

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the East San Gabriel Valley Area Plan by reorganizing existing standards into the new areawide East San Gabriel Valley Planning Area Standards District, adding new regulations, updating existing standards and permitting requirements, and making technical corrections to Title 22 for clarification and ease of implementation.

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Property Division

Requested: 12-22-23

Revised: 05-14-24

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the East San Gabriel Valley Area Plan by reorganizing existing standards into the new areawide East San Gabriel Valley Planning Area Standards District, adding new regulations, updating existing standards and permitting requirements, and making technical corrections to Title 22 for clarification and ease of implementation.

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

SECTION 1. Section 22.06.040 is hereby amended to read as follows:

22.06.040 Supplemental Districts.

Supplemental districts are established according to Table 22.06.040-A, below.

The regulations of each such supplemental district shall supersede the specific regulations of the basic zone to which the district is added in the manner indicated for each type of district.

TABLE 22.06.040-A: SUPPLEMENTAL DISTRICTS	
Abbreviation	Full Name
EQD	Equestrian District
Setback District	Setback District
Flood Protection District	Flood Protection District
Noise Insulation	Noise Insulation Program
GSD	Community Standards District
ROLD	Rural Outdoor Lighting District

SECTION 2. Section 22.70.040 is hereby amended to read as follows:

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-4	Kinneloa Mesa	11515	4-26-1977
EQD-5	Trailside Ranch	41690	4-4-1978
EQD-65	Beverly Acres	11841	12-28-1978
EQD-76	Avocado Heights	91-0054Z	4-9-1991

SECTION 3. Section 22.70.050 is hereby amended to read as follows:

22.70.050 Development Standards.

...

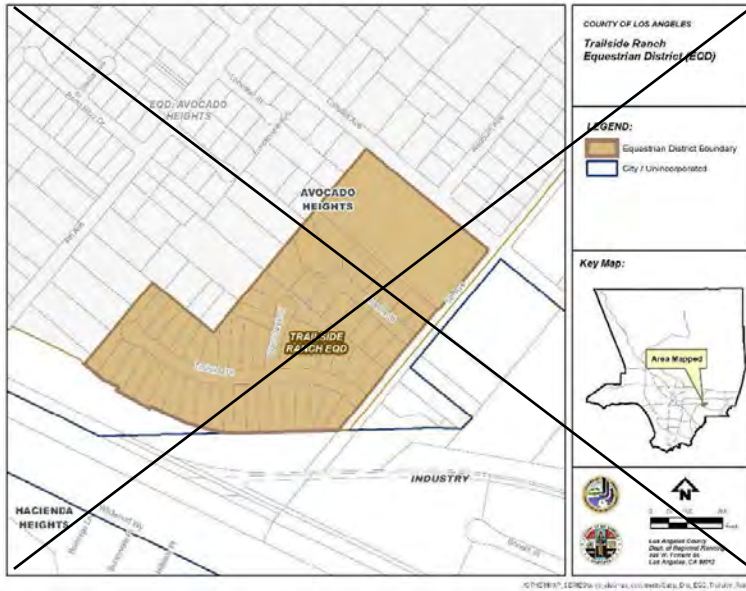
C. Equestrian District Specific Development Standards.

...

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

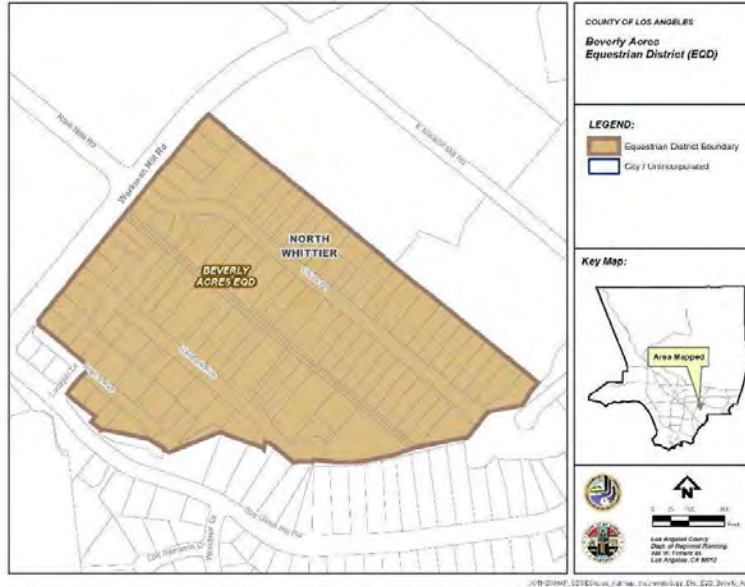


~~FIGURE 22.70.050-E: TRAILSIDE RANCH~~

65. 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 sq. ft	1
8,500 – 13,499 sq. ft	2
13,500 – 19,999 sq. ft	3
20,000 sq. ft and over	1 additional animal per each additional 5,000 sq. ft

FIGURE 22.70.050-F: BEVERLY ACRES



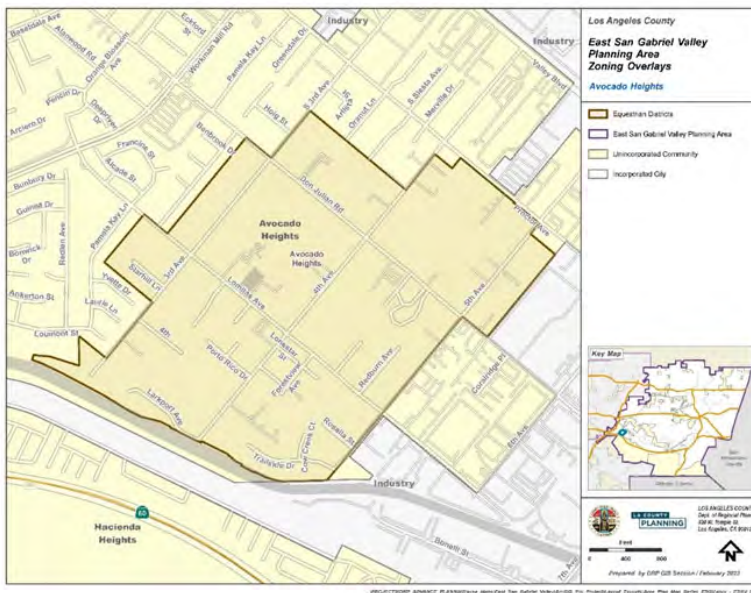
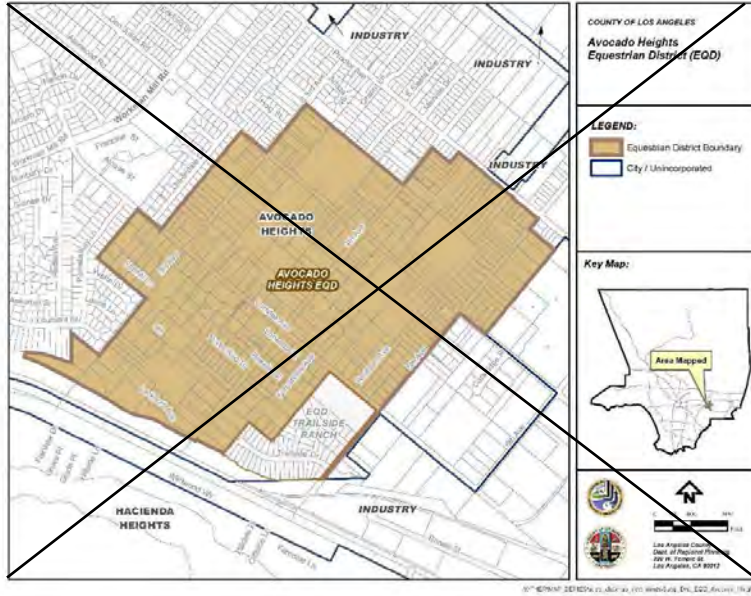
76. Avocado Heights. EQD-7: Avocado Heights shall comply with this Subsection C.7.

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: END-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 10,001 sq. ft and over	1 additional animal per each additional 5,000 sq. ft

- 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



SECTION 4. Section 22.72.020 is hereby amended to read as follows:

22.72.020 Front Yard Setback Districts.

Established Front Yard Setback Districts are listed in Table 22.72.020-A, below.

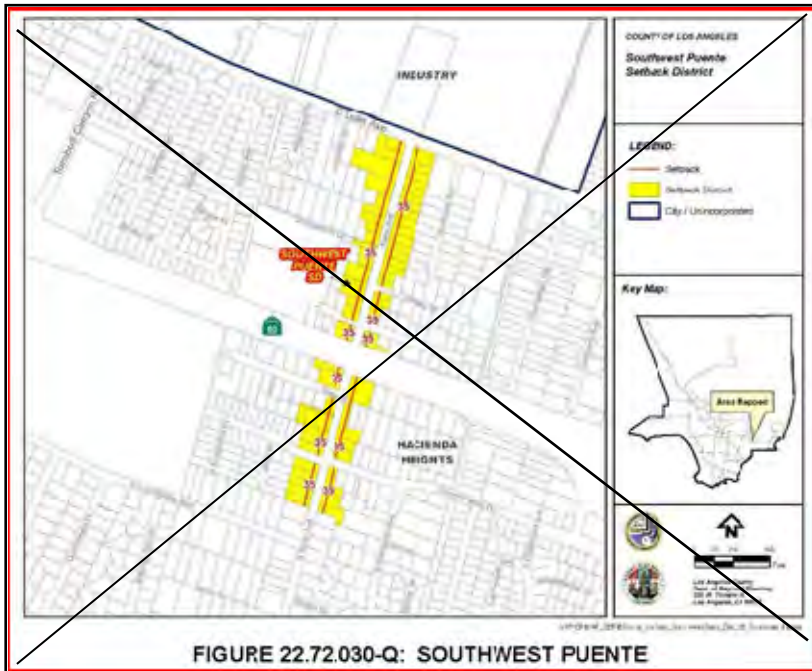
Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
...			
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950
14	Southwest Puente	6526	8-24-1954

SECTION 5. Section 22.72.030 is hereby amended to read as follows:

22.72.030 District Maps.

The boundaries of the Setback Districts are shown on Figures 22.72.030-A through ~~Q~~P, at the end of this Chapter.



SECTION 6. Section 22.121.030 is hereby amended to read as follows:

22.121.030 Applicability.

Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

...

B. All housing developments located on lots that are in the following:

...

2. Unincorporated communities:

- a. Avocado Heights;
- b. Charter Oak;
- c. East Irwindale;
- d. East Los Angeles;

- e. East Rancho Dominguez;
- f. Florence-Firestone;
- g. Hacienda Heights;
- h. North Whittier;
- i. Rowland Heights;
- j. South San Jose Hills;
- ak. South Whittier-Sunshine Acres; or
- l. Valinda;
- m. Walnut Park;
- n. West Athens-Westmont;
- o. West Puente Valley;
- p. West Rancho Dominguez-Victoria;
- eq. West Whittier-Los Nietos; or
- r. Willowbrook.

SECTION 7. Section 22.222.160 is hereby amended to read as follows:

22.222.160 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~~The East San Gabriel Valley Planning Area;

3. Workman Mill Zoned District; and
4. South San Gabriel Zoned District.

SECTION 8. Section 22.300.010 is hereby amended to read as follows:

22.300.010 Purpose.

Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are established ~~as supplemental districts~~ to provide, where useful and appropriate, special development standards to:

- A. ~~To a~~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 f~~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 ~~e~~Countywide standards alone.

SECTION 9. Section 22.300.020 is hereby amended to read as follows:

22.300.020 Application of Planning Area Standards Districts and 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~~Hierarchy of Regulations. Standards within Division 10 are organized hierarchically within a category according to their applicable area or zone. Except as specified otherwise in this Title 22, where there is a conflict between two standards regulating the same matter:

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~~The standard in a category listed in Subsection A.2, below, supersedes the contrary standard that would apply to the base zone.

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~~ The standard within a category that is lower on the following list supersedes the contrary standard that is contained in any category above it:

- a. PASD Area Wide Development Standards.
- b. PASD Zone Specific Development Standards.
- c. CSD Area Wide Development Standards.
- d. CSD Zone Specific Development Standards.
- e. Sub-Area Wide Specific Development Standards.
- f. Sub-Area Wide Zone-Specific Development Standards.

~~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 Relationship to Other Title 22 Provisions.

~~1. Density Bonus or Inclusionary Housing. Notwithstanding any contrary provisions in this Volume II, any CSD regulations specified in Subsection A, above, may be waived or modified through a Housing Permit (Chapter 22.166), pursuant to Chapter 22.120 (Density Bonus) or Chapter 22.121 (Inclusionary Housing).~~ Specific Plans. Except as specified otherwise, regulations in a Specific Plan shall supersede any contrary provisions in this Division 10.

~~2. Accessory Dwelling Units and Junior Accessory Dwelling Units. Where the regulations in Section 22.140.640 (Accessory Dwelling Units and Junior~~

~~Accessory Dwelling Units) are contrary to the provisions in a CSD regulating the same matter, the provisions in the CSD shall prevail, unless specified otherwise in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units) Supplemental Districts. Except as specified otherwise, regulations in a Supplemental District listed in Table 22.06.040-A shall supersede any contrary provisions in this Division 10.~~

3. ~~Compact Lot Subdivisions. Any CSD provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact lot subdivision pursuant to Section 22.140.585.F.18 (Yard Provisions in Specific Plans and Community Standards Districts) Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units. Where the regulations in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units) are contrary to the provisions in a CSD regulating the same matter, the provisions in the CSD shall prevail, unless specified otherwise in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).~~

4. ~~Compact Lot Subdivisions. Any Division 10 provisions pertaining to a required yard shall apply to the equivalent perimeter yard of a compact lot subdivision, pursuant to Section 22.140.585.F.18 (Yard Provisions in Specific Plans and Community Standards Districts).~~

5. ~~Green Zone. Where the regulations in Chapter 22.84 (Green Zone) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.040.C.1.j (Perimeter Identification Sign).~~

C. ~~Exceptions~~Modifications Authorized. Development standards specified in this Division 10 may be modified, subject to Chapter 22.160 (Conditional Use Permits, Minor), except where the project is subject to:

1. ~~Green Zone Districts. Where the regulations in Chapter 22.84 (Green Zone Districts) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.C.1.i (Perimeter Identification Sign).~~Chapter 22.158 (Conditional Use Permits);

2. Chapter 22.166 (Housing Permits);

3. Chapter 22.176 (Minor Parking Deviation);

4. Chapter 22.178 (Parking Permit); or

5. Other modification procedures specified in this Division 10.

SECTION 10. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Planning Area and Community Standards Districts

Established.

Planning Area Standards Districts (PASDs) and 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: PLANNING AREA STANDARDS DISTRICTS		
<u>Planning Area Standards District</u>	<u>Chapter</u>	<u>PASD Adoption Date</u>
<u>Metro Planning Area</u>	<u>22.364</u>	<u>5/21/2024</u>
<u>East San Gabriel Valley Area</u>	<u>22.366</u>	<u>5/21/2024</u>

TABLE 22.300.030-AB: COMMUNITY STANDARDS DISTRICTS		
Community Standards District	Chapter	CSD Adoption Date
...		
Altadena	22.306	8/11/1998
Avocado Heights	22.308	40/28/2003
...		
Cerritos Island	22.314	7/31/2010
Chapman Woods	<u>22.362</u>	<u>11/21/2023</u>
...		
La Crescenta-Montrose	22.328	1/30/2007
<u>Lake Los Angeles</u>	<u>22.360</u>	<u>12/19/2023</u>
Leona Valley	22.330	2/16/1993
<u>Pearblossom</u>	<u>22.356</u>	<u>1/23/2024</u>
Rowland Heights	<u>22.332</u>	41/27/2001
...		

SECTION 11. Chapter 22.308 is hereby deleted in its entirety:

Chapter 22.308 ~~**AVOCADO HEIGHTS COMMUNITY STANDARDS DISTRICT**~~
RESERVED

SECTION 12. Chapter 22.332 is hereby deleted in its entirety:

Chapter 22.332 ~~**ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT**~~
RESERVED

SECTION 13. Chapter 22.366 is hereby added to read as follows:

Chapter 22.366 **EAST SAN GABRIEL VALLEY PLANNING AREA STANDARDS DISTRICT**

22.366.010 **Purpose.**

22.366.020 **Definitions. Reserved.**

22.366.030 **Planning Area Standards District Map.**

22.366.040 **Applicability.**

22.366.050 **Application and Review Procedures. Reserved.**

22.366.060 **PASD Area Wide Development Standards.**

22.366.070 **PASD Zone Specific Development Standards.**

22.366.080 **Avocado Heights Community Standards District.**

22.366.090 **Rowland Heights Community Standards District.**

22.366.100 **Southwest Puente Setback District.**

22.366.110 **Modification of Development Standards.**

22.366.010 **Purpose.**

The East San Gabriel Valley Planning Area Standards District ("PASD") is established to enhance the character of the 24 unincorporated communities within the East San Gabriel Valley Planning Area. The PASD implements the goals and policies of the East San Gabriel Valley Area Plan ("Area Plan") to achieve growth and development consistent with the communities' vision for sustainable natural environment, attractive built environment and community character, thriving commercial areas, and walkable, pleasant neighborhoods.

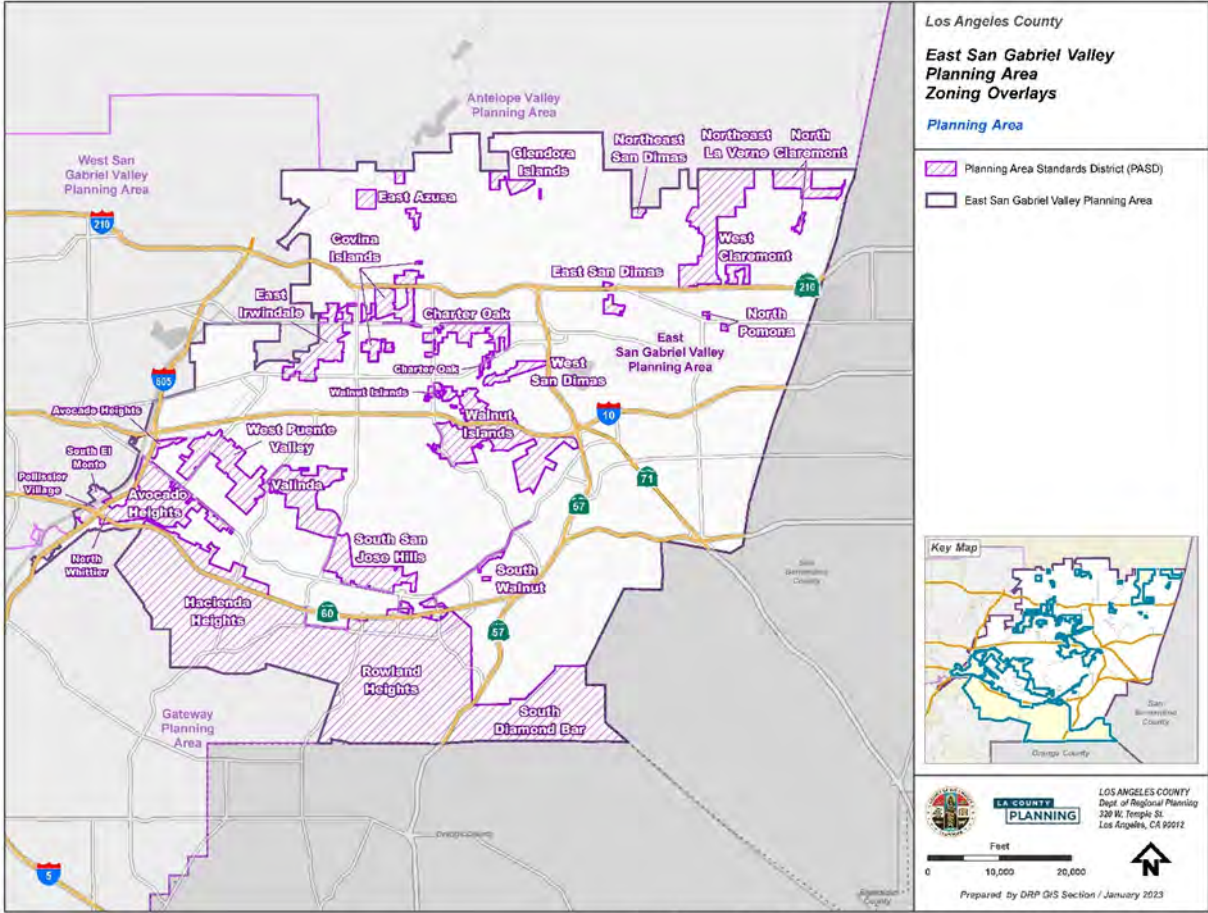
22.366.020 **Definitions.**

Reserved.

22.366.030 **Planning Area Standards District Map.**

The boundaries of this PASD are shown on Figure 22.366.030-A: East San Gabriel Valley PASD Boundary, below.

Figure 22.366.030-A: EAST SAN GABRIEL VALLEY PASD BOUNDARY



22.366.040 Applicability.

- A. Applicability. Except as otherwise specifically provided herein, the provisions of this Title 22 shall apply.
- B. General Applicability. The regulations for the PASD contained in this Chapter shall apply to all new development projects for which a complete application has been filed on or after June 20, 2024.

C. Additions, Repairs, or Modifications to Existing Development.

1. The PASD regulations shall apply to any new addition, repair, or renovation of an existing structure, except:

a. Maintenance or repair of an existing building or structure necessary to ensure the safe and habitable condition for ordinary and intended use; and

b. The remodeling of interior space of a structure that does not cause any of the structure's windows to be eliminated and does not increase the gross square footage of the structure's nonresidential floor area, the number of rooms available for lodging uses, or the number of dwelling units in the structure.

2. In any case where the addition cumulatively increases the existing floor area of any building or structure by more than 50 percent, then the entire development shall be subject to this PASD.

22.366.050 Application and Review Procedures.

Reserved.

22.366.060 PASD Area Wide Development Standards.

A. Significant Ridgelines.

1. Significant Ridgelines in the East San Gabriel Valley are designated by the Director as those which, in general, are highly visible and dominate the landscape. (See the figure maps for the East San Gabriel Valley Area Plan Significant Ridgelines.)

2. The highest point of a structure shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline.

3. No part of a proposed structure shall block the view of a Significant Ridgeline from a designated Scenic Route.

4. Where structures on a lot cannot meet the standards prescribed by Subsections A.2 and A.3, above, a Variance (Chapter 22.194) shall be required. In addition to the requirements of Section 22.194.050 (Findings and Decision), the following additional findings shall be made:

a. Alternative sites within the project area have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage and destruction;

b. The proposed development is limited to 18 feet in height above existing or finished grade (whichever is lower) and maintains the maximum view of the related Significant Ridgeline through the use of design features that include, but not limited to, reduced building footprint area, clustered structures, shape, materials, and color which allow the structure to blend in with the natural setting, minimized grading, and locally-indigenous vegetation to soften the view of development from the identified public viewing areas;

c. The proposed development shall utilize native species present on-site for landscaping, as identified in the project's biological documentation. The Director shall maintain a list of appropriate landscaping materials required to satisfy this provision, to be used if the site does not have appreciable native vegetation, as outlined in the project's biological documentation; and

d. Avoidance of impacts to scenic resources through site selection and design alternatives is the preferred method over landscape or building material screening. Landscape or building material screening shall not substitute for project alternatives, including re-siting or reducing the height or bulk of structures.

B. Biological Resources. Projects subject to a conditional use permit (Chapter 22.158) on a property containing native vegetation shall prepare a biological inventory containing the following information:

1. Biological survey and map (drawn to scale) of biological resources and physical site features on the project site;
2. The plants, animals, and habitats found on the project site;
3. The plants, animals, and habitats likely to occur on the project site based on a California Natural Diversity Database (CNDDDB) query as well as local knowledge;
4. On-sites that have been subject to wildfire or unpermitted development, including, but not limited to, vegetation removal or grading, the plants, animals, and habitats likely to have occurred on the site based on historical records, and habitat found in surrounding undisturbed areas;
5. Assessment of need for additional surveys due to timing/season of initial survey (potential for missing sensitive species) and assessment for need of protocol level species surveys (based on CNDDDB query results and local knowledge);
6. Proximity of the project site to locations of known sensitive resources within 200 feet;

7. Photo documentation of the site, including photos of all the respective habitats on-site; and

8. Native tree survey and map (drawn to scale) if oak, sycamore, walnut, bay, or toyon trees are present on the project site. Sites containing native oak trees shall provide the information required in Chapter 22.174 (Oak Tree Permits).

C. Parking. In addition to the requirements of Chapter 22.112 (Parking), the following requirements shall apply:

1. Parking Location.

a. Except for fully subterranean structures or roof parking and parking structures as a primary use, all parking shall be provided in the rear of the commercial structure and fully screened from view from the street and any adjacent residentially zoned property. Screening materials shall include decorative walls, decorative wrought-iron fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

b. Where a parking structure is designated as the primary use of a site, the parking structure shall be fully screened from the view from the street and any adjacent residentially zoned property. Screening materials shall include decorative walls, decorative wrought-iron fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

2. Vehicle Access. For every 100 feet of lot frontage, no more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, unless otherwise required by the County.

3. Oversize Vehicles. Parking for vehicles that exceed 20 feet in length or nine feet in width shall be located away from any abutting residentially-zoned lots.

4. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces), the following standards shall apply:

a. Loading spaces shall be located in the rear of the structure away from adjoining residentially-zoned lots and shall be screened with decorative walls, decorative fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

b. Loading and unloading operations shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. in such a manner as to exceed exterior sound levels specified by the County's Noise Control Ordinance (Chapter 12.08 of Title 12) for adjacent residentially-zoned properties.

22.366.070 PASD Zone Specific Development Standards.

A. Commercial and Mixed Use Zones.

1. Applicability. All new buildings and structures in commercial (C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, and CPD) and mixed use (MXD) zones shall conform to the design standards in this Section.

2. Lot Coverage and Landscaping. Buildings and structures shall not cumulatively occupy more than 85 percent of the net area of a lot. A minimum of 15 percent of the net area shall be landscaped.

3. Ground Floor Design. Any exterior building modification, except for signage, shall include at least one of the following design elements on at least one façade fronting an adjacent roadway:

a. Trellis or Pergola. Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines, as shown on Figure 22.366.070-A, below.

Figure 22.366.070-A: EXAMPLES OF TRELIS AND PERGOLA STRUCTURES





b. Exterior Furniture. At least one of the following exterior furniture, which shall be constructed of steel with powder coat or other comparable material of equal durability and shall be well maintained at all times.

i. Benches with a seating length of at least 48 inches.

See Figure 22.366.070-B, below.

Figure 22.366.070-B: EXAMPLES OF BENCH SEATING



ii. Bicycle Racks. At least one rack to accommodate three or more bicycles. If a bicycle rack has already been provided pursuant to Section 22.112.100 (Bicycle Parking and Bicycle Facilities), it may be used to satisfy this requirement, and no additional bicycle rack is required. See Figure 22.366.070-C, below.

Figure 22.366.070-C: EXAMPLE OF BICYCLE RACK



iii. Tables with chairs may include at least three tables with at least two chairs each. See Figure 22.366.070-D, below.

Figure 22.366.070-D: EXAMPLES OF TABLES WITH CHAIRS FOR OUTDOOR SEATING



4. Façade Composition. Building façades shall be differentiated as follows: one-story buildings shall consist of a building top and building base; multi-story buildings shall consist of a building top, building middle, and building base. See Figure 22.366.070–E: Example of Façade Height Composition, below.

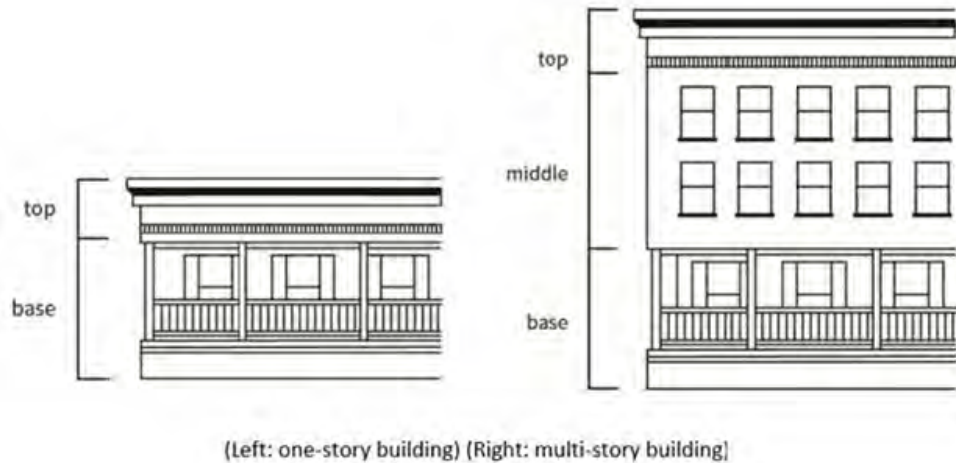
a. Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken façades are prohibited.

b. Building Top. The building top, which includes the upper-most portion of the building including a roof, shall be differentiated from the rest of the building through variations in color, materials, ornamentation, or shape. The roof is subject to the requirements of Subsection A.5 (Roof), below, and shall consist of a molding that crowns the building, such as an eave, cornice, parapet, or other such projection.

c. Building Middle. The building middle may be one or more stories. The building middle shall be articulated through elements, such as windows, lintels, columns, horizontal differentiation, recesses, step backs, materials, and color. These treatments shall be consistent.

d. Building Base. A building base consists of the floor at ground level where most of the pedestrian interactions and commerce take place.

FIGURE 22.366.070-E: EXAMPLE OF FAÇADE HEIGHT COMPOSITION



5. Roof.

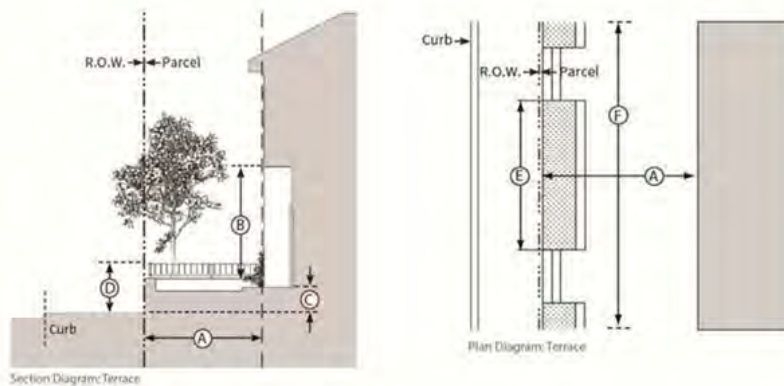
a. A roof shall have a gable, arc raised center, or, if a flat roof, consist of molding that crowns the building, such as an eave, cornice, parapet, or other such projection.

b. Roof-mounted equipment shall be screened from view on all sides by roof forms, roof projections, or architectural screening.

6. Architectural Elements. New primary structures shall include at least one of the elements listed below on at least one façade fronting a major or secondary highway. Where a building frontage exceeds 40 feet in length, an additional architectural element shall be used for each segment, or portion, of 40 feet of frontage and distributed throughout the width of the building façade. The architectural elements may be provided within any required front and side yard setbacks and may contribute to the minimum landscaping requirement when landscaping has been incorporated into terrace, forecourt, or backcourt, as described below.

a. Terrace. A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses, such as public seating or dining. It creates a buffer from public rights-of-way. See Figure 22.366.070-G, below, for examples of terraces.

FIGURE 22.366.070-F: TERRACE DESIGN



i. Design Standards. See Figure 22.366.070-F, above:

A	Depth, clear	10 ft min.
B	Height, clear	10 ft min.
C	Finish level above sidewalk	3 ft max.
D	Height, perimeter wall	4 ft max.
E	Distance between access points	50 ft max.
F	Length of terrace	At least 50% of building frontage

ii. Any required guardrails shall be at least 75 percent open above the perimeter wall.

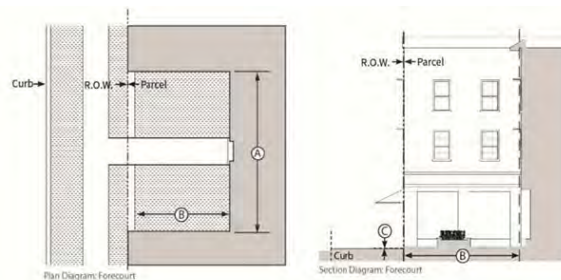
iii. Terraces shall dedicate at least 50 percent of their area to landscape and design elements, such as shaded seating areas with the inclusion of durable and movable outdoor furniture, fountains with adjacent seating, or other similar fixtures, or combination thereof.

FIGURE 22.366.070-G: EXAMPLES OF COVERED TERRACE AND TERRACE AREAS



b. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use and may provide a space for public seating or dining. See Figure 22.366.070-I, below, for examples of forecourt area.

FIGURE 22.366.070-H: FORECOURT DESIGN



i. Design Standards. See Figure 22.366.070-H, above:

A	Width, clear	15 ft min.
B	Depth, clear	20 ft min.
C	Finish level above sidewalk	3 ft max.
Ground floor transparency		60 percent min.

ii. Encroachments, such as balconies, awnings, and signage, are allowed within the forecourt and shall be located at least eight feet above finish level.

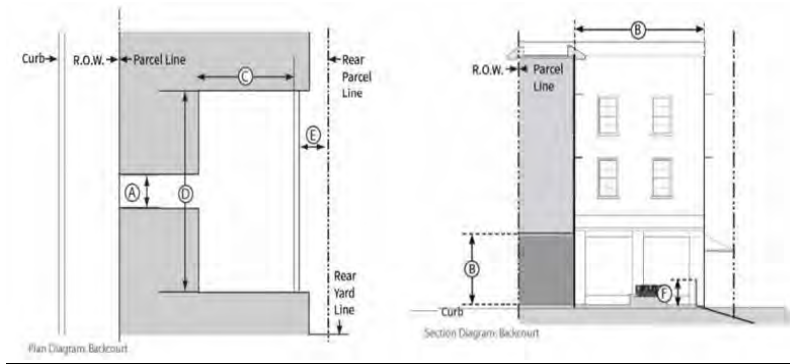
iii. Forecourts shall dedicate at least 50 percent of their area to landscape and design elements, such as shaded seating areas, with the inclusion of durable and movable outdoor furniture, fountains with adjacent seating, or other similar fixtures or combination thereof.

FIGURE 22.366.070-I: EXAMPLES OF FORECOURT AREA



c. Backcourt (Rear Court). A backcourt is a semi-public courtyard oriented to the rear of a building that can be accessed by pedestrians from the sidewalk. A backcourt may be partially enclosed on one, two, or three sides by buildings or structures and is generally appropriate for commercial or public uses and may provide a space for public seating or dining. See Figure 22.366.070-K, below, for examples of backcourt area.

FIGURE 22.366.070-J: BACKCOURT (REAR COURT) DESIGN



i. Design Standards. See Figure 22.366.070-J, above:

A	Access width, clear	10 ft min.
B	Access height, clear	12 ft min.
C	Width, clear	20 ft min
D	Depth, clear	20 ft min.
E	Setback from rear parcel line	15 ft min.
F	Privacy wall height, solid	4 ft
Ground Floor Transparency		60% min.

ii. When provided, a backcourt shall satisfy the requirements of Subsection A.8 (Articulation), below, only if there is direct access for pedestrians to the backcourt from the major or secondary highway fronting the development.

iii. Encroachments, such as balconies, awnings, and signage, are allowed within the backcourt and shall be located at least eight feet above the finish floor level.

iv. Backcourts shall dedicate at least 50 percent of their area to landscape and design elements, such as shaded seating areas, with the

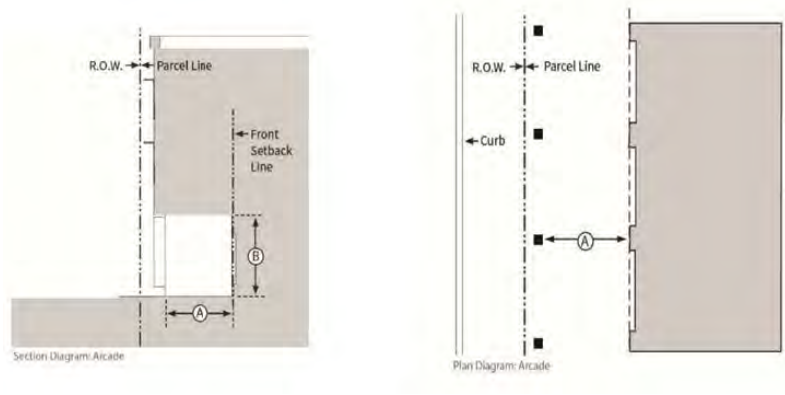
inclusion of durable and movable outdoor furniture, fountains with adjacent seating, or other similar fixtures or combination thereof.

FIGURE 22.366.070-K: EXAMPLES OF BACKCOURT AREA



d. Arcade. An arcade is a façade with an attached colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade. See Figure 22.366.070-M, below, for examples of arcade frontage.

FIGURE 22.366.070-L: ARCADE DESIGN



Design Standards. See Figure 22.366.070-L, above:

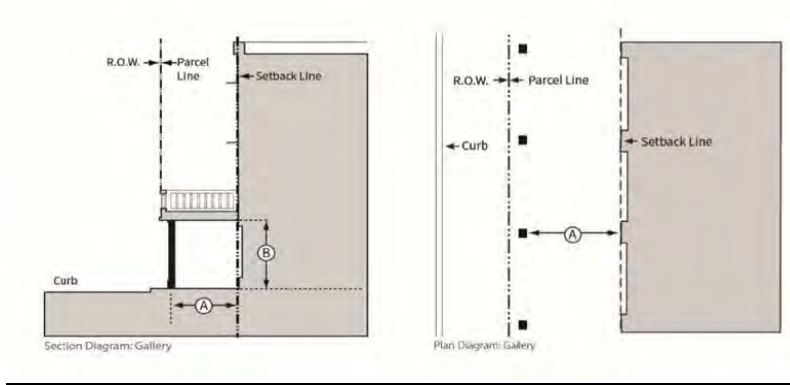
A	Depth, Clear	10 ft min.
B	Ground Floor Height, Clear	10 ft min.

FIGURE 22.366.070-M: EXAMPLES OF ARCADE FRONTAGE



e. Gallery. A gallery is a roof or deck projecting from the façade of a building with vertical supports. For multi-story buildings, galleries may provide covered or uncovered porches on the second and third floors. Galleries may encroach within the required front yard setbacks. Colonnades shall not screen from public view more than 25 percent of the ground floor façade. See Figure 22.366.070-O, below, for an example of gallery frontage.

FIGURE 22.366.070-N: GALLERY DESIGN



Design Standards. See Figure 22.366.070-N, above:

A	Depth, Clear	20 ft min.
B	Ground floor height, Clear	10 ft min.

FIGURE 22.366.070-O: EXAMPLE OF GALLERY FRONTAGE

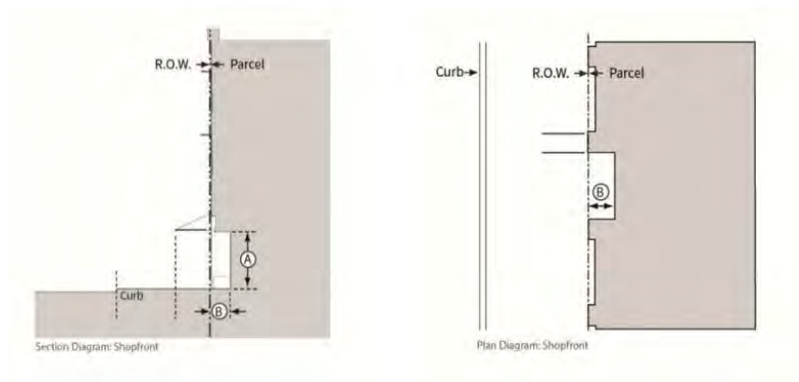


7. Entrances. A pedestrian-accessible entrance shall be required facing, and directly accessible to pedestrians from, at least one public sidewalk abutting the property.

a. Shop Front Entrances. The following standards apply to public entrances to shop fronts located on the ground floor. Shop front entrances shall

be recessed façades consisting of a door, transom lights, and sidelights. See Figure 22.366.070-Q, below.

FIGURE 22.366.070-P: SHOP FRONT ENTRANCE DESIGN



Design Standards. See Figure 22.366.070-P, above:

A	Recessed Area Height, Clear	10 ft min.
B	Recessed Entry Depth	3 ft min.
Recessed Entry Transparency		60 % min.

FIGURE 22.366.070-Q: EXAMPLES OF SHOP FRONT ENTRANCE (LEFT) AND CORNER ENTRANCE (RIGHT)



b. Main Entrances. A multi-tenant building with a lobby on the ground floor shall provide a main entrance at the street level for pedestrian use. The main entrance is the widest entrance that opens into a lobby or primary circulation

space of a building. In addition to the standards provided in Subsection A.7.a (Shop Front Entrances), above, a main entrance shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:

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

ii. Accented by columns or ornamental light fixtures; or

iii. Marked or accented by a change in the roofline or change in the roof type.

c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection A.7.a (Shop Front Entrances) or 7.b (Main Entrances), above, as applicable.

8. Articulation. In addition to complying with the following requirements, a building façade shall be differentiated, as provided in Subsection A.4 (Façade Composition), above.

a. Types of Articulation. Horizontal and vertical articulations shall be produced by variations in rooflines, window groupings, and applied façade elements, such as piers or pilasters, bay windows, rough textured wood beams, headers, siding, pre-cast headers, casements, cornices, balconies, entrance stoops, porches, and/or changes in materials and horizontal and vertical planes that create shadow lines and textural differences. The articulation shall be such that there is consistency and uniformity in the overall design.

b. Roof Drainage. 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.

9. Wall Surface. The following standards shall apply to the building walls:

a. A wall of a building located 30 feet or more from the side or rear lot line shall have the same trim and finish as the front building façade.

b. A wall facing an internal courtyard or a side façade without windows and doors is only allowed if the wall is located less than 30 feet from the side or rear lot line and enhancements, such as surface reliefs, wall articulations, architectural murals, or vines, are incorporated.

c. Building finishes shall be of durable materials, such as brick, decorative concrete, glass, wood, stucco, or other similar materials, except cinder block (concrete masonry unit).

d. On at least two feet of the wall surface, durable materials shall be used, as provided in Subsection A.9.c, above, except that stucco or other similar troweled finishes may not be used.

e. Building walls shall have contrasting colors to give emphasis to design features, such as door/window trim, pilasters, cornices, capitals, wainscot, and/or similar treatments.

10. Wall Openings.

a. For frontages, upper stories shall have a window to wall area proportion that is less than that of the ground floor frontage. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

b. Storage areas within a structure, other than product displays, shall not be visible through windows.

c. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided such railings and grilles do not interfere with the required 60 percent transparency under Subsection A.11 (Windows), below.

d. Roll-up security gates that are solid shall not be installed on the exterior of any window.

11. Windows.

a. At least 60 percent of the total width and 40 percent of the total area of the building façade at ground level shall be devoted to windows, interior views, or interior displays visible to pedestrians. The bottom of any such window shall be no more than three feet above the sidewalk or grade.

b. Flashing lights or similar flashing devices shall not be visible from the outside.

c. Entrances, mirrored or highly reflective materials, false windows, densely tinted glass, or displays of materials offering no views of the interior shall not be deemed to be in compliance with the requirements of this Section.

d. Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between pedestrian areas and the interior of the building.

e. Not more than 10 percent of the building façade at ground level shall consist of mirrored or densely tinted glass.

12. Mechanical Equipment. All mechanical equipment shall be located in a manner that avoids obstructing the architectural design of a building.

a. Air Conditioning Units.

i. Ground-mounted air conditioning units shall be screened or enclosed with landscaping or screening so as not to be visible from public areas at ground level and shall be screened with appropriate sound and vibration isolating mounts and barriers.

ii. Roof-mounted air conditioning units shall be screened by architectural features so that the equipment will not be visible from public areas at ground level.

iii. Window-mounted or wall-mounted air conditioning units shall be placed to minimize overhang and impacts on the design of the building. Casements shall match the design of the façade.

b. Other mechanical equipment shall be screened from view using architectural features or screening materials so as not to be visible from public areas at ground level.

13. Exterior Lighting.

a. Light Trespass. Fully shielded fixtures shall be used for exterior and directional lighting to prevent light trespass to adjacent uses. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.

b. Lighting shall be provided at building access points or along pedestrian accessible walkways to enhance pedestrian safety.

c. Lighting shall be designed to minimize or prevent shadows or glare, such that visibility is not impaired. Examples include illumination of recessed entryways and lighting evenly distributed along the store frontage or walkways such that near uniform foot-candles are registered along any pedestrian accessible area.

d. Prohibited outdoor lighting. The following types of outdoor lighting shall be prohibited, unless otherwise required by a government agency for safety:

i. Drop-down lenses, defined as a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture;

ii. Mercury vapor lights;

iii. Ultraviolet lights; and

iv. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves. This applies to lighting behind display windows visible from the public right-of-way.

14. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping.

a. Native trees with a trunk diameter of at least eight inches, as measured four-and-one-half feet above grade, shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided such trees are good candidates for preservation or relocation, as established by a certified arborist. Such trees shall be moved in accordance with currently accepted arboricultural standards and practices and shall be supervised by a certified arborist. This provision shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).

b. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants, as necessary. Landscaped areas shall be maintained with a permanent automatic irrigation system.

15. Height Limit. Notwithstanding the base zone standards in this Title 22, a building or structure in Zone C-3 or MXD shall not exceed a height of 50 feet above grade, excluding chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, and rooftop recreational spaces. Except as herein provided, the portion of any building sharing a common side, or rear lot line, with property located within a residential zone shall have a step back from the common side, or rear lot line, so that the height of the building in Zone MXD is no greater than 25 feet, at the edge of the building wall facing that common lot line, and shall be

recessed back one foot for every one foot increase in building height, up to a maximum height of 50 feet.

22.366.080 Avocado Heights Community Standards District.

A. Purpose. The Avocado Heights 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.

B. Definitions. The following term is defined solely for this CSD:

Assembly building. A nonresidential building used for public assembly accommodating an occupant load of 50 or more persons.

C. District Map. The boundaries of this CSD are shown on Figure 22.366.080-A: Avocado Heights CSD Boundary, at the end of this Chapter.

D. Applicability.

1. General Applicability. The regulations of this CSD shall apply to any new use or structure for which a complete application has been filed on or after June 20, 2024, except as otherwise required in this Section.

2. Where the application is for a lot that is subject to the requirements in Chapter 22.84 (Green Zone) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

E. Application and Review Procedure – Notification. Except as otherwise provided in this Chapter, for any application requiring a public hearing, the application shall comply with all noticing requirements, pursuant to Section 22.222.160.B (Additional Radius).

F. Community Wide Development Standards.

1. 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 the County that graffiti exists on the property. Paint used to cover graffiti shall match, as nearly as possible, the color of the surrounding surfaces.

2. Maintenance. Any areas of a 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.

G. Zone Specific Development Standards.

1. Zones R-1, R-A, and A-1.

a. 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.

b. 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:

i. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view; and

ii. If the fence is chain link or wrought iron, the fence may not exceed six feet in height.

c. Lot Coverage. The maximum lot coverage for structures of any type, including structures for housing animals, shall be determined by the following formula: $(0.25 \times \text{net lot area}) + 1,000$ square feet.

d. Yard Depth.

i. 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

ii. The minimum rear yard depth shall be as depicted on Table 22.366.080-A, below:

TABLE 22.366.080-A: MINIMUM REAR YARD DEPTH				
Lot Size (Square Feet)	Less than 13,000	13,000 – 19,000	20,000 – 39,999	40,000+
Minimum Rear Yard Depth	25 ft	30 ft	35 ft	40 ft

e. Assembly Buildings. All new assembly buildings shall be subject to the following:

i. 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;

ii. The assembly building shall be located at least 50 feet from the property line of any residential property;

iii. 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;

iv. 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

v. 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.

2. Zones C-H and C-1.

a. 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.

b. Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs).

i. Roof business signs shall be prohibited.

ii. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.

iii. Wall Business Signs. All businesses shall be permitted to have a 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 to have an 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 to have one business sign for each street frontage. Wall business signs shall have the following maximum attributes:

(1) 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.

iv. 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:

- (1) A solid base resting directly on the ground;
- (2) A maximum face area of 60 square feet; and
- (3) A maximum height of 15 feet measured

vertically from the ground level at the base of the sign.

v. Nonconforming Business Signs. All existing lawful nonconforming business signs shall be brought into compliance with this Subsection G.2.b or be removed from the site, within the period set forth in Table 22.366.080-B, below:

TABLE 22.366.080-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

c. Awnings.

i. Awning signs shall have the same face area restriction as that for wall business signs in Subsection G.2.b.iii(1), above.

ii. Every awning for the same business shall be the same color and style.

iii. Every awning in a building with multiple storefronts shall be complimentary in color and style.

3. 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.

4. Zones C-3 and MXD. The standards prescribed for Zones C-H, C-1, and C-2 shall apply to Zones C-3 and MXD. In addition, a building or structure in Zones C-3 or MXD shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

5. Zones M-1 and M-1.5.

a. Buffers. Properties adjoining 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 G.3, above.

b. Minimum Lot Size. Except for lots legally created prior to June 20, 2024, the minimum lot size shall be 20,000 square feet.

c. 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 G.3, above.

d. Fences or Walls. Properties that adjoin a Residential Zone, school, or park shall have a minimum of 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).

e. Lot Coverage. All new structures shall have a maximum of 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 G.3, above.

f. 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.

g. Loading Docks. No loading dock shall be permitted along a property line that adjoins a Residential Zone.

h. Outdoor Storage. Notwithstanding Section 22.140.430 (Outdoor Storage), outside storage shall not be publicly visible to anyone in an adjoining Residential Zone.

i. 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).

H. Area Specific Development Standards.

1. Area 1 – Equestrian Area.

a. 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).

b. 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 22.366-B: Equestrian Area, at the end of this Chapter.

c. Development Standards.

i. 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.

ii. 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.

iii. Dust Control. Measures to limit dust, such as installing a sprinkler system or regular ground watering, shall be implemented.

iv. 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.

2. Area 2 – Valley Boulevard Area.

a. Purpose. This area is established to improve the compatibility between residential and industrial uses in the Valley Boulevard area.

b. Area Description. The boundaries of the area are shown on Figure 22.366-C: Valley Boulevard Area, at the end of this Chapter.

c. 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.

d. Zone Specific Use Standards.

i. 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.

limited to one cubic yard.

- Concrete batching, provided the mixer is

- 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.

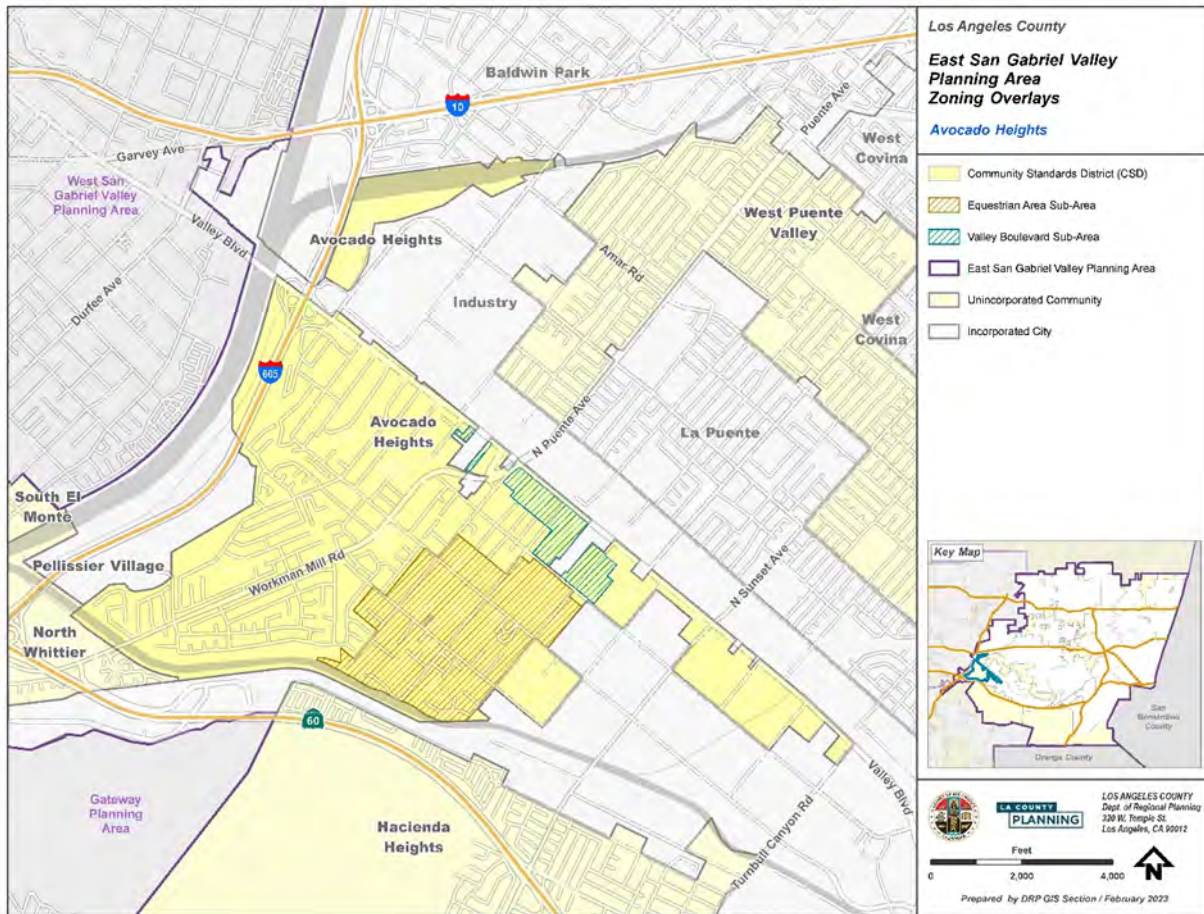
ii. Zone M-1.5.

(1) All uses requiring a conditional use permit (Chapter 22.158) application, pursuant to Subsection H.2.d.i, above, in Zone M-1 shall require a conditional use permit (Chapter 22.158) application in Zone M-1.5.

(2) 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.

(3) Materials Recovery Facilities. A materials recovery facility shall require a conditional use permit (Chapter 22.158) application in Zone M-1.5.

FIGURE 22.366.080-A: AVOCADO HEIGHTS CSD BOUNDARY



22.366.090 Rowland Heights Community Standards District.

A. Purpose. The Rowland Heights CSD is established to:

1. Ensure new development retains the residential character of the area;
2. Impose development standards and review processes to ensure 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;

3 Improve walkability, accessibility, and vibrancy in commercial areas;

and

4. 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.

B. Definitions.

1. 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.

2. Reserved.

C. District Map. The boundaries of this CSD are shown on Figure 22.366.090-A: Rowland Heights CSD Boundary, at the end of this Chapter.

D. Application and Review Procedures.

1. Reports. A monthly report or reports shall be made available to the public by the Department by request, listing all permit and site plan applications received by the Department for this CSD. The report shall include the type of application received, a brief description of the project, and the address of the proposed project.

2. Notification. Any application requiring a public hearing shall comply with all noticing requirements, as required by Section 22.222.160.B (Additional Radius).

E. Community Wide Development Standards.

1. Properties shall be neatly maintained, and yard areas shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment, such as refrigerators, stoves, and freezers.

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.

F. Zone Specific Development Standards.

1. Zones A-1, A-2, R-1, and R-A.

a. Front Yard Landscaping. A minimum of 50 percent of the required front yard area shall contain landscaping, consisting of drought-tolerant vegetation, grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.

b. Grading. A conditional use permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 50,000 total cubic yards of cut plus fill material, excluding any grading approved prior to June 20, 2024, the date establishing this Subsection F.1.b (Grading).

2. All Agricultural and Residential Zones – Recreational Vehicle Parking. Except as specified otherwise in this Title 22, 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.

3. Zones C-1, C-2, C-3, and MXD.

a. Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided in the front and side yard setbacks, if such setbacks are provided to meet the landscaping requirement, for up to 25 percent of the required 15 percent net area landscaping.

b. Awnings.

i. Use of Awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays, or along building frontages or façades, subject to the requirements of Subsection G.6.g.ii (Awning Sign).

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

iii. Awnings shall not utilize glossy material or be internally illuminated.

iv. Awnings shall be maintained in good repair. For the purposes of this Subsection, good repair shall be defined as not torn or ripped.

c. Walls and Fences.

i. Materials. Walls shall be constructed of brick, stucco, or split-faced concrete block with a cap. Fences shall be constructed of wood, simulated wood, brick, stone, and/or wrought iron.

ii. Prohibited Fences. Chain-link, barbed and concertina wire fences, electric fences, fences or walls with protruding sharp edges, or other fences and walls designed for or likely to cause harm to persons, are prohibited, except as otherwise provided below.

iii. Special Purpose Fences. Chain-link fences are permitted only when used to secure undeveloped lots, construction sites, or for special events authorized by a special event permit, pursuant to Chapter 22.188 (Special Events Permit).

d. Setbacks.

i. The minimum setbacks from highways or streets for new structures and additions to structures shall be as follows:

(1) 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; and

(2) For lots located along any other highway or street, 15 feet from the property line adjoining that respective highway or street.

ii. The first 10 feet of the setback area measured from the highway or street shall be landscaped in the manner described in Subsection F.3.f, below.

e. Lot Coverage and Landscaping. Buildings and structures shall not cumulatively occupy more than 80 percent of the net area of a lot. A minimum of 20 percent of the net area shall be landscaped, as described in Subsection F.3.f, below.

f. General Landscaping. New development shall provide landscaping consisting of 24- and 36-inch box trees, 5- and 15-gallon-size shrubs, and ground cover. All landscaping 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:

i. Placed around the base of a structure in the area between the structure and the parking area;

ii. Used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities from public view to the extent the landscaping does not prevent access thereto; and

iii. Used to create a buffer with a minimum width and height of three feet between parking areas and public rights-of-way.

g. 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 F.3.f, 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.

h. 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.

i. Corner Properties.

i. 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.

ii. 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.

j. 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 the 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:

i. Filing Fee. A filing fee equal to that required for a minor conditional use permit.

ii. Notification. The application shall comply with all noticing requirements, as required by a minor conditional use permit (Chapter 22.160), except the notification radius shall comply with all noticing requirements, as required by Section 22.222.160.B (Additional Radius). A copy of the notice shall also be sent to all other persons or organizations requesting notification.

iii. 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 or organizations requesting notification.

k. Compact Parking. Notwithstanding Section 22.112.070.E (Compact Spaces), the provision of compact parking to meet minimum parking requirements shall comply with Section 22.112.070.E (Compact Spaces), except that a maximum of 20 percent of the number of required parking spaces may be compact automobile parking spaces.

4. Zones M-1 and M-1.5. In Zones M-1 and M-1.5, any use 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 all Commercial and Mixed Use Zones, as contained in Subsection F.3, above.

G. Signs. Except as herein modified, all new signs in all zones shall conform to Chapter 22.114 (Signs). Signs regulated by this Section shall not be erected or displayed, unless a building permit is first obtained, and/or unless the sign is exempt, as set forth in Subsection G.1 (Exempt Signs), below. Signage extending into the public right-of-way requires a road encroachment permit from Public Works.

1. Exempt Signs. In addition to the exception for signs described in Subsection G.6.b (Incidental Business Signs), below, the following types of signs are exempt from these standards, provided the signs conform to the following:

a. Future Tenant Signs. Temporary signs identifying 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.

b. 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 the 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 shall not include annual or occasional promotion by a business.

c. 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.

d. Temporary Window Sign. In addition to the signage allowed in Subsection G.1.c, 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 each 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.

e. Directory Sign. A directory sign for a building providing a list of the names of business establishments within a building 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 grade. The directory sign may also be freestanding, provided it is no higher than eight feet and no lower than three feet from the finished grade.

f. Affiliation Sign. Affiliation signs providing notice of services within an establishment (for example, 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.

2. Nonconforming 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 and must be amortized in compliance with Subsection G.5 (Removal and Amortization Schedule), below.

3. Exposed Neon Signs. A sign internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade. The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided such animation is limited to intervals of five or more seconds.

4. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):

- a. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage employing crawling displays or flashing illuminations;
- b. Signs employing video components;
- c. Signs emitting odors;
- d. Roof business signs, including signs painted on the surface of roofs; and
- e. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign utilizing digital message technology capable of instantaneously changing the static message or copy on the sign electronically.

5. Removal and Amortization Schedule. A sign which is nonconforming due to the requirements of this CSD shall be removed or made to comply with this CSD within 20 years from June 20, 2024, in compliance with Section 22.172.050.B.1.f (Termination By Operation of Law).

6. Permitted Signs. Signs shall comply with Chapter 22.114 (Signs), except as modified herein as follows:

- a. 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 in digits which are readable from the right-of-way or parking area.

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

c. 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.

d. Temporary Construction Signs. A temporary construction sign shall not exceed 40 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.

e. 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.

f. Special Purpose Signs.

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

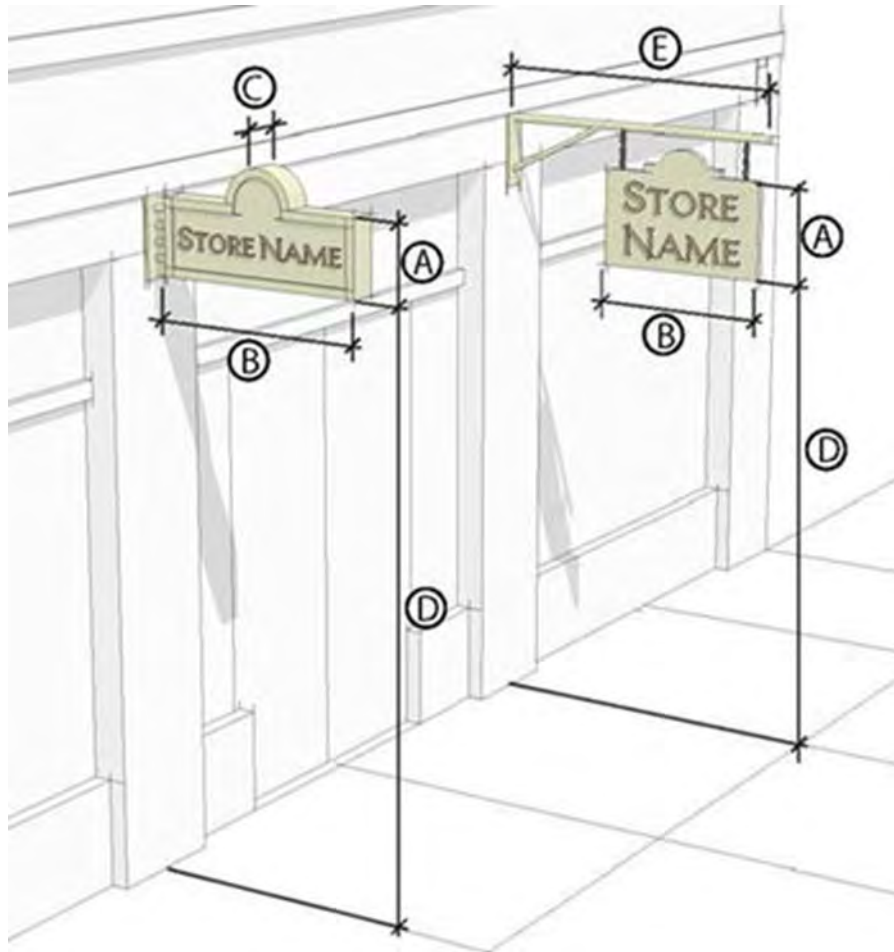
ii. Fuel pricing signs shall comply with the standards of Subsection G.6.g.iv (Monument Sign), below, or G.6.h (Master Sign Program), below.

g. Permitted Sign Types.

i. 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 easily read from both sides. This Subsection specifies standards for Projecting Sign. See Figure 22.366.090.F, below.

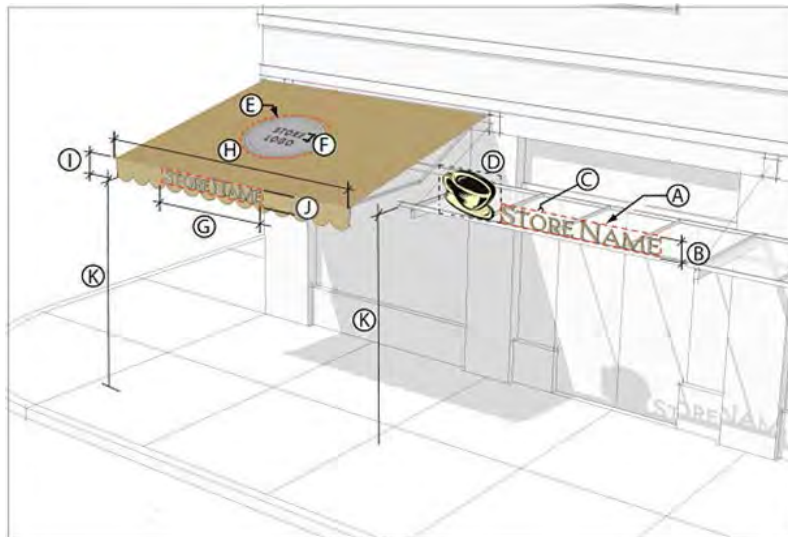
FIGURE 22.366.090-F: PROJECTING SIGN DESIGN



A – Sign Area	6 sq. ft max per side; 12 sq. ft max. total
B – Sign Width	4 ft max.
C – Sign Thickness	4 in. max.
D – Height	8 ft min. clearance, 10 ft max.
E – Projection	5 ft max.
Signs Per Building	One per ground floor business establishment with reduction in any permitted wall sign.

ii. Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéed on the awnings. Projecting signage shall not be attached to awning signage. This Subsection specifies standards for Awning Sign. See Figure 22.366.090-G, below.

FIGURE 22.366.090-G: AWNING SIGN DESIGN



Projecting Awning	
A Signable area	One sq. ft per linear ft of shop front max.
B – Lettering height	12 in. max.
C – Lettering thickness	6 in. max.
D – Feature/logo	2-1/4 sq. ft max.
Sloping Awning	
E – Signable area	25% coverage max.
F – Lettering height	18 in. max.
G – Valance signable area	75% coverage max.
H – Valance width	Shop front width max.
I – Valance height	8 in. min; 12 in. max.
J – Lettering height	8 in. max.
K – Awning height	8 ft min. clearance
Signs per awning	One projecting; or one valance and one sloping max.
Miscellaneous	Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.

	Internally illuminated awnings are prohibited.
	Open-ended awnings are encouraged.
	Vinyl or plastic awnings are discouraged.

iii. Wall Business Sign. The wall business sign type is 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, or sign band at the top of the building. This Subsection specifies standards for wall business sign. See Figure 22.366.090-H, below.

FIGURE 22.366.090-H: PROJECTING SIGN DESIGN



A – Signable area per shopfront	1 sq. ft per linear foot of shop front width up to 30 sq. ft max.
B – Sign width	Shop front width max.
C – Sign height	1 ft min., 3 ft max.
D – Lettering width	75% of signable width max.

E – Lettering height	75% of signable height max.; 18 in. max., or whichever is less
Sign projection	8 in. max.
Signs per building	One per each ground floor business establishment
Ground floor establishments	Business adjoining two frontages, one 15 sq. ft area wall sign allowed
	Business adjoining an alley or parking lot at side or rear, one 10-sq.-ft area wall sign allowed
Miscellaneous	Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis
	Wall signs shall not extend beyond the roof line or cornice of a building or the building wall
	Cabinet signs are prohibited
	Direct internally illuminated signs are discouraged

iv. Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location. This Subsection specifies standards for Monument Sign. See Figure 22.366.090-I, below:

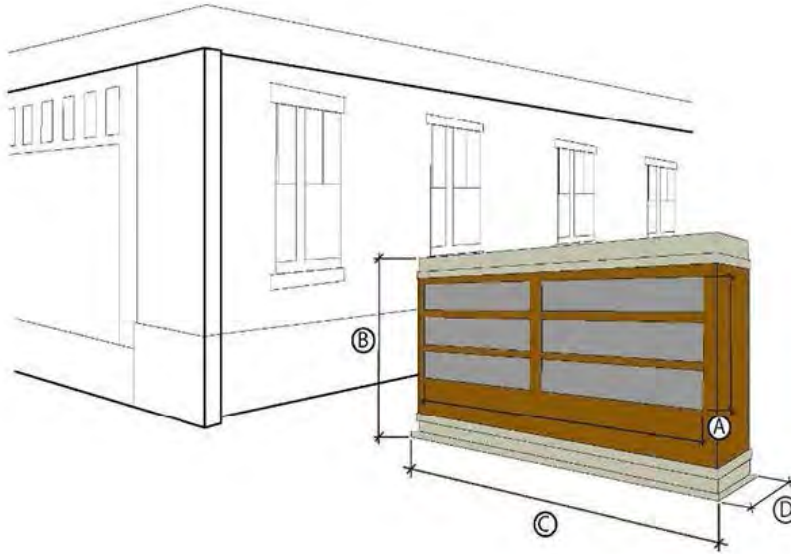
(1) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.

(2) Shall be surrounded by landscaping that is at least twice as large as the area of one of its signs faces.

(3) Shall not rotate, move, or simulate motion.

(4) Shall not identify more than eight establishments.

FIGURE 22.366.090-I: MONUMENT SIGN DESIGN



A – Signage area	30 sq. ft max.
B – Sign height	6 ft max.
C – Sign width	8 ft max.
D – Sign depth	1 ft max.
Street frontage of 99 ft or less	Not permitted
Street frontage having a continuous distance of between 100 ft and 199 ft	One sign max.
Street frontage having a continuous distance of more than 200 ft	Two signs max., provided a 50 ft separation between signs

h. Master Sign Program.

i. Purpose. A master sign program is intended to:

- (1) Integrate the design of single or multiple signs proposed for a development project with the design of the project's structures to promote design consistency; and/or

(2) Provide a means for applying common sign regulations for multi-tenant projects and to allow harmony in the design and display of single or multiple signs for development projects. A master sign program is intended to achieve, not circumvent, the purpose of this CSD.

ii. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:

(1) The property owner or applicant requests a master sign program;

(2) A project is proposed to include four or more business signs on the same lot or building; and/or

(3) A business sign is proposed at a location where a legally nonconforming sign exists on the property, and the property has four or more tenants or tenant spaces.

iii. Application Requirements. A master sign program application shall be the same as that for a ministerial site plan review and shall require new business signs to comply, where applicable, with Subsection G (Signs), above, and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign features, so that all new business signs in a commercial center meet this threshold until the required sign program has been approved by the Department.

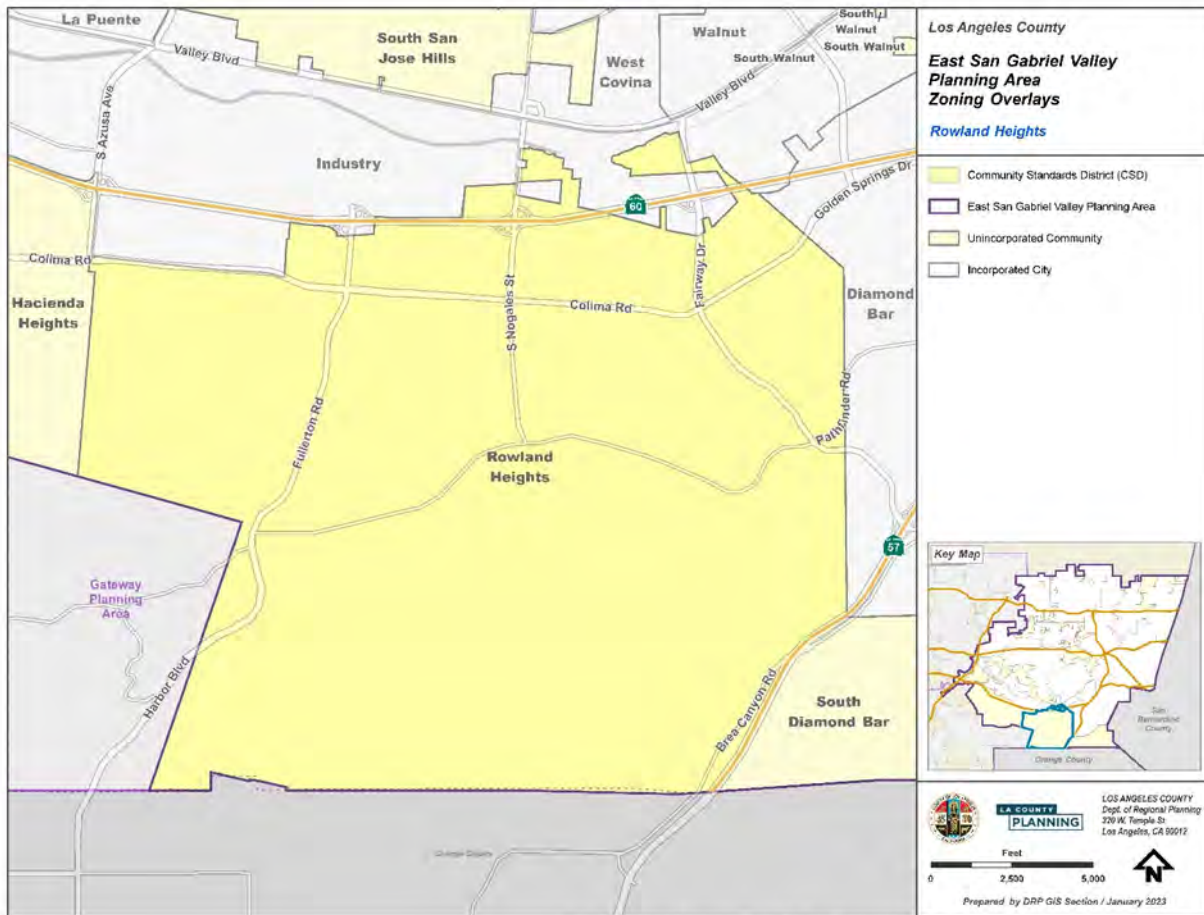
(1) The master sign program shall enhance the overall development and relate visually to other signs included in the master sign

program, to the structures or developments they identify, and to surrounding development; and

(2) The master sign program must be able to accommodate future revisions to signage that may be required because of changes in use or tenants in the development, but without requiring other changes to the master sign program.

H. Area Specific Development Standards. Reserved.

Figure 22.366.090-A: ROWLAND HEIGHTS CSD BOUNDARY



22.366.100 Southwest Puente Setback District.

A. Applicability. In addition to the standards provided in Section 22.72 (Setback Districts), the following standards shall apply:

B. Southwest Puente Setback District. Established Front Yard Setback Districts are listed in Table 22.366.100-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 22.366.100-A: FRONT YARD SETBACK DISTRICTS

TABLE 22.366.100-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
14	Southwest Puente	6526	August 24, 1954

C. Front Yard Setback. The front yard setback for properties in this District shall be 35 feet from the property line.

D. District Maps. The boundaries of the Setback Districts are shown on Figure 22.366.100-A, at the end of this Chapter.

Figure 22.366.100-A: SOUTHWEST PUENTE SETBACK DISTRICT



22.366.110 Modification of Development Standards.

Notwithstanding the provisions of Section 22.300.020 (Modification Authorized), the modification of certain PASD and CSD standards are subject to the following provisions:

A. Modification of PASD standards subject to a Variance (Chapter 22.194).

1. Significant Ridgelines, as provided in Section 22.366.060.A.4,

above.

2. Zone C-3 and MXD Height, as provided in Section 22.366.070.B, above.

B. Modification of Avocado Heights CSD Development Standards.

1. Modification of standards specified below shall be subject a minor conditional use permit, pursuant to Section 22.300.020.C (Modifications Authorized):

a. Section 22.366.080.G.1.b through G.1.d (Zones R-1, R-A, and A-1);

b. Section 22.366.080.G.2.b.iii and iv (Zones C-H and C-1);

c. Section 22.366.080.G.4 (regarding setbacks in Zone C-2);
and

d. Section 22.366.080.G.5.a, G.5.b, G.5.c, G.5.e, G.5.f, and G.5.h (Zones M-1 and M-1.5).

2. Modification of Green Zone (Chapter 22.84) requirements shall be subject to the provisions of Subsection 22.84.040.D (Modification).

3. Modification of all other standards in the Avocado Heights CSD shall be subject to a variance (Chapter 22.194).

C. Modification of Rowland Heights Development Standards.

1. 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.4 (Yard Modification), below.

2. Minor deviations of up to 25 percent from the following development standards are subject to a minor conditional use permit, pursuant to Subsection 22.300.020.C (Modifications Authorized).

a. Signs (Section 22.366.090.G).

b. The parking lot landscaping requirements set forth in Section 22.366.090.F.3.g (Parking Lot Landscaping) as they apply to existing parking lots as of June 20, 2024.

3. Modification of all other standards in the Rowland Heights CSD shall be subject to a variance (Chapter 22.194).

4. 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.4 shall be supported by evidence substantiating 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 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 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.

D. Modifications, Notification Radius, and Additional Findings.

1. Notification Radius. Notwithstanding Section 22.300.020.C (Modifications Authorized), the notification radius for modifications in Subsection C, above, shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll.

2. Additional Findings. In addition to Section 22.160.050 (Findings and Decisions) for a minor conditional use permit, modifications, pursuant to Subsection B.1 and C.2, above, are subject to these additional findings:

a. The use, development of land, and application of development standards comply 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, 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.

c. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

d. The application of these standards will result in practical difficulties or unnecessary hardships inconsistent with the community-specific goals and policies of the East San Gabriel Valley Area Plan and the purpose of the CSD.

e. 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.

f. Granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the community-specific goals and policies of the East San Gabriel Valley Area Plan and the purpose of the CSD.

[2206040KPCC]