

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning, of the Los Angeles County Code to implement the Metro Area Plan, which will update land use policy and zoning maps; add new definitions, new land use regulations, and permitting requirements for Metro Area communities; and include minor, technical corrections to Title 22 for clarification of language for ease of implementation.

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Requested: 03-07-24

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ORDINANCE NO. 2024-0032

An ordinance amending Title 22 – Planning and Zoning, of the Los Angeles County Code to implement the Metro Area Plan, which will update land use policy and zoning maps; add new definitions, new land use regulations, and permitting requirements for Metro Area communities; and include minor, technical corrections to Title 22 for clarification of language for ease of implementation.

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

SECTION 1. Section 22.06.030 is hereby amended to read as follows:

22.06.030 Combining Zones.

Combining zones are established according to Table 22.06.030-A, below.

Combining zones are established as additional zone designations used in combination with the basic zone.

TABLE 22.06.030-A: COMBINING ZONES	
Abbreviation	Full Name
-BE	Billboard Exclusion
-DP	Development Program
-P	Parking
-CRS	Commercial – Residential
-IP	Industrial Preservation
<u>-GZ</u>	<u>Green Zone</u>

SECTION 2. 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
CSD	Community Standards District
ROLD	Rural Outdoor Lighting District
HD	Historic District

SECTION 3. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

Accessory building or structure. A detached building or structure that is subordinate and incidental in use to the principal building or use on the same lot, and located in the same or a less restrictive zone.

Accessory commercial unit. A commercial use that is subordinate to the principal use and contained within, attached to, or detached from a residential structure on a residential-zoned lot and is open to customers, clients, or patrons.

...

Affordable housing and senior citizen housing. The following terms are defined for the purposes of Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Supportive Housing), Chapter 22.130 (Transitional Housing), Section 22.140.660 (Motel Conversions, Temporary), Chapter 22.166 (Housing Permits), and Section 22.246.090 (Private Art in Public Development Program):

...

Baseline dwelling units. ~~The maximum number of dwelling units permitted by the General Plan land use designation~~See "Baseline dwelling units."

. . .

SECTION 4. Section 22.14.020 is hereby amended to read as follows:

22.14.020 B.

Backfill. Earth, overburden, mine waste, or imported material used to replace material removed during mining operations.

Bar or cocktail lounge. Any premises where alcoholic beverages are sold for on-site consumption and is not accessory to a restaurant. This term includes tavern.

Baseline dwelling units. The maximum number of dwelling units permitted by the General Plan land use designation.

. . .

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.

Brewery. A beer manufacturing facility that produces beer by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination thereof in water and includes ale, porter, brown, stout, lager beer, small beer, and strong beer but does not include rice wine. Beer may be produced using the following materials as adjuncts in fermentation: honey, fruit, fruit juice, fruit concentrate, herbs, spices, and other food materials. Beer aged in an empty wooden barrel previously used to contain wine or distilled spirits shall be defined exclusively as "beer" and shall not be considered a dilution or mixture of any other alcoholic beverage.

Microbrewery. A small-scale brewery operation that produces no more than 15,000 barrels a year. Its beer products are primarily intended for local or regional consumption.

. . .

SECTION 5. Section 22.14.040 is hereby amended to read as follows:

22.14.040 D.

. . .

Adult day care center. As defined by ~~S~~section 1502(a)(2) of the California Health and Safety Code, a licensed facility that provides non-medical care and supervision for adult clients on less than a 24-hour basis. This term includes "adult day program" and "respite care."

Child day care center. As defined by ~~S~~section 1596.76 of the California Health and Safety Code, a licensed child day care facility other than a family child care home, that provides non-medical care and supervision for children on less than a 24-hour basis. This term includes "infant center," "preschool," "extended day care facility," and "school-age child care center."

. . .

Development. In the Coastal Zone, development means the placement or erection of any solid material or structure on land, in or under water; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with ~~S~~section 66410 of the California

Government Code), any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes or kelp harvesting. For this term "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

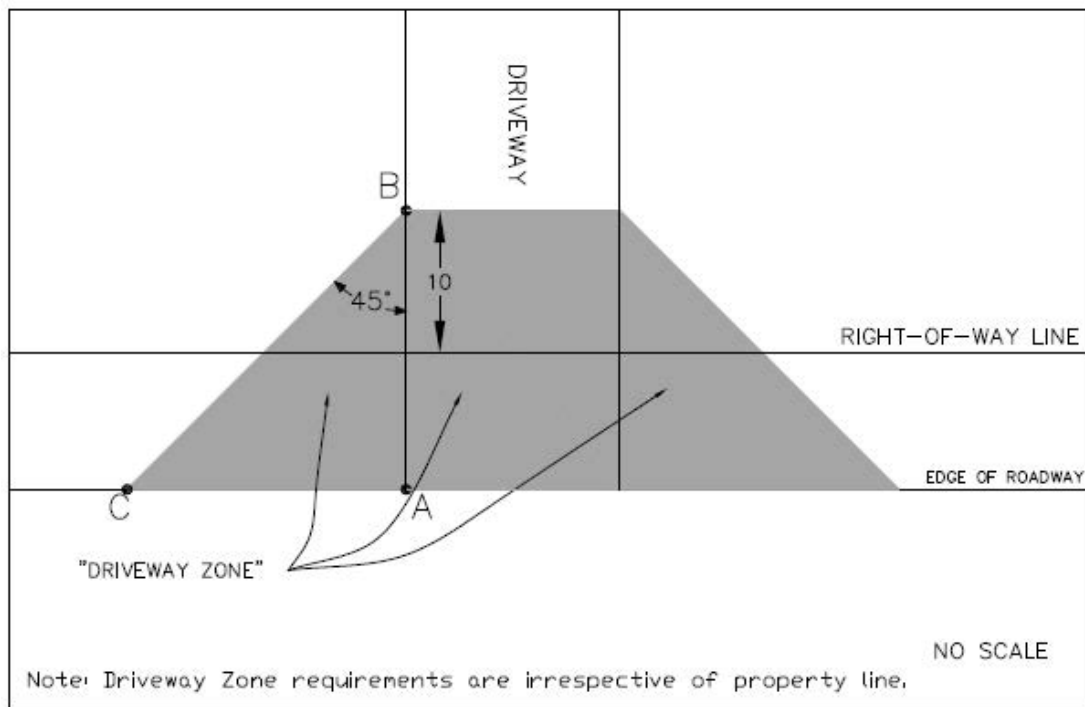
. . .

Dripline. A vertical line extending from the outermost portion of a tree canopy to the ground.

Driveway zone. The triangular areas created on both sides of a driveway delineated by the following three points, including the portion of the driveway located between the aforementioned triangular areas:

1. Point "A" is the point at which the existing edge of the driveway meets the edge of the roadway or top of the curb, if present;
2. Point "B" is the point along the edge of the driveway located 10 feet back from the right-of-way line towards the property; and
3. Point "C" is the point at which a line that is extended from Point "B" at a 45-degree angle meets the edge of the roadway or top of curb, if present.

DRIVEWAY ZONE



...

SECTION 6. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

...

Secondhand store. A retail store established to collect and sell used household goods, clothing, and/or merchandise that are donated to the store. Secondhand store shall not include an antique shop, pawnshop, yard sale, or junk and salvage use, or use involving the sale of used vehicles or vehicle parts. To the extent that a secondhand store sells tangible personal property, as defined in ~~S~~section 21627 of the California Business and Professions Code, the secondhand store shall comply with all applicable

requirements of said Code governing secondhand goods, including applicable registration and reporting requirements.

. . .

Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards – including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence or a legal, nonconforming residence in an industrial zone.

Shared kitchen complex. As defined in Section 8.04.425 (Shared Kitchen Complex) and subject to all applicable provisions in Chapter 11.09 (Shared Kitchen Complex). For the purposes of this Title 22, food prepared or handled in a shared kitchen complex shall be for off-site sale and consumption only. A shared kitchen complex is not an eating establishment.

Shared kitchen complex tenant. This term includes "shared kitchen complex tenant, retail food operator," as defined in Section 8.04.428 (Shared Kitchen Complex Tenant, Retail Food Operator), and "shared kitchen complex tenant, wholesale food processor," as defined in Section 8.04.430 (Shared Kitchen Complex Tenant, Wholesale Food Processor).

