



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE
(213) 974-1817
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901
E-MAIL
KPark@counsel.lacounty.gov

DAWYN R. HARRISON
County Counsel

November 21, 2023

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

Agenda No. 13
05/23/23

**Re: Title 22 – Chapman Woods Community Standards District
Update**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to revise the East Pasadena-East San Gabriel Community Standards District ("CSD") boundary and establish the Chapman Woods CSD, which defines and establishes residential design and development standards for the unincorporated community of Chapman Woods. The development standards are intended to preserve the existing residential neighborhood character and prevent large-scale and out-of-context building forms (commonly referred to as "mansionization"). At the conclusion of the public hearing, your Board indicated an intent to approve the Chapman Woods CSD. Enclosed are the final analysis and ordinance for your consideration.

Very truly yours,

DAWYN R. HARRISON
County Counsel

By 
KATHY PARK
Deputy County Counsel

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

KP:ll
Enclosures

c: Fesia A. Davenport, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning, of the Los Angeles County Code to revise the East Pasadena-East San Gabriel Community Standard District ("CSD") boundary and establish the Chapman Woods CSD which defines and establishes residential design and development standards for the unincorporated community of Chapman Woods. The development standards are intended to preserve the architectural character of the area and prevent large-scale and out-of-context building forms (commonly referred to as "mansionization").

DAWYN R. HARRISON
County Counsel

By 
KATHY PARK
Deputy County Counsel
Property Division

KP:ll

Requested: 05/24/23

Revised: 11/09/23

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to revise the East Pasadena-East San Gabriel Community Standard District ("CSD") boundary and establish the Chapman Woods CSD which defines and establishes residential design and development standards for the unincorporated community of Chapman Woods. The development standards are intended to preserve the existing architectural character of the area and prevent large-scale and out-of-context building forms (commonly referred to as "mansionization").

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

SECTION 1. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

...

Area of special flood hazard. The land within a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.

Architectural element. Architectural design features that embody a style, design, and arrangement of general components on the exterior of any building or structure, including, but not limited to, building materials, textures, colors, and the style and type of all windows, doors, lights, signs, and porches.

Architectural material. Any building material which is used for construction purposes.

...

SECTION 2. Section 22.14.020 is hereby amended to read as follows:

22.14.020 B.

...

Borrow pit. Any place on a lot where dirt, soil, clay, decomposed granite, or other similar material is removed by excavation or otherwise for any purpose other than surface mining operations, or a grading project with off-site transport.

Breezeway. A breezeway is a vehicle pass-through connected to a residential structure, often connecting two sections of livable space.

...

SECTION 3. Section 22.14.130 is hereby amended to read as follows:

22.14.130 M.

...

Massage establishment. Means any premises where massage, massage services, or massage therapy are given.

Massing. The perception of the general shape, size, and form of a building, which in turn defines both the interior space and the exterior shape of the building.

...

SECTION 4. Section 22.14.160 is hereby amended to read as follows:

22.14.160 P.

...

Person. An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, or syndicate.

This term includes the County, any other county, city and county, municipality, district, or other political subdivision, or any other group or combination acting as a unit.

Plinth. An architectural support or base that is the lowest part or base of podium, column, pedestal, or post supporting a structure, porch, or roof overhang.

Porch (Type).

Projecting porch. A projecting porch is designed to fully or partially extend beyond the predominant façade or wall plane of a residential building.

Engaged porch. An engaged porch is designed to align with the predominant façade or exterior wall plane of a residential building.

Forecourt. A residential forecourt is a ground level open space, located adjacent to the primary façade in front of the primary entrance, often framed by the residential building walls, freestanding walls, fences, and planting areas.

Portico porch. A portico porch is a subset of a projecting porch that features a covered and fully enclosed porch entrance supported by columns or piers that creates a predominant massing or building form along a façade.

Stoop. A stoop is a small staircase leading to an entrance of a residential building.

Wrap-around porch. A wrap-around porch is a covered engaged or projecting porch connected along at least two sides of a residential building.

Porte-cochere. A porte-cochere is a covered vehicular entrance attached to a primary residence, often creating a primary entrance.

...

SECTION 5. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

Safety. This term means and includes a water supply for fire protection which complies with the requirements of the County Water Ordinance set out at Division 1 of Title 20 (Utilities) of the County Code.

Scale. The physical and visual appearance and ratio of the built forms and size of a single structure, multiple structures, or a neighborhood in relation with other buildings and their surroundings.

Scenic highway. A highway within the California Scenic Highway System, a State-designated County scenic highway, or any scenic drive adopted as a part of the Conservation and Natural Resources Element of the County General Plan.

...

Stockpile area. Shall have the same meaning as "Temporary storage area."

Stoop. See Porch.

Story. That portion of a building that is included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above. This term includes "basement," but shall not include "cellar."

...

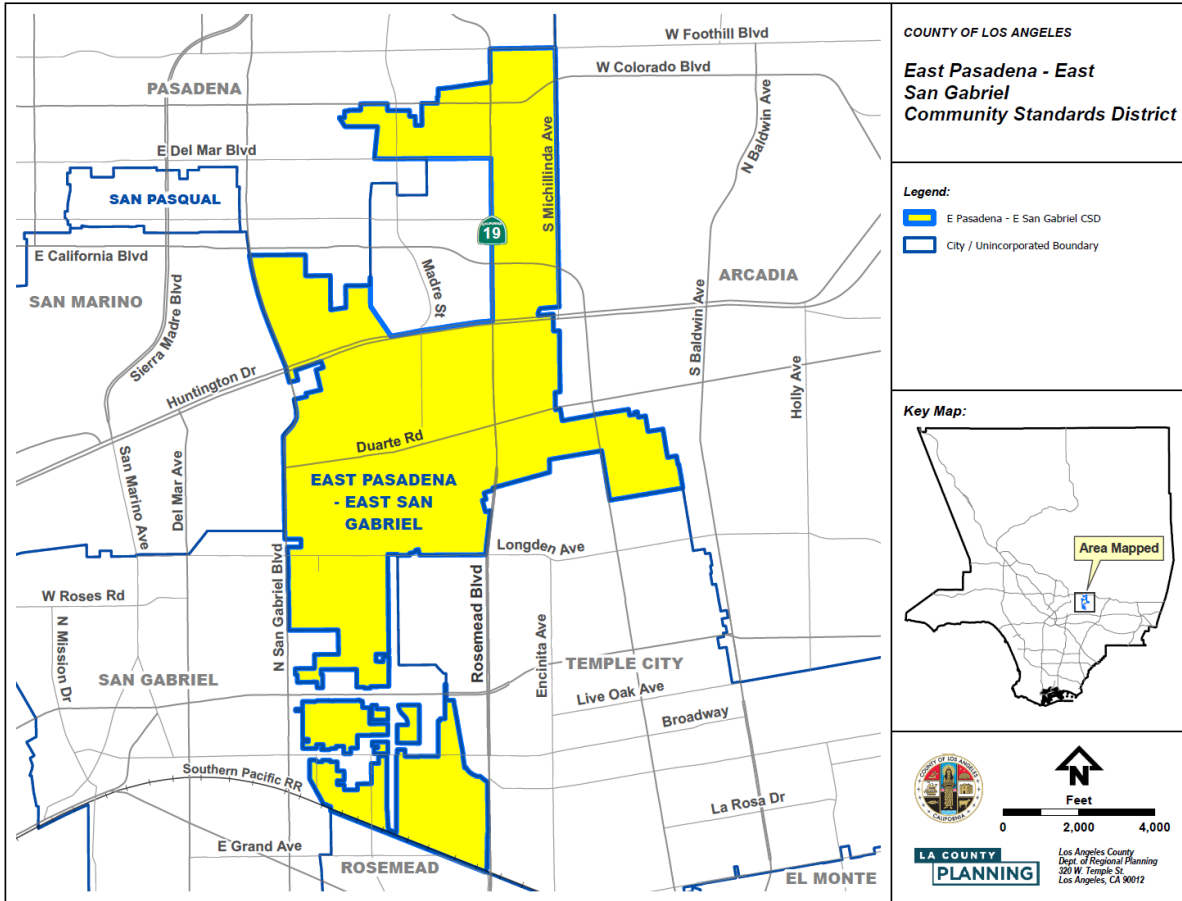
SECTION 6. Section 22.318.090 is hereby amended to read as follows:

...

C. Modification of Specific CSD Standards.

...

FIGURE 22.318-A: EAST PASADENA – EAST SAN GABRIEL CSD BOUNDARY



..PROJECTSDRP_ADVANCE_PLANNING\CSD\ArcGIS_Pro_Project\EPasadena_ESanGabriel_CSD_Update

SECTION 7. Chapter 22.362 is hereby added to read as follows:

CHAPTER 22.362 Chapman Woods Community Standards District

22.362.010 Purpose.

22.362.020 Definitions.

22.362.030 District Map.

22.362.040 Applicability.

22.362.050 Application and Review Procedures.

22.362.055 Implementation of Community Standards District

Standards.

