the Director to be of comparable proximity to an existing large family child care home as the lots described in the aforementioned Subsections.

D. Parking and Loading. In addition to complying with the parking requirements for the residential use, an operator of a large family child care home shall provide adequate parking for employees and adequate drop-off and pick-up areas of children, such as off-site curb spaces and on-site driveway areas, which are of sufficient size and are located to avoid interference with traffic and to ensure the safety of children.

22.140.220 Farmers' Markets.

A. Purpose. The purpose of this Section is to facilitate the establishment and operation of farmers' markets and to ensure their compatibility with surrounding uses by establishing development standards.

B. Applicability.

1. This Section shall apply to farmers' markets in all zones where permitted.

2. A farmers' market that is proposed to be located within a Significant Ecological Area or any portion thereof shall be subject to Chapter 22.102 (Significant Ecological Areas) and this Section.

3. No farmers' market or any portion thereof shall be allowed in an environmentally sensitive habitat area, as defined in Section 30107.5 of the California

Public Resources Code or any applicable County local coastal program adopted pursuant to the California Coastal Act.

C. General Provisions. The following provisions shall apply to all farmers' markets:

1. Hours of Operation. A farmers' market shall operate no earlier than 8:00 a.m., and no later than 8:00 p.m., on any day, excluding the time needed for set up and clean up. Set up and clean up for a farmers' market must occur on the same day as the farmers' market.

2. Noise. No amplified sound or music of any kind shall be allowed at any farmers' market.

3. Trash. All trash shall be removed from the farmers' market site and the site shall be restored to a pre-market and neat condition no later than midnight of the day the farmers' market operates.

4. Prohibited Accessory Uses. Farmers' markets shall not include petting zoos.

5. Inspections. Farmers' markets may be subject to inspections at the Director's discretion to verify compliance with this Section and any other applicable provisions of the County Code or other applicable federal or State law.

6. Forms of Payment. Farmers' markets shall accept CalFresh benefits via electronic benefit transfer ("EBT") card in addition to accepting other forms of payment.

7. Farmers' Market Manager. All farmers' markets shall have a designated farmers' market manager on-site at all times during the event, which manager shall ensure, among other things, that:

a. Prior to commencement of the farmers' market, the Department has been provided proof that the farmers' market has been certified by the County Agricultural Commissioner, and has been issued a valid United States Department of Agriculture Food and Nutrition Service ("FNS") number, demonstrating the farmers' market's ability to accept CalFresh benefits;

b. The farmers' market is conducted in accordance with all applicable requirements in this Title 22, including the terms of the applicable grant or approval on file with the Department;

c. A copy of the applicable grant or approval issued by the Department is clearly posted and visible at each farmers' market event; and

d. All applicable inspection fees are paid when due.

D. Parking Requirements.

1. General Requirement. A farmers' market shall have sufficient land area to allow, at a minimum, one vehicle parking space for each vendor, plus one vehicle parking space for each vendor stall.

2. Reduction in Parking Allowed. The parking requirement in Subsection D.1, above, may be reduced by up to 50 percent if the Director determines that the number of parking spaces provided will accommodate the number of vendors and customers expected at the farmers' market without any undue adverse impact to the surrounding community, and also if the farmers' market is located within one-half mile of a transit stop for:

a. A bus that travels along a major or secondary highway or that is part of a bus rapid transit system; or

b. A rail line within a fixed rail system.

3. No Other Permit Required. Any alternative parking arrangement for a farmers' market approved by the Director pursuant to this Subsection D shall not require a separate Parking Permit (Chapter 22.178), Minor Parking Deviation (Chapter 22.176), or Variance (Chapter 22.194) application.

E. Additional Application Materials. In addition to the application materials required by this Title 22, an application for a farmers' market shall contain the following information:

1. The name and address of the farmers' market manager, if different than the owner or applicant.

2. A schedule, with proposed dates and times for operation of the farmers' market at the location proposed in the application during that calendar year, which schedule shall be updated annually during the life of the grant or approval.

3. A site plan depicting the boundaries of the subject property to be used for the farmers' market, the location of all highways, streets, and alleys in relation to the subject property, the boundaries of the farmers' market, the location and dimension of all vendor stalls, and the area for required vehicle parking.

4. When the applicant/owner proposes alternative parking arrangements:

a. A description of the unique characteristics of the farmers' market or special programs which are proposed which will reduce the need for the otherwise required number of vehicle parking spaces;

b. When off-site parking is proposed, evidence that the applicant/owner has written permission from the owner or owners of such off-site property; and

c. Such other information as the Director may require.

5. In cases where non-agricultural products will be sold at a site adjacent to, and under the management of, the farmers' market:

a. A site plan depicting the location and dimension of the area intended to be used for these sales; and

b. The respective percentages of the area intended to be used for the sale of non-agricultural products and the area intended to be used for the farmers' market.

F. Covenant and Agreement. Prior to obtaining any approval to conduct a farmers' market pursuant to this Section, the applicant shall provide to the Director a suitable covenant for recordation with the Registrar-Recorder/County Clerk that runs with the land for the benefit of the County, signed by the owner of the premises, declaring that:

1. The farmers' market shall be maintained in accordance with the information provided in the application and the development standards as required by this Section.

2. The applicant shall obtain all necessary federal, State, and local approvals to conduct a farmers' market, including the applicable certification from the County Agricultural Commissioner for a valid FNS number, prior to commencing operation.

3. Any violation of the covenant and agreement required by this Section shall be subject to Chapter 22.242 (Enforcement Procedures).

22.140.230 Farmworker Housing.

A. Purpose. Under Section 65580(a) of the California Government Code, the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this Section is to promote the development of, and to establish development standards for, farmworker housing consistent with this legislative declaration and pursuant to Section 17000 et seq., of the California Health and Safety Code, known as the Employee Housing Act.

B. Definitions. Specific terms used in this Section are defined in Division 2 (Definitions), under "Farmworker Housing."

C. Applicability. This Section applies to farmworker housing in all zones where permitted.

D. Prohibited Areas for Farmworker Housing.

1. Farmworker housing shall be prohibited at any location where any portion of the building site is located in:

a. An airport influence area, as described in the applicable Airport Land Use Plan adopted by the County Airport Land Use Commission, as such plan may be amended from time to time; or

b. An Environmentally Sensitive Habitat Area, as described in Section 30000 et seq., of the California Public Resources Code (California Coastal Act) or any applicable County Local Coastal Program adopted under the Act.

2. A farmworker housing complex shall also be prohibited in any location designated by the Fire Department as a Very High Fire Hazard Severity Zone.

E. Application Requirements for Zones R-3 and R-4.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for a farmworker housing complex that:

a. In Zone R-3:

i. Complies with the minimum lot area per dwelling unit requirements per Section 22.110.120.B (Zone R-3 Dwelling Unit Density); and

ii. Consists of any of the following housing types:

(1) An apartment house;

(2) A two-family residence; or

(3) Multiple detached residential units on one lot, each unit of which complies with Subsections B through E of Section 22.140.580 (Single-Family Residences), subject to any applicable requirements of the Subdivision Map Act in Section 66410 et seq., of the California Government Code, or Title 21 (Subdivisions) of the County Code, regarding a lease-project subdivision; or

b. In Zone R-4:

i. Complies with the minimum lot area per dwelling unit requirements per Section 22.110.120.C (Zone R-4 Dwelling Unit Density); and

ii. In addition to the housing types listed in Subsection E.1.a.ii, above, a farmworker housing complex may also consist of a rooming or boarding house; or

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required for any farmworker housing complex that consists of housing types other than those listed in Subsection E.1, above.

F. Farmworker Housing Requirements.

1. In addition to complying with the Employee Housing Act, all farmworker housing shall comply, where applicable, with the California Mobilehome Parks Act in Section 18200 et seq., of the California Health and Safety Code, and the

California Special Occupancy Parks Act, in Section 18860 et seq., of the California Health and Safety Code.

2. Farmworker housing may be developed or maintained for the purpose of providing temporary, seasonal, or permanent housing for farmworkers, where temporary and seasonal housing shall have the same meaning as "temporary employee housing" and "seasonal employee housing," as defined in Sections 17010(a) and 17010(b), respectively, of the California Health and Safety Code.

3. Farmworker housing shall be allowed, but shall not be required to be:

a. Developed or provided by the employer of the farmworkers; or

b. Located on the same property where the involved farmwork is performed.

4. If farmworker housing is developed or provided by a person or entity other than the farmworkers' employer, the farmworker housing shall consist only of:

a. Temporary or seasonal farmworker housing, as described in Subsection F.2 of this section; or

b. A mobilehome, manufactured home, travel trailer, or recreational vehicle, if such housing is intended to be permanent.

5. Prior to obtaining an approval for a farmworker housing complex, the applicant shall submit all required information and obtain all applicable approvals to and from the Fire Department and the Departments of Public Health, Public Works, and Regional Planning related to the complex. All fees associated with each department's review shall be paid to the respective department. Improvements to the farmworker housing complex required by these departments shall be constructed or installed by the applicant.

6. Within 30 days after obtaining the appropriate permit from the California Department of Housing and Community Development ("HCD") to operate

farmworker housing, and annually thereafter, the applicant shall submit a completed verification form to the Director describing the farmworker housing; the number of units, spaces, or beds; the number and employment status of its occupants; any other employment information of the occupants required by the Director; and proof that the HCD permit for the farmworker housing is current and valid.

G. Development Standards.

1. Setbacks. Notwithstanding any setback standards required by the zone, all farmworker housing shall be located a minimum of 75 feet from any barn, pen, or other structure that houses livestock or poultry, and a minimum of 50 feet from any other agricultural use, as described in Section 1140.4(a) of the California Labor Code.

2. Floor Area. Notwithstanding any floor area standards required by the zone, farmworker housing complexes that consist of group living quarters, such as barracks or a bunkhouse, shall have a minimum floor area of 50 square feet per occupant for sleeping purposes.

H. Covenant and Agreement. Within 30 days after approval of an application for farmworker housing, the applicant shall record with the Registrar-Recorder/County Clerk a covenant running with the land for the benefit of the County, declaring that the farmworker housing will continuously be maintained as such in accordance with this Section and also that:

1. The applicant will obtain and maintain, for as long as the farmworker housing is operated, the appropriate permits from HCD pursuant to the regulations of the Employee Housing Act;

2. The improvements required by the Fire Department and the Departments of Public Health, Public Works, and Regional Planning related to the farmworker housing shall be constructed or installed, and continuously maintained by the applicant;

3. The applicant will submit the annual verification form to the Director as required by Subsection F.6, above; and

4. Any violation of the covenant and agreement required by this Section shall be subject to Chapter 22.242 (Enforcement Procedures).

22.140.240 Grading Projects.

A. Applicability. This Section applies to grading projects, both on-site and off-site, in all zones where permitted, except that Zone O-S shall comply with Subsection D, below.

B. Grading Projects, On-Site. On-site grading projects are subject to the following requirements:

1. Grading Permit. In addition to the permit specified in Division 3 (Zones), a grading permit is also required for any grading project, as provided in Title 26 (Building Code) of the County Code.

2. Exemption. An application is not required for any project where the Commission or Hearing Officer has considered a grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

C. Grading Projects with Off-Site Transport. Off-site transport grading projects, as defined in Section 22.14.070 of Division 2 (Definitions), under "Grading project, off-site transport", are subject to the following requirements:

1. Grading Permit. In addition to the permit or review specified in Division 3 (Zones), a grading permit is also required for any grading project, as provided in Title 26 (Building Code) of the County Code.

2. Exemptions. An application shall not be required when the grading project with off-site transport is related to public construction, including grading for:

a. Any work of construction or repair by the County or any district of which the Board is ex-officio the governing body;

b. Construction or repair by the County or such district performed by force account; or

c. Construction, maintenance, or repair of any "State Water Facilities" as defined in Section 12934 of the California Water Code.

3. Hauling Route. All hauling as approved under this Section shall be restricted to a route approved by the Director of Public Works.

4. Compliance with Other Regulations. Compliance shall be made with all applicable requirements of other County departments and other government agencies.

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

D. Grading Projects in Zone O-S.

1. Application Requirements.

a. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for any grading, excavation, or fill that does not exceed 500 cubic yards of material where necessary to prepare a site, except as provided in Section 7003 of Title 26 (Building Code) of the County Code. Any grading projects proposed on a lot located within a Significant Ecological Area shall be reviewed by the SEATAC, and recommendations shall be sent to the Director prior to approval; or

b. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required for any grading, excavation, or fill that exceeds 500 cubic yards of material and any proposal shall be reviewed by SEATAC prior to public hearing.

2. Grading Permit. A grading permit is also required for any grading project, as provided in Title 26 (Building Code) of the County Code.

3. Additional Findings. When a Conditional Use Permit is required, additional findings shall be made:

a. The use or structures requested are clearly accessory and subordinate to, will not alter the nature of, and are limited to facilities compatible with the intent and purpose of Zone O-S on the property where proposed.

b. In a Significant Ecological Area, such placement will not contribute to the detriment of the resources constituting the basis for classification as a Significant Ecological Area.

22.140.250 Guest Houses.

A. Applicability. This Section applies to guest houses as an accessory use in Zones A-1, A-2, R-A, R-1, R-2, R-3, and R-4.

B. Maximum Number Permitted. One detached guest house is permitted as accessory to a single-family residence.

C. Development Standards. Guest houses shall comply with the following standards:

1. A guest house shall be located on the same lot as a single-family residence and shall be located at least 20 feet away from such residence.

2. A guest house shall not have a kitchen or kitchen facilities.

3. A guest house shall not be rented or otherwise used as a separate dwelling.

4. A guest house shall be only for the use of temporary guests or servants of the occupants of the single-family residence.

5. A guest house shall not be established on a lot having less than one and one-half times the required area, except that the guest house may be established on any lot containing 10,000 square feet or more.

D. Prohibitions.

1. A guest house attached to a single-family residence is prohibited.

2. A guest house is not permitted where a second unit exists on the lot.

22.140.260 Health Retreats.

A. Applicability.

1. This Section applies to health retreats in Zones A–1 and A-2.

2. For health retreats in Zone R-R, Subsection B, below, shall apply.

B. Minimum Lot Size. Health retreats shall be located on a lot having an area of not less than two acres.

C. Number of Persons on Premises. Not more than 10 persons, including staff, patrons, and guests, shall be in residence at such retreat at any one time.

D. Activities. All activities shall be conducted as part of a live-in healthcare program only; the providing of services for persons maintaining residence for less than 24 hours shall be prohibited.

E. Screening. All exercise, gymnasium, therapy and similar equipment, and areas used for sunbathing, shall be located within a building or shall be effectively screened so as not to be visible to surrounding property. Such screening shall consist of walls, screening fences, or suitable landscaping. Where the buildings housing the retreat are visible to surrounding property, all structures shall be compatible with the dwellings and structures in the vicinity.

F. Transport. All patrons shall be transported to and from the property unless otherwise expressly authorized by the Commission or Hearing Officer.

G. Signs. No signs shall be permitted in conjunction with such use.

22.140.270 Historic Vehicle Collections.

A. Applicability. This Section applies to historic vehicle collections in Zones A-1, A-2, R-A, R-1, and R-2.

B. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for a historic vehicle collection that complies with this Section; or

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required for a historic vehicle collection that requests a modification to the standards listed in this Section.

C. Screening. A historic vehicle collection shall be fully screened from off-site public view by means of walls, fences, or landscaping, or any other screening methods acceptable to the Director.

D. Setback and Required Yards. No portion of a historic vehicle collection shall be located within five feet of any building or structure, with the exception of garages, or within any required yard area.

E. Maximum Storage Area. The area used to store vehicles shall not exceed 10 percent of the total area of the lot.

F. Health and Safety. The historic vehicle collection shall be kept or maintained so as not to constitute a health or safety hazard.

G. Covenant. The applicant shall sign a covenant and agreement indicating that the applicant has read and understands the standards enumerated above and such other conditions that the Director may impose, and will faithfully abide by each and every standard and condition.

22.140.280 Holiday and Seasonal Sales.

A. Applicability. This Section applies to holiday and seasonal sales in all zones where permitted.

B. Christmas Tree Sales. A lot that proposes to offer Christmas trees for sale shall only conduct the sale between December 1 and December 31 in the same calendar year, both dates inclusive. All structures, facilities, and materials used in conjunction with the sales shall be removed from the premises by December 31 and the lot restored to a neat condition.

22.140.290 Home-Based Occupations.

A. Purpose. Home-based occupations may be established so that a resident may carry on a business activity which is clearly incidental and subordinate to a dwelling unit in a Residential Zone. The establishment of a home-based occupation shall be compatible with the surrounding neighborhood and uses, and shall not adversely change the character of the dwelling unit or detract from the character of the surrounding neighborhood.

B. Applicability. This Section applies to home-based occupations in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, R-5, C-MJ, C-RU, MXD-RU, and MXD.

C. Development Standards. Home-based occupations shall comply with the following standards:

1. The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit.

2. The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which would have a disruptive effect on the neighborhood.

3. The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles.

4. The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards, or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit. Any noises shall comply with Chapter 12.08 (Noise Ordinance) in Title 12 (Environmental Protection) of the County Code.

5. Only one home-based occupation is permitted per dwelling unit.

6. No more than one person not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of the home-based occupation. One on-site standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in this Title 22.

7. Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.

8. No stock in trade, inventory, or display of goods or materials shall be kept or maintained on the property, except for incidental storage kept entirely within the dwelling unit.

9. No mechanical equipment is permitted in connection with the home-based occupation, other than light business machines, such as computers, scanners, facsimile transmitting devices, digital printers, and copying machines.

10. Activities conducted and equipment or material used shall not change the type of construction of the residential occupancy and shall be subject to all required permits.

11. The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the property in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, mail, express mail, and messenger services. No tractor trailer or similar heavy duty delivery or pickup is permitted in connection with the home-based business.

12. No more than one client visit or one client vehicle per hour shall be permitted, and only between the hours of 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.

D. Prohibitions. The following uses are prohibited as home-based occupations as listed in Table 22.140.290-A, below.

TABLE 22.140.290-A: USES PROHIBITED AS HOME-BASED OCCUPATIONS	
Adult entertainment	Medical physician (non-psychiatric) offices, except as a secondary office which is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
Ambulance services	Photography laboratories, other than for occupant's own use
Animal training services	Recording/motion picture/video production studios, except for editing or pre-recorded material
Automotive repair, painting, body/fender work, upholstering, detailing, washing, including motorcycles, trucks, trailers, and boats	Restaurants
Beautician or barber services	Retail sales
Body piercing services	Tattooing services
Dentist, except as a secondary office which is not used for the general practice of dentistry, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere	Tow truck services
Funeral chapel or home	Upholstery
Firearms manufacturing or sales	Veterinary services and other uses which entail the harboring, training, care, breeding, raising, or grooming of dogs, cats, birds, or other domestic animals on the property; except those which are permitted by this Section (other than those owned by the resident)
Garment manufacturing	Welding or machine shops

TABLE 22.140.290-A: USES PROHIBITED AS HOME-BASED OCCUPATIONS	
Gunsmith services	Yoga/spa retreat centers
Massage therapy services, unless the therapist has procured a massage technician's business license and a massage parlor business license, as needed	Any other uses which disrupt and are inconsistent with the residential character of the neighborhood

22.140.300 Homeless Shelters.

A. Applicability. This Section applies to homeless shelters in all zones where permitted.

B. Maximum Occupancy. No more than 30 individuals, excluding staff, shall be allowed at one time if such proposed shelter is located on a lot of less than one acre.

C. Concentration. There shall not be an over-concentration of homeless shelters in the surrounding area.

D. Vicinity. The land uses and developments in the immediate vicinity of the site shall not constitute an immediate or potential hazard to occupants of the shelter.

E. Parking. The number of parking spaces to be provided on the property shall be sufficient to mitigate any adverse impacts on persons or properties in the surrounding area.

F. Other Regulations. The proposed shelter shall meet all operational and maintenance standards set forth in Title 25 (Housing and Community Development) of the California Code of Regulations, relating to shelters.

22.140.310 Hotels in Zone R-4 and R-5.

A. Applicability. This Section applies to hotels in Zone R-4 and R-5.

B. Maximum Number of Guest Rooms Permitted.

1. A maximum of 75 guest rooms per net acre may be permitted if the Commission or Hearing Officer finds that:

a. The proposed site has frontage on one or more major or secondary highways, parkways, or local streets having a minimum width of 80 feet;

b. Such highways, parkways, or streets are improved as necessary to carry the kind and quality of traffic to be generated; and

c. The provisions for access and circulation to adequately accommodate such traffic are provided.

2. A maximum of 50 guest rooms per net acre may be permitted if the Commission or Hearing Officer finds that the proposed site has frontage on highways, parkways, or local streets having a minimum width of less than 80 feet.

3. In computing the allowable number of guest rooms, each guest suite shall be considered the equivalent of two guest rooms.

4. In any case where the Commission or Hearing Officer fails to specify the total number of guest rooms permitted, it shall be deemed to be 50 guest rooms per net acre.

C. Incidental Businesses. Hotels having not less than 100 guest rooms are permitted to have incidental commercial service concessions in accordance with Section 22.140.090 (Apartment Houses, Incidental Commercial Services), subject to all development standards therein.

D. Guest Rooms or Suites with Cooking Facilities. Guest rooms and suites where expressly permitted by the Commission or Hearing Officer to have bar sinks or gas, electrical, or water outlets designed or intended to be used for cooking facilities, shall conform to the following standards:

1. The design of such hotel, including lobbies, service areas, dining and kitchen facilities, elevators, and other features, is intended to be used for transient occupancy as a hotel rather than as dwelling units for permanent occupancy.

2. At least 90 percent of the guest rooms and suites shall only be rented out to be occupied on a temporary basis by guests staying 30 days or less.

3. The hotel shall be registered with the Treasurer and Tax Collector as provided by Chapter 4.72 (Transient Occupancy Tax) in Title 4 of the County Code.

4. In any case where the Commission or Hearing Officer does not specifically approve such bar sinks or gas, electrical or water outlets, they shall be deemed to be prohibited.

22.140.320 Joint Live and Work Units.

A. Purpose. The Section facilitates the establishment of, and to ensure the compatibility of, residential and commercial uses within joint live and work units by allowing such uses in certain Commercial Zones with appropriate development limitations and standards, and to streamline the permitting procedure for such uses. Joint live and work units may occupy portions of buildings designed for mixed use developments.

B. Applicability. This Section applies to joint live and work units in Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-RU, MXD-RU, and MXD.

C. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for joint live and work units in Zones C-H, C-1, C-2, C-3, C-MJ, C-RU, MXD-RU, and MXD;

2. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) application is required for joint live and work units in Zone C-M; or

3. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required for a joint live and work unit that requests:

a. A modification to any of the requirements in this Section; or

b. The conversion of a joint live and work unit, which is not located on the ground floor of a building, to a commercial use which is permitted in the underlying zone, or conversion of any joint live and work unit to an exclusive residential use.

D. County Agency Review. All joint live and work units that require approval by Public Works shall first be referred to the Department for review and approval to ensure that the use exceptions specified in this Section are properly evaluated.

E. Prohibited Locations. Joint live and work units are prohibited if any portion of the development is located within:

1. A Significant Ecological Area (SEA);

2. A Very High Fire Hazard Severity Zone;

3. An Airport Land Use influence area as depicted in the Los Angeles County Airport Land Use Plan;

4. On land with a slope of 25 percent or more; or

5. On land not served by a public water and sewer system.

F. Permitted Uses. Notwithstanding the uses otherwise permitted in the zone, the commercial component of the joint live and work units shall only include:

1. The following uses as listed in Table 22.140.320-A, below.

TABLE 22.140.320-A: PERMITTED USES	
Antiques, the restoration of genuine antiques	Leatherwork, using previously tanned leather
Architecture and building design	Musical instruments making and assembly
Art studios, including painting and sculpturing	Offices, business or professional, including transcription studios
Bookbinding	Ornamental metal, provided that there are no forging works or any process used in bending or shaping
Cartooning and animation	Photography studios
Ceramics making	Picture mounting and framing
Clothing design and sewing	Pottery throwing
Commercial art	Printing and publishing
Costume designing	Shoes and footwear fabrication
Engraving of metal products	Silk screen processing
Furniture, the crafting and assembly of, including custom upholstering	Textile weaving, hand looms only
Glass, the hand production of, including glass blowing, glass, crystal and art novelties, and the assembly of stained art glass	Toys production
Graphic design and display studio	Watch making
Interior decorating studios	Woodcarving
Jewelry making	Wood products crafting

2. In Zone C-M, in addition to the uses specified in Table 22.140.320-A, above, the following assembly and manufacture uses involving previously prepared materials, and 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, are permitted provided that all activities are conducted within an enclosed building, as listed in Table 22.140.320-B, below.

TABLE 22.140.320-B: ADDITIONAL PERMITTED USES IN ZONE C-M	
Aluminum products	Glass products and stained-glass assembly, provided that no individual crucible shall exceed a capacity of 16 square feet
Appliance assembly, electrical, electronic, and electromechanical	Instrument assembly, electrical, electronic, and electromechanical, including precision machine shops
Bone products	Jewelry manufacture
Canvas products	Leather products, excluding machine belting
Cellophane and plastic products	Metals; working and casting of rare, precious, or semiprecious metals
Cloth, textile, and yarn products, excluding dyeing of yarn	Optical goods manufacture
Cosmetics, perfume manufacture, and toiletries, excluding soap	Paper products
Equipment assembly, electrical, electronic, and electromechanical	Shell products
Felt products	Stone products
Fur products	Wicker and bamboo products

G. Development Standards. All joint live and work units shall conform to the following development standards:

1. Additional Standards. The development standards specified in Section 22.140.360.A.7 (Development Standards) shall apply.

2. Minimum Size. The minimum size of a joint live and work unit shall be 1,000 square feet.

H. Performance Standards. All joint live and work units shall conform to the following performance standards:

1. The performance standards specified in Section 22.140.360.A.8 (Performance Standards).

2. At least one resident of the living space shall perform or oversee the commercial activity performed in the working space.

3. The living and working spaces within a joint live and work unit shall not be rented, leased, or sold separately.

4. The maximum number of employees who do not reside within a joint live and work unit is two.

5. For a multi-story joint live and work unit that is located partially on the ground floor, the working space shall be located on the ground floor.

6. The minimum floor area for working space shall be 250 square feet.

7. Where a ground-floor joint live and work unit fronts upon a street, the working space shall be oriented to the street.

8. The joint live and work unit shall have at least one shared external entrance/exit for the working space and the living space.

9. There shall be direct access between the living space and working space.

I. Covenant and Agreement. The applicant shall record with the Registrar-Recorder/County Clerk, an agreement that the joint live and work units will be maintained in accordance with this Section as a covenant running with the land for the benefit of the County, and the covenant shall also declare that any violation thereof shall be subject to Chapter 22.242 (Enforcement Procedures).

22.140.330 Live Entertainment, Accessory.

A. Purpose. This Section regulates accessory live entertainment to ensure land use compatibility and prevent adverse impacts on adjacent uses.

B. Applicability. Live entertainment may be permitted as an accessory use in a legally existing bar, cocktail lounge, or restaurant having an occupancy load of less than 200 persons and located within an enclosed building in all zones where bars, cocktail lounges, or restaurants are permitted, and the building is in compliance with Subsection E, below.

C. Prohibition. Accessory live entertainment shall not be permitted if:

1. The principal use is a nonconforming use in the zone where it is located; or

2. The principal use is legally operating pursuant to a Variance (Chapter 22.194) or in a building nonconforming due to standards as specified in Subsection E, below, unless and until the principal use is in compliance with these standards.

D. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for accessory live entertainment when all of the requirements in Subsection E, below, have or can be met; or

2. Conditional Use Permit.

a. A Conditional Use Permit (Chapter 22.158) application is required for accessory live entertainment when any of the requirements in Subsection E, below, have not or cannot be met.

b. This application shall not be construed to authorize the modification of development standards required for the establishment of such bar, cocktail lounge, or restaurant, unless a Variance (Chapter 22.194) application is granted.

E. Development Standards.

1. Parking. Automobile parking shall be developed as follows:

a. Parking for the principal use shall comply with all of the requirements in Chapter 22.112 (Parking).

b. Access and egress to such parking shall be located so as to reduce or eliminate the impact of traffic on residential development in the immediate area.

22.140.340 Manufacturing as an Accessory Use in Commercial Zones.

A. Applicability.

1. This Section applies to manufacturing as an accessory use in Zones C-3, C-M, and C-R and to retail laundries in Zones C-3 and C-MJ.

2. This Section shall not apply to manufacturing as a principal use as permitted in Zone C-M by Chapter 22.20 (Commercial Zones).

B. Uses Allowed. Manufacturing as an accessory use shall include processing, packaging, treating, and incidental storage related to and operated in conjunction with and accessory to a business conducted on the same lot.

C. Location.

1. Activities shall be restricted to the ground floor of the building and shall not occupy more than 25 percent of said ground floor area.

2. Any such activities shall be conducted wholly within a completely enclosed building.

D. Employees. Not more than five employees shall be engaged in such activities.

E. Appearance. A commercial appearance shall be maintained by office or window display space, or both, across all the street or highway frontage of the building, except doorways, to a depth of not less than two feet.

F. Setbacks. Any portion of the building devoted to such activities shall be not nearer than 50 feet to any Agricultural or Residential Zone.

G. Performance Standards. All noise, vibration, dust, odor, and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.

H. Interpretation. Where a conflict in interpretation occurs regarding application of any provision of this Section, the Director shall make such determination.

22.140.350 Mixed Use Developments in Commercial Zones.

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

1. Purpose. This Section facilitates the establishment of and ensures the compatibility of residential and commercial uses within vertical mixed use developments by allowing such uses in certain Commercial Zones with appropriate development limitations and standards, and to streamline the permitting procedure for such uses. Joint live and work units may occupy portions of buildings designed for mixed use developments.

2. Applicability. This Subsection A applies to mixed use developments in Zones C-H, C-1, C-2, C-3, and C-M.

3. Application Requirements.

a. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for mixed use developments in Zones C-H, C-1, C-2, and C-3;

b. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) application is required for mixed use developments in Zone C-M; or

c. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required for mixed use developments that request:

i. A modification to any requirement in this Section; or

ii. The conversion from a mixed use development to an exclusive residential use.

4. County Agency Review. All mixed use developments that require approval by Public Works shall first be referred to the Department for review and approval to ensure that the prohibited uses specified in Subsection A.6, below, are properly regulated.

5. Prohibited Locations. No mixed use development shall be allowed if any portion of the development would be located in:

a. A Significant Ecological Area (SEA);

b. A Very High Fire Hazard Severity Zone;

c. An Airport Land Use influence area as depicted in the Los Angeles County Airport Land Use Plan;

d. On land with a slope of 25 percent or more; or

e. On land not served by a public water or public sewer system.

6. Prohibited Uses. Notwithstanding the uses otherwise permitted in the zone, the following uses are prohibited in the commercial component of a mixed use development, as listed in Table 22.140.360-A, below.

TABLE 22.140.360-A: PROHIBITED USES	
Animal-Related Uses	
Dog training schools	
Cultural, Educational, and Institutional Uses	
Lodge halls	
Recreational Uses	
Athletic fields	Golf courses including the customary clubhouse and accessory facilities
Retail/Commercial Uses	
Auction houses	Pet stores
Ice sales	Recording studios
Industrial Uses	
Assaying services	Laboratories, research and testing
Bakery goods distributors	Laundry plants, wholesale
Furniture and household goods, transfer and storage	Motion picture studios and indoor sets
Industrial Uses – Assembly and Manufacturing Uses	
Aluminum products	Leather products, excluding machine belting
Appliance assembly, electrical, electronic, and electromechanical	Metals, working and casting of rare, precious, or semiprecious metals
Bone products	Metal plating
Canvas products	Optical goods manufacture
Cellophane products	Paper products
Cloth products	Perfume manufacture
Cosmetics, excluding soap	Phonograph records manufacture
Equipment assembly, electrical, electronic, and electromechanical	Plastic products
Felt products	Shell products
Fur products	Stone products
Glass products and stained-glass assembly, provided no individual crucible shall exceed a capacity of 16 square feet	Textile products
Golf ball manufacture	Toiletries, excluding soap
Instrument assembly, electrical, electronic, and electromechanical; including precision machine shops	Wicker and bamboo products
Jewelry manufacture	Yarn products, excluding dyeing of yarn
Industrial Uses – Food Processing	
Candy and confectioneries	Ice cream
Fruit and vegetable juices, excluding the use of carbonization	Wineries
Service Uses	
Ambulance emergency service facilities	Hospital equipment and supply rentals
Ambulance service facilities	Mortuaries
Bakery shops	Party equipment rentals

TABLE 22.140.360-A: PROHIBITED USES	
Beauty shops	Pet grooming
Dry cleaning establishments	Taxidermists
Furniture and appliance rentals	Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other similar equipment, excluding heavy machinery or trucks
Transportation, Communication, Utility and Public Service Uses	
Communications equipment buildings	Parcel delivery terminals
Electric distribution substations, including microwave facilities	Radio and television broadcasting studios
Gas metering and control stations, public utility	Telephone repeater stations.
Microwave stations	
Vehicle-Related Uses	
Air pollution sampling stations	Automobile supply stores
Automobile and other vehicle repair garages	Boat and other marine sales
Automobile battery service	Boat rentals
Automobile brake repair shops	Car washes, automatic, coin operated, and hand wash
Automobile muffler shops	Mobilehome sales
Automobile radiator shops	Motorcycle, motor scooter, and trail bike rentals and sales
Automobile rental and leasing agencies	Recreational vehicle rentals and sales
Automobile sales, sale of new and used motor vehicles	Tire retreading or recapping
Automobile sightseeing agencies	Trailer rentals and sales
Automobile service stations	Truck rentals

7. Development Standards. The following development standards shall apply:

a. Parking.

i. With the exception of fully subterranean parking structures, all parking areas shall:

(1) Be located in the rear of the structure; and

(2) Be completely screened with walls or landscaping so that they are not visible from the street that provides frontage, except that views of parking areas down or along access driveways need not be screened.

ii. Separate commercial and residential parking spaces must be provided in compliance with Chapter 22.112 (Parking). Spaces shall be

separately designated by signage, striping, pavement marking, and/or physical separation.

b. Loading/Unloading. Off-street loading areas shall be located toward the rear of the building and shall not be visible from the street.

c. Trash/Recycling. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and commercial uses. The trash enclosures shall be located toward the rear of the building and shall not be visible from the street.

d. Zone-Specific Standards.

i. In Zones C-H, C-1, and C-2, not more than 17 dwelling units per net acre shall be permitted.

ii. In Zones C-3 and C-M:

(1) Not more than 50 dwelling units per net acre shall be permitted.

(2) Buildings and structures shall not exceed a height of 60 feet above grade.

8. Performance Standards. The following performance standards shall apply:

a. Mixed Use Development Type.

i. With the exception of entrance hallways and joint live and work units, commercial and residential uses shall not be located on the same floor.

ii. With the exception of joint live and work units, the ground floor space shall be devoted solely to commercial uses.

iii. With the exception of joint live and work units, all floor space above the ground floor shall be devoted solely to residential uses.

b. Hours of Operation. The hours of operation for commercial uses shall be no earlier than 7:00 a.m., and no later than 10:00 p.m., daily.

c. Operating Activities Prohibited. The following operating activities shall be prohibited:

i. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and

ii. Welding, machining, or open flame work.

9. Covenant and Agreement. The applicant shall record in the Registrar-Recorder/County Clerk, an agreement that the mixed use developments will be maintained in accordance with this Section as a covenant running with the land for the benefit of the County, and the covenant shall also declare that any violation thereof shall be subject to Chapter 22.242 (Enforcement Procedures).

B. Mixed Use Development in Zone C-MJ.

1. Applicability. This Subsection B applies to mixed use developments in Zone C-MJ.

2. Application Requirements. A Conditional Use Permit (Chapter 22.158) application is required for mixed use developments in Zone C-MJ.

3. Prohibited Uses. Prohibited uses in mixed use developments shall comply with Subsection A.6, above.

4. Development Standards for Mixed Use Developments. The following development standards shall apply:

a. Recreational Spaces for Mixed Use Developments.

i. Areas Defined.

(1) Common Recreational Space. Recreational space shall be for the exclusive use of the residents in the development, and may include the following as listed in Table 22.140.360-B, below.

TABLE 22.140.360-B: COMMON RECREATIONAL SPACE	
Atriums	Playgrounds
Barbecue and picnic areas	Pool decks
Community or multipurpose rooms	Swimming pools and spas
Courtyards	Tennis, volleyball, and other ball courts
Gardens, including rooftop gardens	Terraces
Indoor or outdoor exercise areas and rooms	Yards, interior side and rear, exclusive of vehicular access
Lawns	

(2) Private Recreational Space. Recreational space attached to and accessed from, within an individual dwelling unit, and may include an atrium, balcony, patio, porch, or terrace.

(3) Excluded from Recreational Space. Off-street parking and loading areas, driveways and other vehicular access areas, service areas, and perimeter landscaping with no more than two feet in width shall not count as useable recreational space.

ii. Minimum Dimensions. For every dwelling unit in a mixed use development, a minimum of 100 square feet for private and commercial recreational space shall be provided and maintained. Landscaping required for the development may count towards this requirement as long as the landscaping is usable recreational space.

iii. Additional Standards for Common Recreational Space.

(1) Accessibility. Common recreational space shall be located on the same property as the units it serves, and shall be available exclusively for the use of all residents of the development.

(2) Roof Top Common Recreational Space. Where a roof top is used for common recreational space, the roof top shall incorporate landscaping, decorative paving materials, and recreational amenities of the type listed in Subsection B.4.a.i.(1), above. Mechanical equipment storage areas on roof tops shall not be counted towards recreational space.

b. Other Residential Amenities for Mixed Use Developments. Any development that includes dwelling units shall provide adequate private or common laundry facilities that are reserved for the exclusive use of the residents residing in the development.

5. Performance Standards for Mixed Use Developments. The following performance standards shall apply:

a. Hours of Operation. The hours of operation for commercial uses shall be no earlier than 6:00 a.m., and no later than 12:00 a.m., daily, unless modified by Conditional Use Permit (Chapter 22.158).

b. Loading. Off-street loading areas shall be located towards the rear of the structures where feasible and shall not be visible from the street. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation noted in Subsection B.5.a, above, and in such fashion to prevent annoyance to adjacent residents and tenants.

c. Noise. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.

d. Operating Activities Prohibited. The following operating activities shall be prohibited:

i. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and

ii. Welding, machining, or open flame work.

22.140.360 Mixed Use Developments in Zone MXD-RU.

A. General. In Zone MXD-RU, as part of a mixed use development that includes a commercial component, residential uses shall be permitted as listed in Section 22.24.030 (Land Use Regulations for Rural Zones) for "mixed use developments, vertical or horizontal."

B. Development Standards. The following standards shall apply:

1. General.

a. Any mixed use development shall conform to the development standards set forth in Section 22.24.040 (Development Standards for Rural Zones).

b. The conversion of any mixed use development to an exclusively residential use pursuant to Section 22.140.350.A.3.c (Conditional Use Permit) shall be prohibited.

2. Vertical. Vertical mixed use development shall be subject to the applicable provisions of Sections 22.140.350.A.7 (Development Standards) and 22.140.350.A.8 (Performance Standards).

3. Horizontal. Horizontal mixed use developments shall:

a. Comply with the requirements in:

i. Section 22.140.350.A.5 (Prohibited Locations).

ii. Section 22.140.350.A.8.b (Hours of Operation).

iii. Section 22.140.350.A.8.c (Operating Activities Prohibited).

iv. Section 22.140.350.A.9 (Covenant and Agreement).

b. Maintain a minimum distance of 10 feet between any residential building established on the same lot, unless otherwise approved with a Conditional Use Permit, notwithstanding the provisions of Section 22.110.050 (Distance Between Buildings); and

c. Provide separate vehicular access for commercial and residential uses.

C. Prohibited Uses. For any commercial component of a mixed use development in Zone MXD-RU, in addition to the prohibited uses for commercial components of mixed use developments in 22.140.350.F (Prohibited Uses), the uses listed in Table 22.140.360-A shall be prohibited:

TABLE 22.140.360-A: PROHIBITED USES	
Amphitheaters	Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals
Dry cleaning establishments, except that drop-off and pick-up sites may be permitted in a mixed-use development if the clothes are cleaned at a different location	Nightclubs
Earth stations	Paint and wallpaper stores
Feed and grain sales	Recreational vehicle parks
Firewood, sale of	Stations – bus, railroad and taxi
Golf-driving ranges	Veterinary, small animal clinics
Hospitals	Veterinary, small animal hospitals
Meat markets	

22.140.370 Mobilehome Parks.

A. Applicability. This Section applies to mobilehome parks in all zones where allowed. The Commission or Hearing Officer, in granting the Conditional Use Permit (Chapter 22.158), may impose additional conditions, but may not modify any of the following standards listed in this Section, except as otherwise provided in this Section or pursuant to a Variance (Chapter 22.194) application.

B. Density.

1. The total number of lots within a mobilehome park shall not exceed the number of dwelling units per net acre specified in the zone, unless a density bonus is granted pursuant to Chapter 22.120 (Density Bonuses and Affordable Housing Incentives).

2. In those zones or General Plan categories where residential densities have not been established, the density shall be established by the Commission or Hearing Officer.

C. Access and Circulation.

1. At least two access points to a public street or highway from the mobilehome park shall be provided, which can be used by emergency vehicles.

D. Screening. Public street frontages of a new mobilehome park shall be screened to a height between five feet and eight feet with a wall, a decorative fence, an opaque hedge of shrubs or trees, or a landscaped berm. Such screening shall be tapered to less than five feet where needed to provide unobstructed visibility for motorists.

E. Signs.

1. Signs shall be subject to the provisions of Chapter 22.114 (Signs), except that in lieu of business signs standards as listed in that Chapter, a mobilehome park may only display the following signs:

a. One wall-mounted or freestanding sign not exceeding 20 square feet in sign area, or 40 square feet in total sign area, to identify the mobilehome park may be located at each principal entrance.

b. One freestanding sign, not exceeding six square feet in sign area or 12 feet in total sign area, advertising property for sale, lease, or rent, or indicating vacancy status, may be located at each principal entrance.

c. Temporary subdivision sales, entry, and special feature signs shall be allowed as specified in Section 22.114.180 (Temporary Subdivision and Real Estate Signs).

d. A directional or informational sign indicating the location of each residence by number shall be located at each principal entrance and at other appropriate locations for use by emergency vehicles, as well as the convenience of guests. The size, location, and number of such signs shall be established by the Commission or Hearing Officer.

2. No source of illumination for any signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five feet of any exterior property line.

F. Local Park Space Obligations. Local park space shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof, as required for subdivisions by Title 21 (Subdivisions) of the County Code.

G. Fire Protection. Notwithstanding any provision of State law, the Commission or Hearing Officer may require amenities or conditions in accordance with Title 32 (Fire Code) of the County Code, that the Fire Department deems necessary to protect life and property, including but not limited to fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking lot identification, weed abatement, debris abatement, combustible storage abatement, and burglar bars.

H. Recreational Vehicle Park within a Mobilehome Park. In Zones C-H, C-1, C-2, C-3, and C-M, where a recreational vehicle park is located within a mobilehome park, it shall be a separate section of the mobilehome park and shall be so designated.

I. Prohibitions.

1. A mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one dwelling unit for the use of a caretaker or manager responsible for maintaining or operating the property.

2. There shall be no commercial uses, except those uses approved by the Commission or Hearing Officer and which are necessary to facilitate the operation of the mobilehome park.

J. Long-Term Leases.

1. In the event the County eliminates rent control for mobilehomes, all Conditional Use Permit (Chapter 22.158) applications for new mobilehome parks shall require as a condition of approval that all rental agreements have, in bold print no less than one-half inch high, the following statement: "There is no rent control for mobilehome parks in Los Angeles County. Potential residents may wish to secure long-term leases for their own protection."

2. The Department shall be provided with a sample copy of the rental agreement prior to occupancy of the mobilehome park.

22.140.380 Mobilehomes Used as a Residence During Construction.

A. Applicability. This Section applies to mobilehomes used as a residence during construction, as a temporary use, in all zones where permitted.

B. Time Limitation. A mobilehome may be used as a temporary residence for the owner and his family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect.

C. Density and Size. The mobilehome shall contain only one dwelling unit not to exceed 12 feet in width and shall have no structural attachments.

D. Removal. The mobilehome shall be removed from the site prior to the end of the date listed in the approved application.

22.140.390 Model Homes.

A. Applicability. This Section applies to model homes in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5.

B. Development Standards.

1. Model homes shall be established on an approved lot in a tentative tract that has been filed and approved by the Commission or Hearing Officer.

2. Model homes may be used in conjunction with an approved temporary tract office but not a general real estate business.

3. Any structure used for such purpose at the end of two years shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

22.140.400 Oil Wells.

A. Purpose. This Section regulates oil wells, including the installation and use of such equipment, structures, and facilities for oil drilling and producing operations customarily required or incidental to usual oil field practice; including, but not limited to, the initial separation of oil, gas, and water, and for the storage, handling, recycling, and transportation of such oil, gas, and water to and from the property.

B. Prohibition. Unless otherwise permitted in the zone, no refineries or absorption plants are permitted in conjunction with an oil well.

C. Development Standards in Zones A-2, M-1, M-1.5, and M-2. This Subsection C applies to oil wells located in Zones A-2, M-1, M-1.5, and M-2:

1. Application Requirements.

a. A Ministerial Site Plan Review (Chapter 22.186) application is required for oil wells:

i. In established oil fields as delineated on maps published by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and

ii. That comply with the requirements in this Subsection C; or

b. A Conditional Use Permit (Chapter 22.158) application is required for oil wells:

i. Outside established oil fields as delineated on maps published by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources;

ii. That request a modification to any of the standards in this Subsection C; or

iii. Notwithstanding Subsection C.3, below, in Zone M-2, if located within 300 feet of any public school or park, or any Residential Zone or Zone A-1.

2. Setback From Highway. A well hole, derrick, or tank shall not be placed within 20 feet of any public highway.

3. Setback From Residences. No oil drilling shall be within 300 feet of any residence, except for a residence on the same land that is owned or leased by the person drilling the oil well.

4. Additional Standards for Setbacks Less Than 500 Feet From Residences. Drilling within 500 feet of one or more residences, except for a residence on the same land that is owned or leased by the person drilling the oil well, shall comply with the following standards:

a. All derricks used in connection with the drilling of the well shall be enclosed with fire-resistant and soundproofing material unless the heads of all families occupying any residence within 1,320 feet (one-quarter mile) of the drilling site, other than of a residence described at the beginning of this Subsection C.3, above, file a written waiver with the Commission or Hearing Officer.

b. All drilling and pumping equipment shall be operated by muffled internal-combustion engines or by electric motors.

c. Materials, equipment, tools, or pipe used for either drilling or producing operations at the well hole shall not be delivered to or removed from the drilling site except between the hours of 8:00 a.m. and 6:00 p.m. of any day, except in the case of emergency.

5. Enclosures. Any unattended earthen sump located within 1,320 feet of the nearest highway, or within 2,640 feet (one-half mile) of 20 or more residences shall be enclosed with a fence not less than five feet high, mounted on steel posts with not less than three strands of barbed wire around the top. Such fence shall be constructed of woven wire fencing or equivalent of not greater than six-inch mesh.

6. Roads. When private roads to wells are constructed, that portion of such roads lying within 200 feet of an oiled or surfaced public highway, or of an existing residence, shall be oiled or surfaced.

7. Fire and Safety. All drilling and producing operations shall conform to all applicable fire and safety regulations.

8. Number of Tanks Allowed. Not more than two production tanks, neither to exceed 1,000 barrels capacity, shall remain on the property following completion of production tests at each well; provided that this condition shall not restrict the maintenance of additional tanks for storage and shipping.

9. No Public Nuisance. All drilling and production operations shall be conducted in such a manner as not to constitute a public nuisance. Proven technological improvements in drilling and production methods shall be adopted as they may become, from time to time, available if capable of reducing factors of nuisance and annoyance.

10. Signs. Signs shall not be constructed, erected, maintained, or placed on the property, or any part thereof, except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well.

11. Toilet Facilities. Suitable and adequate sanitary toilet and washing facilities shall be installed and maintained in a clean and sanitary condition at all times.

12. Removal Upon Completion or Abandonment. The derrick used to drill any well hole or to repair, clean out, deepen, or re-drill any completed or drilling well, shall be removed within 90 days after completion or abandonment of any well.

13. Restoration Upon Abandonment. Within 90 days after abandonment of any well, earthen sumps used in drilling or production, or both, shall be filled, and the drilling site restored as nearly as practicable to its original condition.

14. Bonds. Except as provided in Subsection C.15, below, a faithful performance bond of $2,000 shall be filed with the Board for each well for the first five wells. Where more than five wells are drilled, $10,000 in bonds shall be the total required of all oil operators. Either such bond shall include as obligees all persons who may be damaged or annoyed by such use, or a policy of insurance shall be filed with the Board having a maximum amount of recovery not less than the amounts required of a bond, directly insuring all persons who may be damaged or annoyed by such use.

15. Assignment of Savings and Loan Certificates and Shares. In lieu of the bond required by Subsection C.14, above, the oil well operator may deposit with the Executive Officer-Clerk of the Board and assign to the County savings and loan certificates or shares equal in amount to the required amount of the bond. Such deposit and assignment shall comply with all the provisions and conditions of Section 4.36 (Assignment of Savings and Loan Certificates and Shares) of Title 4 of the County Code.

16. Insurance Agreement. If an oil well operator deposits and assigns savings and loan certificates and shares in lieu of filing the bond required by Subsection C.14, above, and does not file with the Board the policy of insurance described in the same Subsection, the operator also shall file a written agreement with the Board that the County may satisfy, either in whole or in part from such certificates or shares, any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance.

D. Development Standards in Zone O-S. All oil and gas drilling operations proposed in Zone O-S shall be located, developed, and operated in compliance with the following standards:

1. Restrictions on Sumps. On or after December 24, 1982, no person shall dig, excavate, construct, or establish any open sump on any oil well site or at any other place in connection with the operation of any oil well approved pursuant to this Subsection D, except that sumps which are containerized or otherwise lined and covered to protect wildlife and groundwater are permitted.

2. Uses Permitted. Oil wells shall be limited to gas drilling operations, including accessory storage tanks and equipment.

3. Additional Setbacks Less Than 500 Feet From Sensitive Uses.

a. If the proposed drilling is within 500 feet of a dwelling unit, hospital, school, rooming house, or other similar residential, educational, or health care facility; the following standards shall apply:

i. All derricks used in connection with the drilling of the well shall be fully enclosed with fire-resistant and soundproofing material maintained in a serviceable condition.

ii. All engines or motors used in connection with the drilling of the well shall be either electric or adequately muffled to prevent the emission of sound, sparks or ignited carbon, or soot.

iii. All oil, gas, or other produced substances shall be transported from any site by buried pipeline, except that an alternative transport system may be approved with a Conditional Use Permit (Chapter 22.158) application.

b. A well hole, derrick, or tank shall not be placed within 300 feet of any dwelling unit, school, or hospital or other similar residential, educational, or health facility.

4. Production. Production tanks shall not exceed a capacity of 1,000 barrels per tank, nor total more than a capacity of 2,000 barrels per well.

5. Refining Not Permitted. Refining shall not take place on-site, except that normal production operations including the initial separation of oil, gas, and water and the storage, handling, recycling, and transportation of such materials is permitted.

6. Noise, Odor, and Vibrations. Any machinery or equipment used in the production or processing of substances within the site shall be designed or housed and operated so that odor is limited to a minimum and so that noise and vibrations conform to the limits as specified in Chapter 12.08 (Noise Ordinance) of Title 12 of the County Code.

7. Containment. Adequate measures shall be designed and constructed to insure containment of spills. For operations outside of established oil fields, the Commission or Hearing Officer may require additional measures if a spill may potentially affect a Significant Ecological Area or a similar natural resource area.

8. Equipment Storage. Accessory tanks and equipment shall be stored within the fenced or walled area of the site. Any other equipment that is not essential to the daily operation of the oil well located on the site shall not be stored on the site.

9. Discharge. All oil field waste shall be discharged into a suitable container for removal from the site.

10. Roads. All private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of the access road from the public street or highway. The remainder of the access road shall be wet down during use, oiled, hard-surfaced, or maintained in such other fashion to limit dust.

11. Fences and Walls. Fences or walls in compliance with Chapters 11.46 and 11.48 of Title 11 (Health and Safety) of the County Code is required. Such fence shall enclose all drilling equipment or machinery, tanks, and vehicular parking.

12. Signs. No signs shall be placed, constructed, or used on the drilling site except those required for public safety, and except those required by law or ordinance to be displayed in connection with the drilling or maintenance of any well.

13. Screening. All visible structures shall be painted or otherwise surfaced with a color compatible with the surrounding area.

14. Landscaping. A landscaping plan indicating the size, type, and location of all vegetation to be planted, as well as topographic features and irrigation facilities, shall be submitted for review and approval by the Director. A phasing plan indicating the time schedule of planting shall be submitted in conjunction with the landscape plan. The plan shall show the placement of all trees and shrubs plantings around the perimeter of the property for screening of the operations from adjoining or adjacent public streets or highways or Residential Zones. If the oil wells, equipment, and facilities are effectively screened from view due to their isolation or with existing trees and shrubs or by intervening topography to the satisfaction of the Director, such may be used in lieu of required landscaping.

15. Toilet Facilities. Suitable and adequate sanitary toilet and washing facilities shall be installed on-site, and shall be maintained in a clean and sanitary condition at all times.

16. Maintenance. The drilling site and access to the site shall be maintained in a neat and orderly fashion.

17. Abandonment. Within 90 days from the date of abandonment, the oil well site shall be cleared of all equipment and restored as nearly as practicable to its original condition.

18. Other Regulations. The drilling operation and development of the site shall be compatible with all other applicable laws, ordinances, and regulations.

19. Bonding. A faithful performance bond, cashier's check, or certificate of deposit of $5,000 shall be filed with the Board for each well drilled; or at the election of the applicant, $25,000 for five or more wells. Such bond, cashier's check, or certificate of deposit shall be executed in favor of the County to cover all costs of

rehabilitating the drilling site after abandonment of the well in the event of a failure to rehabilitate the site.

22.140.410 Outdoor Dining.

A. Applicability. This Section applies to restaurants with outdoor dining in all zones where permitted.

B. Application Requirements.

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for outdoor dining that complies with Subsections C through G, below; or

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required for outdoor dining and a request to modify the requirements in Subsections C through G, below.

C. Walls. Where areas are used for outside eating, drinking, or assembly within 75 feet of a Residential or Agricultural Zone, a solid masonry wall between five and six feet in height shall be required along the lot lines adjoining said zones, except that:

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

2. The Director may approve substitution of a decorative fence or wall, where, in his opinion, such fence or wall will adequately comply with the intent in Subsection C.1, above, and any required application findings.

D. Lighting. Lighting shall be so arranged to prevent glare or direct illumination in any Residential or Agricultural Zone.

E. Awnings. All awnings shall conform to the requirements in Title 26 (Building Code) of the County Code for roof coverings.

F. Music. There shall be no amplified sound or music in the outdoor dining area.

G. Fencing. A 42-inch high wall, fence, or hedge, or a five-foot wide landscaped area shall be established along the outside eating, drinking, and assembly area adjoining any public sidewalk, street, or highway; except where all of the tables and chairs are removed daily.

H. Additional Standards. All applicable provisions of Title 11 (Health and Safety) of the County Code shall be observed in all areas of the restaurant.

22.140.420 Outdoor Display.

A. Applicability. This Section applies to outdoor display in Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-RU, MXD-RU, M-1, M-1.5, M-2, M-2.5, and M-3.

B. Use Regulations. All outdoor display shall be located entirely within an enclosed building, except for as listed in this Subsection B.

1. Outdoor display is permitted as listed in Table 22.140.420-A, below.

TABLE 22.140.420-A: OUTDOOR DISPLAY

	C-H	C-1, C-2	C-3, C-M	C-MJ	C-RU	MXD-U	M-1, M-1.5, M-2, M-2.5, M-3	MXD
Antique shops	–	–	–	–	P	P	–	–
Amusement rides and devices	–	P	P	P	P	P	–	–
Automobile and truck sales, leasing, or rental, as permitted in the zone	–	P	P	P	P	P	–	–
Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only	–	P	P	P	P	P	P	–
Bicycle rentals	–	–	–	–	P	P	–	–
Boat sales and rentals	–	–	P	P	P	P	P	–
Box and utility trailers, sales, or rental, as permitted in the zone	–	–	P	P	P	P	P	–
Ceramic shops	–	–	–	–	P	P	–	–
Carnivals	P	P	P	P	P	P	–	–
Community gardens	–	P	P	P	P	P	–	P
Crops, including field, tree, bush, berry, row, and nursery stock	P	P	P	–	P	P	P	–
Farm equipment, storage, sales, and rental	–	–	–	–	P	–	–	–
Feed and grain sales[1]	–	–	–	–	P	P	–	–
Firewood sales	–	–	–	–	P	–	–	–
Florist shops	–	–	–	–	P	P	–	–
Fruit and vegetable markets[1]	–	–	–	–	P	P	–	–
Gas metering and control stations, public utility	–	P	P	–	P	P	–	–
Holiday and seasonal sales per Section 22.140.280 (Holiday and Seasonal Sales)	P	P	P	P	P	P	–	P

Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintain of wild animals	–	–	–	–	P	–	–	–
Mobilehome sales or rental, as permitted in the zone	–	–	P	–	P	–	P	–
Motorcycle sales and rental	–	–	–	–	P	P	–	–
Newsstands	–	–	–	–	P	P	–	–
Recreational vehicle sales or rental, as permitted in the zone	–	–	P	P	P	–	–	–
Restaurants and other eating establishments, including food take–out, per Section 22.140.410 (Outdoor Dining)	P	P	P	P	P	P	–	P
Notes: "–" means outdoor display is not permitted "P" means outdoor display is permitted 1. Outdoor display of product must be limited to a maximum of 8 feet in height and located at least 10 feet from any property line.								

2. In Zones C-RU and MXD-RU, outdoor display is permitted provided that no vehicle or equipment is stacked upon each other.

C. Uses Not Listed. Outdoor display for uses other than those listed in Subsection B, above, may be authorized by a Special Event Permit (Chapter 22.188), where in compliance with Section 22.188.030.B.2.b.

22.140.430 Outdoor Storage.

A. Applicability. This Section applies to outdoor storage in Zones C-3, C-M, C-MJ, C-RU, MXD-RU, M-1, M-1.5, M-2, M-2.5, and M-3.

B. Zones C-3, C-M, C-MJ, C-RU, and MXD-RU. This Subsection B applies to outdoor storage in Zones C-3, C-M, C-MJ, C-RU, and MXD-RU.

1. Outside storage is permitted on the rear of a lot when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot.

2. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate which shall be between five and six feet in height, except:

a. The Director may approve the substitution of an industrial-type fence that serves a similar purpose, such as a chain-link fence with embedded plastic or PVC strips or screen planting that evenly obscures at least 95 percent of the fence surface area.

b. A request for substitution shall require a Ministerial Site Plan Review (Chapter 22.186) application.

3. The storage enclosure shall be at least 50 feet away from the front property line.

4. The height of stored items shall not exceed the enclosure surrounding it.

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

1. Exemptions. The following uses are exempt from this Subsection C:

a. Outdoor display, per Section 22.140.420 (Outdoor Display).

b. Automobile dismantling and junk and salvage yards, which shall instead be subject to the standards in Section 22.140.120 (Automobile Dismantling Yards and Junk and Salvage Yards).

c. Scrap metal processing yards, which shall instead be subject to the standards in Section 22.140.530 (Scrap Metal Processing Yards).

2. Fences and Walls. Where a fence or wall is required pursuant to this Subsection C, it shall be developed as provided herein:

a. All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages they shall be set back at least three feet from the property line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Subsection C.4, below.

b. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

i. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;

ii. Masonry; or

iii. Other materials comparable to the foregoing, if approved by the Director.

c. Required fences which are not open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone may be constructed of material other than as specified in Subsection C.2.c, above if constructed and maintained in accordance with the provisions of this Subsection C.

d. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life.

e. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times.

f. No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification sign shall not consist of an aggregate area in excess of 30 square feet.

g. Any structures which are used as part of the yard boundaries or are exposed to view from a street or highway frontage shall be subject to painting, maintenance and sign requirements for fences and walls as provided in Subsections C.2.e and C.2.f, above.

3. Modification of Fences or Walls.

a. Upon approval of a Minor Conditional Use Permit (Chapter 22.160) application, the Commission or Hearing Officer may modify fences or

walls not open to view from any street or highway, or any area in a Residential, Agricultural or Commercial Zone:

i. Where adjoining property is located in an Industrial Zone and is developed with another outside storage use; or

ii. Where substantial fences, walls, or buildings are located adjacent to property lines on surrounding property which serve to enclose such yard as well or better than the wall or fence required herein.

b. Should the use, fence, wall, or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this Section within six months from the date of such removal.

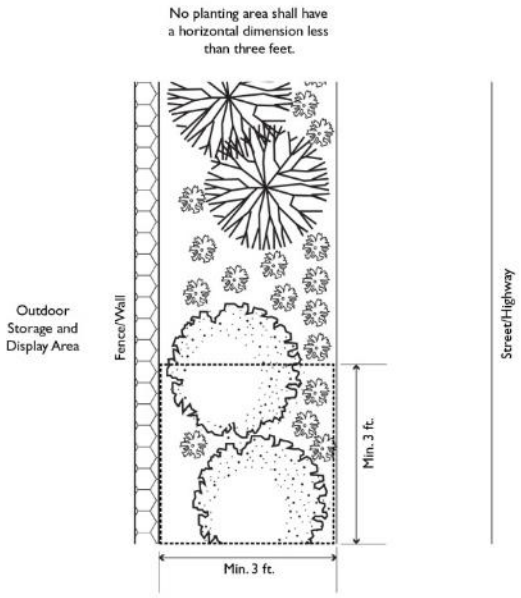
4. Landscaping Requirements.

a. All required fences or walls that are open to view from any public street or highway, or from any Residential, Agricultural, or Commercial Zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and this landscaping shall meet the following standards:

i. Landscaping shall be distributed along the street or highway frontage in accordance with a site plan approved by the Director.

ii. No planting area shall have a horizontal dimension of less than three feet, as shown in Figure 22.140.430-A, below.

FIGURE 22.140.430-A: MINIMUM PLANTING AREA DIMENSION



iii. Landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

iv. A permanent watering system shall be provided that satisfactorily irrigates all planted areas. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this Subsection C.4 shall be spaced to assure complete coverage of the required landscaped area.

b. The Director may approve alternative methods of providing landscaping where the criteria established above would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in his opinion, provide as well or better for landscaping within the intent of this Subsection C.4.

5. Storage Restrictions.

a. All portions of outdoor storage areas shall have adequate grading and drainage, and shall be continuously maintained.

b. All raw materials, equipment, or finished products that are stored outdoors pursuant to this Subsection C:

i. Shall not be stored above the height of the fence or wall within 10 feet of the fence or wall;

ii. Shall be stored in such manner that it cannot be blown from the enclosed storage area; and

iii. Shall not be placed or allowed to remain outside the enclosed storage area.

22.140.440 Parking as a Transitional Use.

A. Applicability. This Section applies to parking as a transitional use in Zones A-1, A-2, R-R, R-A, R-1, R-2, R-3, and R-4.

B. Location. The lot to be used for transitional parking shall adjoin or be separated by an alley from a property with a qualifying zone. Qualifying zones include: C-1, C-2, C-3, C-M, CPD, M-1, M-1.5, MPD, M-2, M-2.5, M-3, B-1, and B-2.

C. Distance. Parking shall be limited to an area within 100 feet from the boundary of a property with a qualifying zone.

D. Access. The area developed with parking shall have direct vehicular access to an improved public street, highway, alley, or to the property with a qualifying zone.

E. Requirements. The lot developed with transitional parking, including access, shall:

1. Have a side lot line adjoining, or separated only by an alley, for a distance of not less than 50 feet, from the property with a qualifying zone; or

2. Have a rear lot line adjoining or separated only by an alley from the property with a qualifying zone, provided that a Parking Permit (Chapter 22.178) has been approved.

3. Where the lot referred to in Subsection E.1, above, has a width less than 100 feet, additional lots may be considered for parking provided:

a. They have successive contiguity on side lot lines with the first lot described in Subsection E.1, above;

b. That in no event shall the total area developed for parking extend more than 100 feet from the property with a qualifying zone; and

c. That all area extending from the subject property is developed for parking.

F. Length. The side lot line of the lot developed with parking shall not exceed the length of the lot line common to the property with a qualifying zone. The Director may modify this provision to the extent permitted in Subsection E, above.

G. Area Requirements. Any remaining portion of a lot developed with parking shall contain not less than the required area or width.

H. Design. Parking shall be developed in accordance with the provisions of Section 22.112.080 (Parking Design), except that the required portion of the front yard, where required by the zone, shall be landscaped.

I. Limitations. Parking shall be limited to motor vehicle parking lots exclusively and shall exclude vehicles over two tons rated capacity.

22.140.450 Plant Nurseries, Retail.

A. Applicability. This Section applies to plant nurseries, including propagation of nursery stock and retail sales, in Zones A-1, A-2, R-R, and SR-D.

B. Minimum Site Area. Retail plant nurseries shall have a minimum site area as specified:

1. In Zone SR-D, no minimum size.

2. In Zone A-1, A-2, and R-R, five acres.

C. Products for Sale. Products offered for sale shall be limited to nursery stock and related materials incidental to the planting, care, and maintenance of plants, including fertilizer, pesticides, seeds, and planting containers, but shall exclude general building materials, hardware, the sale and rental of tools other than for soil preparation, and general landscaping.

D. Enclosure. All storage, display, and sale of products other than nursery stock shall be conducted within a completely enclosed building or within an area enclosed by a solid wall or fence and gate between five and six feet in height.

E. Storage. No storage shall be higher than the enclosure surrounding the nursery.

22.140.460 Produce Stands.

A. Applicability. This Section applies to produce stands as an accessory use in all zones where permitted.

B. Products for Sale. Produce stands, including other on-site retail sales, may be used as an accessory use to crop production, small animal raising, or community gardens. All products displayed or sold shall be lawfully grown or produced on the subject lot.

C. Additional Development Standards for Zones A-1, A-2, O-S, R-R, and M-1. This Subsection C applies to produce stands in Zones A-1, A-2, O-S, R-R, and M-1:

1. Minimum Site Area. There shall be a minimum lot size of one gross acre.

2. Maximum Floor Area. The stand shall have a maximum floor area of 300 square feet.

3. Location. The stand shall be a minimum of 20 feet from any street or highway that the lot fronts, or from any adjacent residences.

4. Materials. The stand, except for the floor, shall be exclusively of wood-frame construction.

22.140.470 Real Estate Tract Offices.

A. Applicability. This Section applies to real estate tract offices, as a temporary use, in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and MXD.

B. Approval Period. Real estate tract offices may be approved for a period of up to two years. The Director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

C. Location. Real estate tract offices are permitted in a residential development for the initial sale of lots within that development. The office may be

located within a new residence that is part of the development or within a temporary building.

D. Restriction. Real estate tract offices shall not be used to conduct general real estate business for properties outside of the residential development.

E. Removal of Building or Structure. If a temporary building is used for this purpose, upon termination of the use or time period specified in the permit, it shall be either removed or restored for a use permitted in the zone where located.

22.140.480 Recreation Clubs and Facilities – Neighborhood, Commercial, and Private.

A. Uses. Recreation clubs and facilities may include tennis, polo, swimming, and similar recreational activities, together with related accessory uses, unless as otherwise specified in this Section.

B. Neighborhood Recreation Facilities.

1. Applicability. This Subsection B applies to neighborhood recreation facilities in Zones R-A, R-1, R-2, R-3, R-4, and R-5.

2. Development Standards. A neighborhood recreation facility, if not accessory to a principal use, shall be operated as a non-profit corporation limited to the use by the surrounding residents in a neighborhood. This provision shall not be interpreted to permit commercial enterprises.

C. Commercial and Private Recreation Clubs.

1. Applicability. This Subsection C applies to commercial and private recreation clubs in all zones where permitted.

2. Development Standards.

a. Accessory Uses. Unless as otherwise specified in this Subsection C.2, a commercial or private recreation club may also include an accessory clubhouse, pro shop, or restaurant.

b. Zones A-1, A-2, and C-H. In Zones A-1, A-2, and C-H, where specifically designated a part of an approved Conditional Use Permit

(Chapter 22.158) application, a private recreation club may include a pro shop or restaurant, as an accessory use.

c. Zone O-S. A private recreation club may be established in Zone O-S according to the following standards:

i. Activities shall be limited to hunting, shooting, fishing, or boating.

ii. Adequate land or water facilities shall be provided to accommodate the recreational activity for which such club is organized. In no event shall the recreation club be less than five acres in size.

iii. Where specifically designated a part of an approved Conditional Use Permit, such use may include a restaurant and bar as accessory uses.

22.140.490 Recreational Vehicle Parks.

A. Applicability. This Section applies to recreational vehicle parks in Zones A-1, A-2, O-S, R-R, W, and C-R. The Commission or Hearing Officer, in granting the Conditional Use Permit (Chapter 22.158), may impose additional conditions relating to park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking, may prohibit certain uses from recreational vehicle parks, but may not modify any of the following standards listed in this Section, except as otherwise provided in this Section or pursuant to a Variance (Chapter 22.194) application.

B. Development Standards.

1. Signs. Signs shall be subject to the provisions of Chapter 22.114 (Signs), except that in lieu of business signs standards as listed in said Chapter, one freestanding or roof business sign not exceeding 20 square feet in sign area, or 40 square feet in total sign area, shall be permitted at a location approved by the Commission or Hearing Officer.

2. Maximum Duration of Occupancy. Occupancy by any one occupant or party shall be limited to 90 consecutive days in any six-month period.

3. Area. The recreational vehicle park shall have an area of not less than five acres.

4. Fire Protection. Notwithstanding any provision of State law, the Commission or Hearing Officer may require amenities or conditions in accordance with Title 32 (Fire Code) of the County Code that the Fire Department deems necessary to protect life and property, including but not limited to fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement, and burglar bars.

5. Prohibitions.

a. A recreational vehicle park shall have no permanent residency or dwelling units except that of a caretaker, a manager, or employees responsible for maintaining or operating the property, as permitted by the zone and authorized by the Commission or Hearing Officer as part of the Conditional Use Permit.

b. Facilities within the recreational vehicle park shall be used only by the occupants of the park, except where otherwise authorized by the Conditional Use Permit.

c. No commercial uses are allowed, except those permitted by the zone and authorized by the Conditional Use Permit. This Subsection does not prohibit accessory uses where authorized by the permit, including, but not limited to, areas for the storage of unoccupied recreational vehicles.

6. Zone O-S. A recreational vehicle park may be permitted only in conjunction with a principal use permitted in Zone O-S.

7. Compliance with Other Regulations. Approval of a Conditional Use Permit (Chapter 22.158) application for a recreational vehicle park shall not relieve the applicant and his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations.

22.140.500 Rehabilitation Facilities for Small Wild Animals.

A. Applicability. This Section applies to rehabilitation facilities for small wild animals as an accessory use in Zones A-1, A-2, R-A, R-1, and C-RU.

B. Licensing. The animals shall be cared for by a licensed rehabilitator who shall be a resident of a single-family residence on the subject lot.

C. Type and Number of Animals Allowed.

1. The animals shall be indigenous to Los Angeles County and shall weigh no more than 30 pounds.

2. Coyotes, bobcats, deer, mountain lions, bears, and other similarly dangerous animals shall not be allowed.

3. The allowable number of animals shall be as follows:

a. For lots with at least 10,000 square feet of area, up to 20 animals.

b. For lots of 7,500 to 9,999 square feet of area, up to 16 animals.

c. For lots of 6,000 to 7,499 square feet of area, up to 12 animals.

d. For lots of 5,000 to 5,999 square feet of area, up to six animals.

4. The Commission or Director, after consultation with the Departments of Animal Care and Control and Public Health, may allow a higher number of animals than the numbers specified in Subsection C.3, above.

D. Authorization. The facilities shall only be authorized for as long as the applicant maintains a continuously valid permit and Memorandum of Understanding from the California Department of Fish and Wildlife, or in the case of wild migratory birds, a valid permit from the United States Department of Fish and Wildlife.

22.140.510 Renewable Energy.

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of small-scale solar energy systems, utility-scale solar energy facilities, temporary meteorological towers, and small-scale wind energy systems in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.180 of Division 2 (Definitions), under "Renewable Energy."

C. Applicability.

1. Applicability of this Section. This Section applies to the development of any small-scale solar energy system, utility-scale solar energy facility, temporary meteorological tower, or small-scale wind energy system.

2. Exemption. Subject to Subsection C.3 below, this Section shall not apply:

a. To any structure-mounted small-scale solar energy system, structure mounted utility-scale solar energy facility, or small residential rooftop solar energy system as defined and regulated by Section 65850.5 of the California Government Code and Title 26 (Building Code) of the County Code in Zone R-1, when a building permit has been issued prior to January 12, 2017, the effective date of this Section;

b. To any ground-mounted small-scale solar energy system, structure mounted utility-scale solar energy facility in Zone R-1 other than a small residential rooftop solar energy system as defined and regulated by Section 65850.5 of the California Government Code and Title 26 (Building Code) of the County Code, ground-mounted utility-scale solar energy facility, temporary meteorological tower, or small-scale wind energy system when a Ministerial Site Plan Review (Chapter 22.186), a Minor Conditional Use Permit (Chapter 22.160), or a Conditional Use Permit (Chapter 22.158), as applicable, has been granted prior to January 12, 2017, the effective date of this Section; or

c. When preempted by regulation under the jurisdiction of the California Public Utilities Commission or preempted by other applicable law.

3. Modification to Existing System or Facility. This Section shall apply when a modification to a lawfully existing, as of January 12, 2017, the effective date of this Section, small-scale solar energy system, utility-scale solar energy facility, temporary meteorological tower, or small-scale wind energy system, occurs as follows:

a. Any modification that would substantially increase the physical size, height, or footprint of an existing small-scale solar energy system, utility-

scale solar energy facility, temporary meteorological tower, or small-scale wind energy system;

b. Any modification that would substantially change the type of equipment used by an existing small-scale solar energy system, utility-scale solar energy facility, temporary meteorological tower, or small-scale wind energy system except for replacement of equipment for maintenance purposes; or

c. Any modification that would convert a small-scale solar energy system into a utility-scale solar energy facility; and

d. Any modification that would convert a small-scale wind energy system into a utility-scale wind energy system is prohibited.

4. Applicability of Zone and Supplemental District Regulations. All provisions of the zone and any supplemental district in which a small-scale solar energy system, utility-scale solar energy facility, temporary meteorological tower, or small-scale wind energy system is located shall apply as follows:

a. For a small-scale solar energy system, temporary meteorological tower, or small-scale wind energy system, where a provision of the zone or supplemental district regulates the same matter as this Section, the provision of this Section shall apply; and

b. For a utility-scale solar energy facility, where a provision of the zone or supplemental district regulates the same matter as this Section, the more restrictive provision shall apply, except for the height of structure-mounted facilities and perimeter fences, in which case, this Section will control.

5. Prohibition. The following shall be prohibited:

a. Ground-mounted utility-scale solar energy facilities within adopted Significant Ecological Areas designated in the General Plan and Economic Opportunity Areas designated in the Antelope Valley Area Plan; and

b. Utility-scale wind energy facilities, including conversion of a small-scale wind energy system into a utility-scale wind energy facility.

D. Small-Scale Solar Energy Systems.

1. Application Requirements.

a. Permitted. Structure-mounted small-scale solar energy systems are permitted in compliance with this Subsection D;

b. Ministerial Site Plan Review. Ground-mounted small-scale solar energy systems, except in Zones O-S and W, shall require a Ministerial Site Plan Review (Chapter 22.186) application, in compliance with this Subsection D; or

c. Minor Conditional Use Permit. Ground-mounted small-scale solar energy systems in Zones O-S and W shall require a Minor Conditional Use Permit (Chapter 22.160) application, in compliance with this Subsection D; and

d. Modification. A Minor Conditional Use Permit (Chapter 22.160) application shall be required where a modification to a development standard has been requested.

2. Additional Application Materials.

a. Ministerial Site Plan Review. In addition to the application materials required for a Ministerial Site Plan Review (Chapter 22.186), the application shall contain the following information:

i. A site plan that depicts the small-scale solar energy system's footprint, height, and setback from all property lines; and

ii. A minimum of six color photographs, displaying various angles illustrative of the project area, with a photo-key map.

b. Minor Conditional Use Permit. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160), the application shall contain the following information:

i. A minimum of six color photographs, displaying various angles illustrative of the project area, with a photo-key map; and

ii. Color photo simulations of the project area before construction of the project and after construction of the project.

3. Development Standards. Small-scale solar energy systems shall comply with the following standards:

a. Conformance with Federal, State, and County Requirements. A small-scale solar energy system shall comply with the California Solar Rights Act (California Civil Code Section 714 et seq.), the California Solar Shade Control Act (California Public Resources Code Section 25980 et seq.), and any other applicable federal, State, and County legal requirements (and as may be modified by this Section).

b. Additional Standard for Structure-Mounted Small-Scale Solar Energy Systems. In addition to the applicable standards of this Subsection D.3, the combined height of a structure and structure-mounted small-scale solar energy system shall not exceed the height limit of the zone by more than five feet.

c. Additional Standards for Ground-Mounted Small-Scale Solar Energy Systems. In addition to the applicable standards of this Subsection D.3, a ground-mounted small-scale solar energy system shall also comply with the following standards:

i. Height. The height of a solar array shall not exceed 15 feet.

ii. Maximum Lot Coverage. The maximum lot coverage for solar arrays and any accessory structures shall be 25 percent of the lot or 2.5 acres, whichever is lesser.

d. Additional Standard for Lot Coverage Modification to Ground Mounted Small-Scale Solar Energy Systems. In addition to the applicable standards of this Subsection D.3, a lot coverage modification for a ground mounted small-scale solar energy system shall also comply with Subsection E.5 (Additional Findings), below.

4. Aviation Review. When a Minor Conditional Use Permit (Chapter 22.160) is required by Subsection D.1, above, and the small-scale solar energy system is located within a Military Operations Area (MOA) or Airport Influence Area (AIA), Subsection H, below, shall apply.

5. Additional Findings. When a Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection D.1, above, the following additional findings shall apply, as applicable.

a. Additional Findings for a Minor Conditional Use Permit.

i. The project complies with all applicable development standards in Subsection D.3, above;

ii. The project is sited and designed and will be constructed in such a way to minimize significant impacts to the environment; and

iii. The project is sited in such a way to minimize site disturbance, such as grading, brush clearance, and other forms of earthwork.

b. Additional Findings for a Modification to Development Standards.

i. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project on the subject property; and

ii. The requested modification would not be contrary to the purpose of this Section.

c. Additional Findings for Projects Requiring Aviation Review. Where an application requires aviation review and the application request would penetrate the lower floor elevation of any MOA mapped in the County General Plan, the following additional findings are required:

i. The MOA military operator has determined:

(1) The project would not be detrimental to the function of that MOA; and

(2) The project would not pose a health or safety hazard to MOA personnel or the public.

6. Conditions of Approval. In addition to the conditions that may be imposed under Section 22.160.060 (Conditions of Approval), when a Minor Conditional

Use Permit (Chapter 22.160) application is required by Subsection D.1, above, the following conditions of approval shall be imposed:

a. Development Standards. The applicable development standards in Subsection D.3, above, unless specifically modified as provided herein.

b. Conditions to Ensure Compliance with Findings. Any additional conditions deemed necessary to ensure that such use will be in accordance with the required findings in Subsection D.5, above.

c. Additional Conditions of Approval for a Lot Coverage Modification to Ground-Mounted Small-Scale Solar Energy Systems. In addition to the conditions of approval required by this Subsection, when a lot coverage modification has been requested for a ground-mounted small-scale solar energy system, Subsections E.6.d.v and E.6.d.vii, below, shall apply.

E. Utility-Scale Solar Energy Facilities.

1. Application Requirements.

a. Minor Conditional Use Permit. Structure-mounted utility-scale solar energy facilities in Zone R-1, except small residential rooftop solar energy systems as defined and regulated by Section 65850.5 of the California Government Code and Title 26 (Building Code) of the County Code, shall require a Minor Conditional Use Permit (Chapter 22.160) application, in compliance with this Subsection E; or

b. Conditional Use Permit. Ground-mounted utility-scale solar energy facilities in Zones A-2, C-H, C-1, C-2, C-3, C-M, C-R, C-MJ, C-RU, M-1, M-1.5, M-2, M-4, R-R, MXD-RU, MXD, and IT shall require a Conditional Use Permit (Chapter 22.158) application, in compliance with this Subsection E.

2. Application Materials.

a. Minor Conditional Use Permit. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:

i. A minimum of six color photographs, displaying various angles illustrative of the project area, with a photo-key map; and

ii. Color photo simulations of the project area before construction of the project and after construction of the project.

b. Conditional Use Permit. In addition to the application materials required for a Conditional Use Permit (Chapter 22.158) application, the application shall contain the following information:

i. All materials and information required by Subsection E.2.a, above;

ii. A site plan that depicts the following:

(1) Solar array footprint and height;

(2) Solar array setbacks from all property lines;

(3) Area and amount of proposed grading and site disturbance;

(4) Topography of the site;

(5) Any watercourses on the site;

(6) Access roads;

(7) Any required fencing;

(8) Any required signage;

(9) Any required lighting;

(10) Transmission lines; and

(11) Any significant ridgelines on the site.

iii. A detailed landscaping plan that depicts:

(1) Any required fencing;

(2) Proposed plant species palette, the number and size of each plant;

(3) Proposed water usage for planting and maintaining proposed landscaping; and

(4) Proposed timing and phasing of proposed landscaping.

iv. A decommissioning plan;

v. A hydrology study;

vi. A conceptual dust control plan;

vii. A glare study; and

viii. A description of amount and source of water necessary for the construction and operation of the project.

3. Development Standards. Utility-scale solar energy facilities shall comply with the following standards:

a. Conformance with Federal, State, and County Requirements. A utility-scale solar energy facility shall comply with any applicable federal, State, and County legal requirements (and as may be modified by this Subsection E).

b. Additional Standards for Structure-Mounted Utility-Scale Solar Energy Facilities. In addition to the applicable standards required by this Subsection E, a structure-mounted utility-scale solar energy facility shall also comply with the following standards:

i. Height. The combined height of a structure and structure mounted utility-scale solar energy facility's solar arrays shall not exceed the height limit of the zone by more than five feet.

ii. Setbacks. If a structure-mounted utility-scale solar energy facility is mounted to a building, setbacks from the perimeter of the roof shall be:

(1) Three feet on residential buildings; or

(2) Four feet on non-residential or mixed use buildings.

c. Additional Standards for Ground-Mounted Utility-Scale Solar Energy Facilities. In addition to the applicable standards of this Subsection E.3, a ground-mounted utility-scale solar energy facility shall also comply with the following standards:

i. Coastal Zone. Within the Coastal Zone, the placement of any ground-mounted utility-scale solar energy facility shall comply with the applicable Local Coastal Plan.

ii. Fencing. Fencing shall be required around the perimeter of the ground-mounted utility-scale solar energy facility. In addition to compliance with the California Public Utilities Commission and United States Occupational Safety and Health Administration fencing guidelines for substations, all fencing shall comply with the following, except as otherwise required by Public Works to maintain minimum corner sight distance:

(1) Opaque and non-opaque fences are permitted;

(2) Fencing up to eight feet in height is permitted;

(3) Fencing shall not be located within 15 feet of a public right of way but may be located within the required setback area; and

(4) Facility perimeter fencing shall incorporate small animal permeable design.

iii. Height. The height of any solar array shall not exceed 25 feet.

iv. Lighting. In addition to the requirements of Chapter 22.80 (Rural Outdoor Lighting District), any outdoor lighting required for safety and security purposes shall be shielded and directed downward to avoid light trespass and shall include:

(1) Motion sensors for entry-lighting to the on-site equipment, structures, and buildings; and

(2) Light-sensor or motion-sensor lighting for the main facility access gate, operations and maintenance building doorways, and any parking areas of facilities with operation and maintenance buildings.

v. Setbacks. Setbacks from the property line shall be:

(1) A minimum of 30 feet in Agricultural Zones; or

(2) As provided in the base zone for all non-Agricultural Zones.

vi. Significant Ridgelines. The highest point of a ground mounted utility-scale solar energy facility shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline identified in the General Plan or in an applicable Community Standards District.

vii. Signs. One pole-mounted project identification sign shall be located at each temporary or permanent ingress or egress point. Signs shall include owner and emergency contact information. No other signs shall be posted at the ground-mounted utility-scale solar energy facility other than safety, directional, and warning signs as required in Chapter 22.114 (Signs).

viii. Landscaped Buffer. A landscaped area at least 10 feet in depth shall be maintained along any facility perimeter fencing and between such fencing and any public right-of-way or adjacent property with an existing residential or agricultural use.

4. Aviation Review. When a Minor Conditional Use Permit (Chapter 22.160) or Conditional Use Permit (Chapter 22.158) is required by this Subsection E and the utility-scale solar energy facility is located within a MOA or AIA, Subsection H, below, shall apply.

5. Additional Findings.

a. Conditional Use Permit and Minor Conditional Use Permit. When a Conditional Use Permit (Chapter 22.158) application or Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection E.1, above, the following additional findings shall apply, as applicable:

i. The project complies with all applicable development standards in Subsection E.3, above;

ii. The project is sited and designed and will be constructed in such a way to minimize significant impacts to the environment, including

impacts to birds and bats, through appropriate measures including minimizing proximity to perch sites such as transmission lines and towers; and

iii. The project is sited in such a way to minimize site disturbance, such as grading, brush clearance, and other forms of earthwork.

b. Additional Findings for Ground-Mounted Utility-Scale Solar Energy Facilities. In addition to the findings required by this Subsection E.5, for ground mounted utility-scale solar energy facilities, the following additional findings shall apply, as applicable:

i. The proposed vegetation required along the facility perimeter fencing sufficiently provides a buffer from adjacent residential and agricultural uses through variable placement and muting of frontage or other sensitive viewsheds so as to provide a natural visual transition between the project and its surroundings;

ii. The proposed vegetation sufficiently provides ground cover to the satisfaction of a County biologist; and

iii. The proposed vegetation sufficiently provides such buffer and ground cover in a timely manner to the satisfaction of a County biologist.

c. Additional Findings for a Modification to Development Standards. In addition to the findings required by this Subsection E.5, when a modification has been requested to any development standard required by Subsection E.3, above, the following additional findings shall apply, as applicable:

i. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project on the subject property; and

ii. The requested modification would not be contrary to the purpose of this Section.

d. Additional Findings for Projects Requiring Aviation Review. In addition to the findings required by this Subsection E.5, where a project requires aviation review and the project would penetrate the lower floor elevation of any MOA

mapped in the County General Plan, the Commission or Hearing Officer, the following additional findings shall apply, as applicable:

i. MOA military operator has determined:

(1) The project would not be detrimental to the function of that MOA; and

(2) The project would not pose a health or safety hazard to personnel or the public.

6. Conditions of Approval. In addition to the conditions that may be imposed when a Minor Conditional Use Permit (Chapter 22.160) or Conditional Use Permit (Chapter 22.158) is required by Subsection E.1, above, the following conditions of approval shall be imposed:

a. Development Standards. The applicable development standards in Subsection E.3, above, unless specifically modified as provided herein.

b. Findings. Any additional conditions deemed necessary to ensure that such use will be in accordance with the required findings in Subsection E.5, above.

c. Glare. All utility-scale solar energy facilities shall be designed and located in such a way to minimize reflective glare toward any habitable structure on adjacent properties as well as adjacent street rights-of-way.

d. Additional Conditions of Approval for Ground-Mounted Utility Scale Solar Energy Facilities. In addition to the conditions of approval required by this Subsection E.6, ground-mounted utility-scale solar energy facilities shall also require the following conditions of approval:

i. Access Roads. All temporary and permanent ingress and egress points to the ground-mounted utility-scale solar energy facility shall be designed and sited to the satisfaction of Public Works and Fire Department, shall consider adequate spacing from intersections, and shall maintain adequate sight distances. Dirt access roads shall be treated with a suitable non-toxic long-term soil binder or application of similarly effective material to control dust, such as gravel.

ii. Decommissioning.

(1) The decommissioning plan shall be prepared to the satisfaction of the Director and the Director of Public Works.

(2) Prior to any ground disturbance or the issuance of any grading or building permit, performance and financial guarantees in an amount sufficient to ensure the performance of the decommissioning plan shall be determined to the satisfaction of the Director and the Director of Public Works and incorporated into a final decommissioning plan. This amount shall be posted by the permittee.

(3) Prior to any ground disturbance or the issuance of any grading or building permit, the permittee shall record an easement granting access to the County for activities related to decommissioning. A draft easement document shall be submitted prior to easement recordation, for review and approval by the Director and the Director of Public Works.

(4) In the event that any portion of a ground mounted utility-scale solar energy facility ceases operation for a consecutive period of six months, or the permit for the use has expired, operations for that use shall be deemed to have been abandoned. Within six months after the written notice is mailed from the Director to the permittee advising of the abandoned use, the facility or portions thereof shall be removed from the property. However, within the six months after written notice of abandonment is mailed to the permittee, the permittee may provide the Director with a written request and justification for an extension to resume operations of the facility or portions thereof, so long as the permit has not expired.

iii. Landscaped Buffer.

(1) A landscaped area at least 10 feet in depth shall be maintained along any facility perimeter fencing and between such fencing and any public right-of-way or adjacent property with an existing residential or agricultural use.

(2) Existing non-invasive drought-tolerant vegetation approved by a County biologist shall be retained and/or new non-invasive, drought tolerant vegetation approved by a County biologist shall be planted within the landscaped area within the time frames specified in the permit conditions.

(3) The landscaped area shall incorporate a variety of design elements appropriate for the surrounding area, including but not limited to hardscape, such as decorative rocks, boulders, berms, and fencing and softscape, such as trees, shrubs, vines, and succulents. In no way shall the hardscape or softscape features adversely affect drainage patterns.

(4) The landscaped area shall be established in such manner that adequate corner sight distance is maintained from all access roads to the public right-of-way to the satisfaction of Public Works.

(5) The landscaped area shall be planted and temporary irrigation system installed prior to final permit inspection of the project or project phase to the satisfaction of the Director. Establishment of the plantings shall be verified at the time of regular inspections according to inspection time frames in the permit conditions; and

(6) The landscaped area shall be maintained throughout the life of the facility.

iv. Scenic Resources. Any ground-mounted utility-scale solar energy facility placed within the viewshed of a Scenic Drive, Scenic Highway, or Scenic Route identified in the General Plan, an applicable Area or Community Plan, or Community Standards District shall be analyzed for any associated negative impacts, including but not limited to visual impacts. Appropriate conditions relating to siting, buffering, height, and design of the facility may be imposed to minimize significant effects on the viewshed.

v. Site Disturbance.

(1) Air Quality Management District. State requirements imposed by the applicable Air Quality Management District conditions shall apply.

(2) Soil Erosion. To ensure dust control and minimal soil erosion, existing vegetation may be mowed, but removal of existing vegetation root systems shall be prohibited, except where necessary for construction of access roads, substations and related underground transmission lines, tanks, basins, inverter pads, or other areas required by the County.

(3) Hydrology. The facility shall be designed to minimize erosion, sedimentation, or other impacts to the natural hydrology and drainage patterns of the property. Existing topography and watercourses shall be retained or restored to pre-development conditions following construction and during operations, except for drainage features specifically designed to mitigate drainage impacts. Prior to any discretionary approval, a hydrology study shall be prepared in compliance with the most recent County standards for addressing drainage impacts to the satisfaction of Public Works.

(4) Grading. To control fugitive dust and preserve the natural topography, the facility shall be designed in such a way that ground disturbance or grading is limited to only the access roads, substations and related underground transmission lines, tanks, basins, inverter pads, or other areas required by the County. The facility shall comply with all applicable grading standards.

(5) Fugitive Dust Control Plan. A fugitive dust control plan including a dust plume response plan shall be prepared by the permittee for review and approval by applicable agencies prior to any earthwork activities.

(6) Construction Practices.

(a) Fugitive Dust. Fugitive dust emission shall be controlled by phased earthwork, site watering, use of clean gravel not to exceed a depth of six inches where applicable, application of non-toxic soil stabilizers, limiting public access on unpaved areas, posting private roadways with reduced

speeds, and/or re-vegetation. Use of other fugitive dust mitigation measures may be implemented by the permittee if determined by applicable agencies to be suitable methods to adequately control dust in a safe manner during construction, operation, and removal and restoration activities.

(b) Vegetation. Work where the facility components are being installed in areas with existing vegetation shall be conducted with minimal disturbance, and the permittee shall take all necessary precautions to not use vehicles or machinery for grading or alter the exiting grade in these areas. When vehicles or machinery are deemed necessary for installation, appropriate ground protection practices, such as construction mats, stabilizers, or established vegetation, shall be utilized for both dust suppression and to ensure that the use of vehicles or machinery is compatible with continued and future vegetation growth. The permittee shall retain a biologist to confirm that construction practices are compatible with continued and future vegetation growth. Any grading, disking, scraping, or other ground disturbance proposed as part of the facility shall be permanently stabilized with an earth-stabilizing product or other measure that is acceptable to the Department and the Departments of Public Works and Public Health to prevent fugitive dust.

vi. Transmission Lines. On-site and off-site transmission lines shall be placed underground to the satisfaction of the Department and Public Works, except where above-ground crossings are otherwise required, such as over the California Aqueduct. A franchise agreement shall be required for distribution/transmission facilities within the public right-of-way. Disturbed areas shall comply with Subsection E.6.d.v (Site Disturbance), above to ensure dust control and minimal soil erosion.

vii. Water Quality Protection. Measures to protect groundwater and surface water from waste discharge shall be incorporated into the facility design, as appropriate, and shall meet the requirements of the Regional Water Quality Control Board.

viii. Water Use.

(1) The facility shall use the minimum amount of water required during the construction period. The facility shall be limited to the maximum use of water as established by the Commission or Hearing Officer, as applicable, for the duration of the construction period.

(2) The facility shall use the minimum amount of water required during the operation of the facility. The facility shall be limited to the maximum use of water as established by the Commission or Hearing Officer, as applicable, for the operation of the facility for the duration of this grant.

(3) The facility shall use piped recycled water if it is available from the public right-of-way within one mile from the property at fair market value, suitable for use, and deemed appropriate by a County biologist. If such piped recycled water does not meet all of the facility's water demand, the facility shall use piped potable water to supplement piped recycled water if it is available from the public right-of-way within one mile from the property at fair market value and suitable for use.

(4) The permittee shall maintain a daily log, which shall include the number of gallons and acre feet of water used on the property used for the following, which includes, but is not limited to, construction, operation, maintenance, landscaping, and irrigation. The permittee shall complete the record of monthly water usage by source within eight days following the conclusion of each calendar month. The log shall be made available to the Department upon demand.

F. Temporary Meteorological Towers.

1. Permit Required.

a. Minor Conditional Use Permit. Temporary meteorological towers in Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, C-RU, and MXD shall require a Minor Conditional Use Permit (Chapter 22.160) application, except when modified by this Subsection F.

2. Application Materials. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:

a. A minimum of six copies of the proposed site plan, elevation plan, and location map depicting the project location on United States Geological Survey topographic sheets. On each set of the required site and elevation plans, the applicant shall depict the type and location of any safety lights and energy storage devices; and

b. Drawings to scale of the structure, including the tower, base, wind-measuring devices, and footings, if any.

3. Development Standards. Temporary meteorological towers shall comply with the following standards:

a. Minimum Lot Size. The minimum lot size shall be 0.5 acres.

b. Maximum Tower Height. Tower height shall be measured from the ground to the top of the tower, excluding the wind measuring devices, and be consistent with the following:

i. The tower shall not exceed a height of 35 feet above grade for lots less than one acre in size;

ii. The tower shall not exceed a height of 65 feet above grade for lots from one acre to less than two acres in size; and

iii. The tower shall not exceed a height of 85 feet above grade for lots two acres or greater in size.

c. Location.

i. The minimum distance between a temporary meteorological tower and any property line or road right-of-way shall be the distance which is the equivalent to the height of the temporary meteorological tower including any wind measuring devices provided that the required distance shall also comply with any applicable fire setback requirements pursuant to Section 4290 of the California Public Resources Code;

ii. No part of a temporary meteorological tower shall be located within or over drainage, utility, or other established easements, or on or over property lines; and

iii. Safe clearance shall be provided between a temporary meteorological tower and all structures and trees.

d. Design.

i. Colors. The colors used in the construction materials or finished surface shall be muted and visually compatible with surrounding development.

ii. Lighting. A safety light that meets Federal Aviation Administration (FAA) standards shall be required for all towers exceeding 50 feet in height including any wind-measuring devices. A safety light may also be required on shorter towers. All required lights shall be shielded from adjacent properties, and no other lights shall be placed upon the tower.

iii. Climbing Apparatus. All climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

e. Signs. One sign, limited to 18 inches in length and one foot in height, shall be posted at the base of the tower; the sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the property owner to call in the event of an emergency.

f. Displacement of Parking Prohibited. The location of a temporary meteorological tower shall not result in the displacement of required parking as specified in Chapter 22.112 (Parking).

g. Maintenance. Temporary meteorological towers shall be maintained in operational condition that pose no potential safety hazards.

h. Removal. Within six months after the operation of a temporary meteorological tower has ceased or its permit has expired, whichever occurs first, the permittee shall remove the temporary meteorological tower, clear the site of all equipment, and restore the site as nearly as practicable to its condition prior to its installation. Failure to remove the temporary meteorological tower as required above shall constitute a public nuisance. Prior to installation of any temporary meteorological

tower, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of the removal of the temporary meteorological tower as provided herein. In the event the temporary meteorological tower is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause it to be removed, and the permittee shall be required to pay the County's cost of removal.

i. Guy Wires. The use of guy wires shall be prohibited.

4. Aviation Review. The Director shall distribute copies of the proposed temporary meteorological tower site plan, elevation plan, and location map to aviation related regulatory agencies and facilities with flight operations in the vicinity, as determined by the Director, such as the FAA, Fire Department, Sheriff, Edwards Air Force Base, and Air Force Plant 42, as applicable. Any comments received within 30 days of distribution will be considered in establishing conditions, as appropriate.

5. Additional Findings.

a. Minor Conditional Use Permit. When a Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection F.1, above, the following additional findings shall apply, as applicable:

i. The project complies with all applicable development standards in Subsection F.3, above, unless modified by Subsection F.5.b, below.

b. Additional Findings for a Modification to Development Standards. In addition to the applicable findings required by this Subsection F.5, when a modification has been requested to any development standard in Subsection F.3, above, the following additional findings shall apply, as applicable:

i. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project on the subject property; and

ii. The requested modification would not be contrary to the purpose of this Section.

6. Conditions of Approval. In addition to the conditions that may be imposed under a Minor Conditional Use Permit (Chapter 22.160) application, the following conditions of approval shall be imposed:

a. Development Standards. The applicable development standards in Subsection F.3, above, unless modified by Subsection F.5, above.

b. Findings. Any additional conditions deemed necessary to ensure that such use will be in accordance with the required findings in Subsection F.5, above.

G. Small-Scale Wind Energy Systems.

1. Application Requirements.

a. Minor Conditional Use Permit. Small-scale wind energy systems in Zone R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, and O-S shall require a Minor Conditional Use Permit (Chapter 22.160) application, except when modified by this Subsection G.

2. Additional Application Materials.

a. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160), the application shall contain the following information:

i. A minimum of six copies of the proposed site plan, elevation plan, and location map depicting the project location on United States Geological Survey topographic sheets. On each set of the required site and elevation plans, the applicant shall depict the type and location of any safety lights and energy storage devices; and

ii. Drawings to scale of the structure, including the tower, base, wind turbine generator, blades, footings, and associated equipment.

3. Development Standards. Small-scale wind energy systems shall comply with the following standards:

a. Minimum Lot Size. The minimum lot size shall be 0.5 acres.

b. Maximum Tower Height. Tower height shall be measured from the ground to the top of the tower, excluding the wind turbine generator, blades, and wind measuring devices, as applicable, and be consistent with the following:

i. The tower shall not exceed a height of 35 feet above grade for lots less than one acre in size;

ii. The tower shall not exceed a height of 65 feet above grade for lots from one acre to less than two acres in size; and

iii. The tower shall not exceed a height of 85 feet above grade for lots two acres or greater in size.

c. Location.

i. The minimum distance between a small-scale wind energy system and any property line or road right-of-way shall be the distance which is the equivalent to the height of the system including any wind turbine generator, wind measuring devices, and the highest vertical extent of any blades, provided that the required distance shall also comply with any applicable fire setback requirements pursuant to Section 4290 of the California Public Resources Code.

ii. No part of a small-scale wind energy system shall be located within or over drainage, utility, or other established easements, or on or over property lines.

iii. Safe clearance shall be provided between a small-scale wind energy system and all structures and trees.

d. Design.

i. Colors. The colors used in the construction materials or finished surface shall be muted and visually compatible with surrounding development.

ii. Lighting. A safety light that meets FAA standards shall be required for all systems exceeding 50 feet in height including any wind turbine generator, wind-measuring devices, and the highest vertical extent of any blades. A

safety light may also be required on shorter towers. All required lights shall be shielded from adjacent properties, and no other lights shall be placed upon the tower.

iii. Climbing Apparatus. All climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

e. Signs. One sign, limited to 18 inches in length and one foot in height, shall be posted at the base of the tower; the sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the property owner to call in the event of an emergency.

f. Displacement of Parking Prohibited. The location of a small scale wind energy system shall not result in the displacement of required parking as specified in Chapter 22.112 (Parking).

g. Guy Wires. The use of guy wires shall be prohibited.

h. Clearance of Blade Above Ground Level. No portion of a small scale wind energy system blade shall extend within 20 feet of the ground.

i. Automatic Overspeed Controls. A small-scale wind energy system shall be equipped with manual and automatic overspeed controls to limit the blade rotation speed to within the design limits of the small-scale wind energy system.

j. Wind Turbine Generator.

i. The wind turbine generator shall be certified by a qualified, licensed engineer as meeting the requirements of wind turbine-specific safety and/or performance standards adopted by the national or international standards-setting body, including, but not limited to IEC (International Electric Code) standard 61400-2.

ii. The wind turbine generator shall have a manufacturer's warranty with at least five years remaining from the date the application is filed.

iii. The model of equipment proposed shall have a documented record of at least one year of reliable operation at a site with average wind speeds of at least 12 mph.

k. Noise. Noise from a small-scale wind energy system shall not exceed 60 dBA SEL (single event noise level) as measured at the closest neighboring inhabited dwelling, except during short-term events, such as utility outages and severe windstorms.

l. Visual Effects.

i. No small-scale wind energy system shall be placed or constructed in such a way that it silhouettes against the skyline above any major ridgeline when viewed from any designated Major, Secondary, or Limited Secondary Highway on the County Highway Plan Policy Map, from any designated Scenic Highway, or from any significantly inhabited area, as determined by the Director. As used in this Section, major ridgeline shall mean any ridgeline that surrounds or visually dominates the landscape, as determined by the Director, due to its:

(1) Size in relation to the hillside or mountain terrain of which it is a part;

(2) Silhouetting appearance against the sky, or appearance as a significant natural backdrop;

(3) Proximity to and visibility from existing development or major transportation corridors; or

(4) Significance as an ecological, historical, or cultural resource, including a ridgeline that provides a natural buffer between communities or is part of a park or trails system.

ii. The top of a small-scale wind energy system, including the wind turbine generator and the highest vertical extent of the blades, shall be located at least 25 vertical feet below the top of any adjacent major ridgeline, and a small-scale wind energy system shall be located at least 100 horizontal feet from any adjacent major ridgeline.

iii. Any small-scale wind energy system that is placed within the viewshed of a designated Major, Secondary, Limited Secondary, or Scenic

Highway shall be assessed for its visual effects, and appropriate conditions relating to siting, buffers, and design of the system shall be applied.

iv. The placement of a small-scale wind energy system shall not obstruct views of the ocean from any residence or highway, and shall otherwise conform to the policies and standards of any applicable Local Coastal Plan.

m. Maintenance. Systems shall be maintained in operational condition that poses no potential safety hazards.

n. Removal. Within six months after the operation of a small-scale wind energy system has ceased or its permit has expired, whichever occurs first, the permittee shall remove the system, clear the site of all equipment, and restore the site as nearly as practicable to its condition prior to the installation of the system. Failure to remove such system as required above shall constitute a public nuisance. Prior to installation of any such system, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of the removal of the system as provided herein. In the event the system is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the system to be removed, and the permittee shall be required to pay the County's cost of removal.

o. Additional Standards for Ground-Mounted Small-Scale Wind Energy Systems. In addition to the standards required by this Subsection G.3, a ground mounted small-scale wind energy system shall also comply with the following:

i. Use of trellis-style towers is prohibited;

ii. Buffers. The following buffers shall apply to reduce impacts to birds and bats:

(1) No part of the ground-mounted small-scale wind energy system shall be closer than 300 feet or five times the tallest wind tower height including the wind turbine generator, wind-measuring devices, and highest vertical extent of any blades, whichever is greater, from the following:

(a) Bat roosting sites;

(b) Recorded open space easements and publicly designated preserve areas; and

(c) Riparian areas and wetland.

(2) No part of the ground-mounted small-scale wind energy system shall be closer than one mile from a known golden eagle nest site; and

iii. Tower Base. The vegetation within a 10-foot radius of the base of a wind tower shall be mowed, and appropriate measures shall be applied to prevent re-growth, but removal of existing vegetation root systems shall be prohibited.

4. Aviation Review. The Director shall distribute copies of the proposed site plan, elevation plan, and location map to aviation related regulatory agencies and facilities with flight operations in the vicinity, as determined by the Director, such as the FAA, Fire Department, Sheriff's Department, Edwards Air Force Base, and Air Force Plant 42, as applicable. Any comments received within 30 days of distribution, or more if additional review time is granted by the Director, will be considered in establishing conditions.

5. Additional Findings. When a Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection D.1, above, the following additional findings shall apply, as applicable.

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project on the subject property; and

b. The requested modification would not be contrary to the purpose of this Section.

6. Conditions of Approval. In addition to the conditions that may be imposed under Section 22.160.060 (Conditions of Approval), when a Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection G.1, above, the following conditions of approval shall be imposed:

a. Development Standards. The applicable development standards in Subsection G.3, above, unless modified by Subsection G.5, above.

b. Findings. Any additional conditions deemed necessary to ensure that such use will be in accordance with the applicable findings in Subsection G.5, above.

H. Aviation Review. For any small-scale solar energy system or utility-scale solar energy facility subject to a Minor Conditional Use Permit (Chapter 22.160) or Conditional Use Permit (Chapter 22.158) and located within a MOA or AIAs as identified by the General Plan or applicable Airport Land Use Compatibility Plans, the following provisions apply:

1. Consultation. Aviation-related agencies shall be consulted for review of the proposed use for any potential impacts to ensure the safety of residents and continued viability of military training and testing operations. The Department shall distribute copies of the proposed site plan, elevation plan, and location map to the aviation-related agencies and shall request comments within a 30 day period. Applicable aviation-related agencies to be consulted include, but are not limited to, the FAA, United States Navy, Edwards Air Force Base, Air Force Plant 42, United States Forest Service, California Department of Transportation Division of Aeronautics, Public Works – Aviation Division, Airport Land Use Commission, Fire Department, and Sheriff's Department. The consultation review shall request consideration of the following:

a. Uses that produce electromagnetic and frequency spectrum interference, which could impact military operations;

b. Uses that release into the air any substances that may impair visibility such as steam, dust, or smoke;

c. Uses that produce light emissions that could interfere with pilot vision or be mistaken for airfield lighting, such as glare or distracting lights;

d. Uses that physically obstruct any portion of the MOA due to relative height above ground level; and

e. Uses, such as utility-scale solar energy facilities, that may affect aviation fire-fighting operations.

2. Any comments received through consultation shall be considered by the Department and provided to the Commission or Hearing Officer, as applicable.

I. Enforcement Procedures.

1. Pursuant to Section 22.242.070.A (Final Zoning Enforcement Order), the Director is authorized to issue a Final Zoning Enforcement Order, without prior issuance of a Notice of Violation, to any permittee operating a small-scale solar energy system, utility scale solar energy facility, temporary meteorological tower, or a small-scale wind energy system not in compliance with the provisions of this Section. The Final Zoning Enforcement Order shall subject the non-compliant permittee to enforcement actions pursuant to Section 22.242.070 (Zoning Enforcement Order and Noncompliance Fee). In addition, the non-compliant permittee may be subject to any civil and criminal remedies.

2. Nothing in this Subsection I shall preclude the Director from issuing a warning, field notice of violation, Notice of Violation, or citation prior to issuing a Final Zoning Enforcement Order for a non-compliant small-scale solar energy system, utility-scale solar energy facility, temporary meteorological tower, or small-scale wind energy system.

22.140.520 Residential Care Facilities.

A. Applicability. This Section applies to residential care facilities, including adult residential facilities, group homes, and small family homes for children, that house six or fewer persons in all zones where permitted.

B. Application Requirements.

1. Permitted. Residential care facilities are permitted if located in an existing dwelling unit in a zone where residential uses are permitted by the zone; or

2. Application Required.

a. In Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5, new residential care facilities shall be located no closer than 300 feet from another

established residential care facility, unless a Minor Conditional Use Permit (Chapter 22.160) application is approved. Foster family homes and residential care facilities for the elderly, or persons over 62 years of age, are exempt from this Subsection B.2.a; or

b. In all other zones, residential care facilities in a new building are permitted with any residential use permitted by the zone with the required application for said residential use.

C. State Licensing. Residential care facilities shall be licensed by the State prior to operation.

22.140.530 Scrap Metal Processing Yards.

A. Applicability. This Section applies to scrap metal processing yards in Zone M-2.

B. Enclosure. All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.

C. Fences and Walls. Where fences or walls are provided, they shall be developed as follows:

1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be between eight and 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Subsection F, below.

2. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

a. Metallic panels, at least 0.024 inches thick, painted with a "baked on" enamel or similar permanent finish;

b. Masonry; or

c. Other materials comparable to the foregoing, if approved by the Commission or Hearing Officer.

3. Other required fences may be constructed of material other than as specified in Subsection C.2, above.

4. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the Commission or Hearing Officer approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life.

5. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Commission or Hearing Officer.

6. Any structures which are used as part of the yard boundaries or are exposed to view from a street or highway frontage shall be subject to painting, maintenance, and sign requirements for fences and walls as provided in Subsection C.5, above. The Commission or Hearing Officer may approve other appropriate architectural treatment.

D. Modification to Fences and Walls. The Commission or Hearing Officer may modify fences or walls required by Subsection C, above, when said fences or walls are not exposed to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone:

1. Where adjoining property is located within Zones M-2, M-2.5, or M-3, and is developed with an automobile dismantling yard, junk and salvage yard, scrap metal processing yard, or other open storage use displaying similar characteristics; or

2. Where substantial fences, walls, or buildings are located adjacent to property lines on surrounding properties which serve to enclose such yard as well or better than the wall or fence required herein. Should the use, fence, wall, or building

providing justification for such modification be removed, such wall or fence shall be provided in compliance with this Section within six months from the date of such removal.

E. Paving.

1. All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Commission or Hearing Officer may approve other paving materials which provide, in thier opinion, the equivalent in service and useful life.

2. Areas designated for storage or otherwise restricted to vehicular passage shall be indicated on the site plan and be so maintained unless surfaced as provided herein.

F. Landscaping.

1. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:

a. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the Commission or Hearing Officer.

b. No planting area shall have a horizontal dimension of less than three feet.

c. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of planted areas with a 50-foot hose.

d. All landscaped areas shall be continuously and properly maintained in good condition.

2. In existing yards, the Commission or Hearing Officer may approve alternative methods of providing landscaping where the criteria provided herein would cause unnecessary hardship or constitute an unreasonable requirement and an

alternative plan will, in the Director's opinion, provide as well or better for landscaping within the intent of this provision.

G. Storage Limitations.

1. Salvage or junk:

a. Shall not be placed or allowed to remain outside of the enclosed yard area; and

b. May be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.

2. Where the land upon which the yard is located is in Zone M-3, and such storage above said fence or wall is not within 500 feet of any other zone, the 10-foot setback shall not apply.

H. Modification. Notwithstanding Subsection D, above, the requirements in this Section may be modified upon approval of a Variance (Chapter 22.194) application.

I. Compliance with Other Regulations. The standards of development for such yards as set forth in this Section shall not relieve the proprietors of such yards from complying with all regulations, laws, and ordinances of the County and the State of California.

22.140.540 Second Units.

A. Purpose. This Section is to provide for the development of second units in Residential and Agricultural Zones with appropriate development restrictions, pursuant to Section 65852.2 of the California Government Code. Nothing in this Section shall preclude the development of multiple single-family residences pursuant to Title 21 (Subdivisions) of the County Code in lieu of and as an alternative to the procedures set forth in this Section and Section 65852.2 of the California Government Code.

B. Definitions. Specific terms used in this Section are defined in Division 2 (Definitions) under "Second Units."

C. Applicability.

1. This Section applies to second units in all zones where permitted.

2. All regulations of the zone and any supplemental district or specific plan in which the second unit is located shall apply, except as follows:

a. Where the regulations within this Section are contrary to regulations established by any zone, district, or specific plan, the more restrictive regulation shall apply;

b. Notwithstanding Subsection C.2.a, above, the parking requirements in Chapter 22.112 (Parking) for second units shall supersede those regulations established by any zone, district, or specific plan;

c. No zone, district, or specific plan regulation that requires discretionary review or hearing to establish a second unit shall apply; and

d. No zone, district, or specific plan regulation that prohibits a second unit shall apply.

D. Prohibited Areas. A second unit is prohibited if any part of its building site is located:

1. Within a Significant Ecological Area;

2. On land with a natural slope of 25 percent or more; or

3. Within the boundaries of a noise zone, as described in Chapter 22.76 (Noise Insulation Program).

E. Application Requirements. A second unit is permitted in any area that is not prohibited under Subsection D, above, provided that the applicant obtains one of the following:

1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required if the second unit's building site is located:

a. Outside of a Very High Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 (Fire Code) of the County Code;

b. Within an area that is served by a public sewer system; and

c. Within an area that is served by a public water system; or

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required if the second unit's building site does not meet all of the location criteria described in Subsection E.1, above.

F. Additional Application Materials.

1. Ministerial Site Plan Review. A second unit that requires a Ministerial Site Plan Review (Chapter 22.186) application shall submit the following materials:

a. Verification by public sewer and public water purveyors, that the sewer and water facilities in the area are adequate to meet the demands of the second unit and all other properties served by the same sewer and water facilities;

b. If any portion of an exterior wall of the first story of the second unit will be located more than 150 feet from fire apparatus access, verification by the Fire Department that there exists a fire apparatus access road, as provided in Section 902.2.1 of Title 32 (Fire Code) of the County Code; and

c. Evidence that the applicant is an owner-occupant of the single-family residence located on the same lot on which the second unit is proposed.

2. Conditional Use Permit. A second unit that requires a Conditional Use Permit (Chapter 22.158) application shall submit the following materials:

a. Application within a Very High Fire Hazard Severity Zone. For a proposed second unit in a Very High Fire Hazard Severity Zone:

i. Preliminary verification, with conditions as applicable, by the Departments of Fire and Public Works that the existing single-family residence and second unit will be adequately protected against fire hazard; and

ii. For a second unit within 200 feet of a nature preserve, wildlife habitat, park, forest, or similar area, owned by a public agency or non-profit organization, conceptual approval by the Fire Department of a fuel modification plan that does not extend into these areas.

b. Application in Area with No Public Sewer System. For a proposed second unit within an area that is not served by a public sewer system,

preliminary verification, with conditions as applicable, by the Department of Public Health that a private sewer system may be installed for the second unit in accordance with the guidelines of that department.

c. Application in Area with No Public Water System. For a proposed second unit within an area that is not served by a public water system, preliminary verification, with conditions as applicable, by the Fire Department, Public Health, and Public Works that the existing or proposed water supply to the site will be adequate to serve, both the existing single-family residence and the second unit.

d. All Applications. An assumption of risk, waiver of liability, and covenant not to sue by the applicant and the property owner, if different, and their successors for the County, its agents, officers, and employees, for damages resulting from approval of, or imposition of conditions on, a Conditional Use Permit pursuant to this Section.

G. Use Restrictions.

1. A second unit may be developed on a lot that contains not more than one single-family residence.

2. No more than one second unit is permitted on any lot.

3. A second unit may not be separately sold from the primary single-family residence on the same lot, but it may be used as a rental unit.

4. A second unit within an Equestrian District shall be located at least 35 feet from any side or rear property line, unless the unit is attached to and entirely within the outside horizontal dimensions of an existing single-family residence.

5. A second unit shall not be permitted on a lot where either of the following exists:

a. A mobilehome or residence for use by a caretaker and his immediate family; or

b. A guest house.

H. Development Standards. A second unit shall comply with the following development standards:

1. Single-Family Residence Standards. A second unit shall comply with Section 22.140.580 (Single-Family Residences), except Section 22.140.580.B (Minimum Building Width) and Section 22.140.580.C (Minimum Floor Area) shall be superseded by this Subsection H.

2. Street Frontage. The lot on which the second unit is located shall take vehicular access from a street or highway with a right-of-way of at least 50 feet in width.

3. Minimum Floor Area. The minimum floor area shall be 220 square feet.

4. Maximum Floor Area. The maximum floor area shall vary depending on the location and size of the lot as follows:

a. In urban areas:

i. 600 square feet, for lots less than 6,000 square feet in size.

ii. 800 square feet, for lots between 6,000 square feet and 7,499 square feet in size.

iii. 1,000 square feet, for lots between 7,500 square feet and 9,999 square feet in size.

iv. 1,200 square feet, for lots 10,000 square feet or larger in size.

b. In rural areas: 1,200 square feet.

5. Height. The maximum height of a second unit shall be as follows:

a. In urban areas:

i. 17 feet for detached units.

ii. 20 feet for attached units, with the following exceptions:

(1) Any portion of the structure that is set back more than 20 feet from the front property line may have an additional foot in height for every additional foot of setback, up to a maximum of 35 feet in height; and

(2) Any portion of the structure that is set back more than five feet from the side property line may have an additional foot in height for every additional foot of setback, up to a maximum of 35 feet in height.

b. In rural areas: 35 feet.

6. Minimum Lot Size. The minimum size of a lot on which a second unit is developed shall be as follows:

a. In urban areas, a net area of 5,000 square feet, except that this standard shall not apply to an attached second unit that is added as a second story and is entirely within the outside horizontal dimensions of the existing structure.

b. In rural areas, a gross area of one acre.

7. Maximum Lot Coverage-Urban Areas. In urban areas, the maximum lot coverage for all buildings shall be 40 percent.

8. Required Yards – Rural Areas. In rural areas, each lot on which a second unit is developed shall have front, side, and rear yards of not less than 35 feet in depth.

I. Covenant. Any application for a second unit shall be submitted only by the owner-occupant of the single-family residence on the property where the second unit is proposed. Thereafter, either the single-family residence or the second unit shall be owner-occupied in perpetuity. A covenant shall be filed with the Registrar-Recorder/County Clerk that states the owner-occupant agrees to the terms and also states that any violation thereof shall be subject to Chapter 22.242 (Enforcement Procedures). This covenant shall run with the land.

J. Modification. The requirements in Subsection H, above, may be modified upon approval of a Variance (Chapter 22.194) application.

22.140.550 Secondhand Stores.

A. Applicability. This Section applies to secondhand stores in Zones C-2 and MXD.

B. Residential Uses Prohibited. A residential use, accessory or otherwise, is prohibited on the same lot as a secondhand store, unless the residential use is within a

mixed use development that has a secondhand store and otherwise complies with Section 22.140.360 (Mixed Use Developments).

C. Enclosure. The areas of a secondhand store for donation drop-off, sorting, storing, and distributing shall be located entirely within an enclosed building.

D. Required Sign. A secondhand store shall post one wall sign, with a minimum of one square foot and a maximum of four square feet of sign area, notifying the public that donation drop-offs to the secondhand store during non-business hours are prohibited. The sign area for this wall sign shall not be included in calculating the maximum wall sign areas permitted for the secondhand store under Section 22.114.110 (Wall Signs).

22.140.560 Self-Service Storage Facilities.

A. Purpose. This Section establishes comprehensive regulations to provide self-service storage facilities which are compatible with the surrounding community. The minimum development standards for self-service storage facilities are intended to protect property values, aesthetics, and the public health, safety, and general welfare.

B. Applicability. This Section applies to self-service storage facilities in all zones where permitted.

C. Minimum Lot Area: The minimum lot size shall be one acre, unless the Commission or Hearing Officer approves a smaller lot.

D. Resident Manager.

1. A resident manager shall be required at the facility, housed in a structure with an architectural style and exterior finish compatible with the other buildings on the subject property.

2. Failure to provide and maintain such a manager to ensure compliance with the provisions of this Section shall constitute a public nuisance and grounds for revocation of an approved permit.

E. Access and Circulation.

1. Vehicular ingress and egress shall be limited to one point for each side of the subject property adjoining any street or highway, and shall conform to the Fire Department standards.

2. At least 40 feet of clear, unobstructed driveway depth shall be provided from the road to the primary access gate or principal entry point of the facility.

3. Interior driveway widths shall be at least 26 feet unless, due to the irregular shape or configuration of the lot under consideration, the Commission or Hearing Officer specifically authorizes a width less than 26 feet, if in conformity with Fire Department standards. A driveway providing access to storage units on one side only of the facility shall be not less than 20 feet in width.

F. Parking and Loading.

1. At least two covered parking spaces shall be provided adjacent to the manager's residence.

2. One parking space shall be provided for use by each employee in addition to the manager. Employee parking spaces shall be located adjacent to the manager's residence.

3. One standard parking space for each 7,000 square feet of gross floor area shall be provided, made conveniently accessible and arranged as not to obstruct any driveways or adversely affect vehicular ingress and egress to the facility.

4. Loading areas shall be provided in an amount sufficient to ensure that driveways remain unobstructed and conveniently accessible.

G. Site Design.

1. The architecture of the self-service storage facility, including, but not limited to fences, walls, gates, buildings, and landscaping, shall, to the maximum extent possible, be compatible with the community.

2. Buildings shall be designed, located, and screened so that the views of boat and vehicle storage, overhead doors, and the interior driveways within such facilities are not readily visible from adjacent streets.

3. No door openings for any storage unit shall be visible at ground level from any residentially zoned property.

H. Building Height and Lot Coverage.

1. Building height shall be approved by the Commission or Hearing Officer.

2. Total lot coverage by buildings shall not exceed 50 percent.

I. Setbacks.

1. Front Yards. All buildings and structures shall be set back a minimum of 10 feet from the front lot line, except where abutting a Residential Zone, where they shall be set back a minimum of 20 feet.

2. Side and Rear Yards. All buildings and structures in side and rear yards abutting a Residential Zone shall be set back as follows:

a. Single-story buildings, a minimum of 10 feet.

b. Two-story buildings, a minimum of 15 feet.

c. Three or more story buildings, a minimum of 20 feet.

d. In all other cases, the required setbacks in the side and rear yards shall be determined by the development standards of the zone in which the lot is located.

J. Landscaping and Screening.

1. All areas between required fences or walls and the lot lines that are not used for driveways shall be fully landscaped with lawn, shrubbery, trees, or flowers.

2. In addition to Subsection J.1, above, for every 20 feet of street frontage of the subject property, a minimum of one 24-inch boxed tree shall be planted and continuously maintained.

K. Fences and Walls.

1. All fences or walls shall be constructed of materials such as textured masonry, concrete block, wood, or other similar materials to assure an aesthetic visual effect to passers-by. No chain link fencing is permitted.

2. The design and materials used in the construction of fences and walls shall be compatible with the architecture of the buildings of the self-service storage facility and with buildings in the area surrounding the facility.

3. When the facility adjoins a residentially zoned property, a masonry or decorative block wall at least six feet in height shall be constructed along the property lines.

4. When the facility is across from or adjacent to a residentially zoned property, a masonry or decorative block wall or wrought iron fence at least six feet in height shall be constructed along the required setback line. The decorative side of the block shall face the residential area.

5. Exterior wall surfaces shall at all times be kept free from graffiti or any other marks of vandalism.

6. No fencing or walls shall be permitted in the required front yard area unless specifically authorized by the Commission or Hearing Officer.

L. Outdoor Storage.

1. The following may be stored outside of an enclosed building, in an area designated and approved for such outdoor storage, if such storage is permitted in the zone:

a. Boats.

b. Campers.

c. Passenger vehicles, as defined in Section 465 of Title 15 (Vehicle and Traffic) of the County Code.

d. Recreational vehicles.

e. Travel trailers.

2. Outdoor storage shall further comply with the following conditions:

a. Outdoor storage shall not be visible from any adjoining lot or from adjacent streets when viewed at ground level.

b. Outdoor storage is prohibited within required setback areas.

c. Any vehicle or piece of equipment stored shall not be permitted to exceed 15 feet in height, as measured from grade.

d. Areas proposed for outdoor storage within the facility shall be clearly indicated on the site plan and approved prior to the use of any such area for outdoor storage.

M. Outdoor Lighting. Outdoor lighting shall be shielded to direct light and glare only onto the premises of the facility. Such lighting shall be deflected, shaded, and focused away from all adjoining properties. Such lighting should not exceed an intensity of one foot-candle of light throughout the facility.

N. Signs. Notwithstanding Chapter 22.114 (Signs), the following standards apply:

1. Signage shall, to the maximum extent possible, be unobtrusive and harmonious with the surrounding area of the facility.

2. No signage shall appear or be permitted on any fences or walls unless specifically authorized by the Commission or Hearing Officer.

3. No signs, other than ground-mounted and monumental signs, shall be permitted in the required front yard, unless specifically authorized by the Commission or Hearing Officer.

O. Public Restrooms. A public restroom, as defined in Chapter 13.26 (Public Restrooms) Title 13 of the County Code, shall be installed and be conveniently located on the site for use by customers. Said public restroom shall include separate facilities for men and women, each with toilets and sinks suitable for use by persons with disabilities, in accordance with applicable State regulations.

P. Trash Receptacles.

1. All such receptacles shall be placed within a masonry or decorative block wall enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden or other type of opaque gate.

2. One four-cubic-yard trash receptacle and surrounding enclosure shall be provided as follows:

a. Between 0 to 60,000 gross square feet, one receptacle.

b. Over 60,000 gross square feet, two receptacles.

Q. Use Restrictions and Prohibitions. In addition to those activities and uses that are prohibited in the zone in which the facility is proposed, the following uses and activities are prohibited, and each such prohibition is a mandatory condition of every approved Conditional Use Permit (Chapter 22.158) application. Rental or lease contracts to each individual lessee shall include clauses in conspicuous print and clear language indicating these prohibitions:

1. Water, gas, or telephone service to any rental space;

2. The public sale of any item from a rental space or within a self-service storage facility such as, but not limited to, auctions, commercial, wholesale or retail sales, or miscellaneous or garage sales, except as otherwise permitted by law;

3. The storage of any caustic, hazardous, toxic or flammable or explosive matter, material, liquid, or object;

4. The storage of any matter, material, liquid, or object which creates or tends to create obnoxious or offensive dust, odor, or fumes;

5. The construction, repair, servicing, renovating, painting, or resurfacing of any motor vehicle, boat, trailer, or other machine or implement including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials;

6. Any commercial, business, professional, industrial, or recreational use or activity;

7. The establishment of a transfer and storage business;

8. Use of parking and loading spaces required by Subsection F, above, as rental storage space;

9. Human habitation of any rental space;

10. Animal boarding in any rental space; and

11. Utilization of any cargo shipping container on the subject property, unless specifically authorized by the Commission or Hearing Officer.

R. Modification. The requirements in this Section may be modified upon approval of a Variance (Chapter 22.194) application.

22.140.570 Shared Water Wells.

A. Applicability. This Section applies to shared water wells as an accessory use in Zones A-1, A-2, R-A, R-1, and R-2.

B. Additional Application Requirements. In addition to any application materials required by this Title 22, an application for a shared water well shall include:

1. Description. The legal description of each lot that will share the well.

2. Statement. A detailed statement of:

a. The number and location of the dwelling units that will share the well and each of their existing and proposed uses. For purposes of determining the number of dwelling units that will share the well:

i. A primary unit, second unit, caretaker's residence (either conventional or mobilehome), and a senior citizen residence shall each be considered one dwelling unit; and

ii. A detached or attached guest house without a kitchen shall not be considered a dwelling unit.

b. The amount of water that will be available to each dwelling unit that will share the well and the intended uses for the water.

3. Site Plan. A site plan that shows:

a. The location and depth of all existing and proposed infrastructure for water and sewers on the lot, including, but not limited to, the infrastructure for:

i. Existing wells, including abandoned wells;

ii. Newly proposed wells; and

iii. Existing and proposed sewage or waste disposal systems.

b. Existing and proposed easements, covering any portion of the lot.

4. Water Test Results. Test results for boring, chemical constituent, and bacteriology, showing, to the satisfaction of the Department of Public Health, the adequacy of groundwater depth, well yield, water flow, and water quality to service the dwelling units that will share the well.

5. Access Easement. An access easement prepared by a licensed attorney, licensed surveyor, or registered civil engineer, showing, to the satisfaction of the Fire Department and the Departments of Public Health and Public Works, that access to the shared water well, and its related pumps, tanks, and pipes, has been granted to the owners of the dwelling units that will share the well.

6. Covenant. A covenant prepared by a licensed attorney, signed by the owners of all of the dwelling units that will share the well, setting forth, to the satisfaction of the Fire Department and the Departments of Public Health, and Public Works:

a. The information described in Subsections B.1 and B.2, above.

b. The procedures for modifying and amending the covenant.

c. That the owner of the lot that contains the shared water well has agreed to:

i. Ensure a continuous flow of water to all dwelling units that will share the well;

ii. Submit a bacteriology report to the Department of Public Health every three years following the approval of the shared well, prepared by a registered civil engineer, registered engineering geologist, or certified hydrologist with hydrology-related experience, describing the quality of the water from the shared water well; and

iii. Submit a report to the Department of Public Health or other appropriate County department every three years following the approval of the

shared well, prepared by a California-registered geologist or registered engineer holding a valid Class A general engineering contractor C-57 or C-61 (D-21) license, certifying that the shared water well is fully operational.

d. That each owner of a lot that will share the well has agreed to ensure that the water from the shared water well will be used exclusively to service those dwelling units described in the application for the shared well.

e. That the applicant will obtain all necessary permits and approvals from the Fire Department and the Departments of Public Health and Public Works.

7. Documentation Regarding Assumption of Risk. A document prepared by a licensed attorney, and satisfactory to the County, demonstrating that all owners of the dwelling units that will share the well and all successors, assigns, and tenants of such owners agree to assume all risks, waive all liability, covenant not to sue, and indemnify the County, its agents, officers, and employees for any damages resulting from the County's approval of, or imposition of, conditions on the application or subsequent use of the shared water well by such persons.

8. Waivers. During review, the Director may waive any of the requirements set forth in Subsections B.1 through B.7 above, provided that the Director obtains an approval for such waiver from the Fire Department and the Departments of Public Health and Public Works.

C. Notice. The application shall comply with all noticing requirements as required by a Minor Conditional Use Permit (Chapter 22.160) application, except that the notification radius shall be 1,000 feet from the exterior boundaries of the lots that propose to share a water well. In addition, noticing of the filing and the application materials shall also be sent to the Fire Department and the Departments of Public Health and Public Works for their review and conceptual approval.

D. Additional Findings.

1. The shared water well will not be materially detrimental to the affected aquifer/water table levels;

2. The shared water well will not be materially detrimental to the use, enjoyment, or value of the properties adjacent to the properties where the subject dwelling units are located;

3. The shared water well will not induce significant growth in the area surrounding the shared water well; and

4. The shared water well will not have a significant adverse effect on public services, facilities, and roads in the area surrounding the shared water well.

E. Conditions. The Hearing Officer may impose any conditions deemed appropriate to ensure that the use of the shared water well will be consistent with the findings in Subsection D, above, and will further the objectives of all other provisions of this Section, including, but not limited to, conditions requiring that:

1. Prior to the construction of the shared well, the applicant shall obtain all necessary permits and approvals from the Fire Department and the Departments of Public Health and Public Works; and

2. Prior to the use of the shared well, the documents described in Subsections B.5, B.6, and B.7, above, shall be recorded with the Registrar-Recorder/County Clerk and that such recorded documents shall constitute covenants running with the land for the benefit of the County.

22.140.580 Single-Family Residences.

A. Applicability.

1. This Section applies to single-family residences in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, C-RU, and MXD-RU.

2. In Zone O-S, a single-family residence may be developed only as an accessory use to a farm or ranch as a principal use, with the approval of a Conditional Use Permit (Chapter 22.158) application.

B. Minimum Building Width.

1. Required Width. A single-family residence shall be not less than 20 feet wide.

2. Exception to Required Width. Notwithstanding Subsection B.1, above:

a. A single-family residence may be a minimum of 18 feet wide, if the lot is less than 26 feet in width.

b. To allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet wide, if the floor area, exclusive of accessory structures, is at least 900 square feet and the side or sides oriented toward a public street, highway, or parkway have a dimension of at least 20 feet.

3. Additions. Additions to a single-family residence are not restricted in width.

C. Minimum Floor Area. A single-family residence shall have a floor area of not less than 800 square feet.

D. Roof and Exterior Siding Materials.

1. Every single-family residence shall have a roof constructed with wood-shake, shingle, asphalt composition, crushed rock, or other roofing material with similar appearance, quality, and durability, in compliance with Title 26 (Building Code) of the County Code;

2. Every single-family residence shall have an exterior siding of brick, wood, stucco, metal, concrete, or other material with similar appearance, quality, and durability, in compliance with Title 26 (Building Code) of the County Code;

3. Metal roof and exterior siding materials with a factory-applied surface coating are permitted if in compliance with Subsection D.4, below. Factory-applied surface coatings include "baked on" enamel, powder coating, or other similar permanent coating applied to the roof or siding materials by the manufacturer; and;

4. The following roof and exterior siding materials on every single-family residence are hereby prohibited:

a. Shiny, glossy, polished, and metallic-looking materials; and

b. Any materials with a finished surface that result in glare or direct illumination across the bounding property line from a visible source of illumination, where the intensity of such resulting glare or direct illuminations creates a nuisance or detracts from the use or enjoyment of another property.

E. Modification.

1. Applicability. The requirements in Subsections B through D, above, may be modified upon approval of a Minor Conditional Use Permit (Chapter 22.160) application, subject to Subsection E.2, below.

2. Additional Findings.

a. A finding that such modification would not be materially detrimental to the use, enjoyment, or value of property of other persons which is located in the vicinity of the residential site can be made; and

b. Any of the following findings can be made:

i. That such modification would be architecturally compatible with existing residences in the surrounding neighborhood;

ii. That a proposed alteration or addition to an existing single-family residence will be a continuation of its existing architectural style;

iii. That such modification is needed for safety reasons to comply with other applicable codes, laws, ordinances, rules, and regulations; or

iv. The site of the proposed single-family residence is sufficiently remote or screened so as to preclude the proposed modification from having a detrimental effect upon the surrounding area.

F. Additional Standards for Zones C-RU and MXD-RU. In Zones C-RU and MXD-RU, the following additional standards shall apply:

1. Single-family residences are permitted only in conjunction with any use listed in Section 22.24.030.C.1 (Principal Uses) for said zone in the "Retail/Commercial Uses" or "Services Uses" Category, provided that the use is legally established on the same lot.

2. Single-family residences shall comply with the standards in Section 22.18.040 (Development Standards for Residential Zones) for Zone R-1.

3. The standards required by this Chapter shall not apply to any the commercial development on the same lot.

22.140.590 Tasting Rooms and Remote Tasting Rooms.

A. Purpose. This Section provides comprehensive standards for tasting rooms and remote tasting rooms to facilitate the development of such agriculturally supportive businesses, while at the same time to minimize their potential impacts to surrounding uses.

B. Definitions. Specific terms used in this Section are defined in Division 2 (Definitions), under "Tasting Rooms and Wineries."

C. Applicability. This Section applies to tasting rooms and remote tasting rooms in all zones where permitted.

D. Application Requirements.

1. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) application is required for tasting rooms and remote tasting rooms when Subsection D.2, below, does not apply; or

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required if:

a. The applicant requests a modification to any development or operating standard as set forth in Subsections F and G, below, for the tasting room or remote tasting room, including a request to allow the tasting room or remote tasting room to hold additional wine events, or to allow the on-site consumption of additional food items or additional types or qualities of alcohol, beyond what would otherwise be allowed by this Section; or

b. The subject lot for where a proposed tasting room or remote tasting room is located within:

i. A national recreation area or within one mile of a national recreational area;

ii. A 500-foot radius of any use selling alcoholic beverages for on-site or off-site consumption; or

iii. A high crime reporting district, as described in the California Alcoholic Beverage Control Act or the regulations as established under the Act.

E. Additional Application Materials for Remote Tasting Rooms. In addition to the materials required by the applications listed in Subsection D, above, when an application is filed in Zones A-1, A-2, or R-R for a remote tasting room, the application shall contain the following information:

1. Maps showing the existing topography of the subject lot on which the remote tasting room is located, delineating all portions of such lot with a slope of 25 percent or greater; and

2. Site plans showing the location and area of the subject lot, or the adjoining lot as applicable, where the existing agricultural products that are under cultivation for the purpose of wine production are situated, as well as photographic evidence of such products.

F. Development Standards.

1. Tasting Rooms.

a. Maximum Floor Area. Tasting rooms shall not occupy more than 20 percent of the total floor area of the associated winery facilities, or 10,000 square feet, whichever is less.

2. Remote Tasting Rooms. In Zones A-1, A-2, and R-R, remote tasting rooms shall comply with the following:

a. Lot Size. The lot on which the remote tasting room is located shall have a minimum net area of two acres. For the purpose of this Subsection F.2, net area shall exclude any significant ecological area in addition to those areas excluded from the definition of "net area" in Section 22.14.140 of Division 2 (Definitions).

b. Use of Lot. Remote tasting rooms shall be permitted only:

i. On a lot containing existing agricultural products under cultivation for the purpose of wine production, provided that such agricultural products cover at least 50 percent of the net area of such lot; or

ii. On a lot adjoining a lot as described in Subsection F.2.b.i, above, that is owned or leased by the same person owning or leasing such adjoining property, provided that the owner or lessee records a covenant with the Registrar-Recorder/County Clerk, as approved by the Director prior to recordation, agreeing to continue to own or lease the adjoining lot for as long as the remote tasting room remains in operation, with any violation of said covenant being subject to Chapter 22.242 (Enforcement Procedures).

c. Access. Remote tasting rooms shall provide access to the nearest public roadway to the satisfaction of the Fire Department and Public Works, and such access shall have a minimum width of 28 feet.

d. Lot Coverage. The lot coverage of a remote tasting room shall be a maximum of 15 percent of the net area of the lot on which it is located or 15,000 square feet, whichever is less.

G. Performance Standards. Tasting rooms and remote tasting rooms shall comply with the following standards:

1. Noise Control. Tasting rooms and remote tasting rooms shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) in Title 12 of the County Code.

2. Employee Training. Any employee who serves or sells alcoholic beverages in any tasting room or remote tasting room shall complete a responsible beverage service training program that meets the requirements of the California Alcoholic Beverage Control Act within 90 days of hire. Records of such training shall be kept and maintained on the tasting room or remote tasting room premises and shall be made available upon request by the Department or Sheriff's Department.

3. Tasting Amount. Wine tastings shall be limited to the serving of no more than three ounces of wine per customer per day.

4. Complimentary Food Items. Complimentary food items customarily offered with wine tasting may be offered to customers, including but not limited to fruit slices, cheese, and crackers, provided that:

a. No advertisements for such food items shall be placed on any signage for the associated tasting room; and

b. Food items are prepared and offered in accordance with any and all regulations or requirements of the applicable government agencies regarding the preparation, licensing, and inspection of such food items.

5. Packaged Food Sales. Tasting rooms and remote tasting rooms may engage in the retail sale of packaged food for off-site consumption, including, but not limited to, jam, jellies, and olive oil, provided that:

a. The packaged food is produced from agricultural products grown on lots owned or leased by the holder of a Type 02 license issued by the California Department of Alcoholic Beverage Control;

b. The associated winery's logo is permanently and prominently affixed to all such packaged food sold; and

c. The packaged food is prepared and offered in accordance with any and all regulations or requirements of the applicable government agencies regarding the preparation, licensing, and inspection of such packaged food.

6. Incidental Merchandise Sales. Tasting rooms and remote tasting rooms may engage in the retail sale of incidental merchandise, provided that the associated winery's logo is permanently and prominently affixed to all such items sold.

7. Additional Standards for Tasting Rooms. Tasting rooms in Zones A-1, A-2, and R-R shall also comply with the following additional standards:

a. Operating Hours. Tasting rooms shall operate only between the hours of 10:00 a.m. and 7:00 p.m., every day.

b. Noise. A tasting room shall produce no external amplified sounds. Live music, both inside and outside the tasting room, is prohibited.

c. Wine Events. Tasting rooms may host wine events, if a Special Event Permit (Chapter 22.188) application is granted. Wine events may be hosted by the winery for its own financial gain, or for the financial gain of a private non-profit organization, as the term is defined in Section 23356.1 of the California Business and Professions Code.

8. Additional Standards for Remote Tasting Rooms.

a. Wine Events. Remote tasting rooms in Zones C-1, C-2, C-3, C-M, and C-R may hold a wine event without a Special Event Permit, provided that:

i. The wine event is limited to a maximum of 25 guests or customers;

ii. The remote tasting room holds no more than 20 wine events in any 12-month period; and

b. A record of each wine event is maintained on the premises of the remote tasting room and is made available upon request by the Department or Sheriff's Department.

22.140.600 Townhouses.

A. Applicability. This Section applies to townhouses in Zones A-1, A-2, R-R, R-A, R-1, and R-2.

B. Development Standards.

1. Standards of Zone Apply. A townhouse development shall be subject to all standards of the zone in which proposed except as otherwise provided in this Section or in a Conditional Use Permit (Chapter 22.158) in which density-controlled development is requested and approved.

2. Number of Townhouses. The maximum number of townhouses that may be confined within a single building shall be specified as part of the approval. In the absence of a specified number, not more than six townhouses shall be so placed.

3. Distance Between Buildings or Structures. The required distance between buildings or structures shall be specified as part of the approval. In the

absence of a specified number, the distance between buildings or structures in a townhouse development shall not be less than 10 feet.

4. Modification. The requirements in this Subsection B may be modified upon approval of a Variance (Chapter 22.194) application.

C. Conditions. In approving a townhouse development, the Commission or Hearing Officer may impose conditions pertaining to the following:

1. Yards.

a. The Commission or Hearing Officer may modify any or all yard requirements of the zone wherein a townhouse development is proposed. In reaching its determination to modify the yard requirements and to what extent, the Commission or Hearing Officer shall base its decision on whether such modification will:

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

ii. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area.

b. Nothing in this Subsection C.1 shall be construed to prohibit the imposition of yard depths exceeding the minimum provided in the zone.

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

22.140.610 Wineries.

A. Purpose. This Section provides comprehensive standards for wineries to facilitate the development of such agriculturally supportive businesses, while at the same time to minimize their potential impacts to surrounding uses.

B. Definitions. Specific terms used in this Section are defined in Division 2 (Definitions), under "Tasting Rooms and Wineries."

C. Applicability. This Section applies to wineries in all zones where permitted.

D. Application Requirements.

1. Ministerial Site Plan Review.

a. A Ministerial Site Plan Review (Chapter 22.186) application is required for wineries in Zones A-2 and R-R, if:

i. The production capacity is 5,000 cases of wine or less per year; and

ii. The lot is not located in a national recreation area, or within one mile of a national recreation area; or

b. A Ministerial Site Plan Review (Chapter 22.186) application is required for wineries in Zones C-M, M-1, M-1.5, and M-2, unless Subsection D.3.c, below, applies; or

2. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) application is required where Subsection D.1, above, does not apply and where Subsection D.3, below, does not apply; or

3. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required for wineries:

a. In Zones A-1, A-2, and R-R:

i. The lot is located in a national recreation area, or within one mile of a national recreation area; or

ii. The production capacity is more than 5,000 cases of wine per year; or

b. In any zone, to request a modification to any requirement in Subsection F (Development Standards) or Subsection G (Performance Standards), below.

E. Additional Application Materials for Wineries. In addition to the materials required by the applications listed in Subsection D, above, when an application is filed in Zones A-1, A-2, or R-R, the application shall contain the following information:

1. Maps showing the existing topography of the subject lot on which the winery is located, delineating all portions of such lot with a slope of 25 percent or greater; and

2. Site plans showing the location and area of the subject lot, or the adjoining lot as applicable, and showing where the existing agricultural products are under cultivation for the purpose of wine production, as well as photographic evidence of such products.

F. Development Standards.

1. Zones A-1, A-2, and R-R. Wineries in Zones A-1, A-2, and R-R shall comply with the following standards:

a. Lot Size. The lot on which the winery is located shall have a minimum net area of two acres.

b. Use of Lot. Wineries shall be permitted only:

i. On a lot containing existing agricultural products under cultivation for the purpose of wine production, or;

ii. On a lot adjoining a lot as described in Subsection F.1.b.i above, that is owned or leased by the same person owning or leasing such adjoining property, provided that the owner or lessee records a covenant with the Registrar-Recorder/County Clerk, as approved by the Director prior to recordation, agreeing to continue to own or lease the adjoining lot for as long as the winery remains in operation, with any violation of said covenant being subject to Chapter 22.242 (Enforcement Procedures).

c. Access. Wineries shall provide access to the nearest public roadway to the satisfaction of Public Works and the Fire Department. Such access shall be at least 28 feet in width.

d. Parking. In addition to any other parking requirement as provided in Chapter 22.112 (Parking), a winery shall provide a minimum paved parking area of 12 feet by 35 feet for any mobile bottling or crushing facility used by the winery.

e. Maximum Size. The lot coverage of the winery facilities shall be a maximum of 25 percent of the net area of a lot on which the winery is located, or 50,000 square feet, whichever is less.

f. Stream Setbacks. Winery facilities, parking, and private waste disposal systems shall be located at least 100 feet from any stream bank.

G. Performance Standards.

1. Sales. Wineries may sell wine to licensed wholesalers and retailers both on- and off-site. Wineries may ship wine directly to the general public if such shipping is the result of a wine sale transaction made at an off-site event or via an order made by mail, telephone, or Internet.

2. Noise Control. Wineries shall comply with the noise control provisions of Chapter 12.08 (Noise Ordinance) of Title 12 of the County Code.

3. Wine Events. Wineries may host wine events if a Special Event Permit (Chapter 22.188) application is granted. Wine events may be hosted by the winery for its own financial gain, or for the financial gain of a private non-profit organization, as the term is defined in Section 23356.1 of the California Business and Professions Code.

4. Operating Hours. Wineries in Zones A-1, A-2, and R-R shall operate only between the hours of 7:00 a.m. and 7:00 p.m., every day.

5. Waste Disposal. Winery waste and wastewater shall be disposed of in accordance with the requirements of the Los Angeles Regional Water Quality Control Board. Records of compliance with such requirements shall be maintained on the premises and made available upon request to the Department.

22.140.620 Yard Sales.

A. Purpose. This Section establishes comprehensive standards for the sale of personal property at a yard sale on property with an existing residential use in all zones in the unincorporated areas of the County. Subject to the requirements of this Section, these sales shall be permitted on one designated weekend per month, and up to two non-designated weekends during the calendar year.

B. Permitted Yard Sales. Subject to the limitations in Subsections C and D, below, a yard sale shall be permitted in all zones as accessory to any residential use on any property that contains one or more dwelling units. Each dwelling unit on a property shall be permitted to conduct its own yard sale pursuant to this Section.

C. Designated Weekends for Yard Sales. Except as provided in Subsection D, below, yard sales shall be permitted on "designated weekends" only. For the purposes of this Section, a designated weekend shall be defined as the last weekend of the month where both Saturday and Sunday fall within the same month. No yard sale shall be allowed on Monday through Friday in any month.

D. Registration Required for Additional Yard Sales.

1. In addition to yard sales permitted pursuant to Subsection C, above, up to two additional yard sales shall be permitted in any calendar year on a "non-designated weekend." For the purposes of this Section, a "non-designated weekend" shall be defined as any weekend of a month that is not a designated weekend, where both Saturday and Sunday fall within the same weekend. Prior to conducting any such additional yard sale, the operator of the yard sale shall register the yard sale with the Department on a form prescribed by the Department. Proof of registration shall be made available by the operator for inspection during the yard sale. A record of yard sales conducted on non-designated weekends shall be kept by the Department.

2. When either a warning or a Final Zoning Enforcement Order is issued by the Department for failure to register prior to conducting the yard sale, the operator shall retroactively register the yard sale within 15 calendar days of the date specified in the warning or order. Retroactive registration will not be permitted for a second or subsequent violation of this Section that occurred within the same calendar year.

E. Operational Standards for Yard Sales. Yard sales authorized pursuant to this Section shall comply with the following:

1. Authorized Operators. The property owners or tenants of the dwelling unit associated with the yard sale shall be the only persons permitted to conduct the yard sale.

2. Hours of Operation. A yard sale shall be held between the hours of 7:00 a.m. and 6:00 p.m., only.

3. Items Allowed to be Sold. The items allowed to be sold at a yard sale shall be limited to secondhand, household, or incidental personal items owned by the property owners or tenants of the dwelling unit conducting the yard sale. This Section shall not authorize the sale of new items or new merchandise acquired for resale at a yard sale.

4. Display of Items to be Sold. Items for sale at a yard sale shall be displayed only in the front or side yard of the residence or dwelling unit associated with the yard sale. No yard sale items shall be displayed for sale in any public right-of-way.

5. Signage. Yard sale operators may have a maximum of two temporary signs advertising the yard sale, which signs shall be placed on the involved residence or dwelling unit. Each sign shall have a maximum area of four square feet, and may only be displayed one day prior to, and during, the yard sale, and shall be removed immediately after the yard sale has ended. No yard sale signs shall be placed in the public right-of-way.

22.140.630 Secondary Land Uses Under High-Voltage Transmission Lines.

A. Purpose. This Section facilitates the establishment of selected secondary land uses under high-voltage transmission lines to ensure compatibility with adjacent properties.

B. Applicability. This Section applies to secondary land uses under high-voltage transmission lines in Zones A-1, R-A, R-1, R-2, R-3, R-4, and IT.

C. Exemptions. This Section shall not apply to properties:

1. With a natural slope of ten percent or more.

2. In a National Forest, National Recreation Area, or Significant Ecological Area.

D. Permitted Uses. Notwithstanding the uses subject to a Conditional Use Permit (Section 22.158) application and uses not listed in the basic zone, the following secondary land uses under high-voltage transmission lines are permitted:

1. In Zones R-1, R-2, R-3, R-4, and IT:

a. Crops; including field, tree, bush, berry, and row; and

b. Plant nurseries, propagation of nursery stock only.

2. In Zones R-A, R-1, R-2, R-3, R-4, and IT: greenhouses.

3. In Zones A-1, R-A, R-1, R-2, R-3, R-4, and IT: parks, playgrounds, and beaches; including accessory facilities.

4. In Zones A-1, R-A, R-1, R-2, and IT: riding and hiking trails, excluding trails for motor vehicles.

5. In Zone IT: community gardens.

E. Additional Application Materials. In addition to any information required by this Title 22, an application for a secondary land use under high-voltage transmission lines shall include:

1. Authorization from the utility company for the applicant to apply for the secondary land use under high-voltage transmission lines;

2. A site plan depicting the location and elevations of transmission towers and lines and the boundary of any utility easements shall be shown, if applicable; and

3. Certification from the Fire Department and Public Works that the secondary land use under high-voltage transmission lines complies with all applicable Fire and Public Works regulations. Any modification or expansion to an approved site plan shall require new certification by the Fire Department and Public Works.

F. Use Regulations.

1. Use Regulations for Crops and Greenhouses. Where permitted by Subsection D, above, the following regulations shall apply to crops, including field, tree,

bush, berry, and row; plant nurseries, propagation of nursery stock only; and greenhouses.

a. Prohibitions.

i. Grading. Grading of natural slopes is prohibited.

ii. Native Vegetation. Removal of native vegetation is prohibited.

iii. Retail Sales. In Zones R-A, R-1, R-2, R-3, R-4, and IT, retail sales are prohibited.

b. Yards.

i. Notwithstanding the yard requirements in the basic zone, where the subject property adjoins a Residential Zone or residential use, a yard of not less than 10 feet in depth shall be required.

ii. The following uses and structures are permitted in any required yard:

(1) Crops;

(2) Greenhouses, up to 10 feet in height; and

(3) Fences and walls, up to six feet in height.

c. Storage. Storage, including structures, cargo shipping containers, storage areas for equipment or machinery, and storage piles or areas for bulk materials are permitted according to the following:

i. Storage is permitted when strictly accessory to the permitted use.

ii. Storage shall be screened from view where visible from the public right-of-way. Screening may include fences, walls, landscaping, or other screening materials.

iii. Storage shall be located:

(1) At least 10 feet from a Residential Zone or residential use; and

(2) At least 20 feet from the public right-of-way.

iv. Cargo shipping containers shall comply with the following additional regulations:

(1) Number permitted.

(a) For a property of more than one acre in size, one cargo shipping container shall be permitted per acre of subject property, up to a maximum of five cargo shipping containers per subject property.

(b) For a property of less than one acre in size, one cargo container shall be permitted per subject property.

(2) Development standards.

(a) Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.

(b) Cargo shipping containers shall be placed at least six feet from any other structure or other cargo shipping container and shall not be stacked upon each other.

(c) Cargo shipping containers shall be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable local, State, or federal regulations.

v. Storage of bulk materials shall comply with the following additional regulations:

(1) Bulk materials shall be stored in such a manner that they cannot be blown from the subject property.

(2) Bulk materials shall be stored up to a maximum height of six feet.

(3) For the purposes of this Subsection F.1.c.v, bulk materials shall include mulch, soil, manure, perlite, peat moss, tree or plant containers, and other similar materials related to the growing of crops and use of greenhouses.

d. Vehicular Circulation.

i. Adequate vehicular circulation onto and off the property shall be provided as determined by the Director in consultation with Public Works and the Fire Department.

ii. Vehicles shall be prohibited from backing onto the property from the public right-of-way and from backing off of the property onto the public right-of-way.

e. Noise. If the subject property adjoins a Residential Zone or residential use, any vehicle, equipment, or machinery used in conjunction with the secondary land use under high tension power lines shall comply with the following:

i. Loading and unloading activities shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

ii. Reverse signal alarms and back-up beeping devices shall not be used between 10:00 p.m. and 7:00 a.m.

iii. Operation of power equipment and machinery shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

f. Fencing and Walls. Fencing and walls, if provided, shall comply with the following:

i. Any fence or wall open to view from the public right-of-way or any area in a Residential, Agricultural, or Commercial Zone shall be constructed in workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance, and useful life.

ii. Such fences and walls shall be of a uniform, neutral color, excluding black, which blends with the surrounding terrain.

g. Maintenance.

i. The subject property shall be maintained in a neat and orderly fashion where visible from the public right-of-way.

ii. Fences, walls, landscaping, or any other screening material, if provided, shall be maintained in a neat and orderly fashion where visible from the public right-of-way.

iii. All structures, walls, or fences that are visible from the public right-of-way line shall remain free of graffiti. In the event that graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 24 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.

Sight Distance. Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of Public Works. Notwithstanding Subsections F.1.b, F.1.c, F.1.f, above, the placement of any object, such as crops, greenhouses, landscaping, fencing, walls, or storage, adjacent to the property line may be subject to review by Public Works.

DIVISION 8: PERMITS, REVIEWS, AND LEGISLATIVE ACTIONS.

Chapters:

Chapter 22.150 Adult Business Permits.

Chapter 22.152 Animal Permits.

Chapter 22.154 Cemetery Permits.

Chapter 22.156 Reserved (Coastal Development).

Chapter 22.158 Conditional Use Permits.

Chapter 22.160 Conditional Use Permits, Minor.

Chapter 22.162 Development Agreements.

Chapter 22.164 Explosives Permits.

Chapter 22.166 Housing Permits.

Chapter 22.168 Los Angeles County Mills Act Program.

Chapter 22.170 Lot Line Adjustments.

Chapter 22.172 Nonconforming Uses, Buildings and Structures.

Chapter 22.174 Oak Tree Permits.

Chapter 22.176 Parking Deviations, Minor.

Chapter 22.178 Parking Permits.
Chapter 22.180 Plan Amendments.
Chapter 22.182 Requests For Reasonable Accommodations.
Chapter 22.184 Revised Exhibit "A"s.
Chapter 22.186 Site Plan Review, Ministerial.
Chapter 22.188 Special Events Permits.
Chapter 22.190 Surface Mining Permits.
Chapter 22.192 Urban Agriculture Incentive Zone Program.
Chapter 22.194 Variances.
Chapter 22.196 Yard Modifications.
Chapter 22.198 Zone Changes.
Chapter 22.150 Adult Business Permits.
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22.150.020 Definitions.
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22.150.050 Development Standards.
22.150.060 Location Requirements.
22.150.070 Findings and Decision.
22.150.080 Existing Adult Businesses.
22.150.090 Review of Termination Schedule.
22.150.100 Conflicts.
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22.150.010 Purpose.

A. To promote the health, safety, and general welfare of the residents of the County, this Chapter is intended to regulate adult businesses which, unless closely regulated, have serious secondary effects on the community. These secondary effects include, but are not limited to, the following: depreciation of property values, increases

in vacancy rates in residential and commercial areas, increases in incidences of criminal activity, increases in litter, noise, and vandalism and the interference with enjoyment of residential property in the vicinity of such businesses.

B. It is neither the intent nor the effect of this Chapter to impose limitations or restrictions on the content of any communicative material. Similarly, it is neither the intent nor the effect of this Chapter to restrict or deny access by adults to materials of a sexually explicit nature, or to deny access by the distributors or exhibitors of such materials to their intended market.

C. It is the intent of this Chapter to afford new adult businesses a reasonable opportunity to locate in a relevant real estate market.

D. Nothing in this Chapter is intended to authorize, legalize or license the establishment, operation or maintenance of any business, building or use which violates any County ordinance or any statute of the State of California regarding public nuisances, unlawful or indecent exposure, sexual conduct, lewdness or obscene or harmful matter or the exhibition or public display thereof.

22.150.020 Definitions.

Any terms used in this Chapter which are defined in Section 7.92.020 (Definitions) in Title 7 of the County Code shall have the meaning set forth in that Section.

22.150.030 Applicability.

A. This Chapter authorizes adult businesses identified by this Title 22 as subject to the approval of an Adult Business Permit.

B. Any application filed pursuant to this Chapter:

1. Is considered to be a ministerial permit application and, as such, is not subject to the time limits specified in Section 65950 et seq. of the California Government Code, or CEQA; and

2. Shall require a nondiscretionary public hearing before the Commission. The Commission shall approve or deny the application.

22.150.040 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Adult Business Permit Checklist.

B. Additional Application Materials. In addition to Subsection A, above, the following application materials shall be required:

1. A narrative description of the proposed use or development including an explanation of how the proposed business will satisfy the applicable requirements of this Chapter.

C. Multiple Applications. The application shall be in compliance with Section 22.222.060 (Multiple Applications).

D. Application Filing and Withdrawal. The application shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

E. Fees and Deposits. The application shall be in compliance with Section 22.222.080 (Fees and Deposits).

F. Preliminary Application Review.

1. The Director shall determine whether the application contains all the information required by this Chapter.

a. If it is determined that the application is not complete, the applicant shall be notified in writing within 20 days of the date of receipt of the application that the application is not complete and the reasons for which that status was determined, including any additional information necessary to render the application complete.

b. The applicant shall have 30 days to submit additional information requested by the Director to render the application complete. Failure to do so within the 30-day period shall render the application void.

c. Within 10 days following the receipt of an amended application or supplemental information, the Director shall again determine whether the application is complete in accordance with the procedures set forth in this Subsection F.

d. Evaluation and notification shall occur as provided above until such time as the application is determined to be complete. The applicant shall be notified within 10 days of the date the application is found to be complete.

2. When an application has been accepted as complete, the Director shall schedule the application for a nondiscretionary public hearing before the Commission within 60 days from the date on which the application was accepted as complete. The nondiscretionary public hearing shall be in compliance with Sections 22.222.120 (Public Hearing Procedures) and 22.222.110 (Project Evaluation and Staff Report). The Commission shall approve or deny the application within 90 days from the date on which the application was accepted as complete by the Director.

3. If the Commission has not acted to approve or deny the application within the prescribed time in Subsection F.2, above, the applicant shall be permitted to begin operating the adult business for which the Adult Business Permit is sought. The applicant shall be permitted to continue to operate that adult business unless and until the Commission acts to deny the Adult Business Permit and provides the applicant with written notification of that action, including the reasons for denial, by mail.

22.150.050 Development Standards.

The following development standards shall apply to adult businesses:

A. No adult business shall be located in any temporary or portable structure.

B. Trash dumpsters shall be enclosed by a screened enclosure and shall not be accessible to the public.

C. No exterior door or window on the premises shall be propped or kept open at any time during business hours, and any exterior windows shall be covered with opaque covering at all times.

D. Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business.

E. No landscaping shall exceed 30 inches in height, except trees with foliage not less than six feet above the ground.

F. The entire exterior grounds, including the parking lot, shall be lighted in such a manner that all areas are clearly visible at all times.

G. Signage shall conform to the standards established for the zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations.

H. All entrances to an adult business shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the premises.

I. No nonconforming structure shall be converted for use as an adult business.

J. The adult business shall not conduct or sponsor any activities which create a demand for parking spaces beyond the number of spaces required by this Title 22 for the business.

K. No adult business shall be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises, from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.

L. All exterior areas of the adult business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner at all times.

M. Any business license required pursuant to Title 7 (Business Licenses) of the County Code shall be kept current at all times.

N. Each adult business shall conform to all applicable laws and regulations.

O. The adult business shall not operate or be open between the hours of 2:00 a.m. and 9:00 a.m.

P. The premises within which the adult business is located shall provide sufficient sound-absorbing insulation so that sound generated inside said premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate space within the same building.

Q. The adult business will not conduct any massage, acupuncture, tattooing, acupressure or escort services, and will not allow such activities on the premises.

R. At least one security guard shall be on duty patrolling the premises at all times while the business is open. If the occupancy limit of the premises is greater than 50 persons, an additional security guard shall be on duty. The security guard(s) shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this Chapter and with notifying the Sheriff of any violations of law observed. Security guard(s) required by this Subsection R shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this Subsection R shall act as a doorperson, ticket seller, ticket taker, or admittance person while acting as a security guard hereunder.

S. The adult business shall not sell or display obscene matter, as that term is defined by Section 311 of the California Penal Code or its successors, and shall not exhibit harmful matter, as that term is defined by Section 313 of the California Penal Code or it successors, to minors.

22.150.060 Location Requirements.

A. Adult businesses shall not be located:

1. Within 250 feet of:

a. Any lot upon which there is located any residence whether such use is within or outside the unincorporated area of the County; or

b. Any property located in a Residential or Agricultural Zone, or equivalent zone in any other jurisdiction; and

2. Within 500 feet of any church, chapel or other publicly recognized place of worship whether such use is within or outside the unincorporated area of the County; and

3. Within 500 feet of any public or private school (kindergarten through twelfth grade) or child care center whether such use is within or outside the unincorporated area of the County; and

4. Within 500 feet of any park owned by a public entity whether such use is within or outside the unincorporated area of the County.

B. The distances specified in this Section shall be measured in a straight line, without regard to intervening structures, from the nearest point of the premises in which the proposed adult business is to be established to the nearest property line of a use or zoning classification listed above.

22.150.070 Findings and Decision.

A. The Commission shall make findings in compliance with Section 22.222.200 (Findings and Decision).

B. In considering an application pursuant to this Chapter, the Commission shall approve the permit if all of the following findings are made:

1. The adult business is consistent with the location and development standards contained in this Chapter;

2. The adult business is located in a zone classification which lists adult business as a permitted use;

3. Except as otherwise specifically provided in this Chapter, the adult business complies with the development features prescribed in this Title 22; and

4. The adult business has submitted to the Director documentation of successfully completing the process and receipt of the license required under Chapter 7.92 (Adult Businesses) in Title 7 of the County Code. In cases where such documentation is unavailable at the time the Commission takes action on the application, any action by the Commission granting an Adult Business Permit shall be conditioned upon the applicant providing to the Director the documentation required by this Subsection A.4. No Adult Business Permit shall be valid unless and until such documentation has been provided to the Director.

C. Issuance or denial of the ministerial permit is not subject to administrative appeal.

22.150.080 Existing Adult Businesses.

A. Any adult business lawfully operating on February 9, 1996, the effective date of this Chapter, in violation hereof shall be deemed a nonconforming use.

B. Any adult business lawfully operating on February 9, 1996, the effective date of this Chapter which results in a nonconforming status due to the development standards enumerated in Section 22.150.050 (Development Standards) shall cease operation, or otherwise be brought into full compliance with the development standards of this Chapter, not later than November 17, 1996.

C. Any adult business lawfully operating on February 9, 1996, the effective date of this Chapter, which becomes nonconforming due to either the location standards enumerated in Section 22.150.060 (Location Requirements) or the permitted zone classes enumerated in Division 3 (Zones) shall cease operation, or otherwise be brought into full compliance with the location standards, not later than 20 years following February 9, 1996, the effective date of this Chapter.

D. An adult business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location of a residence, or a Residential or Agricultural Zone, within 250 feet of the adult business, or the subsequent location of a church, chapel or other publicly recognized place of worship, public park, public or private school or child care center, within 500 feet of the adult business, if the adult business is continuous, which means that interruptions in use cannot exceed six months.

22.150.090 Review of Termination Schedule.

An application for review of the termination schedules for a nonconforming adult business prescribed in Section 22.150.080 (Existing Adult Businesses) may be approved by the Commission generally following the procedures set out in Section 22.172.060 (Review of Amortization Schedule or Substitution of Use). In considering an application for review of the termination schedules for an adult business,

which is nonconforming due to either the location or development standards, the Commission shall use the following criteria in making a determination, instead of the criteria prescribed at Section 22.172.060.C.2 (Findings):

A. The owner's financial investment in the business prior to February 9, 1996, the effective date of this Chapter;

B. The present actual and depreciated value of the business improvements;

C. The applicable federal tax depreciation schedules for such improvements;

D. The remaining useful life of the business improvements;

E. The extent to which the business fails to comply with all applicable requirements of this Chapter;

F. The extent, if any, to which the business has been brought into compliance with any of the applicable requirements of this Chapter since February 9, 1996, the effective date of this Chapter, and with which such business previously failed to conform, including the cost incurred for any such improvements;

G. The remaining term of any lease or rental agreement under which the business is operating;

H. Whether the business can be brought into conformance with all applicable requirements of this Chapter without requiring to be relocated, and the cost of complying with such requirements;

I. Whether the business must be discontinued at the present location in order to comply with the requirements of this Chapter and, if such relocation is required:

1. The availability of relocation sites, and

2. The cost of such relocation;

J. The ability of the owner to change the business to a conforming use.

22.150.100 Conflicts.

If the provisions of this Chapter conflict or contravene the provisions of another Chapter of this Title 22, the provisions of this Chapter shall prevail as to all matters and questions arising out of the subject matter of this Chapter.

22.150.110 Modifications or Revocations.

In addition to the grounds for modifications and revocations prescribed in Chapter 22.238 (Modifications and Revocations), and after a hearing as provided Section 22.238.070 (Public Hearing and Action), the Commission may modify or revoke an Adult Business Permit or adult business nonconforming use if it finds that one or more of the following conditions exist:

A. The building, structure, equipment or location of such business does not comply with or fails to meet any of the health, zoning, fire and safety requirements or standards of any of the laws of the State of California or ordinances of the County applicable to such business operation;

B. The business owner, its employee, agent or manager has been convicted in a court of competent jurisdiction of:

1. Any violation of any statute, or any other ordinance, arising from any act performed in the exercise of any rights granted by the Adult Business Permit, the revocation of which is under consideration, or

2. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the Adult Business Permit, the revocation of which is under consideration;

C. The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit, or in any report or record required to be filed with the Commission.

Chapter 22.152 Animal Permits.

Sections:

22.152.010 Purpose.

22.152.020 Application and Review Procedures.

22.152.030 Findings and Decision.

22.152.040 Conditions of Approval.

22.152.010 Purpose.

The Animal Permit is established to regulate:

A. The keeping or maintaining as a pet or for the personal use of members of the family residing on the premises of:

1. Wild or domestic animals not specifically classified which will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and

2. Domestic or wild animals exceeding the number permitted or on lots having less than the area required, which will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of such site.

B. Rehabilitation facilities for small wild animals, in compliance with Section 22.140.500 (Rehabilitation Facilities for Small Wild Animals) which:

1. Will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and

2. Will not be materially detrimental to the use, enjoyment, or valuation of property or other persons located in the vicinity of such site.

22.152.020 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Animal Permit Checklist.

B. Additional Application Materials. In addition to Subsection A, above, the following application materials shall be required:

1. The type and number of animals requested.

2. A site plan indicating:

a. The area and dimensions of the building or enclosure wherein the animal or animals are to be kept or maintained, as well as the locations and dimensions of all other structures within a distance of 50 feet from the exterior boundaries of such building or enclosure; and

b. Site drainage patterns, where appropriate.

3. A statement specifying plans for waste disposal.

4. All of the information submitted by the applicant shall be certified to be correct by a statement under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure.

C. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter. Notwithstanding Section 22.228.040.B, notice shall be mailed in compliance with Section 22.222.160.A (Standard Radius).

D. Agency Review. The Director shall request the technical opinion of the Directors of the Departments of Animal Care and Control and Public Health, relative to the ability of the applicant to maintain such animals properly as indicated in the application and site plan.

22.152.030 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The reports from the Directors of the Departments of Animal Care and Control and Public Health indicate that such animals may be reasonably maintained as specified in the application.

2. The requested animal or animals at the location proposed will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

3. The proposed site is adequate in size and shape to accommodate the animal or animals requested without material detriment to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

22.152.040 Conditions of Approval.

The Hearing Officer may impose any conditions deemed necessary to ensure that the Animal Permit will comply with all findings required by this Chapter, including

those recommended by the Departments of Animal Care and Control and Public Health. Such conditions may include those in Section 22.158.060 (Conditions of Approval).

Chapter 22.154 Cemetery Permits.

Sections:

22.154.010 Applicability.

22.154.020 Application and Review Procedures.

22.154.030 Findings and Decision.

22.154.040 Conditions of Approval.

22.154.050 Reduction in Boundaries.

22.154.010 Applicability.

A. General Applicability. A person shall not establish or maintain any cemetery or extend the boundaries of any existing cemetery at any place within the unincorporated area of the County without a permit first having been applied for and obtained from the Commission. This Chapter does not prevent the maintenance, development, and operation within their present boundaries of cemeteries which were legally established on February 19, 1937, the date this Chapter took effect.

B. Cemetery Deemed Established When.

1. A cemetery shall be deemed to be established or maintained or extended where the interment of one or more dead human bodies or cremated remains is made in or upon any property, whether or not the same has been duly and regularly dedicated for cemetery purposes under the laws of the State of California, and which on February 19, 1937, the date this Chapter took effect, was not included within the boundaries of a legally existing cemetery.

2. Any person who makes or causes to be made any interment in or upon such property, and any person having the right of possession of any such property who knowingly permits the interment of a dead body or cremated remains therein or thereupon shall be deemed to have established, or maintained, or extended a cemetery within the meaning of the provisions of this Title 22.

C. Permit Assignment and Use Limitations. No permit granted as a result of any such application shall be assignable prior to the actual establishment of such cemetery or extension of any existing cemetery, nor shall, such permit be used by any other person than applicant in the establishment of such cemetery or extension of an existing cemetery.

22.154.020 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Cemetery Permit Checklist.

B. Additional Application Materials. In addition to Subsection A, above, the following application materials shall be required:

1. The names and addresses of the officers and directors of the corporation which will be in charge of the operation of the cemetery;

2. A map showing the exact location, exterior boundaries and legal description of the property which it is proposed to be used for a cemetery and the location of all buildings, whether public or private, located within a distance of 500 feet from the exterior boundaries of the subject parcel of land and the location and depth of all wells in said area from which domestic or irrigating water is obtained. The map shall also show the location and names of all roads located within a distance of 500 feet from the exterior boundaries of said parcel. The map shall further show the elevation in feet above sea level or the highest and lowest points in said premises, and the width, depth and location of all natural watercourses and artificial drains or conduits for the drainage of stormwater located upon said parcel and within 2,000 feet from the exterior boundary thereof in any direction;

3. A financial statement of applicant, showing the financial ability of applicant to establish, care for, and maintain the proposed cemetery in such a manner as to prevent the same from being a public nuisance; and

4. A statement setting forth whether said cemetery is to be established as a perpetual-care or nonperpetual-care cemetery, and if a perpetual-care fund is to be or has been created, the amount then on hand and the method, scheme or

plan of continuing and adding to the same in full details sufficient to show that said cemetery will be maintained so as not to become a public nuisance.

C. Type III Review. The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

22.154.030 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.230.050 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will not or may not jeopardize nor adversely affect the public health, safety, comfort, or welfare.

2. Such establishment, maintenance, or extension will not or may not reasonably be expected to be a public nuisance.

3. Such establishment, maintenance, or extension will not tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance, or fire equipment, and thus interfere with the convenience of the public or the protection of the lives and property of the public.

4. The applicant, through the proposed perpetual-care fund or otherwise, demonstrates adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.

22.154.040 Conditions of Approval.

Prior to taking final action, the Board, Commission or Hearing Officer may require of the applicant any reasonable dedication of public streets or highways through the premises proposed to be used for the proposed cemetery or extension of an existing cemetery so as to prevent the same from jeopardizing the public safety, comfort, or welfare. If the time required by the Board, Commission or Hearing Officer for

compliance with such conditions shall elapse without such conditions having been met, the Board, Commission or Hearing Officer may deny the permit.

22.154.050 Reduction in Boundaries.

A. Cemetery Permit. A Cemetery Permit application pursuant to this Chapter shall be required to reduce the boundary of an existing cemetery never used.

B. Additional Application and Review Procedures.

1. Application Materials. Notwithstanding Section 22.154.020 (Application and Review Procedures), Section 22.154.020.B (Additional Application Materials) shall not be required as part of this application.

2. Notification Radius. Notwithstanding Section 22.222.160.A (Standard Radius), the Director shall mail notice to all owners of property located within a 700-foot radius of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll, unless a wider notification radius is required by Section 22.222.160.B (Additional Radius).

Chapter 22.156 Reserved (Coastal Development).

Chapter 22.158 Conditional Use Permits.

Sections:

22.158.010 Purpose.
22.158.020 Applicability.
22.158.030 Application and Review Procedures.
22.158.040 Development Standards.
22.158.050 Findings and Decision.
22.158.060 Conditions of Approval.
22.158.070 All Zone Regulations Apply Unless Permit is Granted.
22.158.080 Building Bulk Provisions.

22.158.010 Purpose.

The Conditional Use Permit is established to regulate uses and development that may be appropriate in the applicable zone and require additional consideration to ensure proper integration with the surrounding community.

22.158.020 Applicability.

A. Zones. This Chapter authorizes uses identified by this Title 22 as subject to the approval of a Conditional Use Permit.

B. Additional Consideration. This Chapter also authorizes uses or development with unusual site features or operating characteristics requiring additional consideration to ensure that the use or development will be compatible in design, location, and operation with adjacent properties and in the surrounding area.

22.158.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Conditional Use Permit Checklist.

B. Type III Review. The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

22.158.040 Development Standards.

A. Adequate Water Supply – Criteria. If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted without a Conditional Use Permit in the same zone, and will not comply with the provisions of Division 1 (Water) of Title 20 of the County Code, such facts shall be prima facie evidence that such requested use will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the findings required by this Chapter. If the Water Appeals Board grants a variance pursuant to any provision of Chapter 20.12 (Water Appeals Board) of said Division 1, permitting the proposed use with the existing or proposed water supply, this Section shall not apply.

22.158.050 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.230.050 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The proposed use will be consistent with the adopted General Plan for the area.

2. The requested use at the location proposed will not:

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

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

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

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

4. The proposed site is adequately served:

a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

b. By other public or private service facilities as are required.

22.158.060 Conditions of Approval.

A. The Commission or Hearing Officer may impose conditions to ensure that the approval will be in accordance with the findings required by the application. Such conditions may involve any pertinent factors that could affect the establishment, operation, and maintenance of the requested use or development, including, but not limited to:

1. Special yards, open spaces, and buffer areas;

2. Fences and walls;

3. Parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards;

4. Street and highway dedications and improvements, including sidewalks, curbs, and gutters;

5. Water supply and fire protection in accordance with the provisions of Division 1 (Water) of Title 20 of the County Code;

6. Landscaping and maintenance of grounds;

7. Regulation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation;

8. Regulation of operating hours for activities affecting normal neighborhood schedules and functions;

9. Regulation of signs, including outdoor advertising;

10. A specified validation period limiting the time in which development may begin;

11. Provisions for a bond or other surety that the proposed conditional use will be removed on or before a specified date;

12. A site plan indicating all details and data as prescribed in this Title 22; and

13. Such other conditions as will make possible the development of the proposed conditional use in an orderly and efficient manner and in general accordance with all elements of the General Plan and the intent and purpose of this Title 22.

B. Approval may also be contingent upon compliance with applicable provisions of any other federal, State, or County requirements.

22.158.070 All Zone Regulations Apply Unless Permit is Granted.

Unless specifically modified by a Conditional Use Permit, all regulations prescribed in the zone in which such Conditional Use Permit is granted shall apply.

22.158.080 Building Bulk Provisions.

The building bulk provisions prescribed in the various zones shall not apply to uses permitted by Conditional Use Permit. In granting a Conditional Use Permit application, the Commission or Hearing Officer shall prescribe the height limit, maximum lot coverage, or floor-area ratio for the use approved. Where the Commission or Hearing Officer fails to specify said height limit, maximum lot coverage, or floor-area ratio, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified.

Chapter 22.160 Conditional Use Permits, Minor.

Sections:

22.160.010 Purpose.

22.160.020 Applicability.

22.160.030 Application and Review Procedures.

22.160.040 Development Standards.

22.160.050 Findings and Decision.

22.160.060 Conditions of Approval.

22.160.070 All Zone Regulations Apply Unless Permit is Granted.

22.160.080 Building Bulk Provisions.

22.160.010 Purpose.

The Minor Conditional Use Permit is established to regulate uses and development that, by their nature, are limited in scope and impacts, and may be appropriate in the applicable zone and require additional consideration to ensure proper integration with the surrounding community.

22.160.020 Applicability.

A. Zones. This Chapter authorizes uses identified by this Title 22 as subject to the approval of a Minor Conditional Use Permit.

B. Additional Consideration. This Chapter also authorizes uses or development with unusual site features or operating characteristics requiring additional

consideration to ensure that the use or development will be compatible in design, location, and operation with adjacent properties and the surrounding area.

22.160.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Minor Conditional Use Permit Checklist.

B. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

22.160.040 Development Standards.

A. Adequate Water Supply – Criteria. If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted without a Minor Conditional Use Permit in the same zone, and will not comply with the provisions of Division 1 (Water) of Title 20 of the County Code, such facts shall be prima facie evidence that such requested use will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the findings required by this Chapter. If the Water Appeals Board grants a variance pursuant to any provision of Chapter 20.12 (Water Appeals Board) of said Division 1, permitting the proposed use with the existing or proposed water supply, this Section shall not apply.

22.160.050 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The proposed use will be consistent with the adopted General Plan for the area.

2. The requested use at the location proposed will not:

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

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

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

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

4. The proposed site is adequately served:

a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

b. By other public or private service facilities as are required.

22.160.060 Conditions of Approval.

The Hearing Officer may impose conditions to ensure that the approval will be in accordance with the findings required by Section 22.160.050 (Findings and Decisions). Such conditions may include those in Section 22.158.060 (Conditions of Approval).

22.160.070 All Zone Regulations Apply Unless Permit is Granted.

Unless specifically modified by a Minor Conditional Use Permit, all regulations prescribed in the zone in which such Minor Conditional Use Permit is granted shall apply.

22.160.080 Building Bulk Provisions.

The building bulk provisions prescribed in the various zones shall not apply to uses permitted by Minor Conditional Use Permit. In granting a Minor Conditional Use Permit application, the Hearing Officer shall prescribe the height limit, maximum lot coverage, or floor-area ratio for the use approved. Where the Hearing Officer fails to specify said height limit, maximum lot coverage, or floor-area ratio, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified.

Chapter 22.162 Development Agreements.

Sections:

22.162.010 Purpose.

22.162.020 Applicability.

22.162.030 Application and Review Procedures.

22.162.040 Findings and Decision.

22.162.050 Conditions of Approval.

22.162.060 Ordinances, Regulations, and Requirements Applicable to Development.

22.162.070 Subsequently Enacted Federal and State Laws.

22.162.080 Adoption of Ordinance – Execution of Contract.

22.162.090 Recordation of Executed Agreement.

22.162.100 Enforcement – Continuing Validity.

22.162.110 Amendment or Cancellation.

22.162.120 Review for Compliance – Director's Authority.

22.162.130 Violation of Agreement.

22.162.010 Purpose.

This Chapter establishes procedures and requirements for consideration of Development Agreements for the purposes specified in, and as authorized by, Article 2.5 (Development Agreements), Chapter 4, Title 7 of the California Government Code.

22.162.020 Applicability.

A. General Applicability. The Commission may recommend, and the Board may enter into, a Development Agreement for the development of real property with any person having a legal or equitable interest in such property as provided in this Chapter.

B. Local Coastal Program. A Development Agreement shall not be approved in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (California Coastal Act) of the California Public Resources Code unless:

1. The required local coastal program has been certified by such provisions prior to the date on which the Development Agreement is approved; or

2. In the event that the required local coastal program has not been certified, the California Coastal Commission approves such Development Agreement by its formal action.

22.162.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Development Agreement Checklist.

B. Type IV Review. The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

22.162.040 Findings and Decision.

A. Findings.

1. Findings and decision shall be made in compliance with Section 22.232.040.A.2 (Findings) and include the findings in Subsection A.2, below.

2. The Commission shall recommend approval of an application to the Board if the following findings are made:

a. The proposed Development Agreement is consistent with the General Plan and any applicable Community, Area, or Specific Plan.

b. The proposed Development Agreement complies with zoning, subdivision, and other applicable ordinances and regulations.

c. The proposed Development Agreement is consistent with the public convenience, general welfare, and good land use practice, making it in the public interest to enter into the Development Agreement with the applicant.

d. The proposed Development Agreement will not:

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

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

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

B. Coordination of Approvals.

1. Where an application for a Development Agreement is concurrently filed with an application for a Zone Change, permit, variance, tentative tract, or minor land division and may be feasibly processed together, all public hearings shall be concurrently held.

2. In instances where the provisions of applicable ordinances would permit the modification of development standards during consideration of such Development Agreement, such standards may be concurrently considered where modification is requested.

22.162.050 Conditions of Approval.

A. Every Development Agreement entered into by the Board shall include the following terms, conditions, restrictions, and requirements:

1. The duration of the agreement, including a specified termination date if appropriate;

2. The uses to be permitted on the property;

3. The density or intensity of use permitted;

4. The minimum height, size, and location of buildings permitted;

5. The reservation or dedication of land for public purposes to be accomplished, if any; and

6. The time schedule established for periodic review as required by Section 22.162.120 (Review for Compliance – Director's Authority).

B. Such terms, conditions, restrictions, or requirements shall not be contrary to zoning, subdivision, or other ordinances, laws, or regulations applicable to the proposed development.

C. A Development Agreement may also include additional terms, conditions, restrictions, and requirements for subsequent discretionary actions in addition to those provided in Subsection A, above, provided that such terms, conditions, restrictions, and

requirements do not prevent development of the lot included in such agreement for the uses and to the density or intensity of development set forth in the agreement, including but not limited to:

1. The requirement of development schedules providing that construction of the proposed development as a total project or in phases be initiated and/or completed within specified time periods;

2. The construction of public facilities required in conjunction with such development, including but not limited to vehicular and pedestrian rights-of-way, drainage and flood control facilities, parks and other recreational facilities, and sewers and sewage treatment facilities;

3. The prohibition of one or more uses normally listed as permitted, accessory, or subject to discretionary review in the zone where placed;

4. The limitation of future development or requirement of specified conditions under which further development not included in the agreement may occur;

5. The requirement of a faithful performance bond where deemed necessary to, and in an amount deemed sufficient to, guarantee the faithful performance of specified terms, conditions, restrictions, and/or requirements of the agreement. In lieu of the required bond, the applicant may deposit with the Executive Office of the Board and assign to the County, certificates of deposit or savings and loan certificates or shares equal in amount to the same conditions as set forth herein. Such deposit and assignment shall comply with all the provisions and conditions of Chapter 4.36 (Assignment of Savings and Loan Certificates and Shares) in Title 4 of the County Code;

6. The requirements of specified design criteria for the exteriors of buildings and other structures, including signs;

7. The requirement of special yards, open spaces, buffer areas, fences and walls, landscaping, and parking facilities, including vehicular and pedestrian ingress and egress;

8. The regulation of nuisance factors such as noise, vibration, smoke, dust, dirt, odors, gases, garbage, heat, and the prevention of glare or direct illumination of adjacent properties; and

9. The regulation of operating hours and other characteristics of operation adversely affecting normal neighborhood schedules and functions on surrounding property.

22.162.060 Ordinances, Regulations, and Requirements Applicable to Development.

Unless otherwise provided by a Development Agreement, the General Plan, zoning, subdivision, and other ordinances, rules, regulations, and official policies governing permitted uses of land, governing density and governing design, improvement and construction standards, and specifications applicable to property subject to a Development Agreement shall be those applicable to such development on the date of execution of the Development Agreement by the Board; provided, however, that a Development Agreement shall not:

A. Be construed to prevent the application of later adopted or amended ordinances, rules, regulations, and policies in subsequent applications applicable to the property which do not conflict with such existing ordinances, rules, regulations, and policies; or

B. Prevent the approval, approval subject to conditions, or denial of subsequent development applications pursuant to such existing or later adopted or amended ordinances, rules, regulations, and policies.

22.162.070 Subsequently Enacted Federal and State Laws.

In the event that federal or State laws or regulations enacted subsequent to execution of a Development Agreement prevent or preclude compliance with one or more provisions of such agreement, the provisions of such agreement shall be deemed modified or suspended to the extent necessary to comply with said federal or State law or regulation.

22.162.080 Adoption of Ordinance – Execution of Contract.

A. Approval by the Board of a Development Agreement shall be by ordinance.

B. No ordinance shall be adopted and the Board shall not execute a Development Agreement until it has been executed by the applicant. If the applicant has not executed the agreement or agreement as modified by the Board, and returned said executed agreement to the Executive Office of the Board within 30 days following Board approval, the approval shall be deemed withdrawn, and the Board shall not adopt said ordinance nor execute said agreement.

C. Such 30-day time period may be extended upon approval of the Board.

22.162.090 Recordation of Executed Agreement.

Not more than 10 days following the execution of a Development Agreement by the Board, the Executive Office of the Board shall record with the Registrar-Recorder/County Clerk a copy of the executed agreement.

22.162.100 Enforcement – Continuing Validity.

A. Unless and until amended or cancelled in whole or in part as provided in Section 22.162.110 (Amendment or Cancellation), a Development Agreement shall be enforceable by any party thereto notwithstanding any change in regulations which alters or amends the regulations applicable to development as specified in Section 22.162.060 (Ordinances, Regulations, and Requirements Applicable to Development).

B. The burden of a Development Agreement shall be binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.

22.162.110 Amendment or Cancellation.

A Development Agreement may be amended, or cancelled in whole or in part, by mutual consent of all parties to the agreement or their successors in interest. Procedures for amendment or cancellation shall be the same as provided in this Chapter for initiation and consideration of such agreement.

22.162.120 Review for Compliance – Director's Authority.

A. Every Development Agreement entered into by the Board shall provide for periodic review of the applicant's compliance with such agreement by the Director at a time interval specified in such agreement, but in no event longer than 12 months.

B. The Director shall determine on the basis of substantial evidence that the applicant or his successor in interest has or has not complied with the agreement. If as a result of this review the Director determines that the agreement is not being complied with, the Director shall notify the applicant or its successor in interest of those findings as required by law for the service of summons or by registered or certified mail, postage prepaid, return receipt requested, also indicating that failure to comply within a period specified, but in no event less than 30 days, may result in legal action to enforce compliance, termination, or modification of the agreement.

C. It is the duty of the applicant or its successor in interest to provide evidence of good faith compliance with the agreement to the Director's satisfaction at the time of said review. Refusal by the applicant or its successor in interest to provide the required information shall be deemed prima facie evidence of violation of such agreement.

D. If, at the end of the time period established by the Director, the applicant or its successor in interest has failed to comply with the terms of the agreement or, alternatively, submitted additional evidence satisfactorily substantiating such compliance, the Director shall notify the Commission of the Director's findings recommending such action as the Director deems appropriate, including legal action to enforce compliance or to terminate or modify the agreement.

22.162.130 Violation of Agreement.

A. Commission Review.

1. Where the Director notifies the Commission that the Director's findings indicate that a Development Agreement is being violated, a public hearing shall be scheduled before the Commission to consider the applicant's reported failure to comply, and the action recommended by the Director. Procedures for conduct of such

hearing shall be the same as provided in this Chapter for initiation and consideration of a Development Agreement.

2. If as a result of such hearing the Commission finds that the applicant or his successor in interest is in violation of a Development Agreement, it shall notify the Board of its findings, recommending such action as it deems appropriate.

B. Board Actions. Where the Commission reports the violation of a Development Agreement, the Board may take one of the following actions:

1. Approve the recommendation of the Commission instructing that action be taken as indicated therein in cases other than a recommendation to terminate or modify an agreement.

2. Refer the matter back to the Commission for further proceedings with or without instructions.

3. Schedule the matter for hearing before itself where termination or modification of an agreement is recommended. Procedures for such hearing shall be the same as provided in Section 22.162.110 (Amendment or Cancellation).

Chapter 22.164 Explosives Permits.

Sections:

22.164.010 Definitions.

22.164.020 Applicability.

22.164.030 Application and Review Procedures.

22.164.040 Findings and Decision.

22.164.050 Conditions of Approval.

22.164.010 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.050 of Division 2 (Definitions), under "Explosive and Explosives."

22.164.020 Applicability.

A. General Applicability. No quantity of explosives, other than gunpowder, in excess of 100 pounds, or gunpowder in excess of 750 pounds, shall be stored or kept in any place, house, or building in the County without a permit as specified in this Chapter,

unless said explosives are contained in a magazine situated, constructed, operated, and maintained in the manner described in Part 1 (High Explosives) of Division 11 of the California Health and Safety Code.

B. Exemption. This Chapter shall not apply to any explosive in transit in railway cars or other vehicles, or to any explosive awaiting transportation in or delivery from a railway car or other vehicle, or to the transfer of any such explosive from a car of one railway company to a car of a connecting railway company, provided that the car or other vehicle in which said explosive is being transported, or is awaiting transportation or delivery, shall be kept locked or guarded; and provided further that the time during which such explosive is kept waiting transportation or delivery shall not exceed 24 hours.

22.164.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Explosives Permit Checklist.

B. Type II Review. If the application request is to store explosives for not more than three months and there is no permit in force for that location, the application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

C. Type III Review. If the application request is to store explosives for more than three months, the application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

D. Agency Review.

1. The Director shall immediately notify the Fire Department of every application for a permit to keep or store explosives. Where a public hearing is to be held, the Director shall notify the Fire Department of the time and place thereof.

2. The Fire Department, within 10 days after receipt of a copy of the application for a permit, shall furnish to the Director a report thereon as to whether or not in the Fire Chief's opinion explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to

persons other than those employed in or about the magazine, or to property other than that of the application.

22.164.040 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.220.200 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The report of the Fire Department indicates the explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the application.

2. The requested explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the applicant.

22.164.050 Conditions of Approval.

The Commission or Hearing Officer shall consider and may impose such conditions as deemed necessary to protect the public health, safety, and general welfare, and to prevent material detriment to the property of other persons located in the vicinity of such proposed use. The Commission or Hearing Officer may also approve the permit contingent upon compliance with applicable provisions of other ordinances.

Chapter 22.166 Housing Permits.

Sections:

22.166.010 Purpose.

22.166.020 Definitions.

22.166.030 Applicability.

22.166.040 Housing Permit Evaluation Fee.

22.166.050 Covenant and Agreement.

22.166.060 Monitoring.

22.166.070 Development Standards Prescribed by Permit.

22.166.080 Administrative Housing Permit.

22.166.090 Discretionary Housing Permit.

22.166.010 Purpose.

The Housing Permit is established to facilitate the increased production of affordable housing and senior citizen housing through the implementation of the provisions of Chapter 22.120 (Density Bonuses and Affordable Housing Incentives) relating to density bonuses and affordable housing incentives.

22.166.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.040 of Division 2 (Definitions), under "Density Bonuses and Affordable Housing Incentives."

22.166.030 Applicability.

A. Any person desiring to obtain a Housing Permit pursuant to this Chapter, that requires either an administrative review (Administrative Housing Permit) or a discretionary review (Discretionary Housing Permit), and that meets the applicable requirements of Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), shall file a written application with the Director, accompanied by the applicable fee as required herein.

B. All qualified projects with housing set-asides shall adhere to the applicable requirements of this Chapter.

22.166.040 Housing Permit Evaluation Fee.

A. The applicant shall pay directly to the CDC an initial deposit of $750 from which actual costs shall be billed and deducted.

B. If during the evaluation process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified by the CDC and be required to submit a minimum supplemental deposit in the amount of $500 directly to the CDC. There is no limit to the number of supplemental deposits that may be required to be submitted to the CDC prior to the completion or withdrawal of the Housing Permit.

C. If an initial or supplemental deposit is not received by the CDC within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

D. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amount defined herein, except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

E. The final Housing Permit Evaluation Fee shall be based on actual costs incurred by the CDC.

F. Costs shall be computed on a monthly basis and deducted from the amount on deposit. The Housing Permit Evaluation Fee shall be considered final upon completion of the review process, including any appeal process. If final costs do not exceed the amount on deposit, the unused portion of the amount on deposit shall be refunded to the applicant.

G. Costs shall be computed using actual hours expended by the CDC staff multiplied by the most current applicable hourly rates, approved by the Auditor-Controller, that are available at the time that costs are assessed.

H. Cost data used to determine the Housing Permit Evaluation Fee shall be maintained by the CDC and made available for public review while work is in progress, and for three years following final action or withdrawal of the application.

22.166.050 Covenant and Agreement.

A covenant and agreement, or other similar mechanism, acceptable to the Department and CDC, shall be recorded with the Registrar-Recorder/County Clerk to ensure the continuing availability of housing set-aside units and child care facilities, as applicable, for the use restriction periods specified in Chapter 22.120 (Density Bonuses and Affordable Housing Incentives). The agreement shall contain remedies for violations of the covenant, including, but not limited to, monetary penalties. The covenant and agreement shall be recorded with the Registrar-Recorder/County Clerk prior to the issuance of a certificate of occupancy by Public Works.

A. The covenant and agreement shall include the following:

1. A description of the total number of units, including the housing set-aside;

2. A description of the household income groups to be accommodated by the qualified project;

3. The location, sizes (sq. ft), and number of bedrooms of the housing set-aside units, and market-rate units, if applicable;

4. A description of remedies, including monetary penalties, for breach of the agreement;

5. Rental Housing Developments. When housing set-asides are rental units, the covenant and agreement shall also include the following:

a. The rules and procedures for qualifying tenants, filling vacancies, and maintaining housing set-asides, and where applicable, establishing affordable rents; and

b. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.166.060 (Monitoring);

6. For-Sale Developments. When housing set-asides are for-sale units, the covenant and agreement shall also include the following:

a. The rules and procedures for qualifying buyers, and where applicable, establishing affordable housing costs and affordable sales prices;

b. Provisions restricting the housing set-aside units to be owner-occupied;

c. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.166.060 (Monitoring);

d. For very low, lower, and moderate (single-family) income housing set-asides, provisions restricting the sale and resale of the housing set-aside units to eligible buyers during the applicable term of affordability, using a resale formula, as determined by the CDC, to determine the resale price; and

e. For moderate income housing set-asides (common interest development), provisions restricting the initial sale to eligible buyers, and requiring entering into an equity-sharing agreement with the County that states the following terms:

i. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The County shall recapture any initial subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in Subdivision (e) of Section 33334.2 of the California Health and Safety Code.

ii. The County's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

iii. The County's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale;

7. Child Care Facilities. When the qualified project includes a child care facility, the covenant and agreement shall also include the following:

a. The rules and procedures for qualifying children, filling vacancies, and maintaining a percentage of use by qualified households;

b. The minimum amount of time in which a child care facility must remain in operation; and

c. The minimum required percentage of children of very low, lower, or moderate income households who attend the child care facility.

B. Release of the Covenant and Agreement. Under certain circumstances, and after consultation with the Executive Director of the CDC, the covenant and

agreement may be terminated by the Director after making written findings as to the need for releasing the covenant and agreement.

22.166.060 Monitoring.

The monitoring of affordable housing set-aside units shall be administered by the CDC. The CDC shall be responsible for verifying income eligibility, monitoring sales of affordable housing set-aside units to qualified buyers, conducting periodic site inspections, and administering the annual registration/certification of affordable housing set-aside units approved pursuant to this Chapter for the duration of the required term as specified in Section 22.120.040 (Density Bonus).

A. Registration/Certification. Property owners shall register their affordable housing set-aside units with the CDC according to the following schedule:

1. Rental Units. Prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable set-aside unit and certify annually with the CDC thereafter, on or before January 1 of each year, that affordable housing set-aside units remain in conformance with the terms of the Housing Permit.

2. For-Sale Units.

a. For very low, lower, and moderate (single-family) income housing set-asides, prior to the granting of a certificate of occupancy by Public Works for any unit in the qualified project, the owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside units remain in conformance with the terms of the Housing Permit.

b. For moderate income housing set-asides (common interest development), prior to the granting of a certificate of occupancy by Public Works for any unit in the qualified project, the owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside units remain in conformance with the terms of the Housing Permit.

B. Fees. In addition to the applicable review fees, as described in Chapter 22.250 (Applications, Petitions, and Fees), the applicant for a Housing Permit that is granted approval by the County shall be required to deposit monitoring/inspection fees with the CDC at the time that the Housing Permit is accepted by the applicant and before a certificate of occupancy is issued by Public Works for any unit in the qualified project. The monitoring/inspection deposits shall be $125 per affordable housing set-aside unit per year, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the CDC to defray the ongoing monitoring costs. On or before April 1 of each year, the CDC shall provide an annual report to the Director that describes the following:

1. The location and status of each affordable housing set-aside unit approved in accordance with Chapter 22.120 (Density Bonuses and Affordable Housing Incentives) and this Chapter; and

2. The results of the registration/certification of each affordable housing set-aside unit and a notification to the Director of any necessary zoning enforcement action to maintain the housing set-aside units consistent with Chapter 22.120 (Density Bonuses and Affordable Housing Incentives).

C. Enforcement and Noncompliance. In the event of noncompliance, the owner of the housing set-aside units shall be subject to Section 22.242 (Enforcement Procedures).

22.166.070 Development Standards Prescribed by Permit.

In granting a Housing Permit, the Commission or Director shall prescribe the height limit, stories, yards, maximum lot coverage, gross structural area, parking, and other development standards for the use approved. Where the Commission or Director fails to specify said height limit, stories, yards, maximum lot coverage, gross structural area, density, parking, or other development standards, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified.

22.166.080 Administrative Housing Permit.

A. Application and Review Procedures.

1. Application Checklist. The application shall contain all of the materials required by the Administrative Housing Permit Checklist.

2. Fees.

a. When an application is filed, it shall be accompanied by the filing fee required for either of the following:

i. Housing Permit, Administrative; or

ii. Housing Permit, Administrative, with Off-Menu Incentives.

b. In addition, the Director shall refer the application to the CDC for review, pursuant to this Chapter, and the applicant shall pay directly to the CDC the Housing Permit Evaluation Fee (Section 22.166.040).

c. A fee shall not be required if the application is exempt pursuant to Section 22.222.080.C.2 (Fee Exemption for Affordable Housing).

3. Additional Application and Review Procedures.

a. The application shall be in compliance with Section 22.222.060 (Multiple Applications).

b. The application shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

c. The application shall be in compliance with Section 22.222.090 (Initial Application Review).

B. Findings and Decision. An application that meets all the requirements for qualified projects shall be approved unless the Director makes one or more of the following findings, as applicable:

1. When an incentive is requested:

a. The incentive is not required in order to provide for affordable housing costs or affordable rents; or

b. The incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible

method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower, or moderate income households.

2. When an additional density bonus or incentive for the provision of a childcare facility is requested:

a. The additional density bonus or incentive for a child care facility does not significantly contribute to the economic feasibility of the construction of the child care facility;

b. The additional incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower, or moderate income households; or

c. That the community has adequate child care facilities.

C. Notification.

1. The Director shall notify the applicant of the action taken on the application, by first class mail, or other means deemed appropriate by the Director. Such notification may also be hand-delivered to the applicant when appropriate.

2. Off-Menu Incentives. Where applicable, when an applicant requests an off-menu incentive, the Director shall also notify the Commission, adjacent property owners, and the local town council, or similar local community associations, of the action taken on the application, by first class mail, or other means deemed appropriate by the Director. The notice shall specify that the project is subject to an Administrative Housing Permit and that the incentives are not subject to a discretionary review. The notice shall also specify that the basis for which an appeal can be filed by the applicant or any interested person or the matter called up for review by the Commission are limited to the criteria contained in Subsection B, above, and that the permissible grounds upon which the Commission may act in such appeal or call for review as described in Subsection E, below, are also limited to such criteria.

D. Effective Date of Decision. Notwithstanding the provisions of Section 22.222.230 (Effective Date of Decision and Appeals), if applicable, when an applicant requests an off-menu incentive, the decision of the Director shall become effective on the 21st day following the date of the decision, unless appealed by the applicant or any interested person or called up for review by the Commission prior to that date.

E. Appeals.

1. Off-Menu Incentives.

a. When an off-menu incentive is requested, an appeal to the Commission may be made by any interested person dissatisfied with the action taken by the Director on an Administrative Housing Permit, and/or the project may be called up for review by the Commission. Such appeal shall be filed with the Commission, or be called up for review by the Commission, within 21 days following the date of the decision. The appeal shall be accompanied by the fee required by Chapter 22.250 (Applications, Petitions, and Fees). Appeals that do not address the findings and determinations made by the Director, as described in Subsection B, above, shall not be accepted.

b. Notice of Appeal. A notice of appeal shall be sent to the Commission, adjacent property owners, local town council, and/or similar local community associations. In the event that the matter is called up for review by the Commission, a notice of call for review shall be sent to the local town council, and/or similar local community associations.

2. Decision. The Commission shall review the record of the decision and shall affirm, modify, or reverse the original decision. When a decision is modified or reversed, the Commission shall state the specific reasons for modification or reversal. In rendering its decision, the Commission shall not consider any argument or evidence of any kind other than the record of the matter received from the Director or appellants, which shall solely be based on the findings and determination of the Director, as described in Subsection B, above. The decision of the Commission shall be final.

3. Time Limit for Decision and Notice. Decisions on appeals or calls for review shall be rendered within 90 days of the end of the appeal period. The notice of the decision shall be mailed within 10 days after the date of the decision to the applicant and other persons required to be notified pursuant to Subsection C, above.

4. Failure to Act. If the Commission fails to act upon an appeal or call for review within the time limits prescribed in this Section, the applicant's project shall be deemed approved, except that the applicant, at their sole discretion, may elect to waive the time limit in order to obtain a written decision by the Commission.

F. Effective Date When an Appeal is Filed. Where an appeal is filed for an Administrative Housing Permit, the date of decision by the Commission on such appeal shall be deemed the date of grant in determining any applicable expiration date for the permit.

G. Time Limits and Extensions. An Administrative Housing Permit that is not used within two years after the granting of the permit, becomes null, void, and of no effect, except that the Director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. The Director may grant an additional (second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

H. Conditions of Approval.

1. The Director, in approving an application for an Administrative Housing Permit, shall require the applicant to enter into and record a covenant and agreement, as described in Section 22.166.050 (Covenant and Agreement), with the County to ensure the affordability and age restrictions, and where applicable, require a monitoring fee pursuant to Section 22.166.060 (Monitoring).

2. The Administrative Housing Permit shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the Department their affidavit stating that they are aware of, and agree to accept, all of the requirements of the permit.

I. Post-Decision Actions and Regulations

1. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").

2. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

3. Performance guarantees and covenants shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

J. All Zone and District Regulations Apply Unless Permit is Granted. Unless specifically modified by a Housing Permit, all regulations prescribed in the zone or the community standards district in which such Housing Permit is granted shall apply.

22.166.090 Discretionary Housing Permit.

A. Application and Review Procedures.

1. Application Checklist. The application shall contain all of the materials required by the Discretionary Housing Permit Checklist.

2. Fees.

a. When a Discretionary Housing Permit application is filed, it shall be accompanied by the filing fee required for a Discretionary Housing Permit.

b. A fee shall not be required if the application is exempt per Section 22.222.080.C.2 (Fee Exemption for Affordable Housing).

c. In addition, the Director shall refer the application to the CDC for review, pursuant to this Chapter, and the applicant shall pay directly to the CDC the Housing Permit Evaluation Fee (Section 22.166.040).

3. Type III Review. The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

B. Findings and Decision.

1. Common Procedures. Findings and decision shall be made in compliance with Section 22.230.050 (Findings and Decision) and include the findings in Subsections B.2 and B.3, below, where applicable.

2. Findings.

a. The proposed use will be consistent with the adopted General Plan for the area.

b. The requested use at the proposed location will not:

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

ii. Be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

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

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

d. The proposed site is adequately served:

i. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

ii. By other public or private service facilities as are required.

e. The proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.

f. The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

3. Findings for Waiver or Modification of Development Standards. The Commission shall approve a request for waiver or modifications of development standards upon making the following findings:

a. The waiver or modification to development standards is necessary to make the housing units economically feasible; and

b. The waiver or modification of development standards will not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

C. Conditions of Approval – Discretionary Review

1. The Commission may impose any conditions deemed necessary to ensure that such use will be in accordance with the findings required by Section 22.166.090.B (Findings and Decision):

a. Conditions imposed by the Commission may involve any pertinent factors affecting the establishment, operation, and maintenance of the requested use.

b. The Commission, in approving an application for a Discretionary Housing Permit, shall condition the applicant to enter into and record a covenant and agreement with the County, as described in Section 22.166.050 (Covenant and Agreement), to ensure the affordability and/or age restrictions of the housing set-asides, and where applicable, require a monitoring fee pursuant to Section 22.166.060 (Monitoring).

2. The Commission may also approve the requested Discretionary Housing Permit contingent upon compliance with applicable provisions of other ordinances.

3. The Discretionary Housing Permit will not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the Director their affidavit stating that they are aware of, and agree to accept, all of the conditions of the Discretionary Housing Permit.

D. Appeals.

1. Appeals. Appeals shall be in compliance with Chapter 22.240 (Appeals).

2. Waivers or Modification of Development Standards. Reasons for which appeals for waivers or modifications of development standards are based shall be in accordance with Section 22.166.090.B (Findings and Decision).

E. Post-Decision Actions and Regulations.

1. Post-decision actions and regulations shall be in compliance with Section 22.230.090 (Post-Decision Actions and Regulations).

2. In addition to Section 22.230.090.D, the Director may grant an additional (second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

F. All Zone and District Regulations Apply Unless Permit is Granted. Unless specifically modified by a Housing Permit, all regulations prescribed in the zone or the community standards district in which such Housing Permit is granted shall apply.

Chapter 22.168 Los Angeles County Mills Act Program.

Sections:

22.168.010 Title for Citation.

22.168.020 Purpose.

22.168.030 Definitions.

22.168.040 Applicability.

22.168.050 Program Implementation.

22.168.060 Application.

22.168.070 Inspection of the Property.

22.168.080 Grant or Denial of the Application.

22.168.090 Exemption From Disqualification.

22.168.100 Required Provisions of an Historical Property Contract.

22.168.110 Recordation of an Historical Property Contract.

22.168.120 Cancellation of an Historical Property Contract.

22.168.130 Administrative Guidelines; Form Historical Property Contract.

22.168.010 Title for Citation.

The provisions of this Chapter 22.168 are known as, and may be cited as, the "Los Angeles County Mills Act Program."

22.168.020 Purpose.

The Program provides an incentive for owners of qualified historical properties within the unincorporated areas of the County to preserve, restore, and rehabilitate the historic character of such properties, thereby providing an historical, architectural, social, artistic, and cultural benefit to the citizens of the County, as authorized by the provisions of Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code, which provisions are commonly known as the "Mills Act."

22.168.030 Definitions.

Specific term(s) used in this Chapter are defined in Section 22.14.130 of Division 2 (Definitions), under "Mills Act Program."

22.168.040 Applicability.

Only qualified historical properties shall be eligible to participate in the Program.

22.168.050 Program Implementation.

To implement the Program, the Director shall propose provisions to control the cost to the County of the operation of the Program, including, but not limited to, provisions designed to limit the total reduction in unrealized property tax revenue to the County resulting from historical property contracts. The Director, in consultation with the Landmarks Commission, shall also propose priority criteria by which an application can receive priority consideration over other applications. Such provisions and priority criteria must be approved by the Board, and may be amended from time to time by the Board.

22.168.060 Application.

A. Any person may file an application with the Director to enter into an historical property contract. An application must be accompanied by the applicable application fee, which shall be non-refundable.

B. An application shall contain the following information:

1. Name and address of the applicant and of all owners of the subject property;

2. Evidence that the applicant is the sole owner of the subject property or has the written permission of all owners to make such application;

3. The location and legal description of the subject property;

4. Evidence that the subject property is a qualified historical property;

5. A proposed plan for the preservation and, when necessary, the restoration or rehabilitation of the subject property, including a plan for all construction and maintenance work which is proposed to be performed;

6. Evidence satisfactory to the Director that execution of the historical property contract will result in the preservation and, when necessary, the restoration and/or rehabilitation of a qualified historical property; and

7. Such other information as the Director may require.

22.168.070 Inspection of the Property.

After the Director determines that an application to participate in the Program is complete, the Director shall cause to be conducted, and the owners shall allow, an inspection of the interior and exterior of the subject property to substantiate the information and evidence contained in the application, and to determine whether the work proposed as part of the plan required by Section 22.168.060.B.5 is necessary for and will result in the preservation and, when necessary, the restoration or rehabilitation of the subject property.

22.168.080 Grant or Denial of the Application.

A. Grant of Application. The Director may grant an application if, after the inspection required by Section 22.168.070 (Inspection of the Property), the Director

determines that the information and evidence contained in the application has been substantiated, and that the work proposed as part of the plan required by Section 22.168.060.B.5 is necessary for, and will result in, the preservation and, when necessary, the restoration and/or rehabilitation of the subject property. Upon granting the application, the Director and all owners of the subject property shall execute an historical property contract containing all of the provisions required by Section 22.168.100 (Required Provisions of an Historical Property Contract), and including the plan required by Section 22.168.060.B as an exhibit, incorporating its provisions into the contract. An historical property contract shall not be effective for any purpose unless all owners of the subject property execute the historical property contract and pay the applicable non-refundable, contract execution fee. Within 20 days after execution of the contract, the owners shall pay all required inspection, recording, and other fees set forth in the contract.

B. Denial of Application. The Director shall deny the application if it fails to contain the information and evidence required by Section 22.168.060 (Application), or if the Director determines that such evidence and/or information has not been satisfactorily substantiated following inspection of the subject property pursuant to Section 22.168.070 (Inspection of the Property). The Director shall also deny the application if the Director determines that granting the application would be inconsistent with any approved provisions described in Section 22.168.050 (Program Implementation). At any time prior to denying an application, the Director may suggest modifications or changes to the application which, if adopted by the applicant, would cause the application to conform to the requirements of this Chapter.

C. No Administrative Appeal. Other than as provided in Section 22.168.090 (Exemption From Disqualification), the decision of the Director on the application shall be final and shall not be subject to administrative appeal.

22.168.090 Exemption From Disqualification.

Where a qualified historical property is ineligible to participate in the Program because of any approved provisions described in Section 22.168.050 (Program

Implementation), the owners or other persons authorized by the owners may file a request with the Director for an exemption from the disqualifying provisions pursuant to this Section.

A. Requirements for Exemption Request. A request for an exemption shall be accompanied by the applicable application fee and the applicable exemption request fee. The exemption request shall contain the information and evidence required by Section 22.168.060 (Application). In addition, the exemption request shall include evidence that, notwithstanding the disqualifying provisions, the subject property is deserving of an historical property contract due to its exceptional nature, or because it is subject to special circumstances not generally applicable to other qualified historical properties. After the Director determines that the exemption request application is complete, the Director shall inspect the property pursuant to Section 22.168.070 (Inspection of the Property) for the purposes described therein and to evaluate whether the exemption is warranted due to the exceptional nature of the subject property or because the subject property is subject to special circumstances not generally applicable to other qualified historical properties.

B. Director's Recommendation. Upon completion of the review of the exemption request and inspection of the subject property, the Director shall make a recommendation to the Board to approve or deny the request based on the criteria set forth in Section 22.168.080.A (Grant of Application), and also based on whether there is sufficient evidence showing that the subject property has an exceptional nature or is subject to special circumstances not generally applicable to other qualified historical properties that warrant the exemption.

C. Decision of the Board. The Board may grant the exemption request if it finds that the applicant has substantiated the information and evidence required under Subsection A, above, and that the work proposed as part of the plan required by Section 22.168.060.B is necessary for and will result in the preservation and, when necessary, the restoration and/or rehabilitation of the subject property. If the Board

grants the exemption request, the Director and all owners shall execute an historical property contract as described in Section 22.168.080.A (Grant of Application).

22.168.100 Required Provisions of an Historical Property Contract.

An historical property contract shall contain all of the provisions required by Sections 50280, 50281, and 50282 of the California Government Code, and shall also include provisions that require:

A. That the preservation, and any restoration and/or rehabilitation of the qualified historical property, conform to any rules and regulations established or adopted by the County regarding the preservation, restoration, and/or rehabilitation of qualified historical properties.

B. An inspection of the interior and exterior of the premises by the Department every five years, or on any more frequent basis as the Director deems necessary, to determine the owners' compliance with the contract.

C. The owners to provide all information requested by the Director or the Department for purposes of determining the owners' compliance with the contract.

D. Such other terms and provisions as the Director determines are necessary.

22.168.110 Recordation of an Historical Property Contract.

Not later than 20 days after the execution of an historical property contract, the Director shall cause to be recorded with the Registrar-Recorder/County Clerk a copy of the contract, which contract shall adequately describe the subject property. The Department shall provide all owners with a copy of the recorded contract.

22.168.120 Cancellation of an Historical Property Contract.

An historical property contract shall be cancelled under the circumstances and pursuant to the procedures described in this Section. No historical property contract may be cancelled unless and until the Department has given notice of, and a Hearing Officer has held, a public hearing pursuant to this Section.

A. Circumstances for Cancellation. An historical property contract shall be cancelled under the following circumstances:

1. If the Hearing Officer determines that the owners of the subject property has breached any of the conditions of the historical property contract or has allowed the subject property to deteriorate to the point that it no longer meets the standards for a qualified historical property;

2. The subject property is demolished, destroyed, or significantly altered due to a natural disaster such that the subject property no longer meets the standards for a qualified historical property and the Hearing Officer determines, after consultation by the Director with the State Office of Historic Preservation, that preservation, rehabilitation, or restoration of the subject property is infeasible; and

3. The subject property has been acquired in whole or in part by eminent domain by an entity authorized to exercise eminent domain, if the Hearing Officer determines that the eminent domain acquisition frustrates the purposes of the historical property contract.

B. Public Hearing Procedure.

1. At least 30 days before the public hearing on the cancellation of an historical property contract, the Department shall mail notice of the public hearing to the last known address of each owner of the qualified historical property and shall publish notice of the public hearing pursuant to Sections 6060 and 6061 of the California Government Code.

2. The public hearing on the matter shall be conducted by a Hearing Officer pursuant to Section 22.222.120 (Public Hearing Procedure). The Hearing Officer shall make a determination as to whether any of the circumstances described in Subsection A, above, have been met. If such a determination is made, the Hearing Officer shall declare the historical property contract cancelled, and within 20 days after such determination, the Department shall record a notice of contract cancellation with the Registrar-Recorder/County Clerk. The Hearing Officer shall mail notice of the action taken to the same persons to whom notice of the public hearing was mailed pursuant to Subsection B.1, above.

C. Cancellation Fee.

1. Except as provided in Subsection C.2, below, if an historical property contract is declared cancelled pursuant to Subsection B.2, above, the owners shall pay a cancellation fee equal to 12 1/2 percent of the current fair market value of the property, as determined by the Assessor as though the property were free of the contractual restriction. The cancellation fee shall be paid to the Auditor-Controller at the time and in the manner that the Auditor-Controller shall prescribe and shall be allocated by the Auditor-Controller as required by Section 50286 of the California Government Code.

2. The cancellation fee described in Subsection C.1, above, shall not apply to an historical property contract cancelled because of a circumstance described in Subsection A.2 or A.3, above.

D. No Administrative Appeal. The decision of the Hearing Officer on the cancellation of the historical property contract shall be final and shall not be subject to administrative appeal.

22.168.130 Administrative Guidelines; Form Historical Property Contract.

A. The Director, in consultation with the Landmarks Commission, shall issue administrative guidelines to implement this Chapter, which guidelines shall provide for the administration and operation of the Program. The administrative guidelines shall also include any provisions and priority criteria approved by the Board pursuant to Section 22.168.050 (Program Implementation).

B. The Director shall prepare a form historical property contract for approval by the Board which contains, at a minimum, all the provisions described in Section 22.168.100 (Required Provisions of a Historical Property Contract).

Chapter 22.170 Lot Line Adjustments.

Sections:

22.170.010 Applicability.

22.170.020 Application and Review Procedures.

22.170.030 Development Standards.

22.170.040 Post-Decision Actions and Regulations.

22.170.010 Applicability.

A. Lot Line Adjustments provide a process to adjust the lot line between two or more existing adjacent lots, where the land taken from one lot is added to an adjacent lot and where a greater number of lots than originally existed are not thereby created.

B. For a Lot Line Adjustment where the subject property lies within the boundaries of the Coastal Zone, as defined in Section 30103 of the California Public Resources Code, a coastal development permit shall be required pursuant to Chapter 22.56 (Coastal Development Permits).

22.170.020 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all materials required by the Lot Line Adjustment Checklist.

B. Type I Review. The application shall be filed and processed in compliance with Chapter 22.226 (Type I Review – Ministerial) and this Chapter, unless Subsection C, below, applies.

C. Coastal Development Permit. If the subject property lies within the boundaries of the Coastal Zone, as defined in Section 30103 of the California Public Resources Code, a lot line adjustment shall require a coastal development permit (Chapter 22.56).

22.170.030 Development Standards.

Lot Line Adjustments shall conform to the following development standards:

A. The lot design, frontage, access, and similar standards shall be consistent with applicable provisions contained in Title 21 (Subdivisions) of the County Code.

B. Any change in access, lot configuration or orientation of structures, easements, or utilities to lot lines will not, in the opinion of the Director, result in any burden on public services or materially affect the property rights of any adjacent owners.

C. The lots to be adjusted are eligible for unconditional certificates of compliance under the provisions of the Subdivision Map Act and this Title 22.

D. The adjusted lot configurations will be in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation, or good planning practice.

E. If any of the lots to be adjusted are improved with a structure requiring a building permit, the applicant shall provide an inspection report from the Building and Safety Division of Public Works certifying that changes in lot lines will not violate any ordinances or regulations administered by such department. Public Works shall collect any fees required for this service.

22.170.040 Post-Decision Actions and Regulations.

If the application is approved:

A. The Director shall record a certificate of compliance containing the descriptions of the lots as they will exist after adjustment. If the request is denied, the Director shall report this in writing to the applicant, citing the reasons for denial.

B. The Lot Line Adjustment shall be reflected in a deed or record of survey which shall be recorded by the applicant.

Chapter 22.172 Nonconforming Uses, Buildings and Structures.

Sections:

22.172.010 Definitions.

22.172.020 Regulations Applicable.

22.172.030 Public Uses – Additions and Alterations Authorized When.

22.172.040 Public Utilities – Additions and Alterations Authorized When.

22.172.050 Termination Conditions and Time Limits.

22.172.060 Review of Amortization Schedule or Substitution of Use.

22.172.010 Definitions.

A. As used in this Chapter the expressions "Type I, Type II, Type III, Type IV, and Type V building" are used as defined Title 26 (Building Code) of the County Code.

B. "Building or structure, nonconforming due to standards" and "building or structure, nonconforming due to use" are defined in Section 22.14.020 of Division 2 (Definition).

22.172.020 Regulations Applicable.

The following regulations shall apply to all nonconforming uses and to all buildings or structures nonconforming due to use and/or standards as specified herein:

A. Continuation. A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement, or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space, or volume occupied by or devoted to such use, except as otherwise provided in this Title 22.

B. Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards. This Section does not authorize the extension, expansion, or enlargement of the area of land or the area within a building or structure devoted to a nonconforming use, or the alteration, enlargement of, or addition to a building or structure nonconforming due to use and/or standards, or permit the addition of land, buildings, or structures used in conjunction with a nonconforming use or a building or structure nonconforming due to use and/or standards except:

1. To the extent required by a subsequently enacted or subsequently adopted law, ordinance, or regulation, and the Director so finds. Such additions as are permitted by this Subsection B shall not be construed to extend the termination date of the subject nonconforming use, or a building or a structure nonconforming due to use.

2. Additions may be made to a building nonconforming due to use and/or standards which is designed for and used as a residence without requiring any additional parking space or driveway paving; provided, that such additions neither increase the number of dwelling units in such structure, nor occupy the only portion of an area which can be used for required parking space or access thereto. Notwithstanding the foregoing, a second unit in compliance with Chapter 22.106.540 (Second Units) may be developed on a lot containing a single-family residence

nonconforming due to standards, provided that where the single-family residence is nonconforming due to parking standards, sufficient parking shall be provided to ensure that both the single-family residence and the second unit comply with the applicable provisions of Chapter 22.112 (Parking).

C. Additions to a Building or Structure Nonconforming Due to Standards. Additions may be made to a building or structure nonconforming due to standards which is not in violation of any provisions of this Title 22 and is nonconforming only because it does not meet the following standards of development as provided herein:

1. Yards, provided such addition or expansion is developed pursuant to the yard requirements of this Title 22.

2. Building height limits, but not including floor area ratio or maximum lot coverage provisions, provided such addition or expansion is developed pursuant to the height requirements of this Title 22.

3. Parking facilities including width of access and paving, improvement, number of spaces, and landscaping of parking areas; provided, that parking spaces for such addition, increase in occupant load or expansion shall be developed pursuant to the provisions of Chapter 22.112 (Parking). Such addition or expansion shall not occupy the only portion of an area which can be used for the required parking space or access thereto. Where the number of parking spaces provided prior to such addition is sufficient to comply with said Chapter 22.112 after such expansion, the existing development of such parking facilities shall be deemed to comply with this Subsection C.

4. Such additions as are permitted by this Subsection C shall not be construed to authorize the modification of any provision of this Title 22 nor extend the termination date of the subject nonconforming use.

D. Conforming Uses in a Building or Structure Nonconforming Due to Standards Other Than Parking. A building or structure nonconforming due to standards other than parking may be occupied by any use permitted in the zone in which it is

located, subject to the limitations and conditions governing such use as specified in the zone.

E. Conforming Uses in a Building or Structure Nonconforming Due to Parking. A building or structure nonconforming due to parking standards may be occupied by any use permitted in the zone in which it is located subject to the limitations and conditions governing such use as specified in the zone; provided, that:

1. The use has the same or lesser parking requirement as the existing or previous use; or

2. If the use has a greater requirement than the existing or previous use, a sufficient number of additional parking spaces is developed to accommodate the increased amount of space required by the new use.

F. Buildings or structures, for which a valid building permit has been issued prior to the effective date, or operative date where later, of the ordinance codified herein, or any amendments thereto, making such building or structure nonconforming due to use and/or standards, may be completed and used in accordance with the provisions of this Title 22, provided:

1. That such construction or the proposed use of such building or structure under construction is not in violation of any other ordinance or law at said effective or operative date; and

2. That such building or structure is completed within:

a. One year from said effective or operative date, if two stories or less in height and not more than 70,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 70,000 square feet,

b. One and one-half years from said effective or operative date, if three to six stories in height and not more than 100,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 100,000 square feet, or

c. Two years from said effective or operative date if seven stories or more in height and not more than 150,000 square feet in floor area except that one additional month shall be permitted for 15,000 square feet in excess of said 150,000 square feet; and

3. That such building or structure is completed in accordance with the plans and specifications on which such building permit was issued.

G. Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use or Standards. Any building or structure nonconforming due to use or standards which is damaged or partially destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided:

1. That the cost of reconstruction does not exceed 50 percent of the total market value of the building or structure as determined by:

a. The current assessment roll immediately prior to the time of damage or destruction, or

b. A narrative appraisal prepared by a certified member of a recognized professional appraiser's organization; provided, that such appraisal is first submitted to and approved by the Director. Submission of an appraisal shall be at the option of the applicant. In verifying the accuracy of the appraisal submitted, the Director may request additional supporting information from the applicant and/or may conduct an investigation including a request for technical assistance from any source which in the Director's opinion can contribute information necessary to complete such evaluation. Further, the Director may also obtain an independent narrative appraisal of the applicant's property to verify the accuracy of the appraisal submitted by the applicant. Where a discrepancy exists between the applicant's appraisal and the appraisal prepared pursuant to the Director's request, the Director may at the Director's discretion determine the market value of the applicant's property based on the evidence submitted and the Director's decision is final; provided, that the applicant shall first have the opportunity to file additional information to substantiate the accuracy of the appraisal

submitted by the applicant. Where the Director undertakes an investigation and/or requests that an independent appraisal be prepared as provided herein, the applicant shall pay to the County the actual cost of conducting such investigation and/or the appraisal. Value shall be determined by the use of the assessment roll in all instances where an appraisal prepared pursuant to this Subsection G is not approved by the Director. Such costs shall not include the land or any factor other than the building or structure itself.

2. That all reconstruction shall be started within one year from the date of damage and be pursued diligently to completion.

H. Maintenance of Buildings or Structures Nonconforming Due to Use. When maintenance or routine repairs within any 12-month period exceed 25 percent of the current market value of a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in Section 22.172.050.B (Termination by Operation of Law), such building or structure shall be made to conform to the requirements for new buildings or structures as specified by this Title 22. This provision does not apply to additions permitted by this part or to Section 22.110.110.B (Relocation of Buildings and Structures for Public Use). Market value shall be determined by the method specified in Subsection G, above.

I. Limitation on Additional Development. No new use, building, or structure shall be developed on any lot containing a nonconforming use or a building or structure nonconforming due to use and/or standards unless the following conditions prevail:

1. That each existing and proposed use, building or structure, including appurtenant structures, improvements and open space, will be located on a lot having the required area as provided in Section 22.110.120 (Density), Section 22.110.130 (Required Lot Area and Width), Section 22.110.140 (Required Lot Area or Width for Specific Circumstances), Section 22.110.150 (Substandard Lots), and Section 22.110.160 (Resubdivision Conditions for Undersized or Underwidth Lots);

2. That such lot can be divided into smaller lots each of which when considered as a separate lot will contain not less than the required area; and

3. That each such lot so divided into smaller lots will comply with the requirements of this Title 22 as to the number and location of structures.

J. The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures.

22.172.030 Public Uses – Additions and Alterations Authorized When.

Any publicly owned nonconforming use or building or structure nonconforming due to use and/or standards, including but not limited to, schools, colleges, parks, libraries, fire stations, Sheriff stations and other public sites, may be added to, extended, or altered if such additions, extensions, or alterations do not extend beyond the boundaries of the original site established prior to the time approval was required. Nothing in this Title 22 pertaining to nonconforming due to use and/or standards shall be construed to require the termination, discontinuance or removal of such uses, buildings or structures except as provided in Section 22.238.050 (Nonconforming Uses and Structures – Additional Grounds).

22.172.040 Public Utilities – Additions and Alterations Authorized When.

Any building or structure of a public utility made nonconforming by the provisions of this Title 22, including equipment or other facilities necessary for operating purposes; but excluding offices, service centers, or yards; may be added to, extended, or altered, provided, there is no change in use or enlargement of the original site established prior to the time such approval was required. Nothing in this Title 22 pertaining to nonconforming uses or buildings and structures nonconforming due to use or standards shall be construed to require the termination, discontinuance, or removal of such uses, buildings or structures except as provided in Section 22.238.050 (Nonconforming Uses and Structures – Additional Grounds).

22.172.050 Termination Conditions and Time Limits.

The following regulations shall apply to all nonconforming uses and buildings and structures nonconforming due to use, and to buildings and structures nonconforming due to standards as specified in this Section.

A. Termination by Discontinuance. Discontinuance of a nonconforming use or of the use of a building or structure nonconforming due to use and/or standards as indicated herein shall immediately terminate the right to operate or use such nonconforming use, building or structure, except when extended as otherwise provided in this Title 22:

1. Changing a nonconforming use to a conforming use;

2. Removal of a building or structure nonconforming due to use or standards;

3. Discontinuance of a nonconforming use or use of a building or structure nonconforming due to use for a consecutive period of two or more years;

4. Discontinuance of the use of a building or structure nonconforming due to standards, in those cases where such building or structure is subject to termination by operation of law as specified in Subsection B.2, below, for a consecutive period of two or more years.

B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

1. In the case of nonconforming uses and buildings or structures nonconforming due to use:

a. Where the property is unimproved, one year;

b. Where the property is unimproved except for buildings or structures of a type for which Title 26 (Building Code) of the County Code does not require a building permit, three years;

c. Where the property is unimproved except for buildings or structures which contain less than 100 square feet of gross floor area, or where such buildings or structures have a total market value of $500 or less as reflected by the current assessment roll, three years;

d. Outdoor advertising signs and structures, five years;

e. Where a nonconforming use is carried on in a conforming structure, five years except where the provisions of Subsection C, below, apply;

f. In other cases, 20 years from the effective date or operative date where later of the ordinance or amendment thereto establishing said nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by Title 26 (Building Code) of the County Code, will be as follows:

i. Type IV and Type V buildings used as:

(1) Three-family dwellings, apartment houses and other buildings used for residential occupancy, 35 years;

(2) Stores and factories, 25 years;

(3) Any other building not herein enumerated, 25 years;

ii. Type III buildings used as:

(1) Three-family dwellings, apartment houses, offices and hotels, 40 years;

(2) Structures with stores below and residences, offices or a hotel above, 40 years;

(3) Warehouses, stores and garages, 40 years;

(4) Factories and industrial buildings, 40 years;

iii. Type I and Type II buildings used as:

(1) Three-family dwellings, apartment houses, offices and hotels, 50 years;

(2) Theaters, warehouses, stores and garages, 50 years;

(3) Factories and industrial buildings, 50 years;

g. Where the property is developed as a mobilehome park, which is constituted only of spaces rented to mobilehomes, then the length of time shall be as specified by this Subsection B.1.

2. In the case of buildings or structures nonconforming due to standards, signs as follows:

a. Signs as prohibited by Section 22.114.040 (Prohibited Signs Designated), 90 days;

b. All other signs and sign structures except outdoor advertising signs, 10 years.

C. Exception. The termination periods enumerated in this Section shall not apply to one-family and two-family dwellings.

22.172.060 Review of Amortization Schedule or Substitution of Use.

A. Applicability.

1. An application may be filed with the Director:

a. Requesting extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.172.050.B (Termination by Operation of Law) or Section 22.246.010.D.2 (Considered Nonconforming Use When),

b. Requesting substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located, or

c. Requesting repairs of one-family and two-family dwellings in excess of those provided for in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).

2. The Director may accept such filing either before or after the date of expiration of such nonconforming use, building or structure.

B. Application Review and Procedure.

1. Application Checklist. The application submittal shall contain all of the materials required by the Nonconforming Uses, Buildings and Structures Review Checklist.

2. Review and Procedures.

a. Type III Review. The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

b. Exception. In the instance where final action was taken to deny a nonconforming use, building or structure review prior to amendment of the facts required for approval adopted by this Chapter 22.172, effective December 26, 1980, the one-year restriction on reapplication shall not apply.

C. Findings and Decision.

1. Common Procedures. Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and include the findings in Subsection C.2, below.

2. Findings.

a. To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and

b. Such use, building or structure does not now and will not during the extension period requested:

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

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

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

D. Conditions of Approval. The Commission or Hearing Officer, in approving an application, may impose conditions deemed necessary to ensure that the approval will be in accordance with the findings required. Conditions imposed by the Commission or Hearing Officer may involve any pertinent factors affecting the establishment, operations, and maintenance of the uses, buildings, or structures requested including, but not limited to, those specified in Section 22.158.060 (Conditions of Approval).

Chapter 22.174 Oak Tree Permits.

Sections:

22.174.010 Purpose.

22.174.020 Definitions.

22.174.030 Applicability.

22.174.040 Application and Review Procedures.

22.174.050 Review of Oak Tree Report by the Fire Department.

22.174.060 Findings and Decision.

22.174.070 Conditions of Approval.

22.174.080 Notice of Action.

22.174.090 Effective Date of Decision and Appeals.

22.174.100 Post-Decision Actions and Regulations.

22.174.110 Enforcement.

22.174.010 Purpose.

The Oak Tree Permit is established: (a) to recognize oak trees as significant historical, aesthetic, and ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and manmade landscape, enhancing the value of property, and the character of the communities in

which they exist; and (b) to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as heritage oak trees, for the benefit of current and future residents of the County.

It is the intent of the Oak Tree Permit to maintain and enhance the general health, safety and welfare by assisting in counteracting air pollution and in minimizing soil erosion and other related environmental damage. The Oak Tree Permit is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of the County in which oak trees are indigenous. The stated objective of the Oak Tree Permit is to preserve and maintain healthy oak trees in the development process.

22.174.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.150 of Division 2 (Definitions), under "Oak Tree Permits."

22.174.030 Applicability.

A. Damaging or Removing Oak Trees Prohibited — Permit Requirements. Except as otherwise provided in Subsection B, below, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into a protected zone of any tree of the oak genus which is:

1. 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one-half feet above mean natural grade, on any lot within the unincorporated area of the County; or

2. Any tree that has been provided as a replacement tree, pursuant to Section 22.174.070 (Conditions of Approval), on any lot within the unincorporated area of the County, unless an Oak Tree Permit is first obtained as provided by this Chapter.

B. Exemptions. This Chapter shall not apply to:

1. Any permit, variance, or tentative map for a subdivision, including a minor land division, approved by the Board, Commission, Hearing Officer, or the Director prior to August 20, 1982, the effective date of this Chapter.

2. Cases of emergency caused by an oak tree being in a hazardous or dangerous condition, or being irretrievably damaged or destroyed through flood, fire, wind, or lightning, as determined after visual inspection by a licensed forester with the Fire Department, Forestry Division (Fire Department).

3. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility.

4. Tree maintenance, limited to medium pruning of branches not to exceed two inches in diameter in accordance with guidelines published by the International Society of Arboriculture intended to ensure the continued health of a protected tree.

5. Trees planted, grown, or held for sale by a licensed nursery.

6. Trees within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions, or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way, as required by the Director of Public Works.

22.174.040 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Oak Tree Permit Checklist.

B. Additional Application Materials. In addition to Subsection A, above, the following application materials shall be required:

1. Site Plan. The application shall require a site plan showing:

a. Proposed construction, excavation, grading and/or landfill. Where a change in grade is proposed, the change in grade within the protected zone of each plotted tree shall be specified.

b. The location of all oak trees subject to this Chapter proposed to be removed, damaged, encroached, or relocated, or within 200 feet of proposed construction, grading, landfill or other activity. Each tree shall be assigned an identification number on the plan, and a corresponding permanent identifying tag shall be affixed to the north side of each tree in the manner prescribed by Section 22.174.070 (Conditions of Approval). These identifications shall be utilized in the Oak Tree Report and for physical identification on the property where required. The protected zone shall be shown for each plotted tree.

c. Location and size of all proposed replacement trees.

d. Location of all surface drainage systems.

2. Oak Tree Report.

a. An Oak Tree Report certified to be true and correct shall be prepared by an individual with expertise acceptable to the Director and the Fire Department. The Oak Tree Report, as deemed acceptable by the Director and the Fire Department, shall identify each oak tree on the site plan as required by Subsection B.1, above, and shall contain the following information:

i. The name, address, telephone number, and business hours of the preparer.

ii. Evaluation of the physical structure of each tree as follows:

(1) The circumference and diameter of the trunk, measured four and one-half feet above natural grade;

(2) The diameter of the tree's canopy, plus five feet, establishing the protected zone;

(3) Aesthetic assessment of the tree, considering factors such as but not limited to symmetry, broken branches, unbalanced crown, excessive horizontal branching; and

(4) Recommendations to remedy structural problems where required.

iii. Evaluation of the health of each tree as follows:

(1) Evidence of disease, such as slime flux, heart rot, crown rot, armillaria root fungus, exfoliation, leaf scorch, and exudations;

(2) Identification of insect pests, such as galls, twig girdler, borers, termites, pit scale, and plant parasites;

(3) Evaluation of vigor, such as new tip growth, leaf color, abnormal bark, deadwood, and thinning of crown;

(4) Health rating based on the archetype tree of the same species; and

(5) Recommendations to improve tree health, such as insect or disease control, pruning, and fertilization.

iv. Evaluation of the applicant's proposal as it impacts each tree shown on the site plan, including suggested mitigating and/or future maintenance measures where required and the anticipated effectiveness thereof.

v. Identification of those trees shown on the site plan which may be classified as heritage oak trees. Heritage oak trees are either of the following:

(1) Any oak tree measuring 36 inches or more in diameter, measured four and one-half feet above the natural grade; or

(2) Any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than 36 inches.

vi. Identification of any oak tree officially identified by a County resource conservation district.

vii. Any other information required by the Director or the Fire Department.

b. The requirement for an Oak Tree Report may be waived by the Director where a single tree is proposed for removal in conjunction with the use of a

single-family residence listed as a permitted use in the zone, and/or such information is deemed unnecessary for processing the applications.

C. Review Procedures.

1. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

2. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

3. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

4. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

5. Project evaluation and staff report shall be in compliance with Section 22.222.110 (Project Evaluation and Staff Report).

D. Application Without a Public Hearing.

1. An application to remove or relocate not more than one oak tree in conjunction with a single-family residence permitted in the zone with a Ministerial Site Plan Review (Chapter 22.186), shall be filed and processed in compliance with this Subsection D and this Chapter.

2. Prior to making a decision, the Director shall review the application for compliance with Section 22.174.060 (Findings and Decision) and Section 22.174.070 (Conditions of Approval).

E. Application with a Public Hearing. Unless an application is filed pursuant to Subsection D, above, the public hearing shall be held pursuant to Section 22.222.120 (Public Hearing Procedure), provided:

1. Notice Requirements. Notwithstanding Section 22.222.120.B.2 (Notice of Public Hearing), notification shall be provided as follows:

a. Multiple Applications. Where an application for a permit or review that requires noticing is concurrently filed with an Oak Tree Permit application, notice of the Oak Tree Permit application shall be included in said notice.

b. Single Applications. Where an Oak Tree Permit application is filed and Subsection D.1.a, above, does not apply, only the following notification shall be required:

i. The Director not less than 30 days before the date of public hearing shall cause notice of such filing to be published once in a newspaper of general circulation in the County available in the community in which such application is proposed.

ii. Such notice shall include the statement: "Notice of Oak Tree Permit Filing." Also included shall be information indicating the location of the subject property (address or vicinity), legal description of the property involved, the applicant's request, and the time and place of the proposed public hearing. The notice shall also provide the address and telephone number of the Department, and state that the Department may be contacted for further information.

2. Decision After Public Hearing. The decision of the Commission or Hearing Officer after the public hearing shall be held in compliance with Section 22.222.210 (Decision After Public Hearing).

F. Agency Review. Upon receipt of an application, the Director shall refer a copy of the Oak Tree Report to the Fire Department. Review of the Oak Tree Report by the Fire Department shall comply with Section 22.174.050 (Review of Oak Tree Report by the Fire Department).

22.174.050 Review of Oak Tree Report by the Fire Department.

A. The Fire Department shall review the Oak Tree Report for accuracy of statements contained therein and shall make inspections on the project site. Such inspections shall determine the health of all oak trees on the project site and such other factors as may be necessary and proper to complete the review. A copy of the Fire Department's review shall be submitted in writing to the Director within 15 days after its completion. The review shall not be considered complete until the applicant pays to the Fire Department any fees and deposits for oak tree inspections and report reviews as

required in Section 328 (Land Development and Environmental Review Fees) of Title 32 of the County Code.

B. The Fire Department may suggest conditions for use by the Commission, Hearing Officer, or Director pursuant to Section 22.174.070 (Conditions of Approval).

C. When the Fire Department determines that replacement or relocation on the project site of oak trees proposed for removal is inappropriate, the Fire Department may recommend that the applicant pay into the Oak Forests Special Fund the amount equivalent to the oak resource value of the trees described in the Oak Tree Report. The oak resource value shall be calculated by the applicant and approved by the Fire Department according to the most current edition of the International Society of Arboriculture's "Guide to Establishing Values for Trees and Shrubs."

D. Funds collected for the Oak Forests Special Fund shall be used for the following purposes only:

1. Establishing and planting new trees on public lands.
2. Maintaining existing oak trees on public lands.
3. Purchasing prime oak woodlands.
4. Purchasing sensitive oak trees of cultural or historic significance.

E. Not more than seven percent of the funds collected may be used to study and identify appropriate programs for accomplishing the purposes set forth in Subsection D, above.

22.174.060 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.

2. The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

3. In addition to the above facts, at least one of the following findings apply:

a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:

i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;

b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or

c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

4. The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

C. Relocation of Trees. For purposes of interpreting this Section, it shall be specified that while relocation is not prohibited by this Chapter, it is a voluntary alternative offering sufficient potential danger to the health of an oak tree as to require the same findings as removal.

22.174.070 Conditions of Approval.

Conditions may be imposed to ensure that the approval will be in accordance with the findings required by Section 22.174.060 (Findings and Decision). Such conditions may involve, but are not limited to, the following:

A. The replacement of oak trees proposed for removal or relocation with oak trees of a suitable type, size, number, location, and date of planting. In determining whether replacement should be required, the Commission, Hearing Officer, or Director shall consider but is not limited to the following factors:

1. The vegetative character of the surrounding area.

2. The number of oak trees subject to this Chapter which are proposed to be removed in relation to the number of such oak trees currently existing on the subject property.

3. The anticipated effectiveness of the replacement of oak trees, as determined by the Oak Tree Report submitted by the applicant and evaluated by the Fire Department.

4. The development plans submitted by the applicant for the proposed construction or the proposed use of the subject property.

5. The relocation of oak trees approved for removal shall not be deemed a mitigating factor in determining the need for replacement oak trees.

6. Replacement oak trees:

a. Required replacement oak trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement oak tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The Commission, Hearing Officer, or Director, in lieu of this requirement, may require the substitution of one larger container specimen for each oak tree to be replaced, where, in their opinion, the substitution is feasible and conditions warrant such greater substitution;

b. Replacement oak trees shall be properly cared for and maintained for a period of two years and replaced by the permittee if mortality occurs within that period;

c. Where feasible replacement oak trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties; and

d. Replacement oak trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the oak trees were removed. The process of replacement of oak trees shall be supervised in the field by a person who, in the opinion of the Fire Department, has expertise in the planting, care, and maintenance of oak trees.

B. A plan for protecting oak trees on the subject property during and after development, such as, but not limited to, the following requirements:

1. The installation of chain link fencing not less than four feet in height around the protected zone of oak trees shown on the site plan. Said fencing shall be in place and inspected by the Fire Department prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the Fire Department.

2. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the Fire Department the implementation of all conditions imposed in connection with the applicant's Oak Tree Permit.

3. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of an oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment.

4. Oak trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage, or access during construction.

5. The oak trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall

be permanently affixed to the tree. The oak tree shall be similarly designated on the site plan in a manner acceptable to the Director.

6. Corrective measures for oak trees noted on the Oak Tree Report as requiring remedial action be taken, including pest control, pruning, fertilizing, and similar actions.

7. To the extent feasible as determined by the Director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure.

8. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an Oak Tree Permit is required unless a copy of the Oak Tree Report, location map, fencing plans, and approved Oak Tree Permit and conditions are in the possession of a responsible person and also available at the site.

C. The applicant shall provide an oak tree information manual prepared by and available from the Fire Department to the property owner, subsequent property owner, and any homeowners association.

22.174.080 Notice of Action.

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.174.090 Effective Date of Decision and Appeals.

A. The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

B. Notwithstanding Section 22.222.230 (Effective Date of Decisions and Appeals), the decision of the Hearing Officer or Director shall become final and effective unless an appeal is timely filed pursuant to Chapter 22.240 (Appeals).

C. The decision of the Commission on an application or on an appeal shall be final and effective on the date of decision. Appeal of an Oak Tree Permit application to the Board is only allowed where an Oak Tree Permit is concurrently considered with a permit, variance, zone change, or tentative map for a subdivision, including a minor

land division, and such Oak Tree Permit shall be appealable only as a part of an appeal on the concurrent entitlement. Said appeal must be made within the applicable time period and shall be subject to the applicable procedures established for appealing the concurrent entitlement.

22.174.100 Post-Decision Actions and Regulations.

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A).

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Expiration date and extension for unused permits and reviews shall be in compliance with Section 22.222.270 (Expiration Date and Extension for Unused Permits and Reviews).

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

22.174.110 Enforcement.

In interpreting Chapter 22.242 (Enforcement Provisions) as they apply to this Chapter, each individual tree cut, destroyed, removed, relocated, or damaged in violation of these provisions shall be deemed a separate offense.

Chapter 22.176 Parking Deviations, Minor.

Sections:

22.176.010 Applicability.

22.176.020 Application and Review Procedures.

22.176.030 Findings and Decision.

22.176.040 Notice of Action.

22.176.050 Effective Date of Decision and Appeals.

22.176.060 Post-Decision Actions and Regulations.

22.176.010 Applicability.

A. A Minor Parking Deviation application may be filed for a reduction of less than 30 percent in the number of parking spaces required by this Title 22 or, in the case of an eating establishment selling food for off-site consumption, not less than one parking space for each 250 square feet is proposed in accordance with "Entertainment, assembly, and dining" uses pursuant to Chapter 22.112 (Parking).

B. When applicable, the review of this application shall take into consideration that a project will provide well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities), or in excess of the total number of bicycle parking spaces provided by a qualifying project under Section 22.112.110 (Reduction in Required Parking Spaces when Bicycle Parking Provided).

22.176.020 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Minor Parking Deviation Checklist.

B. Review Procedures.

1. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

2. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

3. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

4. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

5. Prior to taking action, the Director shall provide notice of application in compliance with:

a. Section 22.222.170 (Sign Posting); and

b. Section 22.222.130 (Notice of Application), except where modified below:

i. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.

ii. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

iii. Notification Radius.

(1) Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius); and

(2) In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.

22.176.030 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.222.120 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

2. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to:

a. Avoid traffic congestion;

b. Provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities;

c. Insure the protection of public health, safety, and general welfare;

d. Prevent adverse effects on neighboring property; and

e. Be in conformity with good zoning practice.

3. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

C. Additional Findings.

1. If applicable, the use and development of land provides well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), or in excess of the total number of bicycle parking spaces provided by a qualifying project under Section 22.22.120 (Reduction in Required Parking Spaces when Bicycle Parking Provided).

22.176.040 Notice of Action.

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.176.050 Effective Date of Decision and Appeals.

A. The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

B. Notwithstanding Section 22.222.230 (Effective Date of Decisions and Appeals), the decision of the Director shall become final unless an appeal is timely filed pursuant to Chapter 22.240 (Appeals).

C. The decision of the Commission on an appeal shall be final and effective on the date of decision.

22.176.060 Post-Decision Actions and Regulations.

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Expiration date and extension for unused permits and reviews shall be in compliance with Section 22.222.270 (Expiration Date and Extension for Unused Permits and Reviews).

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

Chapter 22.178 Parking Permits.

Sections:

22.178.010 Purpose.

22.178.020 Definitions.

22.178.030 Application and Review Procedures.

22.178.040 Development Standards.

22.178.050 Findings and Decision.

22.178.060 Conditions of Approval.

22.178.070 Termination on Cessation of Use or Occupancy.

22.178.080 Agreement to Develop Following Termination of Approved Use.

22.178.010 Purpose.

A. The Parking Permit is established to provide an alternative to the parking requirements of Chapter 22.112 (Parking) in the event that a particular use does not have the need for such requirements.

B. It is the intent to provide more flexibility in the design of particular uses that have special characteristics by reducing the number of parking spaces otherwise required for such uses including:

1. Housing developments for senior citizens and persons with disabilities where few of the residents will own their own automobiles.

2. Certain uses where parking requirements are based upon floor area of a structure, but bear no relationship to the number of employees, customers, etc., on the premises or the trade conducted.

3. Businesses which provide their employees, customers, or others with positive incentives to use means of transportation other than the automobile.

C. It is the intent to conserve land and promote efficient land use by allowing:

1. The dual or shared use of parking facilities by two or more uses.

2. Tandem parking for nonresidential uses.

3. Compact parking spaces for apartment houses.

D. It is the intent to provide greater flexibility and opportunity to meet the parking requirements by allowing:

1. Off-site parking facilities.

2. The short-term leasing of required parking spaces.

3. Transitional parking for lots with rear lot lines abutting Commercial or Industrial Zones.

4. Uncovered parking for low and moderate income housing.

22.178.020 Definitions.

(Reserved)

22.178.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Parking Permit Checklist.

B. Type III Review. The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

22.178.040 Development Standards.

Unless specifically modified by a Parking Permit, all regulations prescribed in Chapter 22.112 (Parking) shall apply.

22.178.050 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following:

a. The age and/or physical condition of the residents is such that the use of automobiles is unlikely.

b. The nature of the use is such that there is a reduced occupancy.

c. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration.

d. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Commission or Hearing Officer finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed.

e. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).

2. There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:

a. Uses sharing parking facilities operate at different times of the day or days of the week;

b. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or

c. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.

3. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:

a. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use;

b. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces;

c. Such transitional lots are designed to minimize adverse effects on surrounding properties; or

d. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood.

4. The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

5. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

22.178.060 Conditions of Approval.

Conditions may be imposed to ensure that the approval will be in accordance with the findings required by Section 22.178.050 (Findings and Decision). Such conditions may include those in Section 22.158.060 (Conditions of Approval) and, in addition, the following conditions shall be imposed for vehicle parking, where applicable, unless specifically waived or modified:

A. The required parking spaces for senior citizens and persons with disabilities may be reduced to not less than one space for each four dwelling units.

B. Where reduced occupancy is a primary consideration in the approval of a Parking Permit, the maximum occupant load for such use shall be established.

C. Where special programs are proposed to reduce the parking requirement, they shall be reviewed annually to determine their effectiveness. In the event that such programs are terminated or unsuccessful, the property owner shall supply the required parking.

D. The required vehicle parking spaces for all uses other than a housing development for senior citizens and persons with disabilities may be reduced to not less than 50 percent of the parking spaces required by Chapter 22.112 (Parking).

E. Where land is required to be reserved to insure that sufficient area is available to meet the vehicle parking requirements, restrictions shall be imposed on such land so that it can feasibly be converted to parking if needed.

F. Where shared parking facilities are approved, operating conditions such as hours or days of operation shall be established for each use sharing the facility.

G. Where tandem parking is proposed for nonresidential uses, there shall be valets or other persons employed to assist in the parking of automobiles. The ratio of valets to parking spaces shall be established. The parking of automobiles by valets on public streets shall be prohibited. Each tandem parking space shall be eight feet wide; the length of the space shall be 18 feet for each automobile parked in tandem. Parking bays shall contain only two parking spaces where access is available from only one

end. Bays of four parking spaces may be permitted where access is available from both ends.

H. Where compact parking is proposed for apartments, no more than 40 percent of the required spaces shall be for compact automobiles. A program to manage the distribution of parking spaces shall be approved and operated by the apartment management or a homeowners' association.

I. If off-site parking facilities are proposed, such facilities must be within 400 feet from any entrance of the use to which they are accessory. Parking for employees shall be located within 1,320 feet from the entrance to such use. Directions to such facilities shall be clearly posted at the principal use.

J. Where leasing of parking facilities is proposed for any period less than 20 years, the applicant shall guarantee that the leased spaces are available for his sole use, the lease shall be recorded with the Registrar-Recorder/County Clerk, and the applicant shall demonstrate that he has the ability to provide the required number of spaces should the lease be cancelled or terminated. Except for the term of the lease, the provisions of Section 22.112.050.B (Alternative Compliance) relating to leases shall apply. A copy of such lease shall be submitted to the Director and County Counsel for review and approval. Other conditions including, but not limited to, requiring title reports, covenants, and bonding may also be imposed where necessary to insure the continued availability of leased parking spaces.

K. Where transitional parking is proposed for lots whose rear lot line adjoins or is separated only by an alley from a Commercial or Industrial Zone, no access is permitted from the parking facility to the street on which the lot fronts. The parking facility shall be developed in accordance with the standards of Chapter 22.112 (Parking) and Section 22.140.440 (Parking as a Transitional Use), unless specifically waived or modified by the Parking Permit. The hours and days of operation shall be established to prevent conflicts with adjoining less restrictive uses, and the facility shall be secured to prevent unauthorized use during times when the facility is closed.

L. Where uncovered parking is proposed for low and moderate income housing, the following setback and screening provisions are required:

1. Uncovered parking spaces shall not be located in the required front, side, corner side, or rear yards except in those places where garages or carports are permitted in accordance with Section 22.110.080 (Required Yards).

2. Uncovered parking spaces shall be screened by a six-foot high solid fence or wall or by a three-foot wide planting strip along the sides of the parking space if the space is located within 10 feet of any property line.

a. Landscaping material in the planting strip shall consist of evergreen trees and/or shrubs of such size, spacing, and character that they form an opaque screen five to six feet high within two years of planting. This landscaping must be continuously maintained.

ii. Such buffering by walls, fences, or landscaping is optional where the lots adjoining the uncovered parking area are developed with parking facilities, either covered or uncovered.

c. Uncovered parking spaces will be permitted only for those units actually designated for low or moderate income housing.

M. In the event that any applicant and/or property owner is unable to comply with the provisions of the Parking Permit, the use for which permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the Director.

N. The Parking Permit shall be granted for a specified term where deemed appropriate.

22.178.070 Termination on Cessation of Use or Occupancy.

An approved Parking Permit shall terminate and cease to be in effect at the same time the principal use or occupancy for which such permit is granted terminates.

22.178.080 Agreement to Develop Following Termination of Approved Use.

A. In addition to the covenant required by Chapter 22.222.260 (Performance Guarantee and Covenant), the covenant shall include that should such Parking Permit terminate, the owner or his successor in interest will develop the parking spaces needed to bring the new use or occupancy into conformance with the requirements of Chapter 22.112 (Parking) at the time such new use or occupancy is established.

B. Where a Parking Permit is approved for off-site parking, the agreement shall be recorded on both the lot containing the principal use as well as the lot developed for off-site parking.

C. All agreements shall be reviewed and approved by the Director and County Counsel prior to recordation.

Chapter 22.180 Plan Amendments.

Sections:

22.180.010 Purpose.

22.180.020 Applicability.

22.180.030 Application and Review Procedures.

22.180.040 Findings and Decision.

22.180.010 Purpose.

A Plan Amendment may be initiated to amend the General Plan, which identifies the goals, policies, and implementing actions regarding long-term development in the County. The General Plan is based on an understanding of existing and projected conditions and needs, all of which are subject to change. The Plan Amendment process established by State law and this Chapter therefore enables the General Plan map designations and/or written policy statements to be amended. All such Plan Amendments shall be made pursuant to the provisions of this Title 22, in addition to Section 65350 et seq. of Title 7 (Planning and Land Use) of the California Government Code.

22.180.020 Applicability.

A. Initiation. Initiation of a Plan Amendment shall be in compliance with Section 22.222.120.A (Initiation and Scheduling).

B. Additional Area Included When. Where a petition is filed requesting a Plan Amendment, the Commission or Director may elect to include additional property within the boundaries of the area to be studied when, in their opinion, good zoning practice justifies such action.

C. General Plan. Each mandatory element of the General Plan may be amended up to four times in a single calendar year in compliance with Section 65358 of the California Government Code.

22.180.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Plan Amendment Checklist.

B. Type IV Review. The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

22.180.040 Findings and Decision.

A. Findings and decision shall be made in compliance with Section 22.232.040.A.2 (Findings) and include the findings in Subsection B, below.

B. The Commission may recommend approval of an application to the Board if the following findings are made:

1. The amendment is consistent with the adjacent area, if applicable.

2. The amendment is consistent with the principles of the General Plan.

3. Approval of the amendment will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.

4. The amendment is consistent with other applicable provisions of this Title 22.

Chapter 22.182 Requests For Reasonable Accommodations.

Sections:

22.182.010 Purpose.

22.182.020 Definitions.

22.182.030 Applicability.

22.182.040 Application and Review Procedures.

22.182.050 Findings and Decision.

22.182.060 Conditions of Approval.

22.182.070 Effective Date of Decision.

22.182.080 Appeals.

22.182.090 Expiration of Reasonable Accommodation.

22.182.100 Post-Decision Actions and Regulations.

22.182.010 Purpose.

This Chapter implements part of the County's Housing Element in its General Plan and provides a procedure for individuals with disabilities to request Reasonable Accommodations, consistent with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, as those Acts are amended from time to time. The sole intent of this Chapter is to ensure that individuals with disabilities have an equal opportunity to use and enjoy housing by allowing an accommodation or accommodations with respect to certain County regulations, policies, procedures, and standards if said accommodation or accommodations are both reasonable and necessary to provide such equal opportunity without compromising the County's commitment to protecting community character and environmental quality.

22.182.020 Definitions.

Terms used in this Chapter are defined in Section 22.14.180 of Division 2 (Definitions) under "Requests for Reasonable Accommodations."

22.182.030 Applicability.

A. This Chapter shall apply to all requirements of this Title 22 as well as all other regulations, policies, procedures, and standards regulated by the Department.

B. Any individual with a disability, someone acting on their behalf, or a provider or developer of housing for individuals with disabilities, desiring to obtain a Reasonable Accommodation in accordance with this Chapter shall file an application with the Director.

22.182.040 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Request for Reasonable Accommodations Checklist.

B. Additional Application Materials. In addition to Subsection A, above, the Director may request additional information as the Director deems reasonably necessary where such request is consistent with the above-identified state and federal acts and the privacy rights of the individual with a disability.

C. Application and Review Procedures.

1. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

2. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

3. An applicant requesting a Reasonable Accommodation shall not be required to pay the County Environmental Assessment fee if the project that is the subject of said request qualifies for either a categorical exemption or statutory exemption under CEQA.

4. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

22.182.050 Findings and Decision.

A. Required Findings of the Director.

1. Where an application for a Request for a Reasonable Accommodation is sought in connection with a residential use for which no concurrent application for entitlement under Title 21 (Subdivision) or this Title 22 is required, the Director shall grant the request based upon the following findings:

a. The requested accommodation is intended to be used by an individual with a disability who resides or will reside on the property;

b. The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a residential use;

c. The requested accommodation will not impose an undue financial or administrative burden on the County; and

d. The requested accommodation will not require a fundamental alteration in the nature of the land use and zoning programs of the County.

2. The Director shall deny the application for a Request for a Reasonable Accommodation where the findings set forth in Subsection A.1, above, cannot be substantiated, and shall make written findings to that effect.

3. Any Reasonable Accommodation approval shall include the requirement that such accommodation be removed when it is no longer necessary for the original purpose granted unless in the reasonable discretion of the Director it is so physically integrated into the property or the improvements thereon that the cost or effort to remove it would create an unreasonable hardship.

B. Commission or Hearing Officer Review Where Concurrent. When an application for a Request for Reasonable Accommodation is filed in conjunction with an application for a permit, variance, or any other discretionary land use entitlement as provided by Title 21 (Subdivisions) or this Title 22, the Commission or Hearing Officer shall grant or deny the application for a Request for a Reasonable Accommodation concurrently with the decision rendered for such permit, variance, or other discretionary land use entitlement, and shall make findings addressing the criteria set forth in Subsection A, above.

C. Notice of Action.

1. The Commission, Hearing Officer, or Director, as applicable, shall notify the applicant by mail of the action taken on an application for Reasonable Accommodation. Said notice shall include the required findings.

a. Notice of action on applications considered by the Director pursuant to Subsection A, above, shall be issued within 30 days of the date of the application, or within an extended period as mutually agreed upon, in writing, by the applicant and the Director. In addition to the applicant, a copy of the notice of action by the Director shall be provided by mail to the property owner, owners of all property abutting the exterior boundaries of the subject property in each direction, and owners of the closest inhabited property to the subject property if the abutting property in such direction is uninhabited.

b. Notice of action on applications considered by the Commission or Hearing Officer in conjunction with another land use entitlement application pursuant to Subsection B, above, shall be provided along with the decision for such other entitlement in accordance with the requirements for such other entitlement. In addition to any other persons required to receive notice of an action on the related entitlement application, a copy of the notice of action shall also be provided by mail to the property owner, owners of all property abutting the subject property, and owners of the closest inhabited property to the subject property in each direction if the abutting property in such direction is uninhabited.

2. The notice of action shall include notice of the right to appeal, as set forth in Section 22.182.080 (Appeals).

22.182.060 Conditions of Approval.

A. Recorded Agreement.

1. The Commission, Hearing Officer, or Director may require the applicant to record, with the Registrar-Recorder/County Clerk, an agreement that the Reasonable Accommodation granted will be maintained in accordance with the terms of the Reasonable Accommodation and this Chapter as a covenant running with the land for the benefit of the County in those instances described in Subsection A.2, below. The recorded agreement shall also provide that any violation thereof shall be subject to the enforcement procedures of Chapter 22.242 (Enforcement Procedures). The

recorded agreement shall also be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

2. The Commission, Hearing Officer, or Director may require the recorded agreement described in Subsection A.1, above, if:

a. The accommodation is physically integrated on the property and cannot feasibly be removed or altered, and the structure would otherwise be subject to Chapter 22.236 (Modification or Elimination of Conditional Use Permit Conditions); or

b. The accommodation is temporary and required to be discontinued if no longer maintained in compliance with this Chapter.

3. The Commission, Hearing Officer, or Director may authorize termination of the agreement to maintain the Reasonable Accommodation described in Subsection A.1, above, after making written findings that the lot is in compliance with all applicable land use and zoning regulations.

4. The property owner is required to record the termination or release of any agreement provided by this Subsection A.

22.182.070 Effective Date of Decision.

The Director's determination on a Request for a Reasonable Accommodation becomes effective on the 30th day following the Director's mailing of the notice of action. The decision by the Commission or Hearing Officer made in conjunction with another land use entitlements application becomes final on the latest date such related entitlements becomes effective.

22.182.080 Appeals.

A. An appeal regarding a decision to grant or deny an application for a Request for Reasonable Accommodation shall be made in writing, pursuant to the procedures established in Chapter 22.240 (Appeals).

B. All decisions on an appeal shall address and be based upon the same findings required by Section 22.182.050.A (Required Findings of the Director).

C. Decisions on an appeal of a decision made by the Director shall be effective on the date of decision and no further administrative appeals may be heard.

D. Decisions on an appeal of a decision made by the Commission or Hearing Officer made in conjunction with other land use entitlements as set forth in Section 22.182.050.B (Commission or Hearing Officer Review Where Concurrent) shall be effective on the same date as is provided for an appeal of the related land use entitlement and any further rights of appeal will be the same as is provided for an appeal of the related land use entitlement.

22.182.090 Expiration of Reasonable Accommodation.

A. A Reasonable Accommodation which is not used within the time specified in the notice of action or, if no time is specified, within two years after the date of grant of the Reasonable Accommodation, shall expire and be of no further effect, except that:

1. In cases in which the Director granted the original Reasonable Accommodation, the Director may extend the time to use it for a period not to exceed one year, provided an application requesting such extension is filed prior to its expiration date; and

2. In the case of a Reasonable Accommodation granted concurrently and in conjunction with another land use entitlement, the Commission or Hearing Officer may extend the time to use it to correspond with any extensions granted for the use of such related entitlements.

B. A Reasonable Accommodation shall be considered used within the intent of this Section, when construction, development, or use authorized by such Reasonable Accommodation, that would otherwise have been prohibited in the absence of an accommodation being granted, has commenced.

C. A Reasonable Accommodation shall automatically cease to be of any further force and effect if the use for which such accommodation was granted has ceased or has been suspended for a consecutive period of two or more years and may be required to be physically removed in accordance with Section 22.182.050.A.3.

22.182.100 Post-Decision Actions and Regulations.

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

Chapter 22.184 Revised Exhibit "A"s.

Sections:

22.184.010 Applicability.

22.184.020 Application and Review Procedures.

22.184.030 Decision.

22.184.010 Applicability.

The Revised Exhibit "A" provides a process to authorize limited modification to the plans (exhibits) of an approved discretionary permit or review that remain in substantial conformance with the conditions of approval.

22.184.020 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Revised Exhibit "A" Checklist.

B. Type I Review. The application shall be filed and processed in compliance with Chapter 22.226 (Type I Review – Ministerial) and this Chapter.

22.184.030 Decision.

A. Criteria for Modification.

1. The Director may approve modifications to an Exhibit "A" for an approved discretionary permit or review, provided that the modifications comply with the following:

a. Are consistent with the scope of the project and the findings made in the original approval.

b. Comply with all existing conditions of approval.

c. Maintain the required number of vehicle parking spaces.

d. Comply with standards and regulations of the zone, unless specifically modified by the conditions of approval.

2. Modifications not in conformance with Subsection A.1, above, shall require an application for a Modification or Elimination of Conditional Use Permit Conditions (Chapter 22.236), where applicable, or shall require an application for a new permit or review.

B. Documentation. In addition to Section 22.226.060 (Documentation), approved modifications to an exhibit shall be marked "Revised Exhibit A" and the date of approval.

Chapter 22.186 Site Plan Review, Ministerial.

Sections:

22.186.010 Applicability.

22.186.020 Application and Review Procedures.

22.186.010 Applicability.

A. Zones. This Chapter authorizes uses identified by this Title 22 as subject to the approval of a Ministerial Site Plan Review.

B. Amendments to a Ministerial Site Plan Review. Amendments to a Ministerial Site Plan Review shall comply with this Chapter.

22.186.020 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Ministerial Site Plan Review Checklist.

B. Type I Review. The application shall be filed and processed in compliance with Chapter 22.226 (Type I Review – Ministerial) and this Chapter.

Chapter 22.188 Special Events Permits.

Sections:

22.188.010 Purpose.

22.188.020 Applicability.

22.188.030 Application and Review Procedures.

22.188.040 Findings and Decision.
22.188.050 Notice of Action.
22.188.060 Effective Date of Decision and Appeals.
22.188.070 Post-Decision Actions and Regulations.
22.188.080 Conditions of Issuance.
22.188.090 Certain Uses on County Property – Board Authority.
22.188.100 Movie On-Location Filming.

22.188.010 Purpose.

The Special Events Permit is established to regulate short-term and extended-term special events. Special events are uses, activities, or events that are temporary and that may not otherwise be allowed in the applicable zone, but may be permitted because of their limited or temporary nature, provided that such special events are evaluated for compatibility with surrounding land uses and any adverse effects or incompatibilities are avoided or adequately mitigated.

22.188.020 Applicability.

A. Short-Term Special Events. A Short-Term Special Events Permit may approve the following special events:

1. Short-term events sponsored by a public agency or a religious, fraternal, educational, or service organization directly engaged in civic, charitable, or public service endeavors, limited to:

a. Carnivals.

b. Exhibitions.

c. Fairs.

d. Short-term farmers' markets not otherwise governed by Division 3 (Zones) or 4 (Combining Zones and Supplemental Districts) of Title 22 of the County Code.

e. Festivals, excluding outdoor festivals.

f. Pageants and religious observances, excluding tent revival meetings.

2. Outdoor display of goods, equipment, merchandise, or exhibits in a Commercial Zone, provided that:

a. All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot where the outdoor display is proposed;

b. Not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outdoor display;

c. A temporary banner may be permitted for the duration granted in the permit at any location on the subject property, but in no event shall the banner exceed 40 square feet of total sign area; and

d. This Chapter shall not permit the outdoor storage of goods, equipment, merchandise, or exhibits, except as otherwise may be provided by this Title 22.

B. Extended-Term Special Events Permitted. An Extended-Term Special Events Permit may approve any special event, except that outdoor display of goods, equipment, merchandise, or exhibits shall not be permitted.

C. Certain Uses on County Property – Board Authority. Certain uses on County property are permitted in accordance with Section 22.188.090 (Certain Uses on County Property).

D. Movie On-Location Filming. Movie on-location filming for a period of time to be determined by the Director shall be reviewed in accordance with Section 22.188.100 (Movie On-Location Filming).

22.188.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Special Events Permit Checklist.

B. Review Procedures.

1. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

2. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal), except that the time period specified in Section 22.222.070.C shall be reduced from one year to six months.

3. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

4. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

5. Prior to taking action, the Director shall provide notice of application in compliance with Section 22.222.130 (Notice of Application), except where modified below:

a. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.

b. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

c. Notification Radius.

i. Notice shall be mailed in compliance with Section 22.222.160.A; and

ii. In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.

C. Short-Term Special Events Permit.

1. Permit Term.

a. Short-term special events listed in Section 22.188.020.A.1 shall not be conducted for more than six weekends or seven consecutive days during any 12-month period, except where an Extended-Term Special Events Permit is approved pursuant to Subsection D, below.

b. Short-term special events listed in Section 22.188.020.A.2 shall not be conducted more than once during any 30-day period nor more than four

times during any 12-month period. Each occurrence of such special event shall not exceed one weekend or three consecutive days.

2. Procedures. Decision on the application shall be based on:

a. Compliance with this Chapter; and

b. An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.

D. Extended-Term Special Events Permit.

1. Permit Term. Extended-Term Special Events Permits may approve a special event for an extended period of time, as determined appropriate by the Director.

2. Procedures. Decision on the application shall be based on:

a. Compliance with this Chapter; and

b. An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.

22.188.040 Findings and Decision.

A. Short-Term Special Events Permit.

1. Common Procedures. Decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and Subsections A.2 and A.3, below, and include the findings in Subsection C, below.

2. Additional Findings.

a. Approval will not result in the use of a lot for a cumulative time period in excess of the maximum time period such special event may be authorized during any 12-month period, except where a longer period is specifically approved in accordance with Section 22.188.030.D (Extended-Term Special Events Permit).

b. With respect to an application for the outdoor display:

i. Not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outdoor display; and

ii. All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot or parcel of land where the outdoor display is proposed.

3. Additional Procedures for Decision. In addition to Subsection A.1, above, the Director shall deny an application when any written protest submitted within 15 days of the date noted on the notice and determined by the Director to be of general community interest and cannot be adequately mitigated through the imposition of conditions.

B. Extended-Term Special Events Permit.

1. Common Procedures. Decisions shall be made in compliance with Section 22.222.200 (Findings and Decision) and Subsection B.2, below, and include the findings in Subsection C, below.

2. Additional Procedures for Decision.

a. In addition to Subsection B.1, above, the Director shall deny an application when any written protest submitted within 15 days of the date noted on the notice and determined by the Director to be of general community interest and cannot be adequately mitigated through the imposition of conditions.

b. In all cases where a written protest has been received and the Director determines that the concerns raised are of general community interest, the applicant shall be notified in writing. Such notification will also inform the applicant that within 30 days after receipt of such notice he may request a public hearing before the Hearing Officer by filing any additional information that the Director may require and by paying an additional fee, the amount of which shall be stated in the notice. At the expiration of the 30-day period:

i. The Director shall deny an application where the applicant has not requested a public hearing; or

ii. A public hearing shall be scheduled before the Hearing Officer. All procedures related to notification, publication, and conducting the public hearing shall be the same as for a Conditional Use Permit. Following a public hearing, the Hearing Officer shall approve, conditionally, approve, or deny the proposed application, based on the findings required by Subsection C, below, and all other applicable requirements of this Chapter.

C. Findings

1. Adequate temporary parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at alternate locations acceptable to the Director in any case where such special event is proposed for a period longer than one weekend or three consecutive days.

2. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

3. The proposed site is adequate in size and shape to accommodate such special event without material detriment to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site.

4. The proposed site is adequately served by bicycle facilities and/or streets or highways having sufficient width and improvements to accommodate the kind and quantity of vehicle and bicycle traffic that such special event will or could reasonably generate.

22.188.050 Notice of Action.

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.188.060 Effective Date of Decision and Appeals.

A. The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

B. Notwithstanding Subsection A, above, the decision of the Hearing Officer or Director shall become final unless an appeal is timely filed pursuant to Chapter 22.240 (Appeals).

C. Notwithstanding Chapter 22.240 (Appeals), the decision of the Commission on an appeal shall be final and effective on the date of decision.

22.188.070 Post-Decision Actions and Regulations.

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Expiration date and extension for unused permits and reviews shall be in compliance with Section 22.222.270 (Expiration Date and Extension for Unused Permits and Reviews).

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

22.188.080 Conditions of Issuance.

A. The Director may impose conditions to ensure that the Special Events Permit will be in accordance with the findings required by the application. Such conditions may involve any pertinent factors that could affect the operation of such special event, including, but not limited to:

1. Requirement of adequate temporary parking facilities including vehicular access and egress.

2. Requirement of adequate temporary parking facilities, including vehicular access and egress, when a special event is proposed for a period longer than one weekend or three consecutive days, either on-site or at alternate locations for both the special event and related permanent uses, provided, that such temporary usage is specifically recognized in the permit, subject to this Subsection A.2:

a. Joint usage of required parking facilities established to serve a permanent use, provided the owner or occupant of the permanent use or their authorized legal representative submits written consent, and it is determined by the Director that such joint utilization will not have a substantially detrimental effect on the surrounding area;

b. Temporary occupation by a temporary use of a portion of parking facilities or structures established to serve a permanent use provided the owner or occupant of such use or their authorized legal representative submits written consent, and evidence submitted by the applicant shows that such joint utilization will not have a substantially detrimental effect on the surrounding area; and

c. The temporary reduction in required parking for such permanent use shall not be construed to require a Variance (Chapter 22.194) application with respect to parking requirements of this Title 22.

3. Regulation of temporary buildings, structures, and facilities; including:

a. Placement, height, and size limitations on commercial rides or other equipment permitted;

b. Location of open spaces including buffer areas and other yards; and

c. Signs.

4. Requirement of a performance bond or other surety device to assure that any temporary facilities or structures used for such proposed special event use will be removed from the site within one week following such event and the property restored to a neat condition. The Director may designate a different time period and/or require cleanup of additional surrounding property.

5. Regulation of nuisance factors such as but not limited to prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, garbage, and heat.

6. Regulation of operating hours and days including limitation of the duration of such special event to a shorter or longer time period than the maximum period requested.

7. Requirement that the approval of the requested special event shall comply with all other applicable federal, State and local laws.

8. Such other conditions as will make possible the operation of the proposed temporary use in an orderly and efficient manner and in accord with the intent and purpose of this Title 22.

B. In addition to such other conditions as the Director may impose, it shall also be deemed a condition of every Special Event Permit, whether such condition is set forth in the Special Event Permit or not, that such approval shall not authorize the construction, establishment, alteration, moving onto or enlargement of any permanent building, structure, or facility.

22.188.090 Certain Uses on County Property – Board Authority.

Where the following special events are proposed on property owned by or held under the control of the County, the department, district, or agency with delegated authority to administer such activity by the Board may assume jurisdiction and approve such special events subject to limitations and conditions as are deemed appropriate by said department, district, or agency:

A. Carnivals, exhibitions, fairs, festivals, pageants, and religious observances.

B. Farmers' markets.

C. On-location filming.

22.188.100 Movie On-Location Filming.

A. Notwithstanding the other provisions of this Chapter, applications for on-location filming permits shall be filed with the filming permit coordination office which shall approve such application for a time period not to exceed the time period specified in this Title 22 where it finds that the findings set forth in Section 22.188.030.C (Findings) and Section 22.188.030.A.2 (Additional Findings) have been met by the

applicant. In addition, in lieu of Section 22.188.030.A.2.a, the filming permit office shall also find that such approval will not result in a frequency of usage likely to create incompatibility between such temporary use and the surrounding area. Where an application is denied due to frequency of usage, the filming permit office shall specify the minimum time period between approvals which, in its opinion, is necessary to prevent such incompatibility.

B. In interpreting the other provisions of this Chapter in relation to on-location filming, the filming permit office shall be substituted for the Director, and the provisions of Section 22.188.020 (Application and Review Procedures) shall not apply.

C. Any person or entity issued a permit for the filming of an adult film, as defined in Section 11.39.010 (Adult Films) of Title 11 of the County Code, under this Chapter or any other law authorizing the issuance of permits for commercial filming are required to maintain engineering and work practice controls sufficient to protect employees from exposure to blood and/or any other potentially infectious materials controls, in a manner consistent with California Code of Regulations, Title 8, Section 5193 (Bloodborne Pathogens). Any such permit shall contain the following language: "Permittee must abide by all applicable workplace health and safety regulations, including California Code of Regulations Title 8, Section 5193 (Bloodborne Pathogens), which mandates barrier protection, including condoms, to shield performers from contact with blood or other potentially infectious material during the production of films." The County shall charge, or shall direct any other person or entity contracting with the County to administer the film permitting process, to charge, entertainment industry customers seeking permits for the production of adult films a fee sufficient to allow periodic inspections to ensure compliance with the conditions set forth in Section 11.39.010 (Adult Films).

(Measure B, approved by voters in Nov. 6, 2012 General Election: Ord. 90-0093 § 10, 1990: Ord. 83-0007 § 8, 1983.)

Chapter 22.190 Surface Mining Permits.

Sections:

22.190.010 Purpose.

22.190.020 Definitions.

22.190.030 Applicability.

22.190.040 Application and Review Procedures.

22.190.050 Development Standards.

22.190.060 Findings and Decision.

22.190.070 Conditions of Approval.

22.190.080 Reclamation Plan.

22.190.090 Idle Mine Operations.

22.190.100 Appeal to State Mining and Geology Board.

22.190.010 Purpose.

A. The Surface Mining Permit is established to regulate surface mining and reclamation of mined lands in compliance with the Surface Mining and Reclamation Act of 1975, Division 2, Chapter 9, of the California Public Resources Code, beginning with Section 2710.

B. It is the intent in regulating surface mining activities to ensure that:

1. The production and conservation of minerals is encouraged while addressing concerns relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment during and after mining operations;

2. Adverse effects on the environment, including air pollution, impedance of groundwater movement and water quality degradation, damage to wildlife habitat, flooding, erosion, and excessive noise are prevented or mitigated;

3. Mined lands are returned to a usable condition readily adaptable for alternative land uses, with no residual hazards to public health or safety; and

4. Consistency is achieved with the mineral resources management policies of the General Plan.

22.190.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.190 of Division 2 (Definitions), under "Surface Mining Operations."

22.190.030 Applicability.

A. General Applicability. Except as specified in Subsection D, below, a person shall not use any property within the unincorporated area of Los Angeles County for surface mining operations unless a Surface Mining Permit is first obtained and a Reclamation Plan is approved as provided by this Chapter.

B. Uses Authorized. Where a Surface Mining Permit has been obtained pursuant to this Chapter and while such permit is in full force and effect in conformity with the conditions of such permit, said property shall be used exclusively for surface mining operations and the following specific uses:

1. The stockpiling of rock, sand and gravel, and other minerals, including the installation, maintenance, or operation of rock-crushing plants or apparatus.

2. Batching plants or mixing plants for either portland cement or asphaltic concrete, except where specifically prohibited as a condition of such permit.

3. Any use permitted in the zone, subject to the limitations and conditions set forth therein, provided the Commission or Hearing Officer specifically authorizes such use in the permit.

4. Accessory uses to mining operations and processing of minerals.

C. Filing Time – Plans for Existing Operations

1. Surface Mining. Any person desiring a Surface Mining Permit as provided for in this Title 22 may file an application with the Director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the Board or Commission or Hearing Officer on an application for the same or substantially the same permit. In all cases, the required Reclamation Plan shall accompany the Surface Mining Permit application.

2. Reclamation Plan. In any case of existing surface mining operations as described in Subsection D.4, below, the required Reclamation Plan may be filed with the Director without an application for a Surface Mining Permit. Such Reclamation Plans shall be filed no later than one year from January 26, 1980, the effective date of this Chapter.

D. Exemptions. This Chapter does not apply to any of the following activities or situations:

1. Excavations or grading conducted for farming or on-site construction or for the purpose of restoring land following a flood or other natural disaster.

2. Surface mining operations that are required by federal law in order to protect a mining claim if such operations are conducted solely for that purpose.

3. Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.

4. Any surface mining operation for which a valid, unexpired zone exception was granted prior to November 23, 1970, or for which a valid Conditional Use Permit (Chapter 22.158) is in full force and effect, or which was lawfully established in Zone Q, provided that such operation shall remain in compliance with and subject to all limitations and conditions imposed by such former grant or zone, and provided further that all Reclamation Plans, interim management plans and financial assurances shall be obtained or provided as required by this Title 22 and the California Public Resources Code, Division 2, Chapter 9, beginning with Section 2710.

22.190.040 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Surface Mining Permit Checklist.

B. Type III Review. The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

C. Publication. Notwithstanding Section 22.230.040 (Public Hearing), notice of application shall be published in two newspapers of general circulation at least one of which is a newspaper available in the community in which such use is proposed to be established. Such publications, if made in a daily newspaper, shall be for a period of not less than five consecutive publications of such newspaper, and if made in a weekly newspaper, shall be for a period of not less than two consecutive publications of such paper, the first publication in either case appearing not less than 20 days before the date of the hearing.

D. Notification of Filing. The Director shall furnish a copy of each submitted application for a Surface Mining Permit, Reclamation Plan and proposal for financial assurance to the State Geologist and the Director of Public Works. The Director shall notify the California Department of Transportation of a request for a Surface Mining Permit, if notification of the Department of Transportation is required pursuant to Section 2770.5 of the California Public Resources Code.

E. Protection of Proprietary Information. Applications for Surface Mining Permits, Reclamation Plans, and other documents submitted pursuant to this Chapter are public records, unless it can be demonstrated to the satisfaction of the Commission or Hearing Officer that the release of such information, or part thereof, would reveal production, reserves, or rate of depletion entitled to protection as proprietary information. The Commission or Hearing Officer shall identify such proprietary information as a separate part of the application. Proprietary information shall be made available only to the State Geologist and to persons authorized in writing by both the mining operator and the applicant or his successor in interest.

F. Fees. The applicant shall pay to the County the actual cost incurred by Public Works in conducting inspections and/or reviews pursuant to the provisions of this Chapter. Such cost shall be computed using actual hours expended by staff multiplied by the most current applicable hourly rates, approved by the Auditor-Controller, that are available at the time that costs are assessed.

22.190.050 Development Standards.

Unless the Commission or Hearing Officer deems otherwise, and so specifies in the permit, surface mining operations shall comply with Section 3503 (Surface Mining and Reclamation Practice) of Title 14 of the California Code of Regulations and be conducted in accordance with the following requirements:

A. Slopes.

1. No excavation shall be permitted that creates a temporary slope steeper than one foot horizontally to one foot vertically. The Director of Public Works may require that excavations be made with a cut face more flat in slope than the above slope requirements if deemed necessary for slope stability and public safety at any time.

2. Temporary slopes shall not be created that will interfere with the construction of finished slopes conforming to the requirements of the Reclamation Plan.

3. Slopes affecting off-site property shall meet the requirements of Appendix J of Title 26 (Building Code) of the County Code.

B. Erosion and Sedimentation Control.

1. Measures shall be taken to prevent erosion of adjacent lands by waters discharged from the site of mining operations and the off-site discharge of sediment. Such measures may include the revegetation of slopes and the construction of properly designed retarding basins, settling ponds and other water treatment facilities, ditches, and diking.

2. No discharge of sediment into off-site bodies of water shall be permitted that will result in higher concentrations of silt than existed in such water prior to surface mining operations.

3. Stockpiles of overburden and minerals shall be managed to minimize water and wind erosion.

4. The removal of vegetation and overburden in advance of surface mining shall be kept to a minimum.

C. Water Quality Control. Mining operations shall be conducted in accordance with applicable standards of the Regional Water Quality Control Board or any other agency with jurisdiction over water quality.

D. Protection of Fish and Wildlife Habitat. All reasonable and practicable measures shall be taken to protect the habitats of fish and wildlife during surface mining operations.

E. Runoff and Flood Control. Surface mining operations shall be conducted in such a manner as to prevent or minimize flooding and/or alteration of the natural drainage system.

F. Setbacks.

1. No surface mining operation or structure shall be located within 50 feet of any public street or highway or any lot in other than the applicant's ownership unless the written consent of the owner in fee of such property is first secured and recorded with the Registrar-Recorder/County Clerk, and except where the contiguous property is currently or intermittently being mined in the same manner.

2. No surface mining operation or structure shall be located within 100 feet of any stream bed, flood control channel, reservoir, water conservation facility, area within an adopted Flood Protection District, or area designated as an Area of Special Flood Hazard, without first obtaining the approval of the Director of Public Works. Where approval is requested, a comprehensive flood-hazard analysis evaluating the effect surface-mining operations will have on drainage and erosion on adjacent property shall also be submitted.

G. Insurance Requirements.

1. Before commencing surface mining operations, the owner or operator shall secure insurance to the extent of $100,000 against liability in tort arising from the production, activities, or operations incidental thereto conducted or carried on under or by virtue of any law or ordinance, and such insurance shall be kept in full force and effect during the period of such operations.

2. This insurance requirement is separate and independent from any bonding requirement which may be required by the Commission or Hearing Officer to assure the completion of the operator's Reclamation Plan as required by Section 22.190.080 (Reclamation Plan).

H. Control of Dust, Vibrations, Smoke, Dirt, Odors, and Bright Lights.

1. All activities of mining and processing minerals shall be conducted in a manner such that dust, vibrations, smoke, dirt, odors, and bright lights do not exceed levels compatible with uses of adjacent lands.

2. All private roads shall be wetted while being used, or shall be oiled or hard-surfaced and maintained to prevent the emanation of dust. All private access roads leading off any public street or highway shall be paved with asphalt or concrete surfacing not less than three inches in thickness for the first 50 feet of said access road.

I. Boundary Markers. The outer boundaries of all property used or intended to be used for surface mining operations shall be posted within 90 days following the effective date of such mining permit, and permanently thereafter, with signs displaying the message "SURFACE MINING" in letters not less than four inches in height, and in letters not less than one inch in height, the message "This property may be used at any time for the extracting and processing of rock, sand, gravel, decomposed granite, clay, and similar materials, as authorized by the Zoning Code (Title 22), County of Los Angeles." Such signs shall be posted not more than 500 feet apart, with signs placed at each change in direction of boundary lines of the property, and displayed in such a manner as to give reasonable notice to passersby of the message contained thereon.

J. Hours of Operation. All operations shall be restricted to the hours between 6:00 a.m. and 10:00 p.m., except in cases of public emergency, or whenever any reasonable or necessary repairs to equipment are required to be made.

K. Salvage of Topsoil. Unless otherwise specified in the Reclamation Plan, all topsoil removed in surface mining operations shall be stored at the site of mining operations and shall be used in future reclamation of the site.

L. Benches. Benches shall be provided wherever necessary to control drainage on slopes, or to provide for access, or for public safety as determined by the Commission or Hearing Officer on the recommendation of the Director of Public Works.

M. Fencing. Prior to the commencement of any surface mining operation, the area to be used for such operations shall be enclosed with a fence as required by Chapter 11.48 (Oil Well Sumps, Sand and Gravel Pits, and Similar Excavations) of Title 11 of the County Code. Such fencing may be limited to the area currently being used for such operations; provided, however, that the operation shall be continuously enclosed as excavation progresses.

N. Explosives. Storage of explosives for use in surface mining operations shall be subject to Chapter 22.164 (Explosives Permits).

22.190.060 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.230.050 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. The requirements for Reclamation Plan approval set forth in Section 22.190.080.A (Findings Prerequisite to Approval) have been met by the applicant.

2. The requested surface mining operation conducted at the location proposed will not adversely affect the health, safety, or welfare of persons residing in the surrounding area or otherwise endanger or constitute a menace to the public health, safety, or general welfare.

3. Adverse ecological effects resulting from surface mining operations will be prevented or minimized.

4. The proposed site is adequately served by streets or highways of sufficient width and improved as necessary to facilitate the kind and quantity of traffic surface-mining operations will or could generate.

5. The proposed site for surface mining operations is consistent with the General Plan.

22.190.070 Conditions of Approval.

A. Annual Report. The mine operator shall submit annually to the Director of Public Works copies of all reports required pursuant to Section 2207 of the California Public Resources Code.

B. Imposition of Additional Conditions Authorized When. Conditions may be imposed to ensure that the approval will be in accordance with the findings required by Section 22.190.060 (Findings and Decision). Such conditions may include those in Section 22.158.050 (Conditions of Approval) or may involve any pertinent factors affecting the establishment, operation, and maintenance of surface mining operations, including, but not limited to:

1. Off-street parking for equipment and for the cars of employees.

2. Screening and/or landscaping to assure integration with surrounding areas.

3. Regulation of signs.

4. The surfacing of parking areas and roads.

5. Days of operation.

6. The following factors for which standards are established in Section 22.190.050 (Development Standards):

a. Setbacks.

b. Hours of operation.

c. Fencing.

d. Grading benches.

e. Regulation of noise, dust, bright lights, smoke, vibrations, dirt, and odors.

C. Administration and Inspections.

1. The Director of Public Works shall conduct such inspections of idle and active surface mines as are required by the terms or conditions of any entitlement,

regulation, or law, including this Title 22 and the California Public Resources Code, Division 2, Chapter 9, beginning with Section 2710, and shall make such additional inspections as the Director of Public Works deems necessary to enforce the terms or conditions of any such entitlement, regulation or the applicable State and County Codes.

2. Public Works shall report its findings to the mine operator and to the State Geologist, as required by law, and shall report to the Director of Regional Planning or to other persons or agencies where the Director of Public Works deems it necessary to make such additional notification.

D. Periodic Review of Permit Conditions and Reclamation Plan. The periodic review of the conditions contained in Surface Mining Permits and approved Reclamation Plans, as provided in Subsection B, above, and Section 22.190.080.C (Reclamation Activities – Specifications), respectively, shall be conducted by the Commission or Hearing Officer in accordance with the schedule adopted at the time such permits or plans were approved. The Commission or Hearing Officer, in their review, shall hold one or more public hearings pursuant to Chapter 22.222.120 (Public Hearing Procedure), and shall consider such new or changed circumstances as physical development near the mining site and improved technological innovations in the field of reclamation which may significantly improve the reclamation process. Modified permits or Reclamation Plans shall be binding upon the operator and all successors, heirs, and assigns of the applicant.

E. Expiration Date. The Commission or Hearing Officer may establish an expiration date for a Surface Mining Permit. Where no expiration date is specified in the permit, the permit shall terminate and cease to be in effect at the time a new principal use is established on the subject property or upon being deemed abandoned, as provided in Section 22.190.090 (Idle Mine Operations), whichever occurs first.

22.190.080 Reclamation Plan.

A. Findings Prerequisite to Approval.

1. The Commission or Hearing Officer shall approve a Reclamation Plan if the Commission or Hearing Officer finds, based upon substantial evidence in the record, that the plan conforms to the requirements of Sections 2772, 2773 and 2773.1 of the California Public Resources Code, Sections 3501 and 3503 of Title 14 of the California Code of Regulations, and the provisions of this Title 22 and, further, that the mined lands will be reclaimed so that they are readily adaptable for uses consistent with the General Plan.

2. Should the Commission or Hearing Officer take an action which is at variance with a recommendation or objection raised by the State Geologist, their findings shall address, in detail, why the specific comment or objection was not accepted.

3. In approving a Reclamation Plan, the Commission or Hearing Officer shall:

a. Require such changes to the plan and impose such conditions as are necessary to conform the plan to requirements of the applicable State and County Codes, including provision of financial assurances and annual adjustments of such assurances as required by the California Surface Mining and Reclamation Act and related regulations.

b. Establish a schedule for beginning and completion of all reclamation activities, which schedule shall, at the discretion of the Commission or Hearing Officer, be based upon times certain or upon milestone events, or a combination of both.

c. Establish a schedule for annual inspections of reclamation activities pursuant to the provisions of Section 2772(b) of the California Public Resources Code.

d. Establish a schedule for periodic review of the Reclamation Plan at intervals of not less than 10 years, said review to be conducted as provided in Section 22.190.070.D (Periodic Review of Permit Conditions and Reclamation Plan).

e. Require as a condition of approval, financial assurances in accordance with Section 2773.1 of the California Public Resources Code.

f. Require that the mine operator file a covenant against the property with the Recorder-Registrar/County Clerk containing the following statement before commencing operation of a new surface mine or, in the case of an existing mine as described in Section 22.190.030.D.4, within 30 days following notice of approval:

> "This property is subject to Reclamation Plan (enter case number), requiring, together with other conditions, the completion of a reclamation program before use of the property for a purpose other than surface mining, except as otherwise provided in said plan. Agents of the County and the State of California may enter upon such land to enforce such Reclamation Plan and to effect reclamation, subject to compliance with applicable provisions of law."

4. The Commission or Hearing Officer may require modification of the Reclamation Plan or impose such conditions that the Commission or Hearing Officer deems necessary to ensure that the plan is in accord with the requirements in Subsection C, below.

B. Financial Assurances.

1. Each mine operator shall provide and maintain financial assurances for completion of reclamation of disturbed lands in compliance with the approved Reclamation Plan and Section 2773.1 of the California Public Resources Code and the administrative regulations adopted pursuant to said Section 2773.1.

2. At the time of each annual inspection, and as provided by Section 2770 of the California Public Resources Code, the Director of Public Works shall establish the amount of financial assurance required pursuant to the approved Reclamation Plan and State law and regulations.

3. In the case of a new mine or of an idle mine which is to be reactivated after not having been worked since January 1, 1976, the financial assurance shall be tendered to the County before commencement of mining operations. The

Director of Public Works shall establish the amount of such assurance based upon the estimated amount of disturbed lands after the first full year of mining.

4. The Director of Public Works shall notify the mine operator of the amount of assurance in person or by certified mail, with copies sent to the Director and the State Geologist.

5. For ongoing mining operations the assurance shall be tendered to the County within 60 days of receipt by the mine operator of notice of the amount of the assurance from the Director of Public Works.

6. Forfeiture of the financial assurances shall be subject to the provisions of Section 2772.1 of the California Public Resources Code and all proceeds from the forfeited financial assurances shall be used to conduct and complete reclamation in accordance with the approved Reclamation Plan.

C. Reclamation Activities – Specifications. Unless otherwise specified in the approved Reclamation Plan, the reclamation of mined lands shall be carried out in accordance with the following requirements:

1. Concurrent Reclamation.

a. The reclamation of mined lands shall occur as soon as practical following completion of mining operations at successive locations within the mining site as required by the schedule in the approved Reclamation Plan.

b. The reclamation of lands affected by surface mining operations shall be completed within one year of the completion of mining operations on such lands.

2. Disposal of Overburden and Mining Waste.

a. Permanent piles or dumps of overburden and waste rock placed on the land shall be made stable, shall not restrict natural drainage without provision for diversion, and shall have an overall smooth or even profile subject to the satisfaction of Public Works. Where practical, such permanent piles or dumps shall be located in the least visible location at the mining site.

b. Old equipment and inert mining wastes shall be removed or buried subject to the approval of the Commission or Hearing Officer.

c. Toxic materials shall be removed from the site or permanently protected to prevent leaching into the underlying groundwater, to the satisfaction of the Department of Public Health.

d. Overburden and mining waste placed beneath the existing or potential groundwater level which will reduce the transmissivity or area through which water may flow shall be confined to an area approved by Public Works.

3. Revegetation.

a. All permanently exposed lands that have been denuded by mining operations shall be revegetated to provide ground cover sufficient to control erosion from such lands.

b. All plantings shall be established and maintained in good horticultural condition. The revegetation shall be able to survive under natural conditions, with native species used whenever possible.

c. Revegetation methods shall take into account the topography and existing growth patterns and mixes of flora present at and adjacent to the site of mining operations to create a more natural appearance. Plantings shall avoid rigid, geometric patterns and shall utilize natural scatterings.

4. Resoiling.

a. Resoiling measures shall take into consideration the quality of soils which may be required to sustain plant life pursuant to any revegetation that the Commission or Hearing Officer may require in its approval of the applicant's Reclamation Plan.

b. Coarse, hard material shall be graded and covered with a layer of finer material or weathered waste. A soil layer shall then be placed on this prepared surface. Where quantities of available soils are inadequate to provide cover, native materials shall be upgraded to the extent feasible for this purpose.

5. Final Slopes.

a. Final slopes shall be engineered and contoured to be geologically stable, to control the drainage therefrom, and to blend with the surrounding topography where practical. On the advice of Public Works, the Commission or Hearing Officer may require the establishment of terrace drains to control drainage and erosion.

b. Final slopes shall not be steeper than two feet horizontal to one foot vertical (2:1) unless the applicant can demonstrate to the Commission or Hearing Officer satisfaction, that a steeper slope will not:

i. Reduce the effectiveness of revegetation and erosion control measures where they are necessary;

ii. Be incompatible with the alternate future uses approved by the Commission for the site; and

iii. Be hazardous to persons that may utilize the site under the alternate future uses approved for the site.

6. Drainage, Erosion, and Sediment Control.

a. Any temporary stream or watershed diversion shall be restored to its state prior to any surface mining activities unless the Commission or Hearing Officer deems otherwise based on recommendations from Public Works.

b. Stream bed channels and stream banks affected by surface mining shall be rehabilitated to a condition which would minimize erosion and sedimentation.

c. Revegetation and regrading techniques shall be designed and executed so as to minimize erosion and sedimentation. Drainage shall be provided to natural outlets or interior basins designed for water storage, with such basins subject to the approval of the Director of Public Works. In addition, final excavation shall eliminate potholes and similar catchments to prevent potential breeding areas for mosquitoes.

d. The final grading and drainage of the site shall be designed in a manner to prevent discharge of sediment above natural levels existent prior to mining operations.

e. Silt basins which will store water during periods or surface runoff shall be equipped with sediment control and removal facilities and protected spillways designed to minimize erosion when such basins have outlet to lower ground.

f. No condition shall remain after reclamation which will or could lead to degradation of groundwater quality below applicable standards of the Regional Water Quality Control Board or any other agency with jurisdiction over water quality.

7. Backfilling and Grading.

a. Subject to the approval of Public Works, backfilled and graded areas shall be compacted to avoid excessive settlement and to the degree necessary to accommodate anticipated future uses.

b. Materials used in the refilling shall be of a quality suitable to prevent contamination and/or pollution of groundwater. If materials for backfilling and grading are obtained from an area other than the site of surface mining operations, such materials shall be included and the approximate quantities identified in the applicant's Reclamation Plan.

8. Water Features. Reservoirs, ponds, lakes, or any body of water created as a feature of the reclamation plan shall be approved by Public Works and by the Department of Public Health.

D. Establishment of New Principal Use – Restrictions. No new principal use shall be established on any property for which a Reclamation Plan has been approved unless all reclamation required therein has been completed, except as otherwise provided herein. Where concurrent reclamation is approved pursuant to Subsection C.1, above, the Commission or Hearing Officer may approve the establishment of a new principal use upon completion of each phase of the Reclamation Plan.

E. Amendments. Amendments to an approved Reclamation Plan, including attendant time schedules, may be submitted to the Commission or Hearing Officer at any time, detailing proposed changes from the original plan. Amendments to an

approved Reclamation Plan shall be approved in the manner prescribed for approval of a Reclamation Plan.

F. Information and Documents Required.

1. The Reclamation Plan shall be applicable to a specific property or properties and shall be based upon the character of the surrounding area and such characteristics of the property as the type of overburden, vegetation, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities.

2. All Reclamation Plans shall contain the following information and documents:

a. The estimated time schedule for the beginning and completion of reclamation activities. If the mining operation is to be accomplished in phases, the time schedule shall indicate the estimated beginning and completion of reclamation activities for each phase.

b. An estimate of the cost of completion of reclamation activities, computed at current cost at the time proposed in the time schedule submitted for completion of the Reclamation Plan.

c. A description of the existing vegetation at, and surrounding, the site;

d. A general description of the geology of the surrounding area and a detailed description of the geology at the reclamation site.

e. A description of the proposed use or potential uses of land after reclamation, and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses.

f. A description of the manner in which reclamation, adequate for the proposed use or potential uses, will be accomplished, including:

i. The manner in which mining wastes and related contaminants will be controlled and disposed of; and

ii. The manner in which affected streambed channels and stream banks will be rehabilitated to a condition minimizing erosion and sedimentation.

g. An assessment of the effect of implementation of the Reclamation Plan on future mining in the area.

h. A statement by the applicant that he accepts responsibility for reclaiming mined lands in accordance with the approved Reclamation Plan.

i. A statement by the applicant that he accepts responsibility for all completed reclamation work for a period of two years or such greater period as deemed necessary by the Commission or Hearing Officer to ensure the permanency of all features of the Reclamation Plan. This Subsection shall not apply to normal maintenance and repairs unrelated to the reclamation work on public facilities where dedicated to and accepted by the County.

j. Such other information as the Commission, Hearing Officer, or Director may require. The Director may waive the filing of one or more of the above items where unnecessary to process the application.

3. Where Reclamation Plans are not filed as a part of a Surface Mining Permit, such plan shall be accompanied by an application for separate Reclamation Plan approval which contains the following information:

a. The names and addresses of the applicant and the mining operator, if different, and of any persons designated by the applicant as his agents for service of process.

b. The names and addresses of all persons owning a possessory and/or mineral interest in any or all of the property to be used for mining operations.

c. A statement indicating the reason under Section 22.190.030.D (Exemptions) why a Surface Mining Permit is not required. Include any identifying Conditional Use Permit or Zone Exception Case numbers.

d. The requirements of a Surface Mining Permit checklist.

22.190.090 Idle Mine Operations.

A. Within 90 days of a surface mining operation becoming idle, as defined in this Title 22 and in Section 2727.1 of the California Public Resources Code, the mine operator shall submit an interim management plan to the Director for review and approval as required in Section 2770(h) of the California Public Resources Code.

B. Before submitting the plan for review, the mine operator shall request an inspection of the site by Public Works. Upon notification of the results of the inspection, the operator shall submit a plan indicating what measures will be necessary for the protection of adjacent properties, environmental resources, and the general public, for review and approval.

C. The interim management plan shall be reviewed and acted upon in accord with the procedures set forth in Section 2770 of the California Public Resources Code and upon adoption shall be an amendment to the approved Reclamation Plan.

D. Required financial assurances shall remain in effect during the period the surface mining operation is idle. Posting shall be maintained as provided in Section 22.190.050.I (Boundary Markers).

E. The interim management plan may remain in effect for a period not to exceed five years, at which time the Director in accordance with Section 2770 of the California Public Resources Code shall do one of the following:

1. Renew the interim management plan for a period not to exceed five years, if the Director finds that the surface mining operator has complied fully with the interim management study; or

2. Require the surface mining operator to commence reclamation in accordance with the approved Reclamation Plan.

F. Notwithstanding any provision of this Title 22 or of an entitlement granted pursuant to this Title 22, unless review of an interim management plan is pending before the Commission or Hearing Officer, or an appeal is pending before the Board, a surface mining operation which after January 1, 1991, remains idle for over one year after becoming idle without obtaining approval of an interim management plan shall be

considered abandoned and the operator shall commence and complete reclamation in accordance with the approved Reclamation Plan.

22.190.100 Appeal to State Mining and Geology Board.

An applicant whose request for a Surface Mining Permit to conduct mining operations has been denied, or any person who is aggrieved by the granting of a permit to conduct mining operations in an area of statewide or regional significance may, within 15 days following denial of an appeal, also appeal to the State Mining and Geology Board as provided in Section 2775 of the Surface Mining and Reclamation Act of 1975.

Chapter 22.192 Urban Agriculture Incentive Zone Program.

Sections:

22.192.010 Title for Citation.

22.192.020 Purpose.

22.192.030 UAIZ Program Establishment.

22.192.040 Maximum Allocation.

22.192.050 UAIZ Program Eligibility.

22.192.060 Permitted Land Uses.

22.192.070 Application for UAIZ Agreement within County's UAIZ.

22.192.080 Consideration of UAIZ Application by County.

22.192.090 UAIZ Agreement with County.

22.192.100 Recordation of an UAIZ Agreement with County.

22.192.110 Annual Inspection for Conformance.

22.192.120 Cancellation of an UAIZ Agreement with County.

22.192.130 Program Operative Date.

22.192.010 Title for Citation.

The provisions of this Chapter are known as, and may be cited as, the "Los Angeles County Urban Agricultural Incentive Zone Program."

22.192.020 Purpose.

The purpose of this Los Angeles County Urban Agriculture Incentive Zone ("UAIZ") Program is to implement the UAIZ Act ("Act"), as described in Section 51040 et

seq., of the California Government Code to promote and foster urban agriculture. The UAIZ Program is designed to increase access to healthy food by providing an incentive for property owners of eligible vacant or unimproved properties within the urban areas of the County to utilize these properties for small-scale agricultural uses. The property owners of eligible properties may enter into agreements with the County, or respective cities that elect to participate in the UAIZ Program, to promote urban agriculture enterprises in exchange for reduced property tax assessments under Section 422.7 of the California Revenue and Taxation Code.

22.192.030 UAIZ Program Establishment.

An UAIZ is hereby established for all urbanized areas, as defined by the Act, throughout the unincorporated area of the County, with the exception of any unincorporated area located within the sphere of influence of an incorporated city, unless and until the legislative body of the city has consented to the inclusion of all or a part of its sphere of influence in the County's UAIZ. Each incorporated city within the County, may, likewise, establish an UAIZ within its jurisdiction by passage of a resolution after a public hearing before its respective legislative body, so long as there is a process by which each such city causes its UAIZ Agreements to be recorded with the Registrar-Recorder/County Clerk, and causes a stamped copy of its UAIZ Agreements to be submitted to the Assessor. For each such recorded and submitted UAIZ Agreement, the Assessor will apply the appropriate assessment formula annually to derive the reduced assessment roll value, for each year of the UAIZ Agreement period. Each UAIZ established by a city pursuant to this Section shall be also subject to the provisions set forth in Sections 22.192.040 (Maximum Allocation) through 22.192.060 (Permitted Land Uses), and 22.192.130 (Program Operative Date) in this Chapter. However, regardless of population or location in unincorporated or incorporated territory, an UAIZ shall never include, in whole or in part, a National Recreation Area, Significant Ecological Area, and/or Sensitive Environmental Resource Area.

22.192.040 Maximum Allocation.

In implementing the UAIZ Program, the maximum loss to the County in unrealized ad valorem property tax revenue (Article XIIIA of the California Constitution) resulting from the UAIZ Agreements, whether within the unincorporated area of the County or an incorporated city participating in the UAIZ Program, shall be a cumulative total of three million dollars for the life of the UAIZ Program. The Assessor will track the total unrealized property tax revenue loss anticipated from each UAIZ Agreement, and will notify the Director and cities with UAIZs when the maximum allocation is reached. No individual property or economic parcel shall exceed an annual unrealized property tax revenue loss to the County of $15,000.

22.192.050 UAIZ Program Eligibility.

To be eligible for the UAIZ Program, all of the following requirements must be met:

A. The property is vacant, unimproved, or contains only non-habitable structures that are or will be accessory to agricultural uses, such as a toolshed, greenhouse, produce stand, or instructional facility.

B. The property is located within a Census-designated urbanized area, as defined in the Act, so long as it is not wholly or partially within a National Recreation Area, Significant Ecological Area, or Sensitive Environmental Resource Area.

C. The property in its entirety shall be available for and dedicated to agricultural uses immediately and for the duration of the initial Agreement, which shall be for a term of five years.

D. The property shall be a minimum of one-tenth of an acre and a maximum of three acres.

E. Secured property tax obligations shall be current and paid according to installments determined by State law.

F. The UAIZ Agreement shall contain all provisions required by the Act.

22.192.060 Permitted Land Uses.

Eligible land uses under the UAIZ Program may include any agricultural land uses that are permitted or conditionally permitted both by the Act and by local regulations, including local planning and zoning codes.

22.192.070 Application for UAIZ Agreement within County's UAIZ.

A. Property owners, or authorized persons thereof, of an eligible property within the County's UAIZ may file an application with the Department to enter into an UAIZ Agreement.

B. Each application shall contain the following information:

1. Name and address of the owners of the subject property.

2. Evidence that the applicant is the sole owner of the subject property or has the written permission of all owners to make such application.

3. The location and legal description of the subject property.

4. Evidence that the subject property is currently vacant or unimproved, and contains no habitable structures.

5. Proposed agricultural activity or land uses, including crop types.

6. An agreement signed by all property owners to commit to the terms of the UAIZ Agreement.

7. A site plan evidencing to the satisfaction of the Director that execution of the UAIZ Agreement will result in actual utilization of the entire property for agricultural activity for the entire contractual period of five years.

8. Such other information as the Director may require.

22.192.080 Consideration of UAIZ Application by County.

For proposed uses that trigger other County Code requirements, the Department will make referrals to other departments as appropriate. The Director shall make a determination based on compliance with Section 22.192.070.B, above, and the recommendation from other departments, as applicable, to approve or deny the application.

22.192.090 UAIZ Agreement with County.

An approved application for property within the County's UAIZ will be finalized by execution of a notarized UAIZ Agreement by the Director, or the Director's designee, and the applicant, which shall include the approved site plan as an Exhibit "A." The term of an approved UAIZ Agreement for property within the County's UAIZ shall commence on the first day of January following recordation of the UAIZ Agreement.

22.192.100 Recordation of an UAIZ Agreement with County.

An UAIZ Agreement for property within the County's UAIZ, including the site plan attached as an Exhibit "A", shall be recorded by the property owner with the Registrar-Recorder/County Clerk. The applicant shall provide copies of the recorded UAIZ Agreement to the Assessor and the Department. After recordation, the Assessor will apply the appropriate assessment formula annually to derive the reduced assessment roll value, for each year of the UAIZ Agreement period.

22.192.110 Annual Inspection for Conformance.

Within 90 days after the recordation of any UAIZ Agreement for property within the County's UAIZ and every subsequent year thereafter, the Agricultural Commissioner shall conduct a site inspection to verify the property owner's conformance to the terms of the UAIZ Agreement.

22.192.120 Cancellation of an UAIZ Agreement with County.

A. Circumstances for Cancellation.

1. County-Initiated Cancellation for Noncompliance. If the Agricultural Commissioner finds that the property does not conform to the terms of the UAIZ Agreement, the Agricultural Commissioner will report any issues to the Department, which will then make any appropriate referrals to other departments based on the nature of the issue of noncompliance. The respective department shall initiate enforcement actions to bring the property into compliance. Should the property owner fail to comply with the corrective actions requested by the enforcing department within a time period set forth by such department, then notice of such continuing violation shall be submitted to the Director. The Director shall then notify the property owner by mail

that the UAIZ Agreement will be cancelled 15 calendar days after mailing of the notice. At the end of the 15 days, the Department shall execute a cancellation document and record it with the Registrar-Recorder/County Clerk and notify the Agricultural Commissioner and Assessor.

2. Owner-Initiated Cancellation. If the property owner submits a request to the Director to cancel a recorded UAIZ Agreement, the Director will execute a cancellation document with the property owner, which the Director will record with the Registrar-Recorder/County Clerk and notify the Agricultural Commissioner and Assessor.

B. Effect of Cancellation – Tax Rate. The property shall be reassessed to its previous non-agricultural tax rate from the first day of January following recordation of the cancellation document. The property owner shall also receive a secured property tax bill equal to the cumulative value of the tax benefit received during the duration of the UAIZ Agreement upon the property owner for cancellation of any Agreement prior to the expiration of that Agreement, unless the Director makes a determination that the cancellation was caused by extenuating circumstances despite the good faith effort by the property owner.

22.192.130 Program Operative Date.

Unless extended by State law, no UAIZ Agreement for property within the County's UAIZ or any city's UAIZ shall be renewed or created after January 1, 2019. However, any UAIZ Agreement entered into pursuant to this Chapter on or before January 1, 2019, shall be valid and enforceable for the duration of the UAIZ Agreement.

Chapter 22.194 Variances.

Sections:

22.194.010 Purpose.

22.194.020 Applicability.

22.194.030 Application and Review Procedures.

22.194.040 Development Standards.

22.194.050 Findings and Decision.

22.194.060 Conditions of Approval.

22.194.070 All Zone Regulations Apply Unless Variance is Granted.

22.194.010 Purpose.

The variance is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Title 22, develop through the strict literal interpretation and enforcement of such provisions.

22.194.020 Applicability.

A variance may be granted to permit modification of the following where mandated by this Title 22:

A. Building line setbacks, yards, open space, and buffer areas.

B. Height, lot coverage, density, and bulk regulations.

C. Off-street parking spaces, maneuvering areas and driveway width, and paving standards.

D. Landscaping requirements.

E. Wall, fencing, and screening requirements.

F. Street and highway dedication and improvement standards.

G. Lot area and width requirements.

H. Operating conditions such as hours or days of operation, number of employees, and equipment limitations.

I. Sign regulations other than outdoor advertising.

J. Distance-separation requirements.

22.194.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the variance Checklist.

B. Type III Review. The application shall be filed and processed in compliance with Chapter 22.230 (Type III Review – Discretionary) and this Chapter.

22.194.040 Development Standards.

A. Adequate Water Supply – Criteria. If it appears that the variance requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted in the same zone without a variance, and will not comply with the provisions of Division 1 (Water) of Title 20 of the County Code, such facts shall be prima facie evidence that such requested variance will adversely affect and be materially detrimental to adjacent uses, buildings, and structures and will not comply with the provisions of Section 22.194.050 (Findings and Decision).

22.194.050 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

2. The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

3. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

4. Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

22.194.060 Conditions of Approval.

A. The Commission or Hearing Officer may impose conditions to ensure that the approval will be in accordance with the findings required by Section 22.194.050

(Findings and Decision). Such conditions may involve any pertinent factors affecting the establishment, operation and maintenance of the use for which such variance is requested, including those specified in Section 22.158.060 (Conditions of Approval).

B. The application may be approved contingent upon compliance with applicable provisions of other ordinances any other federal, State, or County requirements.

22.194.070 All Zone Regulations Apply Unless Variance is Granted.

Unless specifically modified by a variance, all regulations prescribed in the zone in which such variance is granted shall apply.

Chapter 22.196 Yard Modifications.

Sections:

22.196.010 Applicability.

22.196.020 Application and Review Procedures.

22.196.030 Findings and Decision.

22.196.010 Applicability.

Yard Modifications, where authorized by Section 22.110.080.E.3 (Yard Modification), Section 22.110.180 (Modifications Authorized) or as otherwise authorized by this Title 22, shall comply with this Chapter.

22.196.020 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Yard Modification checklist.

B. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter.

C. Agency Review. Upon receipt of an application request for a modification on yards contiguous to a limited secondary highway, according to Section 22.110.080.E.3 (Yard Modification), the Director shall refer a copy of the application to the Director of Public Works. The application shall not be approved unless the written concurrence of the Director of Public Works has been received.

22.196.030 Findings and Decision.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B, below.

B. Findings.

1. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.

2. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.

3. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

4. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

5. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

Chapter 22.198 Zone Changes.

Sections:

22.198.010 Purpose.

22.198.020 Applicability.

22.198.030 Application and Review Procedures.

22.198.040 Development Standards.

22.198.050 Findings and Decision.

22.198.010 Purpose.

A Zone Change may be initiated to change the zone classification on a lot from one zone to another zone. A Zone Change may be approved whenever the Board finds that the public convenience, the general welfare, or good zoning practice justifies such action, in compliance with this Chapter, this Title 22, and Title 7 (Planning and Land Use) of the California Government Code.

22.198.020 Applicability.

A. Initiation. Initiation of a Zone Change shall be in compliance with Section 22.222.120.A (Initiation and Scheduling).

B. Additional Area Included When. Where an application is filed, the Commission or Director may elect to include additional property within the boundaries of the area to be studied when, in their opinion, good zoning practice justifies such action.

22.198.030 Application and Review Procedures.

A. Application Checklist. The application submittal shall contain all of the materials required by the Zone Change Checklist, including the written permission of the owner for each lot involved in the application.

B. Type IV Review. The application shall be filed and processed in compliance with Chapter 22.232 (Type IV Review – Discretionary) and this Chapter.

22.198.040 Development Standards.

A. Adequate Water Supply – Criteria. The Commission shall consider whether or not the application, if adopted, will result in a need for a greater water supply for adequate fire protection and, if so, what are the existing and proposed sources of such an adequate water supply. The Commission may request that the Fire Department or Public Works, supply it with all facts, opinions, suggestions, and advice which may be material to reaching a decision on any or all matters mentioned in this Subsection A.

22.198.050 Findings and Decision.

A. Findings and decision shall be made in compliance with Section 22.232.040.A.2 (Findings) and include the findings in Subsection B, below.

B. The Commission shall recommend approval of an application to the Board if the following findings are made:

1. Modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration.

2. A need for the proposed zone classification exists within such area or district.

3. The particular property under consideration is a proper location for said zone classification within such area or district.

4. The zone classification at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice;

5. The Zone Change is consistent with the General Plan.

6. If the Zone Change will permit any uses prohibited by the existing zoning, that such Zone Change will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide an adequate water supply.

DIVISION 9: ADMINISTRATION.

Chapters:

Chapter 22.220 Planning Agency.

Chapter 22.222 Administrative Procedures.

Chapter 22.224 Type Reviews Pursuant to Title 22.

Chapter 22.226 Type I Review – Ministerial.

Chapter 22.228 Type II Review – Discretionary.

Chapter 22.230 Type III Review – Discretionary.

Chapter 22.232 Type IV Review – Discretionary/Legislative.

Chapter 22.234 Interpretations.

Chapter 22.236 Minor Modification or Elimination of Conditional Use Permit Conditions.

Chapter 22.238 Modifications and Revocations.

Chapter 22.240 Appeals.

Chapter 22.242 Enforcement Procedures.
Chapter 22.244 Ordinance Amendments.
Chapter 22.246 Additional Regulations.
Chapter 22.248 Publicly Owned Property.
Chapter 22.250 Applications, Petitions, and Fees.

Chapter 22.220 Planning Agency.

Sections:

22.220.010 Purpose.
22.220.020 Board of Supervisors.
22.220.030 Regional Planning Commission.
22.220.040 Hearing Officer.
22.220.050 Director of Regional Planning.
22.220.060 Hearing Examiner.

22.220.010 Purpose.

This Chapter identifies the powers and duties of the officials responsible for administering Title 21 (Subdivisions) and this Title 22.

22.220.020 Board of Supervisors.

The Board, established pursuant to Title 2 (Administration) of the County Code and Section 25000 et seq. of the California Government Code, has the the following zoning and administrative powers and duties:

A. Initiates amendments to the General Plan, Title 22, or Zoning Map.

B. Adopts amendments to the General Plan, Title 22, or Zoning Map.

C. Considers and certifies CEQA documents and hears appeals on CEQA determinations by the Commission, Hearing Officer, or Director.

D. Affirms, modifies, or reverses decisions made by the Commission; as provided for in Chapter 22.240 (Appeals).

E. Establishes fees to file applications and for services provided by the Department.

F. Appoints commissioners as provided for in Chapter 2.108 (Regional Planning Commission) in Title 2 of the County Code.

G. Appoints the Director as provided for in Chapter 2.106 (Department of Regional Planning) in Title 2 of the County Code.

H. Appoints Hearing Officers and Hearing Examiners based on the recommendation of the Director.

22.220.030 Regional Planning Commission.

The Regional Planning Commission (Commission) is established pursuant to Title 2 (Administration) of the County Code and Sections 65101 and 65902 of the California Government Code. The Commission has the following powers and duties:

A. Initiates amendments to the General Plan, Title 22, or Zoning Map.

B. Recommends approval or denial of amendments to the General Plan, Title 22, or Zoning Map and other legislative actions to the Board.

C. Conducts public hearings and, based on findings, approves, conditionally approves, or denies discretionary applications.

D. Considers, adopts, or certifies CEQA documents for applications.

E. Affirms, modifies, or reverses decisions made by the Hearing Officer through appeals or calls for review pursuant to Chapter 22.240 (Appeals) and Section 65903 of the California Government Code.

22.220.040 Hearing Officer.

The Hearing Officer is appointed by the Director and confirmed by the Board. The Hearing Officer has the authority to approve, conditionally approve, or deny applications and CEQA documents, subject to this Title 22. The Hearing Officer has the following powers and duties:

A. Conducts public hearings and, based on findings, approves, conditionally approves, or denies discretionary applications or refer the decision to the Commission.

B. Considers, adopts, or certifies CEQA documents.

C. Considers and sustains, modifies, or rescinds appeals from Final Zoning Enforcement Orders pursuant to Chapter 22.242 (Enforcement Procedures).

22.220.050 Director of Regional Planning.

The Director of Regional Planning (Director) is appointed by the Board pursuant to Chapter 2.106 (Department of Regional Planning) in Title 2 of the County Code. The Director may delegate powers and duties to Department staff, who are supervised by and report to the Director. The Director has the following powers and duties:

A. Performs initial reviews of ministerial and discretionary applications and notifies the applicant if additional information is necessary to complete review of the application.

B. Approves or denies ministerial applications.

C. Reviews applications subject to CEQA and the County's environmental review requirements and prepares CEQA documentation for the Review Authority as defined in Section 22.222.030.

D. Interprets Title 22 pursuant to Chapter 22.234 (Interpretations).

E. Recommends appointment of candidates for Hearing Officer and Hearing Examiner for decision by the Board.

F. Issues Final Zoning Enforcement Orders pursuant to Chapter 22.242 (Enforcement Procedures).

22.220.060 Hearing Examiner.

The Hearing Examiner is appointed by the Director and confirmed by the Board. The Hearing Examiner has the following powers and duties, pursuant to Section 22.222.190 (Hearing Examiner Public Hearing):

A. Conducts public hearings and receives public testimony, when determined by the Director.

B. Provides a report of the public hearing and makes recommendations to the Commission.

Chapter 22.222 Administrative Procedures.

Sections:

22.222.010 Purpose.

22.222.020 Applicability.

22.222.030 Review Authority.

22.222.040 Appeal Body.

22.222.050 Advisory Body.

22.222.060 Multiple Applications.

22.222.070 Application Filing and Withdrawal.

22.222.080 Fees and Deposits.

22.222.090 Initial Application Review.

22.222.100 Denial of Inactive Application.

22.222.110 Project Evaluation and Staff Report.

22.222.120 Public Hearing Procedure.

22.222.130 Notice of Application.

22.222.140 Notice Content.

22.222.150 Mailing.

22.222.160 Notification Radius.

22.222.170 Sign Posting.

22.222.180 Publication.

22.222.190 Hearing Examiner Public Hearing.

22.222.200 Findings and Decision.

22.222.210 Decision after Public Hearing.

22.222.220 Notice of Action.

22.222.230 Effective Date of Decision and Appeals.

22.222.240 Documentation, Scope of Approval, and Exhibit "A."

22.222.250 Use of Property Before Final Action.

22.222.260 Performance Guarantee and Covenant.

22.222.270 Expiration Date and Extension for Unused Permits and Reviews.

22.222.280 Cessation of Use.

22.222.010 Purpose.

This Chapter identifies common procedures for administering permits, reviews, and legislative actions and for administering Type Reviews in this Title 22.

22.222.020 Applicability.

A. Unique procedures in this Chapter shall apply only when a specific reference is made to this Chapter, or Section, or subsection of this Chapter.

B. Unique procedures in this Chapter may be modified if specifically stated in a permit or review.

22.222.030 Review Authority.

The Review Authority is the decision maker for an application. The Review Authority may refer an application to another Review Authority for a decision on the application. Table 22.222.030-A, below, identifies each Review Authority.

TABLE 22.222.030-A: REVIEW AUTHORITY AND APPEAL BODIES
Board
Commission
Hearing Officer
Director

22.222.040 Appeal Body.

The Appeal Body is the decision maker for an appeal of a decision by the Review Authority, when applicable.

22.222.050 Advisory Body.

An Advisory Body includes:

A. A Review Authority that provides a recommendation to another Review Authority.

B. Other County departments and experts in relevant subject areas that provide comments and recommendations to the Review Authority. Such bodies include, but are not limited to, the Subdivision Committee, Significant Ecological Area Technical Advisory Committee (SEATAC), Environmental Review Board (ERB), and the Fire, Public Works, Parks and Recreation, and Public Health Departments.

C. Any federal, State, County, or local agency.

22.222.060 Multiple Applications.

A. Review Authority in Multiple Applications. When two or more applications are filed on a property, all applications associated with said property may be subject to concurrent review by the Review Authority.

B. Findings for Multiple Discretionary Applications. When two or more discretionary applications are filed on a property, the Review Authority in making its findings shall consider each case individually and as if each application was filed separately.

C. Application Submittals for Multiple Applications. When two or more applications are filed on a property, the Director may waive individual application submittal requirements.

22.222.070 Application Filing and Withdrawal.

A. Application Forms and Submittal Information.

1. The Director shall prepare a checklist that indicates the forms, information, and materials necessary for processing each permit or review application.

2. For each permit or review requested by the applicant, the application submittal shall include:

a. Forms, information, and materials required by the checklist.

b. Fees or deposits, in compliance with Section 22.222.080 (Fees and Deposits).

3. The accuracy of the permit or review application submittal shall be the responsibility of the applicant.

4. All materials submitted for an application become County property. Said materials may be made available for public review.

B. Applicants. The following persons may file applications:

1. The owner of the subject property;

2. An agent for the applicant with written authorization by the owner of the subject property;

3. The plaintiff in an action in eminent domain to acquire the subject property, or any portion thereof; or

4. A public agency in negotiation to acquire the subject property or any portion thereof.

C. Resubmission of Application. No discretionary application shall be filed or accepted if a final action (approval or denial) has been taken within one year on an application requesting the same or substantially the same permit.

D. Withdrawal of Application.

1. An application may be withdrawn at any time prior to final action by filing a written request with the Director.

2. The request shall be signed by all persons who signed the original application, or their successors in interest.

3. Refunds shall be issued in compliance with Section 22.222.080.C (Refunds).

22.222.080 Fees and Deposits.

A. Filing Fees and Deposits Required. No application shall be accepted without payment of the required fee or deposit. Fees and deposits are established in Chapter 22.250 (Applications, Petitions, and Fees).

B. Additional Fees. In addition to any fees or deposits required by this Title 22, the applicant shall pay any fees or deposits required by any other agency, statute, or ordinance.

C. Refunds.

1. Fee Refunds. If an application is withdrawn as provided in Section 22.222.070.D (Withdrawal of Application), the Director shall refund a portion of the filing fee.

a. Three-fourths of the fee shall be refunded if the application is withdrawn prior to the mailing of the first written request by the Director for materials.

b. One-half of the fee shall be refunded if the application is withdrawn after the mailing of the first written request by the Director for materials, but

prior to publication of notice per Section 22.222.180 (Publication) or prior to the start of the public hearing by the Commission or Hearing Officer.

c. There shall be no refund of any portion of the fee after:

i. The publication of notice per Section 22.222.180 (Publication);

ii. The start of the public hearing by the Commission or Hearing Officer; or

iii. The Commission, Hearing Officer, or Director takes final action on the application.

2. Deposit Refunds. If requested by the applicant, the Director shall refund the unused portion of a deposit after final action has been taken on an application or after the application has been withdrawn.

22.222.090 Initial Application Review.

A. Review of Application. The Director shall review the application and determine if additional materials are required.

B. Request for Materials. The Director may require materials to clarify, correct, or otherwise supplement the application after it has been accepted by the Department for processing. Materials may include additional or revised applications, exhibits, site plans, elevations, information, fees, and any other materials that are necessary to complete the review of the application. When materials are required, the Director shall provide a written request to the applicant. If the requested materials are not provided, the Director may deem the application inactive per Section 22.222.100.A (Inactive Application).

C. Consultation. The Director may consult with any Advisory Body (Section 22.222.050) regarding an application that has been accepted by the Department for processing. The applicant shall pay any additional fees required for said consultation in compliance with Section 22.222.080.B (Additional Fees) or as required by said agency for such consultation. If any required fee is not paid, the Director may deem the application inactive per Section 22.222.100.A (Inactive Application).

D. Inspections. Any County official participating in the review of the application shall be granted access to the premises or property that is the subject of the application. Failure to cooperate with any County official may result in suspension of application processing until the inspection is completed. If access is not granted, the Director may deem the application inactive per Section 22.222.100.A (Inactive Application).

E. Review Authority. Where applicable, the Director shall refer an application to the Review Authority for review and decision after all required materials or fees are submitted and all required reviews, consultations, and inspections have been completed.

22.222.100 Denial of Inactive Application.

A. Inactive Application. If the applicant does not provide any item required by Section 22.222.070 (Application Filing and Withdrawal) or Section 22.222.090 (Initial Application Review) within the time period specified by the Director, or, if no time is specified, within 30 days of notification, the Director may deem the application inactive. The Director may extend the time period upon written request from the applicant. Once the Director deems an application inactive, the Director or Hearing Officer may deny an application according to Subsection B or C, below.

B. Denial by Director. The Director may deny any application for a Ministerial Site Plan Review (Chapter 22.186) in accordance with the following:

1. When an application is deemed inactive per Subsection A, above. Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).

2. If the Director takes no action on an application within 90 days from the date of filing, it shall constitute a denial of such application.

3. The Director's decision is final and not subject to administrative appeal.

C. Denial by Hearing Officer.

1. Denial. The Hearing Officer may deny, without a public hearing, any application not listed in Subsection B, above, if such application is deemed inactive per Subsection A, above. The Hearing Officer may allow the applicant to amend such application without the filing of additional application fees prior to final action (denial). Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).

2. New Application. Once an application is denied for inactivity, any new application shall be filed in compliance with Section 22.222.070 (Application Filing and Withdrawal).

22.222.110 Project Evaluation and Staff Report.

The Director shall evaluate the project and provide a staff report to the Review Authority based on information in the record at the time of preparation.

22.222.120 Public Hearing Procedure.

A. Initiation and Scheduling.

1. Initiation. A public hearing before the Commission or Hearing Officer may be initiated:

a. If the Board instructs the Commission, Hearing Officer, or Director to set the matter for a public hearing;

b. Upon the initiative of the Commission; or

c. Upon the filing of an application.

2. Scheduling. After initiation of a public hearing pursuant to Subsection A.1, above, the Director shall schedule a time and place for the public hearing as required by this Title 22.

B. Public Hearing.

1. Review Authority and Hearing Examiner.

a. A public hearing shall be held before the Commission or Hearing Officer unless the Director determines that the Hearing Examiner shall first hold an initial public hearing.

b. If the Director determines that the Hearing Examiner shall first hold an initial public hearing, the initial public hearing shall be held in compliance with Section 22.222.190 (Hearing Examiner Public Hearing).

2. Notice of Public Hearing.

a. Notice Content. Notice of public hearing shall include the following information:

i. The information in Section 22.222.140 (Notice Content).

ii. The date, time, and place of the public hearing and the Review Authority (Commission or Hearing Officer) or Hearing Examiner.

iii. A general description of the County's procedure concerning the conduct of the public hearing.

iv. A statement that written comments may be submitted to the Director prior to the hearing and that comments may be made or written material may be submitted at the public hearing.

v. A statement that any interested person or authorized agent may appear and be heard at the public hearing.

b. Mailing. Notice of public hearing shall be mailed in compliance with Section 22.222.150 (Mailing) at least 30 days before the public hearing.

c. Notification Radius. Notice of public hearing shall be mailed in compliance with Section 22.222.160 (Notification Radius).

d. Sign Posting. A notice of public hearing sign shall be posted in compliance with Section 22.222.170 (Sign Posting) at least 30 days before the public hearing.

e. Publication. Publication of the notice of public hearing shall be in compliance with Section 22.222.180 (Publication).

3. Alternative Notice of Public Hearing. As an alternative to Subsection B.2, above, the Director may provide an advertised notice in the time and manner authorized by the California Government Code.

4. Time and Location. A public hearing shall be held at the date, time, and location for which notice was given.

C. Continued Public Hearing.

1. A public hearing may be continued without further notice, provided that the Commission or Hearing Officer announces for the record the date, time, and location where the hearing will be continued before the adjournment of the hearing.

2. If the public hearing is continued to an undetermined date or taken off the public hearing calendar, the applicant shall pay the rehearing fee per the Filling Fee Schedule before the public hearing is rescheduled. Notice of the continued public hearing shall be provided in the same manner as required for the application.

22.222.130 Notice of Application.

A. Notice of application shall contain notice content in compliance with Section 22.222.140 (Notice Content).

B. Notice of application shall be mailed in compliance with Section 22.222.150 (Mailing).

22.222.140 Notice Content.

Notices shall include the following information:

A. The application number.

B. A general description of the application and location of the subject property.

C. A statement that the application's CEQA document will be considered, if applicable.

D. A statement that written comments may be submitted to the Director within the specified time period.

E. The phone number, street address, and website of the Department, where an interested person can call or visit to obtain additional information.

22.222.150 Mailing.

A. Notice shall be mailed or delivered to:

1. Owner and Applicant. The owner of the subject property, the applicant, and the applicant's agent, when applicable.

2. Surrounding Properties.

a. Owners of properties, as required by the permit, review, or this Title 22; and

b. Such other persons whose property might, in the Director's judgment, be affected by such application.

3. Persons Requesting Notice. A person who has filed a written request for notice of a specific application with the Director.

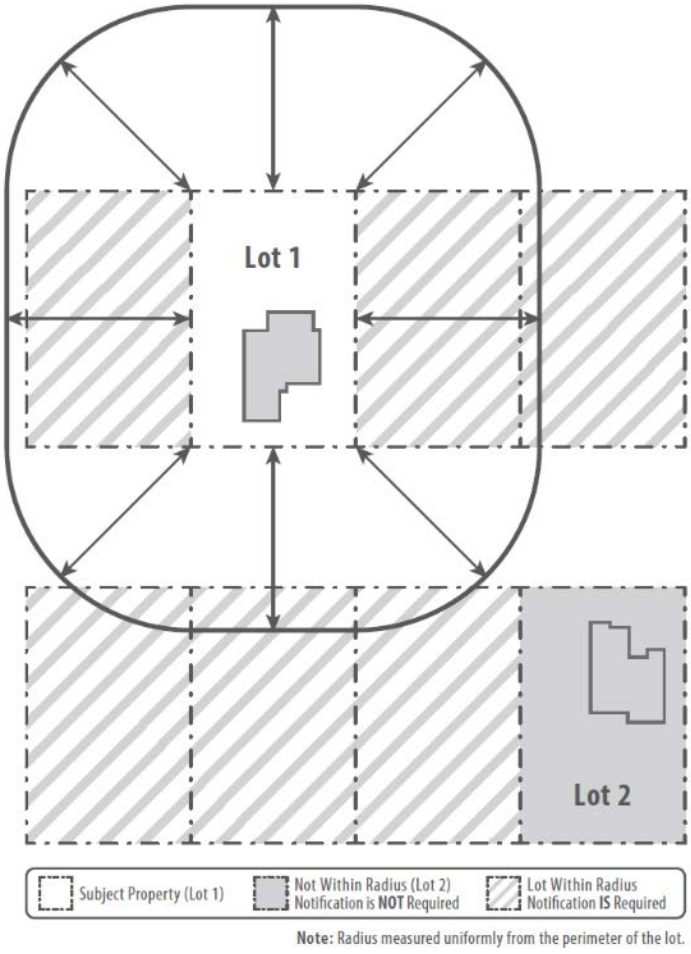
4. Public Agencies. Any public officials, departments, bureaus, or agencies, who, in the opinion of the Director, might be interested in the application.

B. Failure of any person or entity to receive notice shall not invalidate the actions of the Review Authority.

22.222.160 Notification Radius.

A. Standard Radius. Notice shall be mailed to all owners of property located within a 500-foot radius of the exterior boundaries of the subject property noted on the application, as shown on the County's last equalized assessment roll. For example, see Figure 22.222.160-A, below.

FIGURE 22.222.160-A: NOTIFICATION RADIUS



B. Additional Radius. Notwithstanding Subsection A, above, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property noted on the application, as shown on the County's last equalized assessment roll, unless a more specific radius is required by this Title 22, for properties in the following areas:

1. Fifth Supervisorial District.
2. The Community of Avocado Heights within the Puente Zoned District.
3. Workman Mill Zoned District.
4. South San Gabriel Zoned District.

22.222.170 Sign Posting.

A. Time. The applicant shall post signs required by this Section on the subject property.

B. Dimensions, Materials, and Content. Sign size, height, materials, colors, content, and lettering shall adhere to the specifications described in the checklist by the Department.

C. Location. One sign shall be erected on each public road frontage adjoining the subject property. The sign shall be legible and accessible by foot from said public roads. If the subject property is not visible from an existing public road, this Subsection C may be modified by the Director.

D. Additional Posting Requirements. The Director may require additional signs or that signs to be larger and/or constructed of stronger weather-proof materials to improve visibility and legibility at the posted locations.

E. Verification. At least 14 days prior to the public hearing or decision date, the applicant shall provide the Director with:

1. A photograph showing the signs erected on the subject property; and

2. A signed affidavit stating that the signs have been placed on the subject property in compliance with this Section.

F. Maintenance and Display. The applicant shall be responsible for maintaining signs in a satisfactory condition and continuously displaying the sign according to the period of time specified prior to the public hearing or decision date.

G. Failure to Comply. Failure of the applicant to comply with this Section shall result in postponement of the public hearing or decision.

H. Removal. The applicant shall remove signs from the subject property within one week following the close of the public hearing or decision date.

I. Exception. This Section shall not apply to public hearings on matters initiated by the Board or Commission. The Director may post signs for such public hearings at locations where deemed appropriate.

22.222.180 Publication.

A. Notice of public hearing or notice of application shall be published once in a newspaper of general circulation in the County available in the community of the subject property and at least 30 days before the public hearing or decision date.

B. Hearings on general amendments to this Title 22 shall be published once in a newspaper of general circulation in the County at least 30 days before the public hearing.

22.222.190 Hearing Examiner Public Hearing.

A. At the discretion of the Director, the Hearing Examiner may hold an initial public hearing on any matter subject to a public hearing before the Commission or Hearing Officer by Title 21 (Subdivisions) or this Title 22 except, however, the Hearing Examiner may not conduct appeals or calls for review of projects decided by a Hearing Officer.

B. The Director shall determine which matters shall have an initial public hearing held by the Hearing Examiner before a public hearing is conducted by the Commission or Hearing Officer. One or more of the following factors will generally indicate to the Director that an initial public hearing before the Hearing Examiner should be held:

1. An Environmental Impact Report is required.

2. An update to, or preparation of, a community or area wide plan is proposed.

3. A major amendment to the General Plan or Title 22 is proposed.

4. The construction of 50 or more residential units or 50,000 square feet or more of commercial or industrial floor area is proposed.

5. A major project pursuant to the provisions of Section 22.246.050 (Major Projects Review Trust Funds) is proposed.

6. A subdivision, General Plan Amendment, Ordinance Amendment, or Zone Change is proposed.

7. The Director determines that:

a. The subject property is remote from downtown Los Angeles;

b. The public hearing may generate significant public controversy; or

c. The application has other aspects that indicate a Hearing Examiner hearing is appropriate.

C. The Hearing Examiner shall hold an initial public hearing in compliance with Section 22.222.120.B (Public Hearing).

D. Prior to the Commission's or Hearing Officer's public hearing on a matter for which the Hearing Examiner has first conducted an initial public hearing:

1. The Hearing Examiner shall prepare a report to the Commission or Hearing Officer. The report shall include an analysis of the proposal, proposed findings and conditions where applicable, recommendations, and other pertinent materials to be submitted to the Commission or Hearing Officer.

2. The Director shall:

a. Provide a notice of action in compliance with Section 22.222.220 (Notice of Action). The notice of action shall include a synopsis of the Hearing Examiner's initial public hearing, and the written recommendation to the Commission or Hearing Officer; and

b. Provide a notice of public hearing before the Commission or Hearing Officer in accordance with Section 22.222.120 (Public Hearing Procedure).

22.222.200 Findings and Decision.

A. Findings. After evaluating the application, plans, testimony, reports, and all other materials that constitute the administrative record, the Review Authority shall make findings required by this Title 22. Findings required by this Title 22 are specific to the permit or review, zone, use, supplemental district, or as otherwise specified by this Title 22. The Review Authority may make findings, in addition to the findings required by this Title 22, after evaluating the administrative record.

B. Decision. After evaluating the administrative record, the Review Authority may approve, conditionally approve, or deny the application:

1. Approve. Where the Review Authority finds that the administrative record substantiates all of the findings required by this Title 22, the Review Authority may:

a. Approve the application;

b. Approve the application contingent upon compliance with applicable provisions of other ordinances; and

c. Impose conditions of use deemed reasonable and necessary to ensure that the approval will be in compliance with any findings made by the Review Authority.

2. Deny. Where the Review Authority finds that the administrative record does not substantiate all of the findings required by this Title 22, the Review Authority shall deny the application.

22.222.210 Decision After Public Hearing.

A. Board of Supervisors.

1. After closing the public hearing, the Board shall take action on the application.

2. The decision of the Board shall be final on any matter except a local coastal program amendment or a Coastal Development Permit, including a Coastal Development Permit located in an area without a certified local coastal program.

B. Commission.

1. After closing the public hearing, the Commission shall take action on the application.

2. The Commission shall publicly announce the appeal period for filing an appeal of its action, if applicable. The decision shall be final, unless the decision is appealed to the Board, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

3. After the public hearing on a legislative action, the Commission shall forward their recommendation to the Board. If a discretionary application is heard

concurrently with a legislative action, the Commission shall forward their recommendations and findings on the discretionary application and the legislative action to the Board concurrently.

C. Hearing Officer.

1. After closing the public hearing, the Hearing Officer shall:

a. Make a decision on the application; or

b. Refer the decision to the Commission.

2. The Hearing Officer shall publicly announce the appeal period for filing an appeal of its action, if applicable, unless the Hearing Officer refers the decision to the Commission. The decision shall be final, unless the decision is appealed to the Commission, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

22.222.220 Notice of Action.

A. Notice of Action. After taking its final action on an application, the Review Authority shall issue a notice of action. The notice of action shall:

1. Describe the action taken; and

2. If applicable, include:

a. Any applicable findings or conditions; or

b. Instructions for filing an appeal.

B. Delivery. The Director shall mail the notice of action to:

1. The applicant;

2. Every member of the public who testified at the public hearing for whom addresses are available; and

3. Any other person or entity who filed:

a. A written request for notification; and

b. A written protest with the Director.

22.222.230 Effective Date of Decision and Appeals.

A. The Review Authority's decision shall be effective on the 15th day following the date of the decision, unless an appeal of the decision is timely filed or an Appeal Body calls for review of the decision.

B. Appeals or calls for review shall be processed in compliance with Chapter 22.240 (Appeals) and this Section.

C. Any person dissatisfied with the action of the Review Authority may file an appeal. The appeal must be filed within 14 days of the Review Authority's decision. If an Appeal Body calls for review of the Decision, the Appeal Body must make the call for review within 14 days of the Review Authority's decision.

D. If the last day to file an appeal or call for review falls on a non-business day for the Appeal Body, then the appeal period shall extend to the next business day and the effective date of the decision shall also extend to the business day following.

E. In all cases in which a permit or review received an approval issued concurrently pursuant to Title 21 (Subdivisions) and this Title 22, the decision shall become effective on the first day after expiration of the time limit established by Section 66452.5 of the California Government Code as set forth in Section 21.56.010 (Procedures – Submittal and Determination) of Title 21 of the County Code.

F. Where a decision on a permit or review is appealed to, or called for review by, the Board, the date of decision by the Board of such appeal or review shall be deemed the date of grant in determining the effective date.

22.222.240 Documentation, Scope of Approval, and Exhibit "A."

A. Site plans, floor plans, building elevations, maps, or information submitted to the Department during the application review process may be deemed a part of the Exhibit "A" for an approved application.

B. Unless otherwise indicated by the Review Authority, the Exhibit "A" shall not be stamped as approved until the permit or review becomes effective per Section 22.222.230 (Effective Date of Decision and Appeals), complies with Section 22.222.260 (Performance Guarantee and Covenant), and any applicable

conditions of approval have been completed, unless as otherwise indicated in the conditions of approval.

C. Approvals may be subject to periodic review to determine compliance with the Exhibit "A" and the conditions of approval.

D. It shall be the responsibility of the property owner, permittee and their successors to comply with the Exhibit "A" and conditions of approval.

22.222.250 Use of Property Before Final Action.

Any property involved in a discretionary application shall not be used for the use requested in the application until and unless the permit or review has become effective, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals), and an approved Exhibit "A" has been issued by the Department, in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").

22.222.260 Performance Guarantee and Covenant.

Approval may require the permittee to guarantee, warrant, or ensure compliance with the provisions of this Title 22, approved plans, or conditions of approval. To ensure compliance, the County may require the permittee to:

A. Record the terms and conditions of approval with the Registrar-Recorder/County Clerk. Upon any transfer or lease of the property during the term of the grant, the permittee shall provide a copy of the permit approval and its conditions to the transferee or lessee;

B. Deposit a fee, financial assurance, bond, or other mechanism in a reasonable amount, as determined by the County, to ensure the faithful performance of one or more of the conditions of approval;

C. Record a covenant restricting the use of the subject property (e.g., limitations on occupancy or maintenance of affordability) with the Registrar-Recorder/County Clerk; or

D. Record a covenant guaranteeing use and maintenance on a separate property necessary to comply with requirements (e.g. adequate access) with the Registrar-Recorder/County Clerk.

22.222.270 Expiration and Extension for Unused Permits and Reviews.

A. An approved permit or review shall be used within the time limit specified in the conditions, or, if no time limit is specified, two years after the date the decision becomes final after approval by the Review Authority. If the permit or review is not used within the applicable time limit, the approval shall expire and become null and void.

B. Notwithstanding Subsection A, above, where an application requesting an extension is timely filed prior to the expiration date, the Hearing Officer may extend the time limit in Subsection A, above, for a period of not to exceed one year.

C. In the case of discretionary applications heard concurrently with a subdivision, the time limit shall be concurrent and consistent with those of the subdivision.

D. In the case of a nonprofit corporation organized to provide low-income housing for the poor or the elderly, the Hearing Officer may grant an additional one-year extension to the time limit, provided that an application requesting such extension is timely filed prior to the expiration of the first such extension.

E. In the case of an application requiring approval by the Coastal Commission, the time limit shall comply with Chapter 22.56 (Coastal Development Permits).

F. In the case of a permit or review for a publicly owned use, no time limit shall apply to use the approval provided that the public agency:

1. Acquires the property involved or commences legal proceedings for its acquisition, within one year of the effective date of the approval; and

2. Immediately after the acquisition of, or the commencement of legal proceedings for the acquisition of the property, posts the subject property with signs, having an area of not less than 20 square feet nor more than 40 square feet in area per face indicating the agency and the purpose for which it is to be developed. One sign shall be placed facing, and located within, 50 feet of each street, highway, or parkway bordering the property. Where the property in question is not bounded by a street,

highway, or parkway the agency shall erect one sign facing the street, highway, or parkway nearest the property.

G. A permit or review shall be considered used, within the intent of this Subsection G, when construction or other development authorized by such permit or review has commenced that would be prohibited in the zone if no permit or review had been granted. For this Subsection G, construction or other development shall include grading with grading permits and construction with required building permits from Public Works.

22.222.280 Cessation of Use.

Unless otherwise specified, an approved discretionary permit or review shall automatically cease to be of any force and effect if the use for which the permit or review was granted has ceased or has been suspended for a consecutive period of two or more years.

Chapter 22.224 Type Reviews Pursuant to Title 22.

Sections:

22.224.010 Purpose.

22.224.020 Type Review Characteristics.

22.224.030 Permits and Reviews Assigned a Type Review.

22.224.040 Permits and Reviews Assigned Unique Administrative Procedures.

22.224.010 Purpose.

This Division establishes four Type Reviews. Each Type Review prescribes a set of specific administrative procedures from Chapter 22.222 (Administrative Procedures) used for processing permits and reviews in this Title 22. Permits and reviews in Division 8 (Permits, Reviews, and Legislative Actions) are assigned a Type Review or are prescribed unique administrative procedures for application processing.

22.224.020 Type Review Characteristics.

Table 22.224.020-A, below, identifies the four Type Reviews and their general application processing characteristics:

TABLE 22.224.020-A: TYPE REVIEW CHARACTERISTICS						
	Chapter Number	***Ministerial/ Discretionary***	***Noticing Required***	***Posting Required***	***Review Authority***	***Public Hearing Required***
Type I Review	22.226	Ministerial	No	No	Director	No
Type II Review	22.228	Discretionary	Yes	No	Hearing Officer	Yes
Type III Review	22.230	Discretionary	Yes	Yes	Commission/ Hearing Officer	Yes
Type IV Review	22.232	Discretionary	Yes	Yes	Board	Yes

22.224.030 Permits and Reviews Assigned a Type Review.

Table 22.224.030-A, below, identifies permits and reviews and the Type Review used to process the application:

TABLE 22.224.030-A: PERMITS AND REVIEWS ASSIGNED A TYPE REVIEW		
Permit or Review	***Chapter Number***	***Type Review***
Lot Line Adjustments	22.170	Type I Review
Revised Exhibit "A"s	22.184	Type I Review
Ministerial Site Plan Review	22.186	Type I Review
Animal Permits	22.152	Type II Review
Minor Conditional Use Permits	22.160	Type II Review
Yard Modifications	22.196	Type II Review
Cemetery Permits	22.154	Type III Review
Conditional Use Permits	22.158	Type III Review
Non-Conforming Uses, Buildings and Structures	22.172	Type III Review
Parking Permits	22.178	Type III Review
Surface Mining Permits	22.190	Type III Review
Variances	22.194	Type III Review
Development Agreements	22.162	Type IV Review
Plan Amendments	22.180	Type IV Review
Zone Changes	22.196	Type IV Review

22.224.040 Permits and Reviews Assigned Unique Administrative Procedures.

Table 22.224.040-A, below, identifies permits and reviews that are not assigned a Type Review for processing the application. These permits and reviews contain unique processing procedures and directly reference Chapter 22.222 (Administrative Procedures) for processing the application.

TABLE 22.224.040-A: PERMITS AND REVIEWS ASSIGNED UNIQUE ADMINISTRATIVE PROCEDURES	
Permit or Review	***Chapter Number***
Adult Business Permits	22.150
Coastal Development Permits	22.56/22.156
Explosive Permits	22.164
Housing Permits	22.166
Los Angeles County Mills Act Program	22.168
Oak Tree Permits	22.174
Parking Deviations, Minor	22.176
Requests for Reasonable Accommodations	22.182
Special Events Permits	22.188
Urban Agriculture Incentive Zone Program	22.192

Chapter 22.226 Type I Review – Ministerial.

Sections:

22.226.010 Purpose.

22.226.020 Review Authority.

22.226.030 Application and Review Procedures.

22.226.040 Decision.

22.226.050 Notice of Action.

22.226.060 Documentation.

22.226.070 Effective Date of Decision.

22.226.080 Expiration Date and Extension for Unused Permits and Reviews.

22.226.010 Purpose.

The Type I Review is a ministerial process for reviewing applications. This process requires the Director to verify that a proposed use, structure, or development of land complies with all applicable provisions of this Title 22.

22.226.020 Review Authority.

The Director is the Review Authority for an application that requires a Type I Review. The Director may approve or deny the application.

22.226.030 Application and Review Procedures.

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Subsections A, B, and D of Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

22.226.040 Decision.

A. The Director shall approve or deny the application.

B. The decision on the application shall be based on an assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.

C. The Director's decision is final and is not subject to Chapter 22.240 (Appeals).

22.226.050 Notice of Action.

After taking action on an application, the Director shall notify the applicant by mail of the decision.

22.226.060 Documentation.

The decision may be in the form of a letter or in the form of a stamp, signature, or other official notation or documentation on the site plan.

22.226.070 Effective Date of Decision.

The decision is effective the date the letter is signed or site plan is stamped, signed, or officially noted.

22.226.080 Expiration Date and Extension for Unused Permits and Reviews.

A. An approved application shall be used within two years after the grant of such approval. If the approved application is not used within the time limit, the approval becomes null and void.

B. Notwithstanding Subsection A, above, where an application requesting an extension is timely filed prior to such expiration date, the Director may extend the time limit in Subsection A, above, for a period of not to exceed one year.

Chapter 22.228 Type II Review – Discretionary.

Sections

22.228.010 Purpose.

22.228.020 Review Authority.

22.228.030 Application and Review Procedures.

22.228.040 Public Hearing.

22.228.050 Findings and Decision.

22.228.060 Notice of Action.

22.228.070 Effective Date of Decision and Appeals.

22.228.080 Post-Decision Actions and Regulations.

22.228.010 Purpose.

The Type II Review is a discretionary process for reviewing applications. This process requires a public hearing and may require public notification of the application by publication and mail.

22.228.020 Review Authority.

The Hearing Officer is the Review Authority for an application that requires a Type II Review. The Hearing Officer may approve, conditionally approve, or deny the application or may refer the application to the Commission for decision.

22.228.030 Application and Review Procedures.

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

E. Project evaluation and staff report shall be in compliance with Section 22.222.110 (Project Evaluation and Staff Report).

22.228.040 Public Hearing.

A. The application shall require a public hearing. The public hearing shall be held in compliance with Section 22.222.120 (Public Hearing Procedure).

B. Notwithstanding Section 22.222.120.B.2.c (Notification Radius), notice shall be mailed to all owners of property located within a 300-foot radius of the exterior boundaries of the subject property noted on the application, as shown on the County's last equalized assessment roll, unless a more specific radius is required by this Title 22.

C. Section 22.222.120.B.2.d (Sign Posting) shall not apply.

22.228.050 Findings and Decision.

The Hearing Officer shall make findings and decisions for the application in compliance with Section 22.222.200 (Findings and Decisions).

22.228.060 Notice of Action.

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.228.070 Effective Date of Decision and Appeals.

A. The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

B. Notwithstanding Chapter 22.240 (Appeals), if the decision of the Hearing Officer is appealed to the Commission, the Commission's decision on an appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal.

22.228.080 Post-Decision Actions and Regulations.

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A).

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Expiration date and extension for unused permits and reviews shall be in compliance with Section 22.222.270 (Expiration Date and Extension for Unused Permits and Reviews).

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

Chapter 22.230 Type III Review – Discretionary.

Sections:

22.230.010 Purpose.
22.230.020 Review Authority.
22.230.030 Application and Review Procedures.
22.230.040 Public Hearing.
22.230.050 Findings and Decision.
22.230.060 Decision after Public Hearing.
22.230.070 Notice of Action.
22.230.080 Effective Date of Decision and Appeals.
22.230.090 Post-Decision Actions and Regulations.

22.230.010 Purpose.

The Type III Review is a discretionary process for reviewing applications. This process requires a public hearing and may require public notification of the application by publication, mail, and a sign posted on the property.

22.230.020 Review Authority.

Unless specified by this Title 22, the Commission or Hearing Officer is the Review Authority for an application that requires a Type III Review. The Commission or Hearing Officer may approve, conditionally approve, or deny the application.

22.230.030 Application and Review Procedures.

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

E. Project evaluation and staff report shall be in compliance with Section 22.222.110 (Project Evaluation and Staff Report).

22.230.040 Public Hearing.

The application shall require a public hearing. The public hearing shall be held in compliance with Section 22.222.120 (Public Hearing Procedure).

22.230.050 Findings and Decision.

The Review Authority shall make findings and decisions for the application in compliance with Section 22.222.200 (Findings and Decisions).

22.230.060 Decision After Public Hearing.

The Review Authority's decision after the public hearing shall be held in compliance with Section 22.222.210 (Decision After Public Hearing).

22.230.070 Notice of Action.

The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.230.080 Effective Date of Decision and Appeals.

The effective date of decision and appeals shall be in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

22.230.090 Post-Decision Actions and Regulations.

A. Documentation, scope of approval, and Exhibit "A" shall be in compliance with Section 22.222.240 (Documentation, Scope of Approval, and Exhibit "A").

B. Use of property before final action shall be in compliance with Section 22.222.250 (Use of Property Before Final Action).

C. Performance guarantee and covenant shall be in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

D. Expiration date and extension for unused permits and reviews shall be in compliance with Section 22.222.270 (Expiration Date and Extension for Unused Permits and Reviews).

E. Cessation of use shall be in compliance with Section 22.222.280 (Cessation of Use).

Chapter 22.232 Type IV Review – Discretionary/Legislative.

Sections:

22.232.010 Purpose.

22.232.020 Review Authority.

22.232.030 Application and Review Procedures.

22.232.040 Commission and Board Actions.

22.232.050 Filing of Bonds.

22.232.010 Purpose.

The Type IV Review is a discretionary process for reviewing legislative applications that require Board approval. This process requires a public hearing and may include public notification of the application by publication, mail, and a sign posted on the property.

22.232.020 Review Authority.

The Board is the Review Authority for an application that requires a Type IV Review. The Commission shall review the application at a public hearing and make a recommendation to the Board. If the Commission recommends approval, the Board shall review the application at a public hearing. If the Commission recommends denial, the Board shall not be required to take further action, but may review the application at a public hearing if the application is appealed.

22.232.030 Application and Review Procedures.

A. Multiple applications shall be in compliance with Section 22.222.060 (Multiple Applications).

B. Application filing and withdrawal shall be in compliance with Section 22.222.070 (Application Filing and Withdrawal).

C. Fees and deposits shall be in compliance with Section 22.222.080 (Fees and Deposits).

D. Initial application review shall be in compliance with Section 22.222.090 (Initial Application Review).

E. Project evaluation and staff report shall be in compliance with Section 22.222.110 (Project Evaluation and Staff Report).

22.232.040 Commission and Board Actions.

A. Commission Action.

1. Public Hearing. The Commission shall hold a public hearing in compliance with Sections 22.222.120.B (Public Hearing) and 22.222.120.C (Continued Public Hearing).

2. Findings.

a. The Commission shall make findings in compliance with Section 22.222.200.A (Findings).

b. The Commission may recommend approval or denial based on the findings required by Subsection A.2.a, above, and this Subsection A.2.b.

i. The Commission may:

(1) Recommend approval only after making all of the required findings;

(2) Recommend approval contingent upon compliance with applicable provisions of other ordinances; or

(3) Recommend conditions of use deemed reasonable and necessary to ensure that the approval will be in compliance with any findings made by the Commission.

ii. The Commission shall recommend denial of the application if one or more of the required findings are not made.

3. Commission Recommendation.

a. Recommendation of Approval. A recommendation of approval by the Commission shall be by resolution carried by the affirmative vote of not less than three of its members. Such recommendation is final and conclusive and may not be reconsidered by the Commission except upon a referral by the Board.

b. Recommendation of Denial. A recommendation of denial by the Commission shall not require further action by the Board. The action of the Commission shall become final in accordance with Section 22.222.230 (Effective Date of Decision and Appeals) unless an appeal is timely filed to the Board, in compliance with Chapter 22.240 (Appeals).

4. Notice of Action. The Director shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

B. Board Action.

1. Public Hearing. After receipt of the Commission's recommendation for approval, the Board shall hold a public hearing and shall give notice of public hearing pursuant to Section 22.222.120.B.2 (Notice of Public Hearing).

2. Board Action on Commission Recommendations. The Board may approve, modify, or reject the recommendation of the Commission, provided:

a. For a Zone Change, Ordinance Amendment, or Plan Amendment, any modification of the recommendation of the Commission by the Board

that was not previously considered by the Commission during its hearing, shall first be referred to the Commission for report and recommendation. The Commission shall not be required to hold a public hearing for consideration of said report and recommendation; and

b. Failure of the Commission to report within 40 days after the reference, or such longer period as may be designated by the Board, shall be deemed to be approval of the proposed modification.

3. Notice of Action. The Board shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.232.050 Filing of Bonds.

Filing of bonds shall be in compliance with Section 22.246.030.A (Filing of Bonds).

Chapter 22.234 Interpretations.

Sections:

22.234.010 Purpose.

22.234.020 Authority.

22.234.030 Record of Interpretation.

22.234.010 Purpose.

This Chapter establishes the authority of the Director to interpret this Title 22.

22.234.020 Authority.

When the Director determines that the meaning or applicability of any provision of this Title 22 is subject to interpretation, the Director may issue a written interpretation.

22.234.030 Record of Interpretation.

Any written interpretation made by the Director shall be kept on file with the Department and be made available to the public.

Chapter 22.236 Minor Modification or Elimination of Conditional Use Permit Conditions.

Sections:

22.236.010 Purpose.

22.236.020 Applicability.

22.236.030 Prohibited Modifications.

22.236.040 Application and Review Procedures.

22.236.050 Findings and Decision.

22.236.060 Conditions of Approval.

22.236.010 Purpose.

This Chapter establishes procedures for the modification or elimination of conditions of a previously approved Conditional Use Permit without filing a new Conditional Use Permit (Chapter 22.158) application. This process can be used where such modification or elimination of conditions of the previously approved Conditional Use Permit will not result in a substantial alteration or material deviation from the terms and conditions of the previously approved Conditional Use Permit and is necessary to allow the reasonable operation and use previously granted.

22.236.020 Applicability.

Any person desiring to modify or eliminate one or more conditions of a previously approved Conditional Use Permit may file an application, except that no application shall be filed or accepted within one year of final action on the same or substantially the same application or within one year of final action on the Conditional Use Permit.

22.236.030 Prohibited Modifications.

A. Any request to modify or eliminate the following shall be denied:

1. A change of an alcohol license previously approved for a site.

2. An increase of shelf space devoted to alcohol.

3. The modification would require additional environmental review in compliance with CEQA.

4. Substantial alteration or material deviation from the terms and conditions of the previous approval.

5. Modification or elimination of any condition specified as mandatory in this Title 22 or any condition which relates to a development standard that may only be modified through a Variance (Chapter 22.194).

6. Modification of the time limit for use, grant term, or expiration date.

B. To request a modification or elimination of conditions listed in Subsection A, above, the applicant may file a new Conditional Use Permit (Chapter 22.158) application.

22.236.040 Application and Review Procedures.

A. Application Checklist. An application submittal shall contain all materials required by the Modification or Elimination of Permit Conditions Checklist.

B. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Chapter. Notwithstanding Section 22.228.040.B, notice shall be mailed to the same notification radius that was required for the public hearing for the previously approved Conditional Use Permit.

22.236.050 Findings and Decision.

A. Common Procedures. Findings and decision shall be in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. Findings.

1. The findings and decision in Section 22.158.050 (Findings and Decision) for the Conditional Use Permit as modified has been satisfied.

2. The modified Conditional Use Permit will not materially deviate from the terms and conditions imposed in the previously approved Conditional Use Permit.

3. Approval of the application is necessary to allow the reasonable operation and use granted in the Conditional Use Permit.

22.236.060 Conditions of Approval.

A. In approving the application, the Review Authority may impose additional conditions, if deemed necessary to ensure that the modification or elimination of any condition will be in accordance with Section 22.236.050 (Findings and Decision).

B. Notwithstanding Subsection A, above, the Review Authority shall not modify or eliminate any condition specified as mandatory in this Title 22 or any condition

which relates to a development standard that may only be modified through a Variance (Chapter 22.194) application.

Chapter 22.238 Modifications and Revocations.

Sections:

22.238.010 Purpose.

22.238.020 County Action.

22.238.030 Initiation.

22.238.040 Grounds for Modifications or Revocations.

22.238.050 Nonconforming Uses and Structures – Additional Additional Grounds.

22.238.060 Commercial or Industrial Uses.

22.238.070 Public Hearing and Action.

22.238.080 Requirement or Condition Imposed by Final Action.

22.238.010 Purpose.

This Chapter establishes procedures for the County to modify or revoke any discretionary permit or review which was granted by the Board, Commission, or Hearing Officer. These actions, which supplement Chapter 22.242 (Enforcement Procedures), are intended not only to serve a corrective purpose, but also as a deterrent to violating this Title 22.

22.238.020 County Action.

A. Modifications. The County's action to modify a permit or review approval shall have the effect of modifying individual conditions while allowing the remaining privileges granted by the original approval.

B. Revocations. The County's action to revoke a permit or review approval shall have the effect of terminating the approval and denying the privileges granted by such approval.

22.238.030 Initiation.

A. A modification or revocation of a discretionary permit or review may be initiated:

1. If the Board instructs the Commission to set the matter for a public hearing and recommendation;

2. Upon the initiative of the Commission; or

3. Upon the initiative of the Director.

B. If, in the course of a modification or revocation proceeding, the applicant requests a revision to the approved Conditional Use Permit, the applicant shall file a Conditional Use Permit (Chapter 22.158) application.

22.238.040 Grounds for Modifications or Revocations.

A. After a public hearing is held in accordance with this Chapter, the Hearing Officer may modify or revoke any discretionary permit or review which has been granted by the Board, Commission, or Hearing Officer pursuant to this Title 22, on any one or more of the following grounds:

1. That such approval was obtained by fraud;

2. That the use for which such approval was granted is not being exercised;

3. a. That the use for which such approval was granted has ceased or has been suspended for one year or more;

b. Subsection A.3.a, above, does not apply to a surface mining operation for which a valid permit is in full force and effect, or for which a valid, unexpired zone exception was granted prior to November 23, 1970, or which was lawfully established in former Zone Q, provided such operation complies with the requirements of Chapter 22.190 (Surface Mining Permits) for intermittent mining operations and if from the cessation of use the outer boundaries of the premises have been continuously posted with signs as described Section 22.190.050.I (Boundary Markers);

4. Except in case of a dedicated cemetery, that any person making use of or relying upon the permit, variance, or other approval is violating or has violated any conditions of such permit, variance, or other approval, or that the use for which the permit, variance, or other approval was granted is being, or recently has been,

exercised contrary to the terms of conditions of such approval, or in violation of any statuette, ordinance law, or regulation; or

5. Except in the case of a dedicated cemetery, that the use for which the approval was granted is so exercised as to be detrimental to the public health or safety, or so as to be as nuisance.

B. In all cases where the Director determines that it is in the public interest or where the Board, either individually or collectively, requests it, a public hearing shall be scheduled before the Commission. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a Conditional Use Permit (Chapter 22.158). Following the public hearing, the Commission shall approve or deny the proposed modifications and/or revocation, based on the findings required by this Section.

22.238.050 Nonconforming Uses and Structures – Additional Grounds.

In addition to Section 22.238.040 (Grounds for Modifications or Revocations), a nonconforming use or structure may be modified or revoked after the public hearing if the Commission or Hearing Officer finds:

A. That the condition of the improvements, if any, on the property are such that to require the property to be used only for these uses permitted in the zone where it is located would not impair the constitutional rights of any person; or

B. That the nature of the improvements are such that they can be altered so as to be used in conformity with the uses permitted in the zone in which such property is located without impairing the constitutional rights of any person.

22.238.060 Commercial or Industrial Uses.

A. This Section provides a just and equitable method to be cumulative with any other remedy available for the abatement of certain nuisance activities. These include existing land uses which have become public nuisances or are being operated or maintained in violation of any other provision of law.

B. Notwithstanding any other provision of this Title 22 to the contrary, the Commission may recommend to the Board the modification, discontinuance, or removal of a commercial or industrial use if the Commission finds that as operated or maintained, such use:

1. Jeopardizes or endangers the public health or safety of persons residing or working on the premises or in the surrounding area;

2. Constitutes a public nuisance;

3. Has resulted in repeated nuisance activities including but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, loud noises in late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests; or

4. Violates any provision of any federal, State or County regulation, ordinance, or statute.

22.238.070 Public Hearing and Action.

A. Public Hearing Procedure.

1. Public Hearing.

a. A public hearing shall be held in compliance with Section 22.222.120.B (Public Hearing).

b. The Commission or Hearing Officer may continue the public hearing in compliance with Section 22.222.120.C.1 if, for any reason, the testimony of any case set for public hearing cannot be completed on the appointed day.

2. Notice Requirements. In addition to Section 22.222.120.B.2 (Notice of Public Hearing), the Director shall also serve notice upon every person, if any, in real or apparent charge and control of the premises involved, the record owner, the holder of any mortgage, trust deed, or other lien or encumbrance of record, the holder of any lease of record, the record holder of any other estate or interest in or to the premises or any part thereof, written notice of the time and place of such hearing,

either in the manner required by law for the service of summons, or by registered mail, postage prepaid:

a. To appear at a public hearing at a time and place fixed by the Commission; and

b. At the public hearing, to show cause why the permit should not be revoked or revised, or why the use, building, or structure should not be modified, discontinued, or removed, as applicable.

B. Decision After Public Hearing.

1. After the public hearing, the Commission or Hearing Officer shall recommend approval or denial of the modification or revocation of the subject use or structure.

2. As part of any recommendation for modification, the Commission or Hearing Officer shall recommend conditions as deemed appropriate.

3. Recommendation shall be supported by written findings, in compliance with Section 22.222.200.A (Findings), including a finding that the action does not impair the constitutional rights of any person. However, the Commission or Hearing Officer may recommend that a use be discontinued or a building or structure removed only upon finding that:

a. Prior governmental efforts to cause the owner or lessee to eliminate the problems associated with the premises have failed (examples include formal action by law enforcement, building and safety, or zoning officials); and

b. That the owner or lessee has failed to demonstrate, to the satisfaction of the Commission, the willingness and ability to eliminate the problems associated with the premises.

C. Notice of Action.

1. The Commission shall issue and serve a notice of action in compliance with Section 22.222.220 (Notice of Action).

D. Board Action.

1. After receipt of the Commission's or Hearing Officer's recommendation, the Board shall hold a public hearing and shall give notice of public hearing in compliance with Section 22.222.120.B.2 (Notice of Public Hearing), provided, however, that if the Commission or Hearing Officer has recommended against the approval of a modification, the Board shall not be required to take further action and the action of the Commission shall become final unless an interested party requests a hearing by the Board by filing a written request with the Executive Officer-Clerk of the Board within 15 days after the Commission or Hearing Officer files its recommendation with the Board.

2. The Board may approve, modify, or reject the recommendation of the Commission or Hearing Officer, and its action to modify or revoke shall be supported by the written findings prescribed in this Chapter.

3. The Board shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).

22.238.080 Requirement or Condition Imposed by Final Action.

It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Board pursuant to this Section. Such violation or failure to comply shall constitute a violation of this Title 22 and shall be subject to the same penalties as any other violation of this Title 22.

Chapter 22.240 Appeals.

Sections:

22.240.010 Authorization.
22.240.020 Filing of Appeals.
22.240.030 Initiation of Appeals.
22.240.040 Initiation of Calls for Review.
22.240.050 Fee for Appeals.
22.240.060 Procedures for Appeals and Calls for Review.
22.240.070 Additional Procedures for Appeals to the Board.

22.240.010 Authorization.

A. Appeals. To avoid results inconsistent with the purposes of this Title 22, decisions of the Director, unless otherwise specified, may be appealed to the Commission, decisions of the Hearing Officer may be appealed to the Commission, and decisions of the Commission may be appealed to the Board, unless otherwise specified in the permit or review.

B. Calls for Review. To avoid results inconsistent with the purposes of this Title 22, decisions of the Hearing Officer or Director may be called for review by the Commission; and decisions of the Commission may be called for review by the Board, unless otherwise specified in the permit or review.

22.240.020 Filing of Appeals.

A. Eligibility. Any person dissatisfied with the action of the Commission, Hearing Officer, or Director may file an appeal in compliance with this Chapter, unless otherwise specified or limited by this Title 22.

B. Time Limit. Appeals and calls for review shall be initiated prior to the effective date of decision, in compliance with Section 22.222.230 (Effective Date of Decision and Appeals).

22.240.030 Initiation of Appeals.

A. Filing. An appeal shall be filed with the secretary or clerk of the designated Appeal Body on the prescribed form, along with any accompanying appeal fee, and shall state specifically whether the basis of the appeal is that:

1. The determination or interpretation is not in accord with the purposes of this Title 22;
2. It is claimed that there was an error or abuse of discretion;
3. The record includes inaccurate information; or
4. The decision is not supported by the record.

B. Appeal Vacates Decision. The filing of an appeal vacates the decision from which the appeal is taken. Such decision is only reinstated if the Appeal Body fails to act or affirms the decision in its action.

22.240.040 Initiation of Calls for Review.

A. A call for review may be initiated by the affirmative vote of the majority of the members present of the designated Appeal Body per Section 22.240.010.B (Calls for Review). A call for review by a designated Appeal Body shall be made prior to the effective date of the decision being reviewed. No fee shall be required.

B. When the Commission makes a recommendation to the Board on any legislative action, any concurrent decision by the Commission on any discretionary, non-legislative land use application concerning, in whole or in part, the same lot shall be deemed to be timely called for review by the Board.

22.240.050 Fee for Appeals.

A. Processing Fee for Appeals to the Board.

1. Applicant Appeal of Decision.

a. If the appellant is an applicant, the appellant shall pay a processing fee as listed in Chapter 22.250 (Applications, Petitions, and Fees) for an Appeal to the Board of Supervisors by an Applicant, to cover the cost incurred by the Department for processing the appeal.

b. Only one appeal fee shall be charged for the appeal of any related concurrently acted upon entitlements under this Title 22, which concerns, in whole or in part, the same project. Notwithstanding the provisions of Section 21.56.010.A of Title 21 (Subdivisions) of the County Code, when an appeal of a decision made under this Title 22 is timely filed with an appeal of any tentative map, parcel map, or request for waiver concurrently acted upon under Title 21 (Subdivisions) which concerns, in whole or in part, the same project, only the appeal set forth in Section 21.56.020 (Appeals) shall be paid for all such appeals.

2. Applicant Appeal of Conditions. If the appellant is the applicant or any representative thereof, and files an appeal of no more than a total of two conditions of the approved discretionary permit, tentative map, or parcel map or request for waiver or other entitlement concurrently acted upon under Title 21 (Subdivisions) which concerns, in whole or in part, the same approved map, in any combination, the

appellant shall pay a processing fee in an amount determined by the Executive Officer-Clerk of the Board to be ample to cover the cost of a hearing to be held by the Board. The appellant shall also pay a processing fee as listed in Chapter 22.250 (Applications, Petitions, and Fees) for an Appeal to the Board of Supervisors, Applicant for One or Two Project Conditions. This fee shall be applied to the Department to cover the costs of processing the appeal.

3. Non-Applicant Appeal. If the appellant is not the applicant or any representative thereof, of an approved discretionary permit, map, or waiver or associated entitlement, the appellant shall pay a processing fee in an amount determined by the Executive Officer-Clerk of the Board to be ample to cover the cost of a hearing to be held by the Board. The appellant shall also pay a processing fee as listed Chapter 22.250 (Applications, Petitions, and Fees) for an Appeal to the Board of Supervisors, Non-Applicant. This fee shall be applied to the Department to cover the costs of processing the appeal.

B. Processing Fee for Appeals to the Commission.

1. Applicant Appeal of Decision. If the appellant is an applicant, the appellant shall pay a processing fee as listed in Chapter 22.250 (Applications, Petitions, and Fees) for an Appeal to the Regional Planning Commission, Applicant. The fee shall be applied in its entirety to the Department.

2. Applicant Appeal of Conditions. If the appellant is an applicant or any representative thereof, and the appellant files an appeal of no more than a total of two conditions on the approved discretionary permit, tentative map, parcel map, or request for waiver or other entitlement concurrently acted upon under Title 21 (Subdivisions) which concerns, in whole or in part, the same approved map, in any combination, the appellant shall pay a processing fee as listed in Chapter 22.250 (Applications, Petitions, and Fees) for an Appeal to the Regional Planning Commission, Applicant for One or Two Project Conditions. This fee shall be applied in its entirety to the Department.

3. Non-Applicant Appeal. If the appellant is not the applicant or any representative thereof, of an approved discretionary permit, map, or waiver or associated entitlement, the appellant shall pay a processing fee as listed in Chapter 22.250 (Applications, Petitions, and Fees) for an Appeal to the Regional Planning Commission, Non-Applicant. This fee shall be applied in its entirety to the Department.

22.240.060 Procedures for Appeals and Calls for Review.

A. Hearing Dates. The Appeal Body may delegate the setting of hearing dates to its secretary or clerk.

B. Public Hearing.

1. An appeal or review hearing shall be a public hearing if the decision being appealed or reviewed required a public hearing.

2. A public hearing on an appeal from an action of the Hearing Officer is not subject to Chapter 22.222.190 (Hearing Examiner Public Hearing).

3. The Appeal Body shall consider the matter directly at its public hearing. Notice of public hearings shall be given in the manner required for the decision being appealed or reviewed.

C. Plans and Materials. At an appeal or review hearing, the Appeal Body shall consider only the same application, plans, and materials that were the subject of the original decision. Compliance with this provision shall be verified prior to or during the hearing by a representative of the person or body that made the original decision. If new plans and materials which differ substantially from the original are submitted, the applicant shall file a new application. Changes to the original submittal made to meet objections by the staff, the Appeal Body, or the opposition below need not be the subject of a new application. As part of the decision, the Appeal Body may impose additional conditions on a project in granting approval to a modified project.

D. Hearing. At the hearing, the Appeal Body shall review the record of the decision and hear testimony of the appellant, the applicant, the party or body whose decision is being appealed or reviewed, and any other interested party.

E. Decision and Notice.

1. After the hearing, the Appeal Body shall affirm, modify, or reverse the original decision or refer the matter back for further review.

2. As part of the decision, the Appeal Body may impose additional conditions on a project in granting approval to a modified project.

3. When a decision is modified or reversed, the Appeal Body shall state the specific reasons for modification or reversal.

4. Decisions on appeals or reviews shall be rendered within 30 days of the close of the hearing.

5. The secretary or clerk of the Appeal Body shall mail the notice of decision in compliance with Section 22.222.220 (Notice of Action), within 10 days after the date of the decision.

F. Effective Date of Decision. Where the decision of the Appeal Body is final and the application is not subject to further administrative appeal, the date of decision by the Appeal Body on such appeal shall be deemed the date of grant in determining said expiration date.

G. Failure to Act. If the Appeal Body fails to act upon an appeal within the time limits prescribed in Subsection E.4, above, the decision from which the appeal was taken shall be deemed affirmed.

22.240.070 Additional Procedures for Appeals to the Board.

In addition to the foregoing procedures, upon receiving an appeal or initiating a call for review, the Board may take one of the following additional actions:

A. Affirm the action of the Commission;

B. Refer the matter back to the Commission for further proceedings with or without instructions; or

C. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board's decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

Chapter 22.242 Enforcement Procedures.

Sections:

22.242.010 Purpose.

22.242.020 General Prohibitions.

22.242.030 Violations.

22.242.040 Public Nuisance.

22.242.050 Infractions.

22.242.060 Injunction.

22.242.070 Zoning Enforcement Order and Noncompliance Fee.

22.242.010 Purpose.

This Chapter establishes procedures for enforcement of the provisions of this Title 22. These enforcement procedures are intended to assure due process of law in the abatement or correction of nuisances and violations of this Title 22.

22.242.020 General Prohibitions.

A. No structure shall be moved into an area, erected, reconstructed, added to, enlarged, advertised on, structurally altered, or maintained and no structure or land shall be used for any purpose, except as specifically provided and allowed by this Title 22.

B. No person shall use or permit to be used any structure or land, nor shall any person erect, structurally alter, or enlarge any structure, or advertise on any structure, except in accordance with the provisions of this Title 22.

C. No permit or entitlement may be issued or renewed for any use, construction, improvement, or other purpose, unless specifically provided for or permitted by this Title 22.

22.242.030 Violations.

A. Every person violating any condition or provision either of this Title 22, permit, or approval thereto, is guilty of a misdemeanor, unless such violation is otherwise declared to be an infraction in Section 22.242.050 (Infractions). Each

violation is a separate offense for each and every day during any portion of which the violation is committed.

B. Each violation determined to be an infraction by this Title 22 shall be punishable by a fine of $100 for the first violation. Subsequent violations of the same provision of this Title 22 shall be punishable by a fine of $200 for the second violation and $500 for the third violation in a 12-month period as provided by applicable law. The fourth and any further violations of the same provision of this Title 22 which are committed at any time within a 12-month period from the date of the commission of the first violation shall be deemed misdemeanors. The three infraction violations which are the basis for the fourth and any further violations being misdemeanors may be brought and tried together. The increased penalties set forth in this Section for subsequent violations shall be applicable whether said subsequent violations are brought and tried together with the underlying previous violations or separately therefrom.

22.242.040 Public Nuisance.

Any use of property contrary to the provisions of this Title 22 shall be, and the same is hereby declared to be unlawful and a public nuisance, and the authorized legal representative of the County may commence actions and proceedings for the abatement thereof, in the manner provided by law, and may take such other steps and may apply to any court having jurisdiction to grant such relief as will abate or remove such use and restrain and enjoin any person from using any property contrary to the provisions of this Title 22.

22.242.050 Infractions.

Violations of the provisions contained in the following list are deemed infractions:

A. Automobile, truck, or other motor vehicle repair conducted outside of an enclosed building.

B. Inoperative vehicle parking or storage.

C. Keeping or parking of vehicles in violation of Section 22.112.040.C (Residential and Agricultural Zones).

D. Outside display and/or sales, except when authorized by and in accordance with a Special Event Permit (Chapter 22.188).

E. Signs prohibited by Section 22.114.040 (Prohibited Signs Designated).

22.242.060 Injunction.

The provisions of this Title 22 may also be enforced by injunction issued by any court having jurisdiction over the owner or occupant of any real property affected by such violation or prospective violation.

22.242.070 Zoning Enforcement Order and Noncompliance Fee.

A. Final Zoning Enforcement Order.

1. In the course of enforcing any provision of this Title 22, the Director shall have the authority to issue a Final Zoning Enforcement Order concerning any property not in compliance with the provisions of this Title 22. Such order shall state, in not less than 14-point type in substantially the following form, that "Failure of the owner or person in charge of the premises to comply with this order within 15 days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount indicated on the Filing Fee Schedule, unless an appeal from this order is received within 15 days after the compliance date. Such appeal shall comply with Section 22.242.070.C of the Los Angeles County Code." The Director's issuance of a Final Zoning Enforcement Order shall be final unless an appeal from the order has been received.

2. Service of a Final Zoning Enforcement Order shall be upon:

a. The person in real or apparent charge and control of the premises involved;

b. The record owner;

c. The owner or holder of any lease of record; or

d. The record owner of any interest in or to the land or any building or structure located thereon.

3. Service shall be by personal delivery or by registered or certified mail, return receipt requested, at the Director's election.

4. In the event the Director, after reasonable effort, is unable to serve the order as specified above, proper service shall be by posting a copy of the order on the premises. The date of service is deemed to be the date of mailing, personal delivery, or posting, as applicable.

B. Noncompliance Fee.

1. If a Final Zoning Enforcement Order has not been complied with within 15 days following the compliance date specified in the order, or any written extension thereof, and no appeal of such order has been timely received as provided in this Section, the Director shall have the authority to impose and collect a noncompliance fee in the amount indicated on the Filing Fee Schedule. The fee shall be subject to annual review and adjustment as provided in Section 22.250.010.D (Annual Fee Review).

2. The purpose of the noncompliance fee is to recover costs of zoning enforcement inspections and other efforts by the Director to secure substantial compliance with a zoning enforcement order. Not more than one such fee shall be collected for failure to comply with a zoning enforcement order. The noncompliance fee shall be in addition to any other fees required by the County Code.

3. The determination of the Director to impose and collect a noncompliance fee shall be final, and it shall not be subject to further administrative appeal.

C. Appeal of Final Zoning Enforcement Order.

1. Any person upon whom a Final Zoning Enforcement Order has been served may appeal the order to the Hearing Officer within the time specified in Subsection A, above. Such appeal shall contain any written evidence that the appellant wishes to be considered in connection with the appeal. If applicable, the appeal shall state that said person has applied for the appropriate permit or other administrative approval pursuant to this Title 22.

2. The Hearing Officer shall consider such appeal within 45 days from the date that the appeal is received and shall notify the appellant of the decision within a

reasonable period of time thereafter in the manner described in this Section for service of a Final Zoning Enforcement Order. The Hearing Officer may sustain, rescind, or modify the Final Zoning Enforcement Order. The decision of the Hearing Officer shall be final and effective on the date of decision, and it shall not be subject to further administrative appeal.

D. Imposition and Collection of the Noncompliance Fee.

1. The Director shall notify the person against whom a noncompliance fee is imposed in the manner described in this Section for service of a Final Zoning Enforcement Order. The Director may waive the imposition and collection of a noncompliance fee where the Director determines such waiver to be in the public interest.

2. The person against whom the noncompliance fee is imposed shall remit the fee to the Director within 15 days after the date of service of said notice.

E. Penalty After Second Notice of Noncompliance Fee. If the person against whom a noncompliance fee has been imposed fails to pay such fee within 15 days of notification as provided above, the Director may send a second notice of noncompliance fee in the manner described in this Section for service of a Final Zoning Enforcement Order. If the fee has not been paid within 15 days after the date of service of the second notice of noncompliance fee, the County shall withhold the issuance of a building permit or other approval to such person until the noncompliance fee has been paid in full. An administrative penalty assessment equal to two times the noncompliance fee and a collection fee equal to 50 percent of the noncompliance fee shall also be imposed if the fee is not paid within 15 days after the date of service of the second notice. The administrative penalty assessment and collection fee, after notice, shall become part of the debt immediately due and owing to the County. The County thereafter shall have the right to institute legal action in any court of competent jurisdiction to collect the amount of the noncompliance fee, administrative penalty assessment and collection fee. In any suit brought by the County to enforce and collect

the noncompliance fee, administrative penalty assessment and collection fee, the County shall be entitled to collect all costs and fees incurred in such proceedings.

Chapter 22.244 Ordinance Amendments.

Sections:

22.244.010 Purpose.

22.244.020 Applicability.

22.244.030 Review Procedures.

22.244.040 Findings.

22.244.010 Purpose.

An Ordinance Amendment may be initiated to alter the boundaries of districts, to impose regulations not previously imposed, or to remove or modify any regulation already imposed by this Title 22. An Ordinance Amendment may be approved whenever the Board finds that the public convenience, general welfare, or good zoning practice justifies such action, in compliance with this Chapter, this Title 22, and Title 7 (Planning and Land Use) of the California Government Code.

22.244.020 Applicability.

A. Initiation. A public hearing before the Commission or Hearing Officer may be initiated for an Ordinance Amendment:

1. If the Board of Supervisors instructs the Department to set the matter for a public hearing;

2. Upon the initiative of the Commission; or

3. Upon the initiative of the Director.

B. Urgency Ordinance. In the case of this Title 22, the Board may also adopt an urgency measure as an interim ordinance in compliance with Section 65858 of the California Government Code.

22.244.030 Review Procedures.

Ordinance Amendments shall be processed in compliance with Chapter 22.232 (Type IV Review – Discretionary/Legislative) and this Chapter.

22.244.040 Findings.

A. Common Procedures. Findings and decision shall be made in compliance with Section 22.222.200 (Findings and Decision), and include the findings in Subsection B, below.

B. Findings.

1. The amendment is consistent with the surrounding area, if applicable.

2. The amendment is consistent with the principles of the General Plan.

3. Approval of the amendment will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.

4. The amendment is consistent with other applicable provisions of this Title 22.

Chapter 22.246 Additional Regulations.

Sections:

22.246.010 Legislative Provisions.

22.246.020 Applicability of Zone Changes and Ordinance Amendments.

22.246.030 Bonds and Insurance.

22.246.040 Procedural Ordinance for Financing of Public Facilities.

22.246.050 Major Projects Review Trust Funds.

22.246.060 Library Facilities Mitigation Fee.

22.246.070 Law Enforcement Facilities Fee.

22.246.080 Temporary Housing in Disaster Areas.

22.246.010 Legislative Provisions.

A. Continuation of Existing Law. The provisions of this Title 22, as long as they are substantially the same as the provisions of any ordinance, or portions of any ordinance repealed by provisions codified in this Section, shall be construed as restatements and continuations of these ordinances, and not as new enactments.

B. Proceedings Pending as of November 5, 1971 — Procedure Generally. No hearing or other proceeding initiated or commenced prior to November 5, 1971, and no right accrued, is affected either by amendments to Ordinance 1494 effective on November 5, 1971, or by the provisions of this Title 22, but all proceedings taken after this date shall conform to the provisions of this Title 22 as far as possible. Where the Commission, prior to November 5, 1971, has recommended the granting, denial, revocation, or modification of any permit, exception, license, or other approval to the Board, the Board may act upon such recommendation either before or after November 5, 1971. In all other cases, the Commission shall grant, deny, revoke, or modify as now provided in this Title 22, even if the action was initiated prior to November 5, 1971.

C. Proceedings Pending as of November 5, 1971 — Applications for Exceptions. If, prior to November 5, 1971, an application for an exception has been heard by the Board, Commission, or Hearing Officer but has not been decided on by November 5, 1971, the Board, Commission, or Hearing Officer may, where applicable, consider the case as either an application for a variance or for a Conditional Use Permit, and shall decide or recommend pursuant to the provisions of this Title 22 as they now exist.

D. Zone Exception.

1. Deemed Variance When. Where a Zone Exception granted by action of the Board or Commission prior to November 5, 1971, may be granted as a variance under the present provisions of this Title 22, it shall be deemed a variance.

2. Considered Nonconforming Use When. In all cases other than as provided in Subsection D.1, above, where a Zone Exception was granted by action of the Board or Commission prior to November 5, 1971, such use shall be considered a nonconforming use under the provisions of this Title 22, provided:

a. That such uses shall remain in compliance with and subject to all limitations and conditions imposed by such grant; and

b. That all provisions governing nonconforming uses not in conflict with the limitations and conditions of such grant shall apply.

3. Considered Conditional Use. Notwithstanding the provisions of Subsection D.2, above, where a Zone Exception, granted by action of the Board or Commission prior to November 5, 1971, may be granted as a Conditional Use Permit (Chapter 22.158) under the present provisions of this Title 22, it shall be deemed a Conditional Use Permit.

E. Rights Under Existing Approval Not Affected. No rights given by any permit, license, or other approval under any ordinance repealed by the provisions of this Section are affected by such repeal, but such rights shall hereafter be exercised according to the provisions of this Title 22.

F. Convictions for Crimes. Any conviction for a crime under any ordinance which is repealed by this Section, which crime is continued as a public offense by this Title 22, constitutes a conviction under this Title 22 for any purpose for which it constituted a conviction under such repealed ordinance.

G. Repeal Does Not Revive Any Ordinance. The repeal of any ordinance amending this Title 22 shall not revive any amendment adopted prior to the repealed ordinance amendment.

22.246.020 Applicability of Zone Changes and Ordinance Amendments.

A. Unless otherwise specified in this Title 22, if a complete application, as determined by the Director, was submitted to the Department prior to the effective date of a Zone Change (Chapter 22.198) or an Ordinance Amendment (Chapter 22.244):

1. The applicant may choose whether the application will be subject to the zoning and regulations that were applicable to the project prior to the effective date of such Zone Change or Ordinance Amendment; and

2. If the applicant chooses to have the application be subject to the zoning and regulations that were applicable to the project prior to the effective date of such Zone Change or Ordinance Amendment:

a. The application may be modified prior to consideration by the Commission, Hearing Officer, or Director, and still be subject to the previously applicable zoning and regulations so long as the requested modification does not:

i. Change the project's housing type (e.g., from single-family residential to two-family or multi-family residential);

ii. Increase the project's residential density;

iii. Increase the project's floor area or lot coverage for non-residential space;

iv. Increase the amount of grading for the project; or

v. Increase the area of ground disturbance resulting from the project.

b. Such a modification may necessitate submittal by the applicant of revised, updated, or additional materials, including, but not limited to, site plans, elevations, and Oak Tree Reports.

c. If the requested modification does not meet all of the criteria set forth in this Subsection A.2, the modified project shall be considered a new application subject to the Zone Change or Ordinance Amendment.

B. Modifications to Approved Permits Requested After Effective Date of Zone Changes and Ordinance Amendments.

1. If an application for a modification to an approved but not used permit that is valid on the effective date of a Zone Change or Ordinance Amendment, is filed, and the proposed modification is a minor change and will result in a project that substantially conforms with the project previously approved by the permit, as determined by the Director, the modification, at the election of the applicant, may be subject to the zoning and regulations applicable to the permitted use prior to the effective date of Zone Change or Ordinance Amendment. In all other cases, an application for a modification to such a permit shall be considered a new application and shall be subject to the Zone Change or Ordinance Amendment.

2. If an approved permit has been used prior to the effective date of such Zone Change or Ordinance Amendment and the permit contains a grant term, the permit may continue until the end of the grant term, and, at the end of the grant term, the permit shall cease and the property shall be subject to the provisions of this Title 22 in effect at that time. If, during the grant term, a request for a modification to the previously approved and used permit is made and the modification will result in a project that substantially conforms with the project previously approved by the permit, as determined by the Director, the modification shall be subject to the zoning and regulations applicable to the use prior to the effective date of such Zone Change or Ordinance Amendment. In all other cases, a request for a modification to the previously approved permit shall be subject to the provisions of Title 22 in effect at the time of filing the application for the modification.

3. If an approved permit has been used prior to the effective date of such Zone Change or Ordinance Amendment and the permit does not have a grant term, the use may continue indefinitely without regard to the amended zoning and amended regulations resulting from such Zone Change or Ordinance Amendment. Notwithstanding the preceding sentence, all applicable provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) regarding nonconforming uses shall apply to the previously approved permit. If a request for a modification to the previously approved permit is made, and the modification will result in a use that substantially conforms with the project previously approved by the permit, as determined by the Director, the modification shall be subject to the zoning and regulations in effect prior to the effective date of such Zone Change or Ordinance Amendment. In all other cases, a request for a modification to the previously approved permit shall be subject to the provisions of this Title 22 in effect at the time of filing the application for the modification.

22.246.030 Bonds and Insurance.

A. Filing of Bonds.

1. Assignment of Savings and Loan Certificates Permitted When. If any provision of Chapter 22.162 (Development Agreements), Chapter 22.198 (Zone

Changes), or Section 22.06.060 (Zoned Districts Established) requires the filing of any bond as a prerequisite to any particular use of any property, the person making or proposing to make such use may, in lieu of such bond, deposit with the Executive Officer-Clerk of the Board and assign to the County savings and loan certificates or shares equal in amount to the required amount of the bond. Such deposit and assignment shall comply with all of the provisions of Chapter 4.36 in Title 2 (Administrative Code) of the County Code.

2. Agreement on Satisfaction of Final Judgment. If any provision of Chapter 22.162 (Development Agreements), Chapter 22.198 (Zone Changes), or Section 22.06.060 requires the filing of any bond as a prerequisite to any particular use of any property, and either requires that such bond include as obligee a person other than and in addition to the County, or that a policy of insurance be filed and no policy of insurance is filed, or that such bond include as obligee a person other than and in addition to the County with no alternative, a person who deposits and assigns savings and loan certificates or shares in lieu of such bond also shall file a written agreement with the Board of Supervisors that the County may satisfy, either in whole or in part, from such certificates or shares, any final judgment the payment of which would have been guaranteed by such bond or policy of insurance.

B. Bonds or Assignment of Savings and Loan Certificates or Shares and Insurance

1. Bond or Assignment of Savings and Loan Certificates or Shares Required When. When one or more conditions are attached to any grant, modification, or appeal of a zone change, permit, variance, or nonconforming use or structure review, the Board, Commission, or Hearing Officer may require the owners of the property to which such approval applies, to file a surety bond or corporate surety bond, or to deposit money, savings and loan certificates, or shares with the Board in a prescribed amount for the purpose of guaranteeing the faithful performance of conditions placed on the approval.

2. Procedure for Assignment of Savings and Loan Certificates or Shares. Where savings and loan certificates or shares are deposited, they shall be assigned to the County subject to all provisions of Chapter 4.36 in Title 2 (Administrative Code) of the County Code.

3. Insurance Required When — Exceptions. The Board, Commission, or Hearing Officer may also require the owner of the property to which such approval applies to file a policy of insurance equal in amount to the amount of the required bond or deposit, insuring all persons against any injury or annoyance arising from the breach of such conditions unless:

a. If the bond is filed, it includes as obligees all such persons; or

b. If money, savings and loan certificates, or shares are deposited, such owners also file an agreement in writing with the Executive Officer-Clerk of the Board that the County may satisfy in whole or in part from such deposit any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance.

22.246.040 Procedural Ordinance for Financing of Public Facilities.

A. Purpose.

1. This Section implements, in part, the County General Plan, which provides guidelines for future development in areas depicted within urban expansion or nonurban categories on the General Development Policy Map.

2. The General Plan recommends a development qualification procedure, in part, to ensure that proposed new projects in areas designated in the General Plan as urban expansion or nonurban will not create substantial net costs on County government, special districts, and existing taxpayers.

3. This Section is intended to establish procedures for the implementation of the General Plan by providing for the designation of lands which will receive special benefits from the acquisition, construction, and improvement of certain

public facilities set forth in this Section, and the imposition of special assessments on land related to benefits received.

B. Areas of Benefit Authorized. In order that the burden of the cost of constructing public facilities may be borne by all of the lands benefited thereby, areas of benefit may be designated and facilities benefits assessments, as defined in Subsection C, below, chargeable to and against such lands may be imposed in accordance with procedures set forth in this Section.

C. Definitions. Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Procedural Ordinance for Financing of Public Facilities."

D. Initiation of Proceedings. Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the designation of an area of benefit by adopting a resolution stating its intention to do so. The Board shall refer the proposed public facilities project to the Director of Public Works and shall instruct the Director of Public Works, with the assistance of the Director and, where appropriate, interested landowners to make and file with the Board a written report. The report shall contain:

1. One or both of the following:

a. An implementation program for future development; or

b. A financing plan with respect to the proposed public facilities project.

2. A general description of the proposed public facilities project.

3. An estimate of the total cost of the public facilities project based on the projected time for commencement and completion thereof in accordance with the capital improvement program.

4. A capital improvement program establishing a schedule for the timing of construction of the public facilities project and the estimated cost for the project.

5. A map showing the area of benefit to be designated and the boundaries and dimensions of the subdivision of land within the area of benefit.

6. Preliminary information concerning the method pursuant to which the costs are proposed to be apportioned among the lots within the area of benefit in proportion to the estimated benefits to be received by those lots and a preliminary estimate of the amount of the facilities benefit assessments which will be charged to each such lots.

7. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost of the public facilities project.

E. Resolution of Intention. Upon receipt of the report described in Subsection D, above, the Board may declare its intention to designate an area of benefit by adopting a resolution of intention which shall include the following:

1. A definitive description of the specific public facilities project, the cost of which is proposed to be charged to the properties located within the area of benefit.

2. A capital improvement program with respect to the public facilities project.

3. The proposed boundaries of the area of benefit.

4. Information concerning the method by which the costs are proposed to be apportioned among the lots within the area of benefit and an estimate of the amount of the facilities benefit assessments which will be charged to each such lot.

5. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Subsection M, below, if, in the discretion of the Board such automatic annual increases are determined to be necessary.

6. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

7. The time and place at which the Board will hold a public hearing to consider designation of the area benefit.

F. Notice of Hearing. Notice of the public hearing shall be provided by publication of the resolution of intention in a newspaper of general circulation at least 14

days before the date set for the public hearing and by mailing copies of the resolution of intention to the owners of the affected properties located within the proposed area of benefit at the addresses shown on the latest equalized assessment roll, or as otherwise known to the Assessor, or by any other means which the Board finds reasonably calculated to appraise affected landowners of the public hearing.

G. Protests. At any time not later than the close of the public hearing, any owner of property within the proposed area of benefit may file a written protest against the public facilities project proposed to be undertaken, or against the extent of the area to be benefited by it, or against the facilities benefit assessments proposed to be levied within the area of benefit or against any or all of the foregoing. The protest shall be in writing, signed by the protester, and shall contain a description of the property in which the signer is interested. The description shall be sufficient to clearly identify the property. If the signer is not shown on the last equalized assessment roll as the owner of that property, the protest shall contain or be accompanied by written evidence that the signer is the owner of the property. All such protests shall be delivered to the Board and no other protests or objections shall be considered. Any protests may be withdrawn by the owners requesting the same, in writing, at any time prior to the conclusion of the public hearing.

H. Hearing. At the time and place established in the resolution of intention, the Board shall hear and consider protests filed against the proposed public facilities project, the extent of the area of benefit, the amount of the facilities benefit assessments proposed to be levied within the area of benefit, or any or all of the foregoing. The public hearing may be continued from time to time. If within the time when protests may be filed, there is filed with the Board a written protest by the owners of more than one-half of the area of the property proposed to be included within the area of benefit, and if sufficient protests are not withdrawn so as to reduce the area represented to less than one-half, then the proposed proceedings shall be abandoned unless the protests are overruled by an affirmative vote of four-fifths of the members of the Board. The Board shall not overrule a majority protest unless it finds that the public health, safety, or

general welfare require that provision be made for the installation of the proposed public facilities project. In the event a majority protest is not withdrawn or overruled, the Board shall not, for one year from the filing of that written protest, commence, or carry on any proceedings for the same public facilities project under the provisions of this Section. If any majority protest which is not withdrawn or overruled is directed against only a portion of the public facilities project, then all further proceedings under the provisions of this Section to construct that portion of the public facilities project so protested against shall be barred for a period of one year; but the Board shall not be barred from commencing new proceedings, not including any part of the public facilities project so protested against. Nothing in this Section shall prohibit the Board within a one-year period, from commencing and carrying on new proceedings for the construction of a portion of the public facilities project so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such portion of the public facilities project.

I. Resolution of Designation. At the conclusion of the public hearing, and provided there is no majority protest or a majority protest is overruled, the Board may adopt a resolution ordering designation of the area of benefit and the establishment of the amount of the facilities benefit assessment against each lot within the area of benefit. The resolution shall include the following:

1. A definitive description of the public facilities project, the cost of which is to be charged to the properties located within the area of benefit.

2. A capital improvement program with respect to the public facilities project.

3. The boundaries of the area of benefit.

4. The method by which the costs are to be apportioned among the lots within the area of benefit and the amount of the facilities benefit assessments which will be charged to each such lot.

5. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Subsection M, below, if, in discretion of the Board, such automatic annual increases are determined to be necessary.

6. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

J. Filing of Map and Recording of Notice of Assessment as Lien.

1. After the adoption by the Board of a resolution of designation, the Director of Public Works shall prepare a map of the boundaries of the area of benefit based on said resolution and shall file same with the Board. The Director of Public Works shall also file a copy of the map referred to in this Subsection J with the Registrar-Recorder/County Clerk.

2. After recording the assessment and map, the Director of Public Works shall execute and record a notice of assessment with the Registrar-Recorder/County Clerk.

3. From the date of the recording of the notice of assessment in accordance with the provisions of Subsection J.2, above, all persons shall be deemed to have notice of the contents of such assessment. Immediately upon such recording with the Registrar-Recorder/County Clerk each of the assessments shall be a lien upon the property against which it is made.

4. In its discretion, and for good cause shown, the Board may, upon terms and conditions prescribed by the Board in its resolution or thereafter, allow the lien of the facilities benefit assessment to become subordinate to the lien of deeds of trust executed by landowners to secure loans to finance the construction of improvements on the property within the area of benefit.

5. The Director of Public Works shall file a copy of the map and notice of assessment referred to in this Subsection with the Assessor.

K. Payment of Benefit Assessments. After the adoption by the Board of its resolution, no building permits shall be issued for development on any land included

within the area of benefit unless and until the facilities benefit assessments established by the resolution of designation for such lands have been paid. The facilities benefit assessment shall be paid by the landowner upon the issuance of building permits for development or at such time as the capital improvement program for the area of benefit in which the assessed land is located calls for the commencement of construction of the public facilities project. In the event that a landowner desires to proceed with development of a portion of the landowner's property, based on a phased development program, which is subject to a lien for the total amount of facilities benefit assessments as provided in this Section, the landowner may obtain building permits for the development phase after paying a portion of the facilities benefit assessments and making provision for payment of the remainder of the facilities benefit assessments to the satisfaction of the Director of Public Works. Money received by the County as payment of the facilities benefit assessments shall be deposited in a special fund established for the area of benefit and shall therefore be expended solely for the purposes for which it was assessed and levied. Upon payment of the facilities benefit assessment as provided in this Section, the lien which attaches pursuant to Subsection J, above, shall be discharged. In the event the partial payment is made based on a phased construction program, the County shall release the portion of the property for which building permits have been issued from the lien of the facilities benefit assessment.

L. Recordation of Notice of Pendency of Sale or Foreclosure. Where there is a delinquency in payment of the facilities benefit assessments as required by Subsection K, above, the County may initiate foreclosure proceedings in accordance with the procedures set forth in this Section and in any and all applicable State and local laws. If a sale or foreclosure is commenced, notice of the pendency of such sale or foreclosure shall be recorded with the Registrar-Recorder/County Clerk not later than 10 days after commencing an action or proceeding in any court to foreclose the lien of such assessment. The notice of pendency shall state that the County has commenced a sale or foreclosure, as applicable, and shall refer to and identify such sale or foreclosure and

shall describe the property affected thereby. The County shall be entitled to recover the cost of recordation of any such notice of pendency in any sale or foreclosure resulting from such delinquency, and provisions shall be made in any notice, order or judgment authorizing or providing for such sale or foreclosure.

M. Annual Adjustment of Facilities Benefit Assessment. The Board may, annually after the adoption of the resolution of designation and subject to the requirements set forth in Subsections D through J, above, cause an adjustment to be made in the facilities benefit assessments established by the resolution. The adjustments may reflect increases or decreases in the actual cost of the public facilities project or if the public facilities project has not yet been constructed then the estimated cost of the proposed capital improvements as reflected in changes in the scope of the public facilities project or any other indices as the Board may deem appropriate for this purpose. The modifications may also reflect changes in the improvements proposed to be constructed as well as the availability, or lack thereof of other funds with which to construct the capital improvements.

N. Consideration in Lieu of Assessment.

1. The provisions of Subsection J, above, to the contrary notwithstanding, upon application by the landowner or his authorized agent, the Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Section, provided the Board, upon recommendation of the Director of Public Works, finds that the substitute consideration proposed:

a. Has a value equal to or greater than such facilities benefit assessments;

b. Is in a form acceptable to the Board; and

c. Is within the scope of the public facilities project.

2. The Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Section where the Board finds that the substitute consideration proposed is less than the value of such facilities benefit assessment after payment of an amount equal to the difference between the value of the substitute

consideration as determined by the Board and the amount of such facilities benefit assessments.

O. Termination of Area of Benefit. Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the termination of an area of benefit by adopting a resolution stating its intention. The resolution of intention shall state the time and place at which the Board will hold a public hearing to consider such termination. If, at the conclusion of such hearing, the Board finds and determines that the public facilities project for which the area was originally formed will not be required in the reasonably foreseeable future, or that the installation of said public facilities project may be financed more effectively by another method, the Board may adopt a resolution declaring the area of benefit terminated.

P. Reimbursement and Refund.

1. In the event of an annual adjustment of assessment as provided by Subsection M, above, which reduces the facilities benefit assessment, amounts in the special fund which are no longer required shall be refundable to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

2. In the event the Board agrees to accept consideration in lieu of facilities benefit assessments as provided by Subsection N, above, the value of which the Board finds is greater than the amount of the otherwise applicable facilities benefit assessments, the Board may enter into an agreement with a developer pursuant to which said developer may be reimbursed for the amount of the otherwise applicable facilities benefit assessments. The agreement shall set forth the amount to be reimbursed, and the time and manner in which payments shall be made only from revenues paid into the special fund created for the area of benefit.

3. Upon termination of an area of benefit as provided by Subsection O, above, any money remaining in the special fund established in connection therewith

shall be refunded to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

Q. Alternative Method. This Section is intended to establish an alternative method for spreading the costs of certain public improvements against the lands which will be benefited thereby; and the provisions of this Section shall not be construed to limit the power of the Board to utilize any other method for accomplishing this purpose but shall be in addition to any other requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

22.246.050 Major Projects Review Trust Funds.

A. Definitions. Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Major Project Review Trust Funds."

B. Creation of the Funds.

1. There are hereby authorized within the treasury of the County special trust funds to be known as the "Major Projects Review Trust Funds."

2. Each fund shall be used to provide additional human and physical resources to the County solely to process discretionary land use actions and to prepare and review associated environmental documents for major projects proposed in the County.

C. Administration of the Funds.

1. Each fund shall be administered by the Department to provide for necessary staffing, expense, and equipment for the aforesaid purposes only, and in accordance with established County practices.

2. Each fund shall be interest bearing, and a separate fund shall be established for each major project.

3. All amounts received from a project applicant under a supplemental service agreement, as defined in Subsection D, below, shall be placed in the fund established for that major project. Notwithstanding any other ordinances to the contrary, when a project applicant enters into a supplemental service agreement with the County, any fees paid by that applicant related to processing the discretionary land

use actions shall be placed within the fund and not in the general fund. Funds from any appropriation to the fund approved by the Board shall be placed in the fund.

4. The Department shall be responsible for maintaining the accounting records relating to each fund.

5. The Board declares its intention to authorize positions necessary to carry out the work programs provided for in each supplemental service agreement for the fiscal year, which positions and related expenses will be funded from the fund. The Chief Executive Officer may authorize interim staffing during the fiscal year when needed to provide for necessary adjustments in personnel during any quarterly period.

6. The County services authorized by this Section shall be paid for at rates sufficient to provide for the full recovery of the costs to the County of providing the services, and the rates shall be reviewed and approved by the Auditor-Controller.

D. Supplemental Fee Agreement.

1. Any supplemental service agreement entered into pursuant to this Section shall be negotiated by the Department and executed by the Chief Executive Officer.

2. The agreement shall include, but need not be limited to, substantially the following provisions:

a. The County and the applicant, hereinafter referred to as the "parties," shall agree upon the processing services which will be required to process the discretionary land use actions, including environmental reviews, and the personnel, estimated time, and physical resources which the County will need to accomplish those processing services.

b. The parties shall agree on the number and type of employees that the County shall assign to perform the processing services with the understanding that one or more employees may be utilized to perform any designated tasks and that the County may replace any employee that is assigned to perform a processing service at any time.

c. The costs which are to be funded shall consist of the actual costs to the County which include, but are not limited to: wages, other benefits, and overhead, which are incurred in connection with the employees assigned to perform the processing services for the major project, the direct costs of material and equipment required to furnish the processing services, the reasonable out-of-pocket expenses incurred by any employee assigned to furnish the processing services, and the costs of hiring outside consultants necessary to provide the County with special expertise.

d. The applicant shall deposit funds into a fund for that major project on a quarterly basis in an amount estimated to pay for the costs of providing the processing services for the following quarterly period.

e. The parties shall meet quarterly during the term of the agreement to review the amount of funds remaining in the fund and to review, reevaluate and negotiate in good faith the number and type of employees necessary to accomplish the processing services for the next quarterly period and the estimated costs for the services.

f. The Department shall promptly advise the applicant if, at any time during the quarterly period, the Department believes that the costs of accomplishing the processing services for the quarterly period will exceed the previous estimate.

g. The parties shall agree to a procedure for deposit of additional funds if the existing funds are not adequate to pay for the agreed upon services for the quarterly period.

h. The involved County departments shall maintain appropriate records of their actual costs of the processing services.

i. Entering into the agreement is voluntary.

j. The agreement shall not control, limit, or influence any County approval, disapproval, or condition of any discretionary land use action or associated environmental document. The County has the sole discretion to direct the work of any County employee or consultant retained to evaluate, or to assist with the

preparation of, any discretionary land use action or associated environmental document. The cooperation of any such employee or consultant shall be exclusively determined by the County and shall not be dependent upon the approval by the County of any discretionary land use action. The agreement is not contingent upon the hiring of any specific employee or the retention of any specific consultant.

22.246.060 Library Facilities Mitigation Fee.

A. Purpose. The purpose of this Section is to:

1. Implement goals and policies of the General Plan, which:

a. Promote an equitable distribution of the costs and benefits of governmental actions;

b. Promote a distribution of population consistent with service system capacity and resource availability;

c. Seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and

d. Give priority to upgrading existing public facilities in areas lacking adequate facilities;

2. Mitigate any significant adverse impacts of increased residential development upon public library facilities as required by the CEQA; and

3. Implement the Mitigation Fee Act (Section 66000 et seq. of the California Government Code).

B. Definitions. Specific terms used in this Chapter are defined in Section 22.14.120 of Division 2 (Definitions), under "Library Facilities Mitigation Fee."

C. Applicability.

1. The provisions of this Section shall apply only to residential development projects which, as of the effective date of the ordinance codified in this Section*, are yet to receive final discretionary approval and the issuance of a building permit or other development right and to any new residential use of existing buildings which has not yet commenced as of said effective date.

2. No tract map, parcel map, Conditional Use Permit, other land use permit, or other entitlement shall be approved unless payment of the library facilities mitigation fee is made a condition of approval for any such entitlement.

*Editor's note: Ordinance 98-0068, which enacts Section 22.246.060 (Ch. 22.72 at that time), is effective December 26, 1998.

D. Exemptions from Fee. The following shall be exempt from the provisions of this Section:

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

2. Additions or modifications to existing residential units, provided that such additions or modifications do not increase the number of families that can be housed in such residential units.

E. Establishment of Library Facilities Mitigation Fee.*

1. There is hereby established a library facilities mitigation fee. The amount of the fee to be imposed on a residential development project is based upon the findings and conclusions of the County Librarian, as set forth in the "Report on Proposed Developer Fee Program for Library Facilities – Prepared by the County of Los Angeles Public Library, October 1998," and shall not exceed the estimated reasonable cost of providing library facilities for such residential development project.

2. The library facilities mitigation fee shall be a uniform fee within each library planning area based on the estimated cost of providing the projected library facility needs in each library planning area, as identified in Table 22.246.060-A, below:

TABLE 22.246.060-A: LIBRARY FACILITIES MITIGATION FEE PER DWELLING UNIT	
Planning Area 1: Santa Clarita Valley	$909.00
Planning Area 2: Antelope Valley	$881.00
Planning Area 3: West San Gabriel Valley	$919.00
Planning Area 4: East San Gabriel Valley	$907.00
Planning Area 5: Southeast	$910.00
Planning Area 6: Southwest	$916.00
Planning Area 7: Santa Monica Mountains	$912.00

*Editor's note: Fee changes in this Section include changes made by the County Librarian due to increases in the Consumer Price Index and are effective July 1, 2012.

F. Annual Review of Fee.

1. The amount of the fee established by Subsection E, above, shall be reviewed annually by the County Librarian, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each library planning area shall be adjusted as follows: calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the fee in each library planning area by said percentage amount and round to the nearest dollar. No adjustment shall increase or decrease the fee to an amount more or less than the amount necessary to recover the cost of providing the applicable library facilities.

2. If it is determined that the reasonable amount necessary to recover the cost of providing the library facilities exceeds the fee as adjusted by Subsection F.1, above, the County Librarian shall present an alternative fee proposal to the Board for consideration. Such proposal may reflect increases or decreases in the actual cost of library facilities projects or, if such projects have not been completed, then the estimated cost of the proposed library facilities. The proposal may also reflect changes in the library facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

3. The County Librarian shall also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the library facilities mitigation fee is a fair and equitable method of distributing the costs of the library facilities necessary to accommodate the library needs generated by the development of land in the unincorporated areas of the County among the developments which will generate the increased library needs and usage.

G. Time of Payment of Fee.

1. No building or similar permit for residential use shall be issued and no new residential use of an existing building shall occur until the applicant has paid the applicable library facilities mitigation fee to the County Librarian. In the event that an applicant desires to proceed with development of a portion of the residential development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total library facilities mitigation fee for the project to the satisfaction of the County Librarian.

2. The provisions of Subsection G.1, above, shall apply to payment of the library facilities mitigation fee for a residential development project if the fee will reimburse the County for expenditures already made, or if the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the library facilities to be financed by the fee. In all other cases, notwithstanding the provisions of Subsection G.1, above, payment of the fee for a residential development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first dwelling in the development, whichever occurs first. In such cases, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Section 66007 of the California Government Code.

H. Deposit and Use of Fees Collected. All library facilities mitigation fees received by the County shall be deposited in a special library capital facilities fund and expended solely for the purposes for which the fee was collected. A separate library capital facilities fund account shall be established for each of the seven library planning areas. All interest income earned shall be credited to each account and shall be used solely for the purposes for which the fee was collected.

I. Consideration in Lieu of Fee.

1. The County Librarian may accept substitute consideration in lieu of the library facilities mitigation fee required pursuant to this Section, provided the County Librarian finds that the proposed substitute consideration:

a. Has a value equal to or greater than the applicable library facilities mitigation fee otherwise due;

b. Is in a form acceptable to the County Librarian; and

c. Is within the scope of the applicable library facilities project.

2. The County Librarian may accept substitute consideration in lieu of a portion of the library facilities mitigation fee required pursuant to this Section where the County Librarian finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the County Librarian and is within the scope of the applicable library facilities project. Such substitute consideration may be accepted by the County Librarian only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the County Librarian, and the amount of the otherwise required fee.

J. Reimbursement. The provisions of Subsection I, above, shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of library facilities paid by the developer which exceeds the need for the library facilities attributable to and reasonably related to the development.

K. Alternative Method. This Section is intended to establish an alternative method for the financing of public library facilities, the need for which is generated directly or indirectly by a residential development project or projects. The provisions of this Section shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose but shall be in addition to any other fees or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

22.246.070 Law Enforcement Facilities Fee.

A. Purpose. The purpose of this Section is to:

1. Implement goals and policies of the General Plan with respect to the unincorporated urban expansion areas of Santa Clarita, Newhall, and Gorman, which:

a. Promote an equitable distribution of the costs and benefits of governmental actions;

b. Promote a distribution of population consistent with service system capacity and resource availability;

c. Seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and

d. Give priority to upgrading existing public facilities in areas lacking adequate facilities;

2. Mitigate adverse impacts due to the inadequacy of law enforcement facilities that might otherwise occur due to new development; and

3. Comply with the procedures for adoption of developer fees contained in the Mitigation Fee Act in Section 66000 et seq. of the California Government Code.

B. Definitions. Specific terms used in this Chapter are defined in Section 22.14.120 of Division 2 (Definitions), under "Law Enforcement Facilities Fee."

C. Applicability.

1. The provisions of this Section shall apply to new development projects which, as of August 23, 2008, the effective date of the ordinance establishing this Section, are yet to receive final discretionary approval and/or the issuance of a building permit or other development right. The fees provided in this Section shall also be imposed upon a previously improved lot when a building permit is issued to add 1,000 square feet, or more, to an existing building unit upon such lot.

2. No tract map, parcel map, discretionary permit, building permit, other land use permit, or other entitlement for a new development project as defined in this Section shall be approved unless payment of the law enforcement facilities mitigation fee is made a condition of approval for any such entitlement.

3. Additionally, the fees provided for in this Section shall be imposed upon a lot which has been previously improved with a building unit whenever a building permit is issued for a new building unit on an adjoining lot under common ownership and which new unit constitutes, in effect, an addition of 1,000 square feet, or more, when constructed, or an expansion of use of the previously improved lot. Such fee shall be calculated upon the total square footage of new construction and paid by every person or entity for which a building permit is issued.

D. Exemptions from Fee. The following shall be exempt from the provisions of this Section:

1. Notwithstanding the provisions of Subsection C.1, above, additions to residential structures that are less than 2,000 square feet in size shall not be subject to the fees otherwise required by this Section.

2. No fee imposed by this Section shall be imposed upon the issuance of building permit for the restoration of existing buildings, or buildings damaged by fire, or natural disasters such as earthquake, wind, or flood, where the replaced building, or portion thereof, does not exceed the original gross floor area. For purposes of this Subsection, "gross floor area" shall be determined by the Director of Public Works, or his designee and excludes accessory structures such as decks, patios, barns, sheds, and kiosks.

E. Establishment of Law Enforcement Facilities Mitigation Fee.

1. This Section establishes a law enforcement facilities mitigation fee. The amount of the fee to be imposed on a new residential, commercial, office, and/or industrial development project is based upon the findings and conclusions set forth in the "Santa Clarita–North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," and shall not exceed the estimated reasonable cost of providing law enforcement facilities for such residential, commercial, office, and/or industrial development projects.

2. The law enforcement facilities mitigation fee shall be a uniform fee within each law enforcement facilities fee zone based on the estimated cost of providing

the projected law enforcement facility needs in each such zone, as identified in Table 22.246.070-C, below:

TABLE 22.246.070-C: LAW ENFORCEMENT FACILITIES MITIGATION FEE	
Zone 1: Santa Clarita Zone	
Per single-family dwelling unit	$467.00
Per multi-family dwelling unit	$337.00
Per 1,000-square-foot commercial unit or, per square-foot of commercial space	$69.00 $0.07
Per 1,000-square-foot office unit or, per square-foot of office space	$87.00 $0.09
Per 1,000-square-foot industrial unit or, per square-foot of industrial space	$35.00 $0.03
Zone 2: Newhall Zone	
Per single-family dwelling unit	$863.00
Per multi-family dwelling unit	$652.00
Per 1,000-square-foot commercial unit or, per square-foot of commercial space	$129.00 $0.13
Per 1,000-square-foot office unit or, per square-foot of office space	$161.00 $0.16
Per 1,000-square-foot industrial unit or, per square-foot of industrial space	$64.00 $0.06
Zone 3: Gorman Zone	
Per single-family dwelling unit	$1,285.00
Per multi-family dwelling unit	$971.00
Per 1,000-square-foot commercial unit or, per square-foot of commercial space	$192.00 $0.19
Per 1,000-square-foot office unit or, per square-foot of office space	$240.00 $0.24
Per 1,000-square-foot industrial unit or, per square-foot of industrial space	$96.00 $0.10

F. Annual Review of Fee.

1. The amount of the fees established by Subsection E, above, shall be reviewed annually by the Sheriff, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each law enforcement facilities fee zone shall be adjusted as follows: Calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Engineering Record–News Building Construction Cost Index–Los Angeles (ENR-BCCI), adjust the fee in each law enforcement facilities fee zone by said percentage amount and round to the nearest dollar. No adjustment shall result in a fee that is greater than the amount necessary to recover the cost of providing the applicable law enforcement facilities.

2. If it is determined that the reasonable amount necessary to recover the cost of providing the law enforcement facilities exceeds the fee as adjusted by Subsection F.1, above, the Sheriff shall present an alternative fee proposal to the Board for consideration. Such alternative fee proposal may reflect changes in the actual cost of completed law enforcement facilities projects or, if such projects have not been completed, then the estimated cost of the proposed law enforcement facilities. The proposal may also reflect changes in the law enforcement facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

3. The Sheriff may also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the law enforcement facilities mitigation fee is a fair and equitable method of distributing the costs of the law enforcement facilities necessary to accommodate the law enforcement needs generated by the development of land in the unincorporated areas of north Los Angeles County.

G. Time of Payment of Fee.

1. No building or similar permit for any new development project as defined in this Section shall be issued until the applicant has paid the applicable law enforcement facilities mitigation fee to the Sheriff. In the event that an applicant desires to proceed only with development of a portion of the development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total law enforcement facilities mitigation fee for the project to the satisfaction of the Sheriff.

2. Notwithstanding the provisions of Subsection G.1, above, payment of the law enforcement facilities mitigation fee for a single-family or multi-family development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first, unless the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the law enforcement facilities to be financed by the fee, or unless the fee is intended to reimburse the County for expenditures already made.

Additionally, notwithstanding the provisions of Subsection G.1, above, payment of the law enforcement facilities mitigation fee for projects for occupancy by lower income households meeting the criteria set forth in Section 66007(b)(2)(A) of the California Government Code shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first. Where payment of the fees may only be collected on the date of final inspection or the date the certificate of occupancy is issued as provided in this Subsection, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Section 66007 of the California Government Code.

H. Deposit and Use of Fees Collected. All law enforcement facilities mitigation fees received by the County shall be deposited in a special law enforcement capital facilities fund and expended solely for the purposes for which the fee was collected. A separate law enforcement capital facilities fund account shall be established for each of the three law enforcement facilities fee zones. All funds from the imposition of fees provided herein shall be deposited into such accounts to be used exclusively for the purpose of land acquisition, engineering, construction, installation, purchasing, or any other direct cost of providing law enforcement facilities as defined in Subsection B, above, and for no other purpose. All interest income earned shall be credited to each account, and shall be used solely for the purposes for which the fee was collected.

I. Consideration in Lieu of Fee.

1. The Sheriff may accept substitute consideration in lieu of the law enforcement facilities mitigation fee required pursuant to this Section, provided the Sheriff finds that the proposed substitute consideration:

a. Has a value equal to or greater than the applicable law enforcement facilities mitigation fee otherwise due;

b. Is in a form acceptable to the Sheriff; and

c. Is within the scope of the applicable law enforcement facilities project.

2. The Sheriff may accept substitute consideration in lieu of a portion of the law enforcement facilities mitigation fee required pursuant to this Section where he finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the Sheriff and is within the scope of the applicable law enforcement facilities project. Such substitute consideration may be accepted by the Sheriff only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the Sheriff, and the amount of the otherwise required fee.

J. Reimbursement. The provisions of Subsection I, above, shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of law enforcement facilities paid by the developer which exceeds the need for the law enforcement facilities attributable to and reasonably related to the development.

K. Alternative Method. This Section is intended to establish an alternative method for the financing of public law enforcement facilities, the need for which is generated directly, or indirectly by new development projects. The provisions of this Section shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose, but shall be in addition to any other fees, or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

22.246.080 Temporary Housing in Disaster Areas.

Notwithstanding any other provision of this Title 22, where an existing residence is damaged or destroyed by a major disaster, such as fire, flood or earthquake, so declared by the Governor of the state of California during the previous six months, a mobilehome may be used as a residence on the same lot or parcel of land by the owner and his family for a period not to exceed one year. This Section authorizes only the

temporary replacement of a damaged or destroyed residence and not an increase in the number of living quarters permitted on the property.

Chapter 22.248 Review of County Real Estate Activities.

Sections:

22.248.010 Purpose.

22.248.020 Applicability.

22.248.030 Review Process.

22.248.040 Determination.

22.248.010 Purpose.

The purpose of this Chapter 22.248 is to ensure review of whether certain County real estate activities conform with the General Plan, consistent with Section 65402(a) of the California Government Code.

22.248.020 Applicability.

A. This Chapter 22.248 shall apply to the following County real estate activities:

1. Acquisition of real property for street, square, park, or other public purposes by dedication or other means;

2. Disposition of real property; and

3. Vacation or abandonment of a street.

B. Notwithstanding Subsection A, above, this Chapter 22.248 shall not apply to the following County real estate activities:

1. Disposition of the remainder of a larger parcel which was acquired and used in part for street purposes, if such disposition is of a minor nature, as determined by the Director;

2. Acquisitions, dispositions, or abandonments for the purposes of street widening, if such acquisitions, dispositions, or abandonments are of a minor nature, as determined by the Director; and

3. Alignment projects, if such projects are of a minor nature, as determined by the Director.

The County shall be exempt from this requirement unless such an application is required by a specific plan adopted by the Board.

22.248.030 Review Process.

A. If a County real estate activity is subject to this Chapter 22.248, the lead County department shall identify the location, purpose, and extent of the real estate activity and submit this information to the Director for review.

B. The Director shall review the information required by Subsection A, above, and determine whether the County real estate activity conforms to the General Plan, the development standards of this Title 22, and good planning practices. The Director shall provide this determination to the lead County department within 40 days of submittal unless the review is referred to the Commission pursuant to Section C, below.

C. The Director may refer the review of any County real estate activity to the Commission. The Commission shall determine whether the County real estate activity conforms to the General Plan, the development standards of this Title 22, and good planning practices and shall provide this determination to the lead County department within 40 days of the submittal of the request to the Director.

22.248.040 Determination.

The Director or Commission shall provide a report to the requesting entity as to whether the County real estate activity conforms to the General Plan.

Chapter 22.250 Applications, Petitions, and Fees.

Sections:

22.250.010 Filing Fees and Deposits.

22.250.020 Fee Waivers and Exemptions.

22.250.010 Filing Fees and Deposits.

A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees, as provided in Table 22.250.010-A, below, shall accompany the application or petition. Table 22.250.010-A may be referred to as the Filing Fee Schedule.

TABLE 22.250.010-A: FILING FEE SCHEDULE		
ABC Referral		$230
Adult Business Permit		$9,473
Animal Permit	Permit	$1,621
	Referral	$230
Appeal	Appeal to Board of Supervisors, Applicant	$7,844
	Appeal to Board of Supervisors, Applicant for one or two permit conditions	$915
	Appeal to Board of Supervisors, Non-applicant	$915
	Appeal to Landmarks Commission, Applicant	$798
	Appeal to Landmarks Commission, Non-applicant	$798
	Appeal to Regional Planning Commission, Applicant	$6,434
	Appeal to Regional Planning Commission, Applicant for a Large Family Child Care Home	$393
	Appeal to Regional Planning Commission, Applicant on one or two permit conditions	$798
	Appeal to Regional Planning Commission, Non-applicant	$798
Aviation Case, Minor	Case	$1,621
	Appeal to Airport Land Use Commission	$9,317
Business License Referral		$396
Cemetery Permit		$9,473
Certificate of Appropriateness	Administrative Certificate	$450
	Certificate	$961
Certificate of Economic Hardship		$961
Clean Hands Waiver	Waiver	$671
	Fire Department referral	See Section 328 in Title 32 (Fire)
Coastal Development Permit (Marina del Rey and Santa Catalina Island Coastal Zones)	Permit	$1,692
	Permit, with public hearing	$10,982
	Concurrent filing, with public hearing	$8,548
	Amendment to Permit	$1,179
	Amendment to Permit, with public hearing	$9,473
Conditional Use Permit	Permit (except as otherwise specified)	$9,473
	Concurrent filing (except SEA CUPs)	$8,951
	Child Care Facilities	$3,277
	Child Care Facilities, for a nonprofit organization with annual operating budget of under $500,000.00	$1,639
	Fire Department referral	See Section 328 in Title 32 (Fire)
	Land Reclamation Projects, new or expanded	$9,473
	Land Reclamation Projects, concurrent filing	$8,951
	Land Reclamation Projects, for each additional 20 million cubic yard capacity in excess of the first 20 million cubic yards	$9,473
	Landfill Waste Management	$5,000 minimum initial deposit
	Modification or Elimination of Conditions	$7,631
	Modification or Elimination of Conditions, for a nonprofit organization with annual operating budget of under $500,000.00	$1,017
	Parks and Recreation referral, review	$541
	Parks and Recreation referral, each revision	$307

TABLE 22.250.010-A: FILING FEE SCHEDULE		
	Public Health referral, noise review	$1,053
	Public Health referral, project includes either a private sewage system or private water system	$643
	Public Health referral, public water and public sewers available to the project	$191
	Significant Ecological Areas	$20,717
	Significant Ecological Areas, construction projects up to 3,500 square feet of total new building areas and no land division	$10,018
	Subdivision Directional Signs, for each sign, provided however that where two or more message faces on the same sign structure relate to the same subdivision development, only one fee shall apply	$9,473
	Time extension, for one filing or with concurrent filings for the same property	$1,252
Development Agreement		$3,000 minimum initial deposit
DMV Verification Referral		$396
Environmental Review Board	Single-family residence	$3,860
	Concurrent case other than a single-family residence, in addition to any other concurrent filing fees	$8,735
	Development other than single-family residence	$5,546
Explosive Storage Permit		$9,473
Highway Realignment, Review and Recordation		$5,662
Historic District Nomination		$9,215
Housing Permit, Administrative	Permit	$1,114
	Permit, with Off-Menu Incentives	$1,609
Housing Permit, Discretionary		$3,856
Interim Management Plan for Surface Mines		$1,621
Landmark Nomination	With owner's consent	$1,211
	Without owner's consent	$4,034
Mills Act Program	Application Fee	$1,079
	Contract Execution	$596
Minor Conditional Use Permit	Permit	$1,621
	Residential Infill	$1,326
Minor Parking Deviation		$1,441
Mobilehome Park Impact Report	For each impact report filed pursuant to Section 8.57.300 in Title 8 (Consumer Protection, Business and Wage Regulations) of the County Code	$6,737
Modification of Development Standards in Community Standards District		$1,621
Nonconforming Use and Structure Review		$9,473
Oak Tree Permit	Without public hearing	$1,179
	With public hearing	$9,473
One-Stop Counseling	Fee will be applied to projects filed within one year of the one-stop counseling	$361
Parking Permit		$9,473
Plan Amendment Request		$3,000 minimum initial deposit

TABLE 22.250.010-A: FILING FEE SCHEDULE		
Rebuild Letter – Small Additions		$108
Rehearing fee	Fee may be charged when a case is rescheduled for public hearing after being taken off the agenda as a result of the applicant's request or non-compliance with applicable requirements. However, if said rehearing is scheduled concurrently with the rehearing of any other application or petition required by this Title 22, for the same or substantially the same property, only one rehearing fee shall apply	$1,088
Revised Exhibit "A"	Residential, maximum 10 lots per application	$1,580
	Commercial or industrial	$1,580
	Fire Department referral	See Section 328 in Title 32 (Fire)
Shared Water Well		$1,585
Site Plan Review, Ministerial	Fire Department referral	See Section 328 in Title 32 (Fire)
	Parks and Recreation referral	$238
	Time extension	$286
	Amendment	$546
	Coastal Areas, Approval in Concept	$1,326
	Coastal Areas, Approval in Concept Amendment	$546
	Child care facility	$422
	Child care facility, for a nonprofit organization with annual operating budget under $500,000.00	$220
	Existing commercial or industrial site, less than 5,000 square feet of gross floor area or 3 or fewer units	$850
	Existing commercial or industrial site, at least 5,000 square feet of gross floor area or more than 3 units	$1,095
	Large family child care home	$220
	New commercial or industrial site, less than 5,000 square feet of gross floor area	$850
	New commercial or industrial site, at least 5,000 square feet of gross floor area	$1,498
	On-site business sign plan	$923
	On-site business sign plan, for a nonprofit organization with annual operating budget under $500,000.00	$597
	Residential	$850
	Residential, hillside areas	$1,095
	Special Districts, including CSD, ESHA, SERA, etc.	$1,037
Special Events Permit	Without public hearing	$220
	With public hearing	$2,874
Specific Plan		$3,000 minimum initial deposit
Specific Plan Substantial Conformance Review		$3,319
Surface Mining Permit and/or Reclamation Plan		$5,000 minimum initial deposit
Variance	Application	$9,473
	Time extension	$1,252

TABLE 22.250.010-A: FILING FEE SCHEDULE		
Yard Modification		$1,441
Zone Change	Application	$14,110
	Fire Department referral	See Section 328 in Title 32 (Fire)
Zoning Conformance Review, Ministerial		$518
Zoning Verification Letter		$160

B. Additional Fees.

1. Fire Department. In addition to the required filing fees in Subsection A, above, the applicant shall pay to the Fire Department the fees and deposits for oak tree inspections and report reviews as required in Section 328 in Title 32 (Fire Code) of the County Code.

2. Conditional Use Permits for Land Reclamation Projects. In addition to the required filing fee in Subsection A, above, where the land reclamation project involves a new or expanded Class III landfill, the applicant shall pay an additional deposit fee equal to the amount of the initial fee for each additional 20,000,000 cubic yards of capacity, or fraction thereof, in excess of the first 20,000,000 cubic yards of capacity.

3. Housing Permit Evaluation Fee.

a. The applicant shall pay directly to the CDC a minimum initial deposit of $750 from which actual costs shall be billed and deducted.

i. If during the evaluation process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified by the CDC and be required to submit a minimum supplemental deposit in the amount of $500 directly to the CDC. There is no limit to the number of supplemental deposits that may be required to be submitted to the CDC prior to the completion or withdrawal of the housing permit.

ii. If an initial or supplemental deposit is not received by the CDC within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

iii. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amount defined herein, except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

iv. The final housing permit evaluation fee shall be based on actual costs incurred by the CDC.

v. Costs shall be computed on a monthly basis and deducted from the amount on deposit. The housing permit evaluation fee shall be considered final upon completion of the review process, including any appeal process. If final costs do not exceed the amount on deposit, the unused portion of the amount on deposit shall be refunded to the applicant.

vi. Costs shall be computed using actual hours expended by the CDC staff multiplied by the most current applicable hourly rates, approved by the Auditor-Controller, that are available at the time that costs are assessed.

vii. Cost data used to determine the housing permit evaluation fee shall be maintained by the CDC and made available for public review while work is in progress, and for three years following final action or withdrawal of the application.

4. In addition to any fees or deposits required by this Title 22, the applicant shall be responsible for any fees or deposits that would be required by any other statute or ordinance.

C. Deposit Requirements for Selected Planning and Zoning Permits.

1. The applicant shall pay the minimum initial deposit as set forth in Subsection A, above, from which actual costs shall be billed and deducted, for the purpose of defraying the expense involved in the review of the following planning and zoning permits:

— Development agreements;

— Plan amendment requests; and

— Specific plans.

2. Supplemental Deposit Requirements. The applicant shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted, when actual costs exceed the amount of the initial deposit:

a. If during the planning and zoning permit review process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified and required to submit a minimum supplemental deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion or withdrawal of the planning and zoning permit review.

b. If the initial or supplemental deposit is not received by the Department, within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

c. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein, except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

3. Final Fee Determination. The final fee for the zoning permits listed in this Subsection C shall be based on actual costs incurred by the Department to review and process all required zoning permit documentation.

a. Planning costs shall be computed on a monthly basis and deducted from the amount on deposit. The planning and zoning permit fee shall be finalized upon completion of the review process. If final planning costs do not exceed the amount on deposit, the unused portion shall be refunded to the applicant.

b. Should the application be withdrawn, costs to date shall be computed and the unused portion of the amount on deposit shall be refunded to the applicant.

c. Costs shall be computed using actual hours expended by planning staff multiplied by the most current applicable hourly rates, approved by the Auditor-Controller, that are available at the time that costs are assessed.

d. Cost data used to determine planning and zoning permit fees shall be maintained, by the planning business office, and made available for public review while work is in progress and for three years following final action or withdrawal of the application.

D. Annual Fee Review. The fees in this Section shall be reviewed annually by the Auditor-Controller. Beginning on January 1, 1992, and thereafter on each succeeding January 1, the amount of each fee in this Section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

Editor's note – Fee changes in this Chapter include changes made by the Director due to increases in the Consumer Price Index and are effective March 1, 2018.

22.250.020 Fee Waivers and Exemptions.

A. Waiver Authorized by the Board. When the Board, by adopted resolution, determines that it is in the public interest to accept applications or petitions without a filing fee, the Director shall accept such applications or petitions subject to the requirements specified in said resolution.

B. Fee Exemption for Affordable Housing.

1. Nonprofit Organization.

a. Any nonprofit organization, as defined in Division 2 (Definitions), shall be exempt from the payment of planning and zoning fees or deposits for dwelling units it constructs which are for lower income and/or very-low income households; and

b. To be eligible for this exemption, the nonprofit organization shall present a certificate issued by the CDC that such dwelling units qualify as housing for lower income or very-low income households and that the nonprofit organization is receiving a subsidy from Community Development Block Grant Funds or other public

funding sources. This exemption shall not be granted when the subject dwelling units for lower and/or very-low income households are being constructed as a condition of approval by any other agency.

2. For-Profit Developer. A for-profit developer that requests a density bonus, as described in Chapter 22.120 (Density Bonuses and Affordable Housing Incentives), shall be exempt from the payment of planning and zoning fees or deposits for dwelling units, if it constructs 100 percent of the project's dwelling units for lower income and/or very-low income households, and requests the exemption as an on-menu incentive, as described in Section 22.120.050.B (Menu of Incentives). The exemption shall not include CDC evaluation and monitoring fees or deposits required by Section 22.166.040 (Housing Permit Evaluation Fee).

3. As used in this Subsection C.2, "planning and zoning fee or deposit" shall include planning and zoning permit fees and deposits required by this Chapter.

Chapters:

Chapter 22.300 Introductory Provisions.

Chapter 22.302 Acton Community Standards District.

Chapter 22.304 Agua Dulce Community Standards District.

Chapter 22.306 Altadena Community Standards District.

Chapter 22.308 Avocado Heights Community Standards District.

Chapter 22.310 Baldwin Hills Community Standards District.

Chapter 22.312 Castaic Area Community Standards District.

Chapter 22.314 Cerritos Island Community Standards District.

Chapter 22.316 East Los Angeles Community Standards District.

Chapter 22.318 East Pasadena – East San Gabriel Community Standards District.

Chapter 22.320 East Rancho Dominguez Community Standards District.

Chapter 22.322 Elizabeth Lake and Lake Hughes Community Standards District.

Chapter 22.324 Florence–Firestone Community Standards District.

Chapter 22.326 Juniper Hills Community Standards District.

Chapter 22.328 La Crescenta–Montrose Community Standards District.

Chapter 22.330 Leona Valley Community Standards District.

Chapter 22.332 Rowland Heights Community Standards District.

Chapter 22.334 San Francisquito Canyon Community Standards District.

Chapter 22.336 Santa Monica Mountains North Area Community Standards District.

Chapter 22.338 South San Gabriel Community Standards District.

Chapter 22.340 Southeast Antelope Valley Community Standards District.

Chapter 22.342 Stonyvale Community Standards District.

Chapter 22.344 Twin Lakes Community Standards District.

Chapter 22.346 Walnut Park Community Standards District.

Chapter 22.348 West Athens-Westmont Community Standards District.

Chapter 22.350 West Rancho Dominguez-Victoria Community Standards District.

Chapter 22.352 Willowbrook Community Standards District.

Chapter 22.300 Introductory Provisions.

Sections:

22.300.010 Purpose.

22.300.020 Application of Community Standards District to Property.

22.300.030 Community Standards Districts Established.

22.300.010 Purpose.

Community Standards Districts (CSDs) are established as supplemental districts to provide, where useful and appropriate, special development standards:

A. To assist in implementing special development requirements and/or land use limitations previously adopted by the County in neighborhood, community, area, specific, and local coastal plans for particular unincorporated areas of Los Angeles County, to address special problems that are unique to those geographic areas; and

B. To facilitate development and new land uses that are more responsive to community objectives for the preservation, guided evolution and enhancement, and/or transformation of existing physical character and/or economic conditions than would otherwise be possible through the application of countywide standards alone.

22.300.020 Application of Community Standards Districts to Property.

A. Types and Priority of Regulations Provided by a CSD. The adoption and application to property of a CSD in compliance with this Division shall also comply with the procedures defined by Chapter 22.68 (Supplemental Districts), and may include the CSD defining and providing one or more of the following three categories of regulations:

1. Community-Wide Development Standards. These are standards that apply to all proposed development and new land uses on any lot within the area covered by the CSD. If a community-wide development standard appears to conflict with a basic zone development standard, the community-wide development standard shall supersede the basic zone standard;

2. Zone-Specific Development Standards. These are standards that apply only to proposed development or a new land use on a lot covered by a specific zone within the community. If a zone-specific development standard appears to conflict

with a community-wide development standard, the zone-specific standard shall supersede the community-wide standard; and

3. Area-Specific Development Standards. These are standards that apply only to lots within one or more specific geographic areas of a CSD. Where an area-specific development standard differs from either a community-wide or zone-specific development standard, the area-specific standard shall supersede all others.

B. Additional Regulations. Qualified projects allowed by Chapter 22.120 (Density Bonuses and Affordable Housing Incentives) and Chapter 22.166 (Housing Permits) shall supersede any contrary provisions as specified in any CSD.

22.300.030 Community Standards Districts Established.

Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A:COMMUNITY STANDARDS DISTRICTS	
Community Standards District	***Chapter***
Acton	22.302
Agua Dulce	22.304
Altadena	22.306
Avocado Heights	22.308
Baldwin Hills	22.310
Castaic Area	22.312
Cerritos Island	22.314
East Los Angeles	22.316
East Pasadena – East San Gabriel	22.318
East Rancho Dominguez	22.320
Elizabeth Lake and Lake Hughes	22.322
Florence–Firestone	22.324
Juniper Hills	22.326
La Crescenta–Montrose	22.328
Leona Valley	22.330
Rowland Heights	22.332
San Francisquito Canyon	22.334
Santa Monica Mountains North Area	22.336
South San Gabriel	22.338
Southeast Antelope Valley	22.340

TABLE 22.300.030-A:COMMUNITY STANDARDS DISTRICTS	
Community Standards District	***Chapter***
Stonyvale	22.342
Twin Lakes	22.344
Walnut Park	22.346
West Athens-Westmont	22.348
West Rancho Dominguez-Victoria	22.350
Willowbrook	22.352

Chapter 22.302 Acton Community Standards District.

Sections:

22.302.010 Purpose.

22.302.020 Definitions.

22.302.030 District Map.

22.302.040 Applicability.

22.302.050 Application and Review Procedures.

22.302.060 Community Wide Development Standards.

22.302.070 Zone Specific Development Standards.

22.302.080 Area Specific Development Standards.

22.302.090 Modification of Development Standards.

APPENDIX I Acton Community Standards District Architectural Style Guidelines.

22.302.010 Purpose.

The Acton Community Standards District ("CSD") is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

22.302.020 Definitions.

(Reserved)

22.302.030 District Map.

The boundaries of this CSD are shown on Figure 22.302-A: Acton CSD Boundary, at the end of this Chapter.

22.302.040 Applicability.

This Chapter shall apply, as appropriate, to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit.

22.302.050 Application and Review Procedures.

A Ministerial Site Plan Review (Chapter 22.186) application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Chapter.

22.302.060 Community Wide Development Standards.

Except where a more specific application is prescribed or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this CSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application in compliance with Section 22.302.050 (Application and Review Procedures) shall be submitted to assure compliance with the following development standards:

A. Hillside Design Considerations. Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:

1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;

2. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;

3. While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;

4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and

5. Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.

B. Preservation of Native Vegetation. Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require a Minor Conditional Use Permit (Chapter 22.160) application.

1. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application is require for any application involving grading (including brushing or vegetation removal to accommodate equestrian uses). A site plan for review must be included as part of the application. This information may be submitted

in conjunction with other site plan information that may be required for the project. Within hillside areas, such application must comply with Chapter 22.104 (Hillside Management Area), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. Such application shall not substitute for Oak Tree Permit (Chapter 22.174) application requirements. Material submitted shall include:

a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;

b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;

c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and

d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.

2. Issuance Conditions. The Review Authority shall approve the application, with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:

a. That the performance of such work is consistent with the intent of this Subsection to preserve native vegetation;

b. That such work will not result in a flood or erosion hazard to this or other properties; and

c. That the proposed work conforms with the requirements of other laws or ordinances.

3. For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification of Development Standards).

4. Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:

a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;

c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and

e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.

C. Architectural Style and Project Design Considerations.

1. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within Residential and Rural Land land classifications which are not accessory to residential structures shall:

a. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;

b. Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and

c. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.

2. Restricted access subdivisions are prohibited.

D. Drainage. The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. In addition to existing County standards for the control of runoff, the following standards shall be observed:

1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;

2. Maximum impervious finished surface areas for nonresidential uses shall not exceed:

a. 65 percent for open storage and homes for the aged;

b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;

c. 82 percent for churches and schools; or

d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;

3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design).

4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;

5. This CSD discourages the use of concrete facilities to mitigate flood hazards; and

6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.

E. Billboards. This CSD shall be designated a Billboard Exclusion Zone (Chapter 22.50).

F. Signs.

1. Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:

a. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and

b. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.

2. Except as specifically exempted by Section 22.114.030 (Exemptions), no sign, including those prohibited by Section 22.114.040 (Prohibited Signs Designated), shall be erected within this CSD except as provided for by this Subsection F.2:

a. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;

b. Freestanding business signs, typically monument style, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;

c. Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and

d. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special – Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs).

G. Fence Design. In addition to standards provided in Section 22.110.070 (Fences and Walls) concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing:

1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and

2. Except where otherwise required by this CSD, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring

materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.

H. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style will be required.

I. Street Improvements. Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):

1. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.

2. Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.

J. Trail Easements. In reviewing and establishing design conditions for any land division, the Review Authority shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.

1. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Review Authority determines that other locations are inappropriate.

2. Any trail incorporated into a land division must contain a provision for participation in a community-wide trail maintenance financing district or other

appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.

3. Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.

K. Home Occupations.

1. Application. Home occupations are permitted, subject to a Ministerial Site Plan Review (Chapter 22.186) application, to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.

2. Additional Standards. Home occupation shall comply with the following standards:

a. The home occupation shall occur on a lot used primarily as the permanent residence of the person or persons operating the home occupation, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;

b. Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;

c. The number of off-street vehicle parking spaces shall comply with Chapter 22.112 (Parking), as well as provide one additional on-site vehicle parking space, either covered or uncovered, for each employee or volunteer;

d. The combined floor area of the home occupation shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;

e. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;

f. On-site signage or display in any form which advertises or indicates the home occupation is prohibited;

g. No sale of goods shall occur at the premises where the home occupation is located;

h. Business traffic shall occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day; and

i. Approval of a home occupation shall require a covenant and agreement, in compliance with Section 22.222.260 (Performance Guarantee and Covenant).

3. This Subsection K shall not modify the provisions for on-site display, signage, and sale in any Agricultural Zone of products lawfully produced on such lot.

L. Drive-Through Establishments. No new drive-through facility or service shall be permitted.

22.302.070 Zone Specific Development Standards.

(Reserved)

22.302.080 Area Specific Development Standards.

Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone. If any portion of a new lot, or an existing lot, as noted, is located within a Rural Land 1 (RL1), Rural Land 2 (RL2), Rural Land 10 (RL10), or Rural Land 20 (RL20) area, the following requirements apply:

A. RL2, RL10, or RL20 Area, Antelope Valley Area Plan Land Use Policy Map:

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.

2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection A.3, below, new residential lots shall contain an area which is at

least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.

3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.

4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

B. RL1 Area, Antelope Valley Area Plan Land Use Policy Map:

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.

2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.

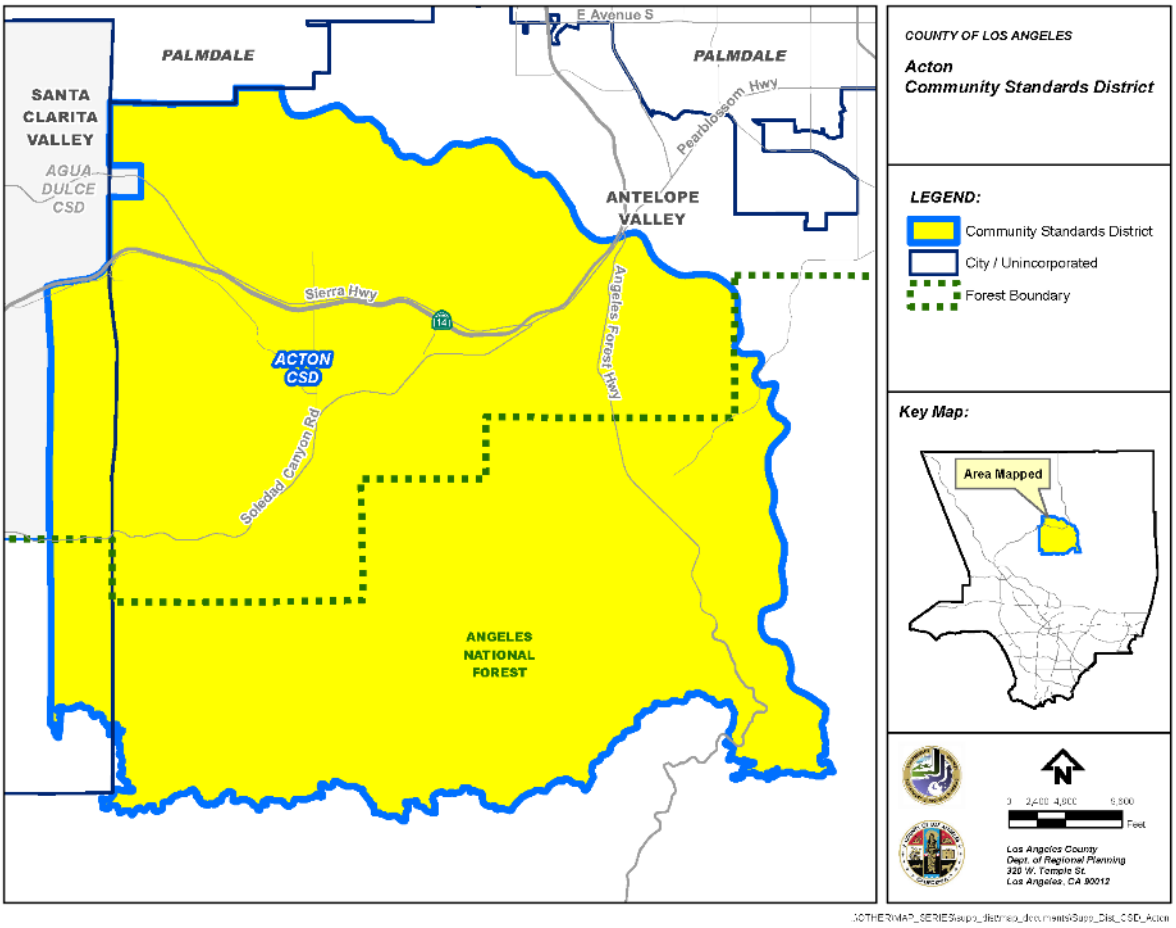
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.

4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

22.302.090 Modification of Development Standards.

Modifications to any standards in this Chapter are only available pursuant to the terms and conditions of a Conditional Use Permit (Chapter 22.158) application.

FIGURE 22.302-A: ACTON CSD BOUNDARY



APPENDIX I ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES

I. Background

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California.

Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon–remodeled and expanded, but retaining its "Western" look–remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for commercial areas have been established.

II. Objectives

Section 22.302.060.C (Architectural Style and Project Design Considerations) of the Acton Community Standards District ("CSD") provides for the application of Architectural Style Guidelines in Acton, primarily in commercial areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the Freeway, particularly to the north. The objectives of the guidelines include:

— Identification and description of the qualities which give a "Western frontier village, circa 1890s style" character to much of the existing commercial area – particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.

— Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western Heritage.

— Development of new commercial structures that promote and enhance the community's Western Heritage architectural character.

III. Guidelines

This entire CSD is intended to help preserve a Western desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks, and other features of this CSD all complement the Western appearance. The Architectural Style Guidelines are intended to put the finishing

touches on the exterior appearance of the commercial community. The following guidelines provisions are to be used in designing all exterior improvements:

A. Façades

B. Roof forms

C. Sidewalk coverings

D. Signs

E. Colors

F. Materials

G. Landscaping

H. Exterior features: lights, railings, street furniture, etc.

A. FAÇADES

Building exteriors, particularly storefronts, are the most visible elements of a commercial community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping, and street furnishings that can complete a desired appearance.

Lineal Design:

"Western" town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows, and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain façade. While diversity–e.g. Victorian design–among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one's eyes to scan the entire area.

Encourage

- A predominating horizontal line along the top of the building façade.
- Alignment of tops of windows and door openings.
- The clear division of two story structures between the first and second floors.
- Second floor balconies and railings; their strong horizontal structure adds depth and visual interest.

- Horizontal lines that carry from one store or structure to the next.

Discourage

- Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

Entries:

Stores along a "Western" street typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.

Encourage

- Recessed storefront entries. Side and rear entries may be in line with exterior walls.
- Wood-appearing frame doors with glass panes–particularly in the upper half of the door–and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.
- Double entry doors, while not necessary, are particularly inviting.

Discourage

- Use of bright aluminum, tinted glass and other modern doorway materials.
- Frameless glass doors.
- Security doors and grates.

Windows:

Windows link the outside pedestrian with the inside business. They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western Village-type windows would authentically be multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may

provide a better display format; as long as the window frame has an appearance that blends with the overall façade, window pane size will not be a judged factor.

Encourage

- Window designs that harmonize with those in adjacent structures.
- Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
- Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
- Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

Discourage

- Design or alteration of window openings that are inconsistent with the architectural character of the building.
- Use of darkly tinted or reflective glass.
- Full length plate glass windows.
- Finished appearance that does not reflect intended architectural design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

Side and Rear Façade Features:

Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these façades be attractively maintained in character with the Western architecture theme. Utilities, trash bins, and other such features of rear and side areas should be covered or disguised in the same architectural theme wherever possible.

B. ROOF FORMS

Unlike residences of the by-gone Western era with their pitched roofs, commercial buildings are known for their predominantly flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet–an upward extension of part of the front wall–or a false front (with the exception of

Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights, or other distinctive treatments are appropriate over major building entry points or corner structures.

Encourage

- Predominantly flat roofs.
- Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- "Accent" roof lines or other architectural features–higher than the surrounding roof lines–at corners and major entrances.
- Screening of roof mounted equipment (see Section 22.302.060.C (Architectural Style and Project Design Considerations) of this CSD).

Discourage

- Sloped or pitched roofs–particularly those visible from street view, unless of Victorian design.
- Decorative roof elements that do not focus on corner or entry areas.

C. SIDEWALK COVERINGS

Motion picture-created images of Western towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional: in addition to reinforcing the Western architectural style, they provide an invitation to window shoppers, protect window displays and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or

patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

D. SIGNS

Signage controls can "make or break" the visual image of a commercial community. This feature of the Acton community is so important that Section 22.302.060.F (Signs) of this CSD contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western designs. Even then they must either conform to Section 22.302.060.F (Signs) or undergo appropriate variance approvals. The following signage features supplement the requirements of Section 22.302.060.F:

Encourage

- Flush-mounted signs, often within a recessed area on a parapet.
- Hanging signboards, either parallel or perpendicular to the building façade.
- Signs related in size, character, and placement to other building elements.
- Graphics and lettering styles that are appropriate to the western motif. Signs for most franchises and chain stores will require redesign.
- Icon signs that illustrate the type of merchandise or service.

Discourage

- Signs that obscure all or part of a significant architectural feature.
- Garish colors that may attract attention, but which detract from a harmonious community appearance.

E. COLORS

If there is a single "Western town" color, it would be earthtone. This color–or range of colors from beige to gray–is natural appearing in many of the materials used in

constructing the old West. Brick, made from adobe clay, was often used in early Acton and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. "Pastels" and "neons" are inappropriate colors in the Western palette.

Encourage

- Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (Simulated woodappearing products may be used in place of real wood.)
- Colors that are coordinated with neighboring building colors and materials.
- Subtle colors on plain surfaces of large structures.

Discourage

- Changing colors along the main surface of a single building façade. A single color–generally natural wood–creates unity; individual stores can be differentiated by accent colors, parapets, signage, and other distinguishing features.

F. MATERIALS

Finished appearance is more important than the use of "genuine, authentic" materials. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early West.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

Encourage

- Use of materials available in the old West, such as pine lumber, river rock, and adobe.
- The adaptation of modern materials such as plastic, concrete, and aluminum to resemble old West materials.

Discourage

- Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

G. LANDSCAPING

Vegetation can provide an attractive, inviting and unifying element to a commercial district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section 22.302.060.B (Preservation of Native Vegetation) of this CSD emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the architectural theme.

H. EXTERIOR FEATURES

"Finishing touches" to the Western village architectural theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches, and hitching posts would all be common to Acton commercial areas and in plain view. Sections 22.302.060.H (Exterior Lighting) and 22.302.060.I (Street Improvements) of this CSD establish general requirements for outdoor lighting. Modern lighting techniques which do not interfere with the Western motif may be used.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be

installed in the front façade; the rear wall is generally preferable, with side walls acceptable.

Encourage

- Western style accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or woodenlooking trash "barrels" are appropriate and functional. Wagon wheels are a popular decorative item.
- Gas or gas-look lamps, where high visibility for safety is not a factor.
- The use of wood, wrought iron, ceramic, or other materials from the old West era.

Discourage

- Modern decorative materials such as neon and plastics.

Chapter 22.304 Agua Dulce Community Standards District.

Sections:

22.304.010 Purpose.
22.304.020 Definitions.
22.304.030 District Map.
22.304.040 Applicability.
22.304.050 Application and Review Procedures.
22.304.060 Community Wide Development Standards.
22.304.070 Zone Specific Development Standards.
22.304.080 Area Specific Development Standards.
22.304.090 Modification of Development Standards.
APPENDIX I Criteria for Significant Ridgelines.

22.304.010 Purpose.

The Agua Dulce Community Standards District ("CSD") is established to:

A. Maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community;

B. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community;

C. Protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and significant ecological areas located within this CSD;

D. Maintain and enhance the pedestrian and equestrian trail system within this CSD; including the Pacific Crest National Scenic Trail; and

E. Minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

22.304.020 Definitions.

The following terms are defined solely for this CSD:

Monument sign. A sign placed on a solid base extending at least 75 percent of the width of the sign, and shall include fuel pricing signs.

22.304.030 District Map.

The boundaries of this CSD are shown on Figure 22.304-A: Agua Dulce CSD Boundary, at the end of this Chapter.

22.304.040 Applicability.

A. General Applicability. The revised regulations for this CSD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these revised CSD regulations. Complete applications that were filed before the effective date of said ordinance shall comply with the regulations for this CSD and all applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed. For any revised CSD regulation in this Chapter that does not

relate to a new development project, said regulation shall apply upon the effective date of the ordinance containing these revised CSD regulations.

B. Additions and Repairs or Reconstruction to Existing Structures.

1. Generally. Except as otherwise provided for in this Subsection B, Chapter 22.172 (Non-Conforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally established or built prior to the effective date of the ordinance containing the revised CSD regulations in this Chapter.

2. Additions to Existing Structures. The revised CSD regulations contained in this Chapter shall not apply to any addition to a structure that is legal as of the effective date of the ordinance containing these revised CSD regulations unless the addition:

a. Changes the structure's use from commercial to residential or from residential to commercial;

b. Cumulatively increases the structure's existing floor area by more than 25 percent;

c. Cumulatively increases the structure's existing occupancy load by more than 25 percent; or

d. Increases the required number of parking spaces for the structure by more than 25 percent.

3. Repair or Reconstruction of Existing Structures. The revised CSD regulations contained in this Chapter shall not apply to the repair or reconstruction of a structure that is legal as of the effective date of the ordinance containing these revised CSD regulations, where the structure has been damaged or destroyed, unless the repair or reconstruction also includes a change in use or an addition that results in any of the changes to the structure described in Subsections B.2.a through B.2.d, above. If based on the foregoing, the repair or reconstruction of the structure is exempt from the revised CSD regulations contained in this Chapter:

a. The nonconforming use provisions in Section 22.172.020.G. related to the structure's repair or reconstruction shall not apply; and

b. If the reconstruction is for a residential structure, the reconstruction may take place anywhere on the lot on which the structure is located, provided the yard requirements of Section 22.18.040.B (Required Yards) and other applicable development standards in this Title 22 are met.

22.304.050 Application and Review Procedures.

(Reserved)

22.304.060 Community Wide Development Standards.

A. Highway and Local Streets.

1. Highway Standards.

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;

b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will:

i. Consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement; and

ii. Ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved

highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and

c. The encroachment and driveway provisions in Subsections A.1.b and A.1.c (Highway Standards), above, for highway right-of-ways, shall also apply to local streets.

B. Lighting.

1. Street Lights. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted; and

2. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

C. Utilities (Reserved).

D. Signs. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection D:

1. All signs shall comply with the setback requirement of the underlying zone, except as otherwise provided for or modified by this Subsection D;

2. Notwithstanding the provisions of Section 22.114.050.C, signs within this CSD shall not display more than two sign faces;

3. Notwithstanding the provisions of Section 22.114.050.K, the height of signs within this CSD shall be measured from the average finished grade at the base of the sign; and

4. Sections 22.114.090 (Business Signs-In Agricultural and Special Purpose Zones) through 22.114.210 (Temporary Subdivision Sales, Entry, and Special-Feature Signs) shall not apply within this CSD, and instead the following sign types, subject to the following standards, shall be permitted:

a. Wall Business Signs.

i. Wall business signs shall not extend above the highest point of the building wall. Sloping roofs shall not be considered an extension of the building wall;

ii. Roof-mounted wall business signs shall be prohibited;

iii. The maximum sign area for a wall business sign for a ground floor business establishment shall be one square foot for each linear foot of building frontage, or 60 square feet per establishment, whichever is less. Where a ground floor business establishment fronts only a parking lot, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area; and

iv. The maximum sign area for a wall business sign for a business establishment above the ground floor shall be 10 square feet per establishment;

b. Freestanding Business Signs. Freestanding business signs shall be monument signs.

i. Pole-mounted freestanding business signs shall be prohibited;

ii. Only one freestanding business sign shall be permitted on a lot;

iii. The maximum sign area for a freestanding business sign shall be 20 square feet per sign face;

iv. The maximum height for a freestanding business sign shall be four feet; and

v. The required setback for a free standing business sign shall be determined by Section 22.114.120.D (Location of Signs);

c. Residential Entrance Signs. For purposes of this Subsection D.4.c, a residential entrance sign is defined as a freestanding or wall-mounted sign that marks the entrance to a residential use.

i. Only one residential entrance sign shall be permitted on a lot in a Residential or Agricultural Zone;

ii. The maximum sign area for a residential entrance sign shall be 20 square feet per sign face;

iii. The maximum height for a residential entrance sign shall be 20 feet;

iv. Residential entrance signs shall be prohibited over a driveway if that driveway serves as a fire apparatus access road under Section 503.2.1 in Title 32 (Fire Code) of the County Code, unless another unobstructed fire apparatus access road is also provided to the residential use; and

v. The required setback of a freestanding business sign as determined by Section 22.114.120.D (Location of Signs) shall apply to residential entrance signs;

d. Directional and/or Informational Signs.

i. The maximum sign area for a directional and/or informational sign shall be 32 square feet per sign face;

ii. The maximum height for a directional and/or informational sign shall be 15 feet; and

iii. The required setback for a directional and/or informational sign shall be determined by Section 22.114.190 (Directional and/or Informational Signs);

e. Community Identification Signs.

i. The maximum sign area for a community identification sign shall be 24 square feet per sign face;

ii. The maximum height for a community identification sign shall be 15 feet; and

iii. A setback shall only be required for a community identification sign if deemed necessary by Public Works to ensure line of sight and public safety;

f. Civic Organization Signs.

i. The maximum sign area for a civic organization sign shall be six square feet per sign face;

ii. The maximum height for a civic organization sign shall be eight feet; and

iii. A setback shall only be required for a civic organization sign if deemed necessary by Public Works to ensure line of sight and public safety;

g. Bulletin or Special Event Signs. Bulletin or special event signs are permanent signs whose information may be changed from time to time, such as advertising upcoming community events.

i. The maximum sign area for a bulletin or special event sign shall be 24 square feet per sign face;

ii. The maximum height for a bulletin or special event sign shall be 15 feet; and

iii. A setback shall only be required for a bulletin or special event sign if deemed necessary by Public Works to ensure line of sight and public safety;

h. Temporary Signs.

i. General Requirements.

(1) Only one temporary sign shall be permitted per street or highway frontage;

(2) Temporary signs shall not be affixed to any tree, shrub, or other type of vegetation;

(3) Temporary signs shall be placed at least 10 feet from any property line. Structures installed to support temporary freestanding signs shall be removed when the signs are removed;

(4) Temporary signs shall display the date of the sign's posting;

(5) Temporary signs which pertain to a time, event, or purpose which has passed or no longer exists shall be removed within 14 days of the conclusion of the time, event, or purpose, unless otherwise provided for herein; and

(6) Unless otherwise provided for in this Subsection D.4.h:

(a) The maximum sign area for a temporary sign shall be 16 square feet per sign face; and

(b) The maximum height for a temporary sign shall be eight feet;

ii. Temporary Real Estate Signs. Temporary real estate signs shall contain the name and contact number of the person or company responsible for placing such sign.

(1) In Residential and Agricultural Zones:

(a) The maximum sign area for a temporary real estate sign shall be six square feet per sign face; and

(b) The maximum height for a temporary real estate sign shall be six feet;

(2) In all other zones:

(a) The maximum sign area for a temporary real estate sign shall be 48 square feet per sign face; and

(b) The maximum height for a temporary real estate sign shall be 12 feet;

(3) Temporary real estate signs shall be removed within 14 days after the involved property has been rented, leased, or sold.

iii. Temporary Construction Signs. Temporary construction signs shall contain the name and contact number of the person or company responsible for placing such sign.

(1) The maximum sign area for a temporary construction sign shall be six square feet per sign face;

(2) The maximum height for a temporary construction sign shall be six feet; and

(3) Temporary construction signs shall be removed within 14 days after the completion of construction, alteration, or removal of the involved structure.

iv. Temporary Subdivision Sales Signs. Temporary subdivision sales signs shall contain the name and contact number of the person or company responsible for placing such sign.

(1) The maximum sign area for a temporary subdivision sales sign shall be 12 square feet per sign face;

(2) The maximum height for a temporary subdivision sales sign shall be eight feet; and

(3) Temporary subdivision sales signs shall be removed within one year after the construction of the last unit of the last phase of the involved subdivision.

v. Temporary Subdivision Entry and Special-Feature Signs. Temporary subdivision entry and special-feature signs shall be monument signs

and shall contain the name and contact number of the person or company responsible for placing such sign.

(1) Temporary subdivision entry signs shall be permitted as are necessary to facilitate entry into and movement within the subdivision;

(2) Temporary subdivision special-feature signs shall be permitted in the immediate vicinity of an approved model home and temporary subdivision real estate office;

(3) The maximum sign area for a temporary subdivision entry and special-feature sign shall be 20 square feet per sign face;

(4) The maximum height for a temporary subdivision entry and special-feature sign shall be six feet;

(5) Temporary subdivision entry and special-feature signs shall be located within the involved subdivision; and

(6) Temporary subdivision entry and special-event signs shall be removed within one year after construction is complete for the last unit of the last phase of the involved subdivision.

5. In addition to the requirements of Section 22.80.080 (Additional Standards for Signage) related to lighting standards for signage, internal sign illumination, such as a "can" light or an individually illuminated lettered sign, shall be prohibited within this CSD. Also, sign lighting within this CSD shall not pulsate, rotate, blink, flash, or simulate motion.

E. Vegetation Conservation. (Reserved)

F. Trails. Trails within this CSD shall be regulated by the provisions of this Subsection F and the adopted Trails Plan of the Santa Clarita Valley Area Plan ("Trails Plan") and the County Trails Manual. If a conflict exists between the trails standards in this Subsection F and in the County Trails Manual, the trails standards in this Subsection F shall control.

1. Trail Dedication.

a. All subdivisions creating more than four lots shall include publicly-dedicated trail easements in accordance with the Trails Plan. Subdivisions that are 20 net acres in size or greater shall also include publicly-dedicated connector or feeder trail easements within the subdivision;

b. Parks and Recreation may request, but shall not require, for any subdivision creating four or fewer lots, a publicly-dedicated trail easement in accordance with the Trails Plan, and for subdivisions that are less than 20 net acres in size, a publicly-dedicated connector or feeder trail easement;

c. Trail easements not dedicated to the County and maintained by Parks and Recreation shall be dedicated to a homeowner's association, non-profit organization that provides trail maintenance, or a special district, and maintained by such entity. If a special district is used for this purpose, such district shall be established pursuant to the Landscaping and Lighting Act of 1972 in Section 22500 et seq. of the California Streets and Highways Code, or shall be formed as some other entity capable of assessing and collecting trail maintenance fees, as determined by Parks and Recreation; and

d. If a subdivision project proposes to modify an existing trail easement, the subdivider shall seek Parks and Recreation approval of such modification prior to the public hearing on the subdivision;

2. Trail Use. Publicly-dedicated trail easements provided under this Subsection F shall allow for multi-uses, including hiking, mountain bicycling, and equestrian uses. Notwithstanding the foregoing, publicly-dedicated trail easements provided for the Pacific Crest Trail shall allow for hiking and equestrian uses only, in accordance with United States Forest Service regulations;

3. Trail Design and Location.

a. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the Trails Plan, and to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike

paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas;

b. Publicly-dedicated trails shall not be located contiguous to any local street or highway, unless Parks and Recreation determines that no other location would be suitable. In the event that Parks and Recreation makes such a determination and the publicly-dedicated trail will be located contiguous to a local street or highway, the trail shall be located completely outside of the local street or highway's vehicular right-of-way;

c. If a development application proposes to develop a driveway that encroaches into a trail easement within that development, the Department shall refer the application to Parks and Recreation for review and approval to ensure that the driveway is constructed with a non-slip, non-smooth surface, such as a textured or stamped finish, or permeable paving. In no event shall any obstruction, such as a mailbox or utility box, be allowed within any portion of the driveway that encroaches into the publicly-dedicated trail easement;

d. Trail design, construction, and maintenance shall be carried out in conformance with the following standards and any other applicable, non-conflicting, provision of the County Trails Manual:

i. Publicly-dedicated trails shall remain free of all obstructions, vegetation, and structures, including but not limited to utility boxes, gates, and non-trail fences or retaining walls;

ii. The minimum publicly-dedicated trail width shall be 10 feet;

iii. The minimum trail tread width shall be a variable width of six to eight feet;

iv. The maximum trail cross-slope gradient shall be three percent;

v. The maximum trail running slope gradient shall be 10 percent, though for short trail distances of up to 300 feet in length, a maximum trail

running slope gradient of 15 percent may be permitted, subject to the approval of Parks and Recreation; and

vi. Trail surfaces shall consist of native soil, native stabilized soil, or decomposed granite; and

e. Deviations from the standards set forth in this Subsection F or any applicable provision in the County Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation prior to the public hearing on the subdivision; and

4. Notification of Subdivision Application. The applicant of any subdivision application within the CSD boundary shall notify the Agua Dulce Town Council, and any local trail advisory entity that requests notification, of the application when the application is filed; and

5. Information Required and Final Map. All applications for a subdivision creating more than four lots shall include the information necessary to show compliance with the trail requirements of this CSD, and such information shall be shown on the final map prior to recordation.

G. Hillside Management. In addition to any other applicable requirement of Chapter 22.104 (Hillside Management Areas), where a subdivision project proposes to create more than four lots in a hillside management area, grading for the subdivision shall not be conducted uniformly across the entire area of the subdivision and shall be limited to the pads required for development of the individual structures in the subdivision. Grading plans demonstrating compliance with this requirement shall be submitted with the subdivision application; and

H. Significant Ridgeline Protection. For purposes of this Subsection H, ridgelines are defined as the line formed by meeting the tops of sloping surfaces of land, and significant ridgelines are defined as ridgelines which are highly visible and dominate the landscape. The locations of the significant ridgelines within this CSD are shown on

Figure 22.304-B: Significant Ridgelines, at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

1. The highest point of any structure, excluding chimneys, rooftop antennas, amateur radio antennas, small-scale solar energy systems, and small-scale wind energy systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline; and

2. Any modification to Subsection H.1, above, shall require a Conditional Use Permit (Chapter 22.158), in compliance with Section 22.304.090 (Modification of Development Standards).

22.304.070 Zone Specific Development Standards.

A. Residential and Agricultural Zones.

1. Lot Design. Each new lot created by a land division shall contain a minimum net area of two acres, a minimum width of 165 feet, and a minimum depth of 165 feet;

2. Yard Requirements.

a. For each lot that is smaller than one net acre in size, the yard requirements of Section 22.18.040.B (Required Yards) for Zone R-1 shall apply;

b. For each lot that is between one net acre and less than two net acres in size, the respective yard sizes shall be a minimum of:

i. 25 feet for the front yard;

ii. 15 feet for the rear yard; and

iii. 10 feet for the side yard;

c. For each lot that is two net acres in size or greater, the respective yard sizes shall be a minimum of:

i. 50 feet for the front yard;

ii. 25 feet for the rear yard; and

iii. 25 feet for the side yard;

d. Accessory structures shall not be permitted in any required yard; and

e. A required yard shall be measured from the property line unless the property line is located within a private street or public right-of-way, in which case the required yard shall be measured from the edge of the private street or public right-of-way closest to the interior of the lot;

3. Density-Controlled Development. Density-controlled development shall be permitted in Residential and Agricultural Zones, including in hillside management and significant ecological areas, subject to the provisions of Section 22.140.170 (Density-Controlled Developments), but only if the requirements of Subsections A.1 and A.2, above are also met;

4. Home-Based Occupations. Home-based occupations shall be permitted in Residential and Agricultural Zones, subject to the applicable provisions of Section 22.140.290 (Home-Based Occupations), except that:

a. Notwithstanding the prohibitions in Section 22.140.290.C (Prohibitions), the following uses shall be permitted:

i. Animal training, provided the involved animals are domestic animals, as defined in Division 2; and

ii. Recording/motion picture/video production studio;

b. A home-based occupation may be housed in a permitted accessory structure. If the accessory structure is a garage, any automobile parking spaces required by Section 22.112.060.A (Required Parking Spaces) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required);

c. No more than two full-time equivalent employees, either for pay or as a volunteer, not including resident occupants, guests, and/or domestic staff, may be present at any one time, and the maximum number of employee hours per week for the home-based occupation shall be 80 hours;

d. In addition to any required parking set forth in this Title 22, the home-based occupation shall provide a minimum of one covered or uncovered vehicle parking space for customers of the home-based occupation, and one additional

covered or uncovered parking space for each full-time equivalent employee on-site, not to exceed a total of three additional parking spaces for the home-based occupation; and

e. Business hours for the home-based occupation shall be limited to the hours between 8:00 a.m. and 6:00 p.m., seven days a week; and

5. Dogs. Table 22.304.070-A, below identifies the maximum number of dogs allowed on a lot.

TABLE 22.304.070-A: MAXIMUM NUMBER OF DOGS	
Net Acreage of Lot	***Maximum Number of Dogs Allowed***
0 to <2 acres	3
2 to <3 acres	4
3 to <4 acres	5
≥4 acres	6

a. Table 22.304.070-B, below, identifies the maximum number of cargo shipping containers allowed on a lot.

TABLE 22.304.070-B: MAXIMUM CARGO SHIPPING CONTAINERS	
Net Acreage of Lot	***Maximum Number of Cargo Shipping Containers Allowed***
1 to <5 acres	1
5 to <10 acres	2
≥10 acres	3

b. The placement of cargo shipping containers on lots or less than one net acre in size, and the placement of containers exceeding the numbers authorized in the above chart, may be allowed, provided that a Minor Conditional Use Permit (Chapter 22.160) is first obtained; and

c. All cargo shipping containers shall:

i. Be prohibited in any required yard or in any area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones), where applicable;

ii. Be placed at least six feet from any structure or other cargo shipping container and not be stacked upon each other;

iii. Not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and

iv. Be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulation.

B. Commercial and Industrial Zones.

1. Design of Structures. New structures, or additions and/or renovations to existing structures, shall be designed such that:

a. They are of an Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;

b. Their façades, materials, rooflines, and exterior finishes conform to the chosen architectural style; and

c. Their entrances are set back at least one foot from the front of the structure;

2. Compliance with the design requirements of this Subsection B.1, above, shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure;

3. Utilities and Equipment. Utility structures and equipment on lots that are visible from a public or private street, including trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, transformers, and other electrical equipment, shall be screened from view by landscaping, walls, or fences. If, pursuant to this Subsection B.3, electrical equipment is screened from view, the property owner shall obtain consent of the relevant electrical utility for such screening. The Director may waive this screening requirement if the property owner provides satisfactory evidence to the Director that the relevant electrical utility will not provide such consent. Notwithstanding the foregoing, the provisions in this Subsection B.3 shall

not apply to any property owned or operated by a public utility where any portion of that property is otherwise exempt from local zoning ordinances pursuant to Section 53091 of the California Government Code; and

4. Pedestrian and Equestrian Accommodation. Access shall be provided to every lot from the nearest trail or public right-of-way by a minimum 10-foot wide access route to accommodate pedestrian and equestrian traffic. In addition, at least one equestrian hitching post shall be provided per lot.

22.304.080 Area Specific Development Standards.

(Reserved)

22.304.090 Modification of Development Standards.

A. Modifications Authorized.

1. Modification of the development standards specified in Sections 22.304.070.A.1 (Lot Design) and 22.304.070.A.3 (Density-Controlled Development) shall be subject to a Variance (Chapter 22.194) application;

2. Modification of the development standards specified in Section 22.304.070.A.2 (Yard Requirements) shall be subject to the provisions of Subsection C, below;

3. Modification of the development standards specified in Section 22.304.070.H (Significant Ridgeline Protection) shall be subject to the provisions of Subsection D, below; and

4. Modification of all other development standards in this Chapter shall be subject to a Conditional Use Permit (Chapter 22.158) application.

B. Notification to the Agua Dulce Town Council. In addition to any other notice required by Subsection C.2, below, applicants for any modification described in Subsection A, above, shall provide notice of the application to the Agua Dulce Town Council when the application is filed.

C. Modification of Yard Requirements.

1. Applicability. Modification to Section 22.304.070.A.2 (Yard Requirements) shall be subject to a Yard Modification (Chapter 22.196) application and this Subsection C.

2. Notification. The application shall comply with all noticing requirements as required by a Yard Modification (Chapter 22.196) application, except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll.

3. Additional Findings.

a. 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 this CSD that warrant the requested yard modification; and

b. Granting the request for the yard modification will not be materially detrimental to properties or improvements in the area or contrary to the purposes of this CSD, as provided in Section 22.304.010 (Purpose).

D. Modification of Significant Ridgelines.

1. Applicability. Modification to Section 22.304.070.H (Significant Ridgeline Protection) shall be subject to a Conditional Use Permit (Chapter 22.158) application and this Subsection D.

2. Additional Findings.

a. Alternative sites within the project site have been considered and rejected due to documented hazards for potentially greater damage to biota on the alternative sites than on the subject site, as determined by a biologist; and

b. The overall development is designed so that grading will not occur uniformly across the project area and will be limited to the pads required for individual structures.

FIGURE 22.304-A: AGUA DULCE CSD BOUNDARY

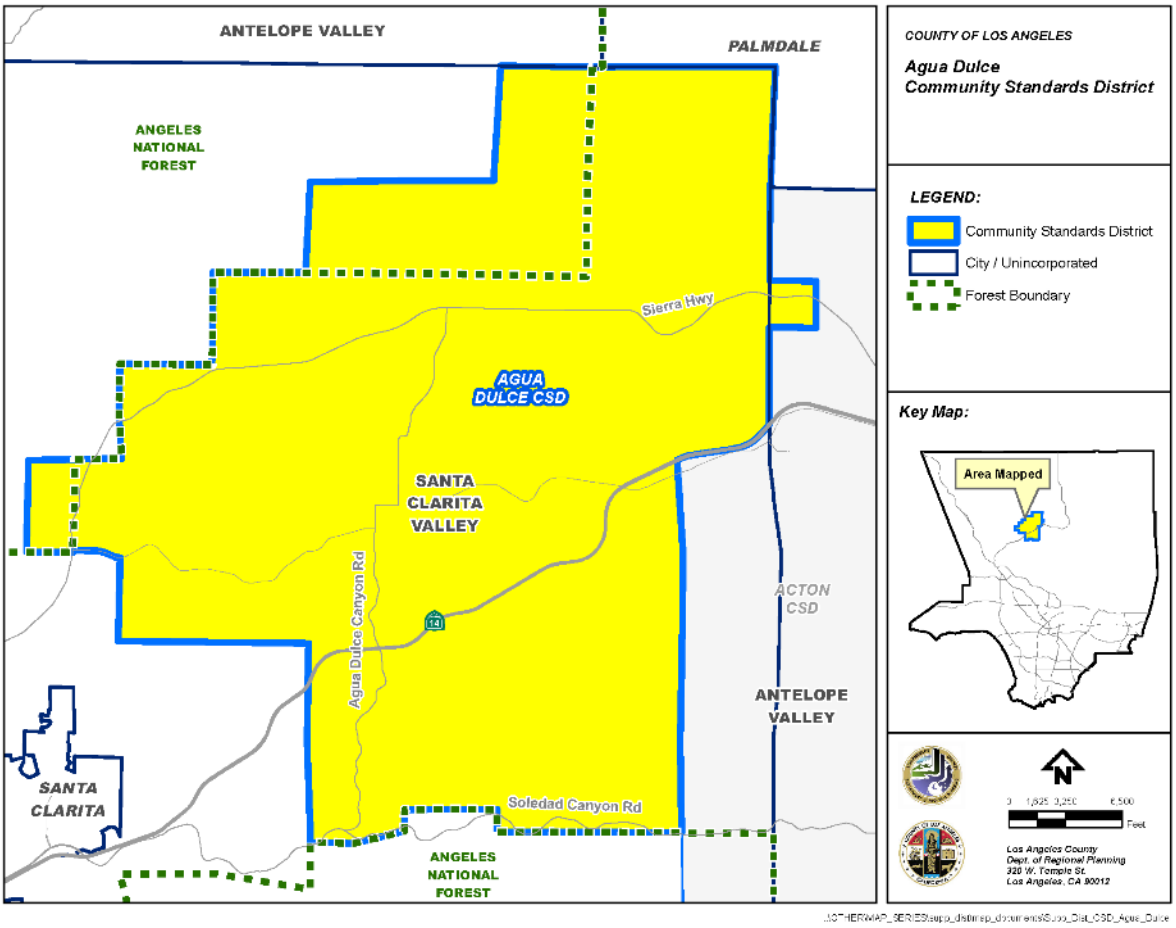
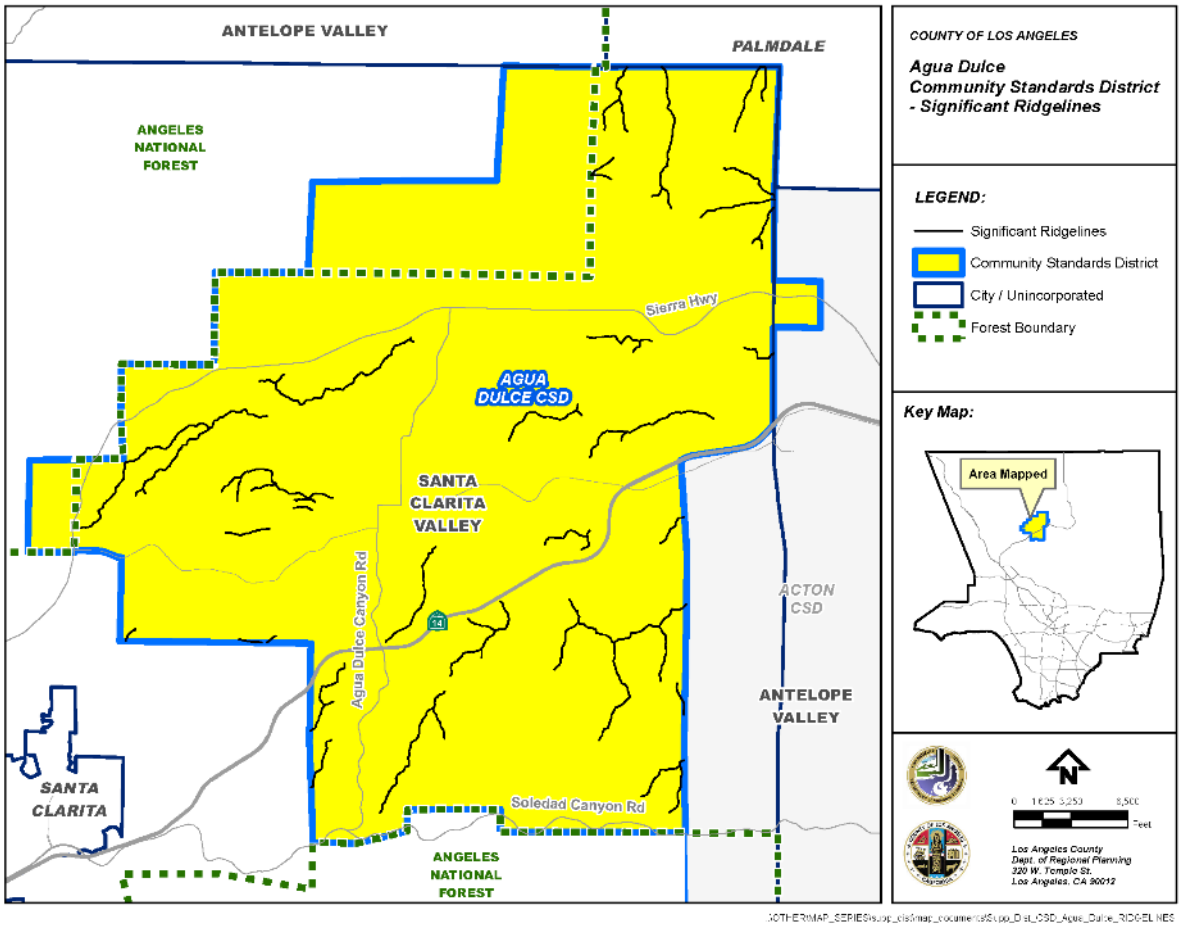


FIGURE 22.304-B: SIGNIFICANT RIDGELINES



APPENDIX I Criteria for Significant Ridgelines.

The designation of the significant ridgelines within the Agua Dulce Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road.

- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Agua Dulce.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Agua Dulce.

Chapter 22.306 Altadena Community Standards District.

Sections

22.306.010 Purpose.

22.306.020 Definitions.

22.306.030 District Map.

22.306.040 Applicability.

22.306.050 Application and Review Procedures.

22.306.060 Community Wide Development Standards.

22.306.070 Zone Specific Development Standards.

22.306.080 Area Specific Development Standards.

22.306.090 Modification of Development Standards.

APPENDIX I Criteria for Significant Ridgelines.

22.306.010 Purpose.

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts while providing certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.

22.306.020 Definitions.

The following terms are defined solely for this CSD:

Bed and breakfast establishment. Bed and breakfast establishment means a residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility;

Bedroom. Any habitable room or space with a closet, which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes;

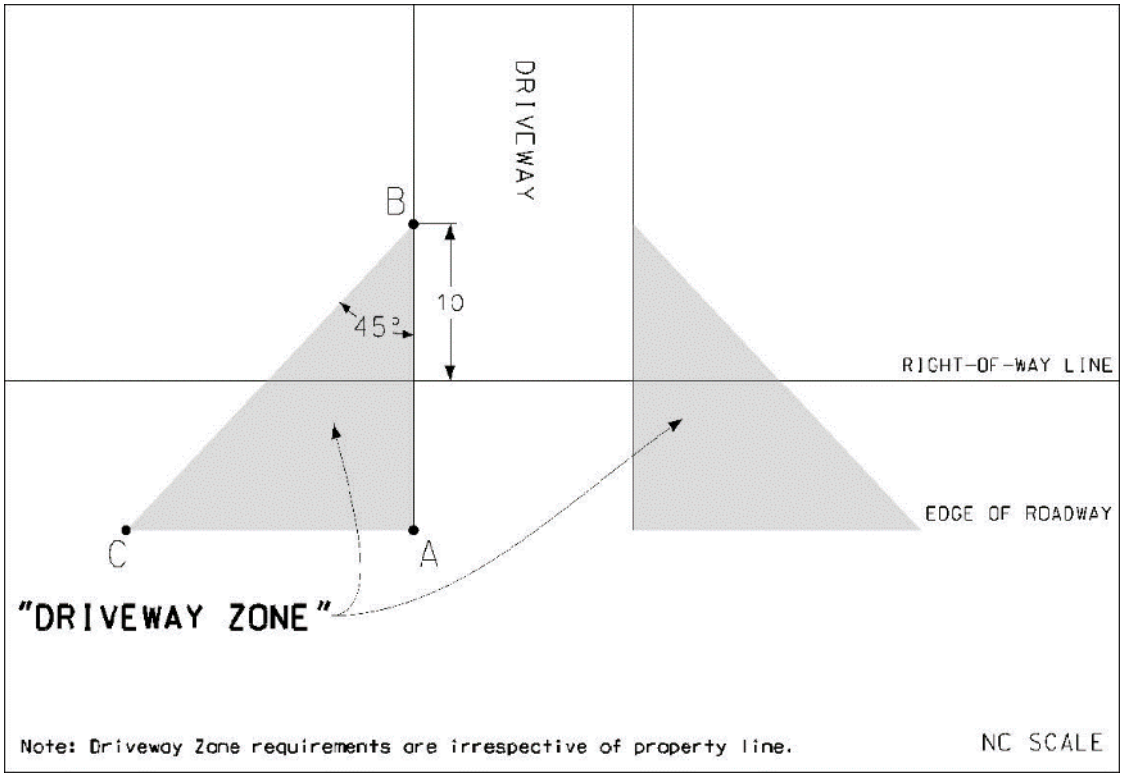
Driveway zone. The triangular areas created on both sides of a driveway delineated by the following three points, notwithstanding the location of the property line:

1. Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb, if present;

2. Point "B" is the point along the edge of the driveway located 10 feet back from the highway line towards the property; and

3. Point "C" is the point at which a line that is extended away from the driveway from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb, if present, as illustrated by Figure 22.306.020-A, below.

Figure 22.306.020-A: Driveway Zone



Encroachment plane. An inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line;

Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land; and

Significant ridgelines. Highly visible ridgelines that dominate the landscape.

22.306.030 District Map.

The boundaries of this CSD are shown on Figure 22.306.030-A, at the end of this Chapter.

22.306.040 Applicability.

(Reserved)

22.306.050 Application and Review Procedures.

(Reserved)

22.306.060 Community Wide Development Standards.

A. Landscaping. Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

B. Hillside Management.

1. Applicability. This Subsection B shall apply in hillside management areas, as defined in Division 2 (Definitions), except for:

a. Applications submitted to the Department and deemed complete prior to January 11, 2018, the effective date of the ordinance establishing this Subsection B, provided that plans submitted with the application depict all proposed grading and structures.

b. Changes to applications approved by the Department prior to the effective date of the ordinance establishing this Subsection B, provided that such changes:

i. Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

ii. Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

c. Applications to repair or reconstruct a damaged or destroyed structure that were legally established prior to the effective date of the ordinance establishing this Subsection B.

2. Permits Required.

a. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) shall be required for any development within a Hillside Management Area that is not otherwise subject to a Conditional Use Permit (Chapter 22.158), pursuant to Chapter 22.104 (Hillside Management Areas), or per Subsection B.2.b, below, except for:

i. Additions to a structure that were legally established prior to the effective date of the ordinance establishing this Subsection B;

ii. New accessory structures; and

iii. Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

b. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 2,500 total cubic yards of cut plus fill material, excluding any grading approved prior to the effective date of the ordinance establishing this Subsection B.

3. Development Standards.

a. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to Section 22.140.240 (Grading Projects);

b. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by Public Works to prevent runoff and erosion;

c. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this Subsection B.3 and Chapter 22.104 (Hillside Management Areas), the development shall comply with Table 22.306.060-A, below, where applicable:

TABLE 22.306.060-A: HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.

TABLE 22.306.060-A: HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

d. Additional Findings for Conditional Use Permits.

i. In addition to the findings required under Chapter 22.158 (Conditional Use Permits) and Chapter 22.104 (Hillside Management Areas), the Commission or Hearing Officer shall approve the application where the information submitted by the applicant or presented at public hearing substantiates that the project complies with the additional development standards in this Subsection B.3.

ii. The Commission or Hearing Officer may require that the applicant incorporate additional design standards which would further the intent and purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

C. Significant Ridgeline Protection.

1. The locations of the significant ridgelines within this CSD are shown on Figure 22.306.060-A, at the end of this Chapter.

2. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, structure-mounted small-scale solar energy systems, and small-scale wind energy systems.

D. Historic Preservation.

1. Significant Properties. Any application for the expansion, addition, alteration, or demolition of significant properties is subject to the provisions of this Altadena CSD. Notice of such an application shall be sent to Altadena Heritage 30 days prior to the issuance of a permit by the applicable department that approves,

with or without conditions, or denies the application. The following structures may be of historic or architectural significance:

a. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11, and 15. Map 1 Altadena, all of Lot 30;

b. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1-14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

c. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

d. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

e. 2455 Lake Avenue, 835-875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

2. Designated Landmarks and Historic Districts. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Chapter 22.124 (Historic Preservation).

22.306.070 Zone Specific Development Standards.

A. Zone R-1.

1. Yard Requirements.

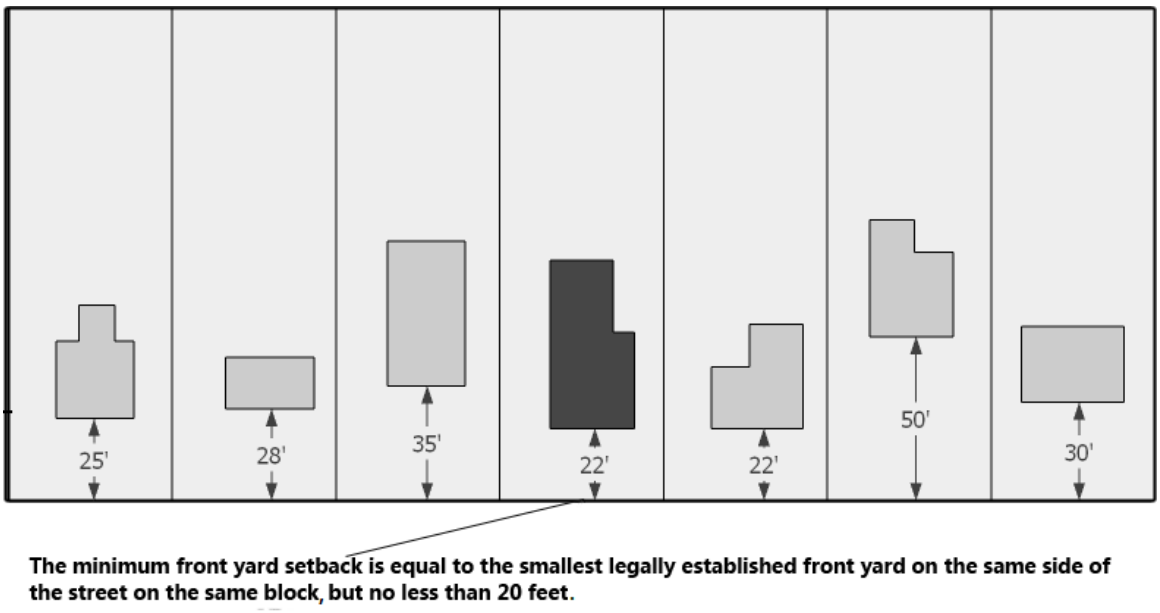
a. Except as established in Chapter 22.72 (Setback Districts), this Subsection A.1 shall supersede Section 22.18.040.B (Required Yards) as depicted in Table 22.306.070-A:

TABLE 22.306.070-A: YARD REQUIREMENTS

Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Rear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner
≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)
<20,000	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)

b. The front yard shall not be less than the smallest front yard of a legally established residence on the same side of the street on the same block, but in no case less than 20 feet. For example, see Figure 22.306.070-A, below:

Figure 22.306.070-A: Example of Minimum Front Yard Setbacks



c. Except as provided in Section 22.110.090 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.

d. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300 (Minimum Frontage) of Title 21 (Subdivisions) of the County Code, the front yard shall be measured from street frontage.

2. Height Limits.

a. Except as provided below, Section 22.18.040.C (Maximum Height) shall remain applicable. This Subsection A.2 shall supersede Section 22.18.040.C as depicted in Table 22.306.070-B:

TABLE 22.306.070-B: HEIGHT LIMITS	
Lot Size (net square feet)	**Maximum Height (linear feet)**
≥20,000	35
<20,000	30
Flag lots	30

b. Where fill material has been placed on a lot after such lot was legally created, height of a structure built on the lot shall be measured from the previously existing grade on which the structure is located. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut; and

c. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.14.020 of Division 2 (Definitions) shall be considered a story above grade, while a "cellar" as defined in Section 22.14.030 of Division 2 (Definitions) shall not be considered a story above grade.

3. Fences, Walls, and Landscaping.

a. Maximum Height. Except as provided herein, Section 22.110.070 (Fences and Walls) relating to fences and walls shall remain applicable. In addition to Section 22.110.070.A (Measuring Height of Fences and Walls), the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to, or part of, said fence or wall;

b. Front Yards. This Subsection A.3 shall supersede Section 22.110.070 (Fences and Walls) as follows, as depicted in Tables 22.306.070-C and 22.306.070-D:

i. Corner or Reversed-Corner Lots. Table 22.306.070-C, below identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots. Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection A.3.

TABLE 22.306.070-C: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS

Location	Maximum Height	
	Fences and Walls	Trees*, Shrubs*, Flowers* and Plants*, including Hedges*
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection A.3.d.ii, below	See Subsection A.3.d.ii, below
Area between right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches

TABLE 22.306.070-C: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS		
Location	Maximum Height	
	Fences and Walls	Trees*, Shrubs*, Flowers* and Plants*, including Hedges*
> 10 feet back from the right-of-way line towards the property	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

ii. All Other Lots. Table 22.306.070-D, below, identifies the maximum height for fences, walls, and landscaping for all other lots.

TABLE 22.306.070-D: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS		
Location	Maximum Height	
	Fences and Walls	Trees,* Shrubs,* Flowers* and Plants,* including Hedges*
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection A.3.d.ii, below	See Subsection A.3.d.ii, below
Area within a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
Area outside a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	6 feet pursuant to Subsection A.3.b.ii.(1), below	42 inches
>10 feet from the right-of-way line towards the property	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

(1) When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence or wall, or portion thereof, shall be considered open and non-view obscuring when:

(a) A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain link fencing with live plant material shall not be considered open and non-view obscuring; and

(b) Vertical support elements maintain a minimum distance of five feet apart.

(2) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection A.3.

c. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with Section 22.110.070.B.3 (Corner Side Yards).

d. Location.

i. Notwithstanding the provisions of this CSD, any fence, wall, hedge or landscaping shall comply with Section 22.110.080.E (Limited Secondary Highways) and Section 22.110.040 (Accessory Structures and Equipment); and

ii. Notwithstanding the provisions of this CSD, any encroachment within the public right-of-way shall comply with Title 16 (Highways) of the County Code.

e. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire, or broken glass. Chain link fencing taller than 42 inches in height shall not be permitted unless covered and visually obscured with live plant material, and shall comply with all other provisions of this Subsection A.3.

f. Compliance Implementation Program. An existing fence, wall, or hedge not in compliance the provisions of this CSD upon January 11, 2018, the effective date of the ordinance establishing this Subsection A.3, may apply to register in the voluntary compliance implementation program until January 1, 2019. Notwithstanding the provisions of this CSD, participants in the compliance implementation program shall secure compliance with the County Code prior to January 1, 2034, by modifying the existing fence, wall, or hedge, or obtaining approval for a Variance (Chapter 22.194).

4. Gross Structural Area and Lot Coverage.

a. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

b. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

c. The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.

5. Parking.

a. Except as provided in this Subsection A.5, Chapter 22.112 (Parking), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. This Subsection A.5 shall supersede Section 22.112.060 (Required Parking Spaces) as follows, as depicted in Table 22.306.070-E:

TABLE 22.306.070-E: RESIDENTIAL PARKING	
Number of Bedrooms	***Number of Parking Spaces***
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

b. Where three or more parking spaces are required per Subsection A.5.a, above, such spaces may be uncovered and developed in tandem.

6. The provisions of this CSD do not supersede Chapter 22.172 (Nonconforming Uses, Buildings and Structures), except that: Section 22.172.020.G.1 relating to repair of damage shall be superseded by the following: any single-family residence building or structure nonconforming due to use and/or standards 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 Section 22.172.020.G.1.a and b.

7. Home-Based Occupations. Except as provided below, Section 22.140.290 (Home-Based Occupations) shall remain applicable:

a. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted;

b. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property;

c. Notwithstanding Section 22.140.290.D (Prohibitions), the following home-based occupations may be permitted:

i. Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

ii. Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(3) All home-based occupation activity must be conducted in an approved indoor space.

iii. Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

8. Bed and Breakfast Establishments. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to Section 22.158.060 (Conditions of Approval), the following development standards shall be conditions of each grant, unless otherwise modified by the Commission or Hearing Officer:

a. The property shall have an area of not less than 10,000 square feet;

b. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

c. All guest rooms shall be located within the primary residence;

d. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

e. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

f. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

g. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted;

h. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

i. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

B. Zone R-2.

1. Height Limits.

a. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

b. On lots with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

2. Front Yards. At least 50 percent of any required front yard shall be landscaped.

3. Building Design.

a. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.

b. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

4. Bed and Breakfast Establishments. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment, pursuant to Subsection A.8, above.

C. Zone R-3.

1. Height Limits. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

2. Interior Side Yards.

a. Any required interior side yard that adjoins a single-family or two-family residentially zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

b. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially zoned lot.

c. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially zoned lot.

3. Rear Yards. Rear yards that adjoin a single-family or two-family residentially zoned lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

4. Building Design. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.

5. Structure Height and Setback. For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially zoned lot:

a. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

b. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

6. Residentially Zoned Property Outside Unincorporated Area. For purposes of Subsections C.2 through C.5, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially zoned lot is located within incorporated or unincorporated area.

D. All Commercial Zones.

1. Permitted Uses.

a. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to Section 22.140.410 (Outdoor Dining), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

i. Outdoor dining is established as accessory to the restaurant or other eating establishment; and

ii. Automobile parking is provided in accordance with Chapter 22.112 (Parking) except as modified in Subsection D.3.a, below, for outdoor dining.

b. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

i. Any auto repair use shall comply with Section 22.140.110 (Automobile Body and Fender Repair, Painting, and Upholstering as an Accessory Use);

ii. There shall be no more than three service bays; and

iii. Any required customer parking area shall not be used to store vehicles for repair.

2. Uses Subject to Permit.

a. Drive-through Facilities. Drive-through facilities shall be permitted, provided a Conditional Use Permit has first been obtained. In addition to Section 22.158.060 (Conditions of Approval), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

i. The drive-through facility shall comply with the maintenance plan submitted as part of the application;

ii. The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum 20 feet from the property line of any adjacent residentially zoned lot, and speakers and lighted menus shall be oriented away from such lots;

iii. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

iv. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially zoned lot.

3. Development Standards.

a. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking) and comply with current requirements for accessible parking for people with disabilities, except that the following requirements shall apply:

i. Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.306.070-F, below, where applicable. Where such retail or restaurant and other eating establishment incudes a drive-through facility or banquet facility, Chapter 22.112 (Parking) shall supersede this Subsection D.3.a:

TABLE 22.306.070-F: PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES				
Lot Size (net square feet)	**New Building Construction[2]**	**Existing Buildings[3]**		
		Change of Use	**Additions[6]**	**Outdoor Dining**
<2,500[1]	None	None	None	None
2,500 – < 5,000[1]	30 percent reduction of that required under Chapter 22.112 (Parking)	No additional parking required[4]	No additional parking required[4]	30 percent reduction of that required for outdoor dining[5]
≥ 5,000	That required under Chapter 22.112 (Parking)	No additional parking required[4]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30 percent reduction of that required for outdoor dining[5]

1. Legal nonconforming lots
2. Constructed on or after September 22, 1970
3. Constructed prior to September 22, 1970
4. Beyond parking currently existing on site
5. One space per three persons, based on occupancy load of outdoor dining area
6. Where the square footage of the addition is less than total square footage of the existing structure before the addition

ii. Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after approval of the site plan, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Parking).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

b. Height. Except in the Lake Avenue Mixed-Use 'Center' Area, referenced in Figure 22.306.080-A at the end of this Chapter, the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or 45 feet in height to provide design flexibility for architectural accent(s) or to accommodate mechanical equipment;

c. Floor Area Ratio. Except in Zone C-M, Zone M-1, and the Lake Avenue Mixed-Use 'Center' Area referenced in Figure 22.306.080-A, at the end of this Chapter, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot;

d. Signage. Signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22. New signs as of January 11, 2018, the effective date of this ordinance establishing this Subsection D, including size, shape, colors, lettering, and location, shall conform to the following provisions specified herein:

i. Size. Maximum height of letters shall be restricted to 18 inches.

ii. Sign Design.

(1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront;

(2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

iii. Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Subsection D.3.d, or removed within 30 days from receipt of notification that a state of disrepair exists.

iv. Wall Business Signs. Wall Business Signs shall comply with Section 22.114.110 (Wall Business Signs), except where modified below:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted;

(2) In addition to the standards in Section 22.114.110.C (Height Permitted), the wall business sign may not extend above the roofline and may not extend into the right-of-way beyond the building face or the soffit line of the building;

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry;

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway, or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage;

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

v. Freestanding Signs. Except as provided below, Section 22.114.120 (Roof and Freestanding Business Signs), relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

vi. Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

vii. Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses; and

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

viii. Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level;

(2) Awning signs shall not be permitted above the second floor level; and

(3) Maximum letter height for awning signs shall not exceed 10 inches.

ix. Building Tenant Information/Identification Signs.

(1) Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage;

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;

(4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs;

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions; and

(6) The height and placement of signs shall be similar for each business or storefront.

x. Prohibited Signs:

(1) Flashing, animated or audible signs, except marquee signs which display time and temperature;

(2) Signs which rotate, move, or simulate motion;

(3) Signs with exposed bracing, guy wires, conduits, or similar devices;

(4) Roof signs (any sign erected and maintained upon or over the roof of any building);

(5) Outdoor advertising signs (billboards); and

(6) Box signs.

e. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards:

i. Materials, Colors, and Equipment.

(1) Any 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 façades;

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface; and

(3) Concrete Masonry Unit ("CMU") walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

ii. Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

iii. Mechanical Equipment.

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

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the façade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront; and

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view up to 300 feet away.

iv. Security.

(1) Chain-link, barbed, and concertina wire fences are prohibited;

(2) All security bars or grilles shall be installed on the inside of the building;

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and

(4) Building security grilles shall be side-storing, concealed interior grilles, which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.

f. Buffers. When a parking lot or commercial structure is adjacent to a side yard or rear yard of a residentially zoned lot, the following development standards shall apply:

i. Landscaping. A five foot landscaped buffer shall be provided.

ii. Encroachment Plane. A 45-degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six foot height at the edge of the required landscaped buffer pursuant to Subsection D.3.f.i, above, adjacent to the side yard or rear yard of a residentially zoned lot. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

iii. Lighting. Fully shielded fixtures shall be used for exterior lighting to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located at least five feet from the adjacent residential property line.

g. Pedestrian Character.

i. Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial Corridors for the purposes of this Section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive, and New York Drive near the intersection of North Allen Drive and

New York Drive, Mariposa Street between El Molino Avenue and Lake Avenue, and East Washington Boulevard.

ii. Pedestrian Entrance. Where a lot abuts a Commercial Corridor, as identified in Subsection D.3.g.i, above, a pedestrian accessible entrance to the commercial structure shall be provided at or within 10 feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45 degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.

iii. Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:

(1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Section D.3.g.iii;

(2) Transparent or lightly tinted material, such as glass, shall be used at or 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 of 20 percent of the building façade; and

(3) All entrances or windows provided for the purposes of meeting the requirements of this Subsection D.3.g.iii shall be located at sidewalk level, here defined as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at

increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this Section D.3.g.iii.

iv. Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

v. Building Façade. A minimum of 50 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 façades are to be avoided.

vi. Roof Design. New buildings or additions resulting in 100 feet or more of frontage shall incorporate varying roof designs and types.

vii. Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.

viii. Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses, as listed in Table 22.306.070-G, below. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building façade.

TABLE 22.306.070-G: ARCHITECTURAL ELEMENTS	
Arcading or arched passageways	Decorative iron fences
Arche	Decorative iron grilles
Awnings	Forecourt, accessible to pedestrians
Balconies	Outdoor dining
Bay windows	Plazas, accessible to the public
Benches or seating for pedestrians	Raised planters
Colonnades	Recessed upper floor loggias or pergolas
Courtyards, accessible to pedestrians	Tile or masonry water fountains
Decorative exterior stairs	

ix. Building Setback. Buildings shall be set back a minimum of two feet from the property line adjoining a commercial corridor. The two-

foot setback area shall be designed as an extension to any abutting sidewalk, if existing, and hardscaped or landscaped with plants, seating, or other architectural features.

x. Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.

xi. Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure, and completely screened from view from the street. Screening materials may include walls and/or landscaping.

xii. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

xiii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot-high decorative wall, have solid doors, and be located in the rear of the lot.

h. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

E. Zone C-2. In addition to the uses and requirements under Subsection D, above, and for Zone C-2 in Chapter 22.20 (Commercial Zones), the following uses are permitted as follows:

1. Permitted Uses.

a. Sales.

i. Multi-tenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:

a. Services.

i. Air pollution sampling stations;

ii. Automobile service stations, including incidental repair, washing and rental of utility trailers;

iii. Electric distributing substations;

iv. Microwave stations.

F. Zone C-3. In addition to the uses and requirements under Subsection D, above, and for Zone C-3 in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:

1. Sales.

a. Auction houses;

b. Automobile sales, new or used;

c. Boat and other marine sales;

d. Ice sales;

e. Mobilehome sales;

f. Model home display centers and sales offices;

g. Pawnshops;

h. Recreational vehicle sales;

i. Secondhand stores;

j. Stamp redemption centers;

k. Trailer sales, box and utility.

2. Services.

a. Air pollution sampling stations;

b. Automobile battery services, provided all repair activities are conducted within an enclosed building only;

c. Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;

d. Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;

e. Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;

f. Automobile repair garages within an enclosed building only, and excluding body and fender work, painting, and upholstering;

g. Automobile service stations;

h. Bakery goods distributors;

i. Boat rentals;

j. Carwashes, automatic, coin-operated, and hand wash;

k. Comfort stations;

l. Electric distribution substations, including microwave facilities;

m. Furniture transfer and storage;

n. Gas metering and control stations, public utility;

o. Homes for children, foster family;

p. Lodge halls;

q. Microwave stations;

r. Mortuaries;

s. Motion picture studios;

t. Motorcycle, motor scooter, and trail bike rentals;

u. Parcel delivery terminals;

v. Radio and television broadcasting studios;

w. Recording studios;

x. Recreational vehicle rentals;

y. Revival meetings, tent, temporary;

z. Taxidermists;

aa. Trailer rentals, box and utility;

bb. Truck rentals, excluding trucks exceeding two tons capacity;

cc. Wedding chapels.

3. Recreation and Amusements.

a. Amusement rides and devices;

b. Athletic fields;

c. Carnivals;

d. Commercial recreation clubs;

e. Golf courses;

f. Swimming pools.

4. Accessory Uses.

a. Auto body and fender repair, painting, and upholstering;

b. Storage of building materials, except during on-site construction;

c. Manufacturing.

G. Zone C-M.

1. Conditional Use Permit. In addition to the uses and requirements under Subsection D, above, and for Zone C-M in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:

a. Sales.

i. Automobile sales, sale of new and used motor vehicles;

ii. Boat and other marine sales;

iii. Mobilehome sales;

iv. Recreational vehicle sales;

v. Trailer sales, box and utility.

b. Services.

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

ii. Revival meetings, tent, temporary;

iii. Tire retreading or recapping.

c. Accessory Uses.

i. Storage of building materials, except during on-site construction.

2. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net of such lot.

H. Zone M-1.

1. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total area of such lot.

22.306.080 Area Specific Development Standards.

A. Lake Avenue Mixed-Use 'Center' Area.

1. Purpose. The Lake Avenue Mixed Use 'Center' Area specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue Commercial District of Altadena.

2. Description of Area. The boundaries of the Lake Avenue Mixed Use 'Center' Area are shown on Figure 22.306.080-A, at the end of this Chapter.

3. Area-Specific Development Standards.

a. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet.

b. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.

22.306.090 Modification of Development Standards.

A. Modification Procedure for Significant Ridgeline Protection. Any modification to the standards set forth in Section 22.306.060.C (Significant Ridgeline Protection) shall require a Conditional Use Permit (Chapter 22.158) application and shall be subject to additional findings:

1. Alternative sites within the project site have been considered and rejected, due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and

2. The overall development is designed to comply with the development standards provided in Section 22.306.060.B.3 (Development Standards).

B. Modification of Development Standards for Residential Zones.

1. Applicability. The development standards set forth as listed below, may be modified through a CSD Modification, subject to the provisions herein:

a. Section 22.306.070.A.1 (Yard Requirements);

b. Sections 22.306.070.A.2.a and 22.306.070.A.2.b;

c. Section 22.306.070.A.3 (Fences, Walls, and Landscaping);

d. Section 22.306.070.A.4 (Gross Structural Area and Lot Coverage);

e. Section 22.306.070.B.2 (Front Yards);

f. Section 22.306.070.B.3 (Building Design);

g. Section 22.306.070.C.2 (Interior Side Yards);

h. Section 22.306.070.C.3 (Rear Yards);

i. Section 22.306.070.C.4 (Building Design); and

j. Section 22.306.070.C.5 (Structure Height and Setback).

2. Application.

a. Additional Application Materials. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:

i. An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. For a request to modify Section 22.306.070.A.3 (Fences, Walls, and Landscaping), the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge or landscaping;

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street; and

(c) Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street;

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge, or landscaping; and

(3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

b. Fee. The applicant shall submit a filing fee as equal to that required for:

i. A Minor Conditional Use Permit; and

ii. For modifications to development standards related to fences and walls, a fee in the amount specified in Section 12.04.020.A.3.a.(3) of Title 12 (Environmental Protection) of the County Code to be applied to Public Works, when the Department determines that a CSD Modification is to be referred to Public Works for review.

3. Additional Development Standards for Modification. Except where modified, the project shall demonstrate compliance with all other applicable development standards. The following additional development standards shall apply with a CSD Modification request:

a. For any request related to height, the maximum height shall not exceed 35 feet.

b. For any request related to fences, walls, and landscaping, any modified fence, wall, hedges, or landscaping shall maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

4. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Chapter 22.160) application, except as follows:

a. Findings for Approval. The Hearing Officer shall approve or deny the request based on the following findings:

i. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

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

iii. That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

b. Additional Conditions. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

C. Modification of Development Standards for Commercial Zones.

1. Applicability. The development standards set forth as listed below, may be modified through a CSD Modification, subject to the provisions herein:

a. Section 22.306.070.D.3.b (Height);

b. Sections 22.306.070.D.3.c (Floor Area Ratio), 22.306.070.G.2 (Floor Area Ratio), and 22.306.070.H.1 (Floor Area Ratio);

c. Section 22.306.070.D.3.d (Signage) related to area and number of signs;

d. Section 22.306.070.D.3.e (Design);

e. Section 22.306.070.D.3.f (Buffers); and

f. Section 22.306.070.D.3.g (Pedestrian Character).

2. Application.

a. Additional Application Materials. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:

i. An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area, or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. For a request to modify the requirements of Section 22.306.070.D.3.g.ii (Pedestrian Entrance), in addition to the required materials in Subsection A.2.a, above:

(1) A site plan of the proposed alternative design, detailing the required elements of Subsection A.3, below, including the proposed location of required public space identification signage;

(2) A lighting plan;

(3) A landscaping plan;

(4) A maintenance plan; and

(5) An applicant's statement describing the proposed alternative design and setting forth how the proposed privately owned public space would benefit or enhance the pedestrian character or the use of the site by pedestrians.

b. Fee. The applicant shall submit a filing fee equal to that required for:

i. A Minor Conditional Use Permit (Chapter 22.160) Application; and

ii. A fee in the amount specified in Section 12.04.020.A.3.a.(3) of Title 12 (Environmental Protection) of the County Code to be applied to Public Works, when the Department determines that a CSD Modification is to be referred to Public Works for review.

3. Additional Development Standards for Modification. Where a CSD Modification is requested to modify Section 22.306.070.D.3.g.ii (Pedestrian Entrance), the following standards shall apply:

a. At least 75 percent of the total length and 60 percent of the total area of the façade of the building at ground floor fronting the Commercial Corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or

materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection C.3.a.

b. A minimum of 10 square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than 10 feet in depth, or 25 percent of the length of the building façade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required by Section 22.306.070.D.3.g.viii (Architectural Elements):

i. Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features, and shade trees;

ii. A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping, or hardscaping, including water features, and shade trees;

iii. Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping, or hardscaping and shade trees;

iv. Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or

v. Any type of privately maintained, landscaped animal-friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site pet waste stations, shade trees, and benches or public seating.

c. Signage shall be provided on-site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval:

"Open to the Public." Signage provided to meet the requirements of this Subsection C.3.c shall not be subtracted from the allowed signage area for the lot.

4. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Chapter 22.158) application, except as follows:

a. Findings for Approval. The Hearing Officer shall approve or deny the application, pursuant to the following findings:

i. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

ii. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD;

iii. The requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan; and

iv. For any request to modify the requirements of Section 22.306.070.D.3.g.ii (Pedestrian Entrance), that the proposed alternative meets the additional development standards in Subsection A.3.c, above, and is designed in such a manner as to enhance the pedestrian character or the use of the site by pedestrians.

b. Additional Conditions. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

D. Modification of Development Standards in Lake Avenue Mixed-Use 'Center' Area.

1. Applicability. The development standards set forth, as listed below, may be modified through a CSD Modification, subject to the provisions herein:

a. Section 22.306.080.A.3.a (Height Limits); and

b. Section 22.306.080.A.3.b (Floor Area Ratio).