. . .

SECTION 7. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Cultural, Educational, and Institutional Uses							
...							
Schools							
Colleges and universities, accredited, excluding trade or commercial schools	-	-	-	-	CUP	-	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP ¹⁴	CUP ¹⁴	CUP ¹⁴	CUP ¹⁴	SPR ¹³ CUP ¹⁴	-	
Notes:							
...							
13. Outside of the Metro Planning Area Standards District.							
14. Also subject to Section 22.364.060.F.2, if use is in the Metro Planning Area Standards District.							

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	SPR	SPR	SPR	SPR	
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use						Sections 22.110.030, 22.110.040
<u>Accessory commercial units (ACUs)⁴</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.364.070.A.2.a</u>
...							
Notes:							
...							
4. <u>Use permitted in the Metro Planning Area Standards District, provided that it: (1) is located on a corner lot or reversed corner lot; (2) is attached to, or detached from, an existing or proposed residential building; and (3) does not demolish, vacate, or convert any existing, legally-built dwelling units, including accessory dwelling unit and junior accessory dwelling unit.</u>							

...

SECTION 8. Section 22.20.030 is hereby amended to read as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Cultural, Educational, and Institutional Uses								
...								
Schools								
...								
Colleges and universities, accredited, excluding trade or commercial schools	SPR	SPR	SPR	SPR	SPR	SPR	CUP ⁴	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	SPR ³⁵ / CUP ³⁶	SPR ³⁵ / CUP ³⁶	SPR ³⁵ / CUP ³⁶	SPR ³⁵ / CUP ³⁶	SPR ³⁵ / CUP ³⁶	-	CUP	
...								
Service Uses								
...								
Self-service storage facilities	-	-	-	-	CUP	-	-	Section 22.140.560
<u>Shared kitchen complexes</u>	-	CUP	CUP	SPR	SPR	SPR	CUP ⁴	<u>Section 22.140.540</u>
...								
Notes:								
...								
35. Outside of the Metro Planning Area Standards District.								
36. In the Metro Planning Area Standards District and subject to Section 22.364.060.F.2.								

...

SECTION 9. Section 22.22.010 is hereby amended to read as follows:

22.22.010 Purpose.

A. General Purpose. Industrial Zones provide for the orderly, well-planned, and balanced growth of industrial districts and designate adequate land for the growth of employment centers in the County. Regulations in the Industrial Zones encourage all types of industrial establishments to achieve compatibility in the characteristics of their

activities and processes in a manner that strives to be harmonious with surrounding community character and nearby sensitive uses.

...

SECTION 10. Section 22.22.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Industrial Uses					
...					
Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted onsite;					
...					
Drug, Drug biomedical or biological, and pharmaceutical products	SPR	SPR	SPR	CUP	
...					
Food processing					
Bakeries	SPR	SPR	SPR	CUP	
Breweries	SPR	SPR	SPR	CUP	
<u>Microbreweries</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Manufacture of:					
...					
Carpenter shops	SPR	SPR	SPR	CUP	
Caustic soda, manufacture by electrolysis	-	-	CUP	CUP	
Carpenter shops	SPR	SPR	SPR	CUP	
...	-	-	CUP	CUP	
Fabricating and prototype fabrication	SPR ⁷	SPR ⁷	SPR	CUP	
...					
Service Uses					
...					
Self-service storage facilities	SPR	SPR	SPR	CUP	Section 22.140.560
Shared kitchen complexes	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	<u>Section 22.140.540</u>
...					

...

SECTION 11. Section 22.22.060 is hereby amended to read as follows:

22.22.060 Development Standards for Industrial Zones.

...

C. New sensitive uses developed in permitted zones and located adjacent to or adjoining existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with ~~Division 7,~~ Chapter 22.134 (Sensitive Uses Adjacent to Industrial, Recycling or Solid Waste, or Vehicle-Related Uses).

SECTION 12. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Cultural, Educational, and Institutional Uses		
...		
Schools		
Business and professional schools, including art, cooking, dance, drama, martial arts, music, and professional education	SPR	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	SPR ⁹ / CUP ¹⁰	
...		
Notes:		
...		
<u>9. Outside of the Metro Planning Area Standards District.</u>		
<u>10. In the Metro Planning Area Standards District and subject to Section 22.364.060.F.2.</u>		

SECTION 13. Chapter 22.58 is hereby deleted in its entirety and amended to read as follows:

Chapter 22.58 ~~COMMERCIAL – RESIDENTIAL ZONE~~ RESERVED

SECTION 14. 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
4	City Terrace	2179	11-25-1932
3	Walnut Park	2189	12-12-1932
4	Southwest	2190	12-12-1932
5	Second Unit Eastside	2191	12-12-1932
6	First Unit Eastside	2426	3-5-1934
7	Altadena Unit No. 1	3757	1-14-1941
8	Altadena Unit No. 2	3854	5-20-1941
9	E. Pasadena Unit No. 1	3900	7-15-1941
12	Altadena Unit No. 3	5541	5-9-1950
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950
14	Southwest Puente	6526	8-24-1954

SECTION 15. Section 22.72.030 is hereby amended to read as follows:

22.72.030 District Maps.

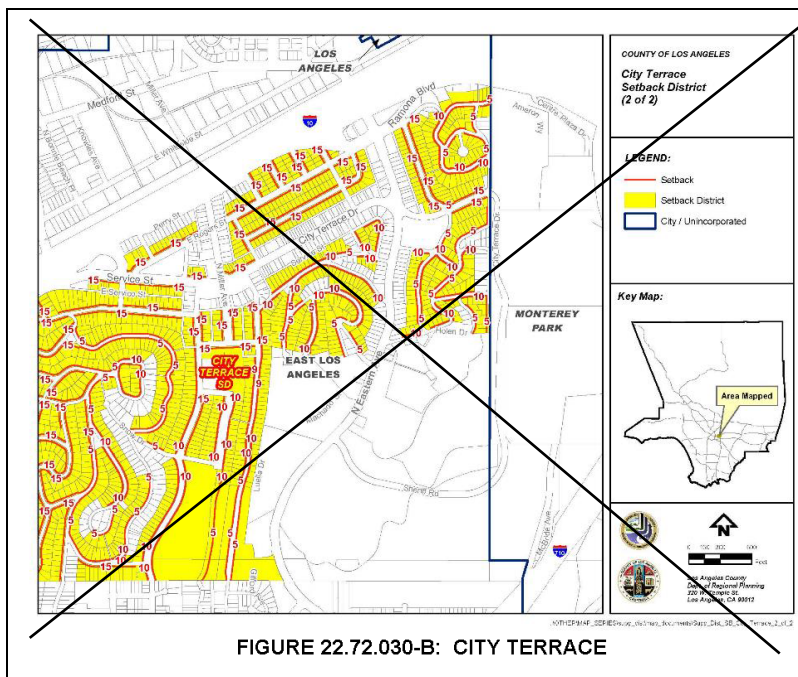
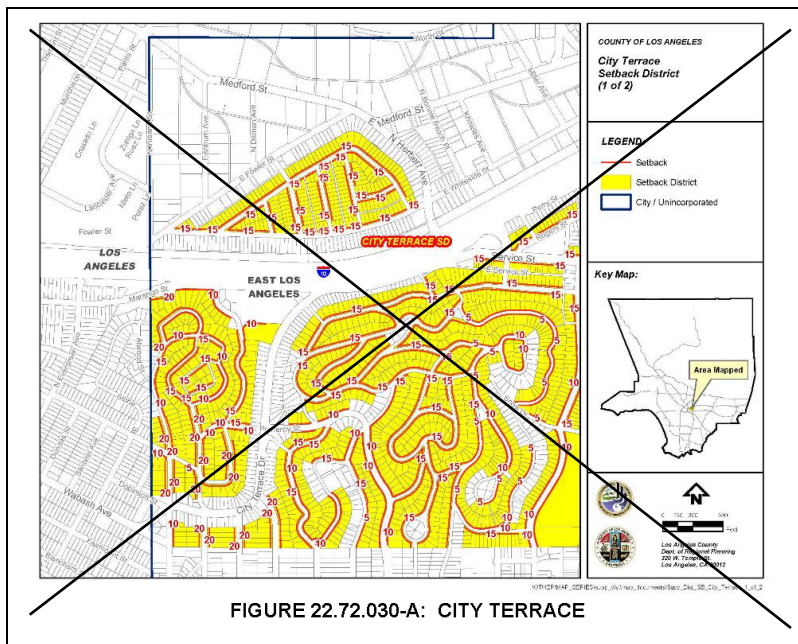
The boundaries of the Setback Districts are shown on Figures 22.72.030-AL through QP, at the end of this Chapter.