22.362.060 Communitywide Development Standards.

22.362.070 Zone-Specific Development Standards.

22.362.080 Area-Specific Development Standards.

22.362.090 Modification of Development Standards.

22.362.010 Purpose.

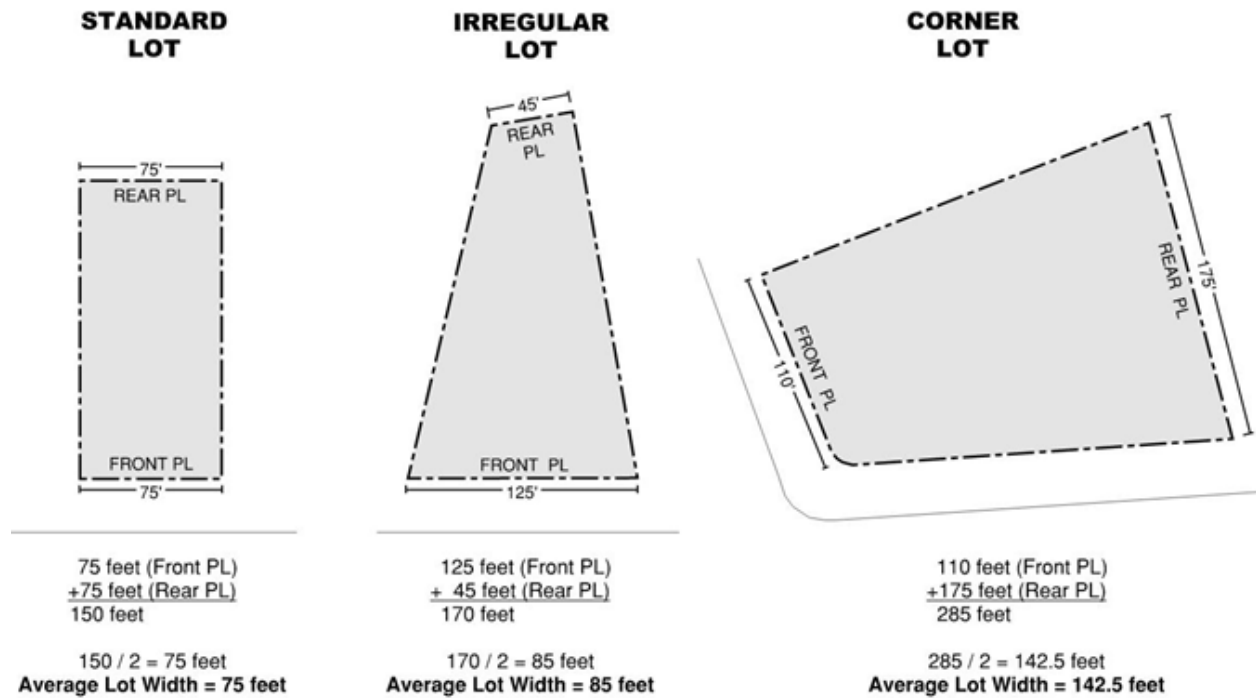
The Chapman Woods Community Standards District ("CSD") is established to:

- A. Provide communitywide development and design standards and guidelines that promote the preservation, maintenance, and new construction of development that is compatible with the established residential scales and architectural styles.
- B. Prevent the loss of established residential structures and architectural forms that define Chapman Woods with the replacement of large-scale and out-of-context building forms (commonly referred to as "mansionization").
- C. Regulate the placement of buildings on residential properties to support transitions and buffers between properties and the public right-of-way that protect the light, air, and privacy of existing residences.

22.362.020 Definitions.

Average lot width. Unless otherwise described in a CSD or other overlay zone, the average lot width shall be calculated by dividing the combined sum of the front and rear property lines by two. The Director shall have the authority to determine average lot width, if it is unclear from Figure 22.362.020-A, below.

FIGURE 22.362.020-A: AVERAGE LOT WIDTH CALCULATIONS

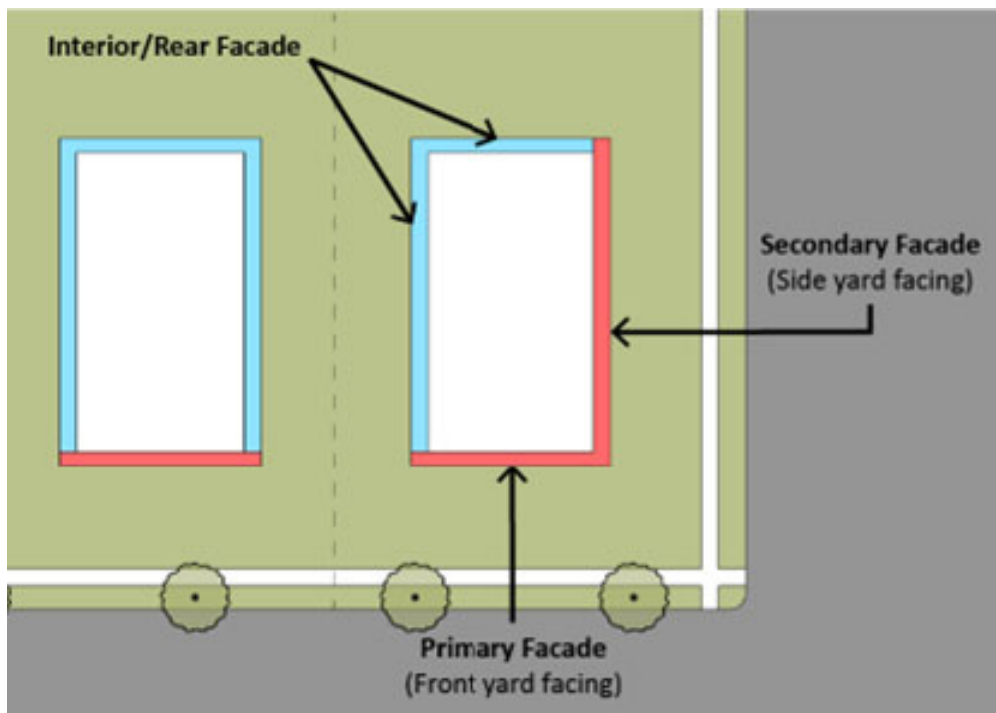


Façade, primary. The primary building façade is the dominant exterior wall plane that directly faces a property's front yard and/or public right-of-way and establishes a structure's massing and scale.

Façade, secondary. The secondary building façade is the dominant exterior wall plane that directly faces a property's side yard and/or right-of-way.

Façade, interior or rear. Façade of a building that is not directly facing a public right-of-way and is often facing an abutting private property's side or rear property line.

FIGURE 22.362.020-B: BUILDING FAÇADES



Fully shielded downward directed light fixture. A light fixture that emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plane. A fully shielded downward directed light fixture has a solid barrier shielding the area where the lamp (bulb) is located. The fixture is angled so the lamp is not visible with no direct line of site below the barrier.

Maximum grade. The average grade of the adjoining lots on either side of a given property. Maximum grade may be determined by the Director or Director of the Department of Public Works ("Public Works") where it is impractical due to topographic conditions.

Primary residential structure or unit. The building having the largest habitable floor area located on any one lot within a residentially zoned property supporting one or more dwelling units, including duplexes.

Primary street frontage. The portion of a property that abuts the public right-of-way or street and provides the property with a primary entrance, addressing, and pedestrian access.

Secondary street frontage. The portion of a property that abuts a second public right-of-way or street, not including alleyways, in addition to the primary street frontage (i.e., corner lot). A secondary street frontage may, but is not required to, provide entrance and access.

22.362.030 District Map.

The boundaries of this CSD are shown on Figure 22.362.030-A: Chapman Woods CSD Boundary, at the end of this Chapter.

22.362.040 Applicability.

A. General Applicability. The regulations, requirements, and provisions of the Chapman Woods CSD shall apply to all development and construction projects for which a building permit or an application with the Department is required and filed on or after December 21, 2023.

B. Exemptions. The following projects and types of development are exempt from the CSD as of December 21, 2023.

1. Normal Maintenance, Repair, and Replacement. 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, and do not result in any of the following:

- a. Increase or decrease of gross floor area;
- b. Changes to existing roofs or roof structures beyond normal maintenance, repair, and replacement that result in changes to the existing rooflines, roof pitches, or underlying roof structure, such as converting a gabled roof to a flat roof;
- c. Remodels that exceed or change more than 50 square feet of surface area on primary or secondary façades; and
- d. The Director has the authority to review any proposed maintenance or repair exemption deemed necessary.

2. Nonconforming Buildings or Structures. The provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally entitled, approved, or permitted prior to December 21, 2023.

3. Repair of Nonconforming Structures. Any structure which is nonconforming to standards as a result of damage or partial destruction of the structure 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 22.172.020.G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

4. Existing fences, walls, outdoor lighting, landscape, and planted areas as of December 21, 2023.

22.362.050 Application and Review Procedures.

All applications as of December 21, 2023, shall be subject to the review procedures provided in Chapters 22.222 and 22.224. In addition to the checklist for the applicable review or permit, the following types of plans are required for all proposed construction and development applications, pursuant to Section 22.362.040. Plans must be submitted and completely illustrate the intent and scope of the project. The Department has the authority to request alternative plans or clarifications, based on the proposed application.

A. Site Plan. A site plan shall include easements and public rights-of-way, on-site parking locations, all structures, including residential and accessory buildings with use and square footages labeled, proposed grading and drainage, exterior light fixtures, trash area, fences, and walls.

B. Window Alignment and Privacy Study. When two properties have a shared property line and the space between residential structures on each property is less than 15 feet, a window alignment and privacy study shall be required, pursuant to

Section 22.362.060.G.5, below. The window alignments and screening shall be depicted on a site plan.

C. Landscape Plan. Where new planting areas, trees, ground cover, and landscape areas are proposed, the site plan, or a separate sheet, shall depict the locations and species of plant(s).

D. Floor Plans. All proposed projects, such as new construction, additions, expansions, and renovations, shall provide a floor plan showing the arrangement of rooms, room uses, and the internal connectivity of the project.

E. Elevation Plans.

1. Color elevation plans shall be submitted for sides of the building where construction is proposed.

2. Elevation plans shall identify building materials, prominent horizontal and vertical elements, window dimensions, and color palette.

3. Elevation plans shall also identify the percentage of the façade covered by windows and stucco siding, where applicable.

F. Roof Plan. All applications proposing a new roof or changes to an existing roof shall provide a roof plan showing all existing or proposed areas to remain, be demolished, or be newly constructed. Applicants shall label and include the dimensions of all roof styles, pitches, eaves and overhangs, material finishes, roof colors, and all rooftop equipment present or proposed, with a written explanation of how the roof plan is consistent with the development standards in Section 22.362.060.F, below.

22.362.055 Implementation of CSD Standards.

The Chapman Woods CSD is organized into standards and guidelines, as described below. For all projects subject to the CSD, applicants must review the following CSD regulations and guidelines in the order listed in Subsections A through C, below.

A. Review Development Standards Tables.

1. Applicants shall review and comply with the Development Standards Tables in Section 22.362.070, below. Based on a property's land use, zoning designation, and lot size, the Development Standards Tables identify the placement and orientation of buildings with specific site calculations, such as lot coverage, setbacks, building height, etc.

2. To the extent State laws supersede the regulations set forth in this Chapter, such as, with respect to, floor area, setbacks, building height, or number of building stories, applicants shall comply with applicable State law.

B. Review the Communitywide Development Standards. Applicants shall review and comply with the Communitywide Development Standards in Section 22.362.060, below. This Section regulates general building forms, scale, massing, façade treatments, landscape and planting areas, and lighting elements that promote compatibility with the existing residential properties and built forms of the Chapman Woods community.

C. Optional Architectural Standards for Additional Incentives. If an applicant elects to follow one of the "Community Identified Architectural Styles" listed in Section

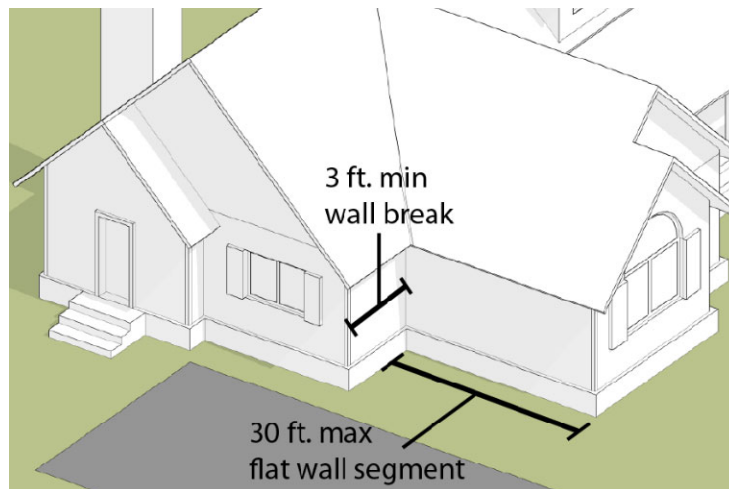
22.362.060.L, below, then the incentives specified in Section 22.362.070, below, shall be granted if all of the objective standards listed for that architectural style are met.

22.362.060 Communitywide Development Standards.

A. Limit Flat and Blank Façades. All stories of primary or secondary façades shall be articulated and designed to limit flat and blank walls.

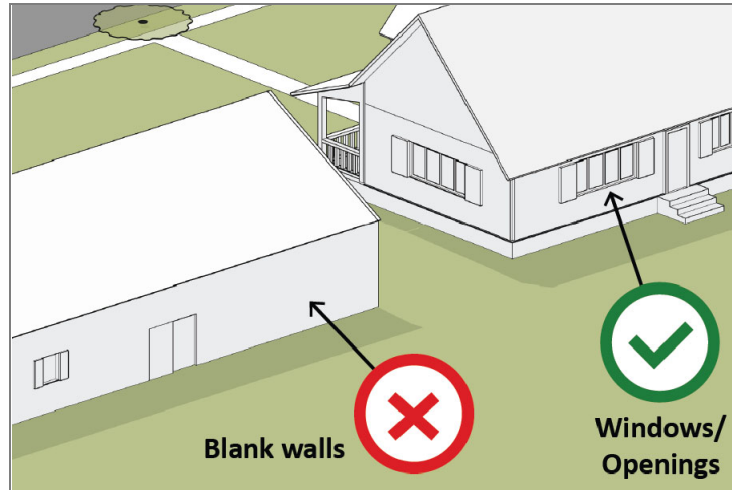
1. Wall Breaks on Primary and Secondary Façades. Unless otherwise specified in Section 22.362.060.L, below, for a particular architectural style, walls that exceed 30 feet in length along primary or secondary façades shall be articulated by use of a wall break, including architectural recesses or protrusions, such as patios, balconies, or other form of articulation. Wall breaks shall extend or be recessed at least three feet from the primary or secondary façade.

FIGURE 22.362.060-A: WALL BREAKS DIAGRAM



2. Limit Blank Walls on Interior and Rear Façades. Internal and rear façades are not required to provide wall breaks; however, windows and openings shall be located to allow daylight into all sides of a building.

FIGURE 22.362.060-B: LIMIT BLANK WALLS



B. Prohibited Materials. The following materials are prohibited in the Chapman Woods CSD community, to encourage compatibility with existing residential structures and forms that define Chapman Woods:

1. The use of highly reflective materials, with the exception of solar panels;
2. Rust-finished metal siding, such as "Corten steel";
3. Corrugated metal on exterior façades and roofs;
4. Exposed or protruding steel beams;
5. Exposed, unpainted, untreated "cinder block," or concrete masonry units (CMUs);
6. Board-formed concrete on building façades, not including foundations;
7. Heavy or glossy stone slabs or corner caps used on wall façades, except on foundations, such as marble, travertine, limestone, or similar;

8. Cargo shipping containers or portions thereof;
9. Glass walls and railing, such as glass balcony railing;
10. Asphalt paving;
11. Vinyl siding;
12. Reflective, glossy, or polished metallic roofing, except for solar energy devices and skylights; and
13. Tar and gravel roofs.

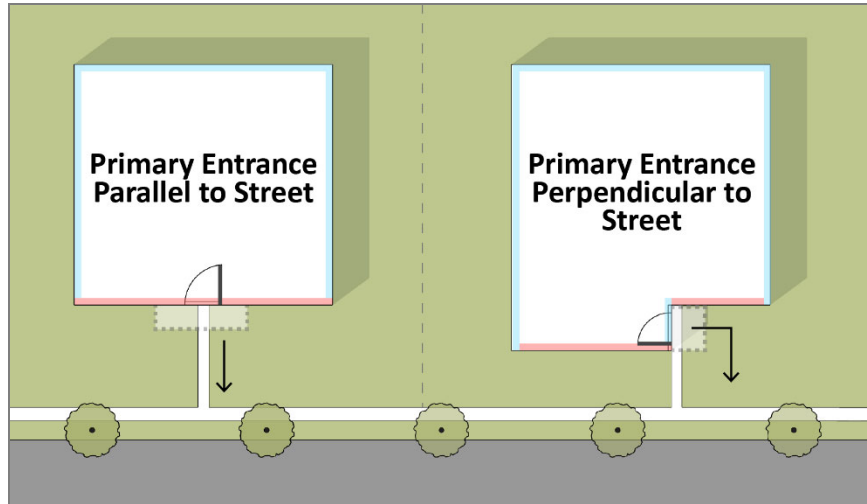
C. Alternative Materials and Construction Techniques. The Director has the authority to consider and determine alternative or sustainable materials and construction techniques, developed, or introduced after December 21, 2023, to be consistent with the existing character of the Chapman Woods community.

D. Entrances – General Regulations.

1. Primary Entrance. A primary entrance or porch shall be located on the primary façade of the primary residential structure providing pedestrian access from the public right-of-way.

2. Front Door. Front doors located on a primary entrance or porch shall be oriented parallel to the right-of-way or be turned up to 90 degrees perpendicular to the public right-of-way.

FIGURE 22.362.060-C: PERMITTED FRONT DOOR ORIENTATION (TYPICAL)



3. Secondary Entrance. A residential building may have a secondary entrance or porch facing the side yard or rear property lines, as long as all development standards and setbacks are satisfied.

4. Entrance Height. Entrances and porches shall have an exterior maximum height of 15 feet, as measured to the highest point or roof ridge that comprises the porch roof, in order to frame a human-scaled front entrance.

5. Permitted Entrance Projections into Setbacks.

a. Stairs and ramps (including stoops) may encroach up to three feet into a required setback area where no sidewalk is present, provided a minimum three feet by three feet at-grade landing can be provided at the base of the stairs or ramp.

b. If there is a sidewalk present, stairs and ramps may project up to the sidewalk, provided they are necessary due to changes in grade between the sidewalk and the first-floor level but may not encroach upon the sidewalk.

E. Permitted Porch Types. The following provisions are provided for all projects providing a porch.

1. Projecting Porch.

a. A projecting porch shall be open on at least three sides and have a roof;

b. A projecting porch shall not encroach into required setback areas; however, stairs or ramps are permitted to encroach in accordance with Section 22.362.060.D.5, above;

c. The depth of the projecting porch shall be a minimum of five feet and a maximum of 10 feet;

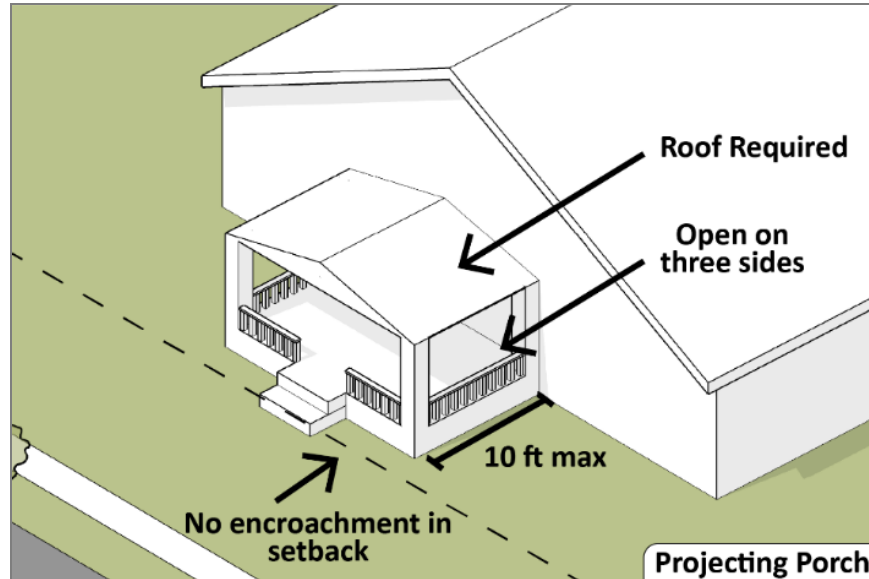
d. The open area on the projecting porch shall provide a minimum size of 48 square feet;

e. The minimum width of a projecting porch shall be eight feet;

f. The maximum width of a projecting porch shall not exceed the width of the primary façade or half the width on other façades; and

g. The minimum clear height of the interior porch ceiling shall be eight feet.

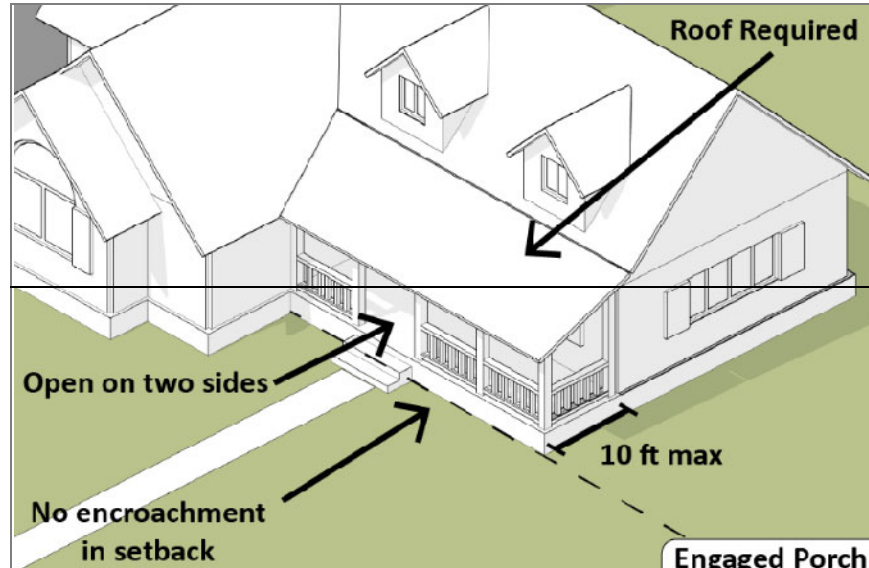
FIGURE 22.362.060-D: PROJECTING PORCH (TYPICAL)



2. Engaged Porch.

- a. An engaged porch shall be open on at least two sides and have a roof;
- b. The depth of the engaged porch shall be a minimum of five feet and a maximum of 10 feet;
- c. The open area on the engaged porch shall provide a minimum size of 48 square feet;
- d. The minimum width of an engaged porch shall be eight feet; and
- e. The minimum clear height of the interior porch ceiling shall be eight feet.

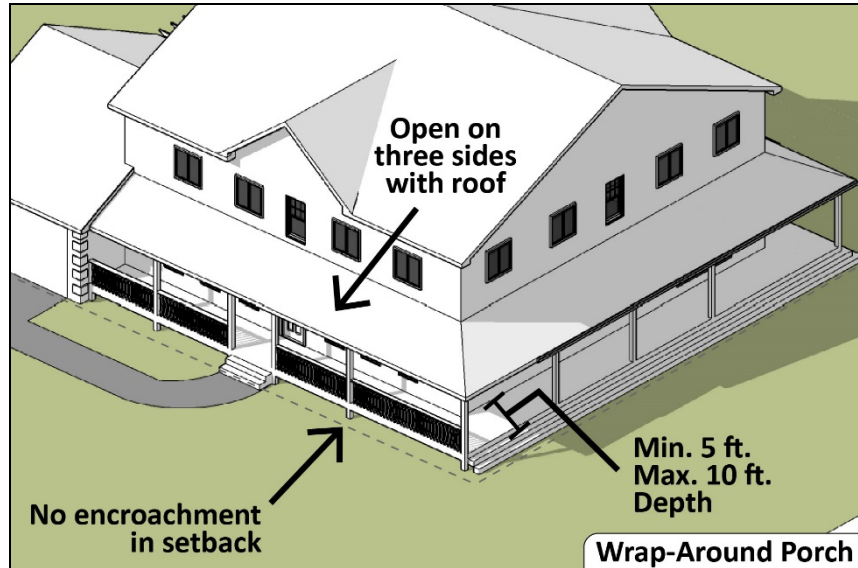
FIGURE 22.362.060-E: ENGAGED PORCH (TYPICAL)



3. Wrap-around Porch.

- a. A wrap-around porch shall be open on three sides and have a roof;
- b. A wrap-around porch shall not encroach into the required setback areas;
- c. The depth of the wrap-around porch shall be a minimum of five feet and a maximum of 10 feet; and
- d. The clear height of the interior porch ceiling shall be between eight and 10 feet.

FIGURE 22.362.060-F: WRAP-AROUND PORCH (TYPICAL)



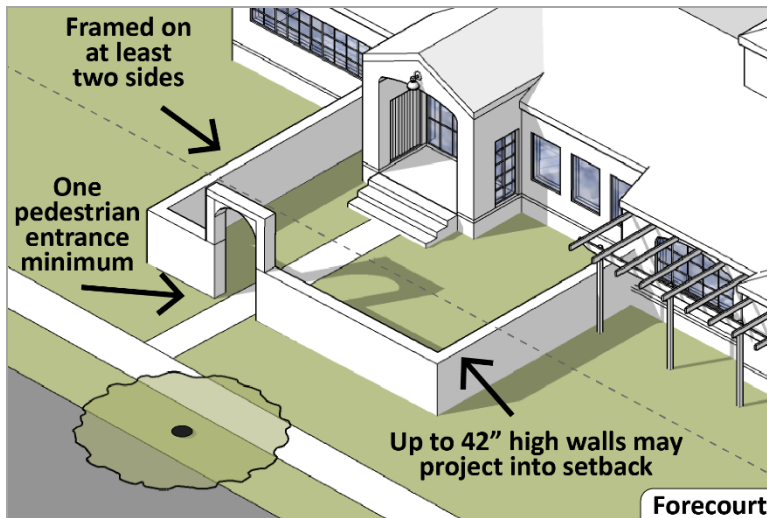
4. Forecourt.

- a. A forecourt shall be framed on at least two sides, including one framed by the primary residential structure;
- b. All forecourts shall incorporate a minimum of one opening to allow for a pedestrian entrance;
- c. The pedestrian entrance may include a door, not to exceed 42 inches in height in the front yard setback area, and up to six feet outside of the front yard setback area;
- d. Forecourt walls up to 42 inches in height may project into the required front setback area;
- e. Forecourt walls outside of the front setback area may be up to six feet in height;

f. Forecourt walls above 42 inches in height shall incorporate architectural breaks, such as pillars, pilasters, or wrought-iron openings, in consistent intervals of eight to 15 feet along the façade of the wall; and

g. All forecourt wall materials shall incorporate architectural material and colors existing in the primary residential structure.

FIGURE 22.362.060-G: FORECOURT (TYPICAL)



5. Stoop.

a. Stoop entrances shall be permitted on all façades;

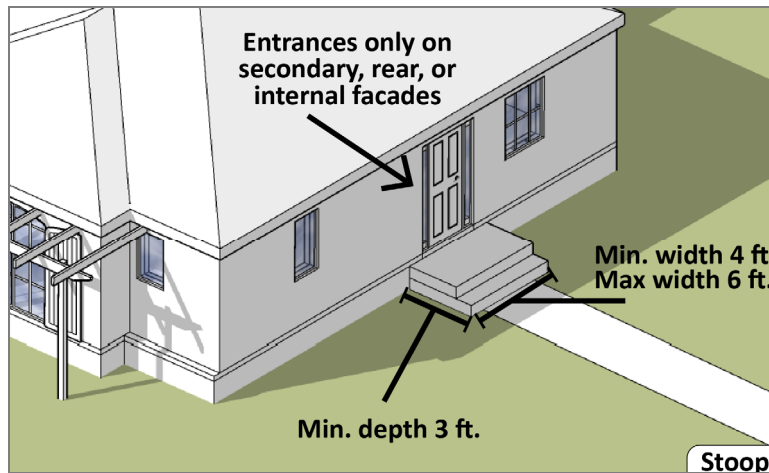
b. Stoops may encroach into a required yard setback area, but are required to have an at-grade or bottom landing that is at least three feet by three feet;

c. The minimum width of a stoop shall be four feet, and the maximum shall be six feet;

d. The minimum depth of the stoop shall be three feet; and

e. The stoop's at-grade or bottom landing is permitted to overlap with an existing driveway.

FIGURE 22.362.060-H: STOOP (TYPICAL)



6. Breezeways and Porte-cocheres.

a. Construction of new breezeways or porte-cocheres in the CSD is not permitted;

b. Existing breezeways and porte-cocheres on residential structures are allowed to remain and be maintained in their existing form; and

c. Existing breezeways and porte-cocheres are not permitted to be expanded in floor area, exterior size, or massing, but façade materials and finishes may be improved or updated with permitted materials.

7. Portico Porch.

a. Construction of new portico porches in the CSD is not permitted;

b. Existing portico porches on residential structures are allowed to remain and be maintained in their existing form; and

c. Existing portico porches are not permitted to be expanded in floor area, exterior size, or massing, but façade materials and finishes may be improved or updated with permitted materials.

F. Roofs. All new roofing shall comply with the following roofing standards. Refer to the Chapman Woods Architectural Guidelines for additional guidance on roof types, elements, and pitches.

1. Roof Pitch.

a. Roofs on primary residential structures shall be pitched between 2:12 and 18:12;

b. Shed roofs, attached to the primary residential structures, shall be pitched between 2:12 and 8:12;

c. Accessory structure roofs may be pitched between 1:12 and 18:12, but shall not have steeper pitch than the primary residential structure; and

d. No portion of a roof or a low guarding wall or parapet shall have a minimum slope of less than two percent to allow for water runoff.

2. Eaves and Overhangs. Roof eaves and overhangs, such as gabled or hipped roofs, are permitted to project into the required yard setbacks up to 36 inches from the edge of a façade, provided they are consistent with the required Distance Between Buildings in Section 22.110.050.

3. Additions, Expansions, Renovations, and Accessory Structures.

Additions, expansions, renovations, and accessory structures that result in new or expanded roof areas or planes shall demonstrate consistency with the following standards through a roof plan and elevation plan.

- a. Roofs visible from a primary or secondary façade shall match the roof style and pitch on the existing structure;
- b. Ridge heights shall be equal to or less than the existing roof structure where the roof is proposed;
- c. Pitches shall be equal to or less than the existing roof structure where the roof is proposed; and
- d. Additions, expansions, renovations, and accessory structures not visible from a primary or secondary façade may deviate from the existing roof style and propose a hip roof, gable roof, shed roof, flat roof, or Skillion-Lean-To roof.

4. Roof-mounted Equipment. Skylights, roof vents, and other roof-mounted features and equipment should be located on the rear or interior-facing portion of the roof to be obstructed from public view, whenever possible. This provision does not apply to solar equipment.

G. Windows and Doors.

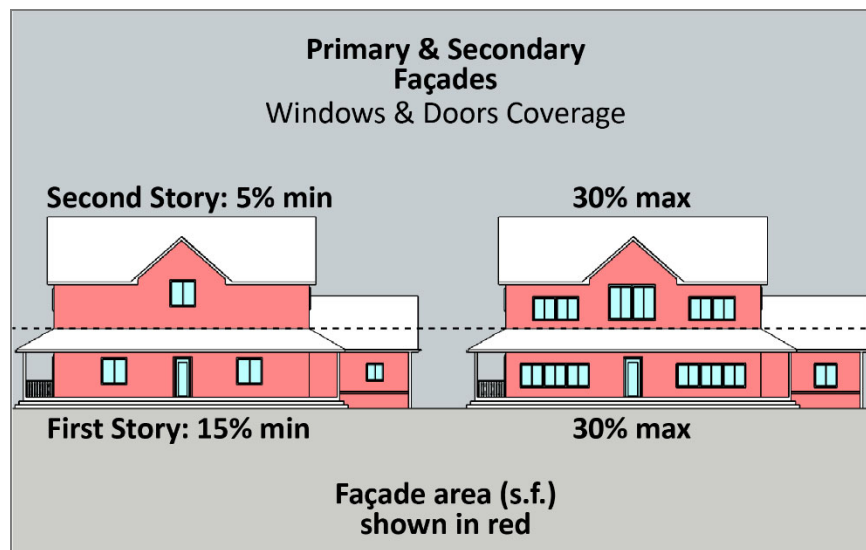
1. Proportion of Façade Coverage. Windows and doors located on primary and secondary façades shall cover the façade area within the ranges listed

below, as measured to outside edge of the window or door frame, as shown in

Figure 22.362.060-I: Windows and Doors Proportion, below.

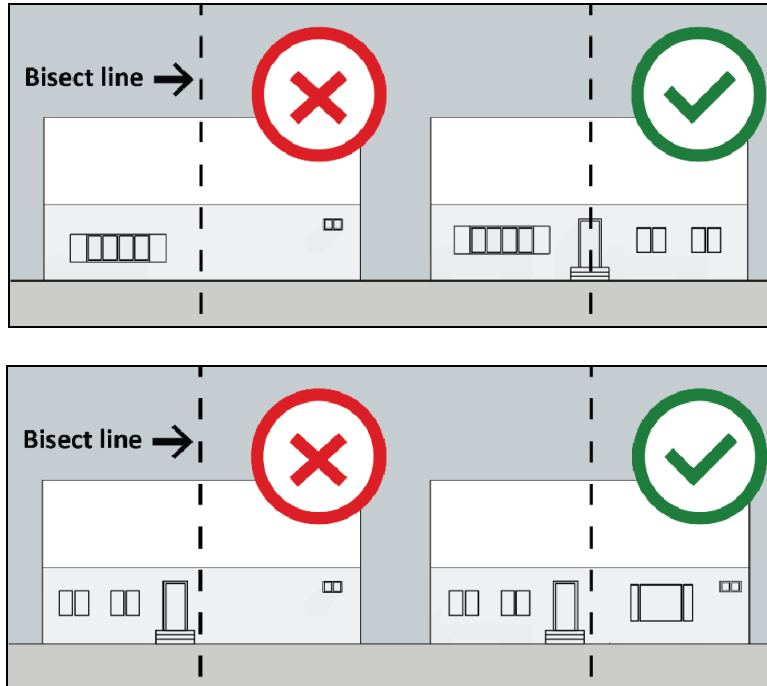
Primary and Secondary Façades	Required Coverage
First Story	15% to 30%
Second Story	5% to 30%

FIGURE 22.362.060-I: WINDOWS AND DOORS PROPORTION



2. Fenestration. Windows and doors shall be proportionately located on primary and secondary façades to provide a balanced rhythm and spacing along a given façade. Generally, if a façade is bisected, 50 percent of the window and door area should be on either side of the bisecting line.

FIGURE 22.362.060-J: FENESTRATION AND BALANCE (SAMPLE DIAGRAMS)



3. Permitted Window and Door Materials.

- a. All windows shall be comprised of non-glare/non-reflective glass or utilize methods to achieve non-reflectivity;
- b. All doors located on a primary façade shall be stained or painted wood or faux wood in appearance with decorative paneling, carving, or inset windows; and
- c. Frosted or translucent windows are permitted only for bathroom windows to increase privacy.

4. Prohibited Window and Door Materials.

- a. Dark tinted and mirrored glass, except for stained-glass windows;

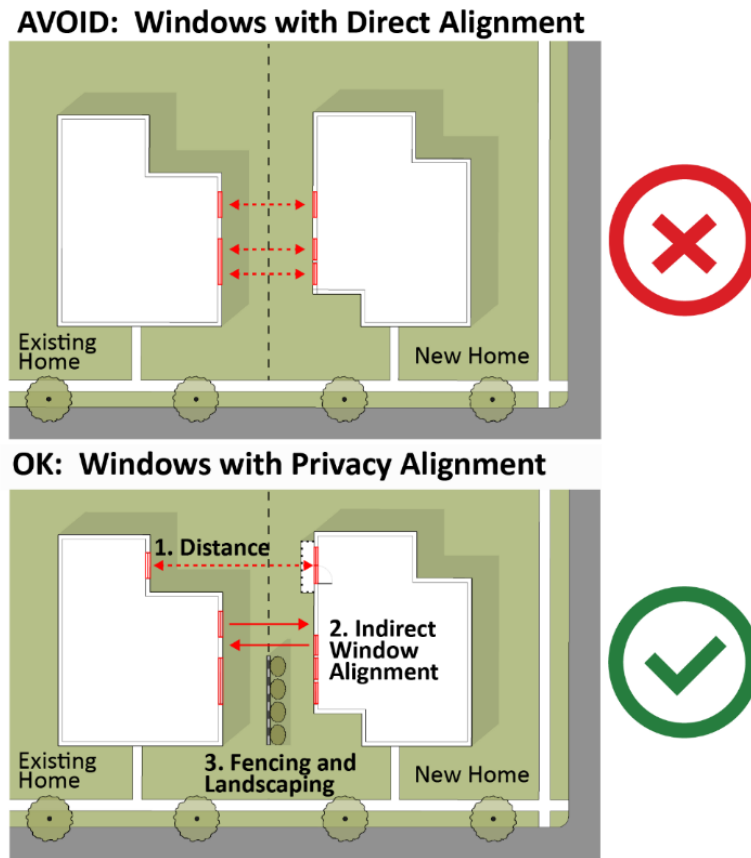
- b. Glass block, except for stained-glass windows;
- c. Plane and flat doors without decorative paneling, carving, or inset glass shall not be located on a primary façade; and
- d. Industrial steel or metal doors.

5. Window Alignment and Privacy Study. When two properties have a shared property line and there is less than 15 feet between residential structures, a site plan with a window alignment and privacy study, shown in Figure 22.362.060-K:

Window Alignment and Privacy Study Diagram, below, shall be required to demonstrate privacy screening and buffering between the properties. The site plan shall identify and address all windows, balconies, terraces, or other openings that may reduce privacy for the adjacent property. Privacy screening strategies shall include any one or a combination of the following strategies:

- a. Distance. Locating proposed windows, balconies, terraces, and other forms that align with existing windows on an adjacent residential structure more than 15 feet from the existing windows on an adjacent residential structure;
- b. Indirect Alignment. Locating proposed windows, balconies, terraces, or other forms in indirect (or obscured) alignment with existing windows on an adjacent residential structure; and
- c. Fencing and Planted Areas. Utilizing fencing, walls, or planting areas and landscape features to create privacy screening between adjacent properties.

FIGURE 22.362.060-K: WINDOW ALIGNMENT AND PRIVACY STUDY DIAGRAM



H. Fences and Walls. All fences and walls shall be consistent with Section 22.110.070 (Fences and Walls), with the exception of Subsections H.1 and H.2, below.

1. Quality Materials and Finishes. Fence and wall materials may include brick, wrought iron, picket wood, stucco, or similar material.
2. Prohibited Fence and Wall Materials.
 - a. Chain-link fence located in the front yard setback area and the side setback area when abutting public right-of-way;

b. Exposed, unpainted, untreated board-formed concrete on building (CMUs) or "cinder block" located in a front yard setback or located in a side yard setback when abutting a public right-of-way;

c. Fences and walls constructed of or topped with spikes, wire, barbs, razors, or any other similar material;

d. Fences or walls constructed of glass, including glass balconies;

e. Tubular metal railings;

f. Opaque driveways and pedestrian gates over 42 inches tall;
and

g. Fencing shall be designed with materials not harmful to wildlife. All hollow fence and signposts or posts with top holes, such as metal pipes or signposts with open bolt holes, shall be capped and the bolt holes filled to prevent the entrapment of bird species.

I. Vegetation and Planted Areas. The requirements in this Subsection only apply to discretionary land use permits, subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review. Reviews that include ground disturbance of over 400 square feet:

1. In addition to the required application materials specified in Section 22.222.070 (Application Filing and Withdrawal), each application shall include:

a. A detailed project description outlining the reason for the proposed vegetation removal and the planned use of the property; and

b. A landscape plan identifying all proposed vegetation, landscape features, and planting areas on the property including, and separately specifying, all oak trees protected by Chapter 22.174 (Oak Tree Permits). The landscape plan shall indicate the vegetation and planting areas to be removed as part of the project and how those removals shall be replaced with replanting, to the satisfaction of the Department.

2. In addition to the application filing fees listed in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

J. Outdoor Lighting on Private Property.

1. All outdoor light fixtures shall be fully shielded downward directed light fixtures or frosted.

2. No glare shall be visible when viewed from adjoining lots and public rights-of-way.

3. All exterior lights on private property shall be directed downward to prevent spillover lighting into adjacent properties.

4. Lighting Height.

a. The maximum height for light fixtures attached to the exterior façade of a residential structure, such as wall sconces, downlights, shall be 24 feet;

b. The maximum height for a freestanding or pole-mounted light fixture or lamp post shall be nine feet in all yards;

c. The maximum height for lighting of walkways used for entry and exit to permitted structures, including parking areas, is two feet; and

d. Security lighting attached to the primary residential structure and other permitted structures shall be controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens) or the equivalent.

5. Prohibited Lighting. Industrial lighting and electrical features with exposed conduit and those with galvanized steel or unfinished metals.

K. Signs. In addition to the development standards in Chapter 22.114 (Signs), the following signs are prohibited in the C-2 and MXD zones of the CSD:

1. Outdoor advertising signs (Billboards);

2. Freestanding signs that exceed 30 feet in height, extend into the public right-of-way, or are located within 100 feet of a residential zone, measured from the closest edge of the sign to residential zone property line; and

3. Roof signs.

L. Optional Community Identified Architectural Styles. If an applicant elects to incorporate all of the objective standards of one of the following prominent existing architectural styles in Chapman Woods listed below, then the project may also apply the incentives listed in Tables 22.362.070-A and 22.362.070-B, below:

1. Ranch.

a. Required Elements.

i. Building Massing. The primary residential structure shall be one story in height. Incentives for this architectural style will be limited to setbacks and increased gross floor area. No incentives shall be granted to add additional height or a second story to the residence for this architectural style.

ii. Front Porch. The primary façade of the primary residential structure must have an engaged or wrap-around porch.

iii. Roofing. Roofing shall be made of traditional or composite shingles or material made to look like shingles. The required roof pitch must be between 2:12 and 6:12.

b. Optional Elements. The primary residential structure may have any of the following architectural elements:

- i. A wide front door of at least 42 inches;
- ii. Wood clapboard or ship-lap siding; or
- iii. Brick or river rock wrapping the corners of joining façades.

2. French Country.

a. Required Elements.

i. Façade Materials and Colors. Façades shall be rough hand-troweled stucco, concrete, brick, stone, or materials made to look like one

of these options and where painted, shall use light, neutral colors, such as tans, grays, or cream.

ii. Front Porch. Porches and entrances shall be symmetrically located. No porch is required for this architectural style. A recessed entry is permitted.

iii. Roofing. Roofs shall have a shingle or slate finish with a minimum pitch of at least 6:12. When included, chimneys shall extend above the roofline.

iv. Windows. Windows shall be symmetrically spaced on primary and secondary façades.

b. Optional Elements. Incorporate at least one of the following architectural elements into the design of the primary residential structure:

i. A prominent wood front door with iron hardware;

ii. A recessed primary entrance with an archway;

iii. Window shutters on the windows of the primary façade; or

iv. A decorative cap or pot on the chimney.

3. Colonial.

a. Required Elements.

i. Building Massing. When the building is two stories, the first and second stories of the primary façade shall be flush with one another and shall not feature any architectural breaks.

ii. Façade Materials and Colors. Façades shall be made of one of the following materials or materials made to look like one of them: natural red or brown brick or clapboard siding painted white, light yellow, light blue, or gray.

iii. Front Porch. The building entrance shall be centralized and framed by a dormer, pediment, or second story balcony.

iv. Roofing. Roofs shall be hipped or gabled and may feature dormers on the second story.

b. Optional Elements. Incorporate at least two of the following architectural elements into the design of the primary residential structure:

i. Columns along the primary façade;

ii. Second story dormers;

iii. A projecting porch; and/or

iv. Dark colored window shutters on the windows of the primary façade.

4. Craftsman.

a. Required Elements.

i. Façade Materials. Exterior walls on all façades shall utilize lap or batt and board siding with at least 20 percent of the façade covered by stone or brick near the bottom half of the façade. Stucco may be used in place of the lap or batt and board siding, but it cannot exceed 20 percent of the façade area.

ii. Exterior Colors. The buildings shall be painted in dark, neutral, or earth-toned colors, such as shades of taupe, beige, olive, or burgundy. Three or four paint colors may be applied to the exterior of the building for the purposes of cladding, trimming, and window or door. Trim and accents may be painted in a lighter paint palette, such as a light gray, blue, or green.

iii. Front Porch. The primary façade must have a covered projecting porch with the minimum dimensions of 10 feet in width and five feet in depth. The porch shall include square columns that are either straight or tapered, with plinths measuring eight to 14 inches in width and depth.

iv. Roofing. Roofing shall be made of shingles or material made to look like shingles. Required roof pitch must be between 6:12 and 8:12. Roof eaves and overhangs shall project between 18 and 36 inches.

v. Windows. Apply decorative trim of five to six inches in width around the windows with emphasis on the top and bottom.

b. Optional Elements. Incorporate at least two of the following architectural elements into the design of the primary residential structure:

i. Decorative lighting fixtures featuring an opalescent stained glass or mica covering;

ii. A wide front door of at least 42 inches;

iii. Second story dormers;

iv. A decorative beam under the gable of the primary façade;

v. Decorative garage doors with window panes; and/or

vi. River rock wrapping along the base of the residence

extending up to 36 inches above the plinth base.

5. Tudor Revival.

a. Required Elements.

i. Building Massing. The building elevations for the primary façade shall depict an asymmetrical building, including varying forms and heights, such as towers, archways, and wings.

ii. Façade Materials and Colors. Façades shall be unpainted stone, red brick, tan stucco, or dark natural brown wood shingle siding with decorative, dark brown half-timbering.

iii. Doors. Wood-paneled or battened front doors with exposed iron hardware.

iv. Roofing. Roofing shall have a minimum pitch of 6:12, and chimneys shall extend above the roofline on the primary or secondary façade.

v. Windows. Windows shall be divided by rectangular or diagonal muntin patterns.

b. Optional Elements. Incorporate at least three of the following architectural elements into the design of the primary residential structure:

i. A decorative cap or pot on the chimney;

ii. Heavy wood garage doors;

- iii. Decorative exterior accents, such as railings, made from exposed wrought iron, cast, or hammered iron;
- iv. Application of decorative accents using brick, such as clinker woven brick or carved stone;
- v. Flower boxes; and/or
- vi. Lantern-design lighting fixtures with hammered or cast-iron hardware and dark painted metal finishes.

6. Spanish Revival.

a. Required Elements.

- i. Building Massing. The building elevations for the primary façade shall depict an asymmetrical building, including varying forms and heights, such as towers, archways, and wings.
- ii. Façade Materials. Exterior building walls shall be white or tan in color and made of stucco with smooth or lightly textured finishes (i.e., hand troweled or smaller particles).
- iii. Roofing. Roofs shall have a low pitch of between 2:12 and 6:12 and shall be made of red clay tiles or materials made to look like them, with either the Spanish S-shape or Barrel Type Mission design.
- iv. Windows. Windows shall have wide trim (i.e., surrounds).

b. Optional Elements. Incorporate at least one of the following architectural elements:

- i. A forecourt or courtyard;
- ii. Recessed cutouts (niches) paired with arched openings and iron grilles;
- iii. Mosaic tiles and ceramic accents to highlight edges, such as stairs, or architectural features, such as arches;
- iv. Canvas awnings with spearhead poles or ornate metal awning may be used for shade and accents;
- v. Clay tile vents; or
- vi. Wrought iron shall be used for accents on window grilles, balconies, railings, door hardware, and light fixtures.

7. Minimal Traditional.

a. Required Elements.

i. Building Massing. The primary residential structure shall be one story in height. Incentives for this architectural style will be limited to setbacks and increased gross floor area. No incentives shall be granted to add additional height or a second story to the residence for this architectural style.

ii. Façade Materials. Façades shall have stucco or clapboard siding painted with lighter neutral colors with contrasting colors applied to trim, shutters, and doors. Brick may also be used as a building façade material.

iii. Front Porch. Primary entrances shall be flush with the primary façade and shall be integrated with a small projecting or engaged porch.

iv. Roofing. Roofing shall be made of traditional or composite shingles or material made to look like shingles. The required roof pitch must be between 2:12 and 6:12.

b. Optional Elements. The primary residential structure may have any of the following architectural elements:

i. Windows. Primary façades may have a large picture or bay window facing the street; or

ii. Contrasting colors may be applied to trim, shutters, and doors.

22.362.070 Zone-Specific Development Standards.

A. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

TABLE 22.362.070-A: ZONE R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standard	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+
LOT AND BUILDING CONFIGURATION				
Lot Width (minimum)* <i>*Measured along curb at Primary Street Frontage</i>	50 feet	60 feet	80 feet	100 feet
Gross Floor Area (base)	40% of lot area, not to exceed 3,500 sf	35% of lot area, not to exceed, 5,000 sf	25% of lot area, not to exceed 6,500 sf	20% of lot area, not to exceed 8,000 sf

TABLE 22.362.070-A: ZONE R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standard	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+
Gross Floor Area (maximum)* <i>*Incentive for Community Identified Architectural Style (see Section 22.362.060.L)</i>	4,500 sf	6,000 sf	7,500 sf	9,000 sf
HEIGHT* <i>*Measured from "Maximum Grade" – The average grade of adjoining lots on either side of a given property. Maximum grade may be determined by the Director or Director of Public Works where it is impractical due to topographic conditions.</i>				
Maximum Stories	The maximum number of stories above grade shall be two, as defined in Division 2, Chapter 22.14 (Definitions).			
Base Maximum Height – Principal Building	25 feet	25 feet	30 feet	30 feet
Maximum Height – Principal Building (for Community Identified Architectural Styles listed in Section 22.362.060.L)	30 feet	30 feet	35 feet	35 feet
Maximum Height – Accessory Structures	20 feet	20 feet	25 feet	25 feet

TABLE 22.362.070-A: ZONE R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS

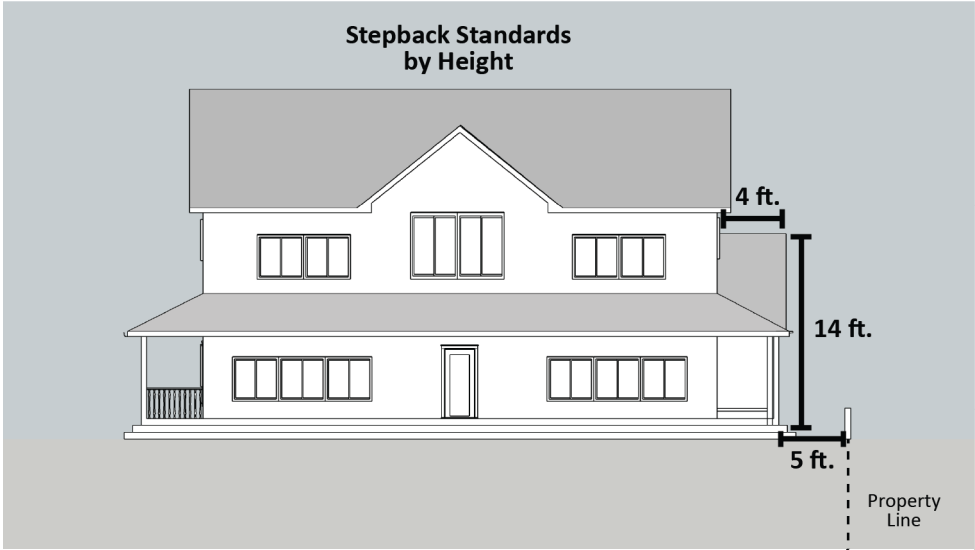
Development Standard	Lot Size (sf): Less than 13,000	Lot Size (sf): 13,000—19,999	Lot Size (sf): 20,000—39,999	Lot Size (sf): 40,000+
<p>Second Story Stepbacks on Side and Rear Yard</p>	<p>Any portion of a primary or accessory structure above 14 feet in height shall be set back an additional four feet minimum from the side yard setback lines.</p> <p>Balconies and rooftop decks are eligible to extend into the four-foot second story stepback area as long as there is compliance with the window alignment and privacy study requirements in Section 22.362.060.G.5.</p> <p style="text-align: center;">FIGURE 22.362.070-A: SECOND STORY STEPBACK BY HEIGHT</p>  <p style="text-align: center;">Stepback Standards by Height</p>			
<p>Distance Between Buildings on Same Lot</p>	<p>See Chapter 22.110.050 – Distance Between Buildings.</p>			
<p>SETBACKS AND YARD AREAS – PRIMARY RESIDENTIAL STRUCTURE</p>				
<p>Front Yard Setback (Minimum / Maximum)</p>	<p>30 feet / 35 feet</p>	<p>35 / 50 feet</p>	<p>40 / 60 feet</p>	<p>45 / 100 feet</p>

TABLE 22.362.070-A: ZONE R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standard	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+
Interior Side Yard Setback	10% of the average lot width, but no less than five feet.		10% of the average lot width, but no less than 10 feet.	
Corner and Reverse Corner Side Yard Setback	10 feet when the average lot width is less than or equal to 100 feet. 15 feet when the average lot width is more than 100 feet.			
Rear Yard Setback	25 feet	30 feet	35 feet	40 feet
LANDSCAPE AND PLANTED AREAS				
Front Yard Setback Landscape and Planted Area	A minimum of 50% of the required front yard setback area shall be landscaped with trees, plant material, natural groundcover, or drought-tolerant xeriscaping.			
Tree Planting	When the requirements of Chapter 22.126 (Tree Planting Requirements) are applicable to a project, a third tree meeting the standards in that Chapter shall be required.			
SETBACKS – ACCESSORY STRUCTURES				
Front Yard Setback	20 feet minimum in addition to the principal residential building setback.			
Side and Rear Yard Setbacks	Five feet, except for corner and reverse corner side yards where the setback is 10 feet.			

TABLE 22.362.070-A: ZONE R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standard	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+
PERMITTED PROJECTIONS INTO SETBACK AREAS				
Permitted Projections into Setback Areas	<p>Notwithstanding Section 22.110.090, the only projections permitted include:</p> <ul style="list-style-type: none"> • Trellises are permitted to extend over the second floor setback area but shall not extend into the side or rear setback on ground level; • Bay windows on the first floor are permitted to encroach up to two feet into required yards, provided that they are not wider than eight feet along the general direction of the wall of which it is a part; • Fireplace structures are permitted to encroach up to two feet into required yards, provided that they are not wider than eight feet along the general direction of the wall of which it is a part; • Stoops may encroach into a required yard setback area, but are required to have an at-grade or bottom landing that is at least three feet by three feet in area; and • Planting boxes or masonry planters not exceeding 42 inches in height and 12 inches in depth. 			
PARKING AND ACCESS				
Parking	Number of Bedrooms		Required Enclosed Parking Spaces	
	1 to 4		2	
	5 to 6		3	
	7 or more		4	
Maximum Permitted Number of Driveway Curb Cuts per Lot	<p>One driveway curb cut for lots (except corner lots) with less than 100 feet of lot frontage; and,</p> <p>Two driveway curb cuts for corner lots and for lots with 100 feet or more of street frontage.</p> <p>For all properties, at least one driveway must lead to a garage.</p>			
Distance Between Driveways on Abutting Lots	<p>Driveways located on separate lots must have a minimum of five feet between the driveways, as measured to outside edge of the driveway apron.</p>			

TABLE 22.362.070-A: ZONE R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standard	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+
Driveways Widths	Minimum 10 feet Maximum 20 feet Circular driveways may range in width from 12 to 20 feet wide.			
Garage Door Locations	The face of a garage door shall be located a minimum of three feet behind the primary façade of a residential building. Parking shall not be located below grade.			
Maximum Garage Door Widths	16 feet – for lots with less than 60 feet of street frontage. 24 feet – for lots with 60 feet or more of street frontage.			

B. Zone R-3.

TABLE 22.362.070-B: ZONE R-3 DEVELOPMENT STANDARDS	
LOT AND BUILDING CONFIGURATION	
Maximum Floor Area*	The maximum floor area shall be 100% of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
*Incentive Floor Area Maximum <i>*Incentive for Community Identified Architectural Style (see Section 22.362.060.L)</i>	If a multi-family residential building is designed in accordance with one of the prominent Optional Community Identified Architectural Styles listed in Section 22.362.060.L, above, the Maximum Floor Area may be increased by 1,200 square feet per lot.

TABLE 22.362.070-B: ZONE R-3 DEVELOPMENT STANDARDS	
LOT AND BUILDING CONFIGURATION	
Maximum Lot Coverage	The maximum lot coverage shall be 75% of the net lot area. Lot coverage shall include all enclosed buildings.
Residential Density	Maximum residential density shall be subject to State law, General Plan, and Chapter 22.18 (Residential Zones) of the Los Angeles County Code.
SETBACKS AND YARD AREAS	
Front Yard Depth	15 feet (minimum) / 20 feet (maximum)
Front Yard Planting Area	A minimum of 20% of the required front yard shall contain pervious or softscape landscaping.
Minimum Side Yard Width	5 feet
Minimum Reverse Corner Side Yard Width	10 feet
Minimum Rear Yard Depth	15 feet

TABLE 22.362.070-B: ZONE R-3 DEVELOPMENT STANDARDS

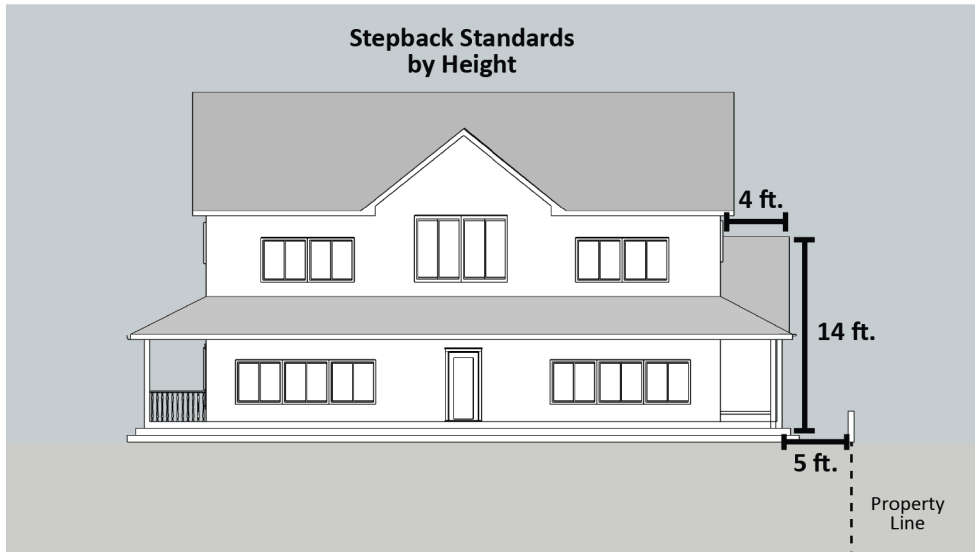
LOT AND BUILDING CONFIGURATION

Second Story Stepbacks on Side and Rear Yard

Any portion of a primary or accessory structure above 14 feet in height shall be set back an additional four feet minimum from the side yard setback lines.

Balconies and rooftop decks are eligible to extend into the four-foot second setback area, as long as there is compliance with the window alignment and privacy study requirements in Section 22.362.060.G.5.

FIGURE 22.362.070-B: SECOND STEPBACK BY HEIGHT



HEIGHT*

**Measured from "Maximum Grade" – The average grade of adjoining lots on either side of a given property. Maximum grade may be determined by the Director or Director of Public Works where it is impractical due to topographic conditions.*

Maximum Height

35 feet
The maximum height applies to all structures except chimneys and rooftop antennas.

PERMITTED PROJECTIONS INTO SETBACK AREAS

Permitted Projections Into Setback Areas

- Trellises are permitted to extend over the second floor stepback area but shall not extend into the side or rear setback on ground level.
- Bay windows on the first floor are permitted to encroach up to two feet into required yards, provided they are not wider than eight feet along the general direction of the wall of which it is a part.

TABLE 22.362.070-B: ZONE R-3 DEVELOPMENT STANDARDS	
LOT AND BUILDING CONFIGURATION	
	<ul style="list-style-type: none"> • Fireplace structures are permitted to encroach up to two feet into required yards, provided they are not wider than eight feet along the general direction of the wall of which it is a part. • Stoops may encroach into a required yard setback area, but are required to have an at-grade or bottom landing that is at least three feet by three feet in area; and • Planting boxes or masonry planters not exceeding 42 inches in height and 12 inches in depth.
PARKING AND ACCESS	
Parking	As required by Chapter 22.112 (Parking).

C. Zone C-2 and MXD.

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. The 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. 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 lots 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.

22.362.080 Area-Specific Development Standards.

(Reserved).

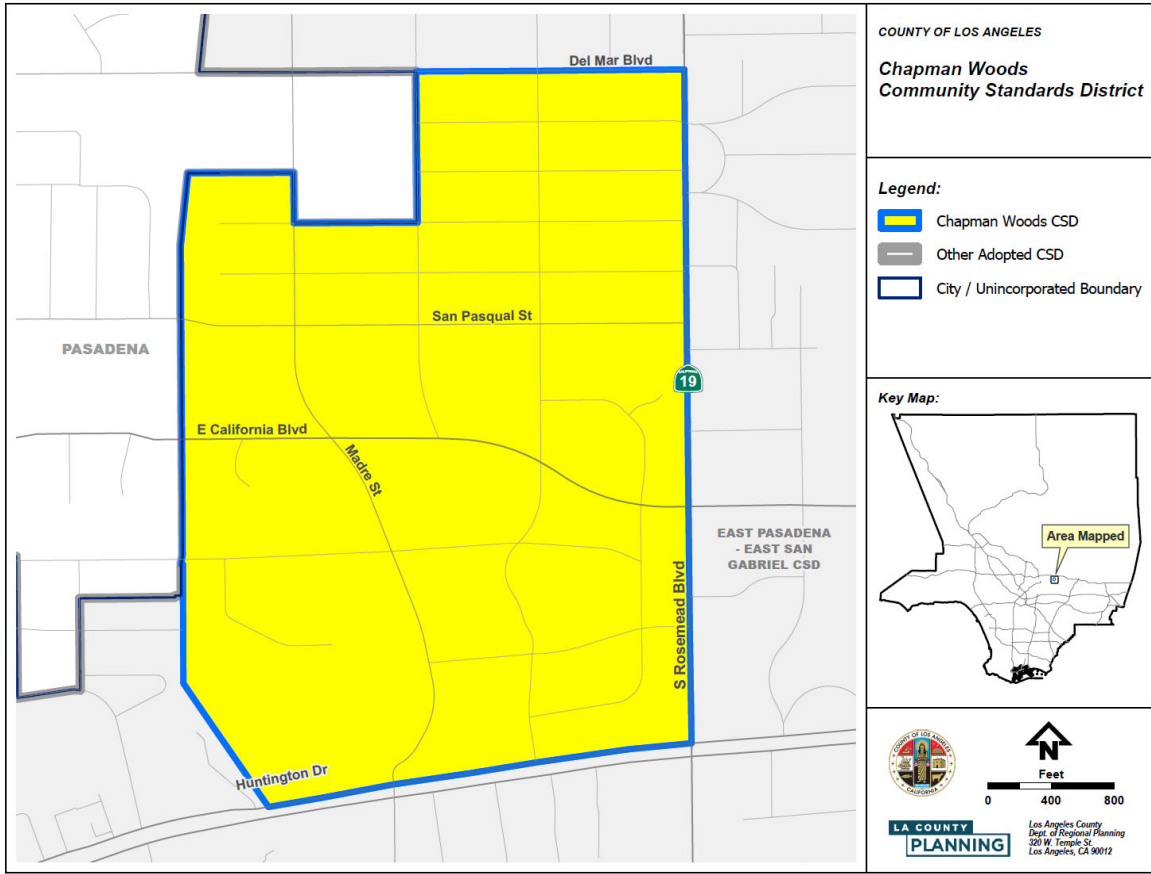
22.362.090 Modification of Development Standards.

Modifications to any standards in this Chapter are subject to a Minor Conditional Use Permit (Chapter 22.160) application and shall be subject to the additional findings below:

A. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or

B. There are exceptional circumstances or conditions that are uniquely 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.

FIGURE 22.362-A: CHAPMAN WOODS CSD BOUNDARY



..PROJECTSDRP_ADVANCE_PLANNING\CSD\ArcGIS_Pro_Project\Chapman_Woods_CSD

[CHAPMANWOODSCSDKPPC]