2. Application.

a. Additional Application Materials. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:

i. An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

b. Fee. The applicant shall submit a filing fee equal to that required for:

i. A Minor Conditional Use Permit; and

ii. A fee in the amount specified in Section 12.04.020.A.3.a.(3) of Title 12 (Environmental Protection) of the County Code to be applied to Public Works, when the Department determines that a CSD Modification is to be referred to Public Works for review.

3. Additional Development Standards for Modification. (Reserved)

4. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Chapter 22.160) application, except as follows:

a. Findings for Approval. The Hearing Officer shall approve or deny the application pursuant to the following findings:

i. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

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

iii. The requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

b. Additional Conditions. In approving an application, the Hearing Officer may direct changes to be made or condition the project to meet the required findings.

FIGURE 22.306.030-A: ALTADENA CSD BOUNDARY

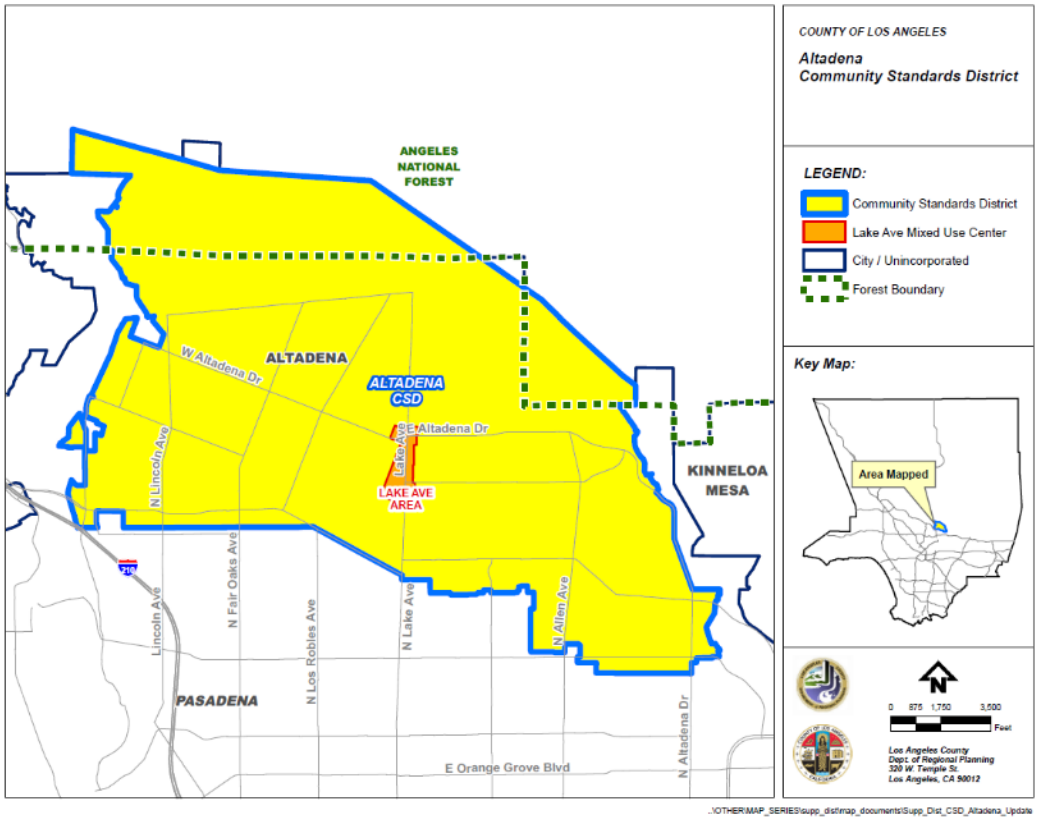


FIGURE 22.306.060-A: SIGNIFICANT RIDGELINES

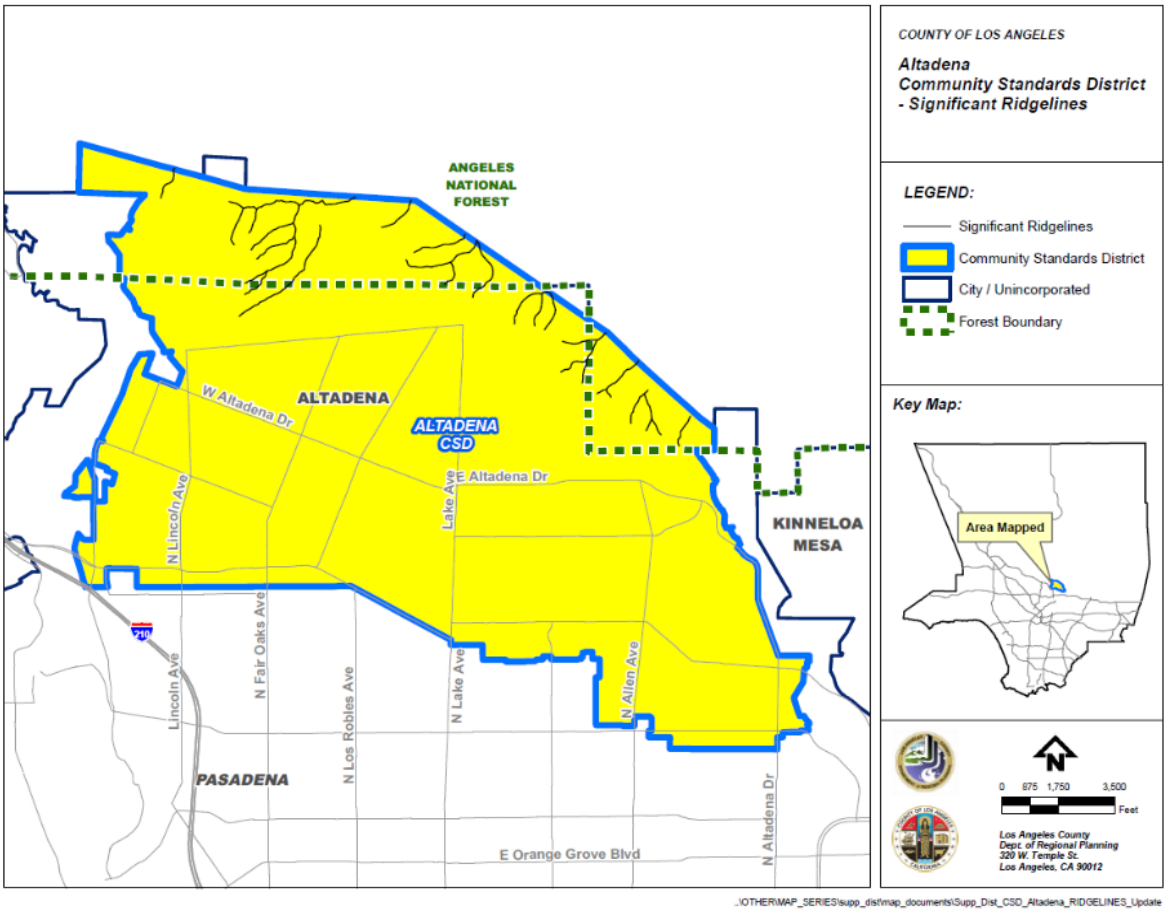
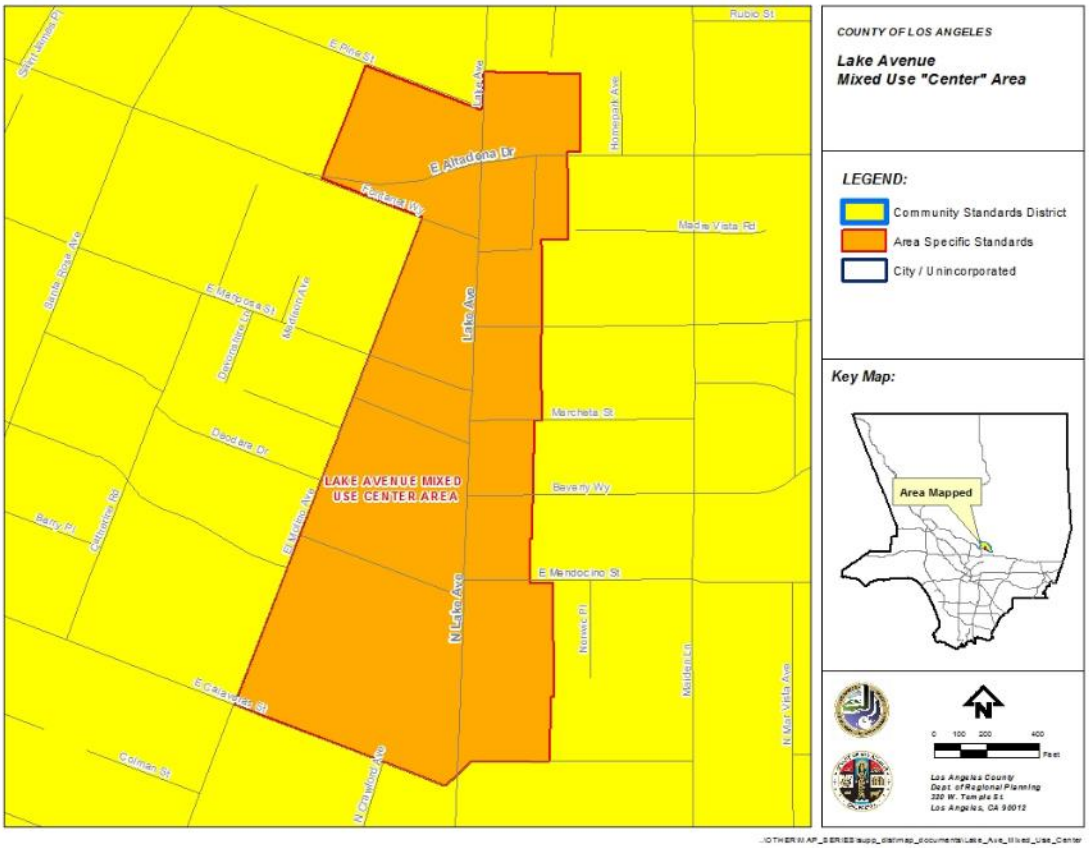


FIGURE 22.306.080-A: LAKE AVENUE MIXED USE 'CENTER' AREA



APPENDIX I Criteria for Significant Ridgelines

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.

- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be

experienced viewing an entire panorama or a portion of a panorama from an elevated point.

- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

Chapter 22.308 Avocado Heights Community Standards District.

Sections:

22.308.010 Purpose.

22.308.020 Definitions.

22.308.030 District Map.

22.308.040 Applicability.

22.308.050 Application and Review Procedures.

22.308.060 Community Wide Development Standards.

22.308.070 Zone Specific Development Standards.

22.308.080 Area Specific Development Standards.

22.308.090 Modification of Development Standards.

22.308.010 Purpose.

The Avocado Heights Community Standards District ("CSD") is established to preserve the open character of the Avocado Heights community and to improve its appearance with property maintenance standards. This CSD also establishes

standards to improve the compatibility between residential uses and neighboring industrial and assembly uses.

22.308.020 Definitions.

The following terms are defined solely for this CSD:

Assembly building. A non-residential building used for public assembly that accommodates an occupant load of 50 or more persons.

22.308.030 District Map.

The boundaries of this CSD are shown on Figure 22.308-A: Avocado Heights CSD Boundary, at the end of this Chapter.

22.308.040 Applicability.

(Reserved)

22.308.050 Application and Review Procedures.

A. Notification. Notwithstanding Section 22.222.160 (Notification Radius) and except as otherwise provided in this Chapter, for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

22.308.060 Community Wide Development Standards.

A. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

B. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

22.308.070 Zone Specific Development Standards.

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

1. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

2. Front Yard Fences. Notwithstanding Section 22.110.070.B.1 (Front Yards), a front yard fence may exceed three and one-half feet in height provided:

a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view; and

b. If the fence is chain link or wrought-iron, the fence may not exceed six feet in height.

3. Lot Coverage. The maximum lot coverage for structures of any type, including structures for housing animals, shall be (0.25 x net lot area) + 1,000 square feet.

4. Yard Depth.

a. For developed street blocks, the minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant lot shall not be included in this calculation. For undeveloped street blocks, the minimum front yard depth shall be 20 feet; and

b. The minimum rear yard depth shall be as depicted on Table 22.308.070-A, below:

TABLE 22.308.070-A: MINIMUM REAR YARD DEPTH				
Lot Size (Square Feet)	Less than 13,000	13,000 – 19,999	20,000 – 39,999	40,000+
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet

5. Assembly Buildings. All new assembly buildings shall be subject to the following:

a. The lot on which the assembly building is located shall be a minimum of one acre in size and shall have frontage on at least two intersecting public streets;

b. The assembly building shall be located at least 50 feet from the property line of any residential property;

c. Vehicle parking for an assembly building shall consist of one parking space for each three occupants, based on the occupant load for the assembly building. All parking spaces shall be provided within 500 feet of the assembly building;

d. The common property line between an assembly building and an adjoining residential use shall have a six-foot high concrete block wall unless the wall height standards in Section 22.110.070.B (Maximum Height of Fences and Walls) otherwise provide; and

e. In addition to the events listed in Section 22.188.020 (Applicability), all festivals not included therein, and all fundraising events at an assembly building shall require an approved Special Event Permit, unless the event is otherwise allowed in the zone without a permit, or allowed under another approval.

B. Zones C-H and C-1.

1. Parking Lot Landscaping. Except for rooftop or interior parking, parking lots with 20 or more vehicle parking spaces shall have a minimum of five percent landscaping. The landscaping shall be maintained and irrigated by a permanent watering system and shall include one 15-gallon tree for every 100 square feet of landscaped area. The landscaping shall provide separation between the parking lot and adjoining uses to the maximum extent possible.

2. Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs).

a. Roof business signs shall be prohibited.

b. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.

c. Wall Business Signs. All businesses shall be permitted one wall business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional business sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the

business shall be permitted one business sign for each street frontage. Wall business signs shall have the following maximum attributes:

i. A face area of two square feet for every linear foot of the applicable building frontage;

ii. Letter sizes of 24 inches in height; and

iii. A vertical dimension of 36 inches for the frame box.

d. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

i. A solid base resting directly on the ground;

ii. A maximum face area of 60 square feet; and

iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.

e. Nonconforming Business Signs. All existing lawful nonconforming business signs shall be brought into compliance with this Subsection B.2, or be removed from the site, within the period set forth in Table 22.308.070-B, below:

TABLE 22.308.070-B: NONCONFORMING BUSINESS SIGNS	
Sign Type	***Period for Compliance or Removal (From Effective Date of CSD)***
Painted Wall Business Signs	1 year
Non-Painted Wall Business Signs and Projecting Business Signs	3 years
Freestanding Business Signs	5 years
Roof Business Signs	5 years

3. Awnings.

a. Awning signs shall have the same face area restriction as that for wall business signs in Subsection B.2.c.i, above.

b. Every awning for the same business shall be the same color and style; and

c. Every awning in a building with multiple storefronts shall be complimentary in color and style.

C. Zone C-2. The standards prescribed for Zones C-H and C-1 shall apply to Zone C-2. In addition, all new buildings in Zone C-2 shall have a minimum setback of 20 feet from the front property line. This setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

D. Zone C-3. The standards prescribed for Zones C-H, C-1, and C-2 shall apply to Zone C-3. In addition, a building or structure in Zone C-3 shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

E. Zones M-1 and M-1.5.

1. Buffers. Properties that adjoin a residential zone, school, or park shall have a minimum 10-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained in the manner provided in Subsection C, above.

2. Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 20,000 square feet.

3. Setbacks. All new buildings that adjoin or face a Residential Zone, school, or park shall have a minimum setback of 20 feet from the front or side property line. The front setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection C, above.

4. Fences or Walls. Properties that adjoin a Residential Zone, school, or park shall have a minimum eight-foot high solid wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls).

5. Lot Coverage. All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection C, above.

6. Height. Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, and 90 feet above grade otherwise.

7. Loading Docks. No loading dock shall be permitted along a property line that adjoins a Residential Zone.

8. Outdoor Storage. Notwithstanding Section 22.140.430 (Outdoor Storage), outside storage shall not be publicly visible to anyone in an adjoining Residential Zone.

9. Outdoor Businesses. All principal business uses conducted outside an enclosed structure within 500 feet of a Residential Zone, school, or park shall require an approved Conditional Use Permit (Chapter 22.158).

22.308.080 Area Specific Development Standards.

A. Area 1 – Equestrian Area.

1. Purpose. This area is established to preserve equestrian uses in the urban areas of the Avocado Heights community while alleviating certain environmental impacts associated with keeping horses and livestock. The development standards herein are intended to supplement the requirements of Chapter 22.70 (Equestrian Districts) and are adopted pursuant to Section 22.70.030 (Establishment, Expansion, or Repeal of Equestrian Districts).

2. Area Description. This area is coextensive with the Avocado Heights Equestrian District established pursuant to Chapter 22.70 (Equestrian Districts). The boundaries of the area are shown on Figure 22.308-B: Equestrian Area at the end of this Chapter.

3. Development Standards.

a. Distances. Structures such as stables, barns, sheds, pens, and corrals, and any areas of property where horses or livestock are pastured, shall be located a minimum of 35 feet from any residence, and 10 feet from any street or highway.

b. Setbacks. Structures used to temporarily keep horses or livestock shall be located a minimum of five feet from any rear or side property line, unless the property owner obtains the notarized written consent from the current adjacent property owners from the respective side and near property lines allowing a lesser setback.

c. Dust Control. Measures to limit dust, such as installing a sprinkler system or regular ground watering, shall be implemented.

d. Manure Disposal and Storage. Unless manure is used for spreading, manure shall be disposed of weekly. Until its disposal, manure shall be stored a minimum of 50 feet from any water source or natural drainage channel. Manure storage areas shall be covered.

B. Area 2 – Valley Boulevard Area.

1. Purpose. This area is established to improve the compatibility between residential and industrial uses in the Valley Boulevard area.

2. Area Description. The boundaries of the area are shown on Figure 22.308-C: Valley Boulevard Area at the end of this Chapter.

3. Area Specific Conditional Uses. Commercial and industrial uses otherwise permitted shall require a Conditional Use Permit (Chapter 22.158) application for properties without street frontage on, or direct vehicular driveway access to, Valley Boulevard.

4. Zone Specific Use Standards.

a. Zone M-1. In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), the following uses shall also require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

- 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 a one-hour fire-resistant wall.
- Animal experimentation research institute.
- Automobile body and fender repair shops.
- Automobile painting and upholstering.
- Batteries; the manufacture and rebuilding of batteries.
- Breweries.
- Cannery, except meat or fish.
- Casein; the manufacture of casein products, except glue.
- Cellophane; the manufacture of cellophane products.
- Cesspool pumping, cleaning, and draining.
- Cold storage plants.
- Concrete batching, provided that the mixer is limited to one cubic yard.
- Dextrine, manufacture of.
- Distributing plants.
- Electrical transformer substations.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Fox farms.
- Fuel yards.
- Generators; the manufacture of electrical generators.
- Incinerators, the manufacture of.
- Ink, the manufacture of.

- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored above ground at any one time.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Sand; the washing of sand to be used in sandblasting.
- Sodium glutamate, the manufacture of.
- Stove polish, the manufacture of.
- Tire retreading.

b. Zone M-1.5.

i. All uses requiring a Conditional Use Permit (Chapter 22.158) application pursuant to Subsection B.4.a, above, in Zone M-1 shall require a Conditional Use Permit application in Zone M-1.5.

ii. Any use otherwise permitted in Zone M-1.5 but not Zone M-1 shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5.

iii. Materials Recovery Facilities. A "materials recovery facility" shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5. For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.

22.308.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations to the standards specified in Sections 22.308.070.A.2 through A.4 (for Zones R-1, R-A, and A-1), Sections 22.308.070.B.2.c and B.2.d (for Zones C-H and C-1), Section 22.308.070.C (regarding setbacks in Zone C-2), and Sections 22.308.070.E.1, E.2, E.3, E.5, E.6, and E.9 (for Zones M-1 and M-1.5) shall be subject to the provisions of Subsection B, below.

B. Minor Variations.

1. Applicability. A minor variation shall be subject to a CSD Modification application, in compliance with this Subsection B. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.1, above.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Notification. Notwithstanding Section 22.308.050 (Application and Review Procedures), the application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228).

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to

provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conforms with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD.

v. 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 Avocado Heights area.

vi. Granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD.

FIGURE 22.308-A: AVOCADO HEIGHTS CSD BOUNDARY

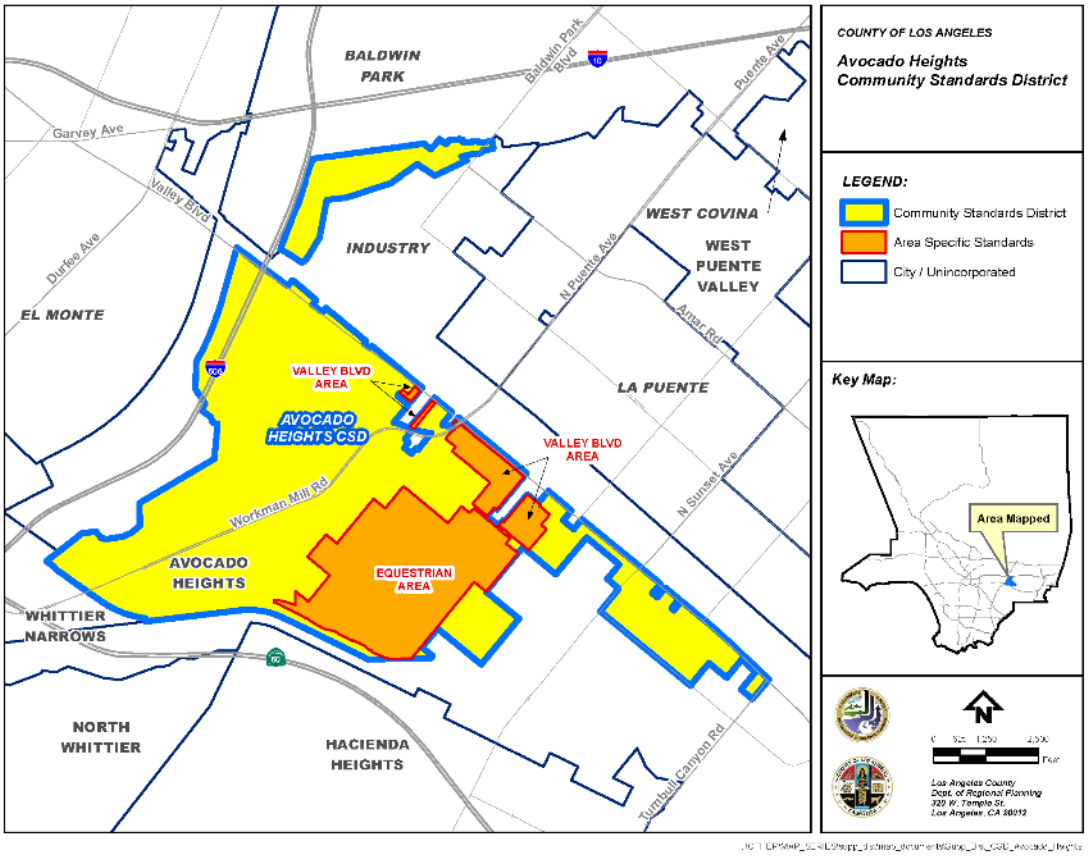


FIGURE 22.308-B: EQUESTRIAN AREA

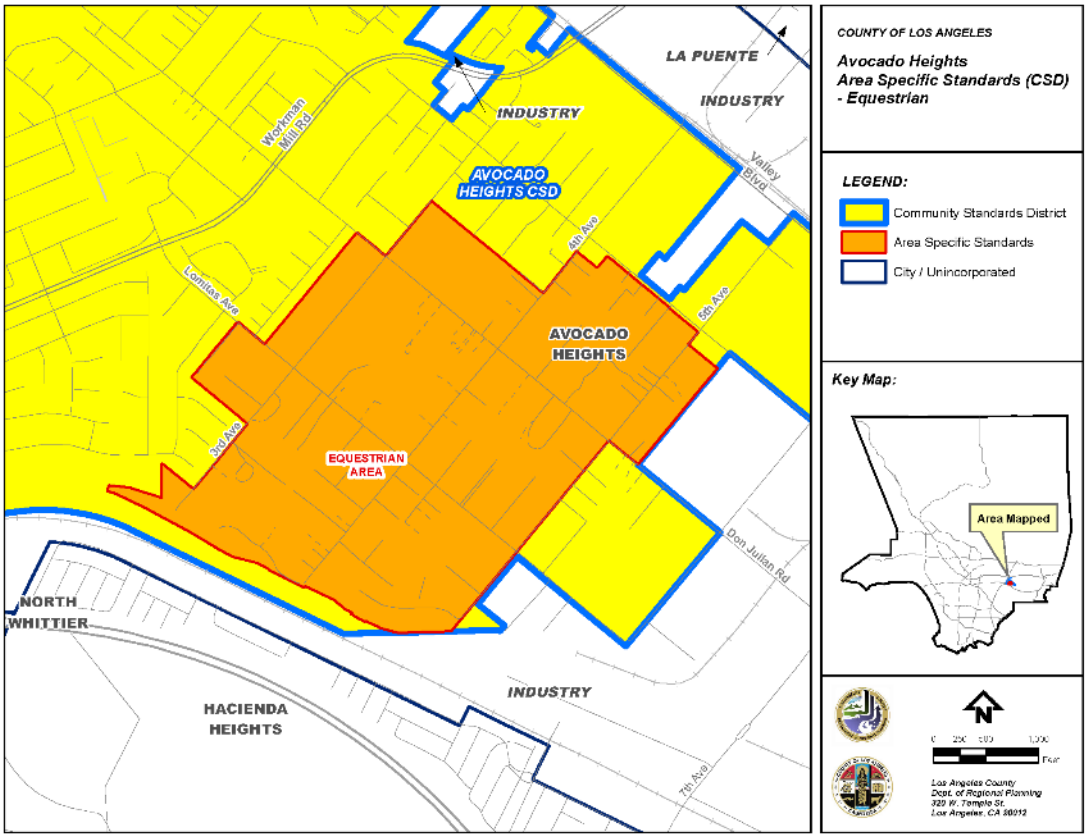
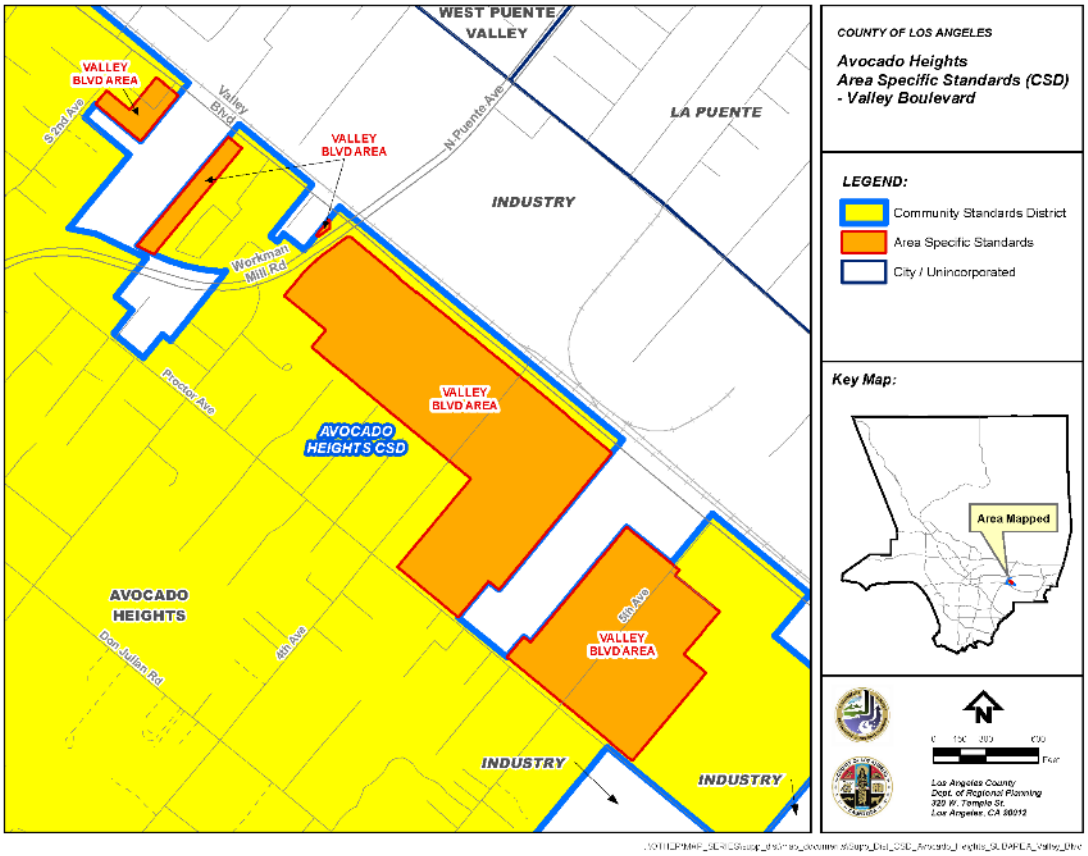


FIGURE 22.308-C: VALLEY BOULEVARD AREA



Chapter 22.310 Baldwin Hills Community Standards District.

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22.310.010 Purpose.

The Baldwin Hills Community Standards District ("CSD") is established to provide a means of implementing regulations, safeguards, and controls for activities related to drilling for and production of oil and gas within the oil field located in the Baldwin Hills area of the County. The purpose of these supplemental regulations is to ensure that oil field operations are conducted in harmony with adjacent land uses, to minimize the potential adverse impacts of such operations, to regulate such operations so they are compatible with surrounding land uses, and to enhance the appearance of the site with landscaping and other property maintenance requirements. These standards are implemented to protect the comfort, health, safety, and general welfare of people living, working, and recreating in the surrounding areas.

22.310.020 Definitions.

For the purpose of this Chapter, the following terms shall have the meanings set forth herein, unless the context indicates otherwise. Unless a word or phrase is specifically defined in this Section, the definitions set forth in Division 2 (Definitions) shall apply to this Chapter.

Bioremediation Farm. The area of land within the oil field that is used for soil remediation through petroleum hydrocarbon impacted soil removal efforts.

Breakdown. Any event that results in a violation of applicable SCAQMD rules as specified in SCAQMD Rule 430.

CalARP Program. The California Accidental Release Prevention Program.

CAP. The Community Advisory Panel as described in Section 22.310.100.A (Community Advisory Panel).

Chief Executive Officer. The Chief Executive Officer for the County of Los Angeles.

Derrick. Any portable framework, tower, mast, or structure which is required or used in connection with drilling, redrilling, reworking, operating, or maintaining a well for the production of oil, gas, or other hydrocarbons from the earth.

Developed Area.

A. Any lot containing any residential, commercial, industrial, or office structure, or used for residential, commercial, industrial, or office purposes (provided that no lot on the oil field shall be considered to be developed area solely because of the presence thereon of the Cone Trust House or of a structure used by any operator for administrative functions associated with the oil field); or

B. Any lot containing any public park, house of worship, cemetery, school, parking lot, or any recreation area which has been developed and opened for public use.

Director. The Director of the Department of Regional Planning of the County of Los Angeles or their designee.

Director of Public Health. The Director of the Department of Public Health of the County of Los Angeles or their designee.

Director of Public Works. The Director of Public Works of the County of Los Angeles or their designee.

District. This CSD, the boundaries of which are shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

DOGGR. The Division of Oil, Gas, and Geothermal Resources of the Department of Conservation of the State of California.

Drilling. Digging or boring into the earth for the purpose of exploring for, developing, extracting, or producing oil, gas, or other hydrocarbons, or for the purpose of injecting water, steam, or any other fluid or substance into the earth, but does not include remediation efforts to clean-up or remove contamination.

Drilling Equipment. The derrick, together with all parts of and appurtenances to such structure and, every piece of apparatus, machinery, or equipment used or erected or maintained for use in connection with drilling or redrilling.

Drill Site. That portion of any land on which drilling equipment is placed, stored, or utilized during the drilling, redrilling, or reworking of a well.

Enhanced Oil Recovery. Any production method which involves the injection of water, gas, steam, or any other substance into the earth for the purpose of extracting oil.

Environmental Compliance Coordinator. An independent third party approved by the Director and funded by the operator with expertise in oil operations who shall monitor oil operations at the oil field to ensure compliance with all provisions of this Chapter.

Emergency Response Plan or ERP. The emergency response plan, which is a plan to handle anticipated emergencies as required by Section 5192 of Title 8 of the California Code of Regulations and the United States Environmental Protection Agency requirements set forth at 40 Code of Federal Regulations 112, or with any emergency response regulations enacted or modified by the State of California or United States Environmental Protection Agency which are applicable to the oil field.

EQAP. The environmental quality assurance program as described in Section 22.310.060.A.

Fire Chief. The Fire Chief of the Fire Department of the County of Los Angeles or their designee.

Fire Department. The Fire Department for the County of Los Angeles.

Fluids. Any liquid.

Gas. Any substance, either combustible or noncombustible, which is produced in a natural state from the earth and which maintains a gaseous or rarefied state at standard temperature and pressure conditions. It shall also mean the gaseous components or vapors occurring in, or derived from, petroleum or natural gas.

Gas Plant. The centralized facility that is used for the separation of gas constituents and removal of impurities. This includes facilities for the removal of hydrogen sulfide, carbon dioxide, depropanizers, debutanizers, and other types of fractionation.

Idle Well. Any well that has not produced oil or gas or has not been used for injection for six consecutive months of continuous operation during the last five or more years. An idle well does not include an active observation well.

Injection Well. Any well used for the purpose of injecting water, waste water, brine, hydrocarbons, steam, or any other substance as a means of enhanced oil recovery.

Landowner or Landowners. A person, trust, firm, corporation, partnership, association, or other business entity that owns a legal or equitable title in and to any of the real property located within the oil field portion of the district.

Lessor. The owner of the land and mineral resources therein subject to a lease.

MACC. The Multiple Agency Coordination Committee described in Section 22.310.070.H.

Maintenance. The diagnosis, repair or replacement of machinery, equipment, apparatus, structures, facilities, and parts thereof, used in connection with oil operations as well as any other work necessary to reduce public health or safety hazards, other than drilling, redrilling, or reworking.

NFPA. The National Fire Protection Association.

Odor Suppressant. An organic emulsifier, or other compound, that is used to eliminate hydrocarbon odors by reducing the organic composition of hydrocarbon materials.

Oil. Crude oil.

Oil Cleaning Plant. All components of a future facility to be used for the storage and separation of oil, gas, and water.

Oil Field or Oil Field Portion of the District. The entire district except for the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue, all of which excluded areas are shaded on Figure 22-310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

Oil Operations. Any activity undertaken in connection with the extraction, production, storage, or shipping of oil, gas, or other hydrocarbon substances including,

but not limited to, drilling, redrilling, reworking, maintenance, repair, installation, construction operations, processing, enhanced oil recovery, bioremediation, well abandonment, remediation, clean-up, demolition, restoration, and revegetation. The term shall not include purely administrative operations (e.g., work carried on in the administrative office buildings).

Oil Field Web Site. The web site described in Section 22.310.100.B.3.

Operator. A person, firm, corporation, partnership, association, or other business entity that owns or holds the right to use the surface of the land to extract oil and gas. In the event there are two or more persons or entities who qualify as operators at any given time, then the term shall apply to all of them with regard to their respective operations.

Outer Boundary Line. The exterior limits of the oil field portion of the District.

Permanent Structure. Any building, facility, or equipment that is intended to, or does, remain in place on the oil field for more than one year, and shall include all tanks and all components of any steam drive plant, oil cleaning plant, or water processing facility. Wells and pipelines shall not be considered permanent structures.

Processing. The use of operations for gauging, recycling, compressor repressuring, injection, dehydration, stimulation, separation (including, but not limited to, separation of liquids from gas), shipping and transportation, and the gathering of oil, gas, other hydrocarbon substances, water, or any combination thereof.

Public Health Department. The Department of Public Health for the County of Los Angeles.

Pure Tones. Any sound for which the one-third octave band sound-pressure level in the band with the tone exceeds the arithmetic average of the sound-pressure levels of the two contiguous one-third octave bands by five dB for center frequencies of 500 Hertz and above, or by eight dB for center frequencies between 160 and 400 Hertz, or by 15 dB for center frequencies less than or equal to 125 Hertz.

Redrilling. Any drilling operation conducted to recomplete an existing well in the same or different oil producing zone where the well is deeper than the initial well depth.

Regional Water Quality Control Board or RWQCB. The Los Angeles Regional Water Quality Control Board that regulates and monitors water quality within the Los Angeles Region.

Reworking. Recompletion of an existing well and includes operations such as liner replacements, perforating, or fracing. Reworking also includes redrilling a well that is not deepened or sidetracked beyond the existing well bore.

SIMQAP. The safety inspection, maintenance, and quality assurance program described in Section 22.310.060.C.

SCAQMD. The South Coast Air Quality Management District, which is the regional body that regulates and monitors air quality within the four counties of Los Angeles, Orange, San Bernardino, and Riverside.

SPCC. The spill prevention, control, and countermeasure plan that meets the regulatory requirements of 40 CFR Part 112, or of any subsequently enacted or modified United States Environmental Protection Agency provisions on spill prevention, control, and countermeasure plans.

Steam Drive Plant. All components of a potential future centralized facility that would allow for the production of steam to be injected into portions of the oil field, including a water treatment plant, water softening facility, and all related tanks and equipment.

Subsidence. The settling or sinking of the ground surface.

SWPPP. The stormwater pollution prevention plan that meets the requirements specified by the Regional Water Quality Control Board.

Tank. A container, covered or uncovered, used in conjunction with the drilling or production of oil, gas, or other hydrocarbons for holding or storing fluids.

Uplift. The rising or rebound of the ground surface.

Well. Any oil or gas well or any well drilled for the production of oil or gas, or any well reasonably presumed to contain oil or gas, and shall include injection wells used for the purpose of enhanced oil recovery or to dispose of fluids associated with the production of oil and gas, or an observation well.

Well Abandonment. The permanent plugging of a well, in accordance with State law as set forth in Division 3, Chapter 1 of the California Public Resources Code and pursuant to requirements of DOGGR, found in Title 14 of the California Code of Regulations, Sections 1723-1723.9, or in accordance with subsequently enacted applicable State laws or regulations regarding well abandonment.

Well Servicing. Any maintenance work performed within any existing well bore which does not involve drilling, redrilling, or reworking.

Water Processing Facility. All components of a future centralized facility that would be used to treat and store water that is used for injection.

22.310.030 District Map.

The boundaries of this CSD are as shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

22.310.040 Area Specific Development Standards.

A. Operational Limits. No surface drilling or other surface oil operations shall be allowed within the portions of this CSD consisting of the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue. These areas are shaded on Figures 22.310-B and C at the end of this Chapter.

22.310.050 Oil Field Development Standards.

The following provisions shall apply throughout the oil field portion of this CSD:

A. Fire Protection and Emergency Response. The operator shall comply with the following provisions:

1. Community Alert Notification System ("CAN"). The operator shall maintain and test on an annual basis a CAN for automatic notification of area residences and businesses in the event of an emergency arising at the oil field that could require residents or inhabitants to take shelter, evacuate, or take other protective actions.

2. Spill Containment Response Training. The operator shall conduct annual spill containment response training and shall at all times have available, on-site,

sufficient and properly maintained equipment and/or facilities so that a spill of the entire contents from the largest oil tank on the oil field can be responded to and contained in a timely manner to reduce the likelihood that the spill reaches a catch basin.

3. Emergency Response Plan ("ERP"). The operator shall at all times maintain and fully implement and comply with all provisions of an emergency response plan and shall further ensure that the then current ERP satisfies all rules and regulations of the United States Environmental Protection Agency and California Code of Regulations relating to emergency action plans and spill prevention control and countermeasure plans, as well as the rules, regulations, and requirements of the California Office of Spill Prevention and Response. The ERP shall also satisfy the rules and regulations of the United States Department of Transportation relating to onshore pipeline spills.

B. Air Quality and Public Health. The operator shall at all times conduct oil operations to prevent the unauthorized release, escape, or emission of dangerous, hazardous, harmful and/or noxious gases, vapors, odors, or substances, and shall comply with the following provisions:

1. Emission Offsets. The operator shall obtain emission offsets or RECLAIM credits as defined and required by SCAQMD Regulations for all new or modified emission sources that require a new or modified SCAQMD permit.

2. New Gas Plant. No new gas plant or flare shall be installed at any steam drive plant that may be constructed on the oil field. The operator shall connect any such steam drive plant to the existing gas plant to eliminate the need for a new gas plant or flare at the steam drive plant.

3. Odor Minimization. At all times the operator shall comply with the provisions of an odor minimization plan that has been approved by the Director. The odor minimization plan shall include any measures requested by the Director. The plan shall provide detailed information about the facility and shall address all issues relating to odors from oil operations. Matters addressed within the plan shall include setbacks, signs with contact information, logs of odor complaints, method of controlling odors such

as flaring and odor suppressants, and the protocol for handling odor complaints. The odor minimization plan shall be reviewed by the operator on an annual basis to determine if modifications to the plan are required. Any modifications to the odor minimization plan shall be submitted to the Director for review and approval.

4. Air Monitoring Plan. At all times the operator shall comply with the provisions of an air monitoring plan that has been approved by the Director. The air monitoring plan shall include any measure requested by the Director. During drilling, redrilling, and reworking operations, the operator shall monitor for hydrogen sulfide and total hydrocarbon vapors as specified in the approved plan. Total hydrocarbon vapors shall be monitored at the gas plant as specified in the approved plan. Such monitors shall provide automatic alarms that are triggered by the detection of hydrogen sulfide or total hydrocarbon vapors. For drilling, redrilling, or reworking monitors, the alarms shall be audible and/or visible to the person operating the drilling, redrilling, or reworking equipment. For the gas plant monitors, the alarms shall be audible or visible to the gas plant operator. Actions to be taken shall be as follows when specified alarm levels are reached:

a. At a hydrogen sulfide concentration of equal to or greater than five parts per million but less than 10 parts per million, the operator shall immediately investigate the source of the hydrogen sulfide emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. If the concentration is not reduced to less than five parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, or reworking operations in a safe and controlled manner, until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard.

b. At a hydrogen sulfide concentration equal to or greater than 10 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking operations in a safe and controlled manner until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety

hazard. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. When an alarm is received, the operator shall promptly notify the County Fire Department–Health Hazardous Materials Division, the Culver City Fire Department, the Office of Emergency Services, and the SCAQMD.

c. At a total hydrocarbon concentration equal to or greater than 500 parts per million but less than 1,000 parts per million, the operator shall immediately investigate the source of the hydrocarbon emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. If the concentration is not reduced to less than 500 parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, reworking, or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard.

d. At a total hydrocarbon concentration equal to or greater than 1,000 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. When an alarm is received, the operator shall promptly notify the County Fire Department–Health Hazardous Materials Division, the Culver City Fire Department, and the SCAQMD.

e. All the monitoring equipment shall keep a record of the levels of total hydrocarbons and hydrogen sulfide detected at each of the monitors, which shall be retained for at least five years. The operator shall, on a quarterly basis, provide a summary of all monitoring events where the hydrogen sulfide concentration was at five parts per million or higher and the total hydrocarbon concentration was at 500 parts per million or higher to the Fire Chief. At the request of the Fire Chief, the operator shall make available the retained records from the monitoring equipment.

5. Portable Flare for Drilling. The operator shall have a gas buster and a portable flare, approved by the SCAQMD, at the oil field and available for immediate use to remove any gas encountered during drilling operations from drilling muds prior to the muds being sent to the shaker table, and to direct such gas to the portable flare for combustion. The portable flare shall record the volume of gas that is burned in the flare. The volume of gas burned in the flare shall be documented in the drilling log. The operator shall notify the Fire Chief and the SCAQMD within 48 hours in the event a measurable amount of gas is burned by the flare, and shall specify the volume of gas that was burned in the flare. No drilling or redrilling shall be conducted in areas that are known to penetrate the Nodular Shale zone unless a fully operational and properly maintained gas buster and portable flare are installed on the rig. All other drilling and redrilling operations shall be conducted so that any measurable gas that is encountered can, and will, be retained in the wellbore until the gas buster and portable flare are installed on the rig, after which the gas will be run through the system. The operator shall immediately notify the Fire Chief and the SCAQMD in the event any gas from drilling or redrilling operations is released into the atmosphere without being directed to and burned in the flare.

6. Oil Tank Pressure Monitoring and Venting. All oil tanks that contain or could contain oil shall have a fully operational pressure monitoring system that continuously measures and digitally records the pressure in the vapor space of each tank. The detection system shall notify the operator via an alarm when the pressure in the tank gets within 10 percent of the tank relief pressure. In the event of an alarm, the operator shall immediately take corrective action to reduce the tank pressure. The corrective action shall be documented in the operator's log. The operator shall notify the Fire Chief and the SCAQMD within 24 hours if the pressure in any tank covered by this Subsection ever exceeds such tank's relief pressure. Within seven calendar days after any tank vapor release, the operator shall report the incident to the SCAQMD as a breakdown event pursuant to Rule 430, and shall provide the Fire Chief with a written report of the event and the corrective measures undertaken and to be undertaken to

avoid future oil tank vapor releases. The operator shall make any changes to such report that may be required to obtain approval from the Fire Chief and the SCAQMD, and shall promptly institute all corrective measures called for by the report.

7. Odor Suppressant for Bioremediation Farms. When loading material or tilling material at the bioremediation farms, the operator shall use an odor suppressant such that no odor from the bioremediation farms can be detected at the outer boundary line.

8. Odor Suppressant for Drilling and Redrilling Operations. The operator shall use an odor suppressant spray system on the mud shaker tables for all drilling and redrilling operations to ensure that no odors from said operations can be detected at the outer boundary line.

9. Closed Systems. The operator shall ensure all produced water and oil associated with production, processing, and storage, except those used for sampling only, are contained within closed systems at all times.

10. Meteorological Station. The operator shall maintain and operate a meteorological station at the oil field in good operating condition and in compliance with all applicable Environmental Protection Agency ("EPA") and SCAQMD rules, regulations, and guidelines, and to the satisfaction of the Director. The operator shall conduct an audit of the meteorological station on an annual basis and submit the results of the audit to the SCAQMD and the Director. The operator shall maintain the data files for the meteorological station for a period of not less than 10 years. All such data shall be available upon request to the SCAQMD and the Director.

11. Updated Health Risk Assessment. After every five years of operation of the meteorological station, the operator shall provide the previous five years of meteorological data to the SCAQMD and the Director. If the SCAQMD or the Director determines that the previous five years of meteorological data from the oil field could result in significant changes to the health risk assessment that was conducted as part of the Baldwin Hills Community Standards District Environmental Impact Report,

then the County may elect to re-run the health risk assessment using the previous five years of meteorological data from the meteorological station.

12. Off-Road Diesel Construction Equipment Engines. All off-road diesel construction equipment shall comply with the following provisions:

a. Utilize California Air Resources Board ("CARB") EPA Certification Tier III or better certified engines or other methods approved by the CARB as meeting or exceeding the Tier III standard or Tier II certified engines as long as no drilling or redrilling occurs during construction.

b. Utilize a CARB Verified Level 3 diesel catalyst. The catalyst shall be capable of achieving an 85 percent reduction for diesel particulate matter. Copies of the CARB verification shall be provided to the Director. Said catalysts shall be properly maintained and operational at all times when the off-road diesel construction equipment is in use.

13. Drill Rig Engines. All drilling, redrilling, and reworking rig diesel engines shall comply with the following provisions:

a. Utilize CARB/EPA Certification Tier II or better certified engines, or other methods approved by CARB as meeting or exceeding the Tier II standard.

b. Utilize second generation heavy duty diesel catalysts capable of achieving 90 percent reductions for hydrocarbons and for particulate matter smaller than 10 microns. Said catalysts shall be properly maintained and operational at all times when the diesel engines are running.

14. Drilling and Redrilling Setbacks. The following setbacks shall apply within the oil field for drilling or redrilling:

a. At least 400 feet from developed areas.

b. At least 20 feet from any public roadway.

15. Construction Schedule. To reduce construction air emissions, no overlap shall be permitted in major facility construction and installation activities such as the steam drive plant, the water processing facility, or the oil cleaning plant.

16. Fugitive Dust Control Plan. The operator shall comply with the provisions of a fugitive dust control plan that has been approved by the Director. The plan shall be based upon the requirements of SCAQMD Rule 403 and the SCAQMD CEQA Guideline Fugitive Dust Control Measures. The fugitive dust control plan shall be reviewed by the operator every five years to determine if modifications to the plan are required. Any modifications to the fugitive dust control plan shall be submitted to the Director for review and approval. The fugitive dust control plan shall include any measure requested by the Director.

C. Safety and Risk of Upset. The operator shall at all times conduct oil operations in a manner that minimizes risk of accidents and the release of hazardous materials, and shall comply with the following provisions:

1. Natural Gas Liquid Blending. Natural gas liquids at the gas plant shall be blended with the oil to the maximum allowable pipeline system vapor pressure. Natural gas liquids storage shall be limited to the volume allowed in the risk management plan approved by the Fire Department.

2. Propane and Natural Gas Liquids Bullet Fire-Proofing. The operator shall install and maintain fire-proofing insulation on all propane and natural gas liquids bullets within the oil field. The fire-proofing insulation shall have a minimum two-hour fire rating and otherwise be acceptable to the Fire Chief. All propane and natural gas liquid bullets shall be equipped with an automatic deluge system.

3. Steam Drive Plant Setback. The steam drive plant, if constructed, shall be located at least 1,000 feet from a developed area and shall use urea or equivalent, low toxicity material for any nitrogen oxide emission reduction that is required by the SCAQMD.

4. Secondary Containment for Oil. The operator shall comply with the following provisions:

a. The operator shall ensure that all existing oil tank areas in the oil field, unless determined by the Director to be infeasible, and all the new oil tank areas shall have secondary containment (berms and/or walls) that can contain at least

110 percent of the largest oil tank volume to reduce the likelihood of oil spills entering the retention basins. In the event the Director determines that it would be infeasible to provide 110 percent containment for a particular existing oil tank, the operator shall provide such containment as the Director determines is feasible.

b. All retention basins in the oil field shall be adequately sized, and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.

c. All above ground piping in the oil field that contains or could contain oil shall be protected by basins or secondary containment measures (berms and/or walls).

D. Geotechnical. The operator shall comply with the following provisions:

1. Grading. The operator shall comply with all of the following provisions:

a. All proposed grading shall be subject to prior review and approval by the Director of Public Works.

b. Grading involving up to 5,000 cubic yards and grading associated with the bioremediation farms may be undertaken pursuant to a County master grading plan stamped by a registered professional engineer and a California-certified engineering geologist and approved by the Director of Public Works.

c. No slope of cut or fill shall have a gradient steeper than two to one (2:1) unless specifically approved by a site specific geotechnical report.

d. Cuts and fills shall be minimized to avoid erosion and visual impacts.

2. Geotechnical Investigations. The operator shall comply with the following provisions:

a. A site-specific geotechnical investigation shall be completed for grading in excess of 5,000 cubic yards, unless associated with the on-site Bioremediation Farms and approved pursuant to a master grading plan approved by the Director of Public Works, and for any grading that supports or impacts a critical facility

as determined by the Director. The investigation shall be completed by a California-certified engineering geologist and submitted to the Director and the Director of Public Works for review and approval, in conjunction with an application for a revised grading permit.

b. A site-specific geotechnical investigation shall be completed for all proposed permanent structures. The investigation shall include analysis and recommendations associated with potential seismically induced ground failure, such as differential settlement and lateral spreading. The geotechnical investigation shall be completed by a California-certified engineering geologist and submitted to the Director of Public Works for review and approval.

3. Erosion Control. The operator shall comply with the following provisions:

a. The operator shall comply with all provisions of an erosion control plan that has been approved by the Director. The erosion control plan shall be reviewed by the operator every two years to determine if modifications to the plan are required. Any modifications to the erosion control plan shall be submitted to the Director for review and approval. The erosion control plan shall include any measures requested by the Director.

b. Erosion shall be controlled on all slopes and banks so that no mud or other substances are washed onto public streets or surrounding property. Such control measures may consist of planting and irrigation, dams, cribbing, riprap, sand bagging, netting, berms, or other devices.

4. Restoration of Slopes. Slopes shall be restored to their original grade once the use that required the grading of the slope has been discontinued. However, if restoration of a slope would negatively affect existing drainage patterns or slope stability, then the slope shall be restored to a grade that avoids these negative effects.

5. Ground Movement Surveys. The operator shall conduct ground movement surveys once every 12 months, or more frequently if determined necessary

by the Director of Public Works, following all provisions of a ground movement monitoring plan that is acceptable to DOGGR and the Director of Public Works, that calls for both vertical and horizontal ground movement surveys, at specified survey locations within, and in the vicinity of, the oil field, utilizing high precision Global Positioning System technology, in combination with a network of ground stations (or any alternative technology specified in the ground movement monitoring plan approved by the Director of Public Works), and following other survey methods outlined in the plan. The surveys shall be conducted by a California-licensed surveyor. The survey results shall be analyzed in relation to oil field activities, such as production, steam injection, and waterflooding, taking into consideration individual oil producing zones, injection schedules, rates, volume, and pressure. The analysis shall be completed in collaboration by a California-registered professional petroleum engineer, registered geotechnical engineer, and certified engineering geologist. The results of the annual monitoring survey and analysis shall be forwarded to DOGGR and the Director of Public Works. If requested by DOGGR or the Director of Public Works, the operator shall make modifications to the ground movement monitoring plan. In the event that survey indicates that on-going ground movement, equal to or greater than 0.6 inches at any given location, or a lesser value determined by the Director of Public Works is occurring in an upward or downward direction in the vicinity of or in the oil field, the operator shall review and analyze all claims or complaints of subsidence damage that have been submitted to the operator or the County by the public or a public entity in the 12 months since the last ground movement survey. Based thereon, the operator shall prepare a report that assesses whether any of the alleged subsidence damage was caused by oil operations and submit said report to DOGGR and Public Works. Public Works shall review the report to determine if it concurs with its conclusions. If the report concludes that damage has not been caused by oil operations, and Public Works does not concur in that conclusion, it shall forward its conclusions to DOGGR for its review and possible action. If the report concludes that damage was caused by oil operations and Public Works concurs with any such conclusion, Public Works shall forward Public Works'

conclusions to DOGGR and ask DOGGR to evaluate the operator's fluid injection and withdrawal rates to determine whether adjustments to these rates may alleviate the ground movement, and if so, where in the oil field such adjustments should be made. The operator shall implement whatever adjustments in the rates of fluid injection and/or withdrawal that DOGGR determines are necessary and appropriate to alleviate any ground movement damage. The County shall promptly notify the CAP of any such action that is taken pursuant to this Subsection. Injection pressures associated with secondary recovery operations (i.e., water flooding) or disposal of produced fluids shall not exceed reservoir fracture pressures as specified in Title 14 of the California Code of Regulations, Section 1724.10, and as approved by the DOGGR.

6. Construction of Permanent Structures. No permanent structures shall be constructed in an Alquist-Priolo Fault Zone without preparation of a fault study by a California-certified engineering geologist. Following the fault study, no permanent structures shall be placed within 50 feet of a known active fault. The fault investigation report shall be submitted to the Director of Public Works for review and approval.

7. Oil Field Accelerometer. The operator shall operate and maintain an accelerometer at the oil field to determine site-specific ground accelerations as a result of any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel). Readings from the accelerometer shall be recorded at the oil field and transmitted in real-time to the Caltech Seismological Laboratory. The operator shall cease operations and inspect all oil field pipelines, storage tanks, and other infrastructure following any seismic event that exceeds a ground acceleration at the oil field of 13 percent of gravity (0.13 g) and promptly notify the Director. The operator shall not reinstitute operations at the oil field and associated pipelines until it can reasonably be determined that all oil field infrastructure is structurally sound.

8. Pipeline Management Plan. The operator shall maintain and implement a pipeline management plan that meets the requirements of DOGGR regulations.

9. Paleontological Monitor. The operator shall have a qualified paleontologist, approved by the Director, monitor all rough grading and other significant ground disturbing activities in paleontological sensitive sediments. The sensitive sediments that have been identified within the oil field include the Lower to Middle Pleistocene San Pedro Formation and the Middle to Upper Pleistocene Lakewood Formation. A paleontologist will not be required on site if excavation is only occurring in artificial fill or Holocene alluvium.

E. Noise Attenuation. All oil operations on the oil field shall be conducted in a manner that minimizes noise and shall comply with the following provisions:

1. Noise Limits. The operator shall comply with the following provisions:

a. All oil operations on the oil field shall comply with the noise provisions of Chapter 12.08 of Title 12 (Environmental Protection) of the County Code, with the exception of drilling, redrilling, and reworking, which are exempt from the provisions of said Chapter.

b. Hourly, A-weighted equivalent noise levels associated with drilling, redrilling, and reworking shall not elevate existing baseline levels by more than five dBA at any developed area. For daytime activities (7:00 a.m. to 7:00 p.m.) existing baseline noise levels shall be defined as the maximum daytime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. For nighttime activities (7:00 p.m. to 7:00 a.m.), existing baseline noise levels shall be defined as the minimum nighttime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. Updated baseline noise levels may be set and additional monitoring sites may be established, from time to time by the Director. In no case shall baseline noise levels include any drilling, redrilling, or reworking operations.

c. Noise produced by oil operations shall include no pure tones when measured at a developed area.

2. Backup Alarms. Backup alarms on all vehicles operating within the oil field shall be disabled between the hours of 8:00 p.m. and 8:00 a.m. During periods when the backup alarms are disabled, the operator shall employ alternate, low-noise methods for ensuring worker safety during vehicle backup, such as the use of spotters.

3. Quiet Mode Drilling Plan. All drilling and redrilling on the oil field between the hours of 6:00 p.m. and 8:00 a.m. shall be conducted in conformity with a quiet mode drilling plan that has been approved by the Director and the Director of Public Health. The quiet mode drilling plan shall be reviewed by the operator every year to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Health. Any modifications to the quiet mode drilling plan shall be submitted to the Director and the Director of Public Health for review and approval. The quiet mode drilling plan shall include any measures requested by the Director or the Director of Public Health.

4. Equipment Servicing. All noise producing oil field equipment shall be regularly serviced and repaired to minimize increases in pure tones and other noise output over time. The operator shall maintain an equipment service log for all noise-producing equipment.

5. Deliveries to the Oil Field. Deliveries to the oil field shall not be permitted after 8:00 p.m. and before 7:00 a.m. except in cases of emergency. Deliveries on Sundays or legal holidays shall not be permitted after 8:00 p.m. or before 9:00 a.m., except in cases of emergency.

6. Deliveries within the Oil Field. Deliveries to areas of the oil field located within 500 feet of any residential property shall not be permitted after 5:00 p.m. or before 7:00 a.m. except in cases of emergency. Deliveries to such areas on Sundays or legal holidays shall not be permitted after 5:00 p.m. and before 9:00 a.m., except in cases of emergency.

7. Time Limits for Construction. Construction of permanent structures shall not be permitted after 7:00 p.m. and before 7:00 a.m., or during Saturdays, Sundays, or legal holidays.

8. Construction Equipment. All construction equipment shall be selected for low-noise output. All construction equipment powered by internal combustion engines shall be properly muffled and maintained.

9. Construction Equipment Idling. Unnecessary idling of construction equipment internal combustion engines is prohibited.

10. Worker Notification. The operator shall instruct employees and subcontractors about the noise provisions of this Subsection E prior to commencement of each and every drilling, redrilling, reworking, and construction operation, and shall annually certify to the Director that such employees and subcontractors have been properly trained to comply with such noise provisions. The operator shall prominently post quiet mode policies at every drilling and redrilling site.

F. Vibration Reduction. All oil operations on the oil field shall be conducted in a manner that minimizes vibration. Additionally, vibration levels from oil operations at the oil field shall not exceed a velocity of 0.25 mm/s over the frequency range 1 to 100 Hz at any developed area.

G. Biological Resources. All oil operations on the oil field shall be conducted in a manner that minimizes impacts to biological resources and shall comply with the following provisions:

1. Oil Spill Response. The operator shall comply with all provisions of an Emergency Response Plan ("ERP") that has been approved by the Director, to protect biological species and to revegetate any areas disturbed during an oil spill or clean-up activities. The operator shall make changes to the ERP if requested by the Director. Any modifications to the ERP shall be submitted to the Director for review and approval. The ERP shall include any measures to protect biological species that may be requested by the Director.

2. Special Status Species and Habitat Protection. The operator shall comply with all provisions of a special status species and habitat protection plan that has been approved by the Director. The operator shall make changes to the plan if requested by the Director. Any modifications to the plan shall be submitted to the

Director for review and approval. The special status species and habitat protection plan shall include any measures requested by the Director.

3. Habitat Restoration and Revegetation Plan. Prior to any disturbance of sensitive natural habitat areas, as identified in the special status species and habitat protection plan, the operator shall hire a biologist, approved by the County, to conduct a survey of the area to determine if significant impact to sensitive natural habitat, including coastal sagebrush, coyote bush scrub, riparian scrub, and oak woodland will occur. If the biologist determines that significant impact to sensitive natural habitat will occur, then the operator shall have a County-approved restoration specialist, with expertise in southern California ecosystems and revegetation techniques, prepare a habitat restoration and revegetation plan. The plan shall be submitted to the Director for review and approval. The Director shall make best efforts to complete the review of the plan as expeditiously as possible and shall then either approve the plan or provide the operator with a list of specific items that must be included in the plan prior to approval. No removal of sensitive natural habitat shall occur until the plan has been approved by the Director. The habitat restoration and revegetation plan shall include any measures requested by the Director.

4. Pre-Construction Surveys. The following surveys shall be conducted prior to any significant vegetation removal in sensitive natural habitat as identified in the special status species and habitat protection plan.

a. The operator shall hire a County-approved ecologist/botanist to conduct sensitive plant surveys.

b. The operator shall hire a County-approved biologist to conduct sensitive wildlife surveys in habitat areas that could support sensitive wildlife species.

c. The operator shall hire a County-approved biologist to conduct breeding and nesting bird surveys if the construction activities would occur during the breeding season (February 1 to August 31 for raptors, and March 15 to September 15 for sensitive/common birds).

d. The operator shall hire a County-approved wetland delineator to delineate any wetlands that would be affected by construction.

5. Listed Plant or Wildlife Species. If federal- or State-listed plant or wildlife species are found, then the operator shall comply with all applicable United States Fish and Wildlife and California Department of Fish and Wildlife rules and regulations.

6. Construction Monitoring. If the pre-construction surveys find sensitive plant, wildlife species, or nesting birds, a biological monitor hired by the operator, and approved by the County, shall be on site during construction to monitor the construction activities. The biological monitor shall be responsible for the following:

a. Establishing a 300-foot buffer around any active breeding bird nests.

b. Assuring that vegetation removal does not harm sensitive wildlife species.

c. Monitoring the construction area for sensitive wildlife species and relocating them to suitable habitat outside of the construction area.

d. Ensuring that exclusionary fencing is installed around the construction area to prevent sensitive wildlife species from entering the construction area.

7. Tree and Riparian Scrub Removal. Removal of native or non-native trees and riparian scrub vegetation shall be scheduled, as possible, for removal outside the nesting season to avoid impacts to nesting birds. If avoidance of removal of trees or riparian scrub during the recommended periods is not possible, a County-approved biologist shall perform a survey to ensure that no nesting birds are present prior to removal. If for any reason a nest must be removed during the nesting season, the operator shall provide written documentation to the Director demonstrating concurrence from the United States Fish and Wildlife Service and California Department of Fish and Wildlife authorizing the nest relocation and a written report documenting the relocation efforts.

8. Habitat Restoration. Within 60 days of completion of construction activities that have significantly impacted sensitive natural habitat, the operator shall begin habitat restoration consistent with the approved native habitat restoration and revegetation plan discussed in Subsection G.3, above. Restoration priority shall be given to areas of degraded habitat connecting areas of higher quality habitat and where restoration would produce larger corridors to support the migration and movement of wildlife. The operator shall replace any significant loss of sensitive natural habitat at the following ratios:

a. 1:1 for each acre of coastal sagebrush or coyote bush scrub.

b. 2:1 for each acre of riparian scrub or oak woodland.

H. Cultural/Historic Resources. The operator shall comply with all of the following provisions:

1. Cone Trust House. Oil operations shall not result in impacts to the Cone Trust House.

2. Archeological Training. The operator shall provide archeological training for all construction personnel who will be involved with ground disturbance activities at the oil field. All such construction personnel shall be required to participate in the training and will receive training material prepared by a qualified archaeologist prior to working on ground disturbance activities.

3. Construction Treatment Plan. The operator shall comply with all provisions of a construction treatment plan, approved by the Director, to ensure that any new archeological discoveries are adequately recorded, evaluated, and, if significant, mitigated. In the event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or other construction activities, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist, approved by the Director. The construction treatment plan shall include any measures requested by the Director.

I. Lighting. Outdoor lighting shall be restricted to only those lights which are required by code for the lighting of building exteriors, drilling, and redrilling rigs and for

safety and security needs. In addition, the operator shall comply with the following provisions:

1. Screening. All new point lighting sources within the oil field shall be screened and directed to confine direct rays to the oil field and to prevent off-site spillover lighting effects to the extent feasible.

2. Lighting Plan. A detailed lighting plan shall be prepared for each new permanent structure and submitted to the Director for review and approval. No work may be commenced on such permanent structure until the lighting plan therefore has been approved by the Director. The lighting plan shall include any measures requested by the Director.

J. Landscaping, Visual Screening, Irrigation and Maintenance. The operator shall comply with the conceptual landscaping plan for the oil field prepared by Mia Lehrer & Associates, dated October 2008, on file with the Department, which is intended to beautify and screen the oil field from adjoining residential, recreational, and institutional areas or adjacent public streets or highways. Landscaping required by this plan shall be completed in phases over a two-to five-year period as approved by the Director. All landscaping on the oil field shall be routinely inspected (on at least a monthly basis) and maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, fertilizing, and replacement of plants as needed. Litter shall also be removed on a regular basis.

K. Oil Field Waste Removal. The operator shall comply with the following provisions:

1. Waste Collection. All drilling, redrilling, and reworking waste shall be collected in portable steel bins compliant with United States Department of Transportation standards. Any drilling, redrilling, and reworking wastes that are not intended to be injected into a Class II Well, as permitted by DOGGR, shall be removed from the oil field no later than 30 days following completion of the drilling, redrilling, and reworking. This provision does not apply to active sumps and mud pits.

2. Waste Discharge. No oil field waste shall be discharged into any sewer, storm drain, irrigation systems, stream or creek, street, highway, or drainage canal. Nor shall any such wastes be discharged on the ground provided that the foregoing shall not prohibit the proper use of active drilling sumps and mud pits.

3. Recycling Plan. The operator shall comply with all provisions of a recycling plan that has been approved by the Director. The recycling plan shall include any elements requested by the Director.

L. Construction of Private Roads. Roads and other excavations shall be designed, constructed, and maintained to provide stability of fill, minimize disfigurement of the landscape, prevent deterioration of vegetation, maintain natural drainage, and minimize erosion. Prior to construction of any new road, the operator shall prepare and submit to the Director of Public Works for review and approval a private road construction plan. The operator shall thereafter comply with all provisions of the approved private road construction plan. All new private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of said access road from the public street or highway.

M. Signs. All signage shall comply with Chapter 22.114 (Signs). In addition, the operator shall comply with the following provisions:

1. Perimeter Identification Signs. Identification signs, at intervals acceptable to the Director, shall be posted and maintained in good condition along the outer boundary line fence and along the fences adjoining the public roads that pass through the oil field. Each sign shall prominently display current and reliable emergency contact information that will enable a person to promptly reach, at all times, a representative of the operator who will have the expertise to assess any potential problem and recommend a corrective course of action. Each sign shall also have the telephone number of the Department Zoning Enforcement Section and the number of SCAQMD that can be called if odors are detected.

2. Main Entrance Sign. A sign shall be posted and maintained in good condition at the main entrance of the oil field prominently displaying a telephone number by which persons may contact a representative of the operator at all times to register complaints regarding oil field operations.

3. Other Required Signs. All identification signs, warning signs, no trespassing signs, and other signs required by County, State and federal regulations shall be properly posted and maintained in all required locations and in good condition.

4. Well Identification Signs. Well identification signs including the well name and well number shall be posted and maintained in good condition at each well location.

5. No Littering Signs. "No littering" signs shall be prominently posted and maintained in good condition on all oil field entrance gates.

N. Painting. All oil operation-related structures visible from public roadways and surrounding properties within the oil field shall be painted or otherwise surfaced or textured with a color that is compatible with the surrounding areas and has been approved by the Director. The painting or other surfacing of all structures covered by this Subsection shall thereafter be maintained in good condition.

O. Sumps. The operator shall comply with all of the following provisions:

1. Sump Clean Out. All sumps that are used, installed, or maintained for use in connection with any well, and which have not been used for 90 days for the operation of or the drilling, redrilling, or reworking of such well or any other well in the vicinity, shall be cleaned out, and all oil, rotary mud, and rubbish removed.

2. Sump Fencing. Around each sump of any depth, there shall be erected and continuously maintained a fence that encloses the sump and complies with the requirements of Sections 11.48.010 through 11.48.050, Title 11 (Health and Safety) of the County Code. This provision shall not apply to sumps that are constantly and immediately attended while drilling, redrilling, and reworking operations are proceeding as specified in Section 11.48.020 in Title 11 (Health and Safety) of the County Code.

P. Well Cellars. All well cellars shall be constructed in accordance with the most current American Petroleum Institute standards. In addition, the operator shall comply with the following provisions:

1. Cellar Fluids. Well cellars shall be kept free of all oil, water, or debris at all times. During drilling, redrilling, and reworking, the cellar shall be kept free of excess fluids by a pump which discharges into a waste tank, mud pit, vacuum truck, or other approved disposal system.

2. Access to Multi-Well Cellars. All multi-well cellars exceeding three feet in depth and 25 feet in length shall have two means of entrance and exit and an additional exit for every 50 feet in length thereafter. At least one means of entrance or exit for all multi-well cellars of 25 feet in length shall be a stairway constructed to California Division of Industrial Safety standards.

3. Single-Cellar Covers. All single-cellars shall be covered with open grating and have no openings larger than three inches at any point. Covers shall be capable of supporting vehicle weight or guardrails shall be erected to prevent vehicle access.

4. Cellar Ladder Openings. All openings for ladders through grating shall be designed to allow exit from underside without obstruction and shall be kept free of storage of any type. Said openings shall not be less than 24 inches on either side.

Q. Stormwater and Drainage Management. The operator shall comply with the following provisions:

1. Storm Water Pollution Prevention Plan. The operator shall maintain and implement all provisions of a SWPPP that has been inspected by the Regional Water Quality Control Board and Public Works. The operator shall provide the Director and the Director of Public Works with a copy of the SWPPP, and any future modifications, revisions, or alterations thereof, or replacements therefore. The SWPPP shall be updated prior to new construction activities as required by the Regional Water Quality Control Board.

2. Spill Prevention, Control, and Countermeasure Plan. The Operator shall maintain and implement all provisions of a SPCCP which meets the requirements of the Local California Unified Program Agency and the United States Environmental Protection Agency. The operator shall provide the Director and the Fire Chief with a copy of the SPCCP and any future modifications, revisions, or alterations thereof, or replacements therefore.

3. Hydrological Analysis. A site-specific hydrologic analysis shall be completed to evaluate anticipated changes in drainage patterns and associated increased runoff at the site for any new grading that results in the loss of vegetated, sandy, permeable ground areas, which could alter surface runoff at the site. The analysis shall be completed consistent with Standard Urban Stormwater Mitigation Plan regulations, as specified in Public Works Hydrology Manual as amended. The hydrological analysis shall be submitted to the Director of Public Works for review and approval. The new grading that required the hydrologic analysis shall not occur until approval of the analysis by the Director of Public Works.

R. Water Management Plan. The operator shall comply with all provisions of a water management plan that has been approved by the Director and the Director of Public Works. The plan shall include best management practices, water conservation measures, the use of a drip irrigation system, and shall include provisions for the use of surface water runoff in the retention basins for dust suppression and landscaping. The plan shall also address the availability of reclaimed water for use at the oil field. The water management plan shall be reviewed by the operator every three years to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Works. Any modifications to the water management plan shall be submitted to the Director and the Director of Public Works for review and approval. The water management plan shall include any elements requested by the Director or the Director of Public Works. In addition, the operator shall comply with the water conservation measures and reporting requirements

specified in Sections 20.09.020 through 20.09.080 in Title 20 (Utilities) of the County Code.

S. Groundwater Monitoring. The operator shall develop, implement, and carry out a groundwater quality monitoring program for the oil field that is acceptable to the Director and consistent with all requirements of the Regional Water Quality Control Board. Pursuant to the approved program, the operator shall install and maintain groundwater monitoring wells in the vicinity of each surface water retention basin, which is permitted by the Regional Water Quality Control Board. Such monitoring wells shall be completed to the base of the permeable, potentially water-bearing, alluvium, Lakewood Formation, and San Pedro Formation, and to the top of the underlying, non-water bearing Pico Formation, as determined by a California-certified professional geologist. The Regional Water Quality Control Board and the Director shall be regularly advised of the results of such monitoring and shall be immediately advised if such monitoring indicates a potential problem.

T. Fencing. All portions of the oil field on which oil operations are conducted shall be enclosed with a fence compliant with DOGGR regulations codified at California Code of Regulations Title 14, Article 3, Sections 1778 and 1779, or as may be subsequently amended by the State.

U. Oil Field Cleanup and Maintenance. The operator shall maintain the site in a clean and orderly condition and shall comply with the following provisions:

1. Equipment Removal. All facilities that have reached the end of their useful economic life shall be properly decommissioned and removed from the oil field within one year. Areas not slated for future use shall be restored and revegetated within 90 days of termination of use, unless such restoration and revegetation would interfere with fire safety or access to oil operations.

2. Equipment Maintenance. All equipment, improvements, facilities, and other personal property or fixtures located on the oil field shall be maintained in good condition to the satisfaction of the Director and the Director of Public Works.

3. Site Debris and Vegetation. The operator shall keep the property free of debris and vegetation overgrowth to the satisfaction of the Director. All outside storage of parts or equipment shall comply with Chapter 22.140.430 (Outdoor Storage).

V. Security. All unmanned entrances to the oil field shall be equipped with sliding gates which shall be kept closed at all times except when authorized vehicles are entering or leaving the oil field. The operator shall have a security guard on duty 24 hours per day.

W. Vehicle Parking. Vehicular parking shall comply with Chapter 22.112 (Parking).

X. Sanitation. The operator shall comply with the following provisions:

1. Garbage and Refuse. The oil field shall be maintained in a clean, sanitary condition, free from accumulations of garbage, refuse, and other wastes.

2. Toilets and Wash Facilities. Sanitary toilet and washing facilities shall be installed at any site where personnel are permanently stationed. Portable facilities shall be provided wherever crews are temporarily employed. Such facilities shall be maintained in a clean and sanitary condition at all times.

Y. Storage of Hazardous Materials. The operator shall comply with all provisions of a hazardous materials business plan that has been submitted to the Fire Chief. The operator shall deliver to the Fire Chief for review and approval an updated hazardous material business plan on an annual basis. This plan shall provide the location of where hazardous materials are stored at the oil field. Hazardous materials shall be stored in an organized and orderly manner and identified as may be necessary to aid in preventing accidents, and shall be reasonably protected from sources of external corrosion or damage to the satisfaction of the Fire Chief.

Z. Drilling, Redrilling, and Reworking Operations. The operator shall comply with all of the following provisions:

1. DOGGR Regulations. All DOGGR regulations related to drilling, redrilling, and reworking operations.

2. Number of Drilling and Redrilling Rigs. No more than three drilling or redrilling rigs shall be present within the oil field at any one time.

3. Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan. Before the end of each calendar year, the operator shall develop and deliver to the Director an annual drilling, redrilling, well abandonment, and well pad restoration plan, which shall describe all drilling, redrilling, well abandonment, and well pad restoration activities that may be conducted during the upcoming calendar year. Drilling and redrilling shall be scheduled to avoid over concentration of such activities in that year in any one area if located near a developed area. The operator may at any time submit to the Director proposed amendments to the then current annual plan. No drilling, redrilling, or abandonment activity may be commenced unless it is described in a current annual plan (or an amendment thereto) which has been approved by the Director. The annual plan (and any amendments) shall be provided to the CAP for review and comment. All comments on the annual plan from the CAP shall be submitted to the Director in writing, and, if timely submitted, will be considered as part of thereview and approval by the Director. The Director shall complete the review of the annual plan (and any amendments) within 45 days of receipt, and shall either approve the annual plan or provide the operator with a list of deficiencies. The annual plan shall comply with the provisions of this Subsection, and shall include the following:

a. The maximum number of wells proposed to be drilled or redrilled;

b. Approximate location of all wells proposed to be drilled or redrilled;

c. Approximate location of all proposed new well pads, including their size and dimensions;

d. Estimated target depth of all proposed wells and their estimated bottom hole locations;

e. A discussion of the steps that have been taken to maximize use of existing well pads, maximize use of redrilled wells, and maximize the consolidation of wells;

f. Location of all proposed well abandonments, if known, in accordance with DOGGR integrity testing program of idle wells;

g. Location of all well pads proposed to be abandoned and restored;

h. A proposed schedule and phasing of the drilling, redrilling, well abandonment, well pad abandonment, and restoration activities;

i. A discussion of the latest equipment and techniques that are proposed for use as part of the drilling and redrilling program to reduce environmental impacts; and

j. A topographic vertical profile showing proposed location of new wells that reflects local terrain conditions and that addresses the potential visibility of existing and proposed wells and other production facilities from residential and recreation areas.

4. Drill Rig Engines. All engines used for drilling and redrilling operations shall be operated by muffled internal-combustion engines or by electric motors.

5. Fire Safety Regulations. All drilling, redrilling, and reworking shall be in conformance with applicable fire and safety regulations.

6. New Technology. Proven reasonable and feasible technological improvements which are capable of reducing the environmental impacts of drilling and redrilling shall be considered as they become, from time to time, available.

7. Derricks and Portable Masts. All derricks and portable masts used for drilling, redrilling, and reworking shall meet the standards and specifications of the American Petroleum Institute as they presently exist or as may be amended.

8. Equipment Removal. All drilling and redrilling equipment shall be removed from the site within 90 days following the completion of drilling or redrilling

activities unless the equipment is to be used at the oil field within five days for drilling or redrilling operations.

9. Drill Site Conditions. All drilling sites shall be maintained in a neat and orderly fashion.

10. Belt Guards. Belt guards shall be required over all drive belts on drilling, redrilling, and reworking equipment. Guarding shall be as required by Title 8 of the California Code of Regulations, Section 6622, or as may be subsequently amended.

AA. Processing Operations. The operator shall comply with the following provisions:

1. Limits on Processing Operations. Unless otherwise expressly required by DOGGR, the only processing operations permitted at the well site shall be the dehydration of oil and gas produced from the well; the storage, handling, recycling, and transportation of such materials; and those processing operations required for water injection purposes.

2. Refining. No refining shall be conducted within the oil field.

3. Well Pump Motors. All well pumping units shall be operated by electric motors.

4. Well Pumps. Downhole submersible pumps and low-profile pumping units for production wells must be used wherever feasible.

5. Removal by Pipeline Only. All oil, gas, and other hydrocarbons produced from any well in the oil field shall be shipped and transported through pipelines, except in case of an emergency or when access to a pipeline becomes unavailable. Excluded from this requirement are propane and other related natural gas liquids that are in amounts in excess of what can be blended into the pipeline. Should any pipeline through which oil or gas is currently transported become unavailable for the safe transportation of said products due to maintenance problems with the pipeline, or lack of sufficient capacity within the pipeline to handle the volume of oil and gas needing transportation, or because the owner or operator of such pipeline elects to discontinue transporting oil or gas through such pipeline, then the operator shall within 180 days of

the date the existing pipeline becomes unavailable, seek to acquire a private right of way or easement, or shall file an application for a right of way, easement, encroachment permit, or franchise for the construction of a replacement pipeline and shall diligently prosecute such application until such pipeline is completed. During any emergency situation, or during such time as any existing pipeline becomes unsafe or unavailable, oil and gas may be transported by truck until the emergency situation is resolved or until a replacement pipeline shall be permitted and constructed in compliance with all applicable laws and regulations.

6. Pipelines. The operator shall comply with the following provisions:

a. New pipelines that remove oil or gas from the oil field shall be buried below the surface of the ground;

b. All pipelines which are not enclosed within a fence shall be placed underground or covered with materials approved by the Fire Chief. Said covers shall be maintained in a neat, orderly, and secure manner;

c. Any and all water or brine produced during pipeline construction shall either be injected in accordance with DOGGR requirements, or disposed of in accordance with other local, State or federal regulations;

d. New pipeline corridors shall be consolidated with existing pipelines or electrical transmission corridors where feasible; and

e. Upon completion of pipeline construction, the site shall be restored to the approximate previous grade and condition.

7. Active Pipeline Site Plan. The operator shall submit to the Fire Chief a site plan depicting the approximate location of all active pipelines regulated by the United States Department of Transportation or California State Fire Marshall owned by the operator that are located outside the outer boundary line, including waste water, and trunk and gathering lines to transport oil or petroleum products. The site plan shall be submitted within 30 days of the installation of any new pipelines or the relocation of an existing pipeline.

8. Machinery Enclosures. The operator shall maintain enclosures around machinery with moving parts consisting of a fence, screening, or housing. Said enclosures shall be installed in compliance with Section 11.16.020 in Title 11 (Health and Safety) of the County Code.

9. Opening Protections. The operator shall cap, close, or protect the openings in all oil wells, test holes, and similar excavation in compliance with Section 11.54.010 in Title 11 (Health and Safety) of the County Code.

BB. Well Reworking Operations. The operator shall comply with the following provisions:

1. DOGGR Regulations. The operator shall comply with all DOGGR regulations related to well reworking operations.

2. Number of Reworking Rigs. No more than eight reworking rigs shall be present within the oil field at any one time, unless an emergency condition requires additional Reworking rigs. This does not include equipment used for well maintenance or well abandonment.

3. Hours of Operation. With exception of emergencies, well reworking operations shall not be allowed after 7:00 p.m. or before 7:00 a.m., nor on Sundays or legal holidays.

4. Specifications. Reworking rigs shall meet the standards and specifications of the American Petroleum Institute.

5. Equipment Removal. Reworking rigs shall be removed from the oil field within seven days following the completion of reworking operations unless such rig will be used on another well at the oil field within five days.

CC. Tanks. The operator shall comply with the following provisions:

1. New Tank Specifications. All new tanks and appurtenances shall be designed, constructed, installed, and maintained in accordance with current Title 32 (Fire Code) of the County Code, American Petroleum Institute, DOGGR, California Division of Industrial Safety, Environmental Protection Agency Standards, applicable

provisions of Title 14 of the California Code of Regulations Section 1774, and applicable CalARP Program requirements.

2. Setbacks. No new storage tank, excluding a replacement tank, shall be constructed closer than 500 feet from any developed area, or closer than 200 feet from a public road. No building shall be constructed within 50 feet of any oil storage tank.

3. Vapor Recovery. Oil, wash, and produced water tanks shall be vapor tight and shall be equipped with a vapor recovery system.

4. Specifications for New Tank Piping, Valves, Fittings, and Connections. All new tank piping, valves, fittings, and connections including normal and emergency relief venting, shall be installed and maintained in accordance with current American Petroleum Institute standards to the satisfaction of SCAQMD and DOGGR.

5. Detection of Tank Bottom Leaks. The operator shall design, implement, and comply with a program, approved by the Fire Chief, for controlling and detecting tank bottom leaks on all tanks at the oil field. The operator may use a combination of methods including but not limited to diversion walls, dikes, tank foundations of concrete or gravel, and a tank bottom leak detection system in compliance with Title 14 of the California Code and Regulations, Section 1773, or subsequently enacted State regulations regarding tank bottom leaks.

DD. Well and Production Reporting. The operator shall deliver annual production reports to the Director and the Fire Chief. The reports shall provide the following information:

1. A copy of all DOGGR Forms 110 and 110B submitted during the previous 12 months.

2. Number and mapped location of wells drilled or redrilled, including well identification numbers.

3. Number and mapped location of water injection wells, including well identification numbers.

4. Number and mapped location of idled wells, including well identification numbers and the date each well was idled.

5. Number and mapped location of abandoned wells, including date each well was abandoned and/or re-abandoned.

6. Any additional information requested by the Director or the Fire Chief.

EE. Idle Well Testing and Maintenance. The operator shall comply with Title 14 of the California Code of Regulations, Section 1723.9, regarding testing and maintenance of idle wells, or subsequently enacted state regulations regarding testing and maintenance of idle wells. The operator shall carry out all additional tests, remedial operations, and mitigation measures required by DOGGR if any idle wells do not meet the test standards.

FF. Abandoned Well Testing. The operator shall conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned wells. The testing shall be done using a soil gas vapor probe, or another method approved by the Director. The results of the testing shall be submitted to the Director and DOGGR on an annual basis. Abandoned wells that are found to be leaking hydrocarbons that could affect health and safety shall be reported to the Director and DOGGR within 24 hours of the abandoned well test. If directed by DOGGR, the operator shall re-abandon the well in accordance with DOGGR rules and regulations. If the test results for an abandoned well area are at or below the background levels for two consecutive years that area shall thereafter be tested every five years.

GG. Well and Well Pad Abandonment. If DOGGR orders the operator to plug and abandon any wells on the oil field, the operator shall deliver to the Fire Department, on a timely basis, all notices of intent to plug and abandon a well that the operator files with DOGGR and shall commence promptly and proceed diligently with the plugging and abandonment operations in accordance with DOGGR rules and regulations and the terms of the DOGGR permit to plug and abandon the well. Well abandonment may commence once all necessary permits and approvals are obtained. If the well pad

associated with the abandoned well does not contain other production, injection, or idle wells, and will not be used for future drilling, then the operator shall promptly abandon the well pad consistent with the following provisions:

1. Closure of Sumps. The operator shall clean out all sumps, cellars, and ditches, and level and fill all sumps and depressions pursuant to DOGGR requirements. If sumps are lined with concrete, bottoms and walls shall be broken up and removed. Sumps shall be closed in accordance with Regional Water Quality Control Board and California Department of Toxic Substances Control requirements.

2. Well Pad Site Cleanup. The operator shall leave the site entirely free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, debris, and other substances to the satisfaction of DOGGR and in compliance with federal requirements.

3. Contaminated Materials. All contaminated soils and materials within the well pad boundaries shall be removed and treated or disposed of in accordance with all local, County, State, and federal regulations.

4. Well Pad Revegetation. The well pad shall be revegetated following the requirement of the native habitat restoration plan.

HH. County Request for Review of Well Status. The Director may periodically review the status of the operator's wells and submit to DOGGR a list of wells the Director believes should be plugged and abandoned as specified in Section 3206.5 of the California Public Resources Code or any subsequently enacted State law related to a local jurisdiction's right to request state-agency review of idle wells.

II. Reduced Throughput Triggering Review. When oil or gas throughput is less than 630 barrels per day, the Director shall conduct a public hearing to determine if shut down of the oil field or other actions are appropriate.

JJ. Abandonment Procedures. Within 180 days of permanent facility shut down, the operator shall submit an abandonment plan to DOGGR and submit to the Director for review and approval a time line for facility removal, site assessment, and remediation as necessary. The operator shall begin abandonment of the site no later than 20 days after the Director's approval of the timeline, and shall provide to the

Director quarterly updates on the abandonment process until such time as the oil field is abandoned and remediated. The operator shall post a performance bond to insure compliance with all provisions of this Subsection and the operators and landowners shall continue to pay property taxes at the rates assessed during oil field operation until all site restoration work has been fully completed, as determined by the Director.

22.310.060 Monitoring and Compliance.

A. Environmental Quality Assurance Program. The operator shall comply with all provisions of an environmental quality assurance program that has been approved by the Director. The following provisions relate to the EQAP:

1. EQAP Requirements. The EQAP shall provide a detailed description of the steps the operator shall take to assure compliance with all provisions of this Chapter, including but not limited to, all of the monitoring programs called for by this Chapter.

2. Annual EQAP Reports. Within 60 days following the end of each calendar year, the operator shall submit to the Director an annual EQAP report that reviews the operator's compliance with the provisions of the EQAP over the previous year and addresses such other matters as may be requested by the Director. The annual EQAP report shall include the following:

a. A complete list and description of any and all instances where the provisions of the EQAP, or any of the monitoring programs referred to therein or in this Chapter, were not fully and timely complied with, and an analysis how compliance with such provisions can be improved over the coming year.

b. Results and analyses of all data collection efforts conducted by the operator over the previous year pursuant to the provisions of this Chapter.

3. EQAP Updates. The EQAP shall be updated as necessary and submitted to the Director for approval along with the annual EQAP report. The EQAP updates shall be provided to the CAP and MACC for review and comment. Comments from the CAP and MACC, if timely received, shall be considered by the Director before making a decision to approve the same. The Director shall complete the review of

EQAP updates as soon as practicable, and shall either approve the updated EQAP or provide the operator with a list of specific items that must be included in the EQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.

B. Environmental Compliance Coordinator. The operator shall recommend and fund the environmental compliance coordinators. The number of environmental compliance coordinators shall be determined by the County and shall take into account the level of oil operations at the oil field. The environmental compliance coordinator(s) shall be approved by, and shall report to, the Director. The responsibilities of the environmental compliance coordinator(s) shall be set forth in implementation guidelines that may be developed by the County for the oil field and shall generally include:

1. On-site, day-to-day monitoring of construction or drilling and redrilling activities as determined by the Director.

2. Taking steps to ensure that the operator, and all employees, contractors, and other persons working in the oil field, have knowledge of, and are in compliance with all applicable provisions of this Chapter.

3. Evaluating the adequacy of drilling, redrilling, and construction impact mitigations, and proposing improvements to the operator or contractors and the County.

4. Reporting responsibilities to the various County agencies with oversight responsibility at the oil field, as well as other agencies such as DOGGR, and SCAQMD.

C. Safety Inspection, Maintenance, and Quality Assurance Program. The operator shall comply with all provisions of a SIMQAP that has been approved by the Director and the Fire Chief.

1. SIMQAP Requirements. The SIMQAP shall, at a minimum provide for:

a. Inspection of construction techniques;

b. Regular maintenance and safety inspections;

c. Periodic safety audits;

d. Corrosion monitoring and leak detection; and

e. Inspections of all trucks carrying hazardous and/or flammable material prior to loading.

2. SIMQAP Updates. The operator shall periodically review and revise the SIMAQP to incorporate changes in procedures, and new safety and maintenance technologies and procedures. The operator shall make such revisions at least every five years, or more frequently, if the operator determines changes are necessary or if requested by the Director or the Fire Chief. The operator shall submit SIMQAP updates to the Director and the Fire Chief for their review and approval. The Director shall complete the review of SIMQAP updates as soon as practicable, and shall either approve the updated SIMQAP or provide the operator with a list of specific items that must be included in the SIMQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.

3. Worker Notification. The operator shall ensure that all persons working on the oil field comply with all provisions of the currently approved SIMQAP.

4. Inspections. The SIMQAP shall provide for involvement of County staff or the environmental compliance coordinator in all inspections required by this Chapter.

D. Annual Emergency Response Drills of the County and Culver City Fire Departments. The operator shall demonstrate the effectiveness of the emergency response plan by responding to one planned emergency response drill per year which shall be conducted in conjunction with the County and Culver City Fire Departments. Emergency response drills required by other agencies that involve the County and Culver City Fire Departments can be used to satisfy this provision. In addition, the operator shall demonstrate the effectiveness of the emergency response plan by responding to not more than two unannounced drills each year which may be called by the County Fire Department at the oil field. If critical operations are then underway at

the oil field, the operator need not respond to a unannounced drill to the extent such a response would, as a result of such critical operations, create an undue risk of personal injury or property damage, but in such case the operator must promptly explain the nature of the critical operations, why response is not possible, and when the critical operations will be completed.

E. Noise Monitoring. The Public Health Department shall retain an independent qualified acoustical engineer to monitor ambient noise levels in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should noise from the oil operations exceed the noise thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the noise and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP.

F. Vibration Monitoring. The Public Health Department shall retain an independent qualified acoustical engineer to monitor vibration in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should vibration from the oil operations exceed the vibration thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the vibration and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP. A telephone number by which persons may contact the operator at all times to register complaints regarding oil operations shall be posted in the main entrance sign to the facility and included in the annual newsletter required by

Section 22.310.100.B.2 (Newsletter) and on the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

G. Complaints. All complaints related to oil operations received by the operator shall be reported on the same business day to the environmental compliance coordinator and to the Director. In addition, the operator shall maintain a written log of all complaints and provide that log to the Director, the MACC, and CAP on a quarterly basis. Depending upon the nature of the complaint, the operator shall report the complaint to the SCAQMD, DOGGR, and any other appropriate agencies with oversight authority regarding the complaint at issue. If the complaint is received after normal business hours, it shall be reported to the environmental compliance coordinator and the agencies at the opening of the next business day.

22.310.070 Administrative Items.

A. Costs of Implementing Monitoring and Enforcing Conditions. The operator shall be fully responsible for all reasonable costs and expenses incurred by the County or any County contractors, consultants, or employees, in implementing, monitoring, or enforcing this Chapter, including but not limited to, costs for permitting, permit condition implementation, mitigation monitoring, reviewing and verifying information contained in reports, undertaking studies, research and inspections, administrative support, and including the fully burdened cost of time spent by County employees on such matters.

B. Draw-Down Account. The operator shall maintain a draw-down account with the Department from which actual costs will be billed and deducted for the purpose of defraying the expenses involved in the County's review and verification of the information contained in any required reports and any other activities of the County, including but not limited to, enforcement, permitting, inspection, coordination of compliance monitoring, administrative support, technical studies, and the hiring of independent consultants. The initial amount to be deposited by the operator shall be $500,000. In the first year, if withdrawals from the account have reduced its balance to less than 50 percent of the amount of the initial deposit ($250,000), the operator shall deposit $50,000 in supplemental funds within 30 business days of notification. After the

first year, if the balance in the draw-down account is reduced at any time to $50,000, the operator shall deposit $50,000 in supplemental funds on each occasion that the account is reduced to $50,000 or less within 30 business days of notification. There is no limit to the number of supplemental deposits that may be required. At the discretion of the operator, the amount of an initial or supplemental deposit may exceed the minimum amounts specified in this Subsection. The Director may, from time to time, increase the minimum $50,000 figure to account for inflation or the County's experience in obtaining funds from the account.

C. Indemnification. The operator shall enter into an agreement with the County to indemnify and hold harmless the County, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding for damages arising from its oil operations, including water, air or soil contamination, health impacts, or loss of property value during the oil operations, well abandonment, and post-abandonment activities with terms approved by, and in a form acceptable to, the CEO.

D. Insurance Requirements. Within 90 days following the effective date of the ordinance establishing this CSD or such later time as may be approved by the Director for good cause shown, and without limiting the operator's indemnification of the County as required in Subsection C, above, the operator shall provide evidence of insurance coverage that meets County requirements as required and approved by the CEO including identifying the County and its elected and appointed officers and employees as additional insureds. Such coverage shall be maintained so long as oil operations are conducted within the district and until such time as all abandonment requirements are met and certified by the appropriate local, State, and federal agencies. Such insurance coverage shall include but is not necessarily limited to the following: general liability, auto liability, professional liability, and environmental impairment liability coverage insuring clean-up costs and endorsing for 'Sudden and Accidental' contamination or pollution. Such coverage shall be in an amount sufficient to meet all applicable State and federal requirements, with no special limitations. At the operator's request and only with County approval by the CEO, the operator may self-insure all or

any part of the above coverage obligations in lieu of purchasing commercial coverage. These insurance requirements shall be in addition to all other indemnification, insurance and performance security required by federal, State, and local regulations and permits.

E. Performance Security. The operator shall be subject to the following provisions:

1. Performance Bond. Prior to issuance of the first drilling or redrilling permit pursuant to this Chapter, the operator shall provide to the Department a faithful performance bond or financial instrument in the sum to be determined by the CEO, payable to the County and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup and shall be in a format and include terms approved by the CEO.

2. Change of Operator. The performance bond shall continue in force for one year following any sale, transfer, assignment, or other change of operator of the oil field, or of the current operator's termination of activities at the oil field. The County may release said bond prior to the end of the one-year period upon satisfaction by the operator of all its obligations. Notwithstanding the foregoing, the performance bond shall not be terminated or released upon the sale, transfer, assignment, or other change of operator until the new operator has delivered a replacement bond complying with the provisions of this Section 22.310.070.

3. Funding Options. At its sole option, the County may accept certificates of deposit, cash deposits, or U.S. government securities in lieu of commercial bonds to meet the above bonding requirements on terms approved by the CEO.

F. Other Obligations. The insurance, indemnification, and performance security requirements in Subsections C, D and E, above, shall be in addition to all other indemnification, insurance, and performance security required by federal, State and local regulations, and permits.

G. Periodic Review. The County shall conduct a comprehensive review of the provisions of this Chapter at least every five years to determine if the provisions of this Chapter are adequately protecting the health, safety, and general welfare. Such reviews shall, among other things, consider whether additional provisions should be added, appended, or removed. One of the main goals of the periodic review shall be to evaluate if proven technological advances that would further reduce impacts of oil operations on neighboring land uses should be incorporated into the provisions of this Chapter.

1. Review Requirements. Each review shall include a report by a Hearing Officer designated by the Director, which shall be prepared after public notice and an opportunity for public comment. The report shall include a comprehensive analysis of the effectiveness of this Chapter, and shall review and consider enforcement activity, operational records, and any other issues relating to oil operations. The report, at the option of the County, may include a survey of residents near the oil field regarding noise, odors, vibrations, and other issues requested by the Director of Public Health. A draft of the report shall be provided to the CAP and the operator for review and comment. All comments on the draft report from the CAP and the operator shall be submitted to the Hearing Officer in writing, and will be considered, if timely received, before the report is finalized. The final report by the Hearing Officer shall include a recommendation as to whether the Director should prepare proposed amendment to this Chapter for submission to the Board.

2. Early Reviews. At the discretion of the Director, reviews of this Chapter may be conducted more frequently than every five years. Without limiting such discretion, the Director shall consider whether an early review should be undertaken if more than three material violations occur within any 12-month period.

3. Initial Review. The initial review shall occur no sooner than three years and no later than five years after the effective date of the ordinance establishing this CSD unless the Director determines that such initial annual review shall occur at an earlier time pursuant to Subsection G.2, above.

H. Multiple Agency Coordination Committee. A MACC shall be established to coordinate activities and communications between the various agencies with regulatory authority over the oil operations within the district. While each agency will continue to make its own decisions with regard to their respective areas of authority, the MACC will allow for collection and analysis of data and for discussion of both strategic evaluations and enforcement actions taken by the various agencies at the oil field.

1. MACC Members. The Director shall establish a MACC that includes representatives from the following agencies: the Department, the Fire Department, Public Works, and the Department of Public Health. The SCAQMD, the Regional Water Quality Control Board, DOGGR, and Culver City Fire Department shall be invited to appoint a representative from their agency as a member of the MACC.

2. MACC Chair. The Director or his designee shall chair the MACC meetings and shall coordinate all MACC activities including scheduling and keeping minutes of MACC meetings.

3. MACC Meetings. The MACC shall determine its meeting schedule.

4. Documents Provided to the MACC. Copies of all monitoring and compliance reports, plans, and other documents that are requirements of this Chapter shall be submitted to the MACC.

I. Related County Code Provisions. The County Code contains a number of provisions related to oil wells and oil field operations. Where the regulations of this Chapter differ from any other provisions in the County Code, these regulations shall supersede unless the contrary provisions are mandated by State law.

22.310.080 Permitting.

A. Ministerial Site Plan Review Required. The operator shall apply for and receive approval of a Ministerial Site Plan Review (Chapter 22.186) prior to any new drilling and redrilling. New drilling and redrilling approved through a Ministerial Site Plan Review procedure shall be limited to no more than 53 wells per year, with the maximum number of newly drilled wells of that total, limited to 45 per year, except that during the first year following the effective date of the ordinance establishing this CSD, new drilling

and redrilling shall be limited to no more than 24 wells. Approval through Ministerial Site Plan Review for drilling new wells shall be limited to 600 wells over 20 years, beginning on the effective date of this ordinance establishing this Chapter. Drilling and redrilling shall be planned to avoid over concentration of such activities in one area in any one year, if near developed areas. The Ministerial Site Plan Review procedures shall also apply to emergency actions determined by the Director as necessary to prevent an imminent hazard, or to other immediate measures required for the purposes of protecting health and safety. No new permits for drilling or redrilling shall be approved by the Director unless the subject wells have been approved as part of an annual drilling plan as described in Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan). Approval shall not be granted until copies of all related permits have been submitted to the Director; other permits include, but are not limited to, the permits required by DOGGR, the Fire Department, Public Works, the Sanitation District, RWQCB, SCAQMD, and other pertinent agencies identified by the Director.

B. Conditional Use Permit Required. Provided an approved Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit, the following uses may be established:

1. Drilling or redrilling that exceeds the maximum number allowed pursuant to a Ministerial Site Plan Review (Chapter 22.186);

2. Steam drive plant; and

3. New tanks with a capacity of greater than 5,000 barrels.

C. Conditional Use Permit Requirements. For those uses requiring a Conditional Use Permit, in addition to the requirements of Chapter 22.158, the applicant shall substantiate to the satisfaction of the Hearing Officer that:

1. The requested use is in compliance with the provisions of this Chapter; and

2. All reasonable measures were taken to reduce and minimize potential impacts from the proposed operation.

D. Application Where Violation Exists. No application required pursuant to this Chapter shall be accepted for processing or approved where any existing use in this CSD is being maintained or operated by the operator or its agents in violation of any material provision of this Title 22.

22.310.090 Enforcement.

In addition to the provisions in Chapter 22.242 (Enforcement Procedures), the operator shall be subject to the following enforcement provisions:

A. Civil Penalties and Performance Security. The operator shall be subject to a penalty for violation of any requirement of this Chapter as determined by, and at the discretion of, the Director in an amount not less than $1,000 or more than $10,000 per day per violation, but in no event, in an amount beyond that authorized by State law. For this purpose, the operator shall deposit the sum of $100,000 in an interest-bearing trust fund with the Department within 30 days following the effective date of the ordinance establishing this CSD, to establish a draw-down account. A written notice of violation and the associated penalty will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the notice of violation, the penalty amount cited in the notice of violation will be deducted from the account. If the violation is corrected within the time period set forth in the notice of violation, but recurs any time within a six-month period, the penalty will be deducted from the account upon each recurrence and the operator will be notified of such deduction. Once the deposit has been depleted by 50 percent of the initial amount ($50,000), the operator shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit ($100,000) within 10 business days of notification. There is no limit to the number of supplemental deposits that may be required while the operator conducts oil operations within this CSD. If the operator is dissatisfied with the action of the Director, the operator may file an appeal with the Hearing Officer within 15 days after the date which notice is mailed.

Upon receiving a notice of appeal, the Hearing Officer shall take one of the following actions.

1. Affirm the action of the Director;

2. Refer the matter back to the Director for further review with or without instructions; or

3. Set the matter for public hearing and after hearing, affirm, modify, or reverse the action of the Director.

The decision of the Hearing Officer shall be final.

B. Access to Records and Facilities. As to any condition which requires for its effective enforcement the inspection of records or facilities by the County or its agents, the operator shall make such records available or provide access to such facilities upon reasonable notice from the County. The County agrees to keep such information confidential where required or permitted by law and requested by the operator in writing.

C. Right of Entry. Any officer or employee of the County, or his or her duly appointed representative, whose duties require the inspection of the oil field premises shall have the right and privilege at all reasonable times, to enter upon any premises upon or from which any oil operations are being conducted for which any permit is required under this Chapter, for the purpose of making any of the inspections pursuant to this Chapter, or in any other ordinance of the County, or for any other lawful purpose, but for safety reasons, shall be accompanied by the operator or a designee of the operator and shall wear all appropriate personal protection equipment in accordance with the operator's established health and safety policies.

22.310.100 Public Outreach.

A. Community Advisory Panel. A CAP shall be established by the Director to foster communication about ongoing operations at the oil field and to allow the community representatives to provide input to the County and the operator.

1. CAP Members. The CAP may include representatives of the County, the City of Los Angeles, the City of Culver City, West Los Angeles College, the

operator, the landowners, and each of the major neighborhoods surrounding the oil field (including Ladera Heights, Windsor Hills, Oak Park, View Park, Culver Crest, Blair Hills, and Raintree). The operator and each of the governmental entities previously referred to may each designate a representative to the CAP. Each landowner and neighborhood organization of the surrounding communities may submit a nomination to the Director for appointment to the CAP. Where there is no neighborhood organization, a community resident may make a request to the Director to be appointed to the CAP. School districts with schools in the vicinity of the oil field and the lessors may make a request to the Director to have a representative appointed to the CAP.

2. CAP Meetings. The CAP shall determine its meeting schedule.

3. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports and results, all plans, audits and studies, and any other available documents that are required by this Chapter shall be submitted to the CAP promptly after they are prepared or otherwise available. Copies of these reports, documents, and other items shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of all violations of the provisions of this Chapter that have occurred since the last CAP meeting.

B. Community Relations.

1. Community Meetings. The operator shall hold community meetings on an annual basis to provide updates on oil operations.

2. Newsletter. The operator shall publish an informational newsletter annually, which shall contain updated information on oil operations including drilling, redrilling, maintenance, repair, and reworking activities and all recently granted Conditional Use Permits or applications filed for Conditional Use Permits for the oil field. The newsletter shall be mailed by the operator to all owners of property located within 1,000 feet of the outer boundary line; all owners of property within 1,000 feet of the perimeter of the district as shown in the records of the Assessor's Office; to any person or entity who has filed a written request therefore with the Director; and to neighboring

cities. The operator shall also make these newsletters available on the oil field web site. The oil field web site address shall be publicized in each newsletter.

3. Oil Field Web Site. The operator shall maintain and update on a regular basis an oil field web site that shall include information on oil operations at the oil field, including drilling and production activities. All monitoring and compliance reports and results, plans, audits and studies, and any other available documents that are required by this Chapter (except to the extent they contain information that may not legally be disclosed) shall be promptly posted on the oil field web site in .pdf format.

C. Ombudsperson. The operator shall designate employees or authorized agents to serve as ombudspersons to respond to questions and concerns concerning the oil operations. Each ombudsperson shall be familiar with all the provisions of this Chapter and all conditions of approval related to permits and approvals issued by the County or the State of California. It shall be the further responsibility of the ombudsperson to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to the above-stated matters or the impacts of the oil operations. The name, title, email address, and telephone number of the ombudsperson shall be posted on the oil field web site, prominently displayed in the newsletter, distributed twice per year to the CAP and MACC, and provided to any other persons requesting such information. An ombudsperson shall be available at all times, and shall respond within one hour after an initial call. An ombudsperson shall also meet at reasonable times with interested parties in an attempt to resolve issues related to oil operations. An ombudsperson shall have authority to initiate a response on behalf of the operator in all foreseeable matters. The operator shall be required to maintain a written log of all calls to the ombudspersons registering complaints or concerns regarding oil operations or other matters. The log shall include the complainant's name, date, time, phone number, nature of complaint, and the response or resolution offered. A copy of the log shall be provided to the Director, the MACC, and the CAP on a quarterly basis.

22.310.110 Modification of Development Standards.

A. Application. A CSD Modification application, as specified by this Section, may permit modifications from the development standards specified in Section 22.310.050 (Oil Field Development Standards).

B. Application and Review Procedures.

1. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

2. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Section.

C. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the oil field, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the CAP.

D. Findings and Decision.

1. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection D.2, below.

2. Findings.

a. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

c. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

d. That the modification is necessary for the preservation of a substantial property right of the operator.

e. That the modification will not create an adverse safety impact in the surrounding community nor result in a significant impact on the environment.

f. That the modification will not be materially detrimental to the property or improvements in the vicinity of the premises nor contrary to the purposes of the district.

g. That the modification will not adversely affect or be in conflict with the General Plan.

22.310.120 Implementation Provisions.

This Section identifies the various implementation plans and other requirements for initial compliance with this CSD and the time frames therefor. Except as identified below, the provisions of this Chapter shall be complied with on the effective date of the ordinance establishing this CSD. As used in this Section, "effective date" shall mean 30 days after the Board adopts the ordinance establishing this CSD. As soon as possible after the effective date, the Department shall develop an overall implementation plan specifying the required contents or measures for each of the plans set forth below, including the inclusion of those appropriate mitigation measures indicated as necessary by the Final Environmental Impact Report for the Baldwin Hills Community Standards District to reduce environmental impacts to less than significant levels in cases where impacts can be so reduced.

A. Fire Protection and Emergency Response.

1. Fire Protection Audit. Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall complete a third–party audit of the oil field's fire protection capabilities to

evaluate compliance with NFPA requirements, Title 26 (Fire Code) of the County Code, the Fire Department regulations, California Code of Regulations, and API requirements. The third-party auditor shall be selected and funded by the operator, subject to the approval of the Fire Chief and the audit shall be conducted in cooperation with the Fire Department. The Fire Department may request that the Culver City Fire Department participate in the audit. Issues addressed in the audit shall include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities, and fire foam requirements. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify any non-compliance item, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action, which may be extended by the Director after consultation with the Fire Chief for good cause shown. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.

2. Community Alert Notification System ("CAN"). Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief for review and approval a design for the CAN System referred to in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")). The operator shall take such actions as may be necessary for the CAN system design to be approved by the Fire Chief. The CAN system shall be operational within one year following approval of the CAN system design by the Fire Chief, or at such later date as may be approved by the Fire Chief for good cause shown.

3. Spill Containment Response Training. The spill containment response training and equipment required by Section 22.310.050.A.2 (Spill Containment Response Training) shall be in place no later than 90 days following the effective date, or at such later date as may be approved by the Director in consultation with the Fire Chief, for good cause shown.

4. Emergency Response Plan. Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief an emergency response plan satisfying the requirements of Section 22.310.050.A.3 (Emergency Response Plan ("ERP")).

B. Air Quality and Public Health.

1. Odor Minimization Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an odor minimization plan for review and approval satisfying the requirements of Section 22.310.050.B.3 (Odor Minimization). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The operator shall take such actions as may be necessary for the plan to be approved by the Director.

2. Air Monitoring Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an air monitoring plan for review and approval satisfying the requirements of Section 22.310.050.B.4 (Air Monitoring Plan). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The Director shall complete the review of the air monitoring plan within 45 days of receipt and shall either approve the plan or provide the operator with a list of deficiencies. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall also provide for the monitoring of total hydrocarbon vapors and hydrogen sulfide during drilling, redrilling and reworking operations, and total hydrocarbon vapors at the gas plant, as required by Section 22.310.050.B.4. The plan shall specify the number, type, and location of monitors that will be used, and shall provide detailed information concerning the reliability of the instrumentation, frequency of calibration, and additional information that may be requested by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.

3. Oil Tank Pressure Monitoring and Venting. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall install and have fully operational the tank pressure monitoring system required by Section 22.310.050.B.6 (Oil Tank Pressure Monitoring and Venting).

4. Meteorological Station. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the SCAQMD a design for the installation of a meteorological station at the oil field that shall meet all the requirements of the United States Environmental Protection Agency ("EPA") guidelines on meteorological data as outlined in EPA Publication "Meteorological Monitoring Guidance for Regulatory Modeling Applications" (EPA-454/R-99-005) as published in February 2000. The operator shall take such actions as may be necessary to promptly secure SCAQMD approval of such design. The meteorological station shall be installed and fully operational within 180 days of receipt of approval of the design from the SCAQMD, or at such later date as may be approved by the Director for good cause shown.

5. Fugitive Dust Control Plan. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director for review and approval a fugitive dust control plan as specified in Section 22.310.050.B.16 (Fugitive Dust Control Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

6. Well Amortization Report. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director a well amortization report that inventories the existing wells that are located within, partially, or wholly, the setback areas specified in Section 22.310.050.B.14 (Drilling and Redrilling Setbacks). The report shall also include an amortization and abandonment schedule for the wells located within the setback areas, based upon useful economic life.

C. Safety and Risk of Upset.

1. Propane and Natural Gas Liquids Bullet Fireproofing. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall install fire-proofing insulation on all propane and natural gas liquids bullets within the oil field, as required by Section 22.310.050.C.2 (Propane and Natural Gas Liquids Bullet Fire-Proofing).

2. Gas Plant Audit. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall conduct a third-party audit of the gas plant, including the gas liquids storage and loading area, to evaluate compliance with Title 26 (Fire Code) of the County Code, API standards, the CalARP Program, and all applicable SPCC and emergency response plan requirements. The third-party auditor shall be selected and funded by the operator and approved by the Fire Chief. The review shall include a seismic assessment, which shall be undertaken by a seismic engineer in compliance with local emergency planning committee region 1 CalARP Program Seismic Assessments Guidance. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify the non-compliance item(s), if any, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action. Items requiring corrective action as a result of the audit shall be categorized as follows: Category 1 – Significant potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 2 – Moderate potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 3 – Low potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; and Category 4 – Housekeeping and other maintenance items. Category 1 items shall be resolved to the satisfaction of the Fire Chief as soon as possible. The operator shall submit to the Fire Chief monthly

updates on the corrective action plan until such time as all corrective actions have been completed.

3. Oil Tank Secondary Containment. Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall demonstrate to the satisfaction of the Fire Chief that secondary containment satisfying the requirements of Section 22.310.050.C.4.a (Secondary Containment for Oil) is in place for all existing tank areas covered by said Subsection C.4.a.

4. Retention Basins. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that all retention basins in the oil field satisfy the 100-year storm-event requirements of Section 22.310.050.C.4.b (Secondary Containment for Oil).

5. Above Ground Piping Containment. Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that secondary containment satisfying the requirements of Section 22.310.050.C.4.c (Secondary Containment for Oil) is in place.

D. Geotechnical.

1. Accelerometer. Within 180 days following the effective date, or as may be approved by the Director for good cause shown, the operator, in coordination with the Caltech Seismological Laboratory, shall install at the oil field and have fully operational an accelerometer as required by Section 22.310.050.D.7 (Oil Field Accelerometer).

2. Tank Seismic Assessment. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall complete a

seismic assessment of all tanks with a capacity greater than 5,000 barrels that contain or could contain oil. The seismic assessment shall be prepared by a California licensed civil and/or structural engineer approved by the Director of Public Works, and shall comply with Title 26 (Building Code) of the County Code. The seismic assessment results and any corrective action plan shall be submitted to the Director of Public Works for review. The corrective action plan shall indicate any necessary work requiring a building permit under Title 26, and provide a deadline for obtaining permits and completing construction of each corrective action, which deadline may be extended by the Director of Public Works for good cause shown. The operator shall submit to the Director of Public Works all required plans, reports, and calculations, and shall pay all necessary fees to the County and other regulatory agencies involved in the permit process. The operator shall submit to the Director of Public Works monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. Erosion Control Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval an erosion control plan that satisfies the requirements of Section 22.310.050.D.3.a (Erosion Control). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

4. Accumulated Ground Movement Study. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an implementation plan for determining the accumulated ground movement (Subsidence and/or Uplift/rebound) (since post-Baldwin Hills Reservoir failure studies) that is acceptable to DOGGR and the Director of Public Works. The plan shall identify the survey measurement parameters, including fixed reflector locations (as appropriate), that shall be used in the survey. The plan shall include points within the vicinity of and in the oil field.

Measurements shall be made using repeat pass differentially interferometric synthetic aperture radar technology. Within 90 days following acceptance of the plan, or such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall conduct the accumulated ground movement study. The study results shall be forwarded to DOGGR and the Director of Public Works. The results of this study shall establish the initial baseline for future ground movement studies.

5. Ground Movement Monitoring Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an acceptable annual ground movement (Subsidence and/or Uplift/rebound) monitoring plan, as called for by Section 22.310.050.D.5 (Ground Movement Surveys).

E. Noise Attenuation.

1. Drilling Quiet Mode Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Health for good cause shown, the operator shall develop and submit to the Director and the Director of Public Health for review and approval a drilling quiet mode plan, as required by Section 22.310.050.E.3 (Quiet Mode Drilling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director. The drilling quiet mode plan shall identify specific steps the operator shall take to minimize evening and nighttime noise from drilling and redrilling operations. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.

2. New Gas Plant Flare. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the SCAQMD for good cause shown, the operator shall deliver to the SCAQMD an application for the installation of a new flare that will be capable of handling the full volume of gas from the gas plant without elevating vibration levels or low-frequency

ambient noise levels at the outer boundary line. The operator shall thereafter take all reasonable steps necessary to have such permit issued as promptly as possible. The new flare shall be installed and operational within 180 days of receiving a permit to construct/permit to operate from the SCAQMD, or at such later date as may be approved by the Director for good cause shown. Once the new flare is in operation, the existing flare at the gas plant may remain on-site as back-up equipment if SCAQMD determines that the flare may remain on-site. Until such time as the new flare is operational, the operator shall implement operating procedures that limit the amount of gas going to the existing flare so that the flare does not causes vibration or low level airborne noise at or beyond the outer boundary line.

F. Biological Resources.

1. Special Status Species and Habitat Protection Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a special status species and habitat protection plan prepared by a qualified biologist as required by Section 22.310.050.G.2 (Special Status Species and Habitat Protection).

2. Emergency Response Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall revise and submit to the Director, for review and approval, an updated emergency response plan as referenced in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")) and G.1 (Oil Spill Response) to address protection of sensitive biological resources and the procedures that would be used to revegetate any areas disturbed during an oil spill or cleanup activities. The operator shall take such actions as may be necessary for the updated plan to be approved by the Director.

G. Cultural/Historic Resources.

1. Worker Training. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare the training material referred to in

Section 22.310.050.H.2 (Archeological Training). The training material shall include any elements requested by the Director.

2. Construction Treatment Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare a construction treatment plan as required by Section 22.310.050.H.3 (Construction Treatment Plan).

H. Landscaping, Visual Screening, and Irrigation. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a landscaping plan consistent with the conceptual landscaping plan prepared for the oil field by Mia Lehrer & Associates, dated October 2008, on file with the Department that addresses screening, irrigation, and planting protocols for areas near the outer boundary line and along public streets that run through the oil field. Upon receipt thereof, the Director shall forward a copy of the landscaping plan to the CAP, and shall thereafter consider, if timely submitted, any comments from the CAP as part of the Director's review of the plan. The operator shall take such actions as may be necessary for the plan to be approved by the Director. Installation of all landscaping called for by the approved landscaping plan shall be completed in phases over a two- to five-year period after approval by the Director. The Director may withhold County drilling and redrilling approvals if the landscaping is not in place at the end of said period, unless the period is extended by the Director for good cause shown. The landscaping plan shall be prepared and its implementation and compliance monitored by a licensed landscape architect approved by the Director. Required elements of the landscaping plan shall be identified by the Director.

I. Oil Field Waste Removal. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval a recycling plan, as required by

Section 22.310.050.K.3 (Recycling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

J. Signs.

1. Perimeter Identification Signs. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post the identification signs required by Section 22.310.050.M.1 (Perimeter Identification Signs).

2. Oil Field Entrance Sign. Within 30 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post a sign at the main entrance of the oil field as required by Section 22.310.050.M.2 (Main Entrance Sign).

3. Other Required Signs. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post all identification signs, warning signs, no trespassing signs, and other signs required by Section 22.310.050.M.3 (Other Required Signs).

4. Well Identification Signs. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post well identification signs at each well location, as required by Section 22.310.050.M.4 (Wall Identification Signs).

5. No Littering Signs. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post "No Littering" signs as required by Section 22.310.050.M.5 (No Littering Signs).

K. Painting. Within two years following the effective date, or at such later date as may be approved by the Director for good cause shown, all visible structures within the oil field shall be painted or otherwise surfaced as required by Section 22.310.050.N (Painting). The operator shall on a semi-annual basis, deliver to the Director a report on the progress of the painting.

L. Water Management Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director and the Director of Public Works for review and approval a water management plan as required by Section 22.310.050.R (Water Management Plan). The operator shall take such actions as may be necessary for the water management plan to be approved by the Director and the Director of Public Works.

M. Ground Water Monitoring. Within one year following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall design a groundwater quality monitoring program and install monitoring wells, as required by Section 22.310.050.S (Groundwater Monitoring).

N. Oil Field Cleanup and Maintenance. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an unused or abandoned equipment removal plan identifying all equipment at the oil field that is no longer in service and can be removed. This plan shall provide an inventory of all unused equipment and procedures for testing and handling the equipment pursuant to the operator's health and safety protocol. The plan shall identify a schedule for removal of the out of service equipment. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall be implemented in accordance with the schedule for removal contained therein, and in all events shall be fully implemented within one year of the Director's approval, unless extended by the Director for good cause shown. A compliance report shall be filed with the Director semi-annually until all the unused or abandoned equipment identified in the plan has been removed.

O. Storage of Hazardous Materials. Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit a copy of the operator's most recent hazardous material business plan as required by Section 22.310.050.Y (Storage of Hazardous Materials).

P. Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the Director the first of the annual drilling, redrilling, well abandonment, and well pad restoration plans required by Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan), and shall comply with the provisions of said Subsection Z.3 with respect to such plan. No permits or other approvals for drilling or redrilling shall be issued by the County until such plan has been approved by the Director.

Q. Processing Operations.

1. Pipelines. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall comply with the pipeline requirements identified in Section 22.310.050.AA.6.b (Pipelines).

2. Active Pipeline Site Plan. Within one year following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief the site plan required by Section 22.310.050.AA.7 (Active Pipeline Site Plan).

R. Tanks. Within 180 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall develop and submit to the Fire Chief, for review and approval, a program for detecting and dealing with tank bottom leaks, as required by Subsection Section 22.310.050.CC.5 (Detection of Tank Bottom Leaks). The operator shall take such actions as may be necessary for the program to be approved by the Fire Chief.

S. Monitoring and Compliance.

1. Preperation of EQAP. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an EQAP as required by Section 22.310.060.A (EQAP). The operator shall take such actions as may be necessary for the EQAP to be approved by the Director. No permits or other

approvals for drilling or redrilling shall be issued by the County until the EQAP has been approved by the Director.

2. Preperation of SIMQAP. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall develop and submit to the Director and Fire Chief, for review and approval, the SIMQAP referred to in Section 22.310.060.C (SIMQAP). The operator will take such actions as may be necessary for the SIMQAP to be approved by the Director and Fire Chief.

T. Administrative Items. The MACC called for by Section 22.310.070.H (MACC) shall be established within 60 days following the effective date.

U. Public Outreach.

1. Creation of CAP. The CAP referred to in Section 22.310.100.A (CAP) shall be established within 60 days following the effective date.

2. Launch of Oil Field Web Site. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall launch the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

3. First Community Meeting. The operator shall hold the first community meeting called for by Section 22.310.100.B.1 (Community Meetings) within 180 days following the effective date.

FIGURE 22.310-A: BALDWIN HILLS CSD BOUNDARY

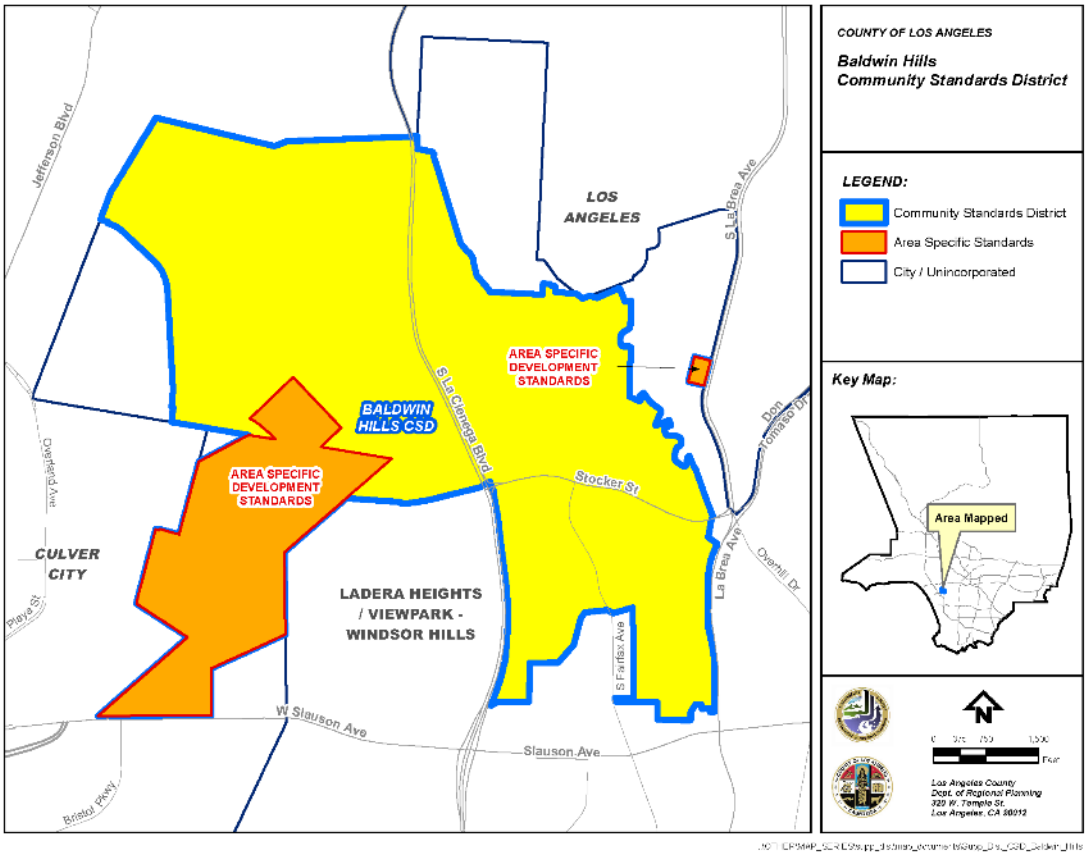


FIGURE 22.310-B: AREA SPECIFIC DEVELOPMENT STANDARDS (1)

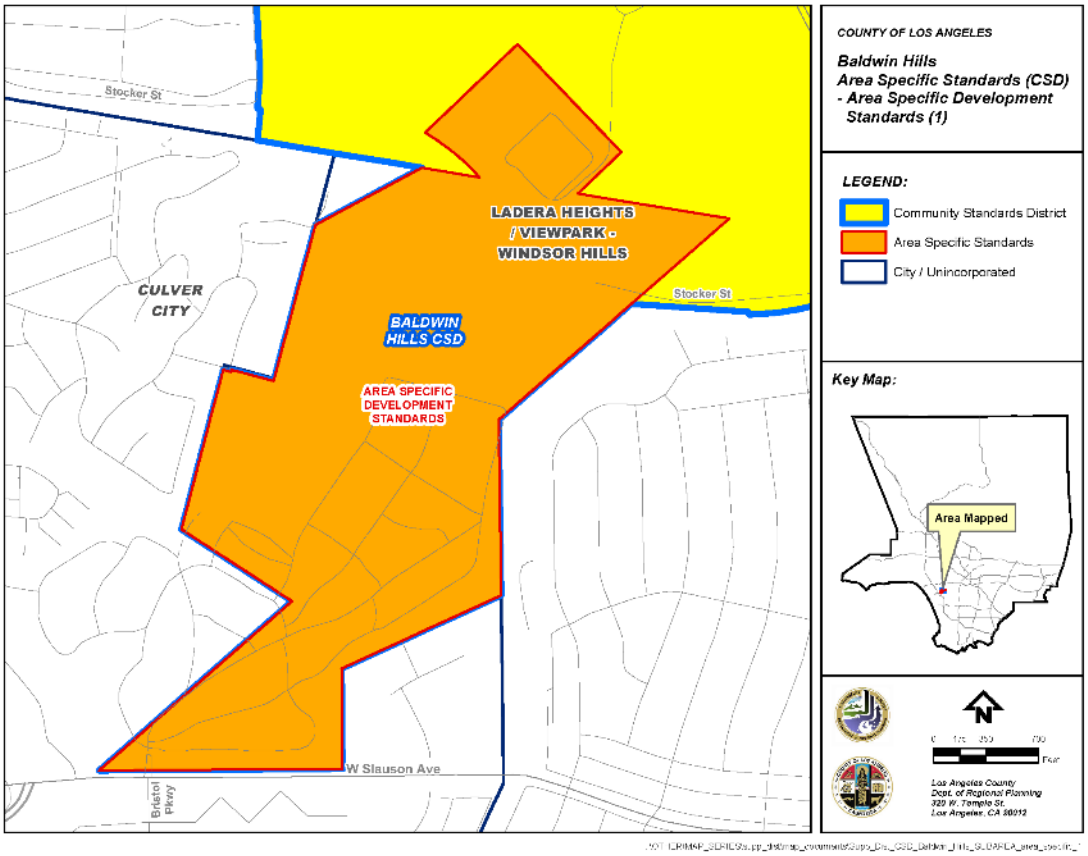
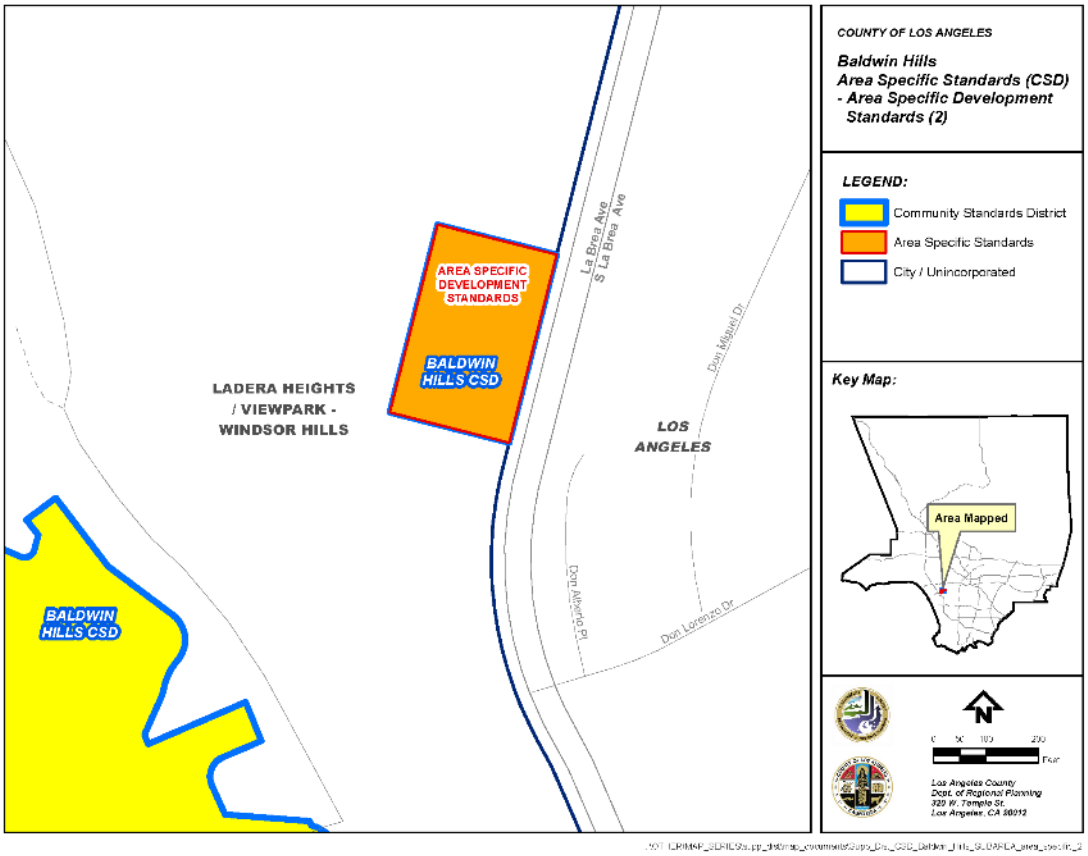


FIGURE 22.310-C: AREA SPECIFIC DEVELOPMENT STANDARDS (2)



Chapter 22.312 Castaic Area Community Standards District.

Sections:

22.312.010 Purpose.

22.312.020 Definitions.

22.312.030 District Map.

22.312.040 Applicability.

22.312.050 Application and Review Procedures.

22.312.060 Community Wide Development Standards.

22.312.070 Zone Specific Development Standards.

22.312.080 Area Specific Development Standards.

22.312.090 Modification of Development Standards.

22.312.010 Purpose.

The Castaic Area Community Standards District ("CSD") is established to protect the rural character, unique appearance, and natural resources of the Castaic Area communities. This CSD also ensures that new development will be compatible with the Castaic area's existing rural neighborhoods and with the goals of the Santa Clarita Valley Area Plan. Finally, this CSD promotes the establishment of trucking-related businesses in locations where trucking activities presently occur, while ensuring that trucking businesses do not interfere with the community's residential character, circulation, and traffic patterns.

22.312.020 Definitions.

(Reserved)

22.312.030 District Map.

This CSD generally includes the existing communities of Castaic, Castaic Junction, Val Verde, Hasley Canyon, Hillcrest, and Paradise Ranch: the canyons of Charlie, Tapia, Romero, Sloan and Violin; the Valencia Commerce Center; the Peter Pitchess Detention Center; and the Northlake development and part of the Newhall Ranch development, both of which are governed by specific plans. The actual boundaries of this CSD are shown on Figure 22.312-A: Castaic CSD Boundary, at the end of this Chapter.

22.312.040 Applicability.

A. Exemptions. This CSD shall not apply to:

1. Areas within this CSD governed by a specific plan or development agreement that was approved prior to the effective date of the ordinance establishing this CSD, as long as such specific plan or development agreement is legally valid and has not terminated;

2. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete prior to the effective date of the ordinance establishing this CSD:

a. Building permits;

b. Tentative tracts and parcel maps;

c. General Plan and/or Area Plan amendments; and

d. Zone Changes, Conditional Use Permits, Variances, Ministerial and Discretionary Site Plan Reviews, or any other zoning permit applications.

3. Existing buildings or structures, or any additions thereto, provided that:

a. Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the existing use; and/or

b. Any addition to such building or structure after the effective date of the ordinance establishing this CSD shall not cumulatively increase its existing floor area by more than 25 percent.

22.312.050 Application and Review Procedures.

A. Town Council Notification. The Department shall provide notice by first-class mail twice a month to the secretary of the Castaic Area Town Council identifying all applications filed during the previous 15-day period for projects within this CSD that involve consideration of a:

1. Zone Change;

2. Land division;

3. Conditional Use Permit;

4. General Plan Amendment;

5. Variance; or

6. A freeway-oriented sign exceeding 25 feet in height.

B. Ministerial Site Plan Review.

1. Except as provided in Subsection C, below, applications for development within this CSD shall require a Ministerial Site Plan Review (Chapter 22.186) application, to determine if the proposed development complies with the provisions of this CSD.

2. In addition to the requirements of Section 22.186.020 (Application and Review Procedures), the application must contain the following information:

a. A description of the property, with a map showing the topography of the land and the location of any drainage courses;

b. The location and extent of the proposed development, and plans for the methods or devices intended to be used to prevent any erosion or flood hazard, including any necessary drainage plans, prepared by a civil engineer, showing an estimate of the quantity and frequency of runoff, runoff routing, and the character of soils, channel sections, and gradients; and

c. Where landscaping is required by this CSD or by any other provision of this Title 22, a landscaping plan that is approved by the Department. The landscaping plan shall include:

i. A layout and list of existing plants, including their current condition, and any plants intended to be removed or added;

ii. A description of the property's existing soil types so that the feasibility of re-vegetation can be assessed;

iii. A re-vegetation plan, which primarily shall require use of locally indigenous vegetation, as defined in Section 22.312.060.H (Locally Indigenous Vegetation);

iv. A covenant to be recorded against the property that all landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary; and

v. A description of a long-term maintenance program for all landscaping in the plan, with an emphasis on re-vegetated areas.

C. Exceptions. An application pursuant to Subsection B, above, may not be required if:

1. A different approval would be required by another provision of this CSD or this Title 22, provided the application in such other process contains sufficient information to determine compliance with this CSD;

2. The project is a single-family residence, provided that Section 22.312.060.N (Creek Preservation and Maintenance) is inapplicable; or

3. The review would otherwise be necessary only to determine compliance with the exterior lighting standard described in Section 22.312.060.J (Lighting).

22.312.060 Community Wide Development Standards.

A. Signs. In addition to the signs prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall be prohibited:

1. Projecting business signs; and

2. Roof signs.

B. Street Improvements. In residential land divisions where at least 75 percent of the lots exceed a net area of 15,000 square feet, local streets shall comply with the following standards, as approved by Public Works and the Fire Department:

1. Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;

2. Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;

3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and

4. Regardless of lot size, street lights shall:

a. Have a mission bell shape or similar design consistent with the character of the community and shall be compatible in style and material with the poles on which they are mounted. Proposals from the Castaic Area Town Council will be considered for determining the appropriate style of street lights, provided these

proposals are approved by Public Works and the local electric utility serving the area under consideration; and

b. Be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

C. Trails.

1. In General. Except as provided in Subsection C.4, below, all new land divisions, including minor land divisions, shall contain trails in accordance with the Master Plan of Trails ("Master Trail Plan") maintained by Parks and Recreation and consistent with the Santa Clarita Valley Area Plan. Input by the Santa Clarita Valley Trails Advisory Committee regarding trail development shall be considered by the Commission or Hearing Officer in reviewing land divisions. Trail construction shall be completed and approved by Parks and Recreation prior to the recordation of the final map for the land division.

2. Trail Standards. Trails built pursuant to this Subsection C shall satisfy the following minimum standards:

a. Access Routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, access routes shall be provided from every new land division to a main trails network shown on the Master Trail Plan;

b. Multipurpose Use. The trails shall accommodate both pedestrian and equestrian uses; and

c. Equestrian Trails. In addition to the trails otherwise required by this Subsection C, new land divisions with at least 75 percent of the residential lots equal or greater to 20,000 square feet in net area shall reserve an equestrian trail, approved by Parks and Recreation, that is eight feet in width and adjacent to a public right-of-way. The equestrian trail shall connect to a network of equestrian trails.

3. Trail Maintenance. All trails and access routes that are not required to be maintained by Parks and Recreation shall be maintained, subject to approval by Parks and Recreation, by a homeowner's association, to which the trail or access route has been irrevocably deeded, or by a special district. If a special district is used, such

district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500 et seq. of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this Subsection C.3, the trails and access routes that must be constructed so as to be suitable for acceptance and maintenance by Parks and Recreation are those trails and access routes identified in the Master Trail Plan and the Santa Clarita Valley Area Plan, and those trails and access routes located on private property for which a trail easement has been dedicated to the County;

4. Alternative Trail Proposal. If it is infeasible for a subdivider to provide trails in accordance with the Master Plan or Santa Clarita Valley Area Plan, alternative trail proposals may be developed subject to the minor variation provisions in Subsection 22.312.090 (Modifications of Development Standards), below. The alternative trail proposal shall, to the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, be connected to a network of trails shown on the Master Plan and be approved by Parks and Recreation.

D. Neighborhood Parks.

1. Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 in Title 21 (Subdivisions) of the County Code, the Commission or Hearing Officer shall, to the greatest extent possible, require the subdivider of a residential land division to provide sufficient park space such that 90 percent of all residential lots within the land division are within one-half mile of a neighborhood park that has a minimum size of two acres.

2. In complying with Subsection 21.24.350.B in Title 21 for land divisions that contain more than 50 lots, the Commission or Hearing Officer shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.

3. Neighborhood park space provided pursuant to this Subsection D, shall be maintained either by Parks and Recreation, or by a Landscaping and Lighting Act District, as determined by Parks and Recreation.

E. Hillsides. In addition to the applicable requirements of Chapter 22.104 (Hillside Management Areas), the following standards shall apply to development within a "hillside management area," as defined in Section 22.14.080 of Division 2 (Definitions):

1. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;

2. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;

3. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;

4. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in Subsection H, below;

5. In addition to the requirements of Subsection F, below, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart; and

6. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:

a. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;

b. Grading or brushing for vegetation clearance by a public utility from its right-of-way;

c. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or

d. Grading or brushing approved under a Hillside Management Conditional Use Permit pursuant to Chapter 22.104 (Hillside Management Areas),

F. Significant Ridgeline Protection.

1. Significant Ridgelines Categories. For purposes of this CSD, significant ridgelines shall consist of primary and secondary ridgelines. The location of these primary and secondary ridgelines, and the standards for their designation, are shown on the official Significant Ridgeline Map prepared and maintained by the Department and on Figure 22.312-B, not drawn to scale, at the end of this Chapter.

2. Development Restrictions on Significant Ridgelines. Except as provided in Subsection F.3, below, no development, grading, construction, or improvements shall be allowed on:

a. A significant ridgeline;

b. Within a 50-foot radius from every point on the crest of a primary ridgeline; or

c. Within a 25-foot radius from every point on the crest of a secondary ridgeline.

3. Significant Ridgeline Exemptions. Provided an approval is obtained pursuant to Subsection F.4, below, the following structures or uses may be permitted on significant ridgelines, or within the respective 50-foot and 25-foot restricted areas surrounding such significant ridgelines:

a. Accessory buildings or structures;

b. Additions and/or modifications to an existing single-family residence;

c. New single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lots;

d. Open spaces, conservation areas, parks, recreation areas, and/or trails;

e. Water tanks or transmission facilities;

f. Architecturally superior structures, other than new single-family residences, which maximize the aesthetic appeal of the hillsides and significant ridgelines, and minimize the disturbance of the natural setting; and

g. Roads providing access to any of the structures or uses described in Subsections F.3.d through F.3.f, above.

4. Significant Ridgeline Exemption Approval.

a. No exemption under Subsection F.3, above, shall be allowed unless the applicant obtains approval of:

i. A Minor Conditional Use Permit (Chapter 22.160) application, for structures or uses described in Subsection F.3.a through F.3.c, above; or

ii. A Conditional Use Permit (Chapter 22.158) application, for structures or uses described in Subsections F.3.d through F.3.f, above. The application must contain the information either required by, where applicable, Section 22.104.040 (Additional Contents of Application).

b. In addition to any information required by Subsection F.4.a, above, an application for a significant ridgeline exemption request shall also demonstrate that the proposed use:

i. Is compatible with adjacent uses, the character of the neighboring community, and the goals and policies of the General Plan;

ii. Will leave the crest of the significant ridgeline in its natural state;

iii. Is designed to minimize the amount of grading necessary and will use landscaping to minimize the visual impact of the project;

iv. Will not be materially detrimental to the visual character of the neighborhood or the Castaic communities;

v. Will not impede the normal and orderly development of surrounding properties and will not promote encroachments on significant ridgelines; and

vi. Will not degrade the visual integrity of the significant ridgeline, as verified through submission of a precise illustration and depiction.

G. Clustering.

1. Except in the Hasley Canyon Area and Violin Canyon Area, as described in Section 22.312.080.B (Area 2 – Hasley Canyon Area) and Section 22.312.080.C (Area 3 – Violin Canyon Area), respectively, clustering may be allowed in this CSD under the conditions described in Subsection G.2, below, provided the applicant obtains a Conditional Use Permit (Chapter 22.158), and in accordance with Section 22.140.170 (Density-Controlled Developments).

2. Clustering is allowed within this CSD only if findings are made that clustering can:

a. Reduce grading alterations;

b. Preserve native vegetation;

c. Preserve unique land features;

d. Preserve open space;

e. Enhance recreational areas; or

f. Protect view corridors and view sheds.

3. If clustering is permitted pursuant to this Subsection G, the provisions of Section 22.312.070.A.1 (Lot Size) shall not apply.

H. Locally Indigenous Vegetation. The removal or destruction of locally indigenous vegetation is prohibited on a lot one acre or greater in size, where the area of removal or destruction is greater than ten percent of the lot. For purposes of this Subsection H, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by the Department. This Subsection H shall not apply to the removal or destruction of locally indigenous vegetation:

1. That is necessary to comply with County regulations relating to brush clearance for fire safety or is otherwise required by the Fire Department;

2. On a publicly owned right-of-way;

3. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;

4. For work performed under a permit issued to control erosion or flood hazards; or

5. That poses a hazard to persons or property, as determined by the Fire Department.

I. Fences. Fences along any public or private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) and shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.

J. Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

K. Water Tanks. Water tanks shall be screened from public view by fast-growing, drought tolerant native tree species or by an earth berm landscaped with locally indigenous vegetation as described in Subsection H, above. The selection of appropriate native vegetation and fast growing tree species shall be subject to approval by the Director. Water tanks shall also be painted to match, as near as possible, the color of the surrounding landscaping or trees used to screen them.

L. Wireless Telecommunication Facilities. Wireless telecommunication facilities shall be subject to the following standards:

1. Ground-mounted facilities shall be required to co-locate and shall be designed to resemble trees; and

2. Building-mounted facilities shall be required to co-locate and match, as near as possible, the color of the building and its architecture.

M. Trucking. Uses which principally serve or sell supplies to or for tractor-trucks or their drivers shall be prohibited, except within the Trucking District described in

Section 22.312.080.A (Area 1 – Trucking District), and subject to the standards contained therein.

N. Creek Preservation and Maintenance. Channelization of the Castaic, Hasley Canyon, Violin Canyon, Tapia Canyon, Charlie Canyon, San Martinez Grande Canyon, and San Martinez/Chiquito Canyon creeks shall be permitted provided:

1. Appropriate mitigation measures are implemented, as approved by the Department and Public Works, to preserve the indigenous habitats of the creeks and to protect the aesthetics of the creek settings. In formulating such mitigation measures, input from the Castaic Area Town Council and state and federal agencies with expertise in this field shall be considered;

2. The channels are maintained with soft bottoms;

3. The channel sides slope downward such that, at each cross-section along the length of the channel, the channel has a trapezoidal configuration;

4. Channel bank materials are matched with local soils and stone for color and texture compatibility;

5. Adequate setbacks are incorporated to allow for the preservation or replanting of locally indigenous vegetation, as defined in Subsection H, above; and

6. To the greatest extent possible, watercourses shall flow naturally within the full width of the improved natural flood plain.

O. Oak Tree Protection. Notwithstanding Section 22.174.040.D (Application Without a Public Hearing), an application for an Oak Tree Permit for the removal or relocation of one oak tree in conjunction with a single-family residence use, which use is permitted in the applicable zone, shall require publishing and a public hearing as otherwise required in Section 22.174.040.E (Application with a Public Hearing).

22.312.070 Zone Specific Development Standards.

A. Residential and Agricultural Zones.

1. Lot Size. Except in the Hasley Canyon Area and Violin Canyon Area, as described, respectively, in Section 22.312.080.B (Area 2 – Hasley Canyon

Area) and Section 22.312.080.C (Area 3 – Violin Canyon Area), single-family residential lots created by a new land division shall:

a. Contain a minimum area of 7,000 square feet;

b. Have an average lot size of at least 10,000 square feet for the subdivision, except as provided in Subsection A.1.d, below. In calculating the average lot size, an open space lot, which for the purposes of this Subsection A.1 includes dedicated open and park space, shall be counted in inverse proportion to its slope, according to the following formula and using the values provided in Table 22.312.070-A below.

AL = (RA + (OA x OSC)) / L

Where,

AL = Average single-family residential lot size (acreage);

L = Number of single-family residential and open space lots in the subdivision;

RA = Total number of single-family residential acres in the project;

OSC = The percentage amount of open space acreage in the project to be counted; and

OA = The total amount of open space acreage.

TABLE 22.312.070-A: OPEN SPACE AREA

O.S Lot % Slope	***O.S Lot Acreage***	***O.S Area Counted***
SI.	*OA*	*OSC*
0 – 24.99%	OA	100%
25 – 49.99%	OA	50%
<50%	OA	0%

c. Have no more than 43 percent of the lots with the minimum size of 7,000 square feet.

d. Subsection A.1.b, above, shall not apply to new land divisions that are in an urban land use plan classification and adjacent to the Interstate 5 transportation corridor, as shown in the Santa Clarita Valley Area Plan.

2. Buffer Areas.

a. Buffer areas shall exist between:

i. Single-family residential uses and multi-family residential uses;

ii. Single-family residential uses and condominium uses; and

iii. Single-family residential uses where the lot size is less than 10,000 square feet, and single-family residential uses where the lot size is greater than or equal to 15,000 square feet.

b. For purposes of this Subsection A.2, buffer areas can consist of natural features, such as hills, creeks, or rivers, or they can consist of berms, parks, green belts, or trees.

B. Commercial and Industrial Zones.

1. Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs).

a. Applicability. The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.

b. Prohibited Signs. Pole signs shall be prohibited.

c. Wall Business Signs. All businesses shall be permitted one wall business sign for each street, highway, or parkway on which the business fronts. One additional wall business sign shall be allowed for each secondary public entrance. Wall business signs shall have the following attributes:

i. A wall sign area no larger than one and one-half square foot for every linear foot of the building frontage for that business. For secondary public entrance signs, the wall sign area shall not exceed half of the area of the smallest primary wall business sign; and

ii. A height that does not extend above the highest point of the business' roof or parapet for the portion of the building in which the business is located.

d. Freestanding Business Signs. All businesses shall be allowed one freestanding business sign if it is located on a lot that has at least 100 feet of cumulative street frontage. If the business has at least 500 feet of cumulative street frontage, it shall be allowed one additional freestanding business sign. The sign shall be located in a manner that does not impede traffic or line of sight visibility. Freestanding business signs shall have the following additional attributes:

i. A maximum sign area of 40 square feet per freestanding business sign. Notwithstanding the foregoing, the Director may approve a maximum sign area of 96 square feet per freestanding business sign for commercial developments with at least five acres in size or provided the Director makes a finding that visibility of the freestanding business sign is restricted due to location;

ii. A maximum height of six feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum of eight feet measured in the manner just described for commercial developments at least five acres in size or provided the Director makes a finding that the visibility of the freestanding business sign to potential patrons is restricted due to location; and

iii. A minimum setback of three feet from any street or public right-of-way.

e. Incidental Business Signs. Incidental business signs as described in Section 22.114.140 (Incidental Business Signs) shall be allowed but shall be subject to the following limitations:

i. Every business shall be allowed only one incidental business sign;

ii. Incidental business sign shall be wall-mounted below the roofline; and

iii. Incidental business signs shall have a maximum face area of two square feet.

f. Freeway-Oriented Signs. Freeway-oriented signs shall be allowed only on lots along Interstate 5 Freeway, west of Castaic Road and east of Old Road. In addition, a business shall be allowed only one freeway-oriented sign for every lot. Freeway-oriented signs shall have:

i. A maximum of two sides;

ii. A maximum face area of 200 square feet per side; and

iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum height of 35 feet measured in the manner just described, provided that the sign complies with Section 22.114.120.H.4.b.

g. Shopping Center Signs.

i. New shopping centers with at least five tenants shall prepare a master sign plan for the purpose of establishing a common design theme for the shopping center before any business sign is erected in such shopping center. The master sign plan shall allow only one monument sign, as described in Subsection B.1.g.ii, below. All signs depicted in and established pursuant to the master sign plan shall comply with sign requirements of this CSD. Upon approval of the master sign plan by the Director, all signs in the shopping center shall conform to the master sign plan.

ii. For purposes of this Subsection B.1.g, a monument sign shall be defined as a two-sided freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the adjacent grade. No part of the sign face or sign structure can be more than 12 feet in height measured vertically from the ground level at the base of the sign. The width of the sign shall not exceed four feet, and the top of the sign structure can be no more than 120 percent of the width of the base.

2. Architectural Standards.

a. All commercial buildings, except those in an industrial park, shall have Spanish, Southwestern, or Mediterranean architecture, with a tile roof.

b. Mirrored glass shall be prohibited on outside building surfaces.

3. Circulation Areas.

a. Paving. Pedestrian circulation areas and driveway entrances on private property shall be paved with brick or paver tiles.

b. Pedestrian Amenities. For commercial and mixed-use developments, at least two pedestrian amenities shall be provided. Examples of these pedestrian amenities include, but are not limited to:

- Benches;
- Bicycle racks;
- Outdoor lights;
- Drinking fountains;
- Landscaped buffers;
- Newsstands;
- Planter boxes;
- Trash receptacles; or
- Landscaped trellises or breezeways between businesses.

4. Setbacks. Except as provided in Section 22.312.080.B.3.b (Commercial and Industrial Zones) for the Val Verde Area, the following setback standards shall apply in Commercial and Industrial Zones:

a. All buildings, structures, and circulation areas, including parking lot aisles, shall have a minimum setback from the front property line of 10 feet in Industrial Zones and 20 feet in Commercial Zones. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of setback landscaped area;

b. In Commercial Zones, vehicle driveways, pedestrian pathways, and outdoor dining and street furniture, such as chairs, tables, benches, and bicycle racks, shall be permitted in setback areas, provided that a minimum of ten percent of the entire site's net area is landscaped; and

c. Structures that adjoin or face any non-industrially or non-commercially zoned lot, or adjoin or face a parcel containing a non-industrial or non-commercial use, shall:

i. Have a minimum setback of 25 feet from any property line(s) adjoining or facing such lot. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 15 feet along the property line that is adjacent to or closest to the non-industrially or non-commercially zoned or used parcel. If a 25-foot setback is infeasible due to the size of the lot, as determined by the Director, a solid masonry wall shall be built half-way between the building and the property line. The wall shall be a minimum of six feet in height in Commercial Zones and eight feet in height in Industrial Zones and shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.

ii. Locate vehicle access, circulation, parking, and loading areas as far as possible from adjoining residential uses.

5. Lot Coverage. Except in Zones CPD and MPD, all new structures shall have a maximum lot coverage of 70 percent of the lot's gross area.

6. Height. Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 35 feet above grade if located within 500 feet of a residentially or agriculturally zoned property.

7. Outdoor Activities and Storage. All principal uses within 500 feet of a residentially or agriculturally zoned property that are conducted outside an enclosed structure or involve outdoor storage shall require a Conditional Use Permit (Chapter 22.158).

22.312.080 Area Specific Development Standards.

A. Area 1 – Trucking District.

1. Purpose. This area is established to encourage and protect truck-related activities and services, while at the same time insuring that such activities and services do not interfere with the circulation and traffic patterns in the Castaic area communities.

2. Area Description. The boundaries of this area are shown on Figure 22.312-C: Area 1 – Trucking District, at the end of this Chapter.

3. Prohibited Uses. Residential uses shall be prohibited in the Trucking District.

4. Parking. In addition to the applicable requirements of Chapter 22.112 (Parking), any business that principally serves or sells supplies for tractor-trucks or their drivers shall provide at least two off-street tractor-truck parking spaces. The tractor-truck parking spaces shall comply with the following standards:

a. Location. Tractor-truck parking shall be located either on the same lot as the principal business or on an adjacent, separate lot. If the parking is provided on a separate lot, a covenant shall be recorded, restricting the applicable portion of the property's use to parking for the benefit of the principal business. The separate lot shall be within 1,000 feet from the principal business, measured from the business to the main entrance on the separate lot for the parking. Wherever practical and subject to the requirements of this Chapter, businesses shall share a common area to meet their off-street tractor-truck parking requirements;

b. Size. Each tractor-truck parking space shall have a minimum size of 10 feet by 75 feet;

c. Paving. All tractor-truck parking areas shall be paved with a hard, durable surface material, as required by Section 22.112.080.E (Paving).

d. Access. Off-street tractor-truck parking spaces shall be accessible to and offer ingress and egress from Castaic Road, Parker Road, Ridge Route Road, and/or Lake Hughes Road. Parking entrances for tractor-truck parking

shall be located at least 500 feet away from any school, church, park, or recreation or residential area. Maneuvering and turn-around areas shall be provided on the lot where the parking space is located, and signs shall be posted requiring tractor-trucks to enter and exit the lot front-forward without backing or maneuvering on the public right-of-way;

e. Barriers Along Castaic Road. Where tractor-truck parking or loading areas are on lots adjoining Castaic Road, a barrier shall be built along the entire adjoining property line of that lot. The barrier shall not block any driveway, walkway, or other necessary opening, and shall consist of a minimum 30-inch high masonry or concrete block wall or a minimum four-foot landscaped buffer area measured from the property line. Where the barrier adjoins a driveway, a 10-inch in diameter, 30-inch high, concrete-filled steel pipe or equivalent protective device(s) shall be installed vertically at each point that the barrier meets the driveway;

f. Buffers. Any lot that is used partially or entirely for tractor-truck parking that does not adjoin Castaic Road but adjoins a lot that is used for some other purpose shall have a buffer along the entire length of that adjoining property line. The buffer shall consist of a minimum 10-foot high solid masonry wall set back 10 feet from the adjoining property line. The setback area shall be landscaped with locally indigenous vegetation as defined in Section 22.312.060.H (Locally Indigenous Vegetation), and the wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d; and

g. Nonconforming Uses. All legally existing nonconforming parking spaces shall be brought into compliance with this Subsection A.4 upon a change in ownership or control of the principal business using such parking spaces, or within three years from the effective date of the ordinance establishing this CSD, whichever occurs first.

B. Area 2 – Hasley Canyon Area.

1. Purpose. This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek.

2. Area Description. The boundaries of this area are shown on Figure 22.312-D: Area 2 – Hasley Canyon Area, at the end of this Chapter.

3. Clustering. Density transfer or clustering shall be prohibited in this area.

4. Lot Size. Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet.

5. Setbacks. New residential lots and existing legal lots as of the effective date of the ordinance establishing this CSD that have a minimum gross area of two acres where no residence has yet been built, shall have a minimum front and rear yard setback of 25 feet, and a minimum side yard setback of 10 feet.

C. Area 3 – Violin Canyon Area.

1. Purpose. This area is established to protect one of the least developed and most rugged parts of the Castaic area. It contains the Palomas Canyon and Violin Canyon creeks and serves as a unique habitat for many species of fauna and flora.

2. Area Description. The boundaries of this area are shown on Figure 22.312-E: Area 3 – Violin Canyon Area, at the end of this Chapter.

3. Development Standards. The standards prescribed for the Hasley Canyon Area in Subsection B, above, shall also apply to the Violin Canyon Area.

D. Area 4 – Val Verde Area.

1. Purpose. This area is established to ensure that new development is consistent with Val Verde's existing unique character. The area's unique features include small rural lots, rolling hills covered by chaparral vegetation and scattered canyon oaks, and relative isolation.

2. Area Description. The boundaries of this area are shown on Figure 22.312-F: Area 4 – Val Verde Area, at the end of this Chapter.

3. Zone Specific Development Standards.

a. Residential and Agricultural Zones. New residential land divisions shall comply with the following standards:

i. Street improvements. Regardless of lot size, local streets shall be allowed to use inverted shoulders with concrete flow line design where possible; and

ii. Street lights. In addition to the requirements in Section 22.312.050.B.4 (Street Improvements), street lights in this area shall conform, to the greatest extent possible, to the rural character of the Val Verde community. Proposals from the Castaic Area Town Council and the Val Verde Civic Association will be considered by the Director in determining the appropriate style of street lights, provided these proposals are approved by Public Works and the local electric utility serving the area under consideration.

b. Commercial and Industrial Zones. For lot sizes less than 5,000 square feet, where such size prevents a commercial structure from satisfying one or more of the standards set forth in Section 22.312.070.B.4 (Setbacks), the following standards shall be substituted for the standards described therein:

i. The structure shall have a minimum front setback of five feet from the property line. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of landscaped area, or one 15-gallon tree every 15 feet, whichever results in more trees; and

ii. Structures on lots that adjoin or face a non-industrially or non-commercially zoned property or use shall have:

(1) A minimum setback of five feet from each property line that adjoins or faces the non-industrially or non-commercially zoned property or use. The setback shall be landscaped in the same manner as provided in Subsection D.3.b.i, above; and

(2) If the landscaped setback described in Subsection D.3.b.ii.(1), above, is not feasible along the front property line, a minimum six-foot high solid masonry wall shall be placed in the landscaped setback, parallel to and at half the distance between the front property line and the building. This wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in Section 22.312.050.B.3.d.

E. Area 5 – Castaic Creek Area.

1. Purpose. This area is established to protect one of the few examples of a braided channel creek system, which was once a fairly common feature of the Southern California landscape.

2. Area Description. The boundaries of this area are shown on Figure 22.312-G: Area 5 – Castaic Creek Area, at the end of this Chapter.

3. Creek Protection. In addition to complying with Section 22.312.060.N (Creek Preservation and Maintenance), all development in this area shall require a Conditional Use Permit (Chapter 22.158) in the same manner, and under the same terms and conditions, as development in a significant ecological area would require under Chapter 22.102 (Significant Ecological Areas).

F. Area 6 and Area 7 – Newhall Ranch and Northlake Areas.

1. Area Description. The boundaries of these areas are shown on Figures 22.312–H: Area 6 – Newhall Ranch Specific Plan Area and 22.312-I: Area 7 – Northlake Specific Plan Area, at the end of this Chapter.

2. Exemption. Development in these areas shall be governed by the Newhall Ranch Specific Plan and the Northlake Specific Plan, respectively, including any amendments thereto. Lots in these areas shall be exempt from the provisions of this CSD as long as the respective specific plan or any of its amendments are in effect as to those lots.

22.312.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations to the standards specified in Section 22.312.060.C.4 (Alternate Trail Proposal), Sections 22.312.060.E through M, and the zone specific development standards specified in Sections 22.312.070.B.2 (Architectural Standards) and B.3 (Circulation Areas) shall be subject to the provisions of Subsection B, below; and

2. Other variations to the standards specified in this Chapter for a proposed project located in a Residential Planned Development or a Specific Plan Zone shall be subject to the provisions of Subsection C, below.

B. Minor Variations.

1. Applicability. A minor variation may be permitted to the standards specified in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Notification. The application shall comply with all noticing requirements as required by the Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll and notice shall be sent to:

a. All "occupant(s)" of properties within the notification radius, where the mailing address of a property owner on the above list is different from the address of the neighboring property;

b. All community organizations that request notification of pending applications including, but not limited to, the Castaic Area Town Council and the homeowners associations within the boundaries of this CSD; and

c. Such other persons as the Director deems appropriate whose property could be affected by the application request.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. The application of these standards would result in practical difficulties or unnecessary hardships.

v. 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 Castaic Area.

vi. Granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals and policies of the Santa Clarita Valley Area Plan or this CSD.

C. Other Variations. If a proposed project is located in a Residential Planned Development or a Specific Plan Zone and can be found consistent with the goals of this

CSD, the development standards herein may be modified, if the applicant obtains a Conditional Use Permit (Chapter 22.158), and substantiates the findings provided in Section 22.158.050 (Findings and Decision), and further demonstrates that the project satisfies the following:

1. Compatibility. The project must be compatible with existing adjoining land uses;

2. Significant Public Benefit. The project must provide significant public benefit beyond that already required by some other provision of this Title 22. Examples of projects that comply with this requirement include, but are not limited to, projects that offer additional open space, natural habitat areas, recreation facilities, trails, and/or cultural or educational facilities;

3. Substantial Community Support. The project must have substantial community support. For purposes of this requirement, substantial community support requires at least two-thirds of all written comment letters received from residents, property owners, and businesses within 1,000 feet from the project boundary to support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified. The position of elected community organizations such as the Castaic Area Town Council will be considered and counted as one comment letter in determining substantial community support, provided it is the formal position of the governing board of such organization; and

4. Significant Ridgeline. The project must not disturb any significant ridgeline, as described in Section 22.312.060.F (Significant Ridgeline Protection).

FIGURE 22.312-A: CASTAIC CSD BOUNDARY

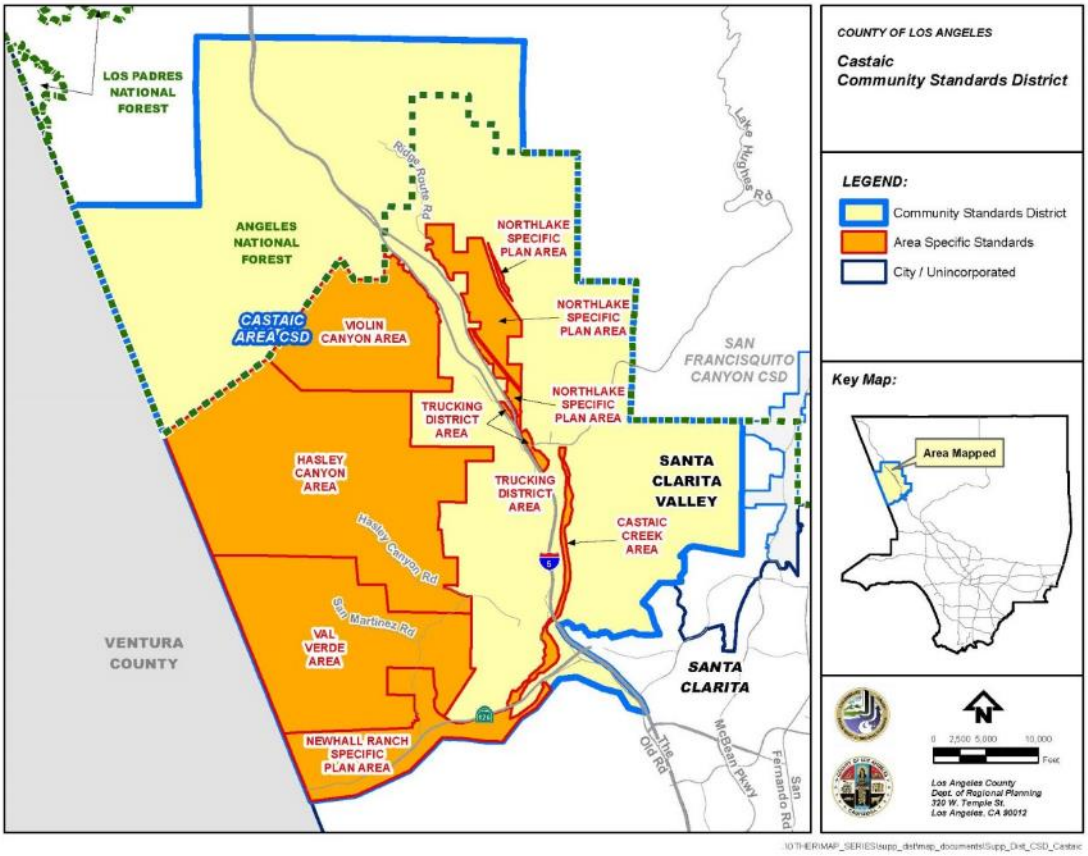


FIGURE 22.312-B: SIGINIFICANT RIDGELINES

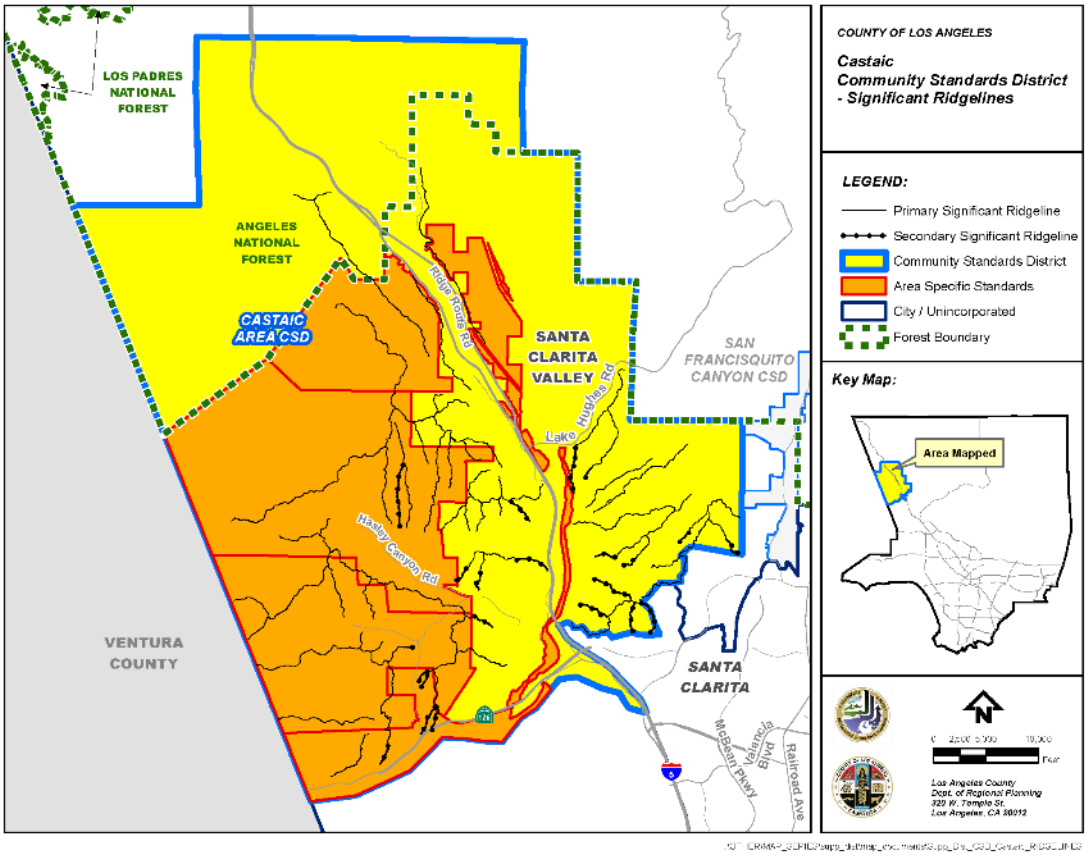


FIGURE 22.312-C: AREA 1 – TRUCKING DISTRICT AREA

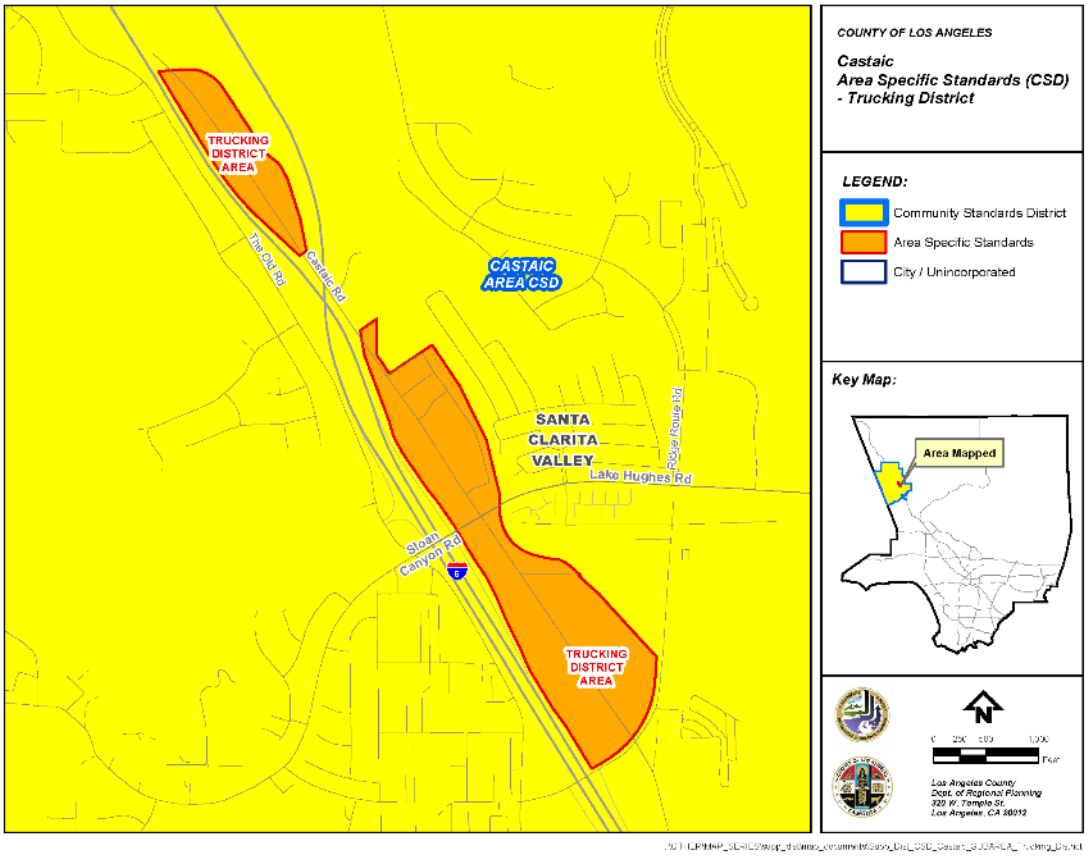


FIGURE 22.312-D: AREA 2 – HASLEY CANYON AREA

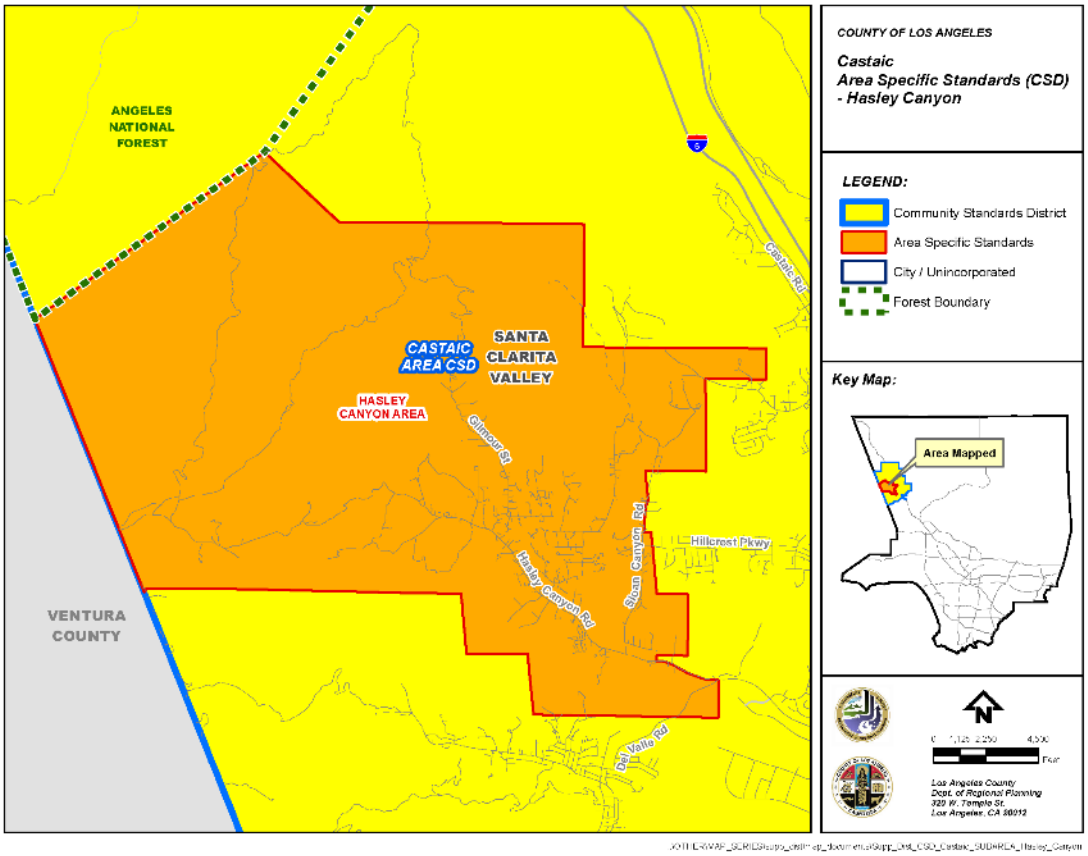


FIGURE 22.312-E: AREA 3 – VIOLIN CANYON AREA

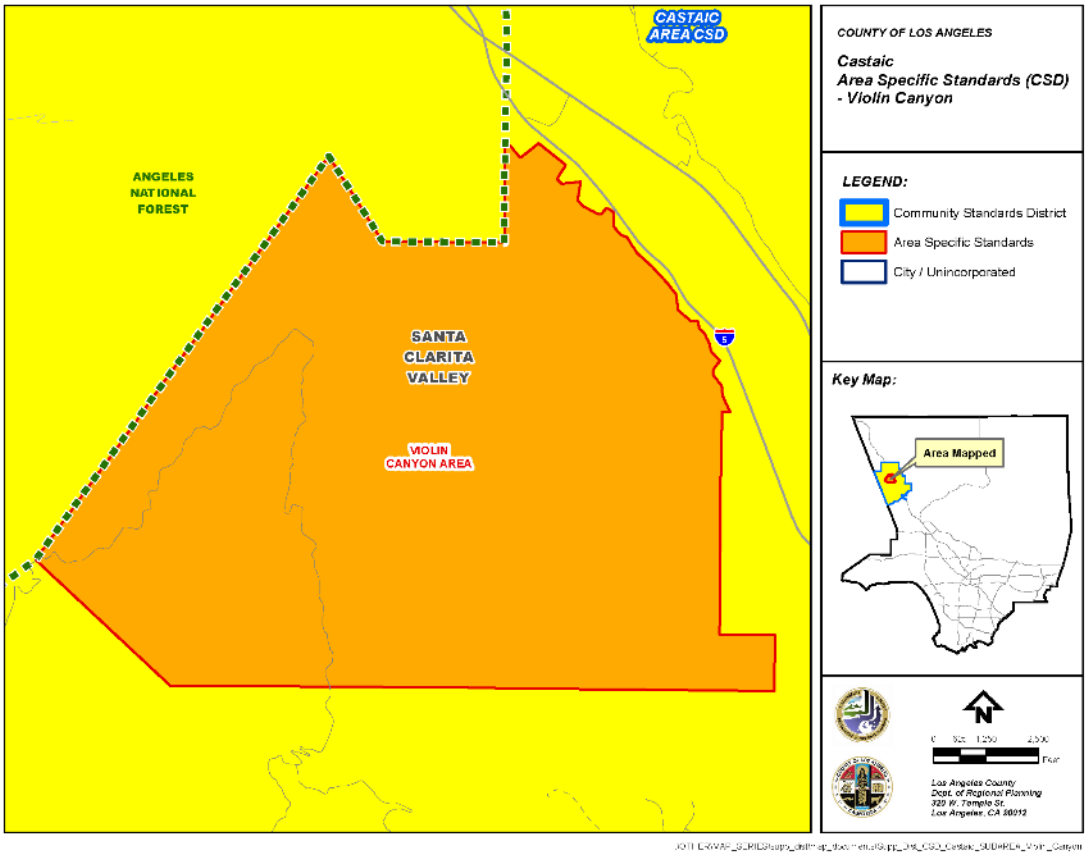


FIGURE 22.312-F: AREA 4 – VAL VERDE AREA

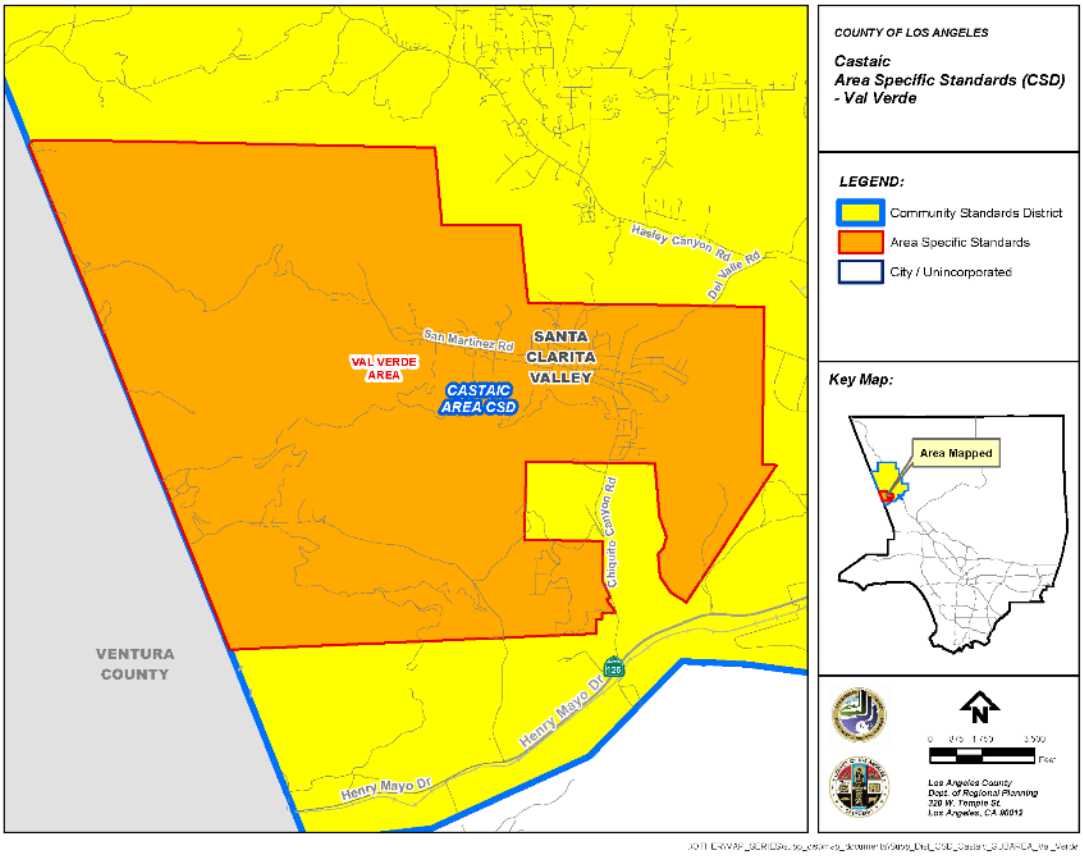


FIGURE 22.312-G: AREA 5 – CASTAIC CREEK AREA

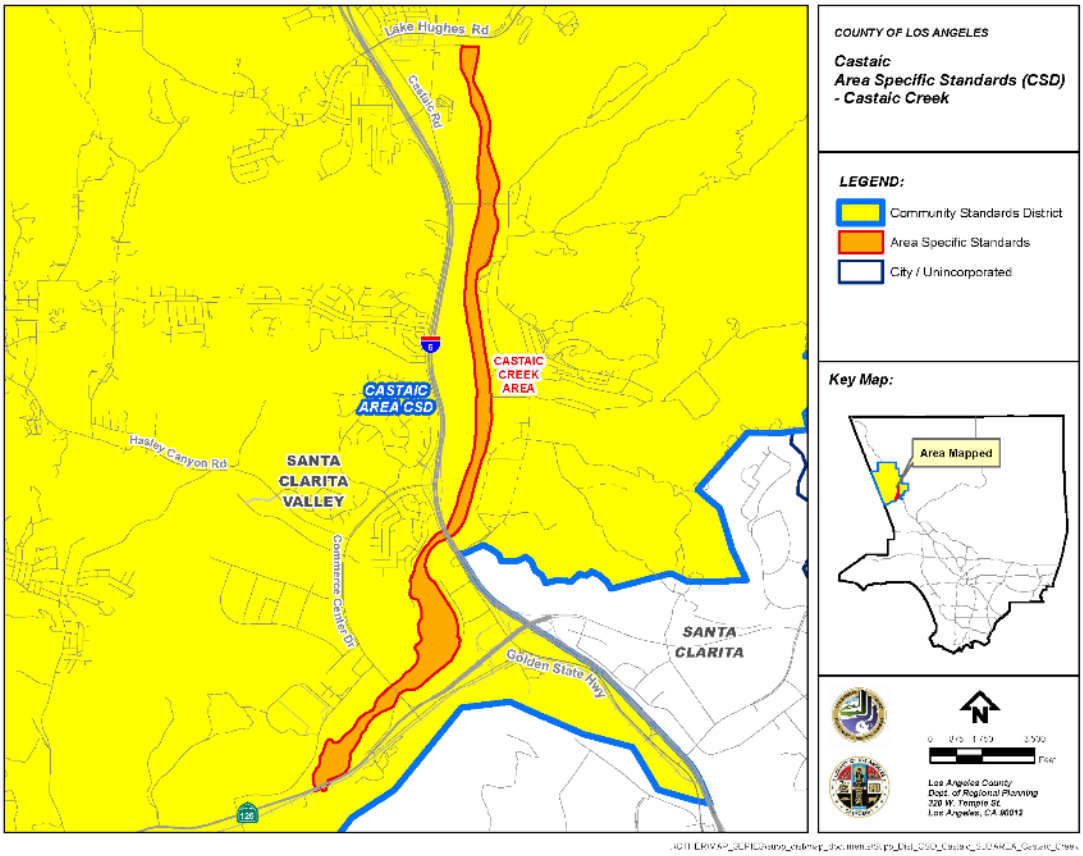


FIGURE 22.312-H: AREA 6 – NEWHALL RANCH SPECIFIC PLAN AREA

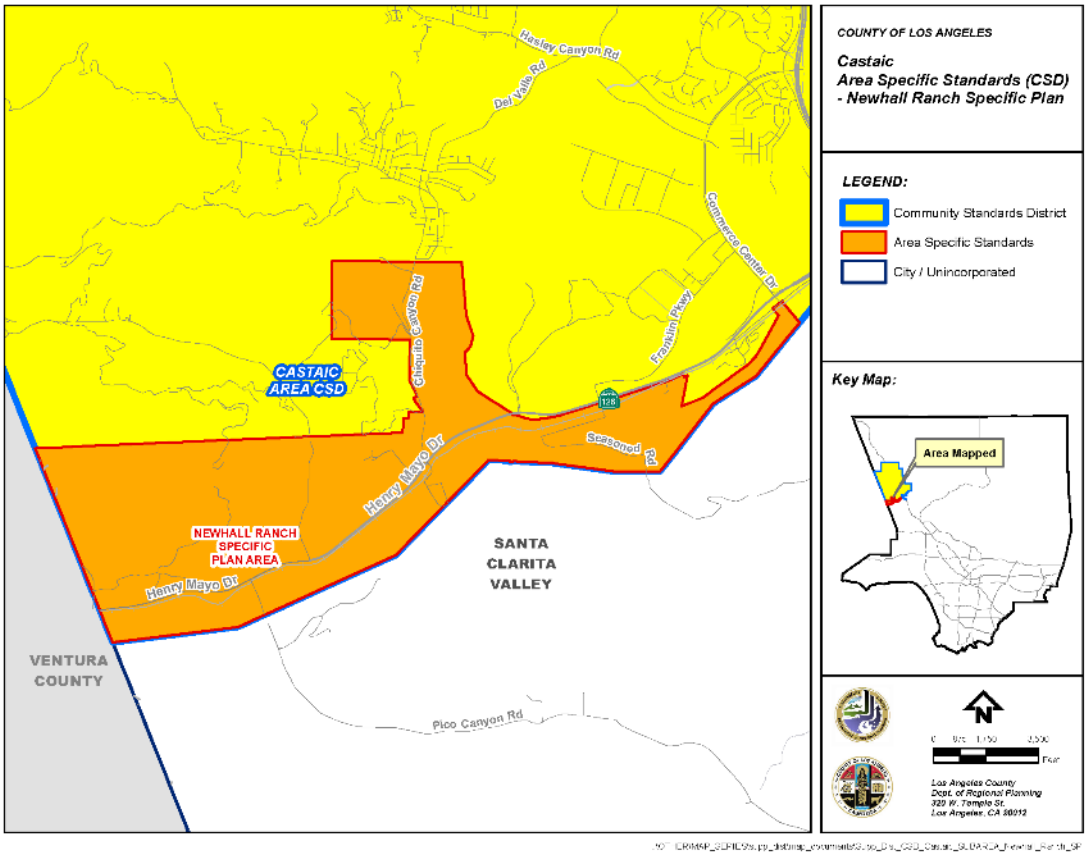
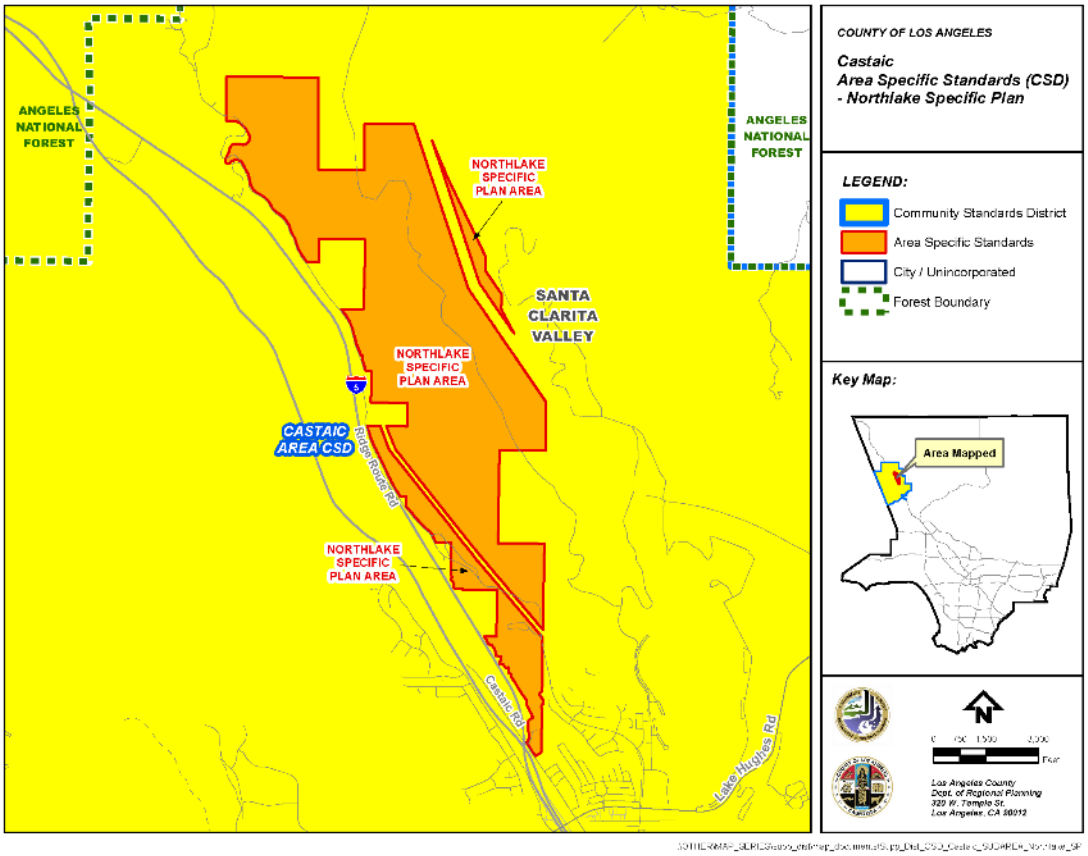


FIGURE 22.312-I: AREA 7 – NORTHLAKE SPECIFIC PLAN AREA



Chapter 22.314 Cerritos Island Community Standards District.

Sections:

22.314.010 Purpose.

22.314.020 Definitions.

22.314.030 District Map.

22.314.040 Applicability.

22.314.050 Application and Review Procedures.

22.314.060 Community Wide Development Standards.

22.314.070 Zone Specific Development Standards.

22.314.080 Area Specific Development Standards.

22.314.090 Modification of Development Standards.

22.314.010 Purpose.

The Cerritos Island Community Standards District ("CSD") is established to help mitigate impacts that are caused by, or may be caused by, cumulative residential development on existing undersized lots with limited street access. This CSD is also established to ensure that new residential structures are compatible in size and scale with the characteristics of the existing residential neighborhood and to establish a more rigorous review procedure for modification of standards.

22.314.020 Definitions.

(Reserved)

22.314.030 District Map.

The boundaries of this CSD are shown on Figure 22.314-A: Cerritos Island CSD Boundary, at the end of this Chapter.

22.314.040 Applicability.

The provisions of this Chapter shall not apply to a new development project where, as of June 9, 2010, a complete application has been submitted for a Conditional Use Permit, variance, or site plan review. An application shall be considered complete if within 30 days of the application submittal date, the Director has not issued an incomplete letter.

22.314.050 Application and Review Procedures.

(Reserved)

22.314.060 Community Wide Development Standards.

A. Referral to the Fire Department. Any development requiring a building permit shall be referred to the Fire Department to ensure the proposed development complies with all fire safety regulations.

B. Fire Sprinklers.

1. An interior automatic fire-sprinkler system shall be installed in and throughout all newly constructed residences and in and throughout residences rebuilt (wholly or in part) if the portion rebuilt consists of more than 200 square feet.

2. When additions to the floor area of existing residential development exceed 200 square feet, an interior automatic fire-sprinkler system shall be installed throughout the existing residence and the addition, except for projects where the addition is to an existing residence that complies with all Fire Department requirements for access and water supply as determined by the Fire Department.

C. No Parking – Fire Lanes. No Parking – Fire Lane designations shall be determined by the Fire Department during its review for building permit clearance. Any such designation shall be properly posted with Fire Department approved signage and located on approved poles to meet all applicable standards for installation. These postings shall be completed and accepted prior to issuance of a certificate of occupancy.

22.314.070 Zone Specific Development Standards.

A. Lot Area. The minimum net lot area for one single-family dwelling unit shall be 3,000 square feet.

B. Height. The maximum height for any structure shall be 26 feet above grade, except for chimneys and rooftop antennas.

C. Maximum Stories. The maximum number of stories above grade shall be two.

D. Yard Requirements. Except as modified herein, yard requirements for any lot shall be as set forth in Section 22.18.040.B (Required Yards).

E. Second-Story Windows. Second-story windows shall be designed and installed to incorporate one or more of the following techniques to maximize privacy:

1. Offset or stagger windows facing a neighbor's window;

2. Use clerestory windows;

3. Use obscure glass; or

4. Use landscaping to partially or wholly obscure views into adjacent properties.

F. Balconies.

1. Second-story balconies shall not be located in or encroach into the required yard setbacks.

2. Second-story balconies shall be designed and constructed to incorporate one or more of the following techniques to maximize privacy:

a. Screen second-story balconies from neighboring property by incorporating an enclosing balcony wall;

b. Locate second-story balconies so there are no direct sight lines from the balcony to the neighbor's main windows or patio areas;

c. Incorporate screening devices such as trellises or awnings to increase privacy;

d. Use landscaping to partially or wholly obscure views into adjacent properties;

e. Use solid railings to reduce privacy impacts; or

f. Use planters along the periphery of the balcony to provide additional screening.

G. Parking.

1. Each single-family residence shall have, at a minimum, two covered compact automobile parking spaces.

2. Encroachment into the front yard setback of up to six feet horizontally and twelve feet vertically shall be allowed for parking structures that provide parking in tandem.

H. Paved Access. All private roads or access easements leading directly to a public street shall be paved from said public street up through the last lot abutting the private road or access easement on which any residence or building is located. The private road or access easement shall be designed and maintained to support imposed loads of fire apparatus at a minimum width of 20 feet and increased to 26 feet adjacent to fire hydrants as determined by the Fire Department. This paved access requirement shall be imposed on the construction of new residences and shall be completed prior to issuance of a certificate of occupancy. The owner of each lot upon which such new

construction occurs shall be responsible for paving the portion of the private road or access easement starting from the property line on his lot most distant from the involved public street and ending at said involved public street. Each lot owner shall be responsible for maintaining the road that abuts their lot.

I. Vacant Lots. Vacant lots shall be maintained free of debris, overgrown weeds, junk, and garbage.

22.314.080 Area Specific Development Standards.

(Reserved)

22.314.090 Modification of Development Standards.

A. Modifications Authorized.

1. Modification of the development standards specified in Section 22.314.070 (Zone Specific Development Standards) shall be subject to the provisions of Subsection B, below.

B. Modification of Specific CSD Standards.

1. Applicability. Modification of the development standards specified in in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 500 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and is in conform with good zoning practice.

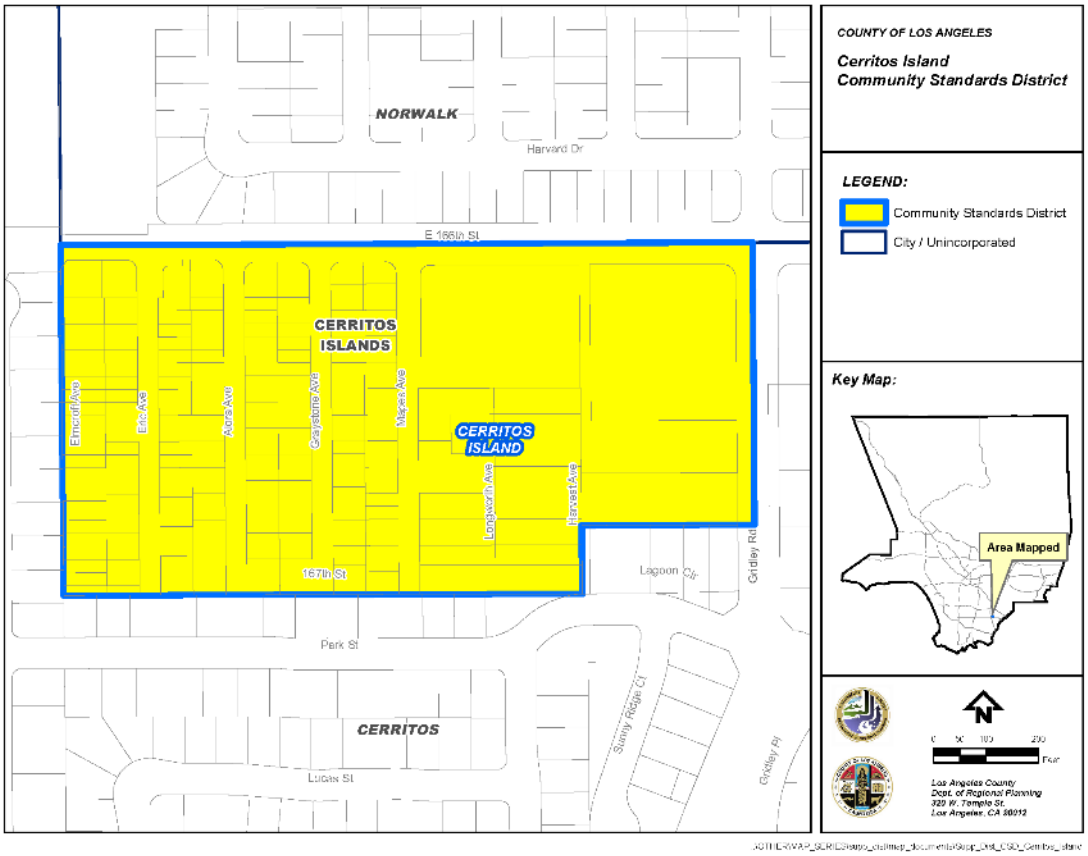
iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. 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 within the CSD area.

v. Granting the request will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as set forth in Section 22.314.010 (Purpose).

vi. The size and scale of the proposed development complement existing structures in the surrounding neighborhood.

FIGURE 22.314-A: CERRITOS ISLAND CSD BOUNDARY



Chapter 22.316 East Los Angeles Community Standards District.

Sections:

22.316.010 Purpose.

22.316.020 Definitions.

22.316.030 District Map.

22.316.040 Applicability.

22.316.050 Application and Review Procedures.

22.316.060 Community Wide Development Standards.

22.316.070 Zone Specific Development Standards.

22.316.080 Area Specific Development Standards.

22.316.090 Modification of Development Standards.

22.316.010 Purpose.

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

22.316.020 Definitions.

(Reserved)

22.316.030 District Map.

The boundaries of this CSD are shown on Figure 22.316-A: East Los Angeles CSD Boundary, at the end of this Chapter.

22.316.040 Applicability.

A. General Applicability. The new or revised regulations for this CSD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. These new or revised regulations are set forth in Sections 22.316.060.A.4, A.5, C.4, and D through K, Sections 22.316.090.A.1 and C.1, Sections 22.316.070.A.3, B.2, C.2, D.1, E.4 through E.9, F, G.2, H.2, and I.6 and in portions of Section 22.316.060.C.1 and C.2.a (Signage, related to sign size parameters) and Section 22.316.070.A.2 (related to the type of landscaping and the minimum landscaped area for lots less than 35 feet in width). Complete applications that were filed before the effective date of said ordinance shall comply with the regulations for this CSD and all applicable Title 22 provisions that were in effect at the time the respective complete applications were filed.

B. Additions, Repairs, or Modifications to Existing Development. The new or revised CSD regulations identified in Subsection A, above, shall apply to any addition, repair, or modification to existing development, or to any new use proposed for existing development, except as otherwise provided for in this Subsection B. When an addition,

repair, or modification to existing development is subject to these new or revised regulations, only the actual addition, repair, or modification shall be required to comply with the new or revised regulations.

The following types of additions, repairs, or modification to existing development shall be exempt from the new or revised CSD regulations identified in Subsection A, above.

1. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use.

2. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure.

3. Projects involving a modification to a property that, as of the effective date of the ordinance containing these new or revised CSD regulations, has an associated Conditional Use Permit that is valid and the applicant holding the approved Conditional Use Permit is in good standing under said Conditional Use Permit. For these modifications, the applicant shall comply with the Conditional Use Permit provisions (Chapter 22.158) for carrying out such modifications.

4. Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Minor Conditional Use Permit (Chapter 22.160) application.

C. Non-Conforming Uses, Buildings or Structures.

1. Except as otherwise provided for in Subsection C.2, below, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally established or built prior to the effective date of the ordinance containing the new or revised CSD regulations described in this Chapter.

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

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

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

D. Properties within this CSD and East Los Angeles Third Street Form-Based Code. Properties located within the area covered by this CSD and the East Los Angeles Third Street Plan Form-Based Code ("Form-Based Code") shall comply with both this CSD and the Form-Based Code, except that if the provisions of this CSD and the Form-Based Code conflict, the provisions of the Form-Based Code shall control.

22.316.050 Application and Review Procedures.

(Reserved)

22.316.060 Community Wide Development Standards.

A. Fences. Notwithstanding the general limitation in Section 22.110.070 (Fences and Walls) 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:

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

2. If an application is submitted pursuant to Section 22.316.090 (Modification of Development Standards), wrought iron style fences which do not exceed a height of six feet may be erected. The 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 Community Plan;

3. 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;

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

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

B. 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 Chapter.

C. Signage in Nonresidential Zones.

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

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

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

c. 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.

2. Business sign areas, excluding freestanding and outdoor advertising signs, shall comply with the following requirements:

a. 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 less than 350 square feet shall require approval of a

minor variation by the Director as provided in Section 22.316.090.A.1 (Minor Variation to Section 22.316.060 (Community Wide Development Standards)), below. A sign proposing more than 350 square feet of sign area shall require approval of a Conditional Use Permit (Chapter 22.158); and

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

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

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

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

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

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

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

4. Sign Program. This Subsection C.4 establishes regulations for sign programs for commercial establishments consisting of four or more businesses:

a. Commercial establishments consisting of at least four tenants shall submit a proposed master sign program for the purposes of establishing a common design theme for the commercial establishment 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 refacing or replacing existing signage is proposed. No new business sign shall be installed in any commercial establishment that meets this four-tenant threshold until the required sign program has been approved by the Director;

b. The sign program shall require new business signs to comply, where applicable, with this Subsection C, 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; and

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

D. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that the following requirements shall apply to existing commercial buildings in non-Residential Zones:

1. 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 requirements in Title 22 at the time the building was constructed;

2. So long as gross floor area of the commercial building is not increased, 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 for persons with disabilities are required by Chapter 22.112 (Parking); and

3. In the event that the gross floor area of the commercial building is increased, additional parking spaces and landscaping shall be developed for the increased gross floor area as required by Chapter 22.112 (Parking).

E. Loading. Loading spaces for new commercial buildings shall be located away from adjacent residential uses or Residential Zones to the extent possible.

F. Access. The following access regulations shall apply to new commercial buildings:

1. Where an alley is located adjacent to the lot on which the commercial building is located, parking for that lot shall be accessed through the alley unless alley access is determined inadequate due to alley width, limited sight distance, or otherwise as determined by the Director in consultation with Public Works and the Fire Department;

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

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

4. Site access points shall be designed so that adequate line of sight to the public right-of-way is not impeded; and

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

G. Prohibited Outdoor Structures for Commercial Buildings. The following outdoor structures on the site of a commercial building are prohibited when these structures are clearly visible from the street:

1. Donation boxes or bins such as those for, but not limited to, collection of clothing and shoe items;

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

3. Inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or any such animals, mannequins, cartoon figures, or human figures.

A. 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 an adjoining street when viewed at ground level.

B. Building Improvement Standards. Notwithstanding anything to the contrary regarding restrictions on improvements to existing legal nonconforming buildings contained in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures), seismic upgrades to existing buildings and renovations to exterior façades are permitted. This building improvement provision is designed to encourage property improvements to existing legal nonconforming buildings, and applies to all projects regardless of the date of submission of their application.

C. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for all uses in all zones shall be visually unobtrusive and integrated with the design of the site and building, and shall:

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

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

3. Ensure that all rooftop equipment shall be screened by a parapet or other architectural feature that is architecturally integral to the building;

4. Not locate their air intake and exhaust systems, or other mechanical equipment that generate noise, smoke, or odors on, or within 10 feet from, the frontage of buildings; and

5. Ensure that, when the service entrance is visible from a street or open space, the service area shall be designed to be architecturally compatible with the involved building or adjacent building.

K. Outdoor Lighting. Outdoor lighting, as defined in Division 2 (Definitions, under Rural Outdoor Lighting District), shall comply with the following requirement: glare and reflections from the outdoor lighting shall be confined to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

22.316.070 Zone Specific Development Standards.

A. Zone R-1.

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

2. Landscaping. The required front yard shall contain a minimum of 50 percent landscaping and, subject to the applicable provisions of Chapter 22.126 (Drought Tolerant Landscaping), shall be maintained with grass, shrubs, and trees. Where lots are less than 35 feet in width, the front yard landscaping shall be 25 percent.

3. Design Requirements. Proposed improvements, renovations, or modifications to the following design features shall comply with the following standards:

a. Wall Finish. At least 50 percent of a structure's 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.

b. Architectural Elements. Structures shall incorporate at least three of the following elements along the side of any wall fronting a street:

- Arcading;
- Arches;
- Awnings;
- Balconies;
- Bay windows;
- Colonnades;
- Courtyards;
- Decorative exterior stairs;
- Decorative iron fences;
- Plazas; or
- Porches, covered and open on at least three sides.

c. Building Access. For residential structures, the main pedestrian entrance of at least one dwelling unit shall face the street.

B. Zone R-2.

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

2. The landscaping and design requirements prescribed in Subsections A.2 and A.3, above, for Zone R-1 shall apply to Zone R-2.

C. Zone R-3.

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

2. The landscaping and design requirements prescribed in Subsections A.2 and A.3, above, for Zone R-1 shall apply to Zone R-3.

3. Infill Development. Where there are vacant lots or legal nonconforming uses in Zone R-3, infill development is permitted. A density bonus of 15 percent may be allowed for development on such lots, subject to a Conditional Use Permit (Chapter 22.158) application, to ensure that the proposed development conforms with the character of the area.

4. Lot Consolidation. Lot consolidation in Zone R-3 is highly encouraged. 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 (Chapter 22.158):

a. Combined lots totaling 20,000 square feet or more– 10 percent density bonus.

b. Combined lots totaling 40,000 square feet or more– 15 percent density bonus.

D. Zone R-4.

1. The landscaping and design requirements prescribed in Subsections A.2. and A.3, above, for Zone R-1 shall apply to Zone R-4.

E. Zone C-1.

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

2. 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 Title 26 (Building Code) of the County Code, the following shall apply:

a. A Conditional Use Permit (Chapter 22.158) application shall first be obtained;

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

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

3. Landscaping and Buffering.

a. Where a Commercial Zone abuts a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided.

b. 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 Director.

c. 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. Walls shall be designed to provide maximum sight distance to the satisfaction of the Director in consultation with Public Works.

d. The Director may modify the requirements of this Subsection E.3 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 Director shall find that the intent and spirit of this Chapter is being carried out.

4. Required Building Frontages. The frontage of each building shall consist of at least one of the frontage types listed in this Subsection E.4. 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 applicable requirements of Title 16 (Highways) and Title 26 (Building Code) of the County Code. If an encroachment permit is not granted for a specific design feature requested, the requirement to include that design feature as part of the project shall not apply unless the Director, in his sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely outside of the public right-of-way.

a. Terrace. Description: In the Terrace frontage, the main façade is at or near the frontage line with an elevated terrace providing public circulation along the façade. 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.

Terrace Configuration	
Depth	7 feet minimum
Finish Level Above Sidewalk	3 feet minimum
Perimeter Wall Height	4 feet maximum
Street Frontage 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 type frontage. In case of conflict between the two, the Terrace Frontage standards shall prevail. –Low walls as seating are encouraged.
Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum
Miscellaneous	– Operable awnings are encouraged. – Open ended awnings are encouraged. – Rounded, hooped, or bubble awnings are discouraged. – Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.

b. Forecourt. Description: In a Forecourt Frontage, the main façade of the building is at or near the frontage line and a small percentage of the frontage is set back, creating a small court space. This space can 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.

Forecourt 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 percent
Awning	
Depth	4 feet minimum
Height, Clear	8 feet minimum
Miscellaneous	– Operable awnings are encouraged. – Open ended awnings are encouraged. – Rounded, hooped, or bubble awnings are discouraged. – Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to the street are encouraged.

c. Shop Front. Description: A Shop Front frontage is one that is located on the main façade of the building and is at or near the frontage line with an at-grade entrance along the public right-of-way. This frontage has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types.

Shop Front Configuration	
Minimum Height	11 feet
Depth of Recessed Entries	Maximum of 10 feet
Ground Floor Transparency	Minimum of 65 percent
Awning	
Depth	4 feet minimum*
Height, Clear	8 feet minimum*
Miscellaneous	– Operable awnings are encouraged. – Open ended awnings are encouraged. – Rounded, hooped, or bubble awnings are discouraged. – Shop fronts with accordion-style doors/windows or other windows that open to allow the space to open to 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 (Highway) and Title 26 (Building Code) of the County Code.

5. Façade Height Articulation Requirements. Each building, or portions of a building, with more than one story, shall have, at a minimum, a distinctive building base, building middle, and building top (eave, cornice, and/or parapet line) that complement and balance one another.

6. Main Building Entrance. Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For purposes of this Subsection E.6, a main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. 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 ground level interior circulation space, there shall be no main entrance for purposes of this Subsection E.6. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

a. Main building entrances shall be at least one of the following: (a) marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface; (b) located in the center of the façade, as part of a symmetrical overall composition; (c) accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures; or (d) marked or accented by a change in the roofline or change in the roof type.

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

6. Roof Requirements.

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

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

c. Parapet walls shall have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

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

7. 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.

a. Standards for using decorative concrete block, stucco, or other similar troweled finished in non-residential, mixed-use, and multi-family residential buildings are:

i. Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

ii. Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

b. Changes in materials shall be used to articulate building elements such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements shall require a change in material. Change in materials shall be integral with building façade and structure.

c. If clearly visible from streets; side and rear building façades shall have a level of trim and finish compatible with the front façade.

d. 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 for these walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

e. Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

8. Wall Openings.

a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

b. Window Inset. Glass shall be recessed or projected 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.

c. Glazing. Reflective glazing shall not be used on windows.

d. Clear or lightly tinted glass for windows 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 of 20 percent of the building façade.

e. 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, shop windows, or other displays which are of interest to pedestrians.

9. Awnings and Canopies.

a. Awnings and canopies shall be mounted to highlight architectural features such as molding above the storefront.

b. Awnings and canopies shall match the shape or width of the window, door, or other opening.

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

d. Incorporating lighting into an awning or canopy shall be allowed, except that an internally illuminated awning that glows is prohibited.

F. Zone C-2. Refer to Zone C-1 standards for Zone C-2 standards.

G. Zone C-3.

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

2. Other than height standards, refer to Zone C-1 standards prescribed for Zone C-3 standards.

H. Zone C-M.

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

2. Other than height standards, refer to Zone C-1 standards prescribed for Zone C-M standards.

I. Zone M-1.

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

2. All lots created after the effective date of the ordinance from which this Subsection I derives shall contain a net area of at least 7,500 square feet.

3. Setbacks of at least 10 feet shall apply where the industrial lot is immediately adjacent to a residential use.

4. 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.

5. Refer to Zone C-1 for landscaping requirements.

6. For commercial uses, the standards prescribed in Subsections E.4 through E.9, above, shall apply in Zone M-1.

J. Zone M-1.5.

1. The maximum height permitted in Zone M-1.5 shall be 35 feet.

2. Refer to Zone M-1 for other requirements.

K. Zone M-2.

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

2. Refer to Zone M-1 for other requirements.

L. Zone ( )-P.

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

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

22.316.080 Area Specific Development Standards.

A. Whittier Boulevard Area.

1. Purpose. The Whittier Boulevard Area specific development standards are established to provide a means of implementing the 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.

2. Area Map. The boundaries of the Whittier Boulevard Area are shown on Figure 22.316-B: Whittier Boulevard Area, at the end of this Chapter.

3. Area Specific Development Standards.

a. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that:

i. 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.

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

iii. 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.

iv. 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.

b. 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 A.4.f, below, landscaping, street furniture, and newsstands.

c. Signs.

i. Except as herein specifically provided, all signs shall be subject to the provisions of Chapter 22.114 (Signs).

ii. The sign regulations prescribed herein shall not affect existing signs which were established in accordance with this Title 22 prior to the effective date of the ordinance amending this CSD.* Changes to existing signs, including size, shape, colors, lettering, and location, shall conform to the requirements of this Section.

iii. 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 Director that a state of disrepair exists.

iv. Wall Signs.

(1) 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.

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

(3) 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.

v. Roof Signs.

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

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

vi. Prohibited Signs. The following signs are prohibited:

(1) Outdoor advertising, including billboards;

(2) Freestanding pole signs; and

(3) Freestanding roof signs not in conformance with Subsection A.3.c.v, above.

vii. 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 subject to Section 22.316.090.A.2 (Minor Variation to Section 22.316.070 (Zone Specific Development Standards)).

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

i. Materials.

(1) 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 façades, to the satisfaction of the Director.

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

ii. Awnings.

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

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

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

iii. Mechanical Equipment.

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

(2) If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the façade. 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.

(3) 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.

iv. Security.

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

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

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

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

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

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

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

ii. 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.

4. 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:

a. Permitted Uses. Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) for Zone C-3, except that:

i. The following uses shall require a Conditional Use Permit (Chapter 22.158) application:

(1) Sales.

- Auction houses.
- Feed and grain sales.
- Ice sales.

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

(2) 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.

ii. The following uses shall be prohibited:

(1) 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.

(2) 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.

b. Parking.

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

ii. A six-foot high wall (masonry or wood) shall be provided between the property and contiguous Residentially Zoned properties.

c. 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:

i. Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the site plan approved by the Director.

ii. All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.

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

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

v. 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.

d. 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.

e. 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.

f. 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 a Ministerial Site Plan Review (Chapter 22.186) application.

g. Pedestrian Character.

i. 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.

ii. 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 façade.

iii. 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 façades are to be avoided.

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

B. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on Figure 22.316-C: Whittier Boulevard Area Mixed Use Area, at the end of this Chapter. When residential uses are developed in conjunction with commercial uses on the same lot, they shall be subject to the following requirements:

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

2. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

C. Union Pacific Area.

1. Purpose. The Union Pacific Area specific development standards are established 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 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.

2. Area Map. The Union Pacific Area is shown on Figure 22.316-D: Union Pacific Area, at the end of this Chapter.

3. Area Specific Development Standards.

a. Signs. Outdoor advertising signs along Olympic Boulevard shall be permitted subject to a Conditional Use Permit (Chapter 22.158) application and compliance with the standards set forth in Section 22.316.060.C.3 (Signage in Nonresidential Zones). All other outdoor advertising signs shall be prohibited. This Subsection C.3 shall be suspended during the life of Interim Ordinance No. 2002-0031U, including any extension thereof.

b. Graffiti. The standards for graffiti removal prescribed for the Whittier Boulevard Area, as contained in Subsection A.3.e, above, shall apply.

4. Zone Specific Development Standards

a. Zone C-M.

i. Uses Subject to Permits. In addition to the uses specified in Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) as subject to a Conditional Use Permit for Zone C-M, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-M:

(1) Sales.

- Feed and grain sales.
- Nurseries, including the growing of nursery stock.

(2) 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.

(3) 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.

(4) 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.

b. Zone M-1.

i. Permitted Uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone M-1, subject to the same limitations and conditions set forth therein, except as otherwise provided in Subsections C.6.b and C.6.c, below. 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 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and

M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

- 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 Department of Animal Care and 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.

c. 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 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 in amounts sufficient, as

determined by the Director, to cover the wall, fence, or building and to discourage graffiti and vandalism.

iii. Wall, fence, or building landscaping required by Subsection C.4.c.ii, above, shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the 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.

d. Non-Conforming Residential Uses in Zones C-M and M-1. The termination periods enumerated in Section 22.172.050 (Termination Conditions and Time Limits) 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 Section 22.172.020.G.1.a and G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

*Editor's note: Ordinance 99-0069, which amends Chapter 22.316, is effective on August 26, 1999.

22.316.090 Modification of Development Standards.

A. Modifications Authorized

1. Minor Variation to Section 22.316.060 (Community Wide Development Standards).

a. Modification of the development standards specified in Section 22.316.060.C.2.a, Section 22.316.060.C.4, and Sections 22.316.060.D through K shall be subject to the provisions of Subsections B and C.1, below; and

b. Except as modified by Subsection A.1, above, a Conditional Use Permit (Chapter 22.158) application shall be required for all other modification of

the standards in this CSD, except that Section 22.316.060.B (Height Limit) may only be modified with a Variance (Chapter 22.194) application;

2. Minor Variation to Section 22.316.070 (Zone Specific Development Standards). Modification of the development standards specified in Sections 22.316.070.A.3, B.2, C.2, D.1, E.4 through E.9, and I.4 shall be subject to the provisions of Subsections B and C.3, below;

3. Minor Variations to Section 22.316.080.A (Whittier Boulevard Area). Modification of the development standards specified in Section 22.316.080.A.3.c.iii, Section 22.316.080.A.3.c.vii (Sign Size), Section 22.316.080.A.3.d (Design Standards), Section 22.316.080.A.4.b.ii and Section 22.316.080.A.4.d (Loading) shall be subject to the provisions of Subsections B and C.3, below; and

4. Minor Variations to Section 22.316.080.C.4.c (Zones C-M, M-1, and M-2). Modification of the development standards specified in Section 22.316.080.C.4.c (Zones C-M, M-1, and M-2) shall be subject to the provisions of Subsections B and C.4, below.

B. Modification of Specific CSD Standards.

1. Applicability. Modification of the development standards specified in in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings

in Subsection B.3.b, below, and additional findings in Subsection C, below, where applicable.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect of public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

C. Additional Findings.

1. In addition to Subsection, B, above, additional findings for minor variations described in Subsection A.1.a, above, shall include:

a. The application of the relevant standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD and the Community Plan.

b. 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 boundaries of this CSD.

c. Granting a minor variation would not be materially detrimental to properties or improvements in the area.

d. Permitting a minor variation would not be inconsistent with the goals of the Community Plan and this CSD.

2. In addition to Subsection B, above, additional findings for minor variations described in Subsection A.2, above, shall include:

a. The application of the relevant standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this Chapter and the Community Plan.

b. 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 boundaries of this CSD.

c. Granting a minor variation will not be materially detrimental to properties or improvements in the area.

d. Permitting a minor variation will not be inconsistent with the goals of the Community Plan and this Chapter.

3. In addition to Subsection, B, above, additional findings for minor variations described in Subsection A.3, above, shall include:

a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan.

b. 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.

c. Granting the requested variation will not be materially detrimental to property or improvements in the area.

d. Granting the requested variation will be consistent with the goals of the Community Plan.

4. In addition to Subsection, B, above, additional findings for minor variations described in Subsection A.4, above, shall include:

a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan.

b. 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.

c. Granting the requested minor variation will not be materially detrimental to properties or improvements in the area.

d. Granting the requested minor variation will be consistent with the goals of the Community Plan.

FIGURE 22.316-A: EAST LOS ANGELES CSD BOUNDARY

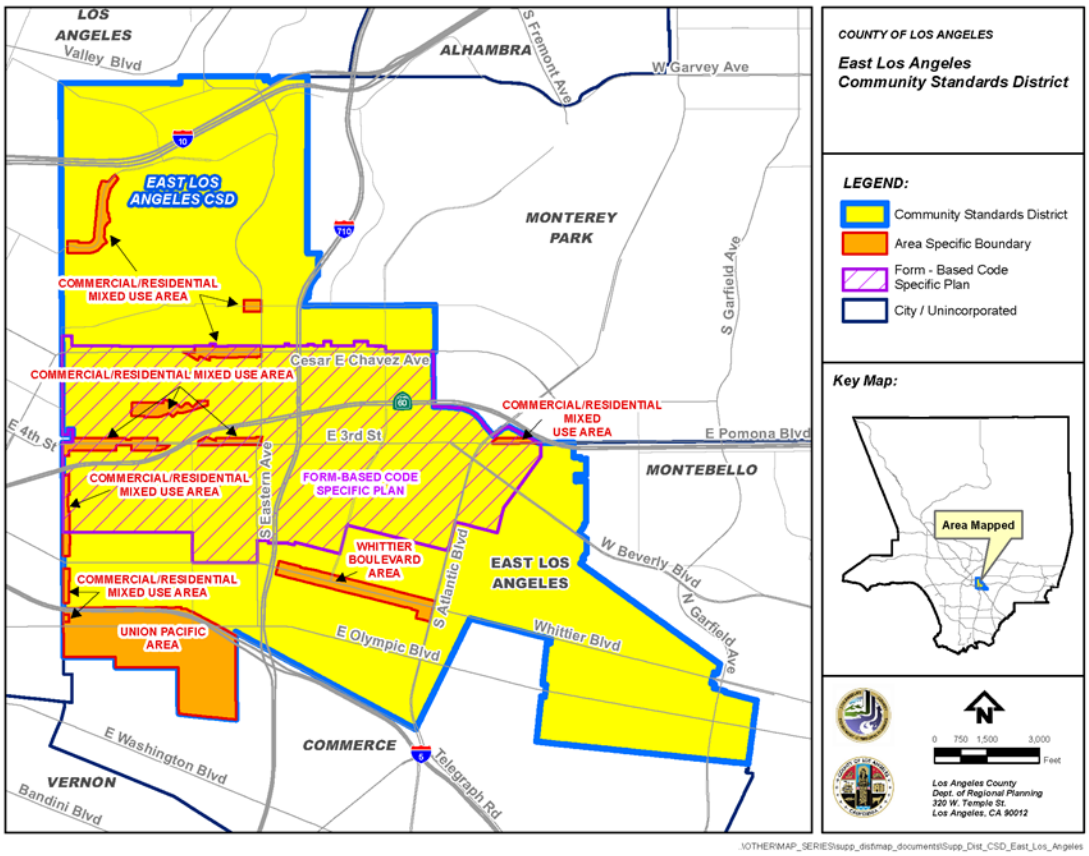


FIGURE 22.316-B: WHITTIER BOULEVARD AREA

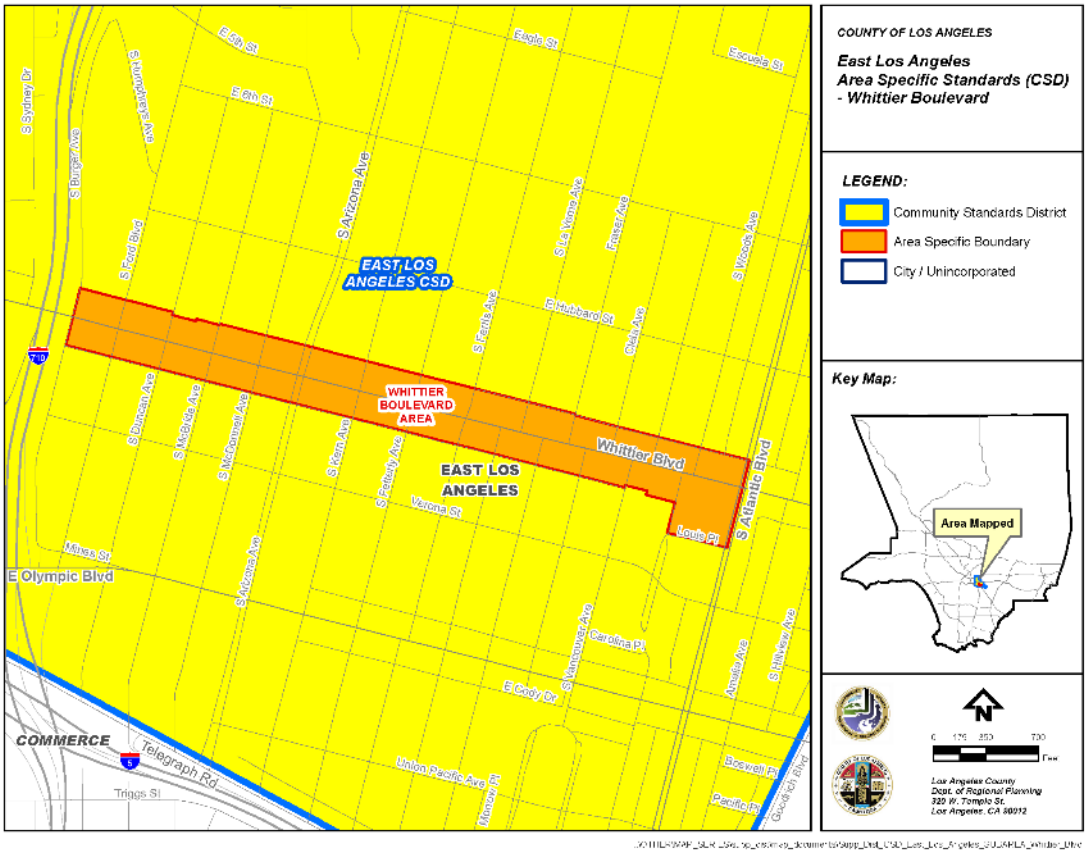


FIGURE 22.316-C: COMMERCIAL/RESIDENTIAL MIXED USE AREAS

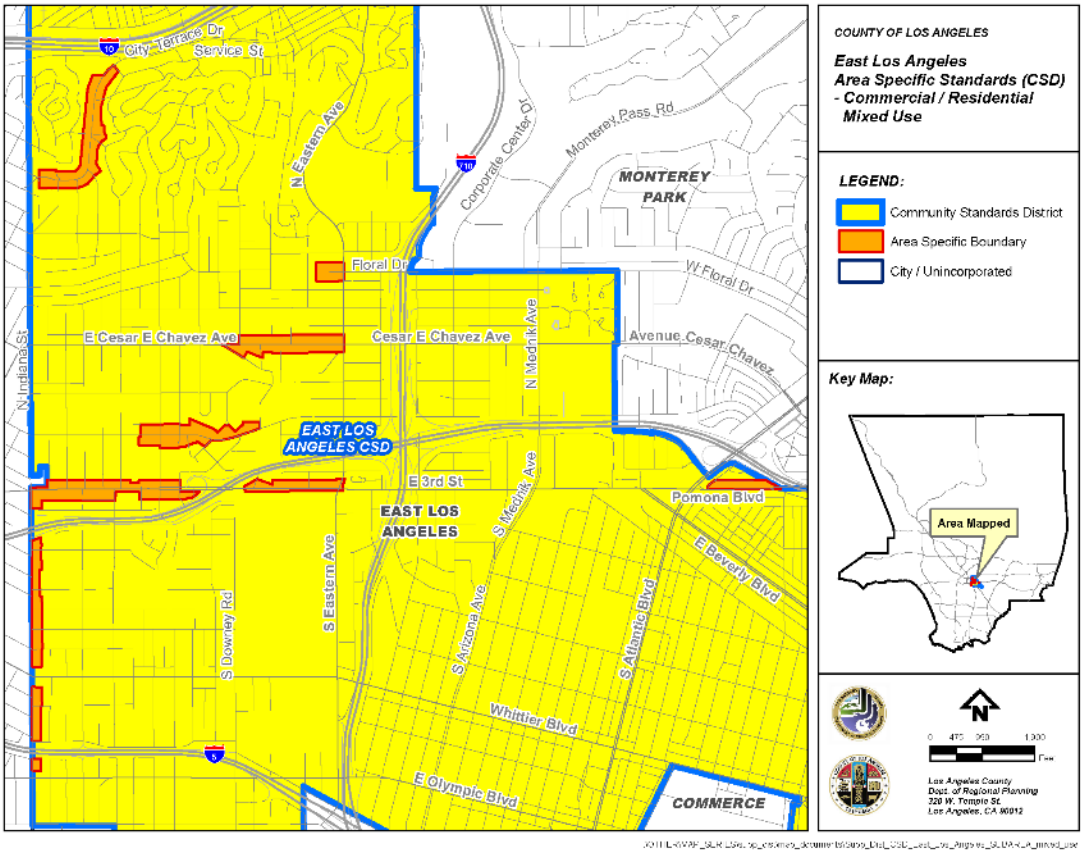
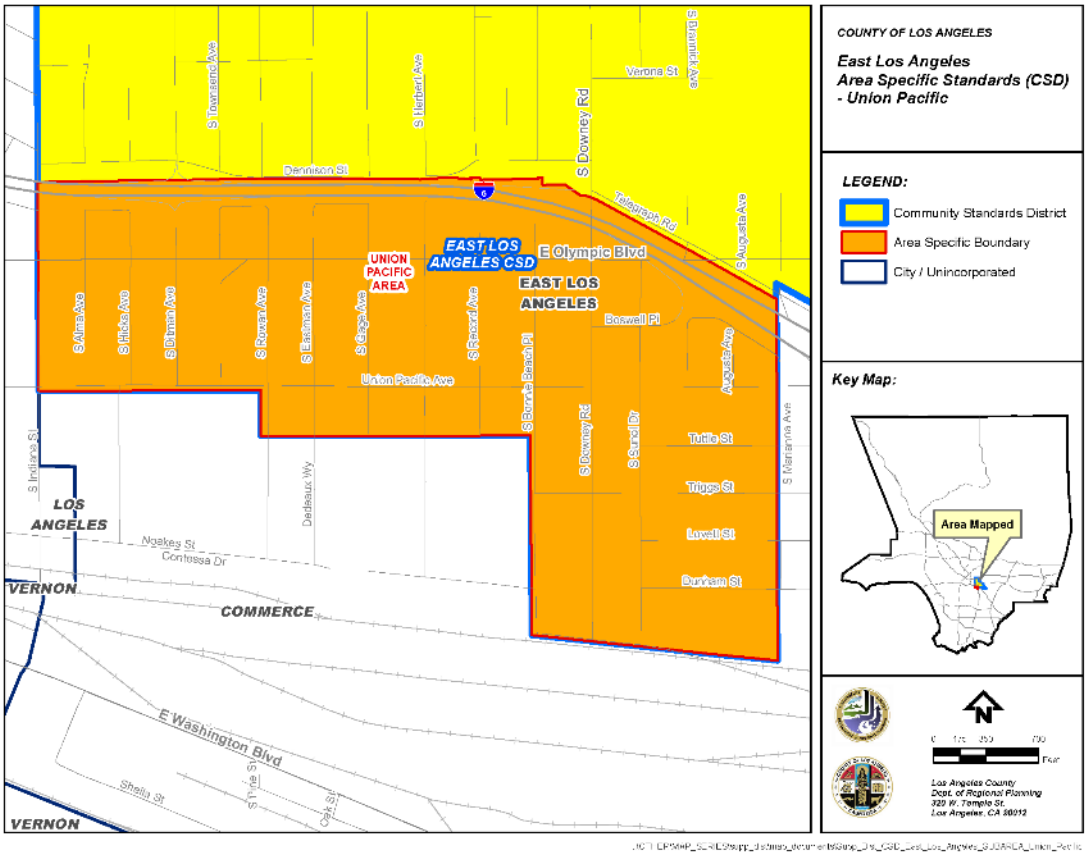


FIGURE 22.316-D: UNION PACIFIC AREA



Chapter 22.318 East Pasadena – East San Gabriel Community Standards District.

Sections:

22.318.010 Purpose.

22.318.020 Definitions.

22.318.030 District Map.

22.318.040 Applicability.

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22.318.070 Zone Specific Development Standards.

22.318.080 Area Specific Development Standards.

22.318.090 Modification of Development Standards.

22.318.010 Purpose.

The East Pasadena – East San Gabriel Community Standards District ("CSD") is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the CSD.

22.318.020 Definitions.

(Reserved)

22.318.030 District Map.

The boundaries of this CSD are shown on Figure 22.318-A: East Pasadena – East San Gabriel CSD Boundary, at the end of this Chapter.

22.318.040 Applicability.

(Reserved)

22.318.050 Application and Review Procedures.

(Reserved)

22.318.060 Community Wide Development Standards.

A. Flag Lots. The provisions in Section 22.110.170.B.1.b allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.

B. Signs. Prohibited signs are as follows:

1. Outdoor advertising signs;

2. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or Residential Zone, or extend into the public right-of-way;

3. Roof signs;

4. Flashing, animated, audible, rotating and/or moving signs; and

5. Business signs that project or extend more than 18 inches from the building façade.

C. Repair of Nonconforming Structures. Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed 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 structure as determined by the methods set forth in Sections 22.172.020.G.1.a and G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

22.318.070 Zone Specific Development Standards.

A. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

TABLE 22.318.060-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standards	***Lot Size (sf): Less than 13,000***	***Lot Size (sf): 13,000 – 19,999***	***Lot Size (sf): 20,000 – 39,999***	***Lot size (sf): 40,000+***
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet
	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.			
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure: 1. At five feet from the side property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.			
Front Yard Landscaping	A minimum of 50 percent of the required front yard shall contain softscape landscaping.			

TABLE 22.318.060-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standards	***Lot Size (sf): Less than 13,000***	***Lot Size (sf): 13,000 – 19,999***	***Lot Size (sf): 20,000 – 39,999***	***Lot size (sf): 40,000+***
Distance Between Main Buildings	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot.			
Maximum Grade	The maximum grade shall be the average grade of adjoining lots unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.			
Maximum Stories	The maximum number of stories above grade shall be two.			
Maximum Floor Area	The maximum floor area shall be (0.25 X net lot area) + 1,000 square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot, the total maximum floor area shall be 50 percent of the net lot area.			
Maximum Lot Coverage	The maximum lot coverage shall be (0.25 X net lot area) + 1,000 square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot, the total maximum lot coverage shall be 50 percent of the net lot area.			
Parking	**Number of Bedrooms**	**Required Enclosed Parking Spaces**		
	1 to 4	2		
	5 to 6	3		
	7 or more	4 (+1 for each additional bedroom)		
	Parking shall not be located below grade.			
Garages	For lots with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.			
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.			

B. Zone R-3.

TABLE 22.318.060-B: ZONE R-3 DEVELOPMENT STANDARDS	
Minimum Rear Yard Depth	15 feet
Minimum Side Yard Width	5 feet
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.

Front Yard Landscaping	A minimum of 20 percent of the required front yard shall contain softscape landscaping.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
Maximum Height	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots, unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
Maximum Floor Area	The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
Maximum Lot Coverage	The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
Parking	As required by Chapter 22.112 (Parking).
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

C. Zones C-1, C-2, C-3, C-H, M-1, M-1.5.

1. Maximum Height. The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.

2. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.

3. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.

4. Setback. For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

5. Lighting. Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where Public

Works determines that a different street lighting configuration is required for the protection of public health and safety.

22.318.080 Area Specific Development Standards.

(Reserved)

22.318.090 Modification of Development Standards.

A. Applicability. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the East Pasadena – San Gabriel Community Standards District.

B. Modifications Authorized.

1. In acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the principles and standards in Subsection C.3, below, the unique characteristics of the neighborhood in which the site is located.

2. Except for parking and sign regulations, modification of the development standards specified in this Chapter shall be subject to the provisions of Subsection C, below.

C. Modification of Specific CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection B.2, above, subject to a CSD Modification application, in compliance with this Subsection C.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection C.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.

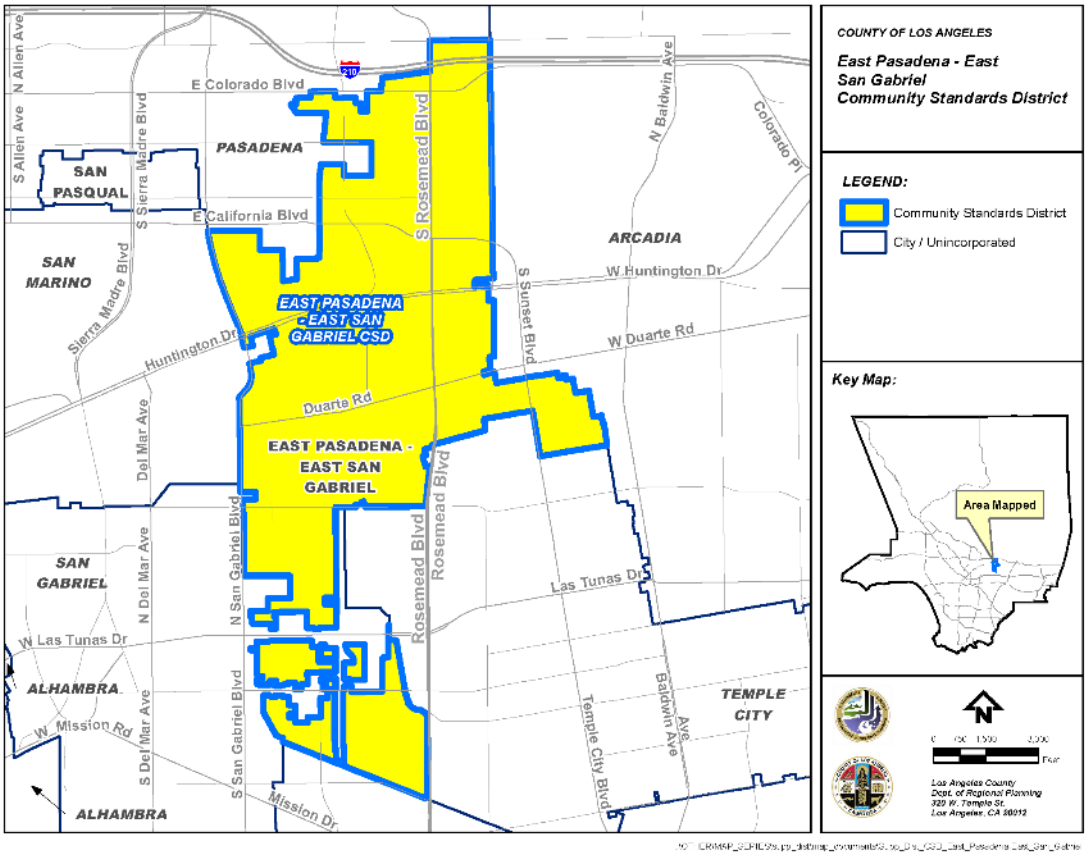
b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

FIGURE 22.318-A: EAST PASADENA – EAST SAN GABRIEL CSD BOUNDARY



Chapter 22.320 East Rancho Dominguez Community Standards District

Sections:

22.320.010 Purpose.

22.320.020 Definitions.

22.320.030 District Map.

22.320.040 Applicability.

22.320.050 Application and Review Procedures.

22.320.060 Community Wide Development Standards.

22.320.070 Zone Specific Development Standards.

22.320.080 Area Specific Development Standards.

22.320.090 Modification of Development Standards.

22.320.010 Purpose.

The East Rancho Dominguez Community Standards District ("CSD") is established to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project ("Redevelopment Plan") as adopted by the Board on July 10, 1984 and as subsequently amended. The Redevelopment Plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of this CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community, especially the surrounding residential neighborhood. This Chapter is adopted pursuant to Section 700 of the Redevelopment Plan.

22.320.020 Definitions.

(Reserved)

22.320.030 District Map.

The boundaries of this CSD are shown on Figure 22.320-A: East Rancho Dominguez CSD Boundary, at the end of this Chapter.

22.320.040 Applicability.

(Reserved)

22.320.050 Application and Review Procedures.

A. Ministerial Site Plan Review. An approved Ministerial Site Plan Review (Chapter 22.186) is required to establish, operate, or maintain any use, except that no review is required for a change in ownership or occupancy. Construction, maintenance, and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value of the building or structure may be subject to a Ministerial Site Plan Review (Chapter 22.186) application.

B. Conditional Use Permits.

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for those uses specified in this Title 22.

2. In addition to the findings for approval in Section 22.158.050 (Findings and Decision), the Commission or Hearing Officer shall find that:

The proposed use is consistent with the Redevelopment Plan.

C. Nonconforming Uses, Buildings and Structures.

1. Uses and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

2. For nonconforming uses, buildings, or structures, an application may be filed with the Department requesting:

a. Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.172.050.B (Termination By Operation of Law) or Section 22.246.010.D.2 (Considered Nonconforming Use When); or

b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to insure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

3. In addition to the findings for approval of a nonconforming use building or structure review required by Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), the Commission or Hearing Officer shall find that:

The proposed use, building, or structure will not constitute a substantial conflict with implementation of the Redevelopment Plan.

22.320.060 Community Wide Development Standards.

A. Setbacks.

1. Front yards shall be established along all property lines abutting streets containing right-of-way widths of at least 80 feet.

2. Parcels abutting two streets containing right-of-way widths of at least 80 feet each shall have front yards along both such streets.

3. The front yard shall be at least 10 feet in depth.

B. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).

C. Signs.

1. Except as herein modified, all signs shall conform to Chapter 22.114 (Signs).

2. All signs in a state of disrepair shall be removed.

3. Wall Signs.

a. Shall be mounted flush and affixed securely to a building wall and may only extend from the building face a maximum of 12 inches;

b. May only extend sideways to the extent of the building face or the highest line of the building; and

c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

4. Window Signs.

a. Shall be displayed only on the interior of windows or door windows; and

b. Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

5. Freestanding Signs.

a. Shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more. The sign must be located on the same lot as the business it is advertising;

b. Shall not exceed 20 feet in height;

c. Shall not exceed 80 square feet in area per sign face; and

d. Shall not be located in, nor extend above, any public right-of-way or public sidewalk area.

6. Awning Signs.

a. Awning signs are those which are painted, sewn, or stained onto the exterior surface of an awning or canopy; and

b. The maximum area of awning signs shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

7. Building Tenant Information/Identification Signs.

a. Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

b. Each tenant is allowed a maximum of two square feet of signage per directory;

c. New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;

d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions;

e. Marquees and canopies are not considered to be built-in signage; and

f. Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

8. Prohibited Signs. The following signs shall be prohibited:

a. Flashing, animated, or audible signs;

b. Signs which rotate, move, or simulate motion;

c. Signs which extend from the building face more than 12 inches;

d. Signs with exposed bracing, guy wires, conduits, or similar devices;

e. Freestanding signs which extend into or over the public right-of-way;

f. Roof signs (any sign erected and maintained upon or over the roof of any building);

g. Painted signs on the building surface;

h. Banner signs of cloth or fabric; and

i. Portable signs.

9. Size.

a. Total allowable signage area shall correspond to store frontage. A business tenant is allowed two square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet; and

b. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches.

10. Sign Design.

a. Signage colors shall compliment building colors and materials and be limited to three colors;

b. In multi-tenant buildings, signage colors used by individual shops shall be complimentary;

c. Lettering styles shall be complimentary for each storefront in a single building; and

d. In multi-tenant buildings, the height and placement of signs shall be consistent for each business or storefront.

D. Design Standards.

1. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value of the structures involved are subject to design review by the Department.

2. Uses and structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.

3. Materials, Colors and Equipment.

a. Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

b. Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

c. Awnings.

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

ii. Awnings shall be complimentary in color and style for each storefront in a building.

iii. Awnings shall be designed to coordinate with the architectural divisions of the building including individual windows and bays.

iv. All awnings must comply with Title 26 (Building Code) and Fire Department requirements.

v. Awnings in disrepair shall be removed.

d. Mechanical Equipment.

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

ii. If air conditioning units must be located in the storefront, attempt to install a window unit which is neutral in appearance and does not project outward from the façade. The housing color should be compatible with the colors of the storefront. If possible, screen or enclose the air conditioning unit by using an awning or landscaping.

iii. Mechanical equipment located on roofs must be screened by parapet walls or other material so that the equipment will not be visible from the street or surrounding property.

e. Security.

i. Chain-link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are recommended as a much more attractive solution.

ii. All security bars or grilles shall be installed on the inside of the building.

iii. Horizontally folding accordion grilles installed in front of storefront are prohibited.

iv. Building security grilles shall be side-storing concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

E. Height Limits.

1. The height of buildings, except where otherwise provided, shall be determined as follows: The total floor area in all the buildings on any one lot shall not exceed 13 times the buildable area of such lot. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure or penthouse for the housing of building operating equipment or machinery shall not be considered in determining that total floor area within a building.

2. Where any provision of the CSD ordinance codified in this Title 22, or of any other ordinance, requires any front, side, or rear yards, or prohibits the occupation of more than a certain portion of a lot by structures, the portion of such lot which may be occupied by structures is the "buildable area" as those words are used in this Chapter.

22.320.070 Zone Specific Development Standards.

A. C-3 Zone (Reserved).

B. M-1 Zone.

1. An approved Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain any use first permitted in Zones C-M or M-1.

2. In addition to the findings for Conditional Use Permits required by Section 22.158.050 (Findings and Decision), the applicant must substantiate that:

The proposed use will be consistent with the Redevelopment Plan.

22.320.080 Area Specific Development Standards.

A. Area 1.

1. Area Description. Area 1 is bounded on the north by Myrrh Street, on the east by Atlantic Avenue, on the south by the city of Compton near Alondra Boulevard, and on the west by Washington Avenue.

2. Development Standards.

a. No vehicular or pedestrian access to Washington Avenue is permitted.

b. In addition to other yards which may be required, a 10-foot front yard shall be provided along Washington Avenue.

c. The required yards along Washington Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Department for review and approval.

d. Buildings located within 50 feet of Washington Avenue shall be designed to be compatible with the residential uses on the west side of Washington. Architectural renderings shall be submitted to and approved by the Department.

B. Area 2.

1. Area Description. Area 2 consists of Lots 3 and 4 of Block C, Tract 6307, as recorded in Map Book 67 pages 33 and 34 of the Los Angeles County Recorder. These lots are in the block bounded by Myrrh Street on the north, Lime Avenue on the east, Linsley Street on the south, and Atlantic Avenue on the west.

2. Development Standards.

a. No vehicular or pedestrian access to Lime Avenue is permitted.

b. In addition to other yards which may be required, a 20-foot front yard shall be provided along Washington Avenue.

c. The required yards along Lime Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Department for review and approval.

d. Buildings located within 100 feet of Lime Avenue shall be designed to be compatible with the residential uses on Lime. Architectural renderings shall be submitted to and approved by the Department.

22.320.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations to the standards specified in Subsections A through D of Section 22.320.060 shall be subject to the provisions of Subsection B, below.

B. Minor Variations.

1. Applicability. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.3.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan.

v. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the East Rancho Dominguez area.

vi. Permitting a variation will not be materially detrimental to property or improvements in the area.

vii. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

FIGURE 22.320-A: EAST RANCHO DOMINGUEZ CSD BOUNDARY

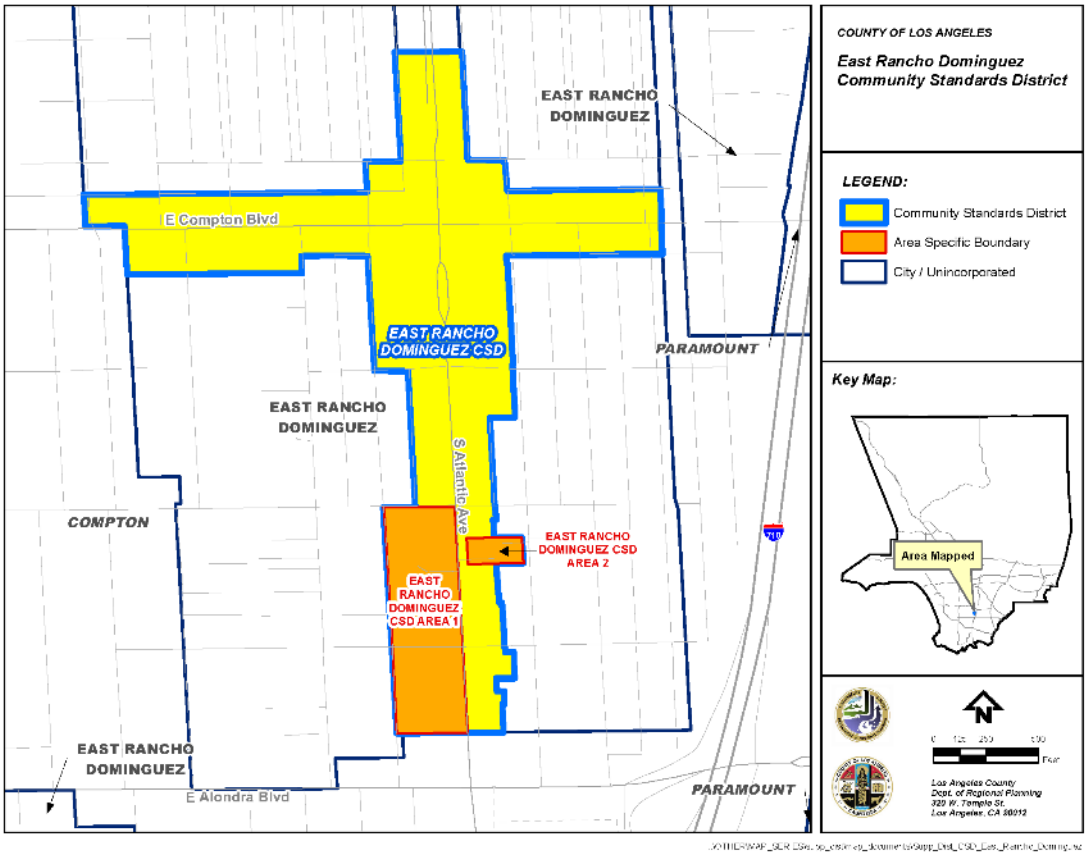
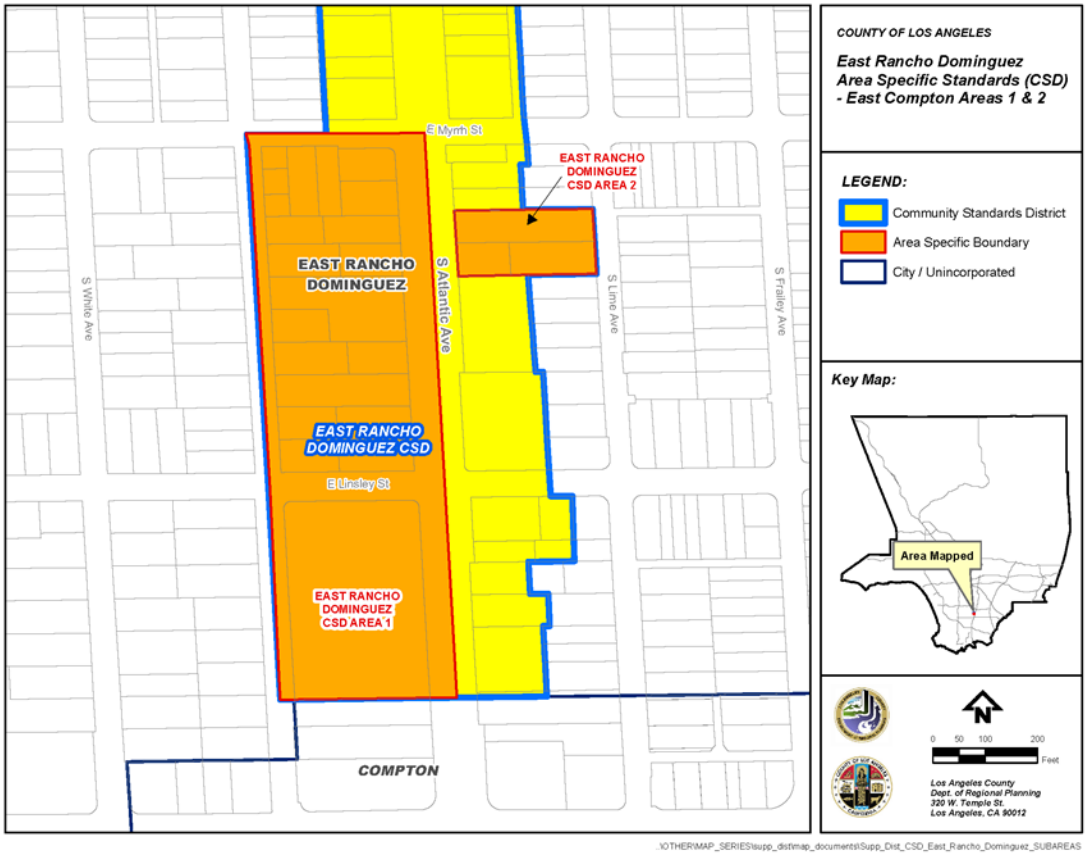


FIGURE 22.320-B: EAST RANCHO DOMINGUEZ AREA SPECIFIC STANDARDS – EAST COMPTON AREAS 1 & 2



Chapter 22.322 Elizabeth Lake and Lake Hughes Community Standards District.

Sections:

22.322.010 Purpose.

22.322.020 Definitions.

22.322.030 District Map.

22.322.040 Applicability.

22.322.050 Application and Review Procedures.

22.322.060 Community Wide Development Standards.

22.322.070 Zone Specific Development Standards.

22.322.080 Area Specific Development Standards.

22.322.090 Modification of Development Standards.

22.322.010 Purpose.

The Elizabeth Lake and Lake Hughes Community Standards District ("CSD") is established to enhance the quality of life in these communities by preserving and protecting their rural character and the beauty of their environmental setting. Elizabeth Lake and Lake Hughes are distinguished by a mix of dispersed residential, recreational, and commercial uses as well as sensitive features including hillsides, natural lakes, national forest lands, significant ecological areas, the Pacific Crest Trail, and local preserves. The standards contained in this CSD are intended to protect native vegetation, preserve night sky, minimize the placement of urban infrastructure, and maintain low residential densities in both communities.

22.322.020 Definitions.

The following terms are defined solely for this CSD:

Native vegetation. Plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Approved Plant List, maintained by the Department.

Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.

22.322.030 District Map.

The boundaries of this CSD are shown on Figures 22.322-B: Elizabeth Lake CSD Boundary, at the end of this Chapter.

22.322.040 Applicability.

This CSD shall apply to all development proposals except for site plan reviews and/or zoning conformance reviews for which applications were submitted and deemed complete prior to the effective date of the ordinance establishing this CSD.

22.322.050 Application and Review Procedures.

Notwithstanding Section 22.222.160 (Notification Radius) and except as otherwise specified in this Chapter, all notices for Conditional Use Permits, General

Plan and Area Plan Amendments, Specific Plans, Tentative Tract Maps and Parcel Maps, Variances, Zone Changes, and other zoning permit applications shall be mailed to all owners of property located within a 3,000-foot radius of the exterior boundaries of the subject property.

22.322.060 Community Wide Development Standards.

A. Highway Standards. Routes on the County Highway Plan shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the federal Americans with Disabilities Act.

B. Local Street Standards.

1. Local streets shall use the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.

2. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department.

C. Street Lights. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

D. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

E. Utilities.

1. Utility Lines. All wires and cables which provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services, shall be placed underground.

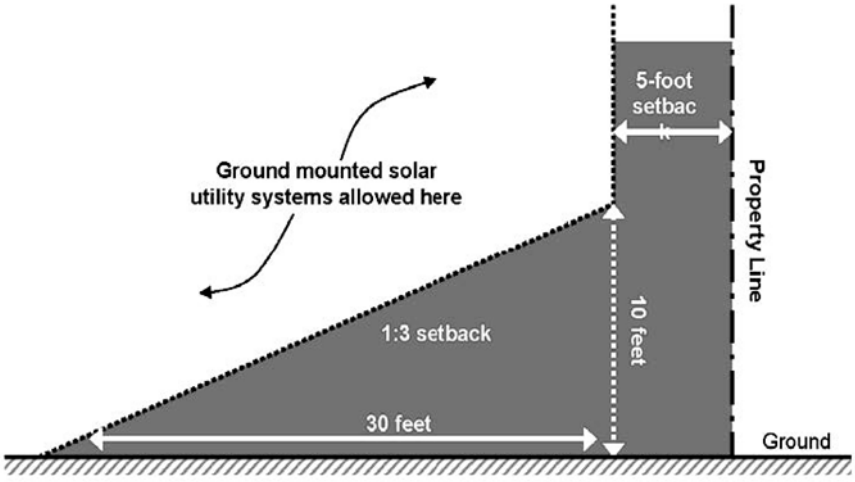
2. Utility Devices.

a. Small-Scale Solar Energy Systems.

i. Ground-mounted small-scale solar energy systems shall be placed at least five feet from the nearest property line; and

ii. Ground-mounted small-scale solar energy systems less than 10 feet in height shall be set back an additional three feet from the nearest property line for every one foot less than 10 feet in height.

FIGURE 22.322-A



b. Other Utility Devices. Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level. This requirement may be modified by the Director due to practical difficulties or unnecessary hardships. Such modifications shall be exempt from the procedures otherwise required by Section 22.322.090 (Modification of Development Standards).

c. Wireless Telecommunication Facilities. Ground-mounted antennas and monopoles shall be disguised as trees.

F. Signs. No sign otherwise permitted by this Title 22 shall exceed 32 square feet in sign area with the exception of Community Identification Signs.

G. Vegetation Conservation.

1. All property development shall use only native vegetation in landscaped areas and to re-vegetate graded slopes, provided the available species are determined adequate to prevent erosion by Public Works. Where fuel modification is required, species from the Desirable Plan List, maintained by the Fire Department, may be used in Fuel Modification Zones A and B.

2. To remove or destroy greater than 30 percent of the native vegetation on a lot, the applicant shall substantiate the following:

a. That the applicant has obtained verification by an engineer, architect, biologist, or equivalent that removal or destruction is necessary because continued existence at present location(s) precludes the reasonable use of the property for a permitted use in the zone and the cost of alternative development plans would be prohibitive;

b. That it is required by the Fire Department; or

c. That it is necessary for work performed under a permit issued by Public Works to control erosion or flood hazards.

H. Trails.

1. When required by Parks and Recreation, in accordance with the trails map in the Antelope Valley Area Plan, new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be located in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.

2. Trail construction shall be completed in accordance with the conditions set forth by Parks and Recreation. All information pertaining to trail requirements shall be shown on the tentative parcel or tract map and on the final parcel or tract map prior to the final map recordation.

I. Density-Controlled Development. Density-controlled development shall be permitted only if each lot or parcel of land created contains a minimum net area of two and one-half acres.

J. Hillside Management. In evaluating the design of a development in a hillside management area on an application for a Conditional Use Permit pursuant to Chapter 22.104 (Hillside Management Areas), the Commission or Hearing Officer shall require that the proposed development minimizes impacts to existing viewsheds through all reasonable design measures.

K. Significant Ridgeline Protection.

1. The locations of the significant ridgelines within this CSD are shown on Figure 22.322-C: Significant Ridgelines, at the end of this Chapter.

2. The highest point of a structure shall be located at least 150 vertical feet and 150 horizontal feet in a southerly direction from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and small-scale wind energy systems.

3. No portion of any structure shall be located less than 50 horizontal feet in a northerly direction from a significant ridgeline, excluding amateur radio antennas, chimneys, rooftop antennas, and small-scale wind energy systems.

L. Grading.

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000 cubic yard threshold amount, grading required by the Fire Department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

2. In approving an application for a Conditional Use Permit, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):

a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, locating the building pads in the area of the project site that have the least slope or near a street traveled by the public; and

b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

M. Land Divisions.

1. Gated or guarded entrances to subdivisions or any portion thereof shall be prohibited.

2. Project Design. Applications for development shall include a specific written analysis demonstrating conformance with the following objectives:

a. Preserve existing natural contours and natural rock outcropping features.

b. Required provisions for access and public safety should be designed to minimize encroachment on existing natural contours and natural rock outcropping features by the use of techniques such as:

i. Curvilinear street designs; and

ii. Landform grading designs that blend any manufactured slopes or required drainage benches into the natural topography, using colored concrete to blend visually with the natural soil or using berms to conceal improvements.

22.322.070 Zone Specific Development Standards.

A. Residential and Agricultural Zones.

1. Lot Design. Each new lot created by a land division shall contain a minimum net area of two and one-half acres.

2. Required Yards.

a. Front yards. Each lot or parcel of land shall have a front yard of at least 20 feet in depth.

b. Side yards.

i. Each lot with an average width of less than 50 feet shall have side yards of at least seven feet each; and

ii. Each lot with an average width of 50 feet or greater shall have side yards of at least 10 feet each.

c. Rear yards. Each lot shall have a rear yard of at least 20 feet in depth.

d. Required front, side, and rear yards shall be measured from the property boundary, unless such boundary is located within a private street providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.

3. Fences.

a. Fences and walls shall not include glass or clear plastic material.

b. At least 75 percent of the surface area of a fence or wall within required front yard areas shall be open and non-view obscuring with the open area evenly distributed horizontally along the entire length of the fence or wall. Retaining walls shall be exempt from this requirement.

c. To allow for wildlife movement on a lot with a net area of one-half acre or greater, all fences and walls within required yard areas shall comply with the following standards:

i. No horizontal member shall be placed less than 18 inches or more than 42 inches above finished grade;

ii. For wire fences, the second highest horizontal wire shall be placed at least 12 inches below the topmost wire; and

iii. Barbed wire shall not be used for the topmost or bottommost horizontal member.

4. Housing Standards. All single-family residences, including Factory Built Housing and Manufactured Housing, shall meet the following standards, in addition to those in Section 22.140.580 (Single-Family Residences):

a. Structures shall provide eaves not less than 12 inches in depth on all sides, as measured from the finished exterior wall surface; and

b. Structures shall be placed on a foundation which shall be enclosed by brick, mortar, wood, or other siding material, as approved by the Director.

B. Commercial and Industrial Zones.

1. Structure Design. Building façades shall have not more than 50 percent of their surface area covered in any one of the following materials: glass, stucco, or metal.

2. Alcoholic Beverage Sales. No business engaged in the sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within 1,000 feet of any property containing an existing legally-established public or private school, family child care home, or child care center.

22.322.080 Area Specific Development Standards.

(Reserved)

22.322.090 Modification of Development Standards.

A. Modification Authorized.

1. Modification of the development standards specified in Section 22.322.070.A.2 (Required Yards) shall be subject to the provisions of Subsection B, below;

2. Modification of the development standards specified in Sections 22.322.070.A.3 (Fences) and 22.322.060.K (Significant Ridgeline Protection) shall be subject to the procedures specified in Subsection C, below; and

3. Modification of other development standards in this CSD, except for modifications regarding location of utility devices pursuant to Section 22.322.060.E.2.b (Other Utility Devices) shall be subject to a Variance (Chapter 22.194) application.

B. Modification of Yard Standards.

1. Applicability. Modification to Section 22.322.070.A.2 (Required Yards) shall be subject to a Yard Modification (Chapter 22.196) application and this Subsection B.

2. Notification. The application shall comply with all noticing requirements as required by the Yard Modification (Chapter 22.196) application, except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Lakes Town Council.

3. Additional Findings.

a. 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.

b. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.322.010 (Purpose).

C. Modification of Fences and Significant Ridgeline Protection.

1. Applicability. Modification of the development standards specified in Section 22.322.070.A.3 (Fences) and 22.322.060.K (Significant Ridgeline Protection) shall be subject to a CSD Modification application, in compliance with this Subsection C.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection C.

3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property,

as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Lakes Town Council.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection C.4.b, below, and, if applicable, Subsection C.4.c, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. 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.

v. Granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.322.010 (Purpose).

c. Additional Findings. The following additional findings shall be included for a modification to Section 22.322.060.K (Significant Ridgeline Protection):

i. Alternative sites within the project site have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction.

ii. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to one or more of the following:

(1) Minimized grading.

(2) Reduced structural height.

(3) Use of shapes, materials, and colors that blend with the surrounding environment.

(4) Use of native drought-tolerant landscaping for concealment.

FIGURE 22.322-B: ELIZABETH LAKE AND LAKE HUGHES CSD BOUNDARY

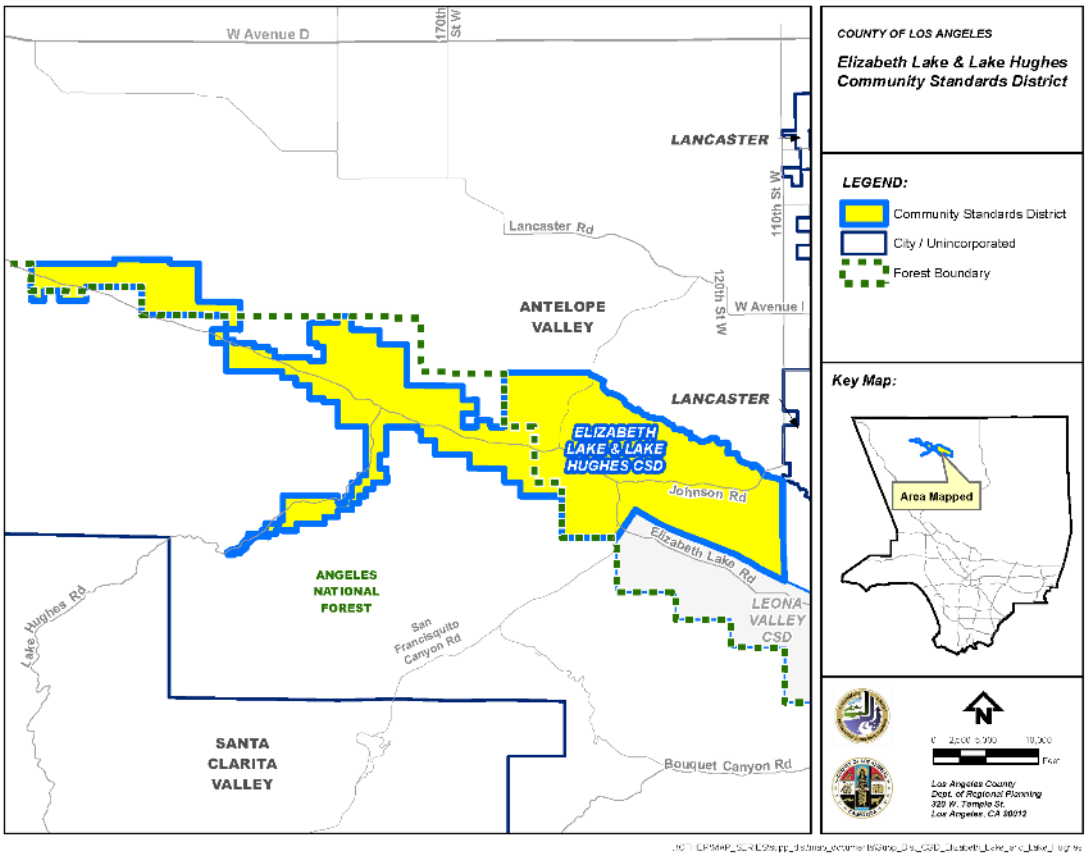
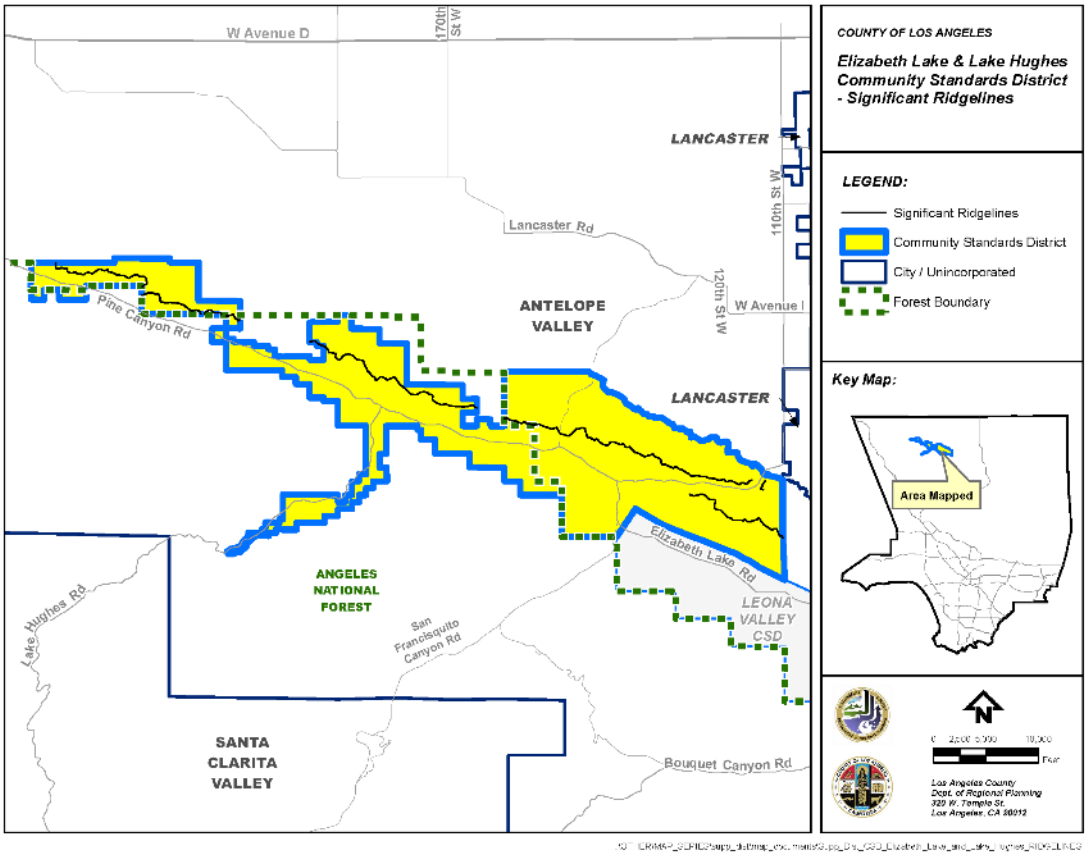


FIGURE 22.322-C: SIGNIFICANT RIDGELINES



Chapter 22.324 Florence–Firestone Community Standards District.

Sections:

22.324.010 Purpose.

22.324.020 Definitions.

22.324.030 District Map.

22.324.040 Applicability.

22.324.050 Application and Review Procedures.

22.324.060 Community Wide Development Standards.

22.324.070 Zone Specific Development Standards.

22.324.080 Area Specific Development Standards.

22.324.090 Modification of Development Standards.

22.324.010 Purpose.

The Florence–Firestone Community Standards District ("CSD") is established to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. This CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial uses.

22.324.020 Definitions.

(Reserved)

22.324.030 District Map.

The boundaries of this CSD are shown on Figure 22.324-A: Florence–Firestone CSD Boundary, at the end of this Chapter.

22.324.040 Applicability.

A. Nonconforming Residential Uses. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:

1. The termination periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) as long as the residential use continues; and

2. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).

22.324.050 Application and Review Procedures.

(Reserved)

22.324.060 Community Wide Development Standards.

A. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

B. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

C. Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

22.324.070 Zone Specific Development Standards.

A. Zone R-2

1. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

2. Front and Corner Side Yard Fences. Notwithstanding Sections 22.110.070.B.1 (Front Yards) and 22.110.070.B.3 (Corner Side Yards), a front or corner side yard fence may exceed three and one-half feet in height provided:

a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view through that portion of the fence;

b. If the fence is chain link or wrought-iron, the fence may not exceed four feet in height unless a CSD Modification application is submitted and approved in accordance with Section 22.324.090 (Modification of Development Standards). In that instance, the Hearing Officer may approve up to an additional two feet in height pursuant to Section 22.228.040 (Findings and Decision). On the site plan for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and

c. A corner side yard fence that is five feet or more from a public street shall not exceed six feet in height.

B. Zone R-3. The standards prescribed for Zone R-2 shall apply to Zone R-3.

C. Zones R-4. The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition a building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

D. Zone C-2.

1. Façades. For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs

different from the rest of the façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited.

2. Loading/Unloading Docks. Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the Director, from abutting residentially-zoned lots.

3. Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs):

a. Applicability. The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.

b. Prohibited signs. Roof business signs and signs painted directly on buildings shall be prohibited.

c. Damaged signs. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.

d. Wall, Projecting and Awning Business Signs. All businesses shall be permitted one wall, projecting or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:

i. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:

(1) A face area of two square feet for every linear foot of the applicable building frontage;

(2) Letter sizes of 24 inches in height; and

(3) A vertical dimension of 36 inches for the frame box.

ii. Awning business signs:

(1) Awning signs shall have a face area of two square feet for every linear foot of the applicable building frontage;

(2) Every awning for the same business shall be the same color and style; and

(3) Every awning in a building with multiple storefronts shall be complimentary in color and style.

e. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

i. A solid base resting directly on the ground;

ii. A maximum face area of 60 square feet; and

iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.

4. Residential and Mixed Residential/Commercial Uses. Residential and mixed residential/commercial uses in Zone C-2 shall require a Ministerial Site Plan Review (Chapter 22.186) application and shall be subject to the following development standards:

a. Dwelling Unit Density. The density for residential uses shall not exceed 30 dwelling units per net acre;

b. Yard Requirements. Residential uses shall comply with the yard requirements in Section 22.18.040.A (Required Yards);

c. Parking. The vehicle parking requirements in Chapter 22.112 (Parking) shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of vehicle parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the Director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by posting, pavement marking or physical separation between the spaces;

d. Height. All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas;

e. Entrances. Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure;

f. Common Walls. Any common wall between a residential and commercial use shall be constructed in accordance with Title 26 (Building Code) requirements to minimize noise and vibration between the uses; and

g. Hours of Operations. The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

E. Zone C-3. The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:

1. Height. Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and

2. Dwelling Unit Density. The density for residential uses shall not exceed 50 dwelling units per net acre.

F. Zone C-M.

1. Buffers. Properties that adjoin a Residential Zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

2. Setbacks. All new buildings that face a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection F.1, above.

3. Façades. For properties that adjoin or face a Residential Zone or sensitive use as described in Subsection F.1, above, the façade requirements prescribed for Zone C-2 in Subsection D.1, above, shall apply, except that the percentage requirement shall be 25 rather than 30.

4. Lot Coverage. All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection F.1, above. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

5. Height. All new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, excluding chimneys and rooftop antennas.

6. Loading Docks. No loading dock shall be permitted along a property line that adjoins a Residential Zone.

7. Truck Access. Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages

shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

8. Outdoor Storage. In addition to the requirements of Section 22.140.430.B (Zones C-3, C-M, C-MJ, C-RU, and MXD-RU), outside storage shall be kept so as not to be publicly visible to anyone in an adjoining Residential Zone.

9. Business Signs. The standards prescribed for Zone C-2 as set forth in Subsection D.3, above, shall apply to Zone C-M.

10. Uses Subject to Permits. In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-M, and notwithstanding any contrary provision within that Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-M:

a. Services.

- Boat Rentals.
- Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.140.200 (Electric Distribution Substations, Including Microwave Facilities).
- Laboratories, research and testing.
- Laundry plants, wholesale.
- Medical laboratories.
- Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

b. 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.

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

c. Industrial Uses. The industrial uses in this Subsection F.10.c are allowed with a Conditional Use Permit only if all activities associated with the use are conducted within an enclosed building.

- Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:
  - Aluminum products.
  - Metal plating.
  - Plastic products.
  - Shell products.
  - Stone products.

d. Prohibited Uses. The following uses shall be prohibited in Zone C-M:

- Sewage treatment plants.
- Explosive storage.

G. Zone M-1. The standards prescribed for Zone C-M in Subsections F.1 through F.8, above, shall apply to Zone M-1. In addition, the following standards shall apply:

1. Fences or Walls. Properties that adjoin a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum eight-foot

high solid wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls).

2. Outdoor Businesses. All principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a Residential Zone or sensitive use as described in Subsection F.1, above, shall require a Conditional Use Permit (Chapter 22.158) application.

3. Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 8,000 square feet.

4. Uses Subject to Permits. In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-1, and notwithstanding any contrary provision within that Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from actelyene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment, sale or rental or both.
- Animal experimentation research institute.
- Automobile body and fender repair shops, if all operations are conducted inside of a building.
- Automobile painting and upholstery.
- Batteries, the manufacture and rebuilding of batteries.
- Bottling plant.
- Building materials, storage of.
- Carnivals, commercial or otherwise.
- Cellophane; the manufacture of cellophane products.
- 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 Department of Animal Care and Control.

- Cold-storage plants.
- Concrete batching, providing 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.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Ferris wheels.
- Fruit packing plants.
- Fumigating contractors.
- Granite, the grinding, cutting, and dressing of granite.
- Heating equipment, the manufacture of.
- Horn products, the manufacture of.
- Ice, the manufacture, distribution, and storage 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.

- Marble, the grinding, cutting, and dressing of.
- Metals:
    - Manufacturing of products of precious metals;
    - Manufacturing of metal, steel and brass stamps, including hand and machine engraving;
    - Metal fabricating;
    - Metal spinning;
    - Metal storage;
    - Metal working shops; and
    - Plating and finishing of metals, provided no perchloric acid is used.
- Nightclubs.
- 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.
- Outside storage.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Plaster, the storage of.
- 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.
- Starch; the mixing and bottling of starch.
- Stone, marble and granite, and grinding, dressing and cutting of.

- Storage and rental of plows, tractors, buses, 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.
- Welding.

5. Prohibited Uses. In addition to the uses specified in Section 22.22.030.E (Prohibited Uses), the following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Cannery, except meat or fish.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products, except glue.
- Cesspool pumping, cleaning and draining.
- Dextrine, manufacture of.
- Draying yards or terminals.
- Engines; the manufacture of internal combustion or steam engines.
- Explosives storage.
- Fox farms.
- Fuel yard.
- Incinerators, the manufacture of.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.
- Machinery; the repair of farm machinery.

- Marine oil service stations.
- Moving van storage or operating yards.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards or terminals.
- Refrigeration plants.
- Sand; the washing of sand to be used in sandblasting.
- Slaughterhouses with wholesale or retail sale of meat or meat products.
- Sodium glutamate, the manufacture of.
- Valves; the storage and repair of oil well valves.
- Wood yards.
- Yarn; the dying of yarn and manufacture of yarn products.

H. Zone M-1.5. The standards prescribed for Zone C-M in Subsections F.1 through F.8, above, and the standards prescribed for Zone M-1 in Subsections G.2 through G.5, above, shall apply to Zone M-1.5.

I. Zone M-2. The standards prescribed for Zone C-M in Subsections F.1, F.6 and F.7, above, and the standards prescribed for Zone M-1 in Subsection G.2, above, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:

1. Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 15,000 square feet.

2. Prohibited Uses. Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a Residential Zone or sensitive use as described in Subsection

F.1, above. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this Subsection I.2.

22.324.080 Area Specific Development Standards.

A. Area 1 – Florence Avenue.

1. Purpose. This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.

2. Area Description. In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on Figure 22.324-B: Florence Avenue Area, at the end of this Chapter.

3. Development Standards.

a. Signs. Outdoor advertising signs are prohibited.

b. Fences and Security Shutters.

i. Chain link, barbed and concertina wire fences are prohibited.

ii. Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.

c. Air Conditioning Units. Air conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.

d. Pedestrian Character.

i. All structures must have at least one entrance on Florence Avenue.

ii. At least 50 percent of a building's ground floor façade fronting Florence Avenue shall consist of entrances or shop windows.

iii. To the extent the building's façade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.

e. Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Chapter 22.112 (Parking):

i. The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and

ii. Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

4. Zone Specific Use Standards.

a. Zone C-2. In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-2, and notwithstanding any contrary provision in such Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-2:

- Air-pollution sampling stations.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses).
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

b. Zone C-3. In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-3, and notwithstanding any contrary provision in such

Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-3:

i. Sales.

- Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses).
- Motorcycle, motorscooter, and trail bike sales.
- Pawnshops.
- Trailer sales, box and utility.

ii. Services.

- Air-pollution sampling stations.
- Automobile battery service, provided all repair activities are conducted within an enclosed building only.
- Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
- Automobile repair garages, provided all repair activities are conducted within an enclosed building only.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, Automobile Service Stations, Automobile Service Stations and Automobile Supply Stores and Automobile Supply Stores – Accessory Uses).

- 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.
- Drive-through facilities.
- Furniture and household transfer and storage.
- Truck rentals.

B. Area 2 – Roseberry Park.

1. Purpose. This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.

2. Area Description. In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on Figure 22.324-C: Roseberry Park Area, at the end of this Chapter.

3. Zone-specific Development Standards.

a. Zone C-3. No structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

b. Zone M-1.

i. Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

ii. Lot Coverage. All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Section 22.324.070.F.1 (Buffers). Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

iii. Height. No structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.

iv. Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.

v. Sound equipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

22.324.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations to the standards specified in Section 22.324.070.A.2 (Front and Corner Side Yard Fences), Sections 22.324.070.D.1, D.3.d and D.3.e (Zone C-2), Sections 22.324.070.F.1 through F.6 (Zone C-M), Sections 22.324.070.G.1 and G.3 (Zone M-1), Section 22.324.070.I.1 (Zone M-2) and Sections 22.324.080.B.3.b.i and ii (Zone M-1 in Area 2) shall be subject to the provisions of Subsection B, below.

B. Minor Variations.

1. Applicability. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.1, above, subject to a CSD Modification application and in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.3.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conforms with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD.

v. 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 Florence–Firestone area.

vi. Granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD.

FIGURE 22.324-A: FLORENCE–FIRESTONE CSD BOUNDARY

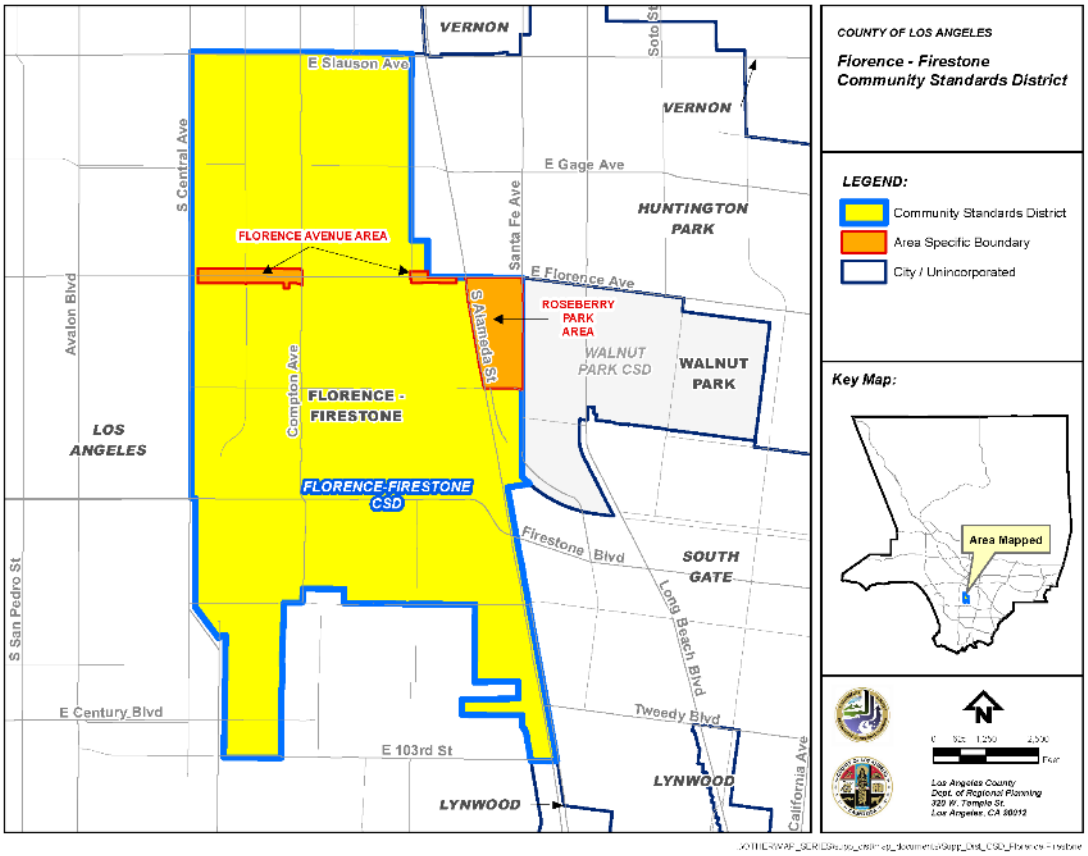


FIGURE 22.324-B: FLORENCE AVENUE AREA

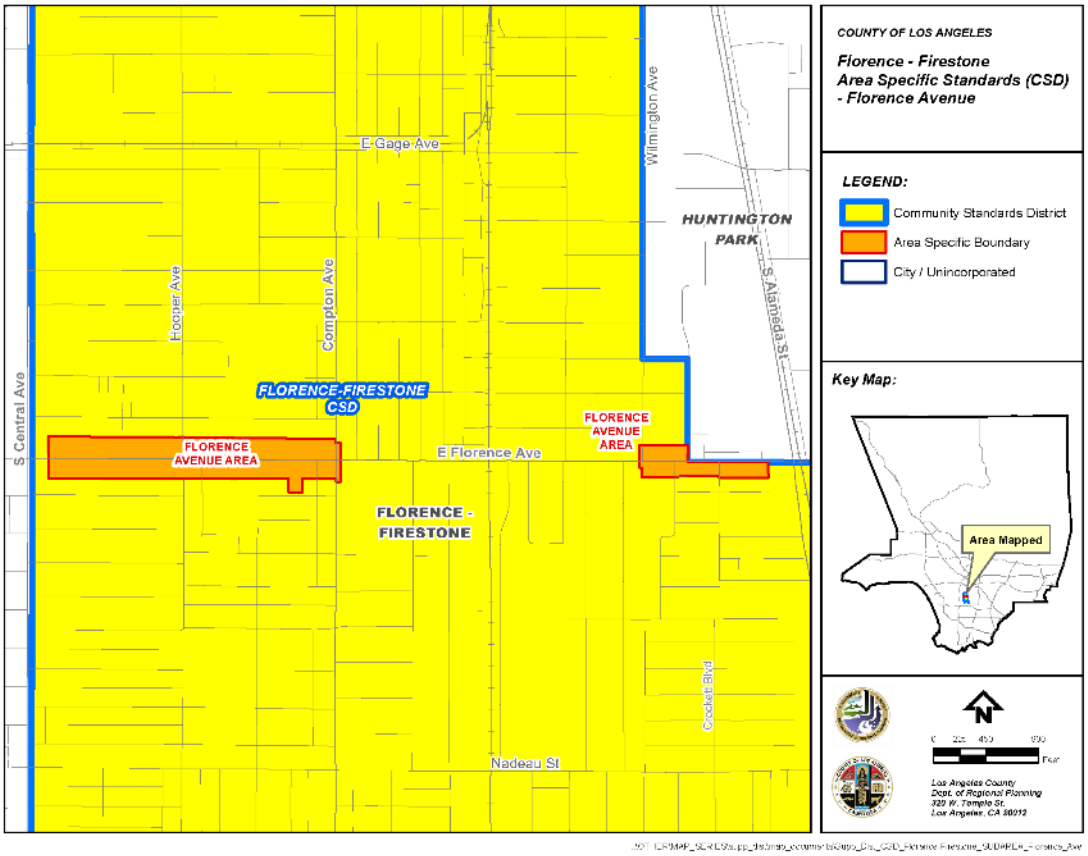
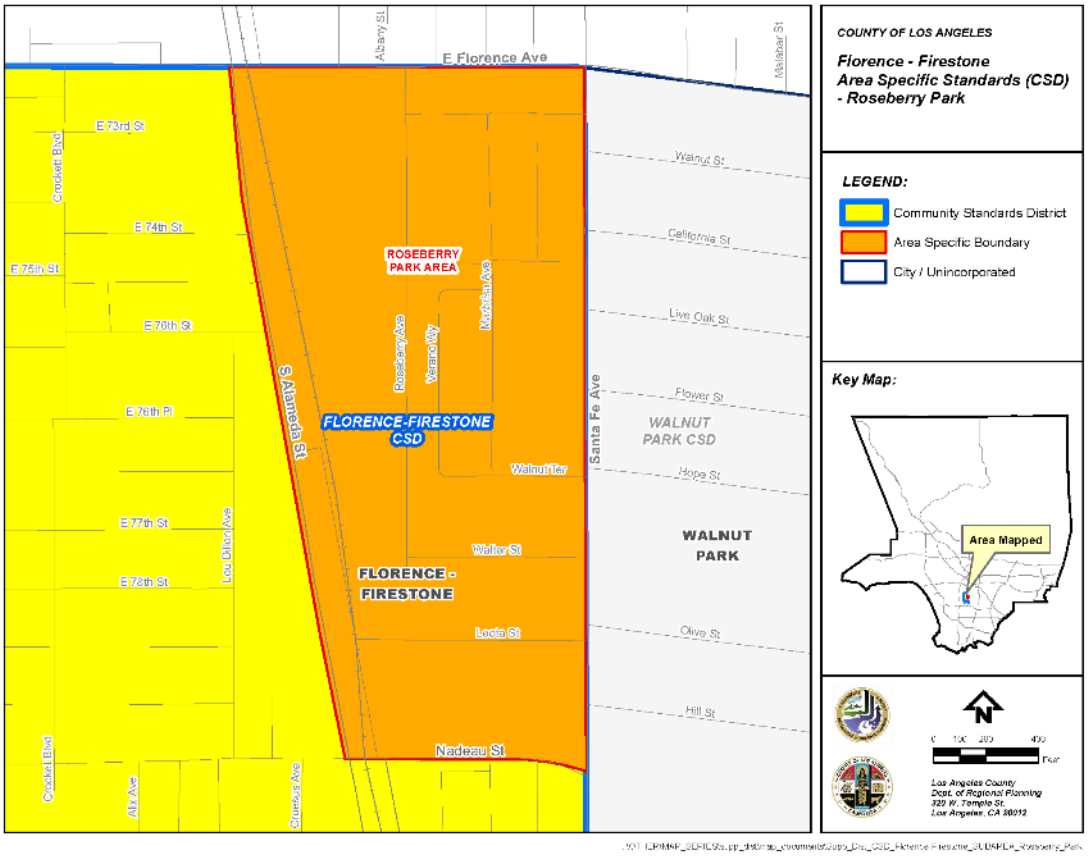


FIGURE 22.324-C: ROSEBERRY PARK AREA



Chapter 22.326 Juniper Hills Community Standards District.

Sections:

22.326.010 Purpose.

22.326.020 Definitions.

22.326.030 District Map.

22.326.040 Applicability.

22.326.050 Application and Review Procedures.

22.326.060 Community Wide Development Standards.

22.326.070 Zone Specific Development Standards.

22.326.080 Area Specific Development Standards.

22.326.090 Modification of Development Standards.

22.326.010 Purpose.

The Juniper Hills Community Standards District ("CSD") is established to ensure that future public and private improvements are consistent with the community's existing development pattern and the goals, objectives, and policies of the Antelope Valley Area Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density. Juniper Hills is not an appropriate location for urban infrastructure such as expensive public sewage and water systems. The standards contained in this CSD are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

22.326.020 Definitions.

The following terms are defined solely for this CSD:

Perimeter fences. Fences or walls that mark the boundaries of a lot and agricultural fences are defined as those fences or walls used to contain livestock or other animals.

22.326.030 District Map.

The boundaries of this CSD are shown on Figure 22.326-A: Juniper Hills CSD Boundary, at the end of this Chapter.

22.326.040 Applicability.

This CSD shall not apply to:

A. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete filings prior to the effective date of the ordinance establishing this CSD:

1. Building permits;
2. Site Plan Reviews;
3. General Plan Amendments and Area Plan Amendments;
4. Tentative tract maps and parcel maps;
5. Zone Changes;
6. Zoning Conformance Reviews; and

7. Other zoning permit applications listed in Division 8 (Permits and Reviews).

B. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.

22.326.050 Application and Review Procedures.

In addition to other applicable provisions of Title 21 (Subdivisions) and this Title 22 of the County Code, notice of application for Conditional Use Permits, General Plan and Area Plan Amendments, tentative tract maps and parcel maps, variances, Zone Changes, applications filed pursuant to Section 22.326.090 (Modification of Development Standards), and other zoning permit applications shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property. If, in using this 1,000 foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded equally in all directions until the list includes at least 25 property owners, excluding the applicant.

22.326.060 Community Wide Development Standards.

A. Public Street Improvements.

1. Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.

2. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by Public Works, inverted shoulder cross-sections shall be utilized.

3. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of pedestrians and vehicular traffic by Public Works after consultation with adjacent property owners.

4. The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with adjacent property owners.

B. Private Street and Right-of-Way Improvements. The following standards shall apply to private streets and right-of-ways that provide access to one or more lots:

1. Paving shall only be required if necessary to comply with Fire Department regulations and the requirements of Title 32 (Fire Code) of the County Code; and

2. Width shall be limited to 28 feet unless a greater width is necessary to comply with Fire Department regulations and the requirements of Title 32 (Fire Code).

C. Street Lights.

1. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

D. Drainage. Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.

E. Trails. In reviewing and establishing design conditions for any land division, the Commission or the Hearing Officer shall determine that the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Area Plan.

F. Lot Design.

1. Each new lot created by a land division shall contain a gross area of not less than five acres.

2. Each new lot created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.

G. Hillside Development. Density-controlled development shall be prohibited in this CSD.

H. Grading. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing

the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

I. Vegetation Conservation.

1. The removal or destruction of vegetation of any kind on a lot two and one-half acres or greater in size shall require a Conditional Use Permit (Chapter 22.158) where the area of removal or destruction is greater than 30 percent of the gross area of the lot.

2. This Subsection I shall not apply to the removal or destruction of vegetation:

a. On a publicly owned right-of-way;

b. That is necessary to allow for the construction of additions to single-family residences permitted by this Title 22;

c. That is necessary to allow for the construction of accessory structures or additions to accessory structures permitted by this Title 22;

d. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Council, is necessary to comply with County regulations relating to brush clearance or fire safety, or that is otherwise required by the Fire Department;

e. For work performed under a permit issued to control erosion or flood hazards; or

f. For accessory agricultural uses permitted by this Title 22.

3. Where any land division is proposed:

a. Plans depicting existing vegetation shall be submitted with the application.

b. When the land division proposes new development, a fuel modification plan(s) shall also be submitted with the application that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than

30 percent of the gross area of each lot to be created unless such removal or destruction meets the exclusions contained in Subsection I.2, above, absent issuance of an approved Conditional Use Permit under Subsection I.1, above. Such land division shall be conditioned upon the recording of a vegetation conservation covenant with the Recorder-Registrar/County Clerk to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in Subsection I.2, above, and subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.

c. When the land division does not propose new development, it shall be conditioned upon recording of a covenant with the Registrar-Recorder/County Clerk to ensure permanent maintenance of existing vegetation on lots created by the land division until such time that development is proposed, barring a fire or other natural disaster and subject to the exclusions listed in Subsection I.2, above, and further subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.

4. Where a new single-family residence is proposed on an existing unimproved lot that is two and one-half acres or greater in size:

a. Site plans shall be submitted to the Director pursuant to Chapter 22.186 (Site Plan Review, Ministerial) that depict existing vegetation.

b. A fuel modification plan shall also be submitted to the Director that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of the lot unless such removal or destruction meets the exclusions contained in Subsection I.2, above, absent issuance of an approved Conditional Use Permit under Subsection I.1, above. A vegetation conservation covenant shall be recorded with the Registrar-Recorder/County Clerk for each such lot to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster,

subject to the exclusions contained in Subsection I.2, above, and subject to the right to obtain an approved Conditional Use Permit under Subsection I.1, above.

5. Transplantation of vegetation is encouraged as an alternative to removal.

J. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection I, above:

1. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot bordering upon the widest public street or private street or right-of-way;

2. In cases where a vegetation conservation buffer is established pursuant to Subsection J.1, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot;

3. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

a. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

b. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

c. Vegetation may be removed for compliance with County regulations relating to brush clearance safety, fuel modification, or other Fire Department requirements.

K. Required Yards.

1. Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.

2. Required front, side, and rear yards shall be measured from the property boundary unless such boundary is located within a public street or a private street or right-of-way providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.

3. Wells, well pump houses, pumps, tanks, and other well-related fixtures shall be permitted within required front, side, and rear yards.

4. Accessory structures shall be prohibited within required rear yards.

5. Fences. Fences and walls within required yard areas shall comply with Section 22.110.070 (Fences and Walls) as well as the following provisions/restrictions:

a. Perimeter fences within any required yard area shall not exceed a height of six feet;

b. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;

c. Agricultural fences are prohibited within any required yard area; and

d. Barbed or concertina wire shall not be used in any fence within any required yard area.

L. Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

22.326.070 Zone Specific Development Standards.

(Reserved)

22.326.080 Area Specific Development Standards.

(Reserved)

22.326.090 Modification of Development Standards.

A. Modification Authorized.

1. Modification of the development standards specified in Section 22.326.060.K.1 shall be subject to a Yard Modification (Chapter 22.196) application; and

2. Modification of the development standards specified in Sections 22.326.060.K.4 and K.5 and shall be subject to the provisions of Subsection B, below.

B. Modification of Specific CSD Standards.

1. Applicability. Modification of the development standards specified in Sections 22.326.060.K.4 and K.5 shall be subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.3.b, below.

b. Findings.

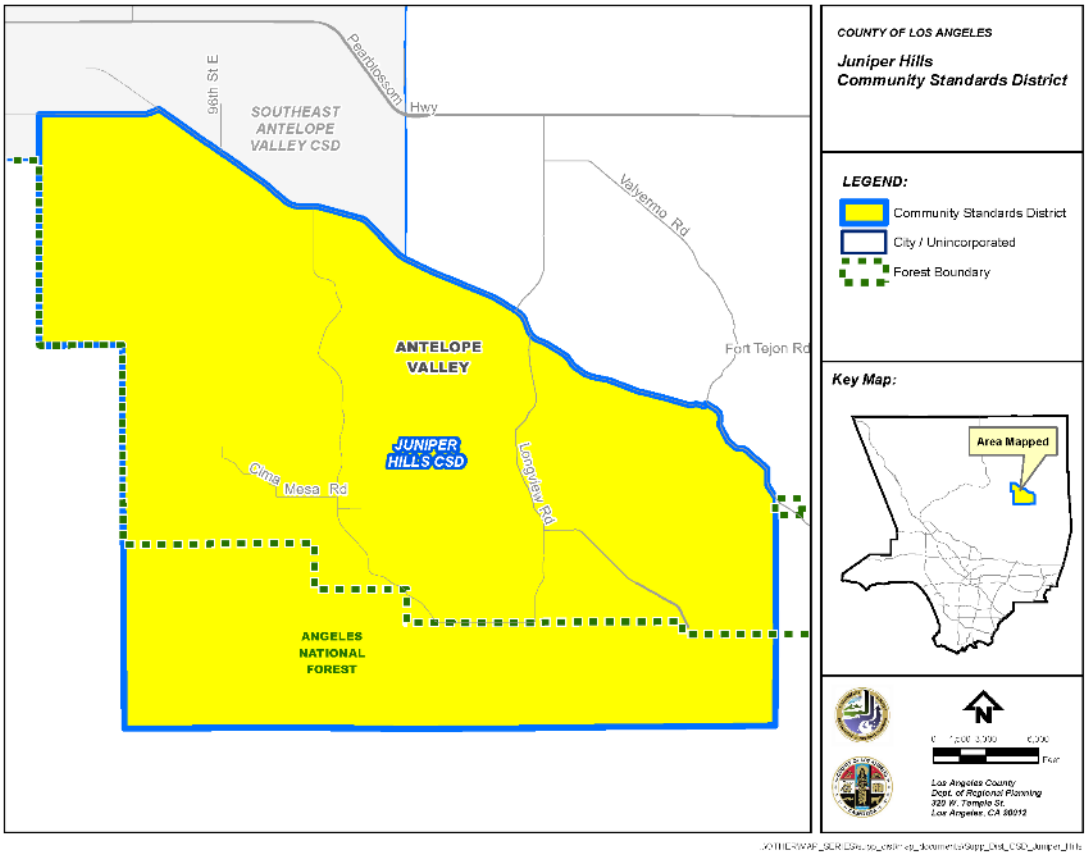
i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general

welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

FIGURE 22.326-A: JUNIPER HILLS CSD BOUNDARY



Chapter 22.328 La Crescenta–Montrose Community Standards District.

Sections:

22.328.010 Purpose.

22.328.020 Definitions.

22.328.030 District Map.

22.328.040 Applicability.

22.328.050 Application and Review Procedures.

22.328.060 Community Wide Development Standards.

22.328.070 Zone Specific Development Standards.

22.328.080 Area Specific Development Standards.

22.328.090 Modification of Development Standards.

22.328.010 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.

22.328.020 Definitions.

The following definitions are defined solely for Section 22.328.080 (Area Specific Development Standards).

Architectural Styles.

Arts and Crafts architectural style. 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.

Foothill Eclectic architectural style. 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.

Mission architectural style. 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.

Prairie architectural style. Employing a low-pitched roof that is primarily hipped and has widely overhanging eaves; single-story wings or porches; eaves, cornices, and façade 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, or by the use of board and batten.

Spanish architectural style. Employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California missions 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 covering.

Victorian architectural style. Employing prototypes from Medieval architecture using a multi-textured or multi-colored walls; strongly asymmetrical façades; 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.

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

Existing mature trees. Trees that are at least eight inches in diameter as measured four-and-one-half feet above mean grade.

22.328.030 District Map.

The boundaries of this CSD are shown on Figure 22.328-A: La Crescenta–Montrose CSD Boundary, at the end of this Chapter.

22.328.040 Applicability.

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

A. 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 establishing this CSD;

B. Buildings or building additions located on a primary or secondary highway and for which a complete application was submitted to the Department prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;

C. General Plan Amendments and Area Plan Amendments for which a complete application was submitted to the Director prior to March 7, 2006;

D. 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;

E. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application review by the Director was submitted prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;

F. Zone Changes for which a complete application was submitted to the Director prior to March 7, 2006;

G. Zoning Conformance Reviews for which a complete application was submitted to the Director prior to March 7, 2006; and

H. Buildings or building additions for which a Conditional Use Permit (Chapter 22.158) application was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

22.328.050 Application and Review Procedures.

(Reserved)

22.328.060 Community Wide Development Standards.

(Reserved)

22.328.070 Zone Specific Development Standards.

A. Zone R-3.

1. Front Yards.

a. At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.

b. Where a lot is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.

c. Where a lot is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet or portion thereof of lot width and each driveway shall not exceed 26 feet in width.

d. Front yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line adjoining said residentially-zoned property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

2. Interior Side Yards.

a. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of not less than five feet.

b. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards each equal to 10 percent of the average width of such lot.

c. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards each of not less than 10 feet.

d. Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property.

e. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

f. Uncovered porches, platforms, landings, and decks may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

3. Rear Yards.

a. Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

b. Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.

4. Structure Height and Setback. For structures that exceed 25 feet in height and are located on a lot adjoining a single-family or two-family residentially-zoned property in any jurisdiction:

a. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and

b. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.

5. Open Space.

a. Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

b. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.

c. At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

6. Building Design.

a. Where a lot is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.

b. Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width.

c. For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.

d. For each building that fronts a public street, at least one entrance shall be placed on the building's wall which faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall be framed in a decorative portico.

e. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the Director.

f. A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.

g. Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the Director. Such decorative elements may have a slope of less than 1:3.

h. Roof mounted equipment shall be screened from view from any adjacent residential property and adjoining public street, if feasible, except that solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be screened.

7. Landscaping. Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

B. Other Zones. (Reserved)

22.328.080 Area Specific Development Standards.

A. Applicability, Review, and Certification. The following standards of applicability, review, and certification shall apply in Area 1 (Foothill Boulevard West Town Area), Area 2 (Foothill Boulevard Mid-Town Area), and Area 3 (Foothill Boulevard East Town Area) as described hereafter:

1. Applicability. These area specific standards shall apply to development proposals that involve one or more of the activities listed in Table 22.328-A, below, except for development proposals for which building permit applications were submitted to, and deemed complete by, the Department or Public Works prior to the effective date of these area specific development standards:

TABLE 22.328-A: AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY

Activity	Applicable Standards		
	Area 1	**Area 2**	**Area 3**
New or change of land use	– B.3 (Apartment Houses) – B.4 (Zone Specific Development Standards)	– C.3 (Apartment Houses) – C.4 (Zone Specific Development Standards)	– D.3 (Apartment Houses) – D.4 (Zone Specific Development Standards)
New structure	– B.5 (Lot Coverage) – B.6 (Required Yards) – B.7 (Structure Height) – B.8 (Structure Design)	– C.5 (Lot Coverage) – C.6 (Required Yards) – C.7 (Structure Height) – C.8 (Structure Design)	– D.5 (Lot Coverage) – D.6 (Required Yards) – D.7 (Structure Height) – D.8 (Structure Design)
New addition to existing structure	– B.5 (Lot Coverage) – B.6 (Required Yards) – B.7 (Structure Height) – B.8.d (Structure Design)	– C.5 (Lot Coverage) – C.6 (Required Yards) – C.7 (Structure Height) – C.8.b (Structure Design)	– D.5 (Lot Coverage) – D.6 (Required Yards) – D.7 (Structure Height) – D.8.b (Structure Design)
New alteration to the exterior of existing structure that requires permits from Public Works	– B.8.d through B.8.m (Structure Design) as they apply to the new alteration being proposed	– C.8.b (Structure Design) as they apply to the new alteration being proposed	– D.8.b (Structure Design) as they apply to the new alteration being proposed
• New parking lot • New addition to existing parking lot • Replacement of existing parking lot	– B.9 (Parking Lot Design)	– C.9 (Parking Lot Design)	– D.9 (Parking Lot Design)
• Installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping • Replacement of existing landscaping	– B.10 (Landscaping)	– C.10 (Landscaping)	– C.10 (Landscaping)

TABLE 22.328-A: AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY			
• New wall or fence • New addition to existing wall or fence • Replacement of existing wall or fence	– B.11 (Walls and Fences)	– C.11 (Walls and Fences)	– C.11 (Walls and Fences)
• New sign • Enlargement or alteration of existing sign • Replacement of existing sign	– B.12 (Signs)	– C.12 (Signs)	– C.12 (Signs)

2. Review.

a. Development proposals subject to these area specific standards shall require an approved Ministerial Site Plan Review (Chapter 22.186) application, unless a different approval is required by this Title 22.

b. 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.

c. 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 California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.

d. 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 California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.

e. If an application includes landscaping plans, the application shall also include a covenant and agreement, to be recorded with the Registrar-Recorder/County Clerk following application approval, 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.

3. Certification. Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 in Title 26 (Building Code) of the County Code, an architect, general contractor, or applicable contractor licensed by the State of California shall submit a statement to the Department made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that all construction to be inspected complies in his or her professional opinion with all approved plans, these area specific standards, and all other applicable provisions of this Title 22.

B. Area 1 – Foothill Boulevard West Town Area.

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

2. Description of Area. The boundaries of this area are shown on Figure 22.328-B: Foothill Boulevard West Town Area, at the end of this Chapter.

3. Apartment Houses. In approving a Conditional Use Permit (Chapter 22.158) application for an apartment house, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):

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

b. 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 intent and purpose of this CSD, as provided in Section 22.328.010 (Purpose).

4. Zone Specific Use Standards.

a. Zone C-1. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-1:

i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.

ii. Sales.

- Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses).

iii. 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 Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses).
- 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.

- Schools through grade 12, accredited, including appurtenant facilities, which offers 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.

iv. Recreation and Amusement.

- Athletic fields, excluding stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Swimming pools, as a primary use.

b. Zone C-3. In addition to the uses in Chapter 22.20 (Commercial Zones), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-3:

i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.

ii. Sales.

- Automobile sales, sale of new and used motor vehicles.
- Boat and other marine sales.
- Pet stores.

iii. 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.
- 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.

iv. 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.

5. Lot Coverage. Structures shall not cumulatively occupy more than 85 percent of the net area of a lot.

6. Required Yards.

a. Front and Corner Side Yards.

i. Each lot shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.

ii. 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 B.10, below.

iii. The following uses are permitted in required front and corner side yards:

(1) Driveways, subject to the limitations of Subsection B.9.a, below;

(2) Outdoor dining;

(3) Street furniture; and

(4) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, below.

iv. Each required front or corner side yard shall be landscaped in areas where none of the uses in the immediately preceding Subsection B.6.a.iii, above, are maintained and such landscaping shall comply with Subsection B.10, below.

b. Rear Yards.

i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped to provide shielding for the adjoining Residential Zone with landscaping that complies with Subsection B.10, below, and the following requirements:

(1) If a lot 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

(2) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

7. Structure Height.

a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 35 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.

b. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall vary across the depth of the lot from front to back with the maximum height allowed at the front of the lot, and shall be established as follows:

i. If the adjoining lot in a Residential Zone has a lower elevation, the maximum structure height 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 on any portion of the lot upon which the structure is to be located.

ii. If the adjoining lot in a Residential Zone has a higher elevation, the maximum structure height shall be established as a 45-degree projection measured from the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.

8. Structure Design.

a. Design Features. New primary 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 B.8.c, below:

i. Arcading;

ii. Arches;

iii. Awnings;

iv. Balconies;

v. Bay windows;

vi. Colonnades;

vii. Courtyards;

viii. Decorative exterior stairs;

ix. Decorative grilles;

x. Decorative iron fences;

xi. Masonry benches;

xii. Outdoor dining;

xiii. Pergolas and trellises;

xiv. Plazas;

xv. Recessed upper floor loggias or pergolas;

xvi. Tile masonry fountains; and

xvii. Tiled bulkheads.

b. Structure Frontage.

i. If a new primary structure adjoins either a public street or a yard on that lot required by Subsection B.6, above, 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.

ii. If a new primary structure adjoins either multiple public streets or multiple yards required by Subsection B.6, above, that adjoin public streets:

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

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

iii. At least 60 percent of all ground-floor structure frontages that adjoin either a public street or a yard required by Subsection B.6, above, 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.

iv. At least 50 percent of all structure frontages above the ground floor that adjoin either a public street or a yard required by Subsection B.6, above, 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.

c. Architectural Style. New primary structures shall be designed in compliance with one of the following architectural styles, defined by this Chapter and further explained in the Foothill Boulevard Design Guidelines, a separate document maintained by the Department:

i. Victorian.

ii. Arts and Crafts.

iii. Mission.

iv. Prairie.

v. Spanish.

vi. Foothill Eclectic.

d. Roof Design. Roofs shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and shall also comply with the following standards:

i. Roofs and roof forms shall be employed on at least three of the four sides of a structure; and

ii. Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal where metal roofs are otherwise authorized.

e. Roof Projections.

i. Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. 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.

iii. Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the maximum structure height established by Subsection B.7, above.

f. Mechanical Equipment.

i. Roof-Mounted Equipment.

(1) Roof-mounted equipment shall be screened from view on all four of its sides by roof forms, roof projections, or architectural screening that is consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

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

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

(4) 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.

ii. Mechanical equipment attached to a structure at the ground floor level, including but not limited to individual air conditioning units, shall be screened or enclosed through use of landscaping compliant with Subsection B.10, below, or use of walls or fences compliant with Subsection B.11, below.

g. Exterior Lighting.

i. Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. 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.

h. Pedestrian Circulation Areas. Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and pavement in such areas shall employ the following materials: brick, interlocking paving stones, or paver tiles.

i. Pedestrian Entrances and Walk-Up Facilities.

i. If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from the edge of the right-of-way closest to the structure.

ii. If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way closest to the structure.

j. Windows.

i. All ground-floor structure frontages adjoining either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street shall include windows.

ii. Windows shall be designed so that storage areas, other than product displays, within a structure are not visible and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

iii. 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.

iv. Tinted glass may be employed in a window above the ground floor of a structure.

v. 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.

vi. 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 window containing such railing or grille is not view obscured.

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

k. Awnings.

i. Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by Subsection B.8.b, above, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. An open framework may be permitted beneath awnings.

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

iv. Awnings shall not employ glossy material or be internally lit.

v. If the Director determines that any awning on a lot is not maintained in good repair, the owner of such lot shall remove, repair, or replace such awning within 30 days of receipt of notification from the Director or his designee. For the purposes of this Subsection B.8.k, good repair shall be defined as not torn, ripped, or faded to a different color.

l. Wall Finishes.

i. Exterior wall finishes shall be applied uniformly on all sides of a structure and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.

ii. Exterior wall finishes shall employ the following materials: bricks, shingles, lap siding, stucco, naturally occurring river rock, and stone veneers.

iii. 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.

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

m. Color. Earth tone colors shall be used as base colors on structures, with bright non-pastel colors generally providing accent.

9. Parking Lot Design. The requirements of Section 22.112.080 (Parking Design) shall apply except where modified herein:

a. Driveways.

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

ii. Only one driveway shall be provided to each public street adjoining a lot.

iii. The Director may modify the requirements of this Subsection B.9.a, in consultation with the Fire Department and Public Works, if the Director 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 Section 22.328.090 (Modification of Development Standards).

b. Setbacks.

i. 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 the edge of the right-of-way closest to the structure unless a greater distance is required by Subsection B.6, above.

ii. The area between a parking lot or parking structure and the edge of the right-of-way closest to the structure which may include a pedestrian walkway, shall be landscaped and such landscaping shall comply with Subsection B.10, below.

c. Fences and Walls.

i. Where a fence or wall is required by this Subsection B.9 or by Section 22.112.080 (Parking Design), such fence or wall shall comply with the requirements of Subsection B.11, below.

ii. 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 the edge of the right-of-way closest to the structure shall be required. The Director may allow substitution of a landscaped berm in place of a solid fence or wall if the Director finds that such substitution results in a superior project design.

d. Landscaping. Parking lot landscaping shall comply with Subsection B.10, below, and the following requirements:

i. 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.

ii. 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. Said tree may be included as one of the trees required by the immediately preceding Subsection B.9.d.i.

iii. 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.

iv. The Director may modify the requirements of this Subsection B.9.d when 20 or fewer parking spaces are provided on a lot if he finds that these requirements are infeasible due to the lot size or dimensions, and that the modified requirements provide sufficient landscaping. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).

e. Pedestrian Circulation Areas.

i. Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.

ii. Pedestrian circulation areas within stand-alone parking lots shall utilize one of the architectural styles defined in Subsection B.8.c, above.

iii. Pedestrian circulation areas within parking lots shall employ the following materials for the pavement in such areas: brick, interlocking paving stones, or paver tiles.

f. Lighting.

i. Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.

ii. Each parking lot lighting fixture in a stand-alone parking lot shall be consistent with one of the architectural styles defined in Subsection B.8.c, above.

iii. Each parking lot lighting fixture shall not exceed 250 watts and the light shall be directed away from adjacent public right-of-ways and Residential Zones.

10. Landscaping. These landscaping provisions below, shall apply to installation or replacement of landscaping in connection with a development project as defined by Chapter 22.122 (Low Impact Development).

a. General Requirements.

i. At least 15 percent of the net area of a lot shall contain landscaping planted in the ground.

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

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

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

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

b. Plant Materials.

i. Plants shall be grouped in hydrozones, as required by Chapter 22.122 (Low Impact Development).

ii. Drought-tolerant plants shall be provided in accordance with Chapter 22.122 (Low Impact Development).

iii. Trees shall be at least 24-inch box size and shall be supported with appropriate staking and guy wires.

iv. Shrubs shall be at least five-gallon size.

v. Groundcover.

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

(2) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between 18 and 24 inches apart.

vi. Turf grass shall be prohibited on any portion of a lot with a slope of 15 percent or greater.

c. Existing Mature Trees.

i. This Subsection B.10.c shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).

ii. Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are moved in accordance with State of California Arboricultural practices.

d. Maintenance.

i. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

ii. Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:

(1) 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.

(2) The system shall be designed in coordination with the hydrozones established in Subsection B.10.b.i, above.

(3) 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.

11. Walls and Fences.

a. Retaining Walls.

i. Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors.

ii. Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:

(1) Retaining walls shall be limited to four feet in height as measured from finished grade from the bottom of the retaining wall. If four feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than four feet may be allowed.

(2) Each vertical increment of terraced retaining walls 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 B.10, above.

iii. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:

(1) Retaining walls shall be limited to eight feet in height as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.

(2) Each vertical increment of terraced retaining walls 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 B.10, above.

iv. 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 B.10, above.

b. Other Walls and Fences.

i. General Requirements.

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

(2) Walls and fences shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.

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

ii. Walls.

(1) 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.

(2) Walls shall be painted with earth tone colors.

iii. Fences.

(1) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that the top of such wrought iron fence does not curve outward, away from the subject property.

(2) Chain link fences are permitted only when used for construction sites or for special events authorized by an approved Special Events Permit (Chapter 22.188).

12. Signs. The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:

a. Non-Conforming Signs. 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 B.12.

b. General Requirements.

i. A sign shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the structure onto which it is affixed.

ii. A sign shall employ earth tone colors.

iii. Letters on a sign shall not exceed 18 inches in height.

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

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

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

vii. 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.

c. Wall Business Signs.

i. Area Permitted.

(1) 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 exceed40 square feet of wall business sign area, provided that:

(a) Each wall business sign does not exceed 25 square feet in area; and

(b) All wall business signs placed 12 or more feet above finished grade do not cumulatively contain more than five 35 percent of permitted wall business sign area.

(2) 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.

(3) 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.

ii. Height Permitted. A wall business sign shall not extend above a parapet wall or more than two feet above an eave.

d. Awning Business Signs.

i. Area Permitted.

(1) A ground-floor business establishment shall be permitted a maximum of one awning business sign.

(2) 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.

ii. Other Requirements.

(1) 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.

(2) Letters on an awning business sign shall not exceed eight inches in height.

(3) An awning business sign shall not be internally lit.

e. Projecting Business Signs.

i. Area Permitted.

(1) A ground-floor business establishment shall be permitted a maximum of one projecting business sign.

(2) 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.

(3) 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.

ii. Height Permitted.

(1) 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.

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

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

g. Freestanding Business Signs.

i. Frontage.

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

(2) Two freestanding business signs shall be permitted on a lot 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.

ii. Type Permitted. A freestanding business sign shall be a monument sign. For the purposes of this Subsection B.12.g, 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.

iii. Size Permitted.

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

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

iv. 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 B.10, above.

v. Other Requirements.

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

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

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

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

i. 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.

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

k. Temporary Construction Signs. A temporary construction sign shall not exceed 80 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

l. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.

m. Special-Purpose Signs.

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

ii. Fuel pricing signs shall comply with the requirements of Subsections B.12.g.ii through B.12.g.v, above.

iii. A public transportation sign shall not include advertising.

n. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):

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

ii. Signs employing video components; and

iii. Signs emitting odors.

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

1. Purpose. The Foothill Boulevard Mid-Town Area is established to improve the appearance of the middle 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.

2. Description of Area. The boundaries of this area are shown on Figure 22.328-C: Foothill Boulevard Mid-Town Area, at the end of this Chapter.

3. Apartment Houses. The requirements of Subsection B.3, above shall apply.

4. Zone Specific Use Standards.

a. Zone C-1.

i. The requirements of Subsection B.4.a, above, shall apply.

ii. 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 Public Works.

b. Zone C-2.

i. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-2:

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

(2) Sales.

- Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses).
- Boat and other marine sales.

(3) 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.
- 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.
- 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 or maintenance of machinery or mechanical equipment.
- Tool rentals.

(4) Recreation and Amusement.

- Athletic fields, excluding stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Swimming pools.

ii. 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 Public Works.

c. Zone C-3.

i. The requirements of Subsection B.4.b, above, shall apply.

ii. 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 Public Works.

5. Lot Coverage. The requirements of Subsection B.5, above, shall apply.

6. Required Yards. Rear yards shall be provided according to the requirements of Subsection B.6.b, above.

7. Structure Height. The maximum structure height shall be 35 feet, as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.

8. Structure Design.

a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection F.3.f shall instead be made to any yard required by Subsection C.6, above.

b. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from Public Works, except that:

i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above; and

ii. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection C.7, above.

9. Parking Lot Design. The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above.

10. Landscaping. The requirements of Subsection B.10, above, shall apply, except that at least 10 percent of the net area of a lot shall contain landscaping planted in the ground.

11. Walls and Fences. The requirements of Subsection B.11, above, shall apply.

12. Signs. The requirements of Subsection B.12, above shall apply.

D. Area 3 – Foothill Boulevard East Town Area.

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

2. Description of Area. The boundaries of this area are shown on Figure 22.328-D: Foothill Boulevard East Town Area, at the end of this Chapter.

3. Apartment Houses. The requirements of Subsection B.3, above, shall apply.

4. Zone Specific Use Standards.

a. Zone C-2. The requirements of Subsection C.4.b.i, above, shall apply.

b. (Reserved).

5. Lot Coverage. The requirements of Subsection B.5, above, shall apply.

6. Required Yards.

a. Front and Corner Side Yards.

i. Each lot 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.

ii. 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 B.10, above.

iii. The following uses are permitted in required front and corner side yards:

(1) Driveways, subject to the limitations of Subsection B.9.a, above;

(2) Outdoor dining;

(3) Street furniture; and

(4) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, above.

iv. Each required front or corner side yard shall be landscaped in areas where none of the uses in Subsection D.6.a.iii, above, are maintained and such landscaping shall comply with the requirements of Subsection B.10, above.

b. Rear Yards. The requirements of Subsection B.6.b, above, shall apply.

7. Structure Height.

a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 42 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.

b. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall be established by the requirements of Subsections B.7.b, above.

8. Structure Design.

a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.

b. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from Public Works, except that:

i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above; and

ii. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection D.7, above.

9. Parking Lot Design. The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.

10. Landscaping. The requirements of Subsection B.10, above, shall apply.

11. Walls and Fences. The requirements of Subsection B.11, above, shall apply.

12. Signs. The requirements of Subsection B.12, above, shall apply.

22.328.090 Modification of Development Standards.

A. Modifications Authorized.

1. Except as set forth in Section 22.328.080.B.9.a.iii and Section 22.328.080.B.9.d.iv, modification of the development standards specified in this Subsection A.1 shall be subject to the procedures specified in Subsection B, below:

a. 22.328.070.A (Zone R-3),

b. 22.328.080.B.6 (Required Yards),

c. 22.328.080.B.8 (Structure Design),

d. 22.328.080.B.9 (Parking Lot Design),

e. 22.328.080.B.10 (Landscaping),

f. 22.328.080.B.11 (Walls and Fences),

g. 22.328.080.B.12 (Signs),

h. 22.328.080.C.6 (Required Yards),

i. 22.328.080.C.8 (Structure Design),

j. 22.328.080.C.9 (Parking Lot Design),

k. 22.328.080.C.10 (Landscaping),

l. 22.328.080.C.11 (Walls and Fences),

m. 22.328.080.C.12 (Signs),

n. 22.328.080.D.6 (Required Yards),

o. 22.328.080.D.8 (Structure Design),

p. 22.328.080.D.9 (Parking Lot Design),

q. 22.328.080.D.10 (Landscaping),

r. 22.328.080.D.11 (Walls and Fences), and

s. 22.328.080.D.12 (Signs); and

2. Modification of other development standards in this CSD shall be subject to a Variance (Chapter 22.194) application.

B. Modification of Selected CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the

notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect of public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. 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.

v. 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 Section 22.328.010 (Purpose).

FIGURE 22.328-A: LA CRESCENTA-MONTROSE CSD BOUNDARY

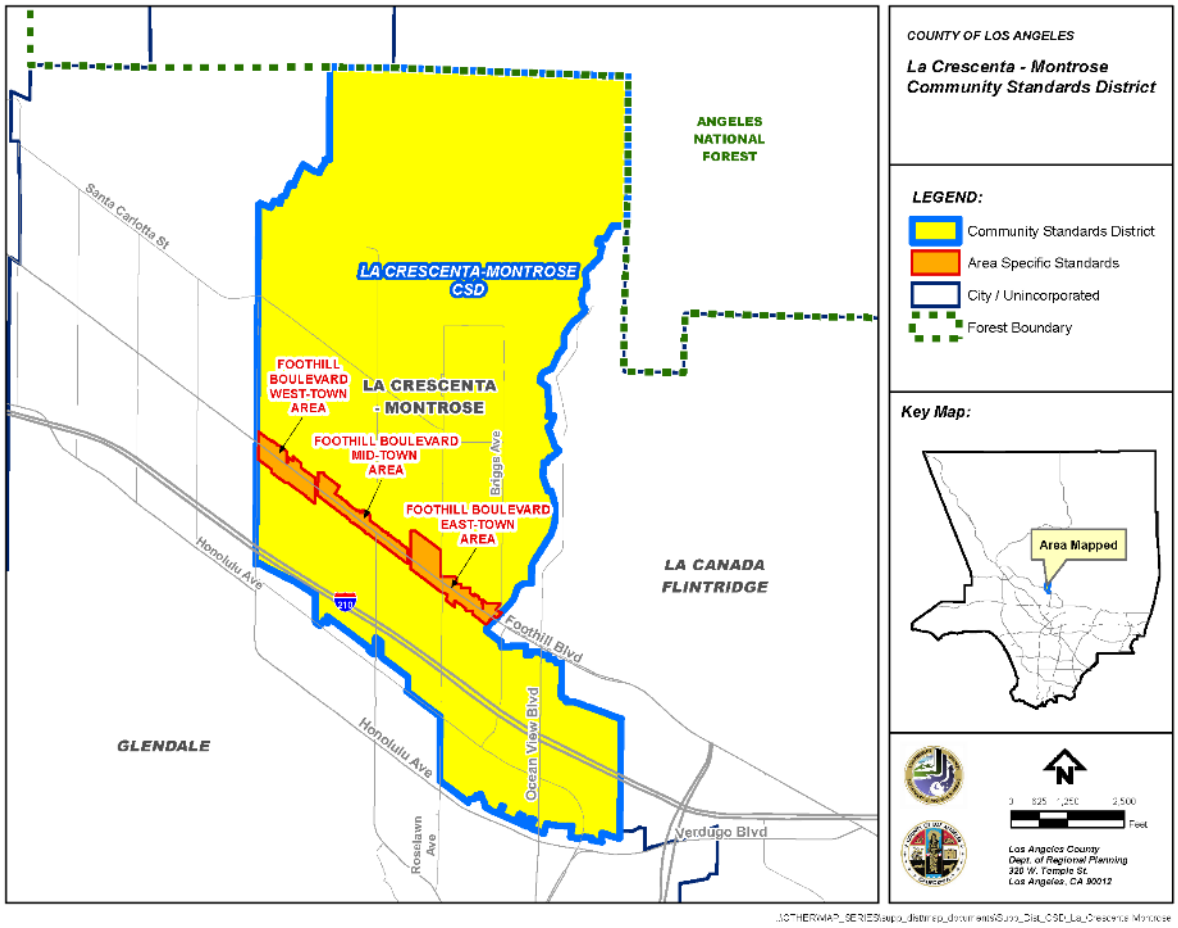


FIGURE 22.328-B: FOOTHILL BOULEVARD WEST TOWN AREA

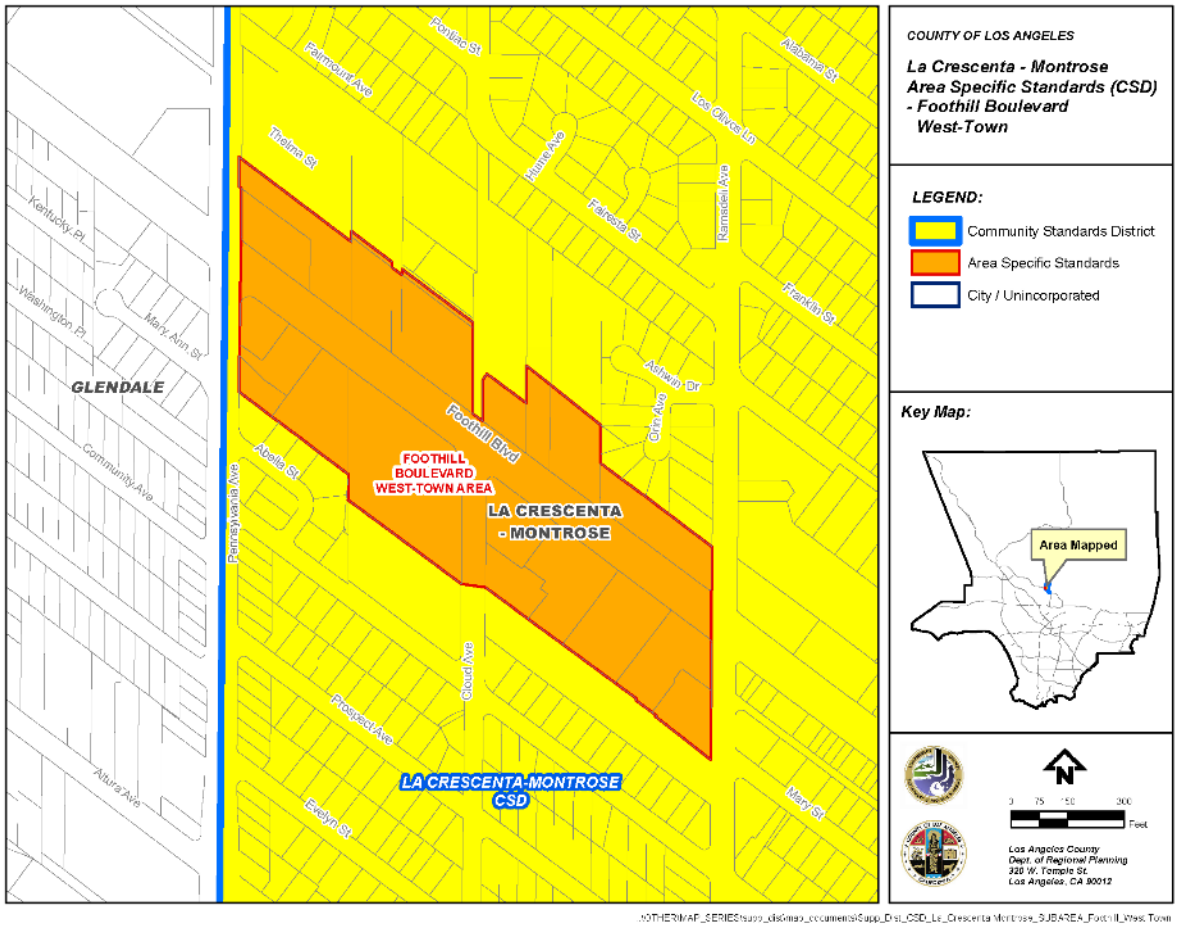


FIGURE 22.328-C: FOOTHILL BOULEVARD MID-TOWN AREA

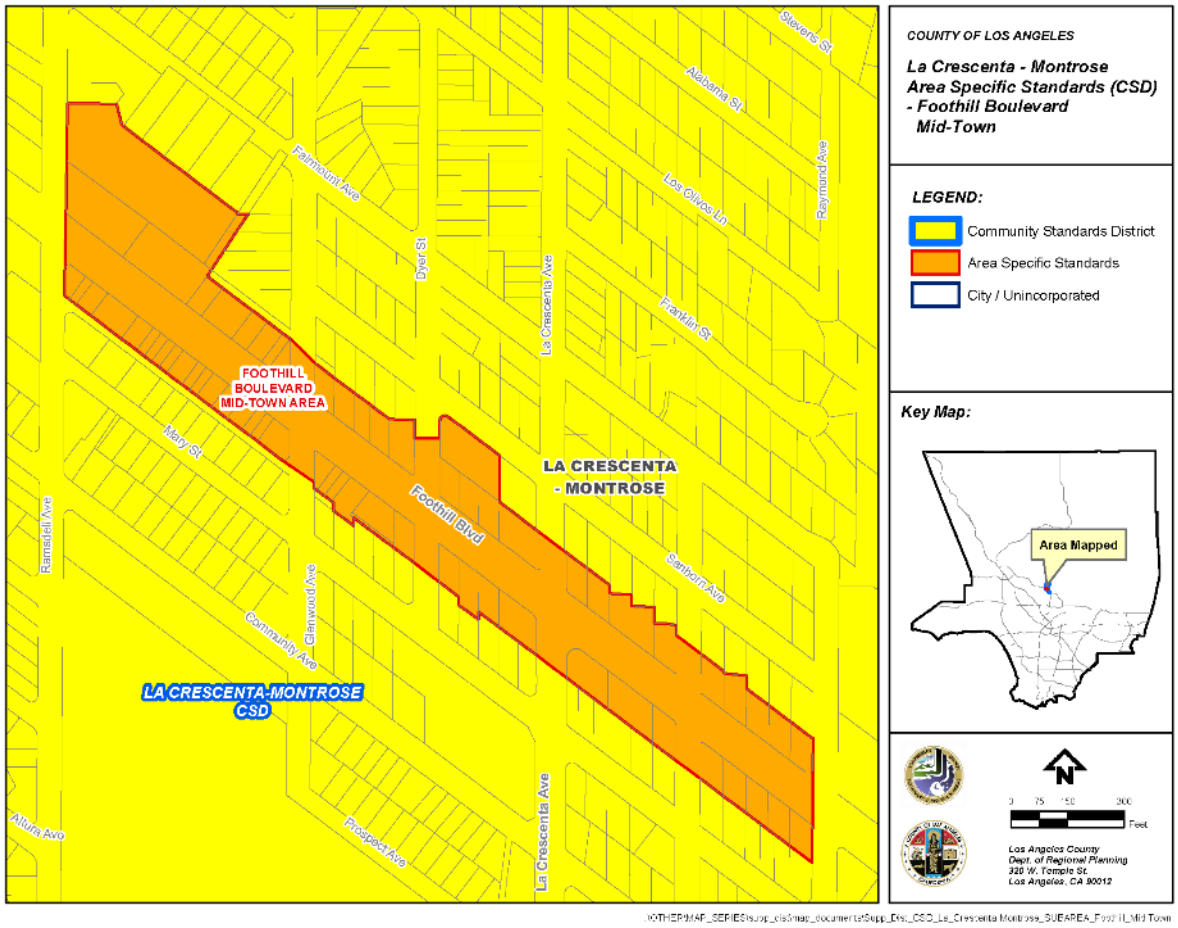
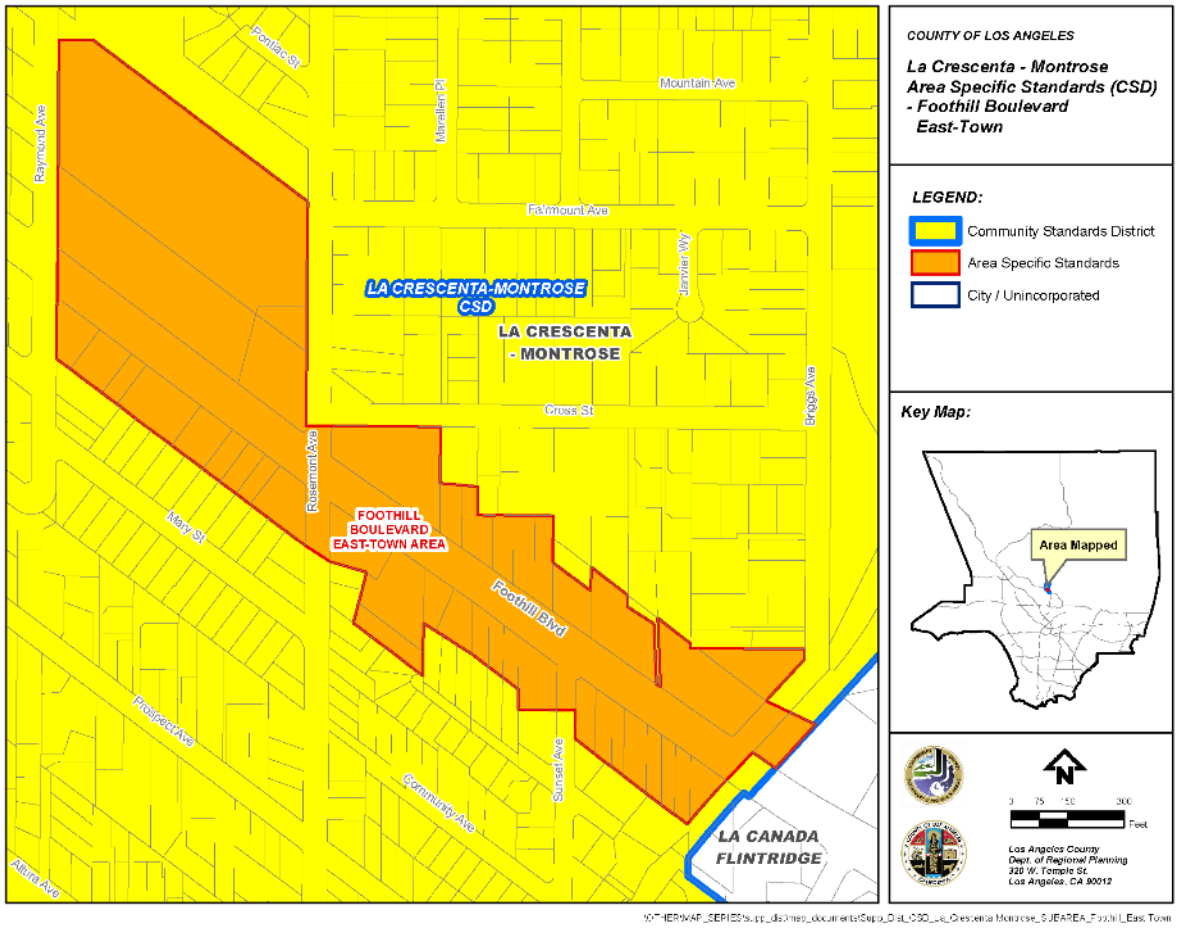


FIGURE 22.328-D: FOOTHILL BOULEVARD EAST TOWN AREA



Chapter 22.330 Leona Valley Community Standards District.

Sections:

22.330.010 Purpose.

22.330.020 Definitions.

22.330.030 District Map.

22.330.040 Applicability.

22.330.050 Application and Review Procedures.

22.330.060 Community Wide Development Standards.

22.330.070 Zone Specific Development Standards.

22.330.080 Area Specific Development Standards.

22.330.090 Modification of Development Standards.

22.330.010 Purpose.

The Leona Valley Community Standards District ("CSD") is established to protect the community's unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and hillside management areas defined by the Antelope Valley Area Plan.

22.330.020 Definitions.

(Reserved)

22.330.030 District Map.

The boundaries of this CSD are shown on Figure 22.330-A: Leona Valley CSD Boundary, at the end of this Chapter.

22.330.040 Applicability.

(Reserved)

22.330.050 Application and Review Procedures.

A Ministerial Site Plan Review (Chapter 22.186) shall be required for all nondiscretionary zoning and subdivision applications and building permits to ensure that the purpose of this CSD is satisfied.

22.330.060 Community Wide Development Standards.

A. Design Considerations. Wherever possible, development shall preserve existing natural contours, existing native vegetation, and natural rock outcropping features and incorporate new landscaping materials which will integrate the development into the surrounding area.

B. Signs. This CSD shall be designated a Billboard Exclusion Zone in compliance with Chapter 22.50 (Billboard Exclusion Zone).

C. Fencing. Where perimeter fencing is desired, it should be of an open, non-view-obscuring type such as split-rail or wire. Except for retaining walls, solid, view-obscuring perimeter fences or walls are prohibited.

D. Outdoor Lighting. Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

E. Street Improvements.

1. Except for Commercial and Industrial Zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required, provided, however, that such width meets applicable safety and access requirements.

2. Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the Director of Public Works.

F. Required Area. Standard residential lots shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in hillside management areas (areas over 25 percent slope) and must satisfy findings of the Hillside Management Ordinance as set out at Chapter 22.104 (Hillside Management Areas).

22.330.070 Zone Specific Development Standards.

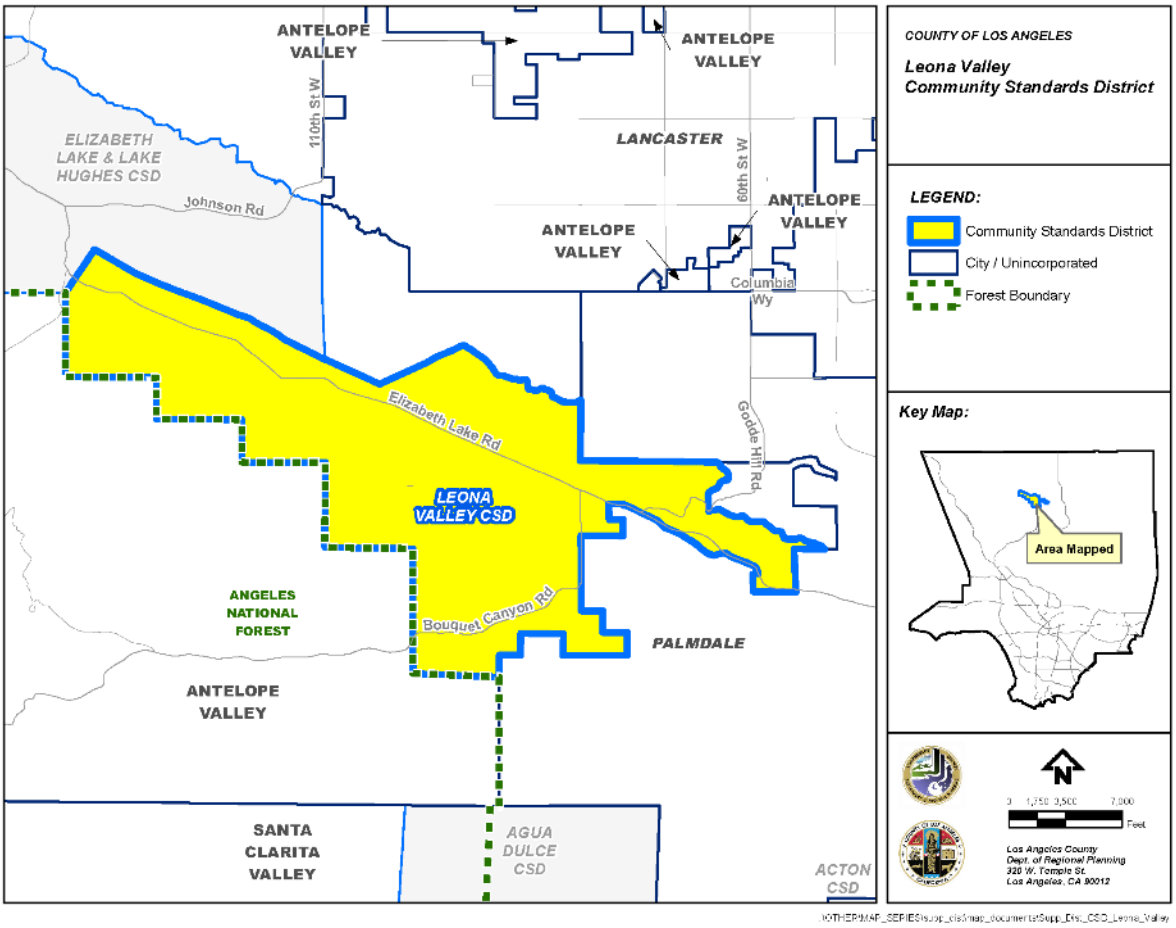
(Reserved)

22.330.080 Area Specific Development Standards.

(Reserved)

22.330.090 Modification of Development Standards.

FIGURE 22.330-A: LEONA VALLEY CSD BOUNDARY



Chapter 22.332 Rowland Heights Community Standards District.

Sections:

22.332.010 Purpose.

22.332.020 Definitions.

22.332.030 District Map.

22.332.040 Applicability.

22.332.050 Application and Review Procedures.

22.332.060 Community Wide Development Standards.

22.332.070 Zone Specific Development Standards.

22.332.080 Area Specific Development Standards.

22.332.090 Modification of Development Standards.

22.332.010 Purpose.

The Rowland Heights Community Standards District ("CSD") is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.112.040.C (Residential and Agricultural Zones) in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. This CSD is established to: (1) ensure that new development retains the residential character of the area; (2) impose development standards and review processes to ensure that commercial development, signs in commercial areas, landscaping, and setbacks, are appropriate for the community and are implemented to protect the community's health, safety, and welfare; and (3) allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

22.332.020 Definitions.

Recreational Vehicle. A camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars, or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

22.332.030 District Map.

The boundaries of this CSD are shown on Figure 22.332-A: Rowland Heights CSD Boundary, at the end of this Chapter.

22.332.040 Applicability.

Structures nonconforming due to the standards contained in this CSD may be continuously maintained subject to all applicable provisions set forth in Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

22.332.050 Application and Review Procedures.

A monthly report or reports shall be generated by the Department listing all permit and site plan applications received by the Department for this CSD. The report(s) shall list the type of application received, a brief description of the project, the name of the property owner and/or applicant, and the address of the proposed project. The report(s) shall be distributed on a periodic basis in a manner and frequency determined by the Director to all community groups that request a copy, and to such other groups or persons who, in the Director's judgment, would be appropriate to receive the report(s). Before determining how often to distribute the report(s) to a particular group or person, the Director shall consult with and take into account the preference of that group or person on this matter.

22.332.060 Community Wide Development Standards.

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

22.332.070 Zone Specific Development Standards.

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

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

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

B. Zone C-1.

1. Signs. Except as herein modified, all new signs shall conform to Chapter 22.114 (Signs).

a. Roof Signs. Roof signs shall be prohibited.

b. Freestanding Signs.

i. Freestanding signs shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.

ii. The maximum height of a freestanding sign shall be 20 feet.

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

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

v. Freestanding business signs shall also be subject to the provisions of Subsection B.1.c.ii, below, related to business signs.

c. Business Signs.

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

ii. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.

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

e. Sign Programs for Commercial Centers Consisting of Three or More Businesses.

i. The owner or operator of a commercial center consisting of three or more businesses shall submit a sign program to the Director to coordinate business signage within the commercial center. For existing commercial centers that meet this threshold, the sign program shall be submitted and approved no later than January 1, 2006. Notwithstanding the deadline in the preceding sentence, no new business sign shall be installed in any commercial center 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 B.1, above, and C.2, below, and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

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

2. Setbacks. The minimum setback(s) from highways or streets for new structures and additions to structures shall be as follows: for lots located along Fullerton Road, Colima Road, Nogales Street, Fairway Drive, and Brea Canyon Cut-Off Road, 20 feet from the property line adjoining that respective highway or street; for lots located along any other highway or street, 15 feet from the property line adjoining that respective highway or street. The first 10 feet of the setback area measured from the highway or street shall be landscaped in the manner described in Subsection B.3, below.

3. General Landscaping. Lots greater than 30,000 square feet shall have a minimum landscaping of 10 percent of the net lot area; all other lots shall have a minimum landscaping of 15 percent of the net lot area. The landscaping shall consist of 24-inch and 36-inch box trees, five and fifteen gallon-size shrubs, and ground cover, and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and

replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area. Where applicable, landscaping shall be:

a. Placed around the base of a structure in the area between the structure and the parking area;

b. Used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities from public view, to the extent that the landscaping does not prevent access thereto; and

c. Used to create a buffer with a minimum width and height of three feet between parking areas and public rights-of-way.

4. Parking Lot Landscaping. Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. This landscaping shall be counted toward the general landscaping requirement set forth in Subsection B.3, above. The landscaping shall be spread throughout the parking lot to maximize its aesthetic effect and the parking lot's compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking, vehicle maneuvering, or pedestrian movement or activity, shall be landscaped.

5. Buffers. New structures and additions to structures less than or equal to a total of 15 feet in height, on lots adjoining a Residential Zone, shall have a minimum setback of three feet from the property line adjoining the Residential Zone. Any such structures or additions to structures over 15 feet in height shall add a minimum setback of one foot for each additional foot of the structure's height over 15 feet, applicable to those portions of the structure exceeding 15 feet.

6. Lot Coverage. Except as otherwise provided in this Subsection B.6, all new structures and additions to existing structures, when considered along with any existing structures, shall have a maximum cumulative 40 percent coverage of the net area of the lot. An upper floor overhang used solely for circulation, such as a walkway, shall be exempt from the lot coverage calculation, provided it has a maximum width of five feet. On lots less than or equal to 30,000 square feet in net area, new

restaurants are prohibited in existing or new structures if the cumulative lot coverage for such existing and/or new structures exceeds 33 percent.

7. Architectural Features. For lots that adjoin a street or residentially zoned property, at least 25 percent of each structure's façade that faces such street or residentially zoned property shall consist of materials or designs that are distinguishable from the rest of that façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long, unbroken façades are prohibited.

8. Deceleration/Acceleration Lane. For lots that have at least 600 feet of continuous street frontage on a single street, a dedicated deceleration/acceleration lane shall be installed and shall be subject to the dedication, design, and improvement requirements of Public Works.

9. Corner Properties.

a. Corner Cut-off. For purposes of maintaining safe visibility, the front corner area of any corner or reverse corner lot shall be kept free of any tree, fence, shrub, or other physical obstruction higher than 42 inches above grade. The restricted front corner area shall be triangular in shape and shall be measured as follows: two sides of the triangle shall each be 30 feet in length, measured from the point formed by the intersection of the front and exterior side property lines; the third side shall be formed by a straight line connecting the two above-mentioned points.

b. Zero Lot Line. All new structures and additions to structures shall, whenever practical, have a zero setback from the rear and interior side property lines when such property lines adjoin a commercially zoned property.

10. Parking for Take-Out Eating Establishments. Notwithstanding Section 22.112.060 (Required Parking Spaces) regarding parking requirements for Entertainment, Assembly, and Dining, a new establishment selling food for off-site consumption only, with no seating or other area for on-site consumption, shall provide parking pursuant to Section 22.112.060 (Required Parking Spaces), except that each such establishment shall have a minimum of ten automobile parking spaces.

11. Minor Conditional Use Permit for New Restaurants. New restaurants or additions to an existing restaurant, where the new floor area of the restaurant use is greater than 2,500 square feet, shall be subject to a Minor Conditional Use Permit (Chapter 22.160) application. For purposes of the preceding sentence, a change of use from a non-restaurant to a restaurant shall be considered a new restaurant. In addition to the provisions described in Chapter 22.160, the following shall also apply to these uses:

a. Filing Fee. A filing fee equal to that required for a Minor Conditional Use Permit, plus any related environmental review fee as required by Section 12.04.020 of Title 12 (Environmental Protection) of the County Code.

b. Environmental Determination. The application shall be subject to CEQA and an environmental review for the proposed use shall be undertaken.

c. Notification. The application shall comply with all noticing requirements as required by a Minor Conditional Use Permit (Chapter 22.160), except that the notification radius shall be 500 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to all other persons requesting notification, including, but not limited to, homeowners associations and civic organizations in the Rowland Heights community.

d. Notification of Decision. Notwithstanding Section 22.222.220 (Notice of Action), notice of the decision shall be sent not only to the applicant, but also to those persons who submitted written comments concerning the application, and to all other persons requesting notification, including, but not limited to, homeowners associations and civic organizations in the Rowland Heights community.

C. Zone C-2.

1. The standards and review provisions prescribed for Zone C-1, as contained in Subsection B, above, shall apply to Zone C-2 except the maximum sign area of freestanding signs set forth in Subsection B.1.b.iii, above.

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

D. Zone C-3.

1. The standards and review provisions prescribed for Zone C-2, as contained in Subsection C, above, shall apply to Zone C-3.

2. Structure Height. A structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

3. Limitation on Stories. Structures on lots with frontage on Colima Road shall be subject to the following limitation regarding stories: new structures located within 300 feet of Colima Road shall contain a maximum of two stories; new structures, and existing structures that currently have no more than two stories, located more than 300 feet from Colima Road may contain a maximum of three stories provided that the third story shall be for office use only.

E. Zones M-1 and M-1.5. In Zones M-1 and M-1.5, any use that is otherwise authorized in Zone C-3, as described in Chapter 22.20 (Commercial Zones), shall be subject to the standards and review provisions prescribed for Zone C-3, as contained in Subsection D, above.

F. Recreational Vehicle Parking – Residential and Agricultural Zones.

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

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

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

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

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

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

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

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

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

22.332.080 Area Specific Development Standards.

(Reserved)

22.332.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations shall be subject to the provisions of Subsection B, below;

2. Modification of the development standards for the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line shall be subject to the provisions of Subsection C, below; and

3. Modification of the standards set forth in Sections 22.332.070.B.2 (Setbacks), B.3 (General Landscaping), and B.5 (Buffers) through B.10 (Parking for Take-Out Eating Establishments) shall require a Variance (Chapter 22.194) application.

B. Minor Variations.

1. Modifications Authorized. A minor variation shall be subject to a CSD Modification application, in compliance with this Subsection B. A minor variation may be permitted for a deviation of up to 25 percent from the applicable development standards for:

a. The maximum height of freestanding signs set forth in Section 22.332.070.B.1.b.ii;

b. The maximum sign area of freestanding signs set forth in Section 22.332.070.B.1.b.iii and C.2;

c. The limit on wall business signs set forth in Section 22.332.070.B.1.c.i;

d. The maximum area for awning signs set forth in Section 22.332.070.B.1.d; and

e. The parking lot landscaping requirements set forth in Section 22.332.070.B.4 as they apply to existing parking lots as of the effective date of Section 22.332.070.B.4.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review - Discretionary) and this Subsection B.

3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged as to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. The application of these standards will result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan.

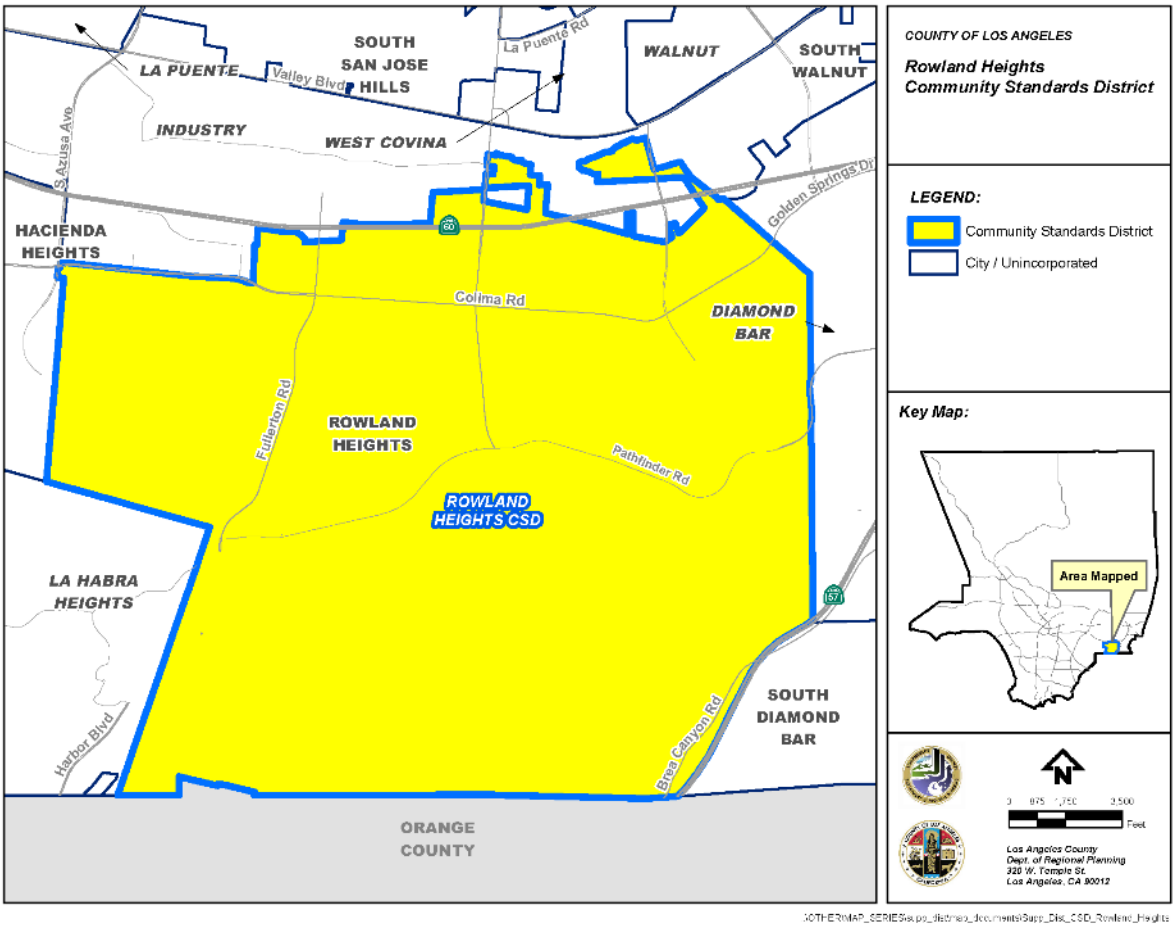
v. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within this CSD.

vi. Granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.

C. Yard Modifications. A Yard Modification (Chapter 22.196) application may be filed to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot

lines. An application under this Subsection C shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The Review Authority may approve the application if the Review Authority finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the Review Authority, and that the applicant has substantiated to the satisfaction of the Review Authority that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

FIGURE 22.332-A: ROWLAND HEIGHTS CSD BOUNDARY



Chapter 22.334 San Francisquito Canyon Community Standards District.

Sections:

22.334.010 Purpose.

22.334.020 Definitions.

22.334.030 District Map.

22.334.040 Applicability.

22.334.050 Application and Review Procedures.

22.334.060 Community Wide Development Standards.

22.334.070 Zone Specific Development Standards.

22.334.080 Area Specific Development Standards.

22.334.090 Modification of Development Standards.

APPENDIX I Criteria for Significant Ridgelines.

22.334.010 Purpose.

The San Francisquito Canyon Community Standards District ("CSD") is established to protect and enhance the community's secluded rural, equestrian, and agricultural character as well as its natural features, including ridgelines, significant ecological areas, and flood plains. The standards contained in this CSD are intended to ensure reasonable access to public riding and hiking trails, encourage the keeping of animals, minimize the need for urban infrastructure, and preserve the beauty of this natural gateway into the Angeles National Forest.

22.334.020 Definitions.

The following terms are defined solely for this CSD:

Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land.

Significant ridgelines. Ridgelines which, in general, are highly visible and dominate the landscape.

22.334.030 District Map.

The boundaries of this CSD are shown on Figure 22.334-A: San Francisquito Canyon CSD Boundary, at the end of this Chapter.

22.334.040 Applicability.

This CSD shall apply to all new development except for development depicted in Site Plan Reviews and Zoning Conformance Reviews that were submitted prior to the effective date of the ordinance establishing this CSD.

22.334.050 Application and Review Procedures.

(Reserved)

22.334.060 Community Wide Development Standards.

A. Highway and Local Street Standards.

1. Highway Standards. Alternate rural highway standards shall be utilized for routes shown on the Highway Plan, except for locations where existing

infrastructure or commercial and pedestrian traffic are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the federal Americans with Disabilities Act.

2. Local Street Standards.

a. Local streets shall be limited to the use of the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department.

B. Street Lights. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where installed, street lights shall be compatible in style and material with the poles on which they are mounted.

C. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

D. Utilities. (Reserved)

E. Signs.

1. Freestanding ranch entrance signs are permitted, provided that at least one driveway unobstructed by a sign is provided on a lot, as required by the Fire Department. Such signs are subject to the following standards:

a. On a lot, not more than one sign shall be placed at each entrance;

b. The height of each sign shall not exceed 20 feet as measured from mean natural grade; and

c. The surface area of each sign shall not exceed 20 square feet.

2. Signs that do not conform to the provisions of this Subsection E, but were existing and legally established as of the effective date of the ordinance establishing this CSD, may remain subject to the provisions of Section 22.174.050.A.2 (Termination by Discontinuance).

F. Vegetation Conservation. (Reserved)

G. Trails.

1. When required by Parks and Recreation in accordance with the Trails Map in the Santa Clarita Valley Area Plan, all new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.

2. Trail construction shall be completed in accordance with the conditions set forth by Parks and Recreation. All information pertaining to trail requirements shall be shown on tentative parcel or tract maps and the final parcel or tract map prior to final map recordation.

3. In reviewing land divisions, the Commission or Hearing Officer shall consider input by the Santa Clarita Valley Trails Advisory Committee, if provided, regarding trail development.

H. Density-Controlled Development. Density-controlled development shall be permitted only if each lot contains a net area of at least two acres.

I. Hillside Management. (Reserved)

J. Significant Ridgeline Protection.

1. The locations of the significant ridgelines within this CSD are shown on Figure 22.334-B: Significant Ridgelines at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

2. The highest point of a structure shall be located at 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and small-scale wind energy systems.

3. Modification of Subsection J.2, above, shall comply with Section 22.334.090 (Modification of Development Standards).

4. The provisions of this Subsection J shall not apply to:

a. Additions to a single-family residence or accessory structure that were legally established as of the effective date of the ordinance establishing this CSD, provided that such single-family residence or accessory structure does not exceed 5,000 square feet in floor area after such additions are constructed; and

b. The repair or replacement of a damaged or destroyed single-family residence or accessory structure that was legally established as of the effective date of the ordinance establishing this CSD, provided that such single-family residence or accessory structure is built in the same location as the one that was damaged or destroyed and does not exceed 5,000 square feet in floor area.

K. Grading.

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000-cubic-yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

2. In approving such Conditional Use Permit application for grading, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):

a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, the location of building pads in the area of the project site with the least slope and/or near a paved street traveled by the public; and

b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

L. Manure Storage. Manure shall be stored at least 50 feet away from any well, water source, or drainage channel, unless placed in a covered trash receptacle.

22.334.070 Zone Specific Development Standards.

A. Residential and Agricultural Zones.

1. Lot Design. Each new lot created by a land division shall contain a net area of at least two acres.

2. Required Yards.

a. Each lot shall have a required front yard of at least 25 feet in depth;

b. Each lot shall have a required rear yard of at least 25 feet in depth; and

c. Each lot shall have required interior side yards of at least 10 feet in depth.

3. Fences. Fences or walls within required front yards may exceed three and one-half feet in height, provided that:

a. Fences or walls shall not exceed six feet in height; and

b. At least 75 percent of the fence or wall area above three and one-half feet in height shall be open and non-view obscuring. Any non-view obscuring area shall be evenly distributed horizontally along the entire length of the fence or wall.

4. Structure Separation. Structures used in connection with the agricultural uses permitted by Section 22.16.030.C (Use Regulations) for Zone A-2 shall

be located at least 35 feet from any street or highway or any building used or designed for human habitation.

5. Temporary Animal Keeping. Fences for the temporary keeping of animals, including but not limited to pipe corrals, shall be exempt from the provisions of Subsections A.2 and A.4, above, provided that:

a. Such fences are located at least five feet from any lot line; and

b. Such fences do not exceed six feet in height.

B. Other Zones. (Reserved)

22.334.080 Area Specific Development Standards.

A. San Francisquito Canyon Creek Area.

1. Purpose. This Area is established to protect the San Francisquito Canyon Creek.

2. Area Boundary. The boundaries of this Area are shown on Figure 22.334-C: San Francisquito Canyon Creek Area, at the end of this Chapter.

3. Fences and Walls. Fences and walls are prohibited.

4. Outdoor Storage. Outdoor storage is prohibited.

B. (Reserved)

22.334.090 Modification of Development Standards.

A. Modifications Authorized

1. Modification of the development standards specified in Section 22.334.070.A.2 (Required Yards) shall be subject to a Yard Modification (Chapter 22.196) application. The application shall comply with all noticing requirements as required the Yard Modification (Chapter 22.196) application, except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll;

2. Modification of the development standards specified in Sections 22.334.070.A.3 (Fences) and 22.334.070.A.4 (Structure Separation) shall be subject to the procedures specified in Subsection B, below;

3. Modification of the development standards specified in Section 22.334.060.J.2 (Significant Ridgeline Protection) shall be subject to the procedures specified in Subsection C, below; and

4. Modification of other development standards in this CSD shall be subject to a Variance (Chapter 22.194).

B. Modification of Specific CSD Standards

1. Applicability. Any modification to Sections 22.334.070.A.3 (Fences) and 22.334.070.A.4 (Structure Separation) shall be subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Notification. The application shall comply with all noticing requirements as required by the Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to

provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

iv. 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

v. 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 Section 22.334.010 (Purpose).

C. Modification of Significant Ridgeline Protection.

1. Applicability. Any modification to Section 22.334.060.J.2 shall require a Minor Conditional Use Permit (Chapter 22.160) application.

2. Additional Findings.

a. Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and

i. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to, one or more of the following:

ii. Minimized grading.

iii. Reduced structural height.

iv. Use of shapes, materials, and colors that blend with the surrounding environment.

v. Use of native drought-tolerant landscaping for concealment.

FIGURE 22.334-A: SAN FRANCISQUITO CANYON CSD BOUNDARY

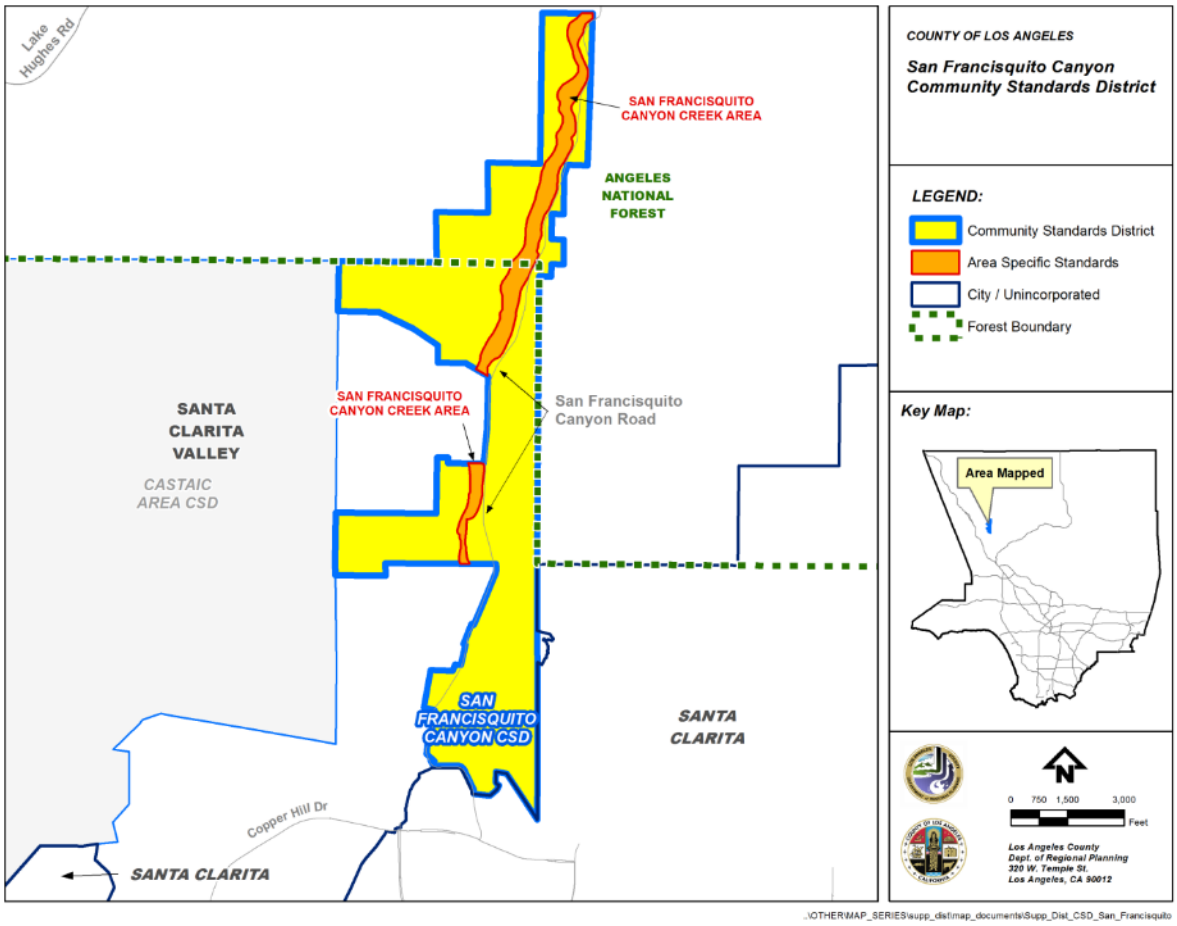


FIGURE 22.334-B: SIGNIFICANT RIDGELINES

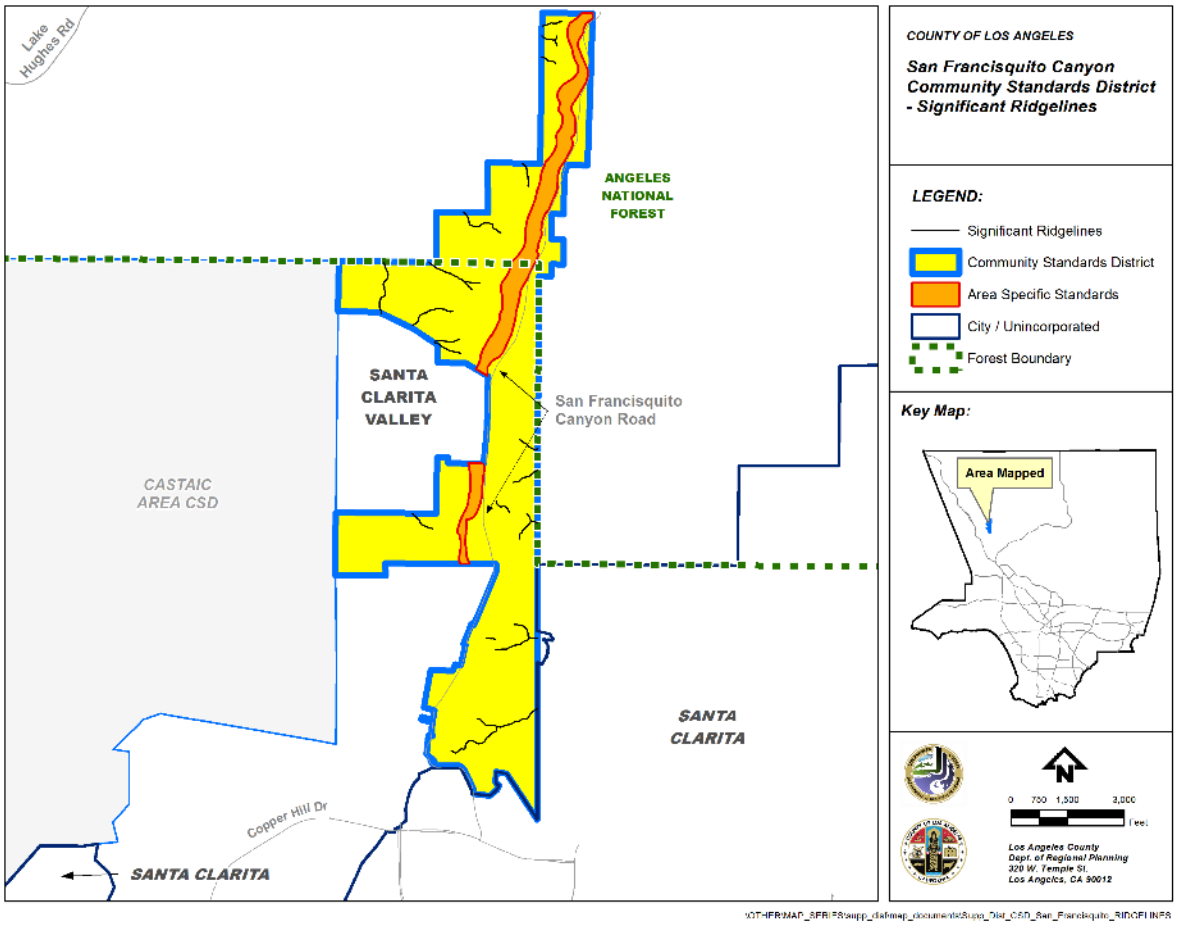
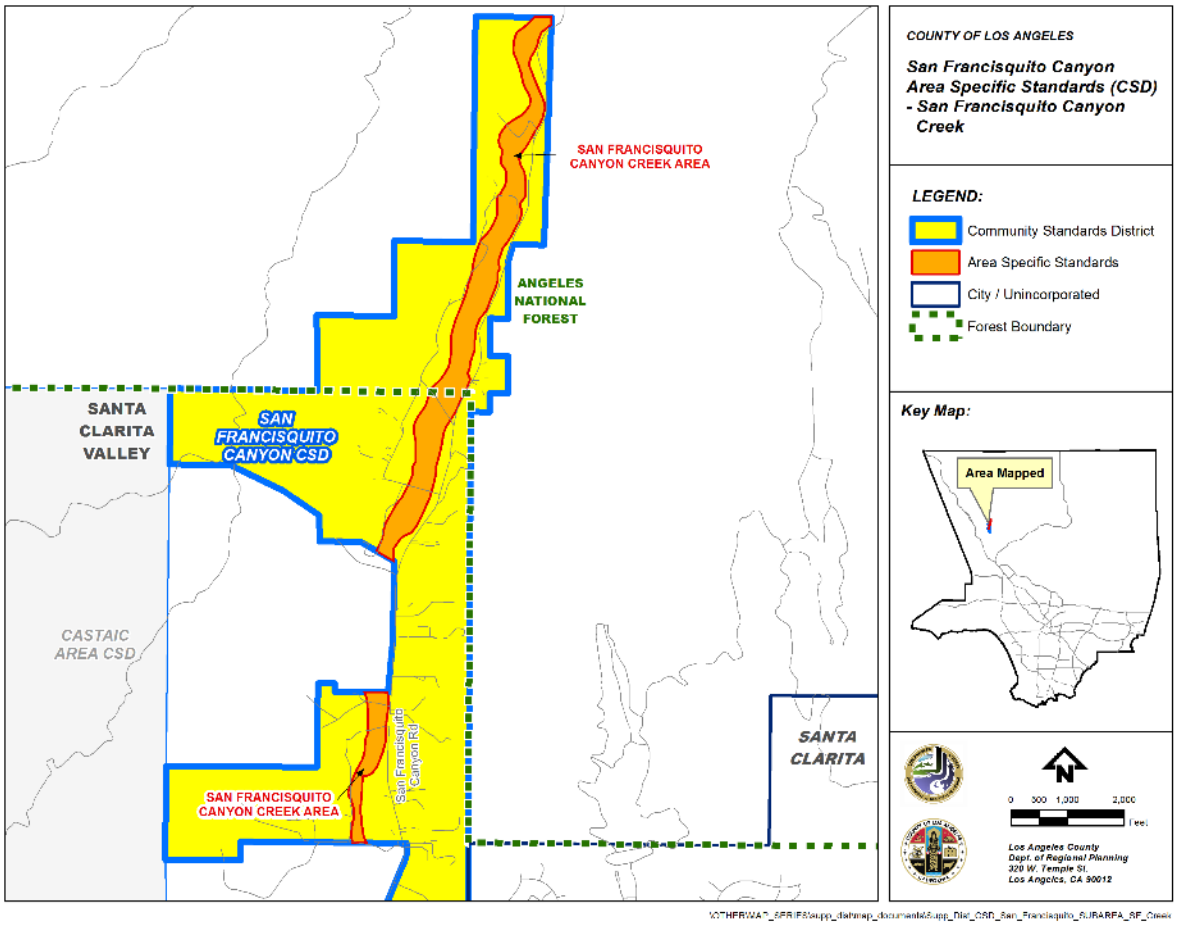


FIGURE 22.334-C: SAN FRANCISQUITO CANYON CREEK AREA



APPENDIX I CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the San Francisquito Canyon Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges can be seen from any location on the valley floor, from a community or neighborhood, or from a public road.
- Near/far contrast: Ridges that are part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along

the valley rim or a pass. This contrast can be experienced viewing an entire panoramic view or a portion of a panoramic view from an elevated point.

- Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places which are considered points of interest within the community or region.
- Uniqueness and character of a specific location: Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges in the community. These lands introduce visitors to the visual experiences they will encounter in the community and gateways include the surrounding ridges that provide a skyline and boundary to the community.

Chapter 22.336 Santa Monica Mountains North Area Community Standards District.

Sections:

22.336.010 Purpose.

22.336.020 Definitions.

22.336.030 District Map.

22.336.040 Applicability.

22.336.050 Application and Review Procedures.

22.336.060 Community Wide Development Standards.

22.336.070 Zone Specific Development Standards.

22.336.080 Area Specific Development Standards.

22.336.090 Modification of Development Standards.

APPENDIX I Criteria for Significant Ridgelines.

22.336.010 Purpose.

The Santa Monica Mountains North Area Community Standards District ("CSD") is established to implement the goals and policies of the Santa Monica Mountains North Area Plan ("Area Plan") in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

22.336.020 Definitions.

The following terms are defined solely for this CSD:

Bed and breakfast establishment. A single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.

Gross structural area (GSA). The allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

Stream. A topographic feature that at least periodically conveys water through a bed or channel having banks; this includes drainage courses and watercourses having a surface or subsurface flow that support or have supported riparian vegetation.

Vineyard. A plantation of grapevines that typically produces table grapes or grapes used in winemaking, which has a minimum size of 4,356 square feet, except as otherwise delineated in this CSD.

Wildlife-permeable fencing. Fencing that can be easily bypassed by all species of wildlife found within the Santa Monica Mountains, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles, and birds.

22.336.030 District Map.

The boundaries of this CSD are shown on Figure 22.336-A: Santa Monica Mountains North Area CSD Boundary, at the end of this Chapter.

22.336.040 Applicability.

A. The provisions of Sections 22.336.060.D.2, D.3, and D.4 (Grading), and Section 22.336.060.E (Significant Ridgeline Protection) shall not apply to a new

development project where, as of January 6, 2005, the effective date of the ordinance establishing said Sections, any of the following has occurred related to such project:

1. A complete application has been submitted for any subdivision, permit, variance, or Site Plan Review;

2. At least one public hearing session has been conducted on any application described in Subsection A.1, above; or

3. A final approval has previously been granted for any application described in Subsection A.1, above, provided that the building location and anticipated grading for the project are clearly depicted on the approved project plans and the project is developed in accordance with those plans.

For purposes of this Subsection A, a complete application shall be defined as an application that the Director finds to contain all of the required documents and information so as to allow the matter to be scheduled for any applicable public hearing or decision.

B. Notwithstanding the provisions of Section 22.336.060.E (Significant Ridgeline Protection), a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure which, as of January 6, 2005, the effective date of the ordinance adding that Section 22.336.060.E, was legally established, provided such repaired or replaced residence or accessory structure is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure may be enlarged cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure was damaged or destroyed. A different location for the residence or accessory structure may be approved by the Director if the applicant shows that the new location will avoid known hazards on the project site, such as geotechnical, fire, and/or hydrologic hazards, and

also shows that such other location will not result in damage to significant biological resources.

C. A legally established residence or accessory structure existing as of January 6, 2005, the effective date of the ordinance adding Section 22.336.060.E (Significant Ridgeline Protection), that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity.

D. Any amount of legal grading that has occurred on a lot, or in connection with a project, prior to January 6, 2005, the effective date of the ordinance adding Subsections D.2 and D.3 (Grading) of Section 22.336.060, below, shall not be counted toward the grading thresholds set forth in those Subsections. Proof that such grading was legal shall be demonstrated to the Director prior to the commencement of any construction activity. Any grading on a lot, or in connection with a project or any subsequent project, which is undertaken at any time after as of the effective date of the ordinance adding Subsections D.2 and D.3 of Section 22.336.060, other than grading completed for a project described in Subsection A, above, shall be counted cumulatively toward the grading thresholds set forth in those Subsections.

22.336.050 Application and Review Procedures.

(Reserved)

22.336.060 Community Wide Development Standards.

A. Coastal Zone Boundary. When lots are divided by the Coastal Zone boundary, the use of that portion of a lot within the Coastal Zone shall be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and the use of that portion outside the Coastal Zone shall be consistent with the Area Plan.

B. Outdoor Lighting. Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

C. Signs. Outdoor advertising signs shall be prohibited.

D. Grading.

1. No grading permit shall be issued for development associated with a land division prior to the recordation of the final map, except as specifically authorized by the conditions of an approved tentative map.

2. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the Fire Department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded. In addition to the requirements of Section 22.158.050.B (Findings), findings shall be made that the grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project, such as, but not limited to, locating the building pad in the area of the project site with the least slope, clustering structures, and locating the project close to a paved street traveled by the public. Findings shall also be made that the grading will be accompanied by other project features that maximize preservation of visual quality and community character through design features such as, but not limited to, reduced structural height, use of architectural features such as shape, materials, and color to promote blending with the surrounding environment, and use of locally indigenous vegetation for concealment of the project. A list of locally indigenous vegetation appropriate for this CSD shall be maintained by the Director.

3. An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.

4. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

E. Significant Ridgeline Protection.

1. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this CSD, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained by the Department, which is adopted by reference as part of the ordinance establishing this CSD, and on Figure 22.336-B: Significant Ridgelines, at the end of this Chapter.

2. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, small-scale wind energy systems, and amateur radio antennas.

F. Schools. A Conditional Use Permit (Chapter 22.158) application shall be required for all schools otherwise permitted in the basic zone, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the California Education Code, in which no pupil is physically restrained, but excluding trade or commercial schools.

G. Local-Serving Commercial Uses.

1. Applicability.

a. Local-serving commercial uses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became non-conforming as a result of the adoption of Ordinance No. 2002-0062Z, are not subject to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures). Such uses, buildings, and structures may continue indefinitely as long as the use does not change or as long as the use meets the criteria contained in Subsection G.1.b, below.

b. A different local-serving commercial use may be allowed if the Director finds that the use has the same or a lesser parking requirement, occupant

load, and occupancy classification, as described in Title 26 (Building Code) of the County Code, as the existing commercial use, and if no zoning permit would have been required for said different use pursuant to the provisions of this Title 22 in effect immediately prior to September 19, 2002.

c. If a non-conforming local-serving commercial use described in Subsection G.1.a, above, is discontinued for a consecutive period of two years or longer, the right to operate such non-conforming use shall immediately terminate and any subsequent use of the lot shall be subject to the other provisions of this CSD, the other applicable provisions of this Title 22, and the Area Plan.

2. Changes Requiring Conditional Use Permit. An approved Conditional Use Permit (Chapter 22.158) shall be required for uses, buildings, and structures otherwise described in Subsection G.1.a, above, for:

a. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit in or on which the use is conducted;

b. Any alteration, enlargement of, or addition to a building or structure requiring a building permit in which the use is conducted; or

c. Any addition of land, buildings, or structures used in conjunction with the use, building, or structure in or on which the use is conducted.

3. Proof of Existing Use. In addition to the information required by Section 22.158.030 (Application and Review Procedures), the applicant for a Conditional Use Permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.

4. Substantiation of Consistency and Compatibility. In addition to the information required by Section 22.158.050 (Findings and Decision), the applicant for a Conditional Use Permit shall substantiate that the proposed expansion:

a. Except as relating to its status as a non-conforming use, business or structure, is consistent with the goals and policies of the Area Plan; and

b. Is a local-serving business use that is compatible with surrounding land uses.

H. Vineyards.

1. Applicability.

a. Any existing and lawfully established vineyard as of January 7, 2016, the effective date of the ordinance that added this Subsection H to this CSD, that meets the requirements set forth in Subsection H.2.a, below, shall be deemed a conforming vineyard.

b. Notwithstanding the legal nonconforming use provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures), this Subsection H.1.b shall regulate all legal nonconforming vineyards within this CSD. Any existing and lawfully established vineyard as of January 7, 2016 that does not meet the requirements set forth in Subsection H.2.a, below, shall be deemed a legal nonconforming use. Any vineyard which is a legal nonconforming use due to the requirements set forth in Subsection H.2.a, below, must be removed or made to conform, within five years of January 7, 2016. To prove conformance, the applicant shall show under a site plan review, and subject to the approval of the Director, compliance with the requirements set forth in Subsection H.2.a, below.

c. All new vineyard, pending vineyard, and vineyard expansion applications as of January 7, 2016 shall require a Conditional Use Permit (Chapter 22.158) application. Notwithstanding Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted), any modification of development standards specified in Subsection H.2, below, shall be subject to Section 22.336.090.A.2 (Modification of Vineyard Standards).

2. Vineyard Requirements.

a. All vineyards, regardless of size, including vineyards that are less than 4,356 square feet must comply with the following requirements:

i. To the extent feasible, the vineyard shall use Integrated Pest Management (IPM) techniques to prevent and control pests in a manner

that avoids harm to other organisms, air, soil, and water quality. Such techniques may include, but is not limited to, the following biological, cultural, and mechanical/physical controls used to prevent crop pests, weeds, and diseases:

(1) Soil and crop nutrient management practices;

(2) Sanitation measures to remove disease vectors, weed seeds, and habitat for pest organisms;

(3) Cultural practices that enhance crop health, including selecting plant species and varieties with regard to site-specific conditions and their resistance to prevalent pests, weeds, and diseases;

(4) The application of biological, botanical, or mineral inputs:

(5) The augmentation or introduction of predators or parasites of the pest species, the importation of which shall be approved by the United States Department of Agriculture and be completed in compliance with all other applicable federal, State, and local laws and requirements;

(6) The development of habitat for natural enemies of pests;

(7) Mulching with fullybiodegradable materials;

(8) Mowing or mechanical cultivation of weeds or hand weeding;

(9) The placement of at least one of the following per 10 acres of vineyard: an owl box, kestrel box, raptor perch or bat, or blue bird boxes for insect control; and

(10) The implementation of measures to minimize sharpshooter populations, including the removal of diseased vines as soon as detected, and the use of yellow sticky traps to monitor sharpshooter populations in and along the vineyard within 100 feet of riparian habitat.

ii. The vineyard shall conserve water, reduce water loss to evaporation, deep percolation, and runoff, remove leachate efficiently, and minimize

erosion from applied water by implementing a managed drip-irrigation micro-sprinkler or similar type of non-aeration watering system that includes all of the following:

(1) Irrigation scheduling;

(2) The efficient application of irrigation water;

(3) The efficient transport of irrigation water;

(4) Management of drainage water; and

(5) The use of rain barrels and reclaimed water or "grey water," where feasible.

iii. At the end of each calendar year, a comprehensive water report shall be prepared and submitted to the Director that includes total water used at the vineyard throughout the year.

iv. An erosion control/water quality plan that complies with the conditions in this Subsection H.2.iv shall be submitted. Such plan shall be approved by Public Works, and a covenant evidencing the approved plan shall be recorded with the Registrar-Recorder/County Clerk. The conditions required for the erosion control/water quality plan are that:

(1) Planting areas shall be designed utilizing the water quality design elements of low-impact development pursuant to Chapter 12.84 (Low Impact Development Standards) in Title 12 (Environmental Protection) of the County Code, so that runoff from the planting areas, from both irrigation and storm water, are treated or retained onsite. Site-specific water quality measures may include, but are not limited to, the installation or implementation of:

(a) Biofiltration areas such as bioswales;

(b) Bioretention facilities:

(c) Constructed wetlands;

(d) Dry wells;

(e) Extended detention basins;

(f) Infiltration basins;

(g) Infiltration trenches;

(h) Sand filters;

(i) Stormwater planters;

(j) Tree-well filters;

(k) Vegetated swales or filter strips;

(l) Wet ponds; or

(m) Any combination of the above.

(2) Planting areas shall implement temporary and/or permanent measures as appropriate to minimize the transport of sediment to or from the site and to control erosion to prevent water quality degradation from sediment discharge. Site-specific erosion control measures may include, but are not limited to, the installation or implementation of:

(a) Active treatment systems:

(b) Biofilter bags;

(c) Check dams;

(d) Compost blankets;

(e) Compost socks and berms;

(f) Earth dikes and drainage swales;

(g) Fiber roles;

(h) Geotextiles and mats;

(i) Gravel bag berms;

(j) Hydraulic mulch;

(k) Hydroseeding;

(l) Sandbag barriers;

(m) Sediment basins;

(n) Sediment traps;

(o) Silt dikes;

(p) Silt fences;

(q) Slope drains;

(r) Soil binders;

(s) Storm drain inlet protection;

(t) Straw mulch;

(u) Strawbale barriers;

(v) Streambank stabilization;

(w) Velocity dissipation devices;

(x) Wood mulching; or

(y) Any combination of the above.

v. Permanent vegetation shall be planted or resident vegetation shall be maintained between vineyard crop rows for ground cover. The species of vineyard ground cover shall foster cycling of resources. Common barley (Hordeum vulgare) and certified disease-free and weed-free woodchips are acceptable ground cover. The species of vineyard ground cover shall be non-invasive and appropriate to the site as determined by the Director. The grower shall seek advice from an appropriate cover crop specialist for site-specific recommendations.

vi. Hedgerows, shrubs, and grasses with native and, if appropriate, non-native flowering plants shall be maintained throughout the property to preserve habitat for wildlife and pest predators. Natural nesting sites and perches shall be maintained.

vii. Clearing to bare earth or discing shall never be an acceptable method of maintenance at the vineyard.

viii. Runoff from the vineyard shall be diverted, with a berm or other such measure, around the vineyard's storage or disposal area for waste, crop residues, waste by-products, fertilizers, oils, soil amendments, and any other agricultural products or materials utilized in the planting and growing of crops, to prevent contamination of surface waters.

ix. Waste and waste byproducts from the vineyard must be contained, and if feasible reused, on the area on which crops are grown until disposed of in a manner that does not negatively impact natural resources.

x. Waste, compost, oils, chemicals, manure, fertilizers, and other similar materials for the vineyard shall be stored: (1) in a sealed area, either inside a structure or in a covered container with an impervious bottom surface; and (2) at least 200 feet away from any stream/natural drainage course, or any underground water source used for human consumption.

xi. For access roads and driveways to the vineyard, anti-dust strategies that do not rely on water applications or increase the amount of impervious surface shall be implemented. These strategies shall include, but not limited to, the application of appropriate non-toxic materials along roadways, such as gravel, sand, porous paving materials, and mulches. In no case shall a new on-site or off-site access road or driveway exceed a maximum of 300 feet or one-third the lot depth, whichever is less, unless the Review Authority finds, based on substantial evidence, that a modification of this standard is warranted, in accordance with Chapter 22.158 (Conditional Use Permits). In addition to the required findings set forth in Chapter 22.158, if the Review Authority finds that a modification of this requirement is warranted, the Review Authority shall make findings that alternative access roads or driveways have been considered and eliminated from consideration because the alternatives were found to be physically infeasible, less protective of scenic resources, sensitive habitat areas, or other natural resources, and/or have the potential for substantial habitat destruction if any such alternatives were used.

xii. No burning shall be allowed in the vineyard.

xiii. The vineyard's total amount of hazardous materials used, stored, and/or generated shall be monitored, tracked, and recorded.

b. All new vineyards, pending vineyards, and vineyard expansions, regardless of size, including vineyards that are less than 4,356 square feet, shall not be planted on a slope with a slope ratio greater than 3:1 (33 percent slope).

c. Additional Conditional Use Permit Requirements. In addition to the requirements above in Subsections H.2.a and H.2.b, above, vineyards requiring a Conditional Use Permit (Chapter 22.158) shall also comply with the following:

i. The vineyard shall be prohibited on significant ridgelines as defined in Subsection E.1, above, and shall comply with the siting requirements for structures requiring a permit under Subsection E.2, above. Any modification sought from this Subsection H.2.c.i must comply Section 22.336.090.A.2 (Modification of Vineyard Standards).

ii. The vineyard shall not exceed a maximum of two acres in size per lot.

iii. Any vineyard located in a Significant Ecological Area, as shown in Figure 9.3 of the General Plan, shall comply with the requirements of Chapter 22.102 (Significant Ecological Areas).

iv. To the extent feasible, the vineyard shall be sited within the approved area of a building structure and/or the associated irrigated fuel modification zone, which is typically 100 feet from such structure.

v. To the extent feasible, the vineyard shall not be visible from a scenic highway (as depicted in Figure 9.7, Scenic Highways Map, of the General Plan) or the Backbone Trail (as depicted in Figure 10.1, Regional Trail System Map, of the General Plan). If no feasible location on the proposed project site exists where the vineyard would not be visible from a scenic highway or the Backbone Trail, the vineyard shall be sited and designed to minimize its impacts on the involved scenic highway and/or the Backbone Trail. These mitigation measures may include, but are not limited to, siting the vineyard in the least visible portion of the site, designing the vineyard plantings to blend into the natural hillside setting, restricting the vineyard size, minimizing grading for the vineyard, incorporating landscape and screening elements into the vineyard design, and where appropriate, berming at the vineyard. The preferred mitigation measures in this Subsection are site selection and design alternatives, rather than landscape screening.

vi. The vineyard shall not be located in or within 200 feet of an area containing any of the following sensitive habitat types:

(1) Alluvial scrub: In the Santa Monica Mountains North Area, alluvial scrub is dominated by scalebroom (Lepidospartum squamatum).

(2) A wetland, including a creek, stream, marsh, seep, and/or a spring.

(3) Native grassland and scrub with a strong component of native grasses or forbs. Areas where native grasses are associated with trees or large shrubs (e.g. toyon) are typically not considered native grasslands. An exception is oak savannah habitat, where it is associated with coast live or valley oak, which is considered native grassland. Native grassland often supports numerous native forbs and some areas of native grassland will include a large percent of non-native annual grasses.

(4) Riparian, native oak, coast live and/or valley oak, sycamore, walnut, and/or bay woodlands: Riparian habitat includes all vegetation (canopy and understory species) associated with a stream including, but not limited to, sycamore, cost live oak, black walnut, white alder, Fremont cottonwood, black cottonwood, mulefat, arroyo willow, red willow, blackberry, mugwort, and Mexican elderberry. Areas in the Santa Monica Mountains North Area where chaparral or coastal sage scrub occur within or adjacent to streams and function as riparian habitat are considered sensitive riparian habitat.

(5) Rock outcrop: Rock outcrops comprised of either volcanic or sedimentary/sandstone rocks are frequently associated with a unique community of rare annual plants and lichens and constitute a sensitive habitat.

(6) Any population of plant and/or animal species listed by the State or federal government as rare, threatened, or endangered, or assigned by the California Department of Fish and Wildlife, under the methodology developed by NatureServe, a global or State conservation status rank of 1, 2, or 3, and thereby identified as a California Species of Special Concern.

(7) Common habitats which support a population listed in Subsection H.2.c.vi.(6), above.

vii. Where a stream exists on or adjacent to the property containing the vineyard, a buffer shall be installed at least 100 feet in width from the outer edge of the bank of the stream, unless a canopy of riparian vegetation associated with the stream is present, and then the buffer shall be measured from the outer edge of the canopy. Vegetation removal, vegetation thinning, or the planting of non-native or invasive vegetation shall not be permitted within any such buffer, unless required for fire suppression. Banks of streams shall maintain native vegetation adjacent to the water way.

viii. Notwithstanding any other fencing requirement in this CSD, all vineyard fencing shall be wildlife permeable. Notwithstanding the foregoing, non-wildlife permeable fencing may be used to surround the immediate area of any building structures on the site, but such fencing may extend no further than the outer edge of the fuel modification setback zone for such structure, as required by the Fire Department, typically 20 feet. Such non-wildlife permeable fencing shall be installed solely for safety purposes and shall be no more than six feet in height. Vineyard plantings may be permitted within these non-wildlife permeable fenced areas, provided that all other applicable requirements set forth at Subsection H.2 (Vineyard Requirements) are met.

ix. Wildlife permeable vineyard fencing shall comply with the following:

(1) The fencing material shall be of wood or an alternative material that gives the appearance of wood, such as wood composite or recycled material.

(2) The fencing shall not contain barbed material, such as spikes, barbs, or razorblades.

(3) The maximum height of the fence shall be 48 inches, measured from the ground.

(4) The fencing material shall not incorporate wire mesh netting or chicken wire that prevents ingress by wildlife.

(5) The bottom edge of the fencing shall be no lower than 18 inches from the ground.

x. The vineyard development shall not result in the damage, removal, and/or encroachment into the protected zone of an oak tree.

xi. All grading, landform alteration, and vegetation removal for access roads and driveways for the vineyard shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the vineyard. The alignment and design of the access road or driveway shall avoid any impact to sensitive habitats, and if such avoidance is not feasible, shall minimize any such impact. In no case shall a new on-site or off-site access road or driveway exceed a maximum of 300 feet or one-third the lot depth, whichever is less, unless modified according to Section 22.336.090.A.2.

xii. The vineyard Conditional Use Permit (Chapter 22.158) application shall, in addition to the requirements in Chapter 22.158:

(1) Provide expected annual water usage for irrigation of the vineyard as well as for on-site operations related to vineyard production.

(2) Indicate the water source proposed for the vineyard and whether a new or deeper well will be needed:

(a) If a new or deeper well is needed, the applicant shall provide the depth of the well, its projected flow rate, and any anticipated impacts from the well to the surrounding region.

(3) Provide a visual stimulation of the vineyards as seen from the nearby public roads, parks, and trails.

(4) Include a site-specific survey, conducted by a qualified biologist, to identify, characterize, and delineate habitat types present at the site as well as any special status plant or animal species at the site. The survey shall include an assessment of how the proposed vineyard development may impact habitat function and/or connectivity. Vineyards shall be sited and designed to avoid or minimize

any impact to or removal of sensitive and rare species and habitat areas, as determined by the site survey.

(5) Provide proof of legal access for any new development associated with the vineyard that is not accessed directly from a public right of way.

22.336.070 Zone Specific Development Standards.

A. Zones A-1 and A-2 (Agricultural Zones). Uses Subject to Permits. Property in Zones A-1 and A-2 may be used for the following use, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-1 and Zone A-2, provided a Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Bed and breakfast establishments, on a lot having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.158.060 (Conditions of Approval), the following development standards shall be conditions of each grant, unless otherwise modified by the Hearing Officer:

1. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

2. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;

3. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;

4. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;

5. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;

6. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and

7. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

B. Zones C-1, C-2, C-3, C-M, and CPD (Commercial Zones).

1. Uses Subject to Permits. Where property in Zone C-1, C-2, C-3, C-M, or CPD is not located in the commercial land use category of the Area Plan, an approved Conditional Use Permit (Chapter 22.158) shall be required for any commercial use otherwise permitted in the basic zone. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed commercial use is local serving and is compatible with surrounding land uses located within 1,000 feet. Notwithstanding the above, no Conditional Use Permit shall be required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26 (Building Code) of the County Code, unless such new use is subject to permit in the basic zone.

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

3. Zone C-2 – Uses Subject to Permits. In addition to the uses specified in Chapter 22.20 (Commercial Zones), property in Zone C-2 may be used for the following use, provided an approved Conditional Use Permit (Chapter 22.158) has

first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Amphitheaters, containing fewer than 100 seats.

4. Zones C-3 and CPD. A building or structure in Zone C-3 or CPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

C. Zones M-1, M-2, and MPD (Industrial Zones).

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for all industrial uses, as follows:

a. In Zone M-1: In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-1 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.

b. In Zone M-2: In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-2 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.

2. In addition to the findings required by Section 22.158.050 (Findings and Conditions), the Hearing Officer shall find that any proposed industrial use in Zone M-1, M-2, or MPD is a quiet, non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.

3. A building or structure in Zone M-1, M-2, or MPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

4. The maximum allowable floor area ratio (FAR) provided in Subsection B.2, above, shall apply to all properties in Zones M-1, M-2, and MPD.

D. Zone O-S.

1. Uses Subject to Minor Conditional Use Permit. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and

Watershed Zones, property in Zone O-S may be used for the following use if a Minor Conditional Use Permit (Chapter 22.160) application is approved and in compliance with Section 22.16.050.C.1 and C.3 (Additional Regulations for Zone O-S):

- Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.

E. Zone R-R.

1. Uses Subject to Minor Conditional Use Permit.

a. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following use if a Minor Conditional Use Permit (Chapter 22.160) application is approved:

- Residences, single-family.

b. Notwithstanding Section 22.228.040.B, notice shall be mailed in compliance with Section 22.222.160.A (Standard Radius).

2. Uses Subject to Permits.

a. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses, provided a Conditional Use Permit (Chapter 22.158) has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Bed and breakfast establishments, on a lot having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character, subject to the development standards contained in Subsection A, above.
- Residences, single-family, except as otherwise provided in Subsection E.1, above.

b. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed bed and

breakfast establishment or single-family residence is compatible with surrounding resort and recreation land uses located within 1,000 feet.

3. A building or structure in Zone R-R shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

4. For properties in Zone R-R located within the Commercial Recreation-Limited Intensity land use category of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

22.336.080 Area Specific Development Standards.

A. Antiquated Subdivision Area.

1. Purpose. The Antiquated Subdivision Area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibou Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property.

2. Area Boundary. "Antiquated Subdivision Area" includes all land within TR. 10343, TR. 10544, TR. 10595, TR. 10596, and L.S. (RS) 20-44. The boundaries of the Area are as shown on Figures 22.336-C: Antiquated Subdivision Area 1 and 22.336-D: Antiquated Subdivision Area 2, at the end of this Chapter.

3. Development Standards. The exemption provided in Section 22.102.030 (Exemptions) shall not apply to the construction of a single-family residence on any lot within the Antiquated Subdivision Area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater, and an approved Conditional Use Permit (Chapter 22.158) is required for such use.

B. Topanga Canyon Area.

1. Purpose. The Topanga Canyon Area is established to implement certain policies related to antiquated subdivision development contained in the Area Plan. The Area specific development standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area. This CSD also establishes development standards for fences, walls, and landscaping located along roads within the Topanga Canyon Area and promotes alternative designs that include safety features.

2. Area Boundary. The boundaries of the Area are as shown on Figure 22-336-D: Topanga Canyon Area, at the end of this Chapter.

3. Definition. For the purposes of this Subsection B, "small lot subdivision" includes all land within TR. 3944, TR. 8545, TR. 8674, TR. 9287, and TR. 9346. "Small lot subdivision" also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor's Maps in Section 5, Township 1 South, Range 16 West, San Bernardino Base and Meridian, located north of the Coastal Zone boundary. Lots created by a parcel map are exempt from these provisions.

4. Development Standards.

a. Fences and Walls. The construction and/or replacement of fences and walls exceeding three and one-half feet in height which are located either within required front yards, or within required corner side or required rear yards where closer than five feet to any highway line is authorized subject to obtaining approval of a CSD Modification according to Section 22.336.090.A.4 and subject to the following standards:

i. Height. No fence or wall shall exceed six feet in height, inclusive of any architectural feature, fixture, and/or support element attached to or part of the fence or wall.

ii. Transparency.

(1) At least 70 percent of the fence or wall area above three and one-half feet in height shall be open and non-view obscuring. The open and non-view-obscuring area above said three and one-half feet must be evenly distributed horizontally along the entire length of the fence or wall and comply with all of the following provisions:

(2) No slats or other view-obscuring materials may be inserted into, placed in front of or behind, or affixed to such fences and walls;

(3) Vertical support elements shall be a minimum of five feet apart; and

(4) Non-support vertical or horizontal fence elements shall have a maximum diameter of two inches.

iii. Materials. All portions of new or replacement yard fences and walls shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, or a combination of these materials. Either recycled or composite materials, each with the appearance and texture of wood, may also be used. Chain link, wire, and highly reflective materials are prohibited. Fence and wall materials shall have at least one of the following features:

(1) Non-combustible construction;

(2) Ignition resistant construction meeting the requirements of the California Office of the State Fire Marshall's SFM Standard 12-7A-4, Parts A and B;

(3) Heavy timber construction; or

(4) Exterior fire-retardant treated wood construction.

iv. Colors. Only earth tone or neutral colors that are similar to the surrounding landscape shall be used.

b. Landscaping. Trees, shrubs, vines, flowers, and other landscaping forming a barrier or obstructing views in the same manner as a fence or

wall, shall not exceed three and one-half feet in height if located within 10 feet of a highway line.

c. Fences and walls located between five feet from the highway line and the interior boundary of the required corner side yard or required rear yard, and retaining walls wherever located are subject to the provisions of Sections 22.110.070 (Fences and Walls), 22.110.180 (Modifications Authorized), and 22.336.090.B.1 (Topanga Canyon Area).

d. Additional Standards. The construction of residential units on a lot of less than one acre within a small lot subdivision shall be subject to the following development standards:

i. For the construction of residential units on a lot of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot. Construction of residential units on a lot of less than 5,000 square feet shall be subject to the following slope intensity formula:

(1) The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

GSA = (A/5) x [(50–S)/35] + 500

Where:

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

S = I x L/A x 100

Where:

S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

(2) All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

(3) The maximum allowable GSA as calculated above may be increased as follows:

(a) Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot is combined with the building site, and all potential for residential development on such lot is permanently extinguished.

(b) Add 300 square feet or seven and one-half percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot is combined with other developed or developable building sites and all potential for residential development on such lot is permanently extinguished.

(4) The floor area requirement for single-family residences contained in Section 22.140.580.C (Minimum Floor Area) shall not apply.

(5) All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the Director.

ii. The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.080.B.1 (On Partially Developed Blocks) and 22.110.080.B.3 (On Sloping Terrain) shall not apply.

iii. Procedural Requirements.

(1) Any building or grading permit shall be subject to a Minor Conditional Use Permit (Chapter 22.160) application; and

(2) Notwithstanding Section 22.160.070 (All Zone Regulations Apply Unless Permit is Granted), any modifications of development standards, except for fences, walls, and landscaping pursuant to Subsections B.4.c and B.4.d, above, shall be considered only through Chapter 22.194 (Variance).

C. Malibou Lake Area.

1. Purpose. The Malibou Lake Area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.

2. Area Boundary. The boundaries of the Area are as shown on Figure 22.336-E: Malibou Lake Area, at the end of this Chapter.

3. Development Standards. If site plans therefor are first submitted to and approved by the Director, property may be used for single-family residences and accessory uses, subject to the following development standards:

a. Off-Street Parking. Each single-family residence shall have automobile parking spaces, conveniently accessible to the street and to the residence served, as follows:

i. At least two covered, standard-size automobile parking spaces; and

ii. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.

b. Street Access.

i. A minimum 20 feet of paved roadway width to Crags Drive shall be provided to the property and constructed to the satisfaction of Public Works, or to a lesser width as determined by the Fire Department.

ii. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of Public Works.

c. Fire Sprinklers. An interior automatic fire-sprinkler system shall be installed in each residence, in compliance with the requirements of the Fire Department.

d. Lot Coverage. Buildings and structures shall cover no more than 25 percent of the area of a lot, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case such residence shall be permitted to cover more than 25 percent of the area of a lot only to the extent that it otherwise complies with the provisions of this Title 22.

e. Yards and Setbacks. The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.040 (Accessory Structures and Equipment), 22.110.050 (Distance Between Buildings), 22.110.080.B through D (Required Yards), 22.110.090 (Projections into Yards) and 22.110.180 (Modifications Authorized) shall not apply to new construction.

4. Application of Development Standards. The development standards contained in Subsection C.3, above, concerning off-street parking, street access, fire sprinklers, and lot coverage, are applicable to the construction of residential units, as well as to additions made to existing residential units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in Section 22.336.020.B (Definitions). "GSA" means the floor area of the permitted development expressed in square feet, as existing on February 28, 1993.

5. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.

6. Accessory Uses. The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5):

a. Detached guest houses on the same lot as the primary residence;

b. Attached guest houses; and

c. Rooms for rent in residences.

22.336.090 Modification of Development Standards.

A. Modifications Authorized.

1. Modification of Significant Ridgeline Standards. Where structures on a lot cannot meet the standards prescribed by Section 22.336.060.E.2, above, a Variance (Chapter 22.194) shall be required. In addition to the required findings set forth in Section 22.194.050 (Findings and Decision), findings shall be made that:

a. Alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and

b. The proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in Section 22.336.060.D.2.

2. Modification of Vineyard Standards. Except for access road and driveway modifications as provided for in Section 22.336.060.H.2.a.xi, all other modifications of the requirements set forth in Section 22.336.060.H.2 (Vineyard Requirements), shall be considered through a Variance (Chapter 22.194) application. In addition to the variance application, any modification to Section 22.336.060.H.2.c.i shall be subject to the additional findings set forth in Subsection A.1, above.

3. Modification of Zone Specific Development Standards. Modification of any development standards contained in Section 22.336.070 (Zone Specific

Development Standards) shall be considered through a Conditional Use Permit (Chapter 22.158) application.

4. Modification of Topanga Canyon Area Specific Development Standards.

a. Modification of the development standards specified in Subsections B.4.a and B.4.b of Section 22.336.080 shall be subject to a CSD Modification application, in compliance with Subsection B, below. The CSD Modification application shall also include findings that the proposed modifications will not create a safety hazard and will not impair views of scenic resources and the application shall contain the following information:

i. A scaled site plan showing the proposed landscaping, fence or wall location, setbacks, and fence or wall height measurements; and

ii. A scaled elevation drawing of the proposed landscaping, fence or wall showing measurements of all fence or wall elements, including fence or wall height, and all proposed materials and colors.

5. Modification of Malibou Lake Area Specific Development Standards.

a. Any modification of the development standards contained in Section 22.336.080.C.3, concerning parking, street access, fire sprinklers, and lot coverage, shall be considered for residences through the Conditional Use Permit procedure (Chapter 22.158) and shall be further subject to the provisions set forth below:

i. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Hearing Officer.

ii. Notwithstanding the requirements of Sections 22.158.050 (Findings and Decision), if an applicant will permanently extinguish all potential for residential development on one or more vacant lots within the Malibou

Lake Area, the applicant may ordinarily substantiate the findings required for a Conditional Use Permit. The lots need not be contiguous.

iii. In making a determination upon the application, the Hearing Officer shall find, in addition to the requirements of Section 22.158.050 (Findings and Decision), that:

(1) The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;

(2) The modification will not create an adverse safety impact in the surrounding community;

(3) The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and

(4) The modification will not adversely affect or be in conflict with the General Plan, including the Area Plan.

b. Modification to yard or setback regulations required by this Title 22 may be granted pursuant to a Yard Modification (Chapter 22.196) application and this Subsection A.5.b.

i. The application shall comply with all noticing requirements as required by Chapter 22.196 (Yard Modifications). Such noticing shall also be sent to:

(1) All "occupant(s)" of properties within the notification radius, where the mailing address of a property owner on the above list is different from the address of the neighboring property; and

(2) Such other persons as the Director deems appropriate whose property could be affected by the application request.

ii. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.

iii. Findings and decision shall be made in compliance with Section 22.196.030 (Findings and Decision) and Subsection A.5.a.iii, above.

iv. Notwithstanding Section 22.222.270.A, a Yard Modification which is not used within the time specified in the conditions, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except that the Hearing Officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

B. Modification of Specific CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection A.4, above, shall be subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.3.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children,

senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

FIGURE 22.336-A: SANTA MONICA MOUNTAINS NORTH AREA CSD BOUNDARY

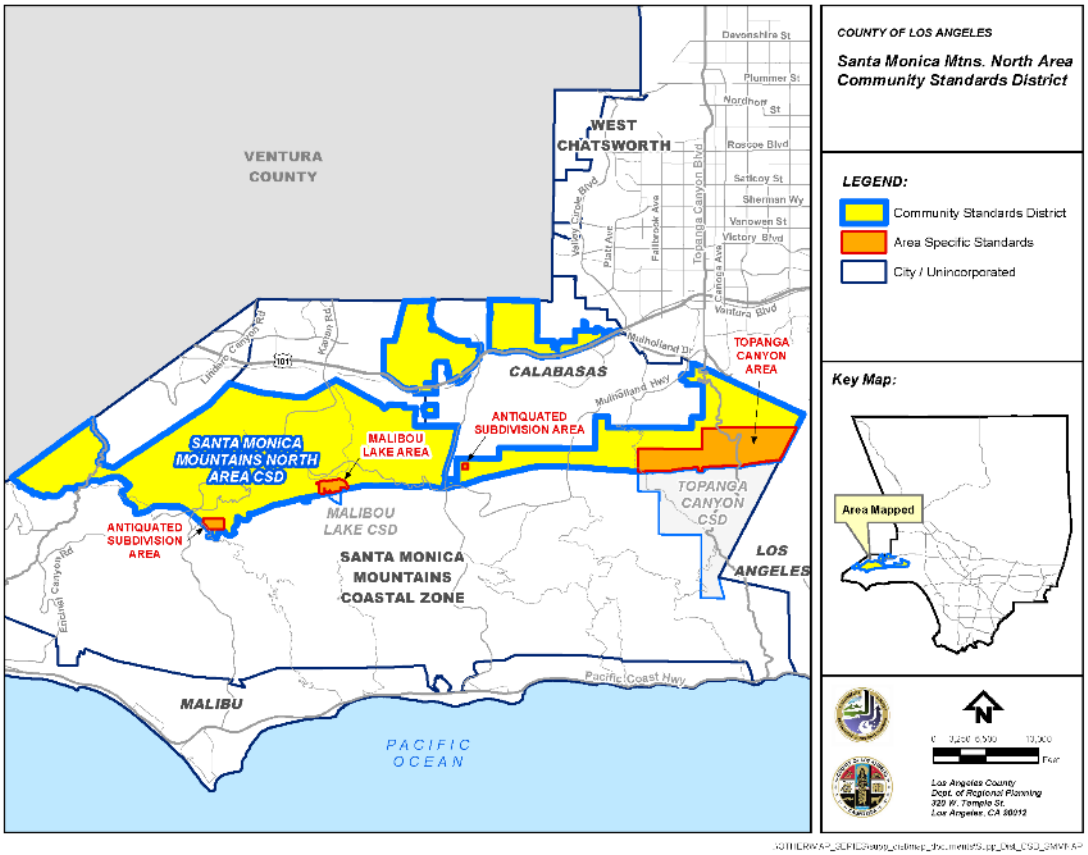


FIGURE 22.336-B: SIGNIFICANT RIDGELINES

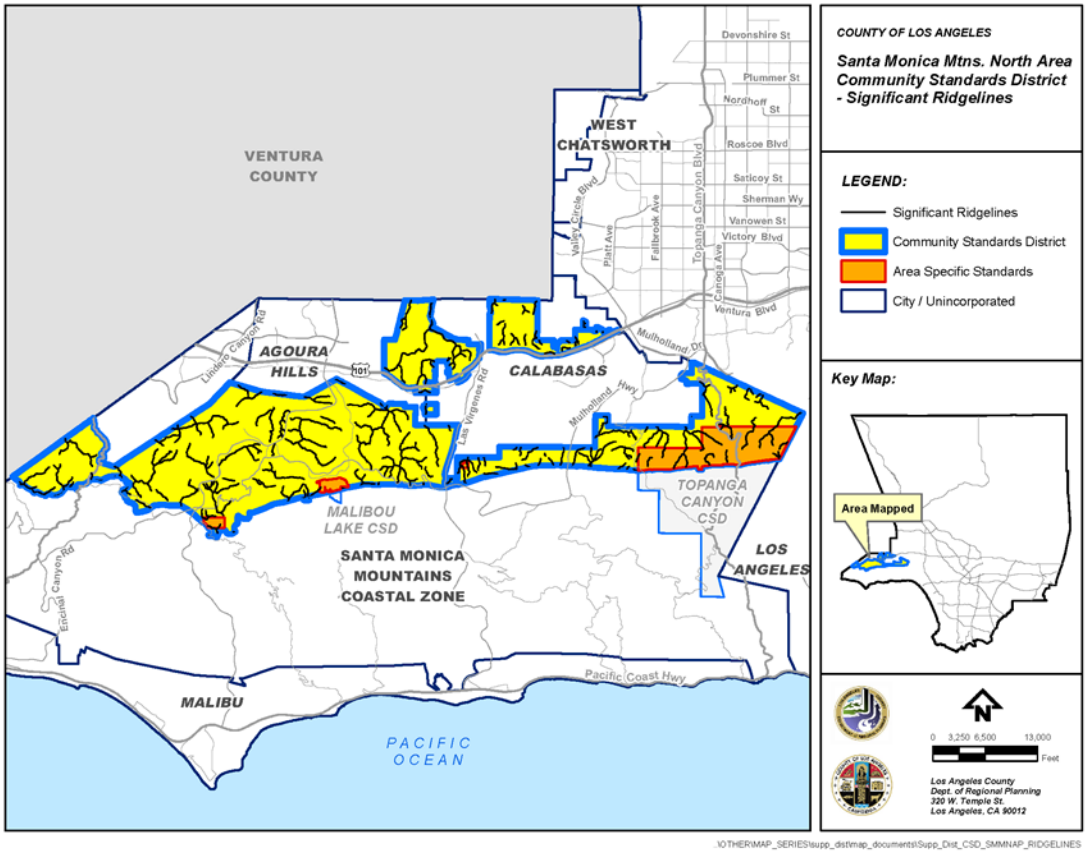


FIGURE 22.336-C: ANTIQUATED SUBDIVISION AREA – 1

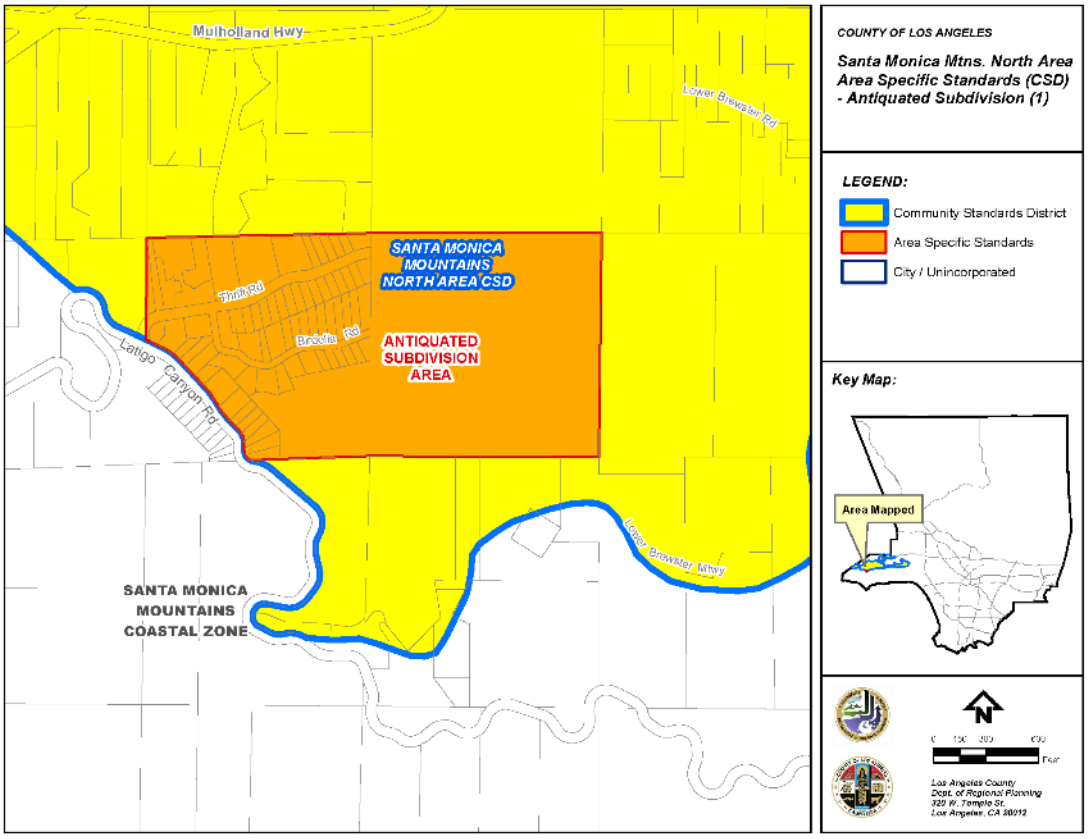


FIGURE 22.336-D: ANTIQUATED SUBDIVISION AREA – 2

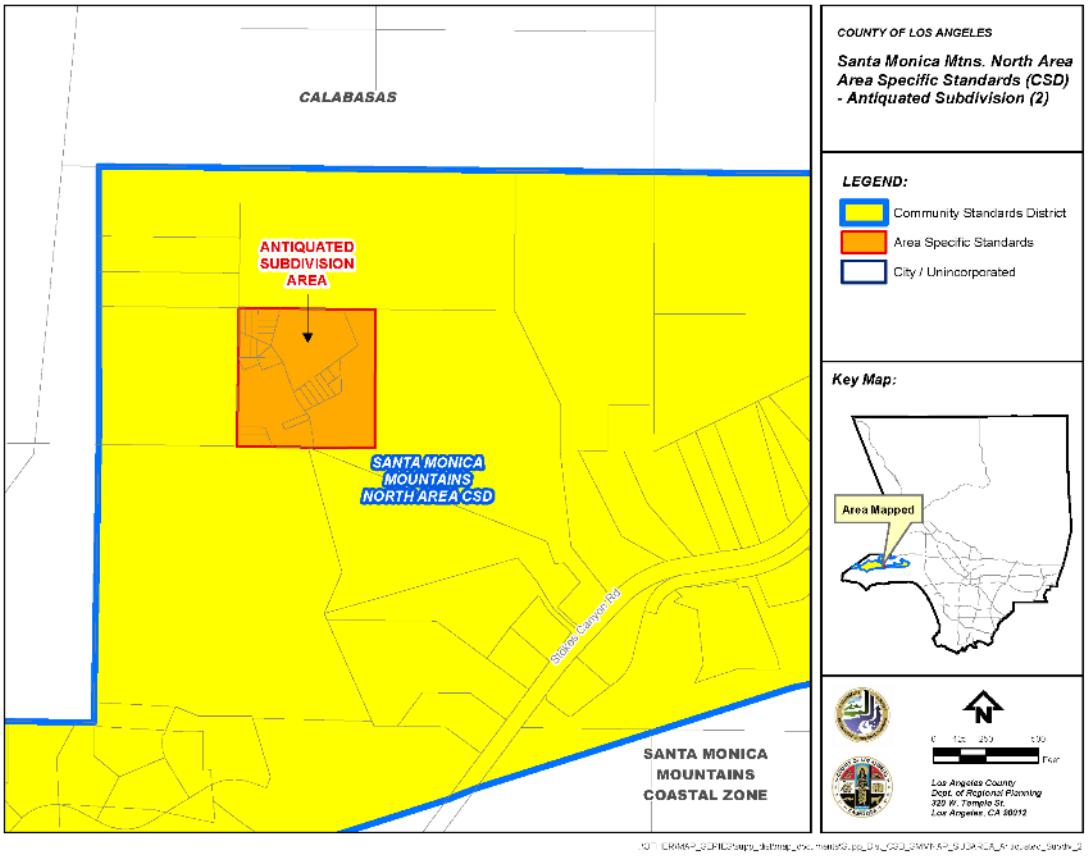


FIGURE 22.336-E: TOPANGA CANYON AREA

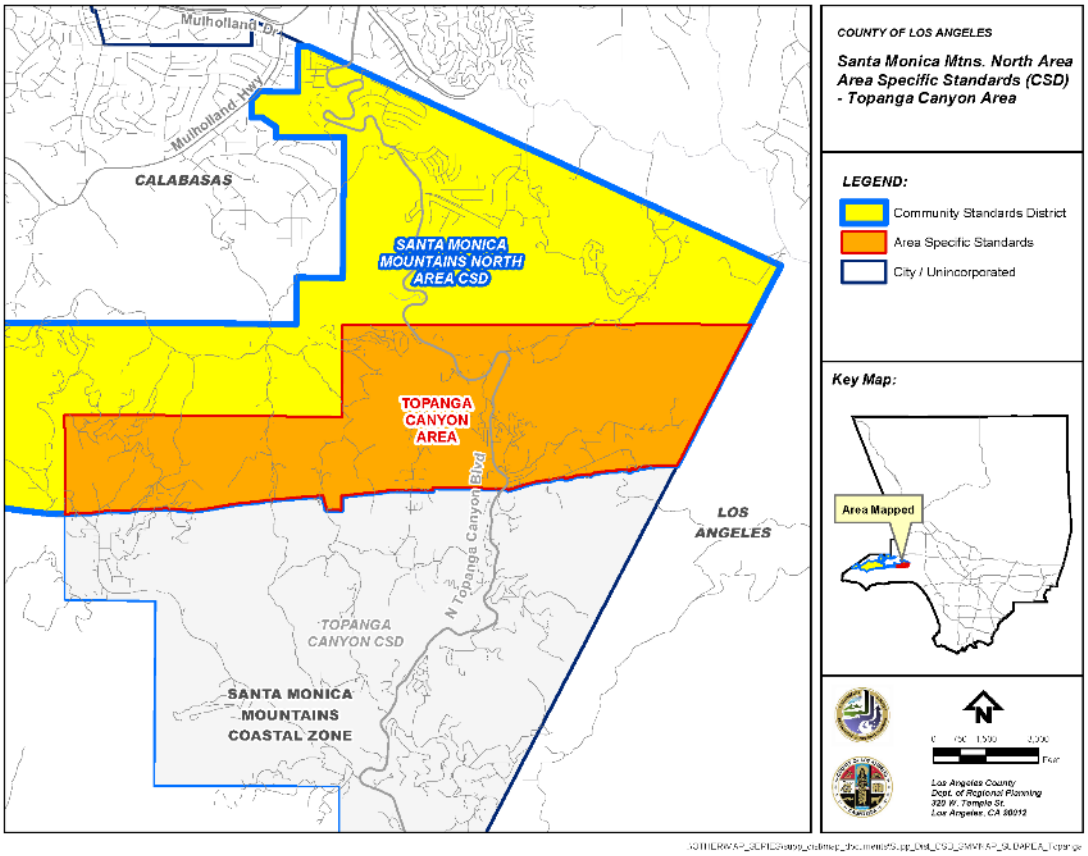
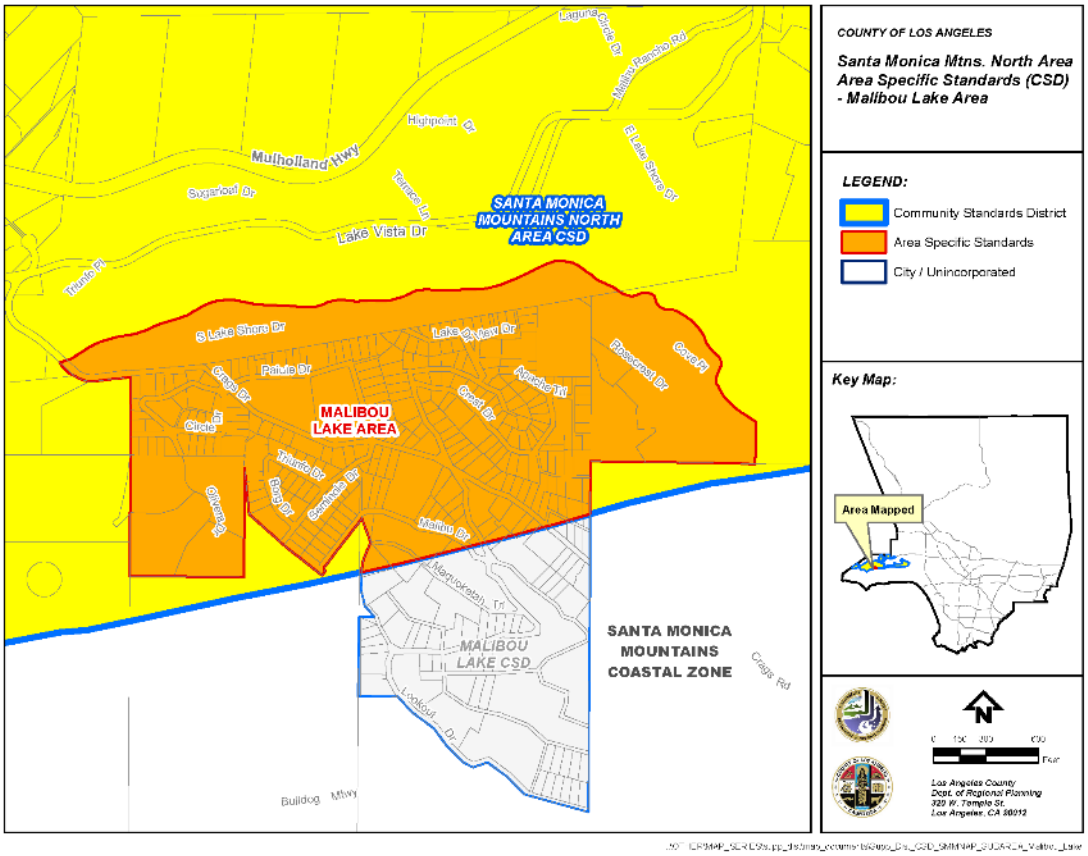


FIGURE 22.336-F: MALIBOU LAKE AREA



APPENDIX I Criteria for Significant Ridgelines.

The designation of the significant ridgelines within the Santa Monica Mountains North Area Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in the Santa Monica Mountains North Area make this a common condition.

- Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance, such as when looking west from Topanga Canyon Boulevard over

Henry Ridge to Saddle Peak, and from Mulholland Highway looking east toward Cornell and Malibu Lake. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

- Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places, which are considered points of interest in the Santa Monica Mountains North Area. These landmarks include Paramount Ranch, Peter Strauss Ranch, and Malibu Lake.

- Uniqueness and character of a specific location: Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty, such as Ladyface Mountain and Saddle Rock. Ridges that frame Malibu Canyon-Las Virgenes Road—a State–designated, County scenic highway—Mulholland Highway, Kanan Road, Topanga Canyon Boulevard, and other scenic routes are also included.

- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in the Santa Monica Mountains North Area. Community boundaries and gateways include the surrounding ridges that provide a skyline and boundary to the rural communities found in the North Area. Examples include the ridges viewed from the Ventura Freeway traveling west from Calabasas, and the ridges along Triunfo and Lobo Canyons.

Chapter 22.338 South San Gabriel Community Standards District.

Sections:

22.338.010 Purpose.

22.338.020 Definitions.

22.338.030 District Map.

22.338.040 Applicability.

22.338.050 Application and Review Procedures.

22.338.060 Community Wide Development Standards.

22.338.070 Zone Specific Development Standards.

22.338.080 Area Specific Development Standards.

22.338.090 Modification of Development Standards.

22.338.010 Purpose.

The South San Gabriel Community Standards District ("CSD") is established to provide a means of implementing special development standards for commercial and residential uses in the unincorporated community of South San Gabriel. The primary objective of this CSD is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complimentary to the unique characteristics of this residential and commercial neighborhood. In addition, this CSD is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

22.338.020 Definitions.

The following terms are defined solely for this CSD:

Gross Structural Area (GSA). The total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles.

Lot Coverage. The total area of that portion of a lot covered by all structures erected on the property.

22.338.030 District Map.

The boundaries of this CSD are shown on Figure 22.338-A: South San Gabriel CSD Boundary, at the end of this Chapter.

22.338.040 Applicability.

(Reserved)

22.338.050 Application and Review Procedures.

Notwithstanding Section 22.222.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

22.338.060 Community Wide Development Standards.

(Reserved)

22.338.070 Zone Specific Development Standards.

A. Zone R-1.

1. The required front yard shall contain a minimum of 50 percent landscaping.

2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.

3. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

4. Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height.

5. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.

6. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.

7. The maximum number of stories above grade shall be two. As provided in Division 2 (Definitions), "story" includes a basement but not a cellar.

8. Gross Structural Area and Lot Coverage.

a. Neither the maximum GSA nor the maximum lot coverage shall exceed the following:

(0.25 x net area of a lot) + 1,000 square feet.

b. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet.

B. Zone R-2.

1. The required front yard shall contain a minimum of 50 percent landscaping.

2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.

C. Zone R-3. The required front yard shall contain a minimum of 50 percent landscaping.

D. Zone R-A. Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.

E. Zone A-1. Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.

F. Zone C-2.

1. Permitted Uses. All uses described in Zone C-2 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

a. Sales.

- Automobile sales, sale of new motor vehicles, including incidental repair and washing.
- Automobile supply stores, including incidental installation of parts.
- Boat and other marine sales.
- Department stores of more than 5,000 square feet.
- Grocery stores of more than 5,000 square feet.
- Hardware stores of more than 5,000 square feet.

b. Services.

- Air-pollution sampling stations.

- Automobile rental and leasing agencies.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers.
- Comfort stations.
- Communications equipment buildings.
- Electric distribution substations, including microwave facilities.
- Parking buildings.
- Rental services of heavy machinery or trucks.
- Stations – bus, railroad and taxi.
- Telephone repeater stations.
- Wholesale dry cleaning plants.

c. Recreation and Amusement.

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

2. Development Standards. Premises in Zone C-2 shall be subject to the following development standards:

a. Landscaping and Buffering of Commercial Uses from Residential Uses.

i. Where a Commercial Zone is adjacent to a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director. Permanent irrigation systems shall be required and maintained in good working order.

ii. For properties adjoining a residence or Residential Zone, a solid masonry wall or solid fence in compliance with Section 22.140.430 (Outdoor Storage) shall be erected along the property lines separating the two uses.

iii. The Director may modify the foregoing requirements for landscaping and buffering where their strict application is determined to be 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 Director shall find that the intent and spirit of this Chapter is being carried out.

b. Parking. Whenever abutting a residence or Residential Zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the Residential Zone.

c. Loading. To mitigate noise, all loading docks shall be located as far distant as possible from a residence or Residential Zone.

d. The hours of operation for a commercial use shall be limited to the hours of 7 a.m. to 11 p.m., seven days a week.

e. A Ministerial Site Plan Review (Chapter 22.186) application shall be submitted to and approved by the Director, to ensure that the use will comply with the provisions of this Subsection F.2.

3. Outdoor Advertising Signs. Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:

a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.

b. The total sign area of each outdoor advertising sign on any lot shall not exceed 200 square feet.

c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.

d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway. For the purpose of this Subsection F.3, Residential Zones include Zones R-1, R-2, R-3, R-A, and A-1.

e. Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.

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

G. Zone C-3.

1. Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

a. Sales.

- Auction houses, including animal auctions.
- Automobile sales, sale of new and used motor vehicles.
- Automobile supply stores with repair facilities.
- Boat and other marine sales.
- Department stores of more than 5,000 square feet.
- Grocery stores of more than 5,000 square feet.
- Hardware stores of more than 5,000 square feet.
- Recreational vehicle sales.
- Trailer sales, box and utility.

b. Services.

- Air-pollution sampling stations.
- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.
- Comfort stations.
- Communication equipment buildings.
- Community centers.
- Costume rentals.

- Dental clinics.
- Dental laboratories.
- Dog training schools, excluding boarding.
- Electric distribution substations, including microwave facilities.
- Furniture and household goods, transfer and storage.
- Hand wash car washes.
- Laboratories, research, and testing.
- Mortuaries.
- Parcel delivery terminals.
- Parking buildings.
- Recreational vehicle rentals.
- Rental services of heavy machinery or trucks.
- Stations – Bus, railroad, and taxi.
- Trailer rentals, box and utility only.
- Truck rentals of trucks exceeding two-ton capacity.
- Wholesale dry cleaning plants.

c. Recreation and Amusement.

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

2. Development Standards. Refer to the standards prescribed for Zone C-2, as contained in Subsection F.2, above, for all zone specific development standards.

3. Height Limit. The maximum height of any structure in Zone C-3 shall be 35 feet.

4. Outdoor Advertising Signs. Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:

a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.

b. The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.

c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.

d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway, in accordance with Subsection F.3.d, above.

e. Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.

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

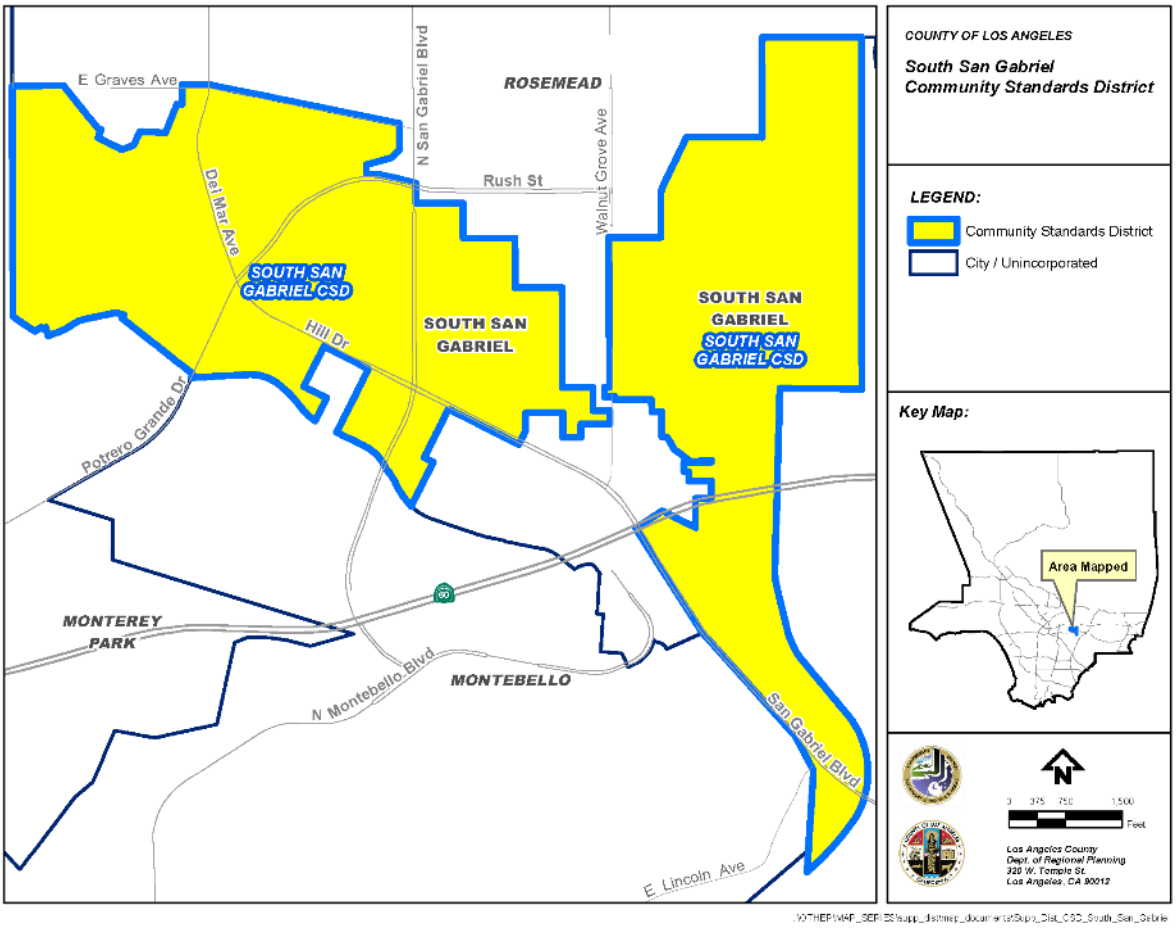
22.338.080 Area Specific Development Standards.

(Reserved)

22.338.090 Modification of Development Standards.

(Reserved)

FIGURE 22.338-A: SOUTH SAN GABRIEL CSD BOUNDARY



Chapter 22.340 Southeast Antelope Valley Community Standards District.

Sections:

22.340.010 Purpose.

22.340.020 Definitions.

22.340.030 District Map.

22.340.040 Applicability.

22.340.050 Application Review and Procedures.

22.340.060 Community Wide Development Standards.

22.340.070 Zone Specific Development Standards.

22.340.080 Area Specific Development Standards.

22.340.090 Modification of Development Standards.

22.340.010 Purpose.

The Southeast Antelope Valley Community Standards District ("CSD") is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

22.340.020 Definitions.

(Reserved)

22.340.030 District Map.

The boundaries of this CSD are shown on Figure 22.340-A: Southeast Antelope Valley CSD Boundary, at the end of this Chapter.

22.340.040 Applicability.

This CSD shall not apply to:

A. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD:

1. Director's Reviews;
2. Tentative tract maps and parcel maps;
3. General Plan Amendments and Area Plan Amendments; and
4. Zone Changes, Conditional Use Permits, Variances, Zoning Conformance Reviews, or any other zoning permit applications.

B. Existing buildings or structures, or any additions thereto, provided that:

1. Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and

2. Any addition to such building or structure after the effective date of the ordinance establishing this CSD does not cumulatively increase its existing floor area by more than 25 percent.

22.340.050 Application Review and Procedures.

(Reserved)

22.340.060 Community Wide Development Standards.

A. Design. To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.

B. Property Maintenance. All portions of any lot that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.

C. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

D. Street Improvements. In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code:

1. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;

2. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by Public Works; and

3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by Public Works.

E. Street Lights. Street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

F. Alcoholic Beverage Sales. No business newly engaged in the sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or legally established place of worship.

G. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the Director.

H. Trails. Except as provided in Subsection H.3, below, all new land divisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Area Plan ("Trails Plan"). Conditions of approval for new land divisions shall require that trail construction be completed by the subdivider and approved by Parks and Recreation prior to the recordation of the final map for the land division.

1. Trail Standards. Trails built pursuant to this Subsection H shall satisfy the following minimum standards:

a. Feeder routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and

b. Multi-purpose use. The trails shall be designed to accommodate both pedestrian and equestrian uses.

2. Trail Maintenance. When trails and feeder routes are not required to be maintained by Parks and Recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by Parks and Recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500 et seq. of the California Streets and Highways

Code (Landscaping and Lighting Act District), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this Subsection H, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by Parks and Recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the County.

3. Alternative Trail Proposal. If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by Parks and Recreation, not require off-site land acquisitions by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan.

22.340.070 Zone Specific Development Standards.

A. Residential and Agricultural Zones. Each new lot created by a land division shall contain a gross area of not less than one acre.

B. Commercial and Industrial Zones.

1. Amenities. For commercial developments and mixed-use developments that include commercial uses, at least two of the following pedestrian amenities shall be provided within the subject property:

a. Benches;

b. Bicycle racks;

c. Decorative lights;

d. Drinking fountains;

e. Landscaped buffers;

f. Newsstands;

g. Planter boxes;

h. Special paving materials, such as treated brick, for pedestrian circulation areas;

i. Trash receptacles;

j. Landscaped trellises or breezeways between buildings; or

k. Other amenities approved by the Director.

2. Yards. All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially or agriculturally zoned lot shall:

a. Have a landscaped area with a width of not less than 25 feet along the property line adjoining or adjacent to the residentially or agriculturally zoned lot. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially or agriculturally zoned lot. Along the property line not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.

i. In Commercial Zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.

ii. In Industrial Zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.

b. Have side yards for reversed corner lots as required in the adjoining residentially or agriculturally zoned lot.

3. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially or agriculturally zoned lots.

4. Truck Access. Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially or agriculturally zoned lots.

5. Outside Storage. Outside storage shall be maintained in accordance with the standards and requirements of Section 22.140.430 (Outdoor Storage) and so that the items in storage are not visible from adjoining or adjacent

public or private streets and adjoining or adjacent residentially or agriculturally zoned lots at ground level.

6. Business Signs. Except as modified herein, all business signs shall conform to Chapter 22.114 (Signs):

a. Applicability. The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of the ordinance establishing this CSD.

b. Wall Business Signs. Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.

c. Prohibited Signs.

i. Roof business signs.

ii. Signs painted directly on buildings.

C. All Other Zones. (Reserved)

22.340.080 Area Specific Development Standards.

This CSD contains two distinct commercial areas:

A. Area 1 – Palmdale Boulevard Commercial Area.

1. Purpose. This Area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.

2. Applicability. The standards contained in this Subsection A shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the Area shown on Figure 22.340-B: Palmdale Boulevard Commercial Area, at the end of this Chapter.

3. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

a. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director;

b. At least two of the following architectural elements:

i. Arcades;

ii. Arches;

iii. Awnings;

iv. Courtyards;

v. Colonnades; or

vi. Plazas; and

c. Variation in roofline and façade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the Director. Long, unbroken building façades shall be prohibited.

4. Yards.

a. Each lot adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.

b. Parking lots are prohibited in the required front yard area.

c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.

d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

B. Area 2 – Pearblossom Highway Commercial Area.

1. Purpose. This Area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.

2. Applicability. The standards contained in this Subsection B shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the Area shown on Figure 22.232-C: Pearblossom Highway Commercial Area, at the end of this Chapter.

3. Building Height. All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.

4. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

a. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the Director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director; and

b. Western or Southwestern style exterior lighting and business signage approved by the Director.

5. Yards.

a. Each lot adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.

b. Parking lots are prohibited in the required front yard area.

c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.

d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

22.340.090 Modification of Development Standards.

A. Modifications Authorized.

1. Modification of the development standards specified in Section 22.340.080 (Area Specific Development Standards) shall be subject to the procedures specified in Subsection B, below.

B. Modification of Area Specific Development Standards.

1. Applicability. Modification of the development standards specified in in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Sun Village and Littlerock Town Councils.

4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect of public health, safety and general welfare, prevent adverse effects on neighboring property and conforms with good zoning practice.

iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

iv. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships.

v. 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 applicable commercial area.

vi. 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.

FIGURE 22.340-A: SOUTHEAST ANTELOPE VALLEY CSD BOUNDARY

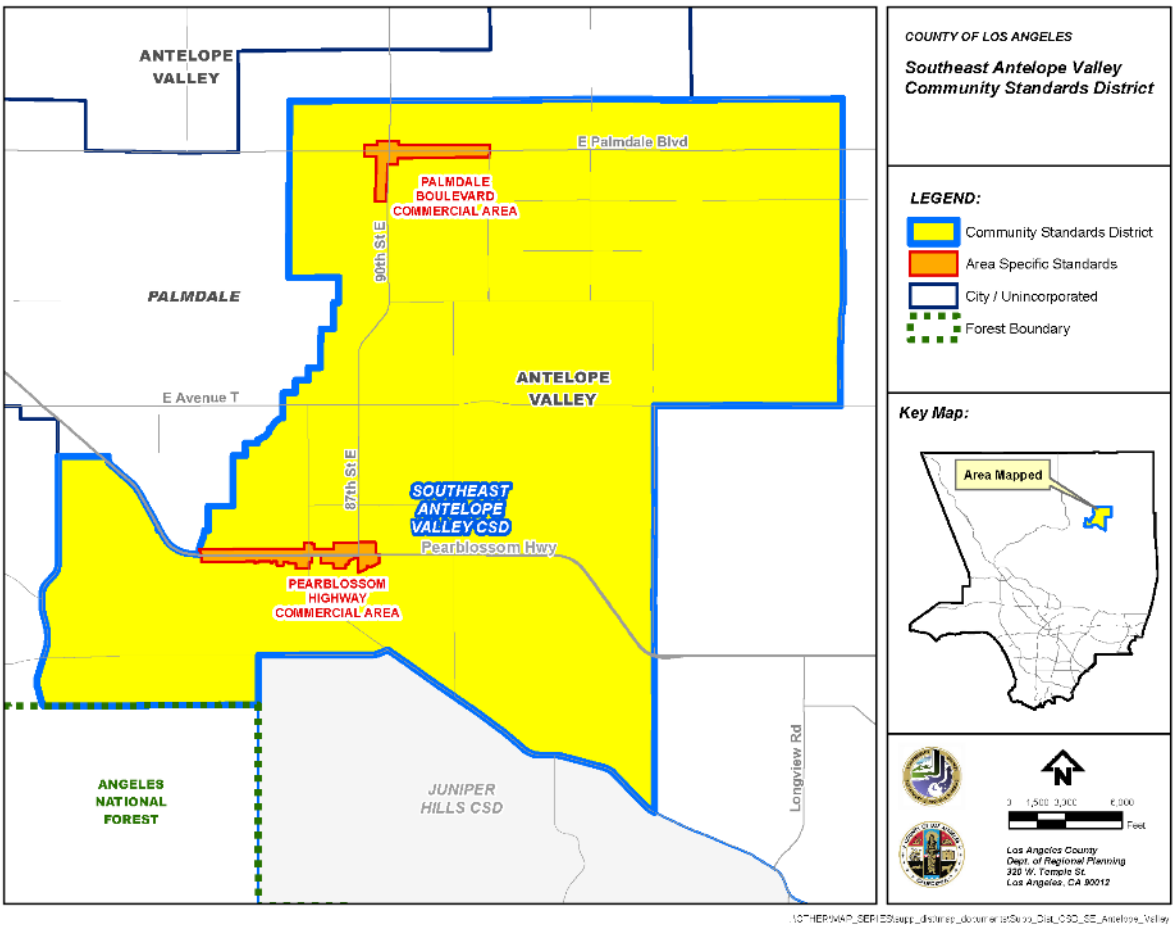


FIGURE 22.340-B: PALMDALE BOULEVARD COMMERCIAL AREA

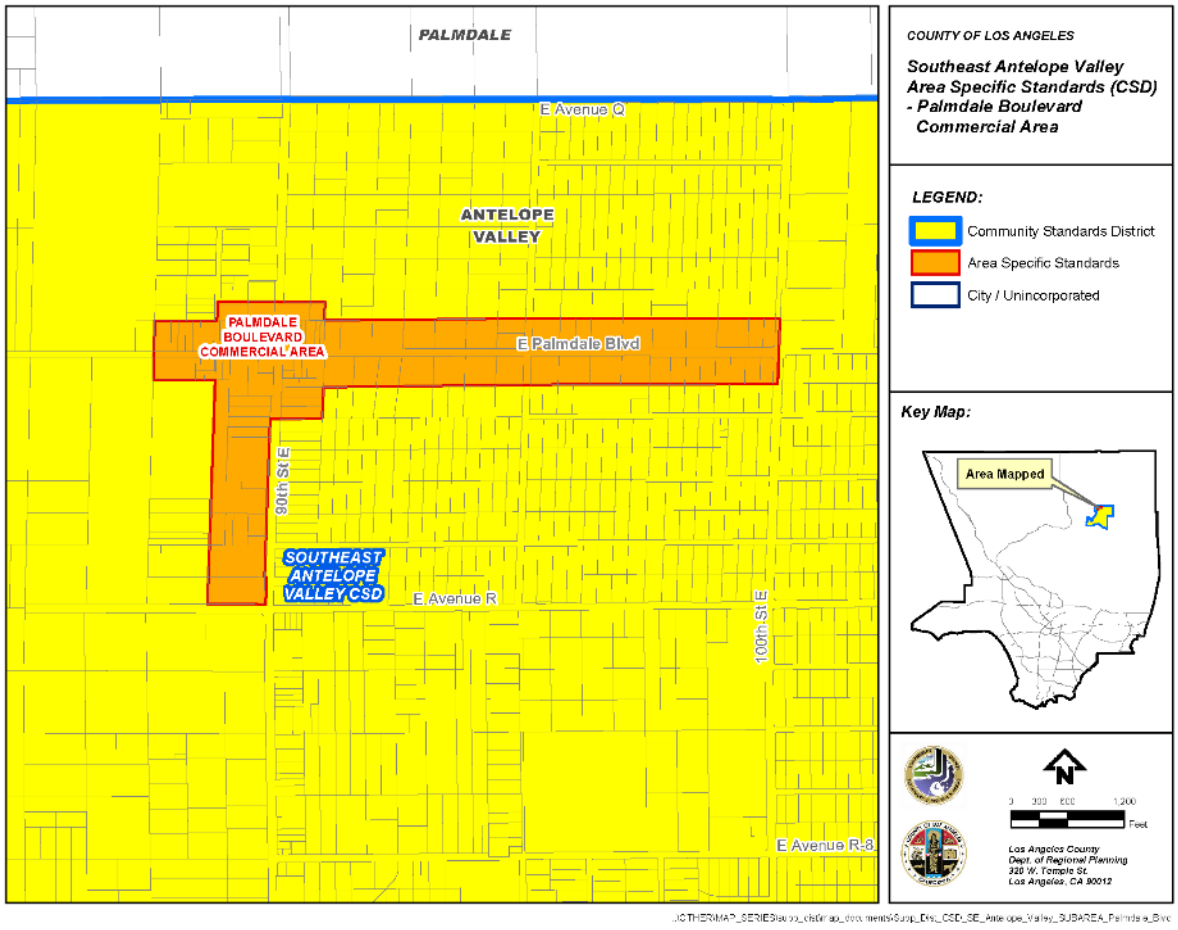
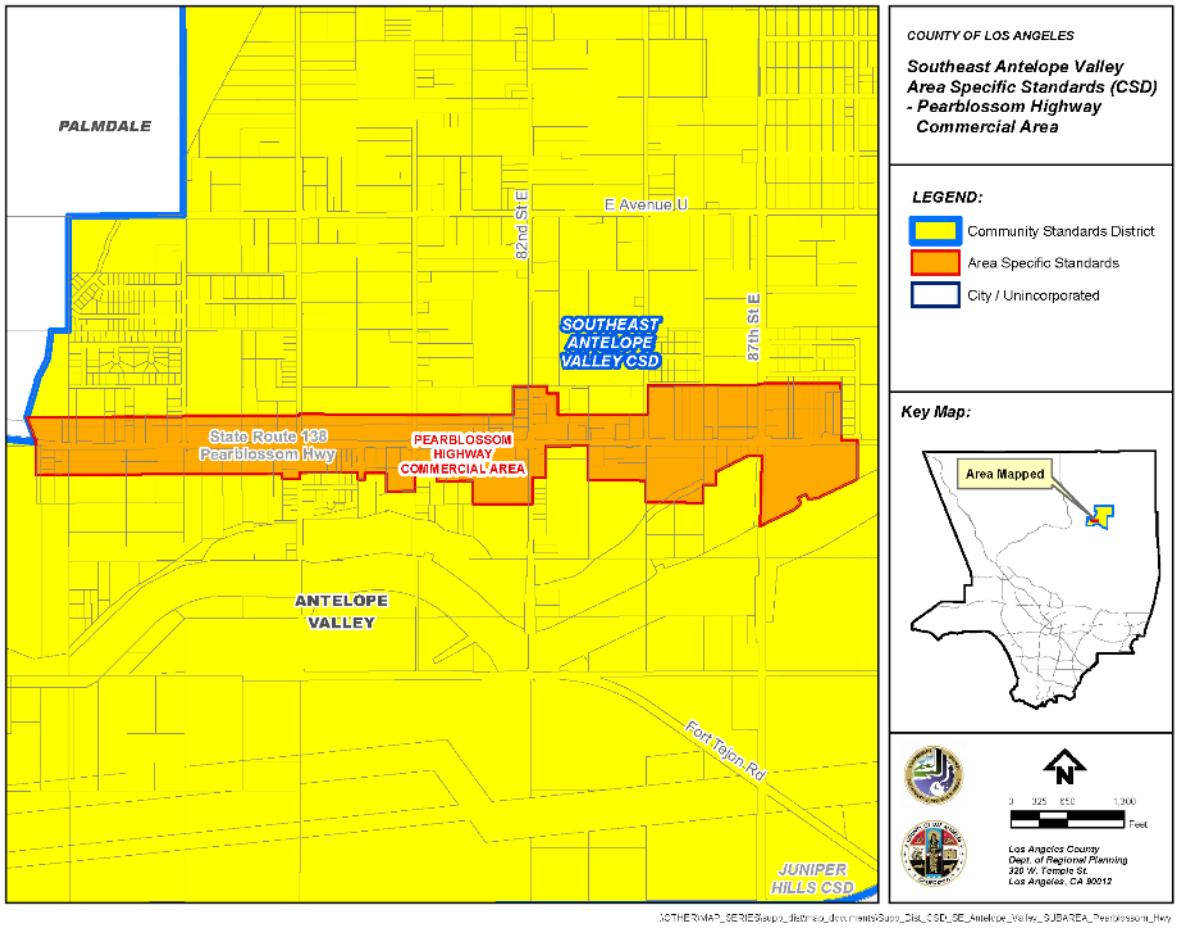


FIGURE 22.340-C: PEARBLOSSOM HIGHWAY COMMERCIAL AREA



Chapter 22.342 Stonyvale Community Standards District.

Sections:

22.342.010 Purpose.

22.342.020 Definitions.

22.342.030 District Map.

22.342.040 Applicability.

22.342.050 Application and Review Procedures.

22.342.060 Community Wide Development Standards.

22.342.070 Zone Specific Development Standards.

22.342.080 Area Specific Development Standards.

22.342.090 Modification of Development Standards.

22.342.010 Purpose.

The Stonyvale Community Standards District ("CSD") is established to facilitate the construction of single-family residences, accessory structures, fences, and walls in the Stonyvale area affected by the 2009 Station Fire, without endangering the health and safety of residents. This CSD does not modify or waive any other provisions of the County Code or any local, State, and federal laws or regulations.

22.342.020 Definitions.

(Reserved)

22.342.030 District Map.

The boundaries of this CSD are shown on Figure 22.342-A: Stonyvale CSD Boundary, at the end of this Chapter.

22.342.040 Applicability.

(Reserved)

22.342.050 Application and Review Procedures.

(Reserved)

22.342.060 Community Wide Development Standards.

A. Front Yards. The minimum required front yard shall be three feet as measured from the nearest edge of the pavement or the nearest edge of the right-of-way of Stonyvale Road, whichever would provide the greater front yard. Section 22.110.080.B (Front Yards) are not applicable;

B. Fences and Walls. The maximum height of any fence or wall, including a retaining wall, in any required yard is eight feet.

22.342.070 Zone Specific Development Standards.

(Reserved)

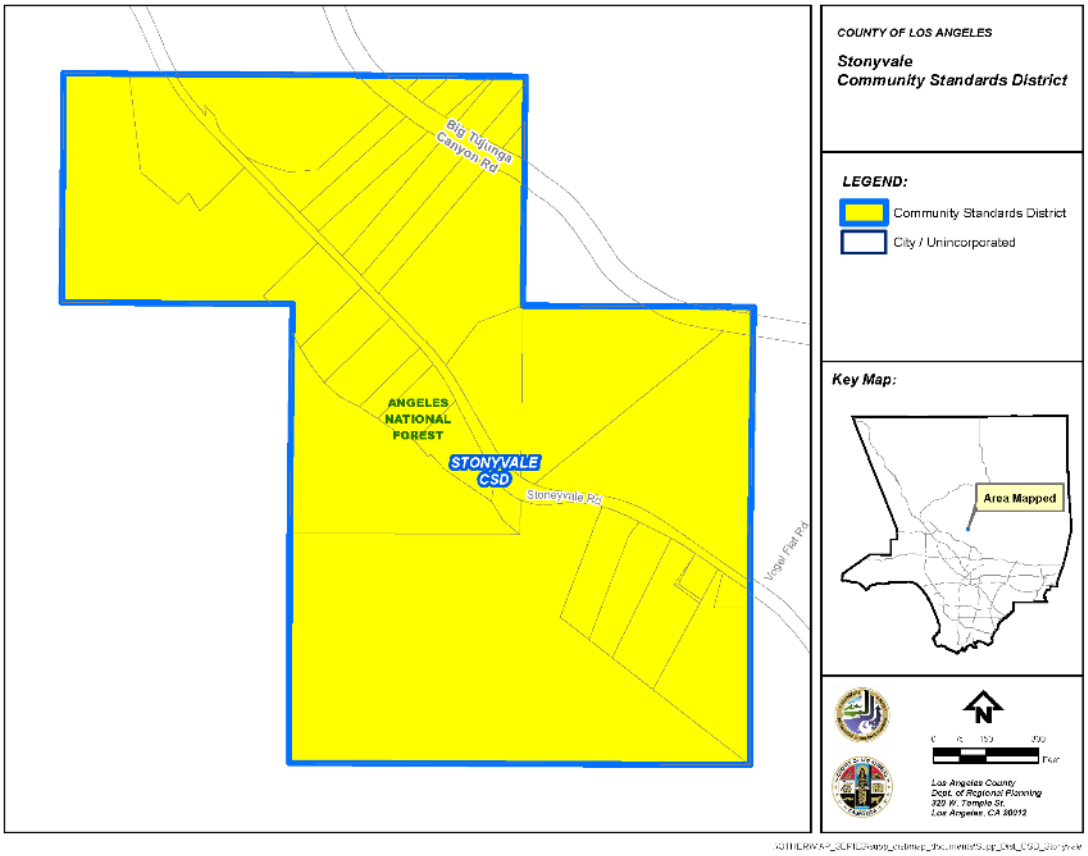
22.342.080 Area Specific Development Standards.

(Reserved)

22.342.090 Modification of Development Standards.

(Reserved)

FIGURE 22.342-A: STONYVALE CSD BOUNDARY



Chapter 22.344 Twin Lakes Community Standards District.

Sections:

22.344.010 Purpose.

22.344.020 Definitions.

22.344.030 District Map.

22.344.040 Applicability.

22.344.050 Application and Review Procedures.

22.344.060 Community Wide Development Standards.

22.344.070 Zone Specific Development Standards.

22.344.080 Area Specific Development Standards.

22.344.090 Modification of Development Standards.

22.344.010 Purpose.

The Twin Lakes Community Standards District ("CSD") is established to preserve the character of the Twin Lakes community and to encourage the provision of essential improvements appropriate for its unique rural character, as defined in the Community Plan. This CSD is one means of implementing the goals and objectives of the Twin Lakes Community Plan. The Twin Lakes Community Plan was developed primarily to address severe problems involving sewage disposal and circulation in a small-lot subdivision.

22.344.020 Definitions.

(Reserved)

22.344.030 District Map.

The boundaries of this CSD are shown on Figure 22.344-A: Twin Lakes CSD Boundary, at the end of this Chapter.

22.344.040 Applicability.

A. The provisions of Section 22.110.080.B.1 (On Partially Developed Blocks) shall not apply.

B. The provisions of Section 22.110.080.B.3 (On Sloping Terrain) shall not apply.

C. The provision of Section 22.110.030 (Accessory Buildings) shall not apply.

D. The provisions of Section 22.110.180 (Modifications Authorized) shall not apply.

22.344.050 Application and Review Procedures.

(Reserved)

22.344.060 Community Wide Development Standards.

A. Parking and Driveway Requirements.

1. On-street parking shall observe posted signage.

2. A minimum driveway length of 20 feet, as measured from a line parallel to and a minimum of 10 feet from the centerline of the driven roadway, is required in order to ensure adequate off-street parking. If two standard size vehicle

parking spaces are provided on site and not within the required yard setbacks, this provision may be waived.

B. On-site and Off-site Improvements. All new homes or improvements to existing homes which exceed 25 percent of the current market value of the existing home must satisfy the following:

1. All roads or access easements on site, as well as segments of all roads abutting the parcel must be improved with a minimum of 20 foot width of paving, to be approved by Public Works.

2. Fire hydrants must be accessible to the site, and comply with current standards of the Fire Department.

3. Sewage disposal facilities must be sized to serve the requested use, based on current Department of Public Health's standards.

4. The construction of improvements needed to comply with Subsection B.1 through B.3, above, shall be the full responsibility of the project applicant.

5. The County shall impose as a condition of its approval of any affected development a requirement for construction of the necessary improvements.

22.344.070 Zone Specific Development Standards.

(Reserved)

22.344.080 Area Specific Development Standards.

A. Area 1 (Small Lot Subdivisions) – All Property Located Within the Following Records of Survey: 24-25, 25-44, 25-46, 26-42, 28-23.

1. Slope Intensity Formula. Construction of residential units or any improvements to residential units on a lot of less than 6,000 square feet shall be subject to the following:

a. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

GSA = (A/5) x [(50–S/35] + 800

Where: GSA = The allowable gross structural area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas but does not include vent shafts, garages or carports designed for the storage of autos.

A = The area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site; and

S = The average slope of the building site in percent as calculated by the formula: S = I x L/A x 100;

Where: S = Average natural slope in percent;

I = Contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines;

L = Total accumulated length in feet of all contour intervals (I); and

A = The area of the building site in square feet.

b. All slope calculations shall be based on natural, ungraded conditions. Maps of a scale generally not less than one inch equals 10 feet (1" = 10'), showing the building site and natural slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

c. The maximum allowable GSA as calculated above may be increased as follows:

i. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot is combined with the building site and all potential for residential development on such lot is extinguished or removed.

2. Procedural Requirements.

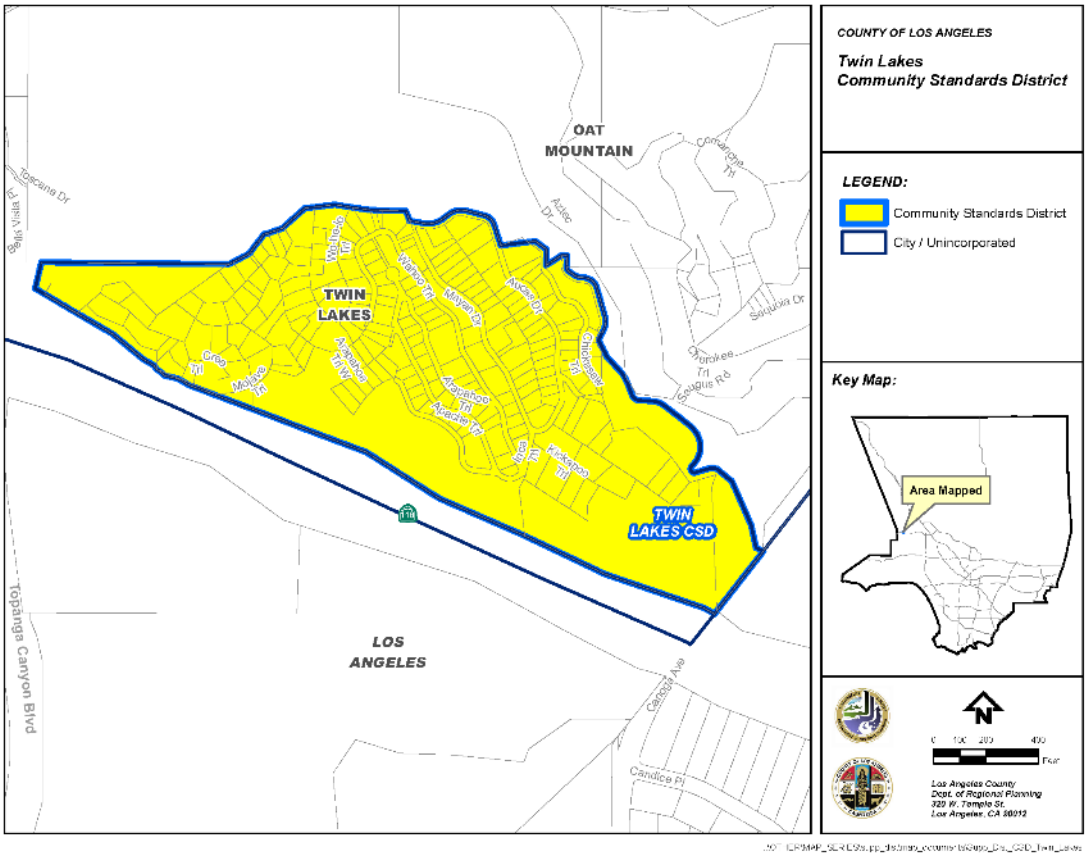
a. Any development requiring a building permit on a lot having a net area less than 6,000 square feet shall be subject to a Ministerial Site Plan Review (Chapter 22.186) application.

b. Any modification of development standards shall be considered only through a Variance (Chapter 22.194) application. The maximum gross structural area as determined by the slope intensity formula shall not be subject to modification.

22.344.090 Modification of Development Standards.

(Reserved)

FIGURE 22.344-A: TWIN LAKES CSD BOUNDARY



Chapter 22.346 Walnut Park Community Standards District.

Sections:

22.346.010 Purpose.

22.346.020 Definitions.

22.346.030 District Map.

22.346.040 Applicability.

22.346.050 Application and Review Procedures.

22.346.060 Community Wide Development Standards.

22.346.070 Zone Specific Development Standards.

22.346.080 Area Specific Development Standards.

22.346.090 Modification of Development Standards.

22.346.010 Purpose.

The Walnut Park Community Standards District ("CSD") is established to provide a means of assisting in the implementation of the Walnut Park Neighborhood Plan ("Neighborhood Plan"), as adopted by the Board on September 24, 1987. The Neighborhood Plan establishes the policies for residential, commercial and public improvements of the area. The requirements of this CSD are necessary to ensure that the principal objectives and policies of the Neighborhood Plan are accomplished in a manner which protects the health, safety and welfare of the community.

22.346.020 Definitions.

The following terms are defined solely for this CSD:

Awning Signs. Signs which are painted, sewn or stained onto the exterior surface of an awning or canopy, and shall not exceed a maximum area of 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

22.346.030 District Map.

The boundaries of this CSD are shown on Figure 22.346-A: Walnut Park CSD Boundary, at the end of this Chapter.

22.346.040 Applicability.

Except as otherwise specifically provided for herein, the provisions of this Title 22 shall apply.

22.346.050 Application and Review Procedures.

A. Ministerial Site Plan Review.

B. An approved Ministerial Site Plan Review (Chapter 22.186) is required to establish, operate, or maintain any use, except that no review is required for a change in ownership or occupancy.

C. Construction, maintenance, and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value of the building or structure may be subject to a Ministerial Site Plan Review (Chapter 22.186) application.

D. Conditional Use Permits.

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for those uses specified in this Title 22.

2. In addition to the findings for approval in Section 22.158.050 (Findings and Decision), the Commission or Hearing Officer shall find that:

The proposed use is consistent with the Neighborhood Plan.

E. Nonconforming Uses, Buildings and Structures.

1. Uses, buildings and structures not in conformance with the Neighborhood Plan may be continued subject to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

2. For nonconforming uses, buildings or structures, an application may be filed with the Department, requesting:

a. An extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site, as specified in Section 22.172.050.B (Termination by Operation of Law) or Section 22.246.010.D.2 (Considered Nonconforming Use When); or

b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use, and is so constructed that it may

not reasonably be converted to, or used for, a use permitted in the zone in which it is located.

3. In addition to the findings required for approval of a nonconforming use, building or structure review required by Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), the Commission or Hearing Officer shall further find that:

The proposed use, building or structure will not be in substantial conflict with implementation of the Neighborhood Plan.

22.346.060 Community Wide Development Standards.

A. Setbacks.

1. Yard and setback requirements for all residential uses shall be the same requirements as for Zone R-1.

2. When off-street parking areas are not separated from residentially zoned lots by a street, the following shall be required:

a. A landscaped area having a minimum width of five feet shall be required adjacent to the property line.

b. A six-foot-high masonry wall shall be located behind the landscaped area between the lot used for off-street parking and the residentially zoned lot, except that such wall shall not be located within the front yard setback area adjacent to the residentially zoned lot.

3. When off-street parking areas are adjacent to a street separating off-street parking areas and residentially zoned lots, the following shall be required:

A masonry wall and/or a landscaped earthen berm, three feet high, shall be provided, except for points of vehicular ingress and egress, at the rear of the required front yard setback area and parallel to the street.

4. Commercial front yards and open space areas shall be landscaped, neatly maintained, and have an operational irrigation system.

5. Site plans for commercial properties, showing walls, landscaped areas and irrigation systems, shall be submitted to the Department for review and approval.

B. Signs.

1. Except as herein specifically provided, all signs shall be subject to Chapter 22.114 (Signs).

2. All signs in a state of disrepair shall be repaired so as to be consistent with the standards set out in this Subsection B, or removed within 30 days from notification that a state of disrepair exists.

3. Size.

a. Total allowable signage area on an existing building shall be related to store frontage. Each business tenant within a multi-tenant building is allowed not more than two square feet of signage area for every linear foot of frontage on a street or highway.

b. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas, metal, plastic or other type of awnings shall be limited to 10 inches.

4. Sign Design. Sign design shall be subject to review and approval by the Department.

a. Signage colors shall complement building colors and materials, and be limited to three colors.

b. Lettering styles shall be complementary for each storefront in a single building.

c. In multi-tenant buildings, signage colors used by individual shops shall be complementary with each other.

d. In multi-tenant buildings, the height and placement of signs shall be consistent.

5. Wall Signs.

a. Wall signs shall be mounted flush and affixed securely to a building wall and may project from the building face a maximum of 12 inches.

b. Wall signs may only extend sideways to the extent of the building face or to the highest line of the building;

c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

6. Window Signs.

a. Window signs shall be displayed only on the interior of windows or door windows.

b. Window signs shall not exceed the maximum area of 25 percent per glass area (total window or door area visible from the exterior of the building).

7. Building Tenant Information/Identification Signs.

a. For multi-tenant buildings and businesses with entrances located within building pass-through, a building directory listing the names of tenants may be located near each building or pass-through entrance.

b. Each tenant shall be allowed a maximum of two square feet of signage for each building directory.

c. New building identification signage on new construction or existing buildings shall be limited to one sign per principal entrance per frontage. Said signage shall not exceed a maximum of 15 square feet for each building identification sign.

d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Wall signs, marquees and canopies shall not be considered to be built-in signage.

e. Metal plaques in good repair listing the building name and/or historical information, permanently affixed in a flush manner to the building, are exempt from these sign provisions.

8. Prohibited Signs. The following signs are prohibited:

a. Roof signs;

b. Freestanding signs;

c. Flashing, animated or audible signs;

d. Signs which rotate, move or simulate motion;

e. Signs which extend or project from the building face more than 12 inches in any direction;

f. Signs with exposed bracing, guy wires, conduits or similar devices;

g. Outdoor advertising (including billboards);

h. Painted signs on the building surface;

i. Streamers and/or banner signs of cloth or fabric;

j. Portable signs.

9. Removal of Illegally Installed/Maintained Signs.

a. The Director shall remove or cause the removal of any sign constructed, placed or maintained in violation of this Subsection B within 15 days following the date of mailing of registered or certified written notice to the owner of the sign, if known, at his last known address, or to the owner of the property as shown on the latest assessment roll. Said notice shall describe the sign in violation and shall specify the violation involved, giving notice that the sign will be removed at the owner's expense if the violation is not corrected within 15 days.

b. Nonconforming or illegal banners, pennants, flags, window signs (temporary or permanent), painted wall signs, vehicular signs, portable signs, hazardous signs, animated or moving signs, revolving or abandoned signs, shall be abated or removed within 90 days from October 25, 1987, the effective date of the ordinance establishing this CSD. All other nonconforming signs shall be discontinued and removed from the site, or brought into conformity according to the schedule in Table 22.346.060-A, below:

Table 22.346.060-A: Sign Removal	
Replacement Value of Sign	**Period of Removal**
Less than $100.00	Within 90 days
$101.00 – $500.00	Within 12 months
$501.00 – $1,000.00	Within 12 months
$1,001.00 – $2,500.00	Within 36 months
$2,501.00 – $5,000.00	Within 5 years
For each additional $1,000.00 increment	6 months to a maximum of 10 years.

The replacement value of a sign shall be determined by the Director.

c. Signs removed by the Director pursuant to this Subsection B.9 shall be stored for a period of 30 days, during which time they may be recovered by the owner upon payment to the County for all costs of removal and storage. If not recovered prior to expiration of the 30-day period, the sign and supporting structures shall be declared abandoned, and title thereto shall vest in the County, and the cost of removal shall be billed to the owner. If not paid by the owner, said costs will be imposed as a tax lien against the property.

C. Automobile Parking.

1. Automobile parking and development of related facilities shall be provided in accordance with Chapter 22.112 (Parking).

2. In residential properties, except within bona fide driveways, no automobile, truck, recreational vehicle, trailer or any other motor vehicle, including any of their component parts, shall be parked, stored, left standing or otherwise permitted for any length of time on that area between the road and the front of any building or structure on a lot. In the case of corner lots, said prohibition shall further apply between the road and the side of any building or structure.

D. Height Limits.

1. The maximum height of buildings and structures, except as where otherwise provided, shall be determined per Table 22.346.060-B, below:

Table 22.346.060-B: Height Limits		
Zone	**Zone Name**	**Height Limit**
R-1	Neighborhood Preservation I	25 feet
R-2	Neighborhood Preservation II	25 feet
R-3	NR Neighborhood Revitalization	25 feet
( )-P	Overlay (Parking)	25 feet
C-1	Restricted Professional Offices	25 feet
C-3	General Commercial	45 feet
C-3-CRS	Mixed Commercial	45 feet

E. Floor Area Ratio (FAR) for Commercial Buildings.

1. Except for Zone C-1 (Restricted Professional Offices) which has a floor area ratio (FAR) of 2.0, in other Commercial Zones, the total floor area in all buildings on one lot shall not exceed a floor area ratio of 3.0, which is the buildable area of such lot. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be considered in determining that total floor area within a building.

2. When any provision of the ordinance codified in this Title 22, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a lot by structures, the portion of such lot which may be occupied by structures is the "buildable area," as those words are used in this Chapter.

F. Design Standards for Commercial Uses.

1. Improvements. All new improvements and improvements to existing structures that exceed 25 percent of assessed valuation are subject to design review.

2. Compatibility. Uses, buildings and/or structures shall be designed so as to be compatible with nearby properties, with special attention being given to the protection of residential property planned for residentially zoned uses.

3. Nonresidential Uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to

minimize their impact on residentially zoned lots in respect to location on the site, height, architecture and general amenities. Nonresidential uses and structures subject to this Subsection F.3 shall require a Minor Conditional Use Permit (Chapter 22.160) application.

4. Materials, Colors and Equipment.

a. Consideration shall be given to the adjacent buildings and/or structures so that the use of mixed materials is in accordance with the intent and purpose of the Neighborhood Plan.

b. Muted pastel colors are recommended as the primary or base building color, while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

c. Awnings.

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

ii. Awnings shall be complementary in color and style for each storefront in a building.

iii. Awnings shall be designed to coordinate with the architectural divisions of the building, including individual windows and bays.

iv. All awnings must comply with Title 26 (Building Code) of the County Code and Fire Department regulations.

v. Awnings in disrepair shall be repaired or removed within 30 days of notification that a state of disrepair exists.

d. Mechanical Equipment.

i. External (individual) air conditioning units for a commercial building shall be located to be compatible with the architectural detail and the overall design of the storefront.

ii. If air conditioning units are located in the storefront, attempts shall be made to install a window unit which is neutral in appearance and which does not project outward from the façade. The housing color shall be compatible

with the colors of the storefront. If feasible, screening or enclosing the air conditioning unit by using an awning or landscaping shall be required.

iii. Mechanical equipment located on roofs shall be screened by parapet walls or other similar architectural treatment so that the equipment will not be visible from the street or surrounding properties.

e. Security.

i. Chain-link, barbed and concertina wire fences are strictly prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

ii. When installed, all security bars or grilles shall be placed on the inside of the building, except for roll-up shutters or grilles.

iii. Horizontally folding accordion grilles installed on the exterior of a storefront are prohibited.

iv. Building security grilles shall be side-storing, concealed grilles which are not visible or discernible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles any of which shall be permitted, provided that they are concealed in the architectural elements of the building.

22.346.070 Zone Specific Development Standards.

A. Zone R-1 (Neighborhood Preservation I). No changes.

B. Zone R-2 (Neighborhood Preservation II). Zone R-2 densities and standards of development shall be maintained regarding setbacks, yards, parking, height coverage, etc.

C. Zone R-3 NR (Neighborhood Revitalization).

1. Development Standards. Zone R-2 (Neighborhood Preservation II) standards of development shall be maintained regarding setbacks, yards, parking, height, coverage, etc., for lots less than 40,000 square feet. Lots in excess of 40,000 square feet with multi-family densities (up to 30 dwelling units per acre) are

permitted subject to a Conditional Use Permit (Chapter 22.158) application and specific design standards as set forth in Subsection C.2, below.

2. Design Standards.

a. Building and Site Design.

i. Yard and setback requirements shall be the same requirements as for Zone R-1.

ii. Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken building façades are to be avoided.

iii. Strictly flat roofs are not acceptable.

iv. Parking structures shall incorporate the same architectural design as the primary building.

v. Continuous curb cuts are prohibited.

vi. Where more than 20 automobile parking spaces are required or provided, those areas not used for parking or maneuvering, or for pedestrian movement to and from vehicles, shall be landscaped. Not less than two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot so as to maximize its aesthetic effect.

b. Relationship to Adjacent Properties.

i. Buildings and structures shall be of a scale and proportion (size) that generally conforms with adjacent structures, but in no case shall exceed the height limit as provided herein.

ii. Buildings and structures should be compatible in terms of color, style and materials with adjacent buildings and structures.

iii.

(1) Where a multi-family building is sited adjacent to a single-family residence, a solid masonry wall six feet in height shall be located long the common property line. Where a single-family residence shares a side property line, the wall must extend from the rear property line to (at least) the minimum front yard

setback. Where the properties involved share a rear property line, the wall shall extend from side lot line to side lot line.

(2) A planting strip not less than two feet in width along the wall, facing the multi-family development, shall be provided, landscaped, and continuously maintained.

iv. All exterior lighting shall be arranged so as to prevent glare or direct illumination of adjacent residences.

c. Walls, Fences, and Mechanical Equipment.

i. All walls and fences within a residential development shall be of materials and colors compatible with the architectural design of the buildings and structures in the development.

ii. All mechanical equipment shall be screened from view from adjacent streets and residences, either with a wall or with sufficient landscaping.

iii. All trash containers and dumpsters shall be screened from view from streets, walkways, and adjacent residences.

D. Zone C-1 (Restricted Professional Offices). Professional office uses shall be the primary uses. Other uses may be permitted subject to a Conditional Use Permit (Chapter 22.158) application.

E. Zone C-3 (General Commercial). Uses permitted in Zone C-3, restricted to three stores (45-foot height limit), and a floor area ratio of 3.0.

F. Zone C-3-CRS (Mixed Commercial). Uses permitted in Zone C-3. Uses subject to a Conditional Use Permit (Chapter 22.158) application: Mixed commercial/residential developments.

G. Zone ( )-P Overlay (Parking). Uses permitted in underlying Residential Zone, or supplemental parking lots to serve adjacent commercial uses.

22.346.080 Area Specific Development Standards.

A. Commercial Areas – Specific Standards.

1. Seville Avenue, north of Olive Avenue to Walnut Street (Zone C-1, Restricted Professional Offices).

2. Pacific Boulevard (Zone C-3 – General Commercial).

3. Santa Fe Avenue (Zone C-3-CRS – Mixed Commercial).

4. The north side of Walnut Avenue between Santa Fe Avenue and Seville Avenue shall permit Zone C-3 (General Commercial) uses.

5. The north side of Walnut Avenue between Seville Avenue and Mountain View Avenue shall permit parking in conjunction with commercial uses in adjacent Zone C-3 (General Commercial).

6. Seville Avenue, south of Olive Avenue to the boundary with the city of South Gate (Zone C-3, General Commercial). Improvement work greater than 50 percent of market value, excluding Building Code improvements, shall require additional off-street parking.

22.346.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations to the standards specified in in Section 22.346.060 (Community Wide Development Standards) shall be subject to the provisions of Subsection B, below.

B. Minor Variations.

1. Applicability. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures.

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.3.b, below.

b. Findings.

i. The use, development of land, and application of development standards complies with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

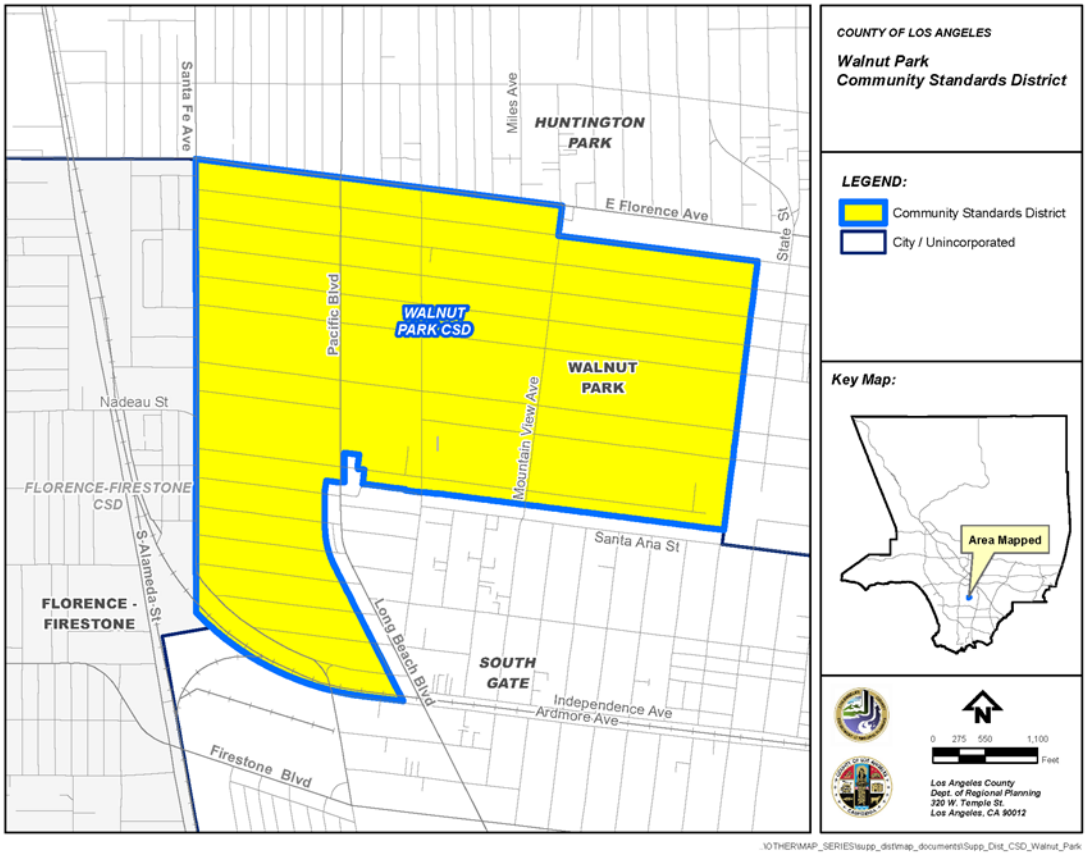
iv. The strict application of these development standards and regulations would result in practical difficulties or unnecessary hardships.

v. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Walnut Park area.

vi. The grant of the requested variation will not be materially detrimental to property or improvements in the area.

vii. That granting the requested variation will not be contrary to the goals and policies of the Neighborhood Plan.

FIGURE 22.346-A: WALNUT PARK CSD BOUNDARY



Chapter 22.348 West Athens-Westmont Community Standards District

Sections:

22.348.010 Purpose.

22.348.020 Definitions.

22.348.030 District Map.

22.348.040 Applicability.

22.348.050 Application and Review Procedures.

22.348.060 Community Wide Development Standards.

22.348.070 Zone Specific Development Standards.

22.348.080 Area Specific Development Standards.

22.348.090 Modification of Development Standards.

22.348.010 Purpose.

The West Athens-Westmont Community Standards District ("CSD") is established to provide a means of implementing special development standards for the unincorporated community of West Athens-Westmont. This CSD is necessary to ensure that the goals and objectives of the adopted West Athens-Westmont Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

22.348.020 Definitions.

(Reserved)

22.348.030 District Map.

The boundaries of this CSD are shown on Figure 22.348-A: West Athens-Westmont CSD Boundary, at the end of this Chapter.

22.348.040 Applicability.

(Reserved)

22.348.050 Application and Review Procedures.

(Reserved)

22.348.060 Community Wide Development Standards.

A. 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 herein; said heights may be modified subject to a Variance (Chapter 22.194).

22.348.070 Zone Specific Development Standards.

A. Zone R-1.

1. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.

2. Properties shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of 50 percent of the front yard area shall be landscaped and maintained with grass, shrubs and/or trees.

B. Zone R-2.

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

2. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

C. Zone R-3.

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

2. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

22.348.080 Area Specific Development Standards.

A. Commercial/Residential Mixed Use Area. Century Boulevard, between Vermont Avenue to the east and approximately 130 feet west of Denker Avenue to the west, as shown on Figure 22.348-B: Commercial/Residential Mixed Use Area, at the end of this Chapter, shall be developed with residential or commercial uses and be subject to approval of a Conditional Use Permit (Chapter 22.158) application, except that the construction and maintenance of one single-family residence per lot shall be exempt from the requirements of a Conditional Use Permit:

1. Residential projects shall be subject to the following requirements:

a. Maximum density: 30 dwelling units per net acre;

b. Height limit: 35 feet;

c. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees;

d. Setback from Century Boulevard: 10 feet; and

e. Access to property: via 99th or 101st Street.

2. Commercial projects shall be subject to the following requirements:

a. Height limit: 35 feet;

b. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees; and

c. Access to property: via Century Boulevard only.

B. Senior Citizen Density Bonus Area. The area bounded by New Hampshire Avenue, Berendo Avenue, Imperial Highway and the proposed Century

Freeway, as shown on Figure 22.348-C: Senior Citizen Density Bonus Area, at the end of this Chapter, may be developed with senior citizen housing at a maximum density of 50 dwelling units per net acre. The senior citizen developments will be subject to a Conditional Use Permit (Chapter 22.158).

22.348.090 Modification of Development Standards.

(Reserved)

FIGURE 22.348-A: WEST ATHENS-WESTMONT CSD BOUNDARY

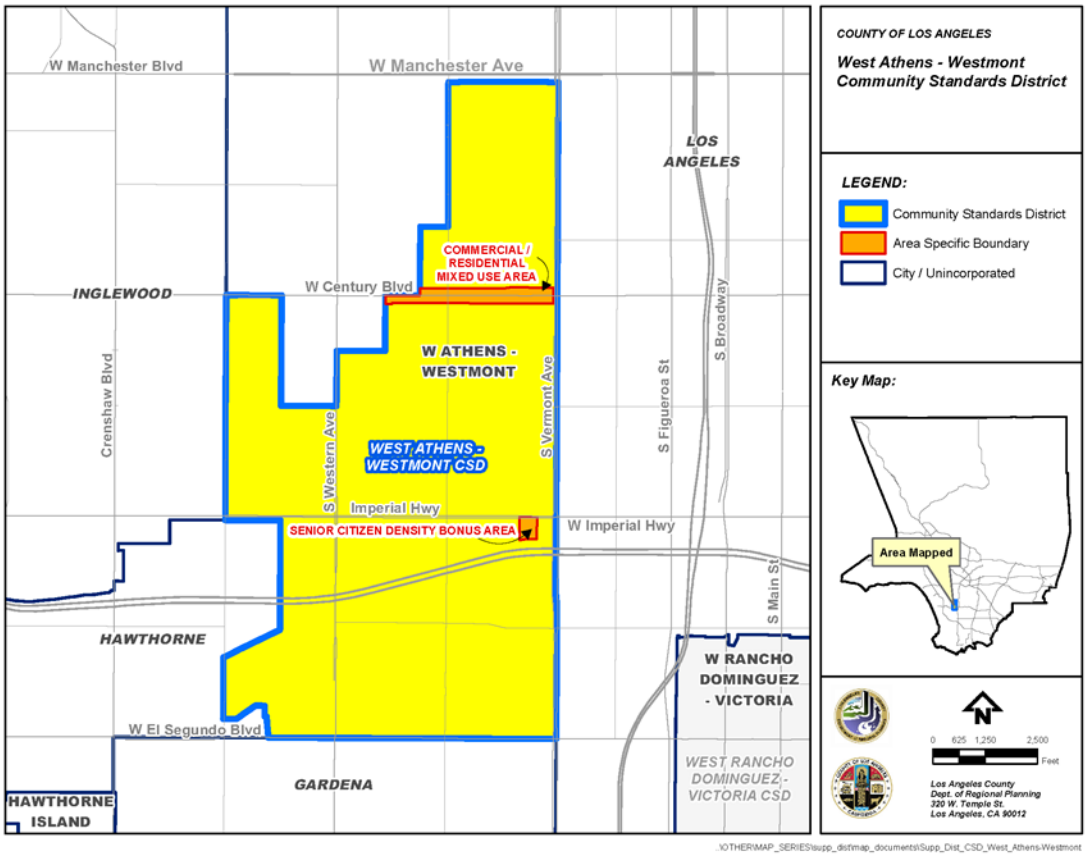
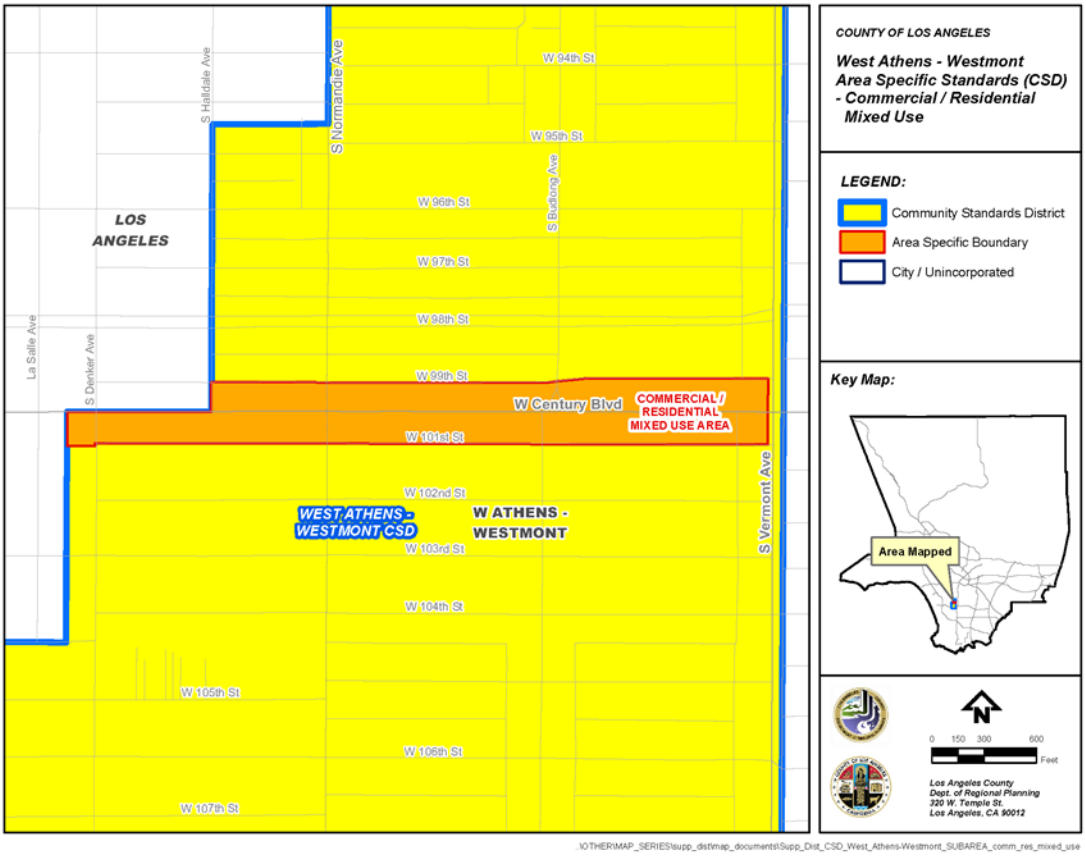
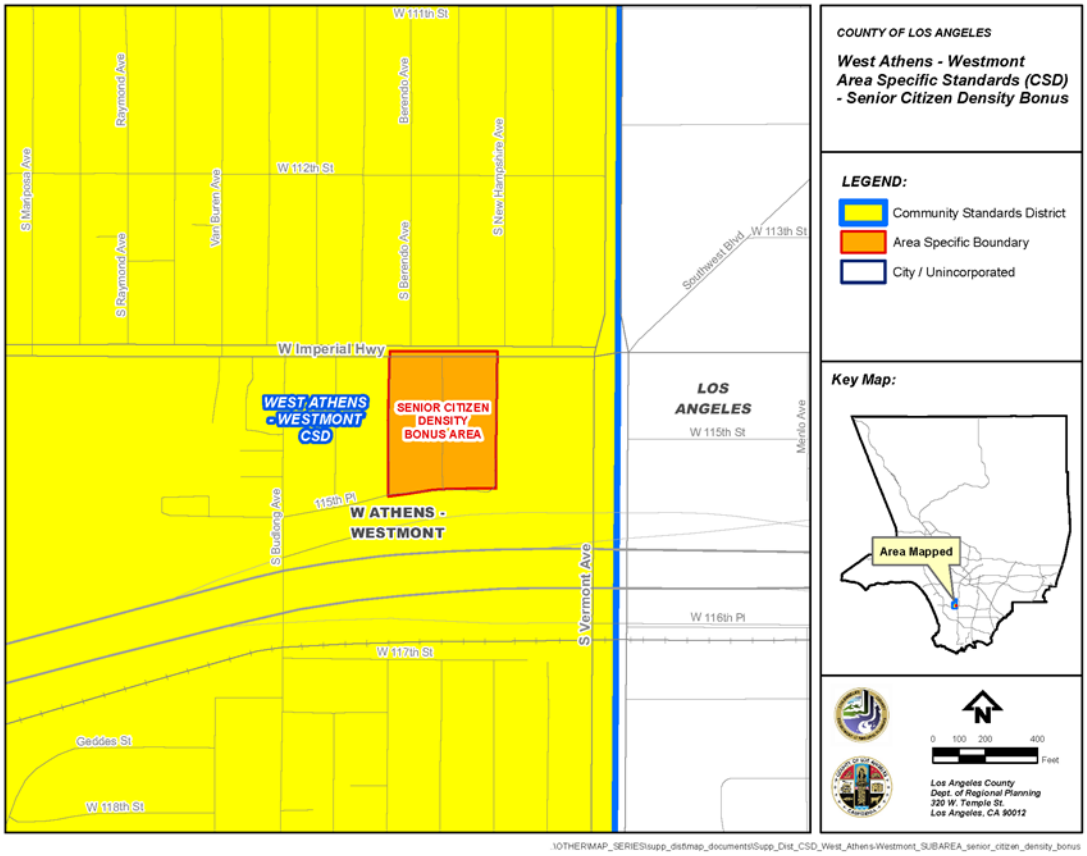


FIGURE 22.348-B: COMMERCIAL/RESIDENTIAL MIXED USE AREA



\OTHER\MAP_SERIES\supp_dist\map_documents\Supp_Dist_CSD_West_Athens-Westmont_SUBAREA_comm_res_mixed_use

FIGURE 22.348-C: SENIOR CITIZEN DENSITY BONUS AREA



Chapter 22.350 West Rancho Dominguez-Victoria Community Standards District.

Sections:

22.350.010 Purpose.

22.350.020 Definitions.

22.350.030 District Map.

22.350.040 Applicability.

22.350.050 Application and Review Procedures.

22.350.060 Community Wide Development Standards.

22.350.070 Zone Specific Development Standards.

22.350.080 Area Specific Development Standards.

22.350.090 Modification of Development Standards.

22.350.010 Purpose.

The West Rancho Dominguez-Victoria Community Standards District ("CSD") is established to implement the goals and policies of the West Rancho Dominguez-Victoria Land Use Plan and Implementation Program. Furthermore, this Chapter is intended to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within this CSD and to enhance the appearance of this CSD by setting forth development and building standards.

22.350.020 Definitions.

The following terms are defined solely for this CSD:

Commercial horse stable. A facility used for the business of stabling horses and for services related to the maintenance and care of the horses stabled at the facility.

22.350.030 District Map.

The boundaries of this CSD are shown on Figure 22.350-A: West Rancho Dominguez-Victoria CSD Boundary, at the end of this Chapter.

22.350.040 Applicability.

(Reserved)

22.350.050 Application and Review Procedures.

(Reserved)

22.350.060 Community Wide Development Standards.

A. Graffiti. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all premises within this CSD:

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.

B. Oil Well Properties. To improve the visual appearance of this CSD, properties containing oil wells where active extraction is taking place shall be fenced and landscaped in accordance with the following requirements:

1. For properties abutting a Residential Zone or a street, a solid masonry wall or solid fence in compliance with Section 22.140.430.C.2 (Fences and Walls) or a fence in compliance with Section 11.48.030 (Fencing Specifications) in Title 11 (Health and Safety) of the County Code shall be erected around each oil well. The wall or fence shall be not less than six feet in height and shall be provided with landscaping in accordance with Section 22.140.430.C.4 (Landscaping Requirements). The required landscaping for any fence erected in compliance with Section 11.48.030 in Title 11 shall be planted so as to completely screen the fence within five years from the date of erection of the fence.

2. All oil well equipment, structures, facilities and sites shall be maintained in good condition and accumulations of trash and debris shall be removed regularly.

C. Commercial Horse Stables.

1. Commercial horse stables and other commercial uses that use horse stables are permitted in Zone M-1.5 and higher. To ensure that these uses are developed and used in a safe and orderly manner and are compatible with existing land use patterns, these uses shall comply with the following:

a. Feed Storage Area. The facility shall have a feed storage area sufficient in size to accommodate the feed necessary for all horses kept at the facility and an unblocked, clear path for access to and from such feed storage area;

b. Manure Management Area. The facility shall have a manure management area with manure containers stored in a place or direction sufficiently away from the feed storage area and horse stalls to avoid unhealthful conditions for the horses;

c. Tack Storage Area. The facility shall have a tack storage area with sufficient space for the storage and maintenance of riding tack for the horses kept at the facility;

d. Water Storage Area. Each horse stall in the facility shall have a water storage area with an adequate delivery method of water of sufficient size for the horse kept in that stall;

e. Wash Rack Area. The facility shall have a wash rack area sufficient in size to accommodate the number of horses kept at the facility;

f. Horse Stall Size and Construction. Each horse stall within the facility shall have a minimum length, height, and width of 12 feet and shall be constructed in a workmanlike manner. The horse stalls shall be constructed of fire-resistant material appropriate for equine containment facilities. No more than one horse shall be permitted to be stabled in any horse stall;

g. Horse Stall Access Area. Each horse stall within the facility shall have a minimum access area of 12 feet in width for the ingress and egress and the access area shall be clear and accessible at all times. If the horse stall access area is covered, the cover shall have a minimum height of 12 feet;

h. Horse Recreation Area.

i. For any facility that is not adjacent to a publicly-designated riding area or equestrian trail, the facility shall have a horse recreation area that contains the following:

(1) A minimum of one 50-foot diameter round pen for a facility that has a maximum of 25 horse stalls and an additional pen of these dimensions for every additional increment of one to 25 horse stalls at the facility; plus

(2) A minimum of one 60-foot by 100-foot riding arena for any facility that has a maximum of 50 horse stalls and an additional riding arena of these dimensions for every additional increment of one to 50 horse stalls at the facility.

ii. The horse recreation areas shall be for use only by the horses stabled at the facility;

iii. Temporary uses within the horse recreation area may be permitted with an approved Special Event Permit (Chapter 22.188);

i. Fences or Walls. The facility shall have a perimeter fence or wall with a minimum height of six feet and a maximum height of 10 feet. All fences or walls shall be of uniform height, built in a workmanlike manner, and constructed solely of new materials. No chain link fencing shall be permitted for this purpose; and

j. Parking. The facility shall have a minimum of one vehicle parking space, eight and one-half feet in width by 18 feet in depth, plus one vehicle parking space, nine feet in width by 44 feet in depth, for every increment of one to four horse stalls at the facility. Adequate access to these required parking spaces shall also be provided. Other than as specified above, parking spaces shall be developed in accordance with Chapter 22.112 (Parking).

2. Maintenance. The facility shall be neatly maintained and free of junk and salvage, and all structures, including but not limited to the horse stalls, horse recreation areas, and fences or walls, shall be maintained in good condition at all times.

3. Site Plan Depiction. Compliance with the requirements of Subsection C.1, above, shall be depicted on an approved site plan for the commercial horse stable or other commercial use that uses a horse stable.

4. Additional Requirements. The requirements in this Subsection C shall be in addition to any other applicable requirements in the County Code related to the uses governed by this Subsection C.

22.350.070 Zone Specific Development Standards.

A. Zone R-1.

1. The required front yard shall contain a minimum of 50 percent landscaping.

2. Where the rear yard abuts an Industrial Zone, a three-foot landscaped planter strip containing one 15-gallon tree for each 50 square feet of planter

area shall be installed along the rear property line. This provision shall not apply to the section of the rear yard where garages or accessory structure may be erected.

B. Zone R-2. The requirements specified in Zone R-1 of this Section shall apply to Zone R-2.

C. Zone C-2. Vehicle parking requirements for the following uses shall be modified as follows: Markets of less than 5,000 square feet, banks, bookstores, delicatessens, drug stores, and office supply stores shall provide a minimum of one parking space for every 400 square feet of gross floor area. Restaurants of less than 1,000 square feet of gross floor area shall provide a minimum of five parking spaces, and restaurants of at least 1,000 square feet of gross floor area shall be granted a maximum 25 percent reduction of the otherwise required parking.

D. Zone C-3.

1. The vehicle parking requirements specified in Zone C-2 of this Section shall apply to Zone C-3.

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

E. Zone C-M.

1. Buildings and structures shall be set back a minimum of ten feet from the front property line. The front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped.

2. For properties abutting a Residential Zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.

3. For properties abutting a Residential Zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls) shall be erected along the property lines separating the two uses.

4. To mitigate noise, all loading docks shall be located as far distant as feasible from adjoining Residential Zones.

5. A building or structure located within 250 feet of a Residential Zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

6. A building or structure located more than 250 feet from a Residential Zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.

7. The maximum lot coverage shall not exceed 70 percent.

8. All uses except for parking, vending machines, shopping carts, and accessory uses shall be conducted entirely within a building.

9. Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.

F. Zone M-1.

1. The requirements specified in Zone C-M of this Section shall apply to Zone M-1.

2. All activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a Conditional Use Permit (Chapter 22.158).

3. For properties abutting a Residential Zone, the following uses shall require a Conditional Use Permit (Chapter 22.158):

- Acetylene, the storage of oxygen and acetylene;
- Automobile body and fender repair shops;
- Automobile painting and upholstering;
- Batteries, the manufacture and rebuilding of batteries;
- Blacksmith shops;
- Building materials, storage of;
- Bus storage;
- Cannery, except meat or fish;
- Car barns for buses and street cars;
- Cellophane, the manufacture of cellophane products;

- Cesspool pumping, cleaning and draining;
- Concrete batching, provided that the mixer is limited to one cubic yard capacity;
- Explosives storage;
- Fuel yard;
- Generators, the manufacture of electrical generators;
- Granite, the grinding, cutting, and dressing of;
- Lumberyards, except the storage of boxes or crates;
- Marble, the grinding, cutting, and dressing of;
- Stone, marble, and granite, and grinding, dressing, and cutting of;
- Tire retreading;
- Truck storage or rental;
- Wood yards.

4. Notwithstanding the provisions of Subsection F.3, above, premises in Zone M-1 may be used for the following accessory uses:

- Acetylene, the storage of oxygen and acetylene;
- Building materials, storage of;
- Concrete batching, provided that the mixer is limited to one cubic yard capacity;
- Truck storage.

5. The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet. Lots legally created prior to the effective date of the ordinance establishing this CSD shall not be required to comply with this requirement.

G. Zone M-1.5. The requirements specified in Zones C-M and M-1 of this Section shall apply to Zone M-1.5.

H. Zone M-2.

1. The requirements specified in Zone C-M and Zone M-1 of this Section shall apply to Zone M-2.

2. Automobile dismantling yards, junk salvage yards, and scrap metal processing yards shall not be permitted within 500 feet of a Residential Zone.

3. Automobile dismantling yards, junk and salvage yards, and scrap metal processing yards shall provide a wall or fence of at least eight feet in height in compliance with Section 22.140.430.C.2 (Fences and Walls) along all street frontages. The wall or fence shall be set back at least three feet from property lines having street frontage. The setback area shall be landscaped with shrubs, and one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.

4. The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet. Lots legally created prior to the effective date of the ordinance establishing this CSD shall not be required to comply with this requirement.

I. Zone B-1.

1. Accessory uses. Premises shall not be used for accessory buildings and structures.

2. Prohibited uses. Premises shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

J. Zone B-2. The requirements specified in Zone B-1 of this Section shall apply to Zone B-2.

K. Zone ( )-CRS. The maximum permitted density shall be 17 dwelling units per net acre.

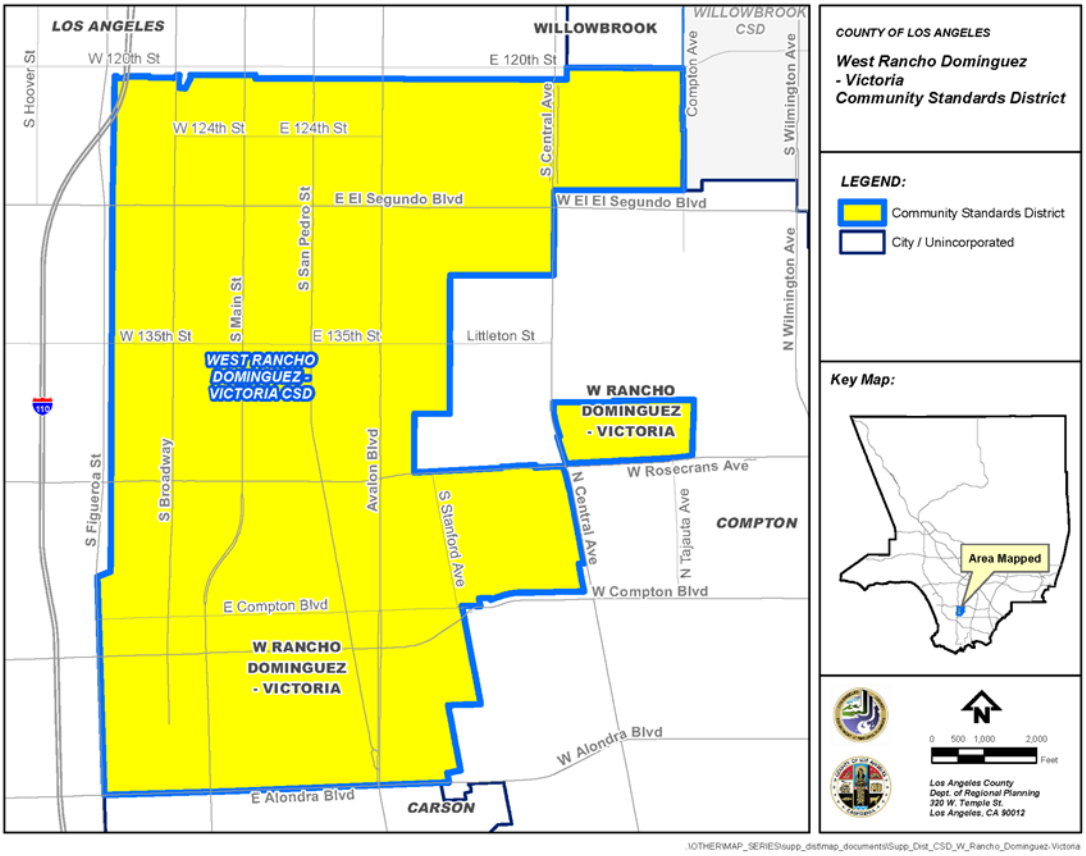
22.350.080 Area Specific Development Standards.

(Reserved)

22.350.090 Modification of Development Standards.

With the exception of the Section 22.350.060.C.1.j (Parking), any modification from the requirements set forth in Section 22.350.060.C.1 shall require a Conditional Use Permit (Chapter 22.158) application. With respect to the parking requirements in Section 22.350.060.C.1.j (Parking), a modification can be obtained through any applicable method under this Title 22 that authorizes a reduction in required parking.

FIGURE 22.350-A: WEST RANCHO DOMINGUEZ-VICTORIA CSD BOUNDARY



Chapter 22.352 Willowbrook Community Standards District.

Sections:

22.352.010 Purpose.

22.352.020 Definitions.

22.352.030 District Map.

22.352.040 Applicability.

22.352.050 Application and Review Procedures.

22.352.060 Community Wide Development Standards.

22.352.070 Zone Specific Development Standards.

22.352.080 Area Specific Development Standards.

22.352.090 Modification of Development Standards.

APPENDIX I Drought Tolerant Species.

22.352.010 Purpose.

The Willowbrook Community Standards District ("CSD") is established to provide a means of assisting in the implementation of the adopted Willowbrook Community Redevelopment Project. The Project's Redevelopment Plan contains a map which delineates the permitted land uses in the area and a text enumerating the community's goals and objectives related to land use and the physical development of Willowbrook. The requirements of this CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community.

22.352.020 Definitions.

The following terms are defined solely for this CSD:

Building face. The height of the building (excluding the parapet) multiplied by its frontage.

Clothesline. A rope or wire on which clothes are hung for drying or airing.

Satellite receiving antenna. Any antenna or device, commonly parabolic in shape, the purpose of which is to receive communications or other signals directly from one or more satellites orbiting the earth and/or other extraterrestrial sources.

22.352.030 District Map.

The boundaries of this CSD are shown on Figure 22.352-A: Willowbrook CSD Boundary, at the end of this Chapter.

22.352.040 Applicability.

(Reserved)

22.352.050 Application and Review Procedures.

A. A Ministerial Site Plan Review (Chapter 22.186) application is required to establish, operate or maintain any use, except that no Ministerial Site Plan Review application is required for a change in ownership or occupancy.

B. Maintenance and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value or assessed valuation of the building or structure may be exempt from a Ministerial Site Plan Review application.

22.352.060 Community Wide Development Standards.

A. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).

B. Antennas. Satellite receiving antennas are permitted, subject to the Ministerial Site Plan Review (Chapter 22.186) application, to ensure conformity with the following development standards:

1. An antenna shall not be located within a required setback area, except that an antenna may project into a required rear yard for a maximum distance of 10 feet, but in no case closer than five feet to any lot line;

2. No antenna or any portion thereof shall be located between any road and the front of any building or structure, and in the case of corner lots as defined in this Title 22, no antenna or any portion thereof shall be located between the road and the side of any building or structure on a lot or parcel of land;

3. No antenna shall be roof mounted;

4. When actuated to its most vertical position, no antenna or any portion thereof shall have a vertical height greater than 10 feet;

5. No antenna or any portion thereof shall have a horizontal dimension greater than 12 feet;

6. Antennas shall be screened by landscaping or fencing, in order to minimize visibility of the antenna from adjoining streets, highways and adjacent property when viewed at ground level. "Minimizing visibility" means that not more than 50 percent of the antenna, exclusive of any structural supports, shall be visible from the centerline of any adjoining street and from adjacent properties;

7. No antenna shall be of a bright, shiny or glare reflective finish or color such as, but not limited to, solid white, in order that said antenna will neutralize and visually blend with adjacent structures and improvements. An antenna which uses or is composed of perforated metals, radar mesh or wire screen, thereby reducing the antenna's visual mass, is encouraged; and

8. All satellite receiving antennas in existence prior to the effective date of the ordinance codified in this Section which do not conform to the foregoing development standards shall be discontinued and removed from their site, or brought into compliance with said development standards within five years from the effective date of the ordinance establishing this CSD.

C. Signs.

1. Except as herein modified, all signs shall conform to Chapter 22.114 (Signs), including the enforcement provisions.

2. The sign regulations prescribed in this Subsection C shall not affect existing signs which were established according to this Title 22 prior to the effective date of the ordinance establishing this CSD.

3. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Subsection C, or removed within 30 days from receipt of notification that a state of disrepair exists.

4. 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.

5. The total permitted sign area of all signs on a building or site is 10 percent of the building face.

6. Outdoor advertising signs (billboards) are prohibited.

7. Roof signs are prohibited.

8. Freestanding signs shall be limited in height to a maximum of 20 feet.

D. Clotheslines. Clotheslines or clotheslines structures are permitted, provided they are located in the rear of a structure, and not visible from adjoining streets when viewed at ground level.

E. Security. Barbed and concertina wire fences are prohibited; chain-link, which is free of sharp edges, tubular steel or wrought iron fences are permitted.

22.352.070 Zone Specific Development Standards.

A. Zone R-1.

1. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.

2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced at all times, without prejudice to the enforcement of other applicable regulations.

3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.

4. The minimum floor area of a new single-family residence shall be 1,200 square feet.

5. Temporary mobilehomes and trailers are prohibited.

6. Wrought iron style fences which do not obscure views are permitted up to a maximum height of six feet within front yards and corner side yards. 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 fences and shall not cause a significant visual obstruction.

B. Zone R-2.

1. The maximum height permitted in Zone R-2 shall be 35 feet and two stories.

2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.

3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.

4. Temporary mobilehomes and trailers are prohibited.

5. Wrought iron style fences which do not obscure views are permitted up to a maximum height of six feet within front yards and corner side yards. 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 fences and shall not cause a significant visual obstruction.

C. Zone R-3.

1. The maximum height permitted in Zone R-3 shall be 35 feet and two stories.

2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 (Building Code) of the County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.

3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.

4. The maximum lot coverage by structures of any type in Zone R-3 shall be 50 percent.

5. A minimum of 20 percent of the lot shall be landscaped or hardscaped, with open, usable outdoor space.

6. New residential structures within Zone R-3 shall only include single-family or two-family dwellings. Three or more attached dwelling units within one structure are not permitted, unless a Conditional Use Permit (Chapter 22.158) application is approved.

7. Temporary mobilehomes and trailers are prohibited.

8. Wrought iron style fences which do not obscure views are permitted up to a maximum height of six feet within front yards and corner side yards. 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 fences and shall not cause a significant visual obstruction.

D. Modified Zone C-1.

1. The maximum height permitted in Zone C-1 shall be 35 feet and two stories.

2. The maximum lot coverage by structures of any type in Zone C-1 shall be 50 percent.

3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

E. Modified Zone C-2.

1. The maximum height permitted in Zone C-2 shall be 35 feet and two stories.

2. The maximum lot coverage by structures of any type in Zone C-2 shall be 50 percent.

3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

F. Modified Zone C-3.

1. The maximum height permitted in Zone C-3 shall be 35 feet and two stories.

2. The maximum lot coverage by structures of any type in Zone C-3 shall be 50 percent.

3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area

with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Appendix I following this Chapter contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

22.352.080 Area Specific Development Standards.

(Reserved)

22.352.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations to the standards specified in this Chapter shall be subject to the provisions of Subsection B, below.

B. Minor Variations.

1. Applicability. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.

2. Application and Review Procedures

a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.

b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.3.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for

the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, to prevent adverse effects on neighboring property and conforms with good zoning practice.

iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

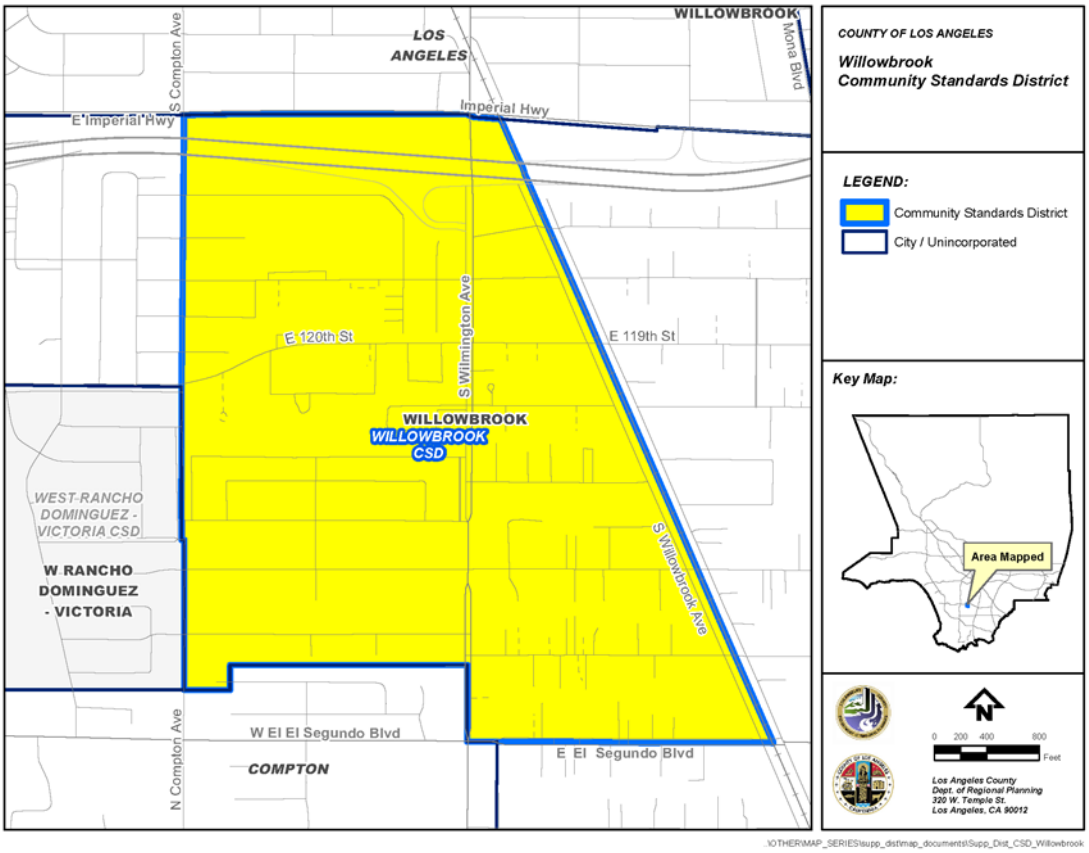
iv. The application of certain provisions of the standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan.

v. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Willowbrook area.

vi. Permitting a variation will not be materially detrimental to property or improvements in the area.

vii. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

FIGURE 22.352-A: WILLOWBROOK CSD BOUNDARY



APPENDIX I Drought Tolerant Species

GENUS SPECIES	*COMMON NAME*
TREES	
ACACIA BAILEYANA	BAILEY ACACIA
AGONIS FLEXUOSA	PEPPERMINT TREE
ALBIZIA JULIBRISSIN	SILK TREE
ARBUTUS UNEDO	STRAWBERRY TREE
BAUHINIA VARIEGATA*	ORCHID TREE
CERATONIA SILIQUA	CAROB
ERIOBOTRYA JAPONICA*	LOQUAT
EUCALYPTUS SIDEROXYLON	REDGUM
FICUS BENJAMINA	WEEPING CHINESE BANYAN

HETEROMELES ARBUTIFOLIA	TOYON
LAGERSTROEMIA INDICA	CRAPE MYRTLE
MAGNOLIA GRANDIFLORA*	BULL BAY
PINUS	PINE
PITTOSPORUM TOBIRA	MOCK ORANGE
PLATANUS	SYCAMORE
PODOCARPUS	YEW PINE
QUERCUS	OAK
SCHINUS	PEPPER TREE
SHRUBS	
ACACIA CULTIFORMIS	KNIFE ACACIA
AGAVE ATTENUATA	FOXTAIL AGAVE
CALLISTEMON	BOTTLEBRUSH
CARISSA MACROCARPUS	NATAL PLUM
COPROSMA REPENS*	MIRROR PLANT
COTONEASTER	COTONEASTER
DIETES VEGATA	FORTNIGHT LILY
ESCALLONIA	ESCALLONIA
MAHONIA	MAHONIA
NERIUM OLEANDER	OLEANDER
XYLOSMA CONGESTUM	SHINY XYLOMSMA
GROUND COVER	
ARCTOTHECA CALENDULA	CAPE WEED
BACCHARIS PILULARIS	COYOTE BRUSH
BOUGAINVILLEA	BOUGAINVILLEA
CARPONBROTUS	HOTTENTOT FIG
COTONEASTER	COTONEASTER
ROSMARINUS OFFICINALIS	ROSEMARY

*Least drought tolerant

[TITLE22REORGTSCC]

SECTION 2 This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Chair Pro Tem

ATTEST:

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

I hereby certify that at its meeting of January 29, 2019 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes	Noes
Supervisors Hilda Solis	Supervisors None
Sheila Kuehl	
Kathryn Barger	

Absent

Supervisors Mark Ridley-Thomas
Janice Hahn

Effective Date: February 28, 2019

~~Operative Date:~~

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

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

CELIA ZAVALA
Executive Officer
Clerk of the Board of Supervisors

By Deputy

APPROVED AS TO FORM:
MARY C. WICKHAM
County Counsel

By

Lester J. Tolnai
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2019\2019-0004