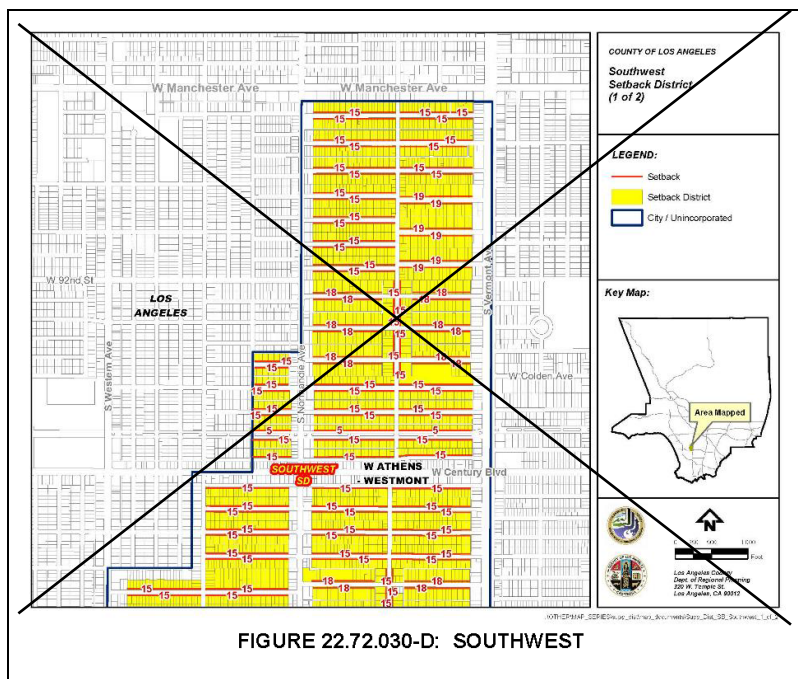
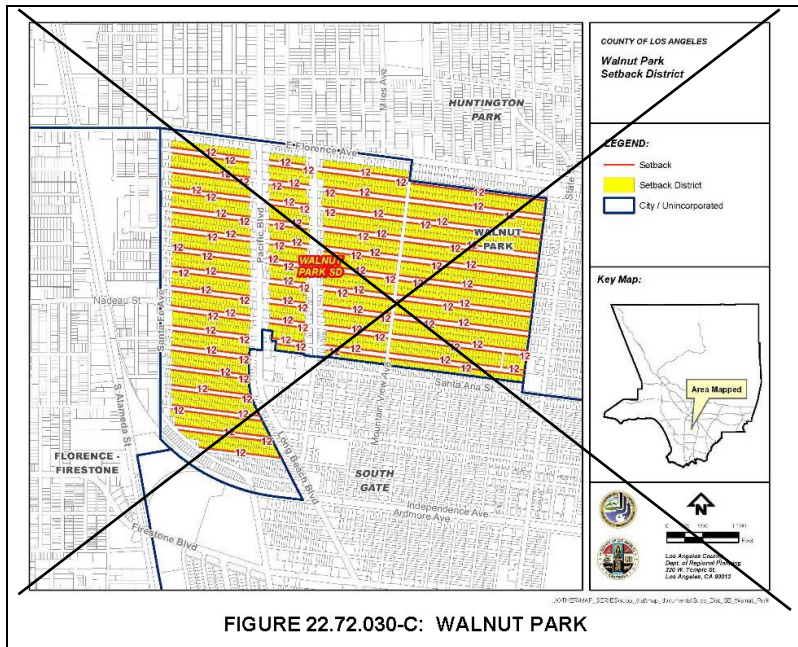
SECTION 16. Section 22.72.040 is hereby amended to read as follows:

22.72.040 Modification of Setback Requirements.

Every lot in a Setback District shall conform to the building setbacks established by this Chapter, except where a subject lot adjoins another lot that fronts on the same highway, parkway, or street that has a lesser setback or yard, the building setback shall be the average of the building setbacks or yards of the adjacent lots on both sides of the

subject lot. Otherwise, the setback shall conform to the distance established for the lot in this Title 22.





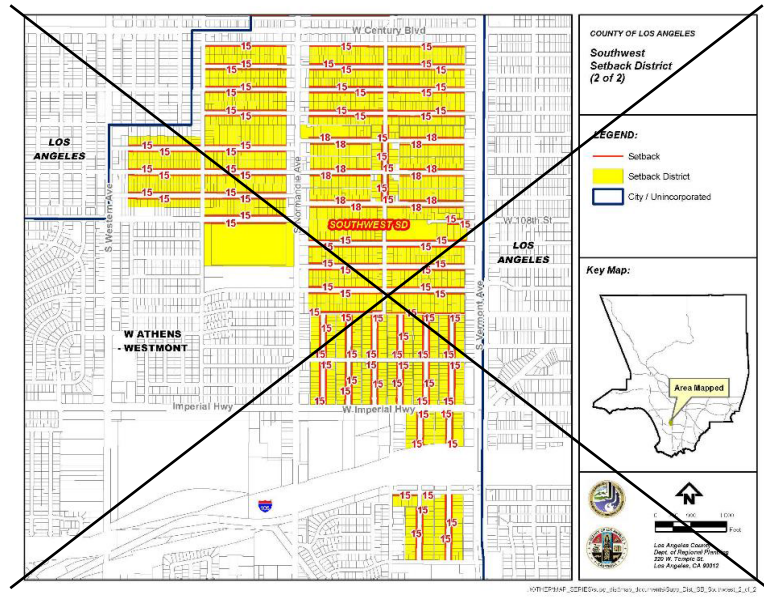


FIGURE 22.72.030-E: SOUTHWEST

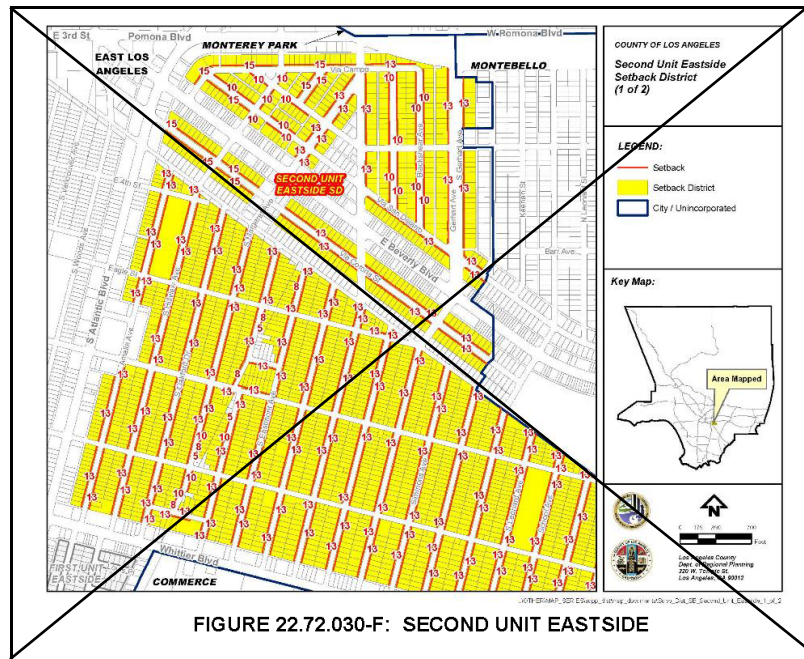
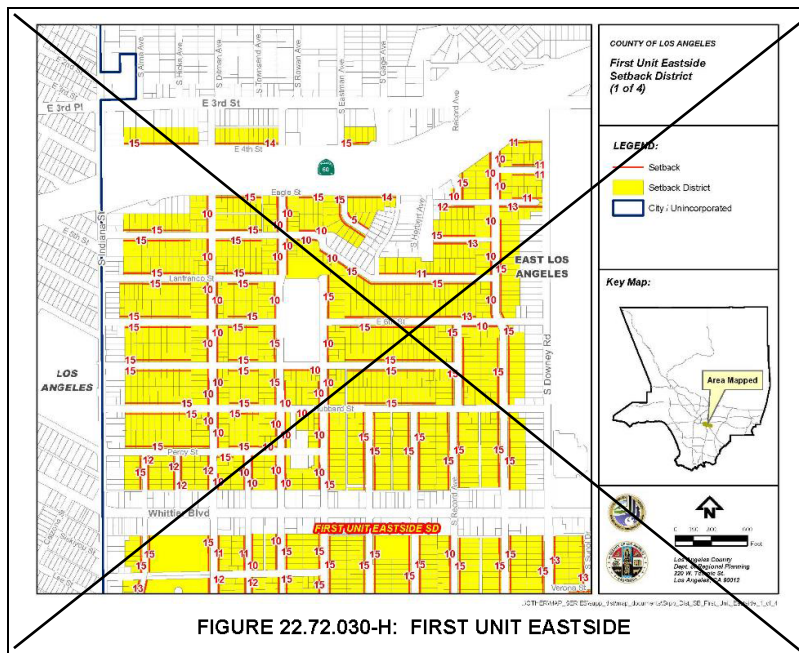
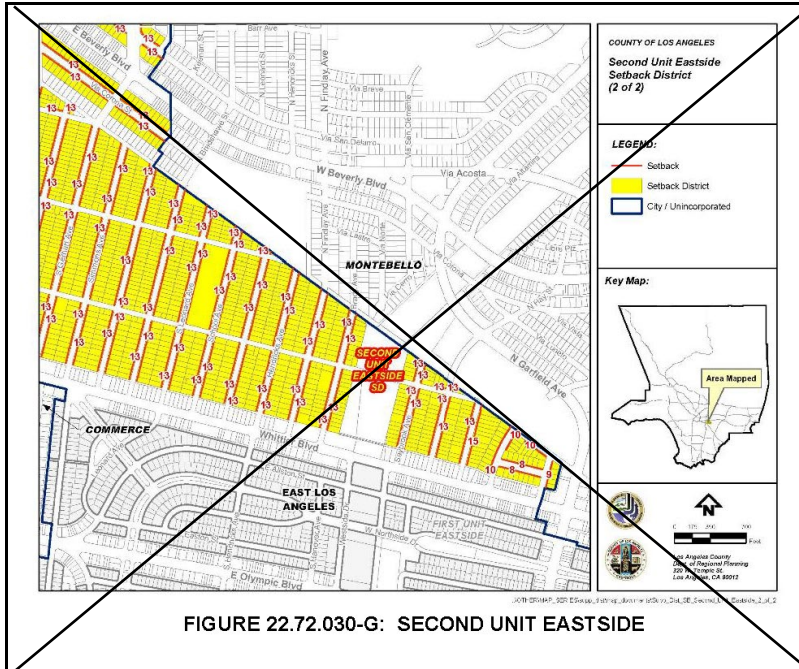
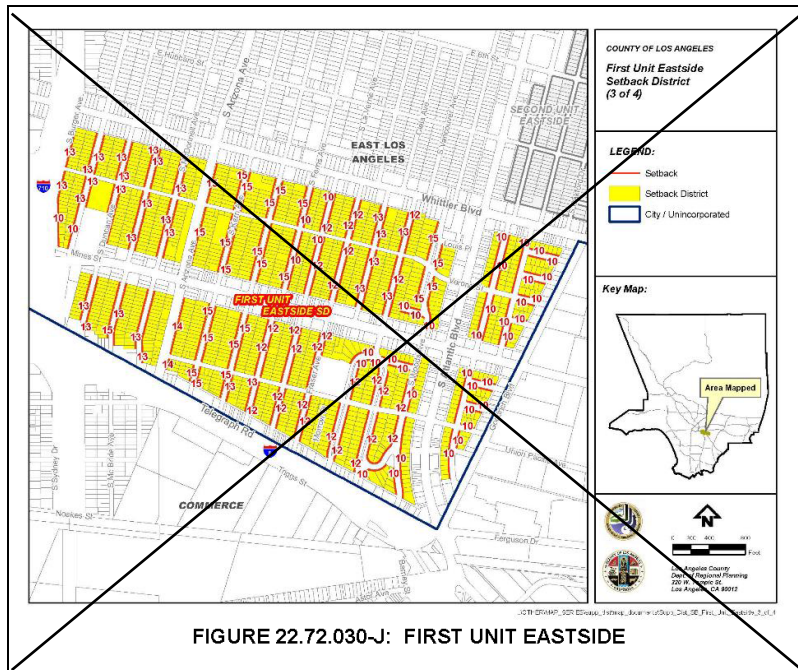
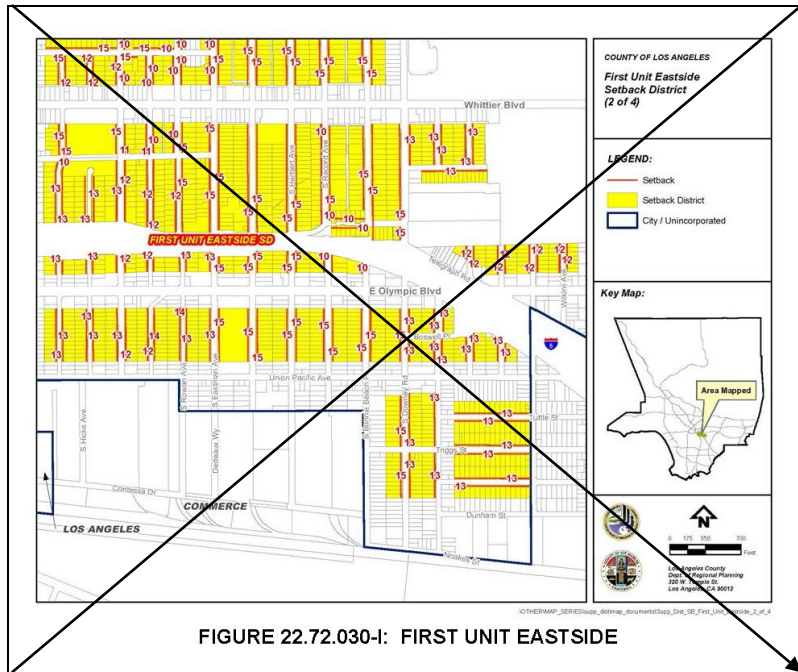
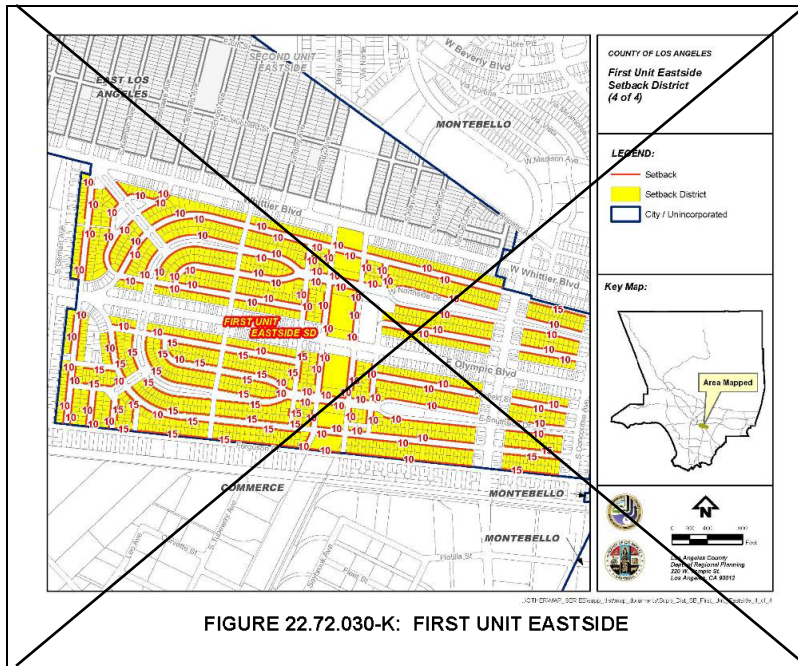


FIGURE 22.72.030-F: SECOND UNIT EASTSIDE







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SECTION 17. 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;
- bg. West Whittier-Los Nietos; or
- r. Willowbrook.

SECTION 18. Section 22.140.540 is hereby amended to read as follows:

22.140.540 ReservedShared Kitchen Complex.

A. Purpose. This Section establishes standards for shared kitchen complexes to accommodate this type of food business while minimizing the potential impacts to surrounding uses.

B. Applicability. This Section applies to shared kitchen complexes in all zones where permitted.

C. Development and Performance Standards. A shared kitchen complex shall comply with the following:

1. Hours of Operation. When adjacent to a residential use or Residential Zone, hours of operation shall be limited to 7 a.m. to 10 p.m., daily.

2. Loading Spaces.

a. Notwithstanding Section 22.112.120.A (Number of Spaces Required), one Type A loading space is required per shared kitchen complex tenant, except that the loading space may be shared by shared kitchen complex tenants whose operation hours in the shared kitchen complex do not overlap.

b. Designated loading spaces shall be located away from adjacent residential uses or Residential Zones to the greatest extent feasible.

3. On-Site Sales. On-site sales shall be prohibited.

SECTION 19. Section 22.140.585 is hereby amended to read as follows:

22.140.585 Single-Family Residences on Compact Lots.

. . .

F. Development Standards. Development of single-family residences on compact lots shall comply with the following development standards:

. . .

18. Yard Provisions in Specific Plans, Planning Area Standards Districts, and Community Standards Districts. Where a Specific Plan, a Planning Area Standards District, or a Community Standards District specifies a provision pertaining to a required yard, such as building setback, front yard landscaping, or street fencing, said provision shall apply to the equivalent perimeter yard of a compact lot subdivision.

SECTION 20. 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~~ East San Gabriel Valley Planning Area.
3. Workman Mill Zoned District.
4. South San Gabriel Zoned District.
5. The Metro Planning Area.

SECTION 21. Division 10 is hereby amended to read as follows:

Division 10 PLANNING AREA AND COMMUNITY STANDARDS

DISTRICTS

SECTION 22. 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 countywide standards alone.

SECTION 23. Section 22.300.020 is hereby amended to read as follows:

22.300.020 Application of Planning Area and Community Standards Districts to Property.

A. ~~Types and Priority of Regulations Provided by a CSD~~Hierarchy of Regulations. ~~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~~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; and

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 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~~Relationships to Other Title 22 Provisions.

1. ~~Density Bonus or Inclusionary Housing~~Specific Plans.

~~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. 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.

23. 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).

4. Affordable Housing and Senior Citizen Housing. Property within the boundary of a PASD or a CSD may be subject to Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Supportive Housing), and Chapter 22.166 (Housing Permits), where applicable.

35. Compact Lot Subdivisions. Any CSD 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, Planning Area Standards Districts, and Community Standards Districts).

6. 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 that any required perimeter identification signs or informational signs shall contain information required by both Section 22.84.040.C.1.j (Perimeter Identification Sign) and this Division 10.

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 24. 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>
Metro	<u>22.364</u>	<u>5/21/2024</u>
East San Gabriel Valley Area	<u>22.366</u>	<u>5/21/2024</u>

TABLE 22.300.030-AB: COMMUNITY STANDARDS DISTRICTS		
Community Standards District	Chapter	CSD Adoption Date
Acton	22.302	11/21/1995
Agua Dulce	22.304	7/30/1985
Altadena	22.306	8/11/1998
Avocado Heights	22.308	10/28/2003
Baldwin Hills	22.310	10/28/2008
Castaic Area	22.312	11/30/2004
Cerritos Island	22.314	7/31/2010
Chapman Woods	22.362	11/21/2023
East Los Angeles	22.316	4/28/1988
East Pasadena—East San Gabriel	22.318	7/23/2002
East Rancho Dominguez	22.320	5/21/1985
Elizabeth Lake and Lake Hughes	22.322	6/30/2009
Green Valley	22.354	8/10/2021
Juniper Hills	22.326	6/26/2007
La Crescenta-Montrose	22.328	1/30/2007
Lake Los Angeles	22.360	12/19/2023
Leona Valley	22.330	2/16/1993
<u>Pearblossom</u>	<u>22.356</u>	<u>1/23/2024</u>
Rowland Heights	22.332	11/27/2001
San Francisquito Canyon	22.334	11/10/2009
Santa Monica Mountains North Area	22.336	8/20/2002
South San Gabriel	22.338	2/27/2001
Southeast Antelope Valley	22.340	6/26/2007
Stonyvale	22.342	8/23/2011
Three Points — Liebre Mountain	22.358	1/11/2022
Twin Lakes	22.344	5/9/1991
Walnut Park	22.346	9/24/1987
West Athens-Westmont	22.348	7/31/1990
West Rancho Dominguez-Victoria	22.350	11/14/2000
Willowbrook	22.352	3/15/1994

SECTION 25. Chapter 22.316 is hereby deleted in its entirety and amended to read as follows:

Chapter 22.316 ~~EAST LOS ANGELES COMMUNITY STANDARDS~~
~~DISTRICT~~RESERVED

SECTION 26. Chapter 22.320 is hereby deleted in its entirety and amended to read as follows:

Chapter 22.320 ~~EAST RANCHO DOMINGUEZ COMMUNITY STANDARDS~~
~~DISTRICT~~RESERVED

SECTION 27. Chapter 22.346 is hereby deleted in its entirety and amended to read as follows:

Chapter 22.346 ~~WALNUT PARK COMMUNITY STANDARDS~~
~~DISTRICT~~RESERVED

SECTION 28. Chapter 22.348 is hereby deleted in its entirety and amended to read as follows:

Chapter 22.348 ~~WEST ATHENS-WESTMONT COMMUNITY STANDARDS~~
~~DISTRICT~~RESERVED

SECTION 29. Chapter 22.350 is hereby deleted in its entirety and amended to read as follows:

Chapter 22.350 ~~WEST RANCHO DOMINGUEZ-VICTORIA COMMUNITY~~
~~STANDARDS~~DISTRICTRESERVED

SECTION 30. Chapter 22.352 is hereby deleted in its entirety and amended to read as follows:

Chapter 22.352 ~~WILLOWBROOK COMMUNITY STANDARDS~~
~~DISTRICT~~RESERVED

SECTION 31. Chapter 22.364 is hereby added to read as follows:

Chapter 22.364 METRO AREA PLANNING AREA STANDARDS DISTRICT
22.364.010 Purpose.

<u>22.364.020</u>	<u>Definitions.</u>
<u>22.364.030</u>	<u>Planning Area Standards District Map.</u>
<u>22.364.040</u>	<u>Applicability.</u>
<u>22.364.050</u>	<u>Application and Review Procedures.</u>
<u>22.364.060</u>	<u>PASD Area-Wide Development Standards.</u>
<u>22.364.070</u>	<u>PASD Zone Specific Development Standards.</u>
<u>22.364.080</u>	<u>East Los Angeles Community Standards District.</u>
<u>22.364.090</u>	<u>Walnut Park Community Standards District.</u>
<u>22.364.100</u>	<u>West Athens-Westmont Community Standards District.</u>
<u>22.364.110</u>	<u>West Rancho Dominguez-Victoria Community Standards District.</u>

22.364.010 **Purpose.**

The Metro Planning Area Standards District (PASD) is established to implement specific development standards for the unincorporated communities of the Metro Planning Area: East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. The PASD is necessary to ensure the goals and policies of the adopted Metro Area Plan (Area Plan) and the community-specific regulations for each community are accomplished in a manner which protects the health, safety, and general welfare of the community.

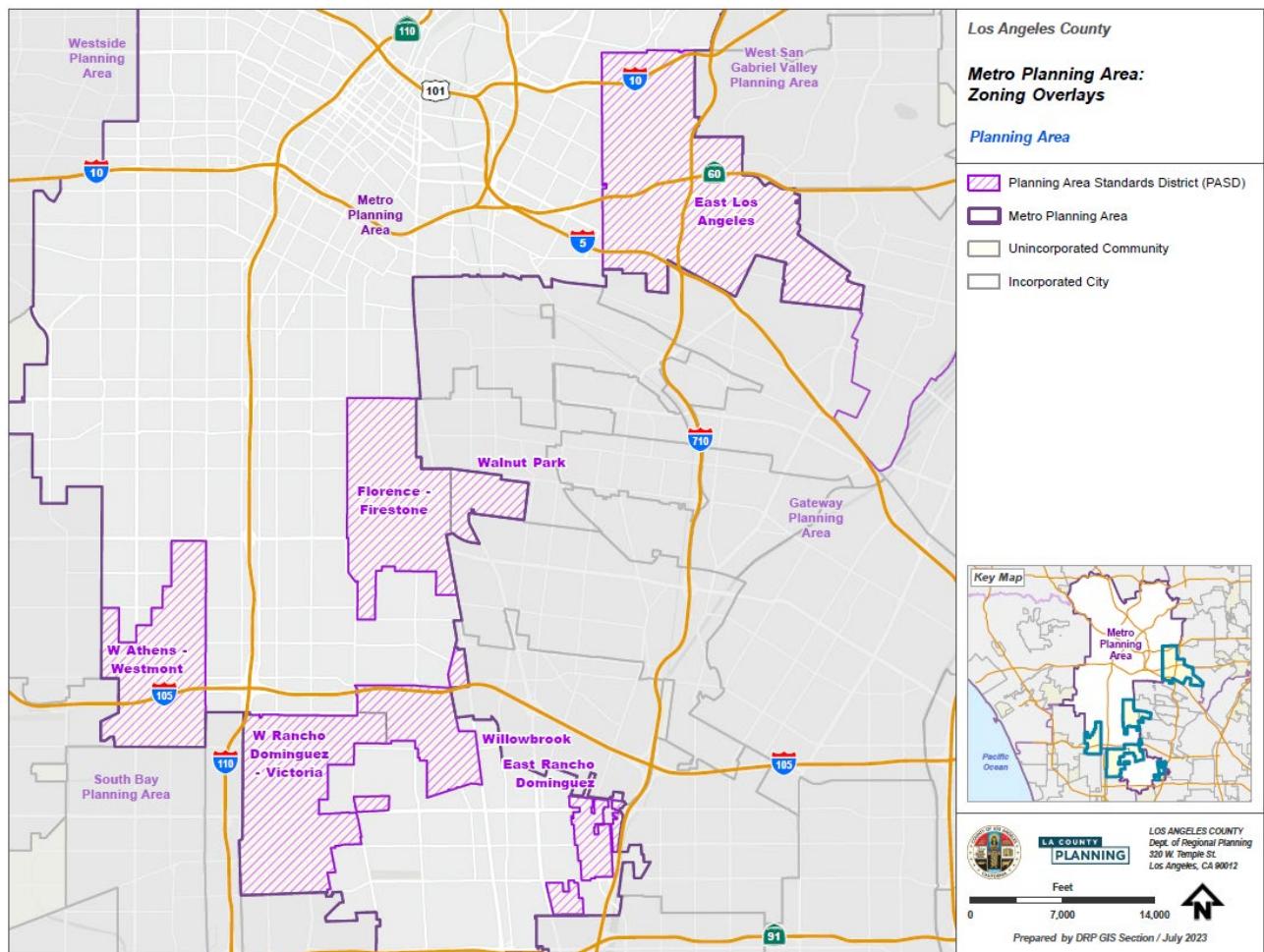
22.364.020 **Definitions.**

Reserved.

22.364.030 Planning Area Standards District Map.

The boundaries of this PASD are shown on Figure 22.364-A: Metro PASD Boundary, below.

FIGURE 22.364-A: METRO PASD BOUNDARY



22.364.040 Applicability.

A. General. Except as specified otherwise, this Chapter, in conjunction with Section 22.300.020 (Application of Planning Area Standards Districts and Community Standards Districts to Property), shall apply to any application for development,

expansion, or change of use on lots within the boundaries of the Metro PASD, pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

B. Exception. Notwithstanding Section 22.172.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use), a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in Section 22.172.050.B (Termination by Operation of Law), shall not be made to conform to the requirements for new buildings or structures, as specified by this Chapter, if alterations to the building or structure are proposed due to seismic retrofitting, as required by Chapters 95 and 96 of Title 26 (Building Code) of the County Code.

22.364.050 Application and Review Procedures.

Notification. All permits requiring notification by mail shall be consistent with Section 22.222.160 (Notification Radius).

22.364.060 PASD Area-Wide Development Standards.

A. Graffiti.

1. General Requirements. All structures, walls, and fences that are publicly visible shall be maintained free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement officer that graffiti exists in the property. Paint used to cover graffiti shall match, as nearly as possible, the underlying color of the structure or of the surrounding surfaces.

2. Other Requirements. Where other sections of the County Code require shorter timeframes for graffiti removal, those requirements shall control.

B. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for all uses in all zones shall be visually unobtrusive and integrated with the design of the site and building and shall meet the following development standards:

1. Service entrances, utility boxes, waste disposal areas, and similar uses shall be located adjacent to alleys where the subject lot is abutting one and away from the streets to the greatest extent feasible;
2. Utility access and services, such as back-flow preventers, transformer boxes, gas electric meters, and other utilities, shall be located adjacent to alleys where the subject lot abuts one, subject to the requirements and approval of the associated utility company;
3. Rooftop equipment shall be screened by a parapet or other architectural features that integrate with the design of the building;
4. Air intake and exhaust systems or other mechanical equipment that generate noise, smoke, or odors shall not be located on or within 10 feet from the frontage of buildings; and
5. Service entrances which are visible from a street or open space shall be designed to be architecturally compatible with the building it serves.

C. Building Height Limit – Exceptions. In addition to Section 22.110.060.C (Exceptions from Height Limit), elevator shafts and stairwells shall be excluded from the maximum permitted height limits stated by this Title 22.

D. Site Maintenance. Except as specified otherwise in this Title 22, all exterior areas of the premises, adjoining sidewalks, incidental walkways, and rear alleys, shall remain free of garbage, trash, debris, or junk and salvage.

E. Landscaped Buffer and Screening. Where a new non-residential primary use or an expansion in floor area of an existing non-residential primary use abuts a residence or residentially-zoned lot, the following shall be required:

1. A landscaped buffer strip at least five feet wide;
2. One 15-gallon tree for every 50 square feet of the landscaped buffer strip, which shall be equally spaced within said buffer strip; and
3. A solid masonry wall not less than six feet nor more than eight feet in height shall be provided along the common lot line, provided that Section 22.110.180 (Sight Distance) is satisfied.

F. Standards for Specific Uses.

1. All Residential Uses.
 - a. Landscaping.
 - i. The required front yard, excluding driveways and walkways to residence entrances, shall be landscaped subject to the applicable provisions of Chapter 22.126 (Tree Planting Requirements) and shall be maintained with drought tolerant or low water use, native, or non-invasive plants, grasses, shrubbery, or trees and include an on-site irrigation system, such as a drip system.
 - ii. All required landscaping shall comply with Chapter 12.84 (Low-Impact Development) of Title 12 of the County Code. Other hardscaping shall not be counted toward the required landscaping.
 - b. Fences and Walls. Fences and walls shall be subject to Section 22.110.070 (Fences and Walls), except that fences and walls within a required front yard shall not exceed three and one-half feet in height where located 10 feet or

less from the highway line, nor exceed six feet in height where located more than 10 feet from said highway line.

2. Schools, Grades K-12.

a. Applicability. This Subsection F.2 applies to schools, grades K-12, accredited by the State of California, excluding trade or commercial schools, in all zones where conditionally permitted.

b. Traffic Impact and Improvement.

i. Applications for schools, grades K-12 shall be referred to Public Works for review. In addition to the requirements of Section 22.116.030.B (Improvements), applications may be required to include, at the discretion of the Director of Public Works, a traffic impact analysis in accordance with current County guidelines.

ii. Where the Director of Public Works finds that, based on the traffic impact analysis, the existing infrastructure is inadequate to serve a project, the Director may require the applicant to construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of Public Works, may require the applicant demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the project site to the public right-of-way and the proposed layout of the site does not impede vehicular movement in the public right-of-way.

c. Student Loading and Unloading. Student loading and unloading shall be restricted to designated areas to the satisfaction of the Director of Public Works.

d. Signage. A sign prohibiting student loading and unloading outside of designated areas shall be placed on-site along the property line adjacent to any school frontages along a major highway or secondary highway. Signage shall be displayed on-site designating the student loading and unloading areas, as well as any parking designated for student loading and unloading.

e. Parking. Except as specified otherwise by State law, one parking space per staff member shall be provided in addition to the on-site parking spaces required by Section 22.112.070 (Required Parking Spaces).

22.364.070 PASD Zone Specific Development Standards.

A. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in all residential zones in the Metro PASD:

a. Lighting. Lighting used on-site shall not impact surrounding or neighboring properties, with the exception of sidewalks or pedestrian accessible walkways within a right-of-way. The type and location of site and building lighting shall preclude direct glare into adjoining property, or skyward.

b. Mechanical Equipment.

i. Ground-mounted air conditioners are not permitted in any portion of the front yard setback or between the front of the structure and the public right-of-way.

i. Mechanical equipment shall be completely screened from view with walls or landscaping.

c. Outdoor Storage. Outdoor storage is prohibited.

d. Clotheslines. Clotheslines or clothesline structures used for drying or airing clothing items shall be located at the rear of the property and not visible from an adjoining street when viewed at ground level.

2. Standards for Specific Uses.

a. Accessory Commercial Units.

i. Applicability. This Subsection A.2.a applies to accessory commercial units (ACU) in all zones where permitted.

ii. Permitted Uses. An ACU shall only include one of the following commercial uses listed in Table 22.364.070-A, below.

TABLE 22.364.070-A: PERMITTED USES IN ACCESSORY COMMERCIAL UNITS	
Bakery shops, including baking only when accessory to retail sales from the premises	Medical physician office, as a secondary office not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
Beautician or barber services, excluding permanent cosmetics parlor	Neighborhood-serving grocery, corner store, or meat market, excluding slaughtering and alcohol beverages sales
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	Neighborhood-serving retail stores, ¹ with sales limited to new goods only
Delicatessens	Party supply store, including incidental rental of party equipment
Dentist, as a secondary office not used for the general practice of dentistry but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere	Restaurants and other eating establishments, including food take-out, and excluding outdoor dining and alcohol beverages sales
Ice cream shops	

TABLE 22.364.070-A: PERMITTED USES IN ACCESSORY COMMERCIAL UNITS

Note:

1. Excluding the following: alcoholic beverage sales, art galleries, art supply stores, feed and grain sales, furniture stores, furrier shops, glass and mirror sales, gun dealer, household appliance stores, hardware stores, hobby supply stores, ice sales, lapidary shops, office machines and equipment sales, paint and wallpaper stores, pet stores, sporting goods stores, and tobacco shops.

iii. Development Standards.

(1) Required Yards.

(a) Where an existing legally built structure, or portion thereof, is converted to an ACU, the depth of a yard between an existing/legally built structure and the existing lot line shall be deemed the required yard depth.

(b) Any new ACU, or expanded portion of an existing, legally built structure that is part of a proposed ACU, shall comply with all applicable setback requirements in this Title 22, with the following exceptions:

(i) Front Yard: 10 feet, if a greater setback is otherwise required by other provisions in this Title 22; and

(ii) Reversed Corner Side Yard: seven and one-half feet if a greater setback is otherwise required by other provisions in this Title 22.

(2) Orientation. An ACU shall front upon and be oriented to a street.

(3) Pedestrian Access. An ACU shall have at least one pedestrian accessible entrance fronting and directly accessible to pedestrians on the street.

(4) Separate Entrance. An ACU shall have a separate entrance from the main entrances to the residential buildings.

(5) Floor Area. An ACU shall be limited to 1,000 square feet or 40 percent of the gross floor area of the residential buildings, whichever is less.

(6) Height. An ACU shall be limited to one story in height.

(7) Ground Floor. An ACU shall be located on the ground floor only.

(8) Maximum Number of ACU. A maximum of one ACU is permitted per lot.

(9) Outdoor Lighting. Lighting provided for the ACU shall be full cutoff. Lighting used on-site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.

(10) Parking. No parking shall be required for an ACU.

(11) Signage.

(a) One wall or projecting business sign, not to exceed six square feet in sign area, shall be permitted, provided no illumination is used.

(b) Roof and freestanding business signs are prohibited.

(c) Temporary signs or banners shall not be displayed on the exterior walls, windows, fascia of the building, or on any fence or wall.

(d) The placement of portable signs on the lot or in the public right-of-way is prohibited.

iv. Performance Standards.

(1) Hours of Operation. Hours of operations shall be limited to 7 a.m. to 9 p.m., daily. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation.

(2) Designated Trash Collection Enclosures. Garbage and trash shall be stored in designated trash collection containers and enclosures which are not visible from the street.

3) Music. No outdoor music shall be permitted at any time.

(4) Outdoor Activity. No outdoor activity shall be permitted.

b. Existing Nonconforming Neighborhood-Serving Commercial Uses in Residential Zones.

i. Notwithstanding Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an existing neighborhood-serving commercial use in a residential zone may request extension of the time within which

said use must be discontinued, and continue operation, subject to a Ministerial Site Plan Review (Chapter 22.186), if the use meets all of the following:

(1) The existing commercial use is one of the uses listed in Table 22.364.070-A, above;

(2) The building in which the existing commercial use is located was legally built;

(3) None of the following is proposed:

(a) Extension, expansion, or enlargement of the area of the lot or the area within the building devoted to the existing commercial use;

(b) Enlargement of or addition to the building devoted to the existing commercial use; or

(c) Addition of land, buildings, or structures used in conjunction with the existing commercial use;

(4) Except as exempted by State law, existing on-site parking, if any, shall continue to be maintained;

(5) Existing wall or projecting business signs legally erected for the existing commercial use may be maintained, repaired, or replaced, provided the existing number, sign areas, and locations of such signs shall remain unchanged;

(6) Roof and freestanding business signs are prohibited;

(7) Temporary signs or banners shall not be displayed on the exterior walls, windows, fascia of the building, or on any fence or wall;

(8) The placement of portable signs on the lot or in the public right-of-way is prohibited; and

(9) The existing commercial use shall be subject to Subsection A.2.a.iv (Performance Standards), above.

ii. Termination by Discontinuance. The right to operate the existing nonconforming neighborhood-serving commercial use, pursuant to this Subsection A.2.b, shall be terminated, subject to the same regulations set forth in Section 22.172.050.A (Termination by Discontinuance).

B. All Commercial Zones.

1. Development Standards. The following development standards shall apply to lots in all commercial zones in the Metro PASD:

a. Loading.

i. Loading spaces shall be located away from residential zones and primary pedestrian ingress and egress areas to the greatest extent possible.

ii. Wherever feasible, loading areas shall be located at the rear of the building.

b. Parking and Loading for Existing Structures. Except as specified otherwise by State law, the following requirements shall apply to existing structures:

i. If a new commercial use is one of the uses listed in Table 22.364.070-A, above, and is proposed in an existing building legally constructed prior to September 22, 1970, existing on-site parking, if any, shall be deemed in compliance with this Title 22 for said use;

ii. For other uses not subject to Subsection B.1.b.i, above, so long as the gross floor area of the existing legally built building is not increased, no additional parking or loading spaces shall be required for intensification of use on the ground floor of said existing building, unless accessible parking spaces for persons with disabilities are required by Section 22.112.090 (Accessible Parking for Persons with Disabilities); and

iii. In the event the gross floor area of the existing legally built building is increased, additional parking spaces and landscaping shall be developed for the increased gross floor area, as required by Chapter 22.112 (Parking).

c. Mechanical Equipment.

i. Individual air conditioning units for a structure shall be located to avoid interference with architectural detail and the overall building design.

ii. If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the façade. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.

iii. Mechanical equipment located on roofs shall be screened by parapet walls or other materials so that the equipment will not be visible by pedestrians at street level or by adjacent residential property.

d. Security.

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

ii. All security bars and grilles, including folding accordion grilles, shall be installed on the inside of a building.

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

e. Lighting. Lighting used on-site shall not impact surrounding or neighboring properties.

i. Outdoor Lighting. All exterior light fixtures shall be energy efficient, produce warm-white light, avoid light pollution, and spill-over to neighboring properties, and, except for architectural or landscape lighting, be pedestrian scaled, fully shielded, and directed toward the ground.

(1) The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward.

(2) All exterior lighting fixtures shall be fully shielded to confine light spread on-site as much as possible.

ii. Blinking, flashing, or oscillating lights of any type visible on the exterior are prohibited.

f. Signage. All new business signs shall be subject to all applicable regulations in Section 22.144 (Signs), except as modified by this Subsection B.1.f.

i. Development Standards.

(1) Monument Signs. Monument signs shall comply with the standards in Table 22.364.070-B, below.

TABLE 22.364.070-B: MONUMENT SIGN STANDARDS	
Total Sign Area	Max. 60 sq. ft
Height	Max. 6 linear ft, measured from base of sign, structure, or grade of sidewalk or pedestrian walkway, whichever is lowest
Depth/Thickness	Max. 1 ft

(2) Awning Signs. Awning signs shall be permitted on the ground floor of any nonresidential use, provided such signs have no internal illumination and comply with the standards in Table 22.364.070-C, below.

TABLE 22.364.070-C: AWNING SIGN STANDARDS	
Sloping (non-vertical portion of the awning sign that is projected outward from the building)	
Sign Area	Max. 30 percent of awning coverage
Letter Height ¹	Max. 18 in.
Awning Valance or Vertical Component	
Sign Height	Max. 12 in.
Letter Height ¹	Max. 12 in.
Note: 1. Excluding any logo.	

(3) Projecting Signs. Projecting signs shall be permitted on the ground floor or over a pedestrian walkway, provided such signs comply with the standards in Table 22.364.070-D, below.

TABLE 22.364.070-D: PROJECTING SIGN STANDARDS	
Clearance	Min. 8 ft in height from the edge of any sidewalk or pedestrian walkway
Sign Height	Max. 5 ft
Location	Not extending beyond the roof line or cornice of a building or the building wall
Projection	Max. 5 ft from the edge of the building
Spacing	Min. 15 ft from any other projecting sign on the same lot

(4) Wall Signs. Wall signs shall comply with the standards in Table 22.364.070-E, below.

TABLE 22.364.070-E: WALL SIGN STANDARDS	
Letter Height ¹	Max. 2 ft
Location	Not extending beyond the roof line or cornice of a building or the building wall
Note: 1. Excluding any logo.	

ii. Prohibited Signage or Sign Elements.

(1) Roof signs.

(2) Digital, electronic, or signs including any internal or external illumination capable of changing the message or copy on the sign.

(3) Freestanding signs, not including monument signs subject to the standards in Table 22.364.070-B, above.

(4) Outdoor advertising signs (billboards).

(5) Signs using any continuous or sequential flashing operation, including electronic reader boards and signage that includes crawling displays or flashing illuminations.

(6) Signs using video components.

iii. Sign Program. A sign program is intended to integrate the design of multiple signs proposed for a development project and provide a means for applying common sign regulations for multi-tenant projects.

(1) Applicability. A sign program shall be established whenever any of the following circumstances exist:

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

(b) Any new multi-tenant development project that includes four or more businesses on the same lot or in the same structure.

(2) Requirements. The sign program shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

vi. Maintenance. The display surface of all signs permitted, pursuant to this Subsection B.1.f, shall be kept clean, neatly painted, and free from rust or corrosion. Any cracks, broken surfaces, malfunctioning lights, missing parts, or other unmaintained or damaged portion of such signs shall be repaired, replaced, or removed within 30 days of notification from the Department that a state of disrepair exists.

v. Additional Findings for Modifications. Deviation from the sign area standards or required dimensions specified in Subsection B.1.f.i, above, may be permitted with a Minor Conditional Use Permit (Chapter 22.160) application, subject to the following additional findings:

(a) The requested modification does not result in additional glare, light trespass, or nuisance to neighboring properties or surrounding uses; and

(b) With the exception of the requested modification, the proposed sign complies with all other applicable standards in this Title 22.

g. Vehicular Access. The following shall apply to new construction of any principal building on a lot with no other principal buildings:

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

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

2. Standards for Specific Uses – Mixed Use Developments. Mixed use developments in commercial zones shall be subject to all applicable regulations in Section 22.140.350 (Mixed Use Developments in Commercial Zones), except as modified by this Subsection B.2.

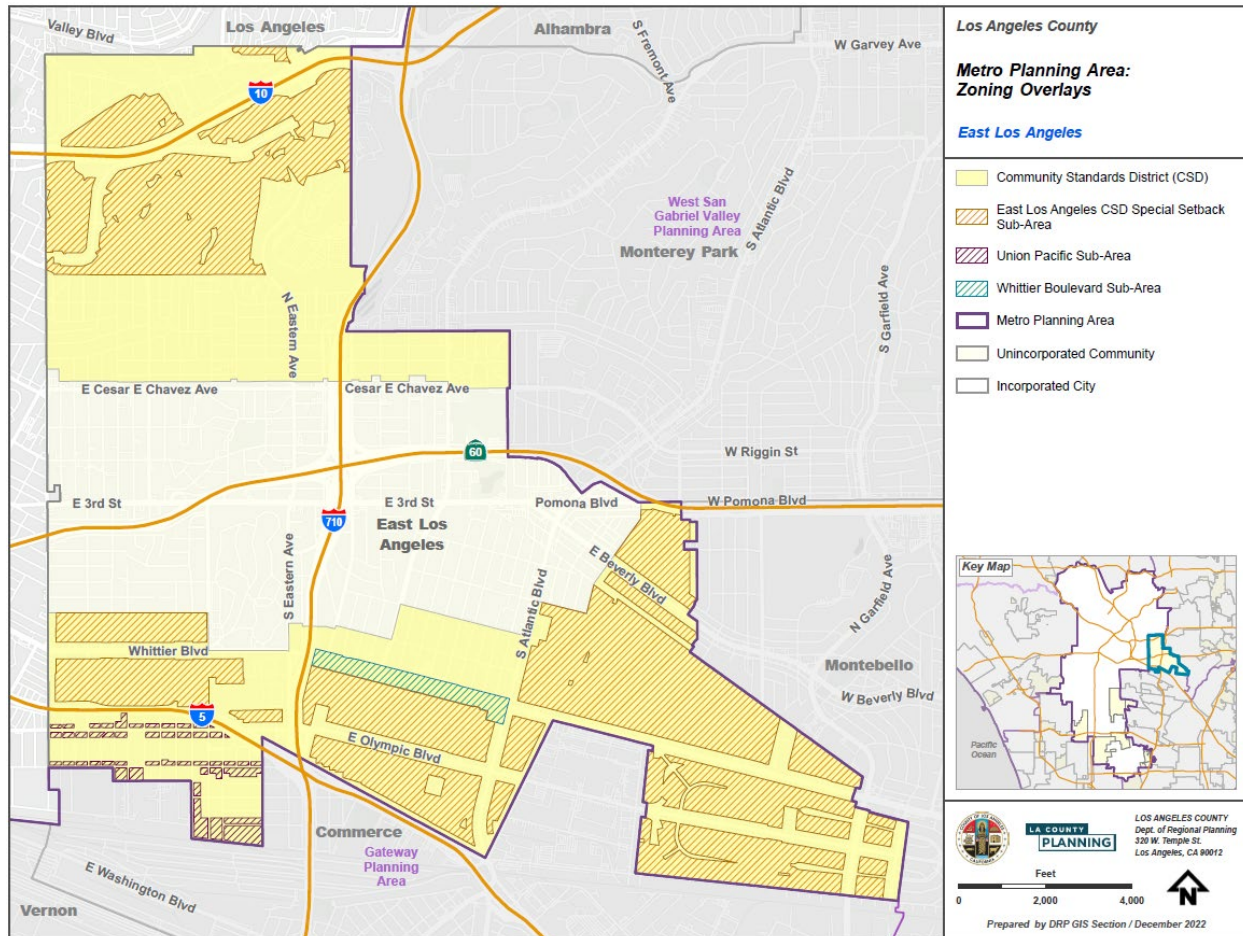
a. Maximum Height. The maximum height of a mixed use development shall be 65 feet.

b. Step Back. The portion of any building in a mixed use development sharing a common side or rear lot line with a residentially zoned lot shall have a step back from the common side or rear lot line so that the height of the building in the mixed use development is no greater than 45 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 65 feet.

22.364.080 East Los Angeles Community Standards District.

A. CSD Boundaries. The boundaries of this CSD, including those of the CSD Sub-Areas, are shown in Figure 22.364-B: East Los Angeles CSD Boundary, below.

FIGURE 22.364-B: EAST LOS ANGELES CSD BOUNDARY



B. CSD Area-Wide Development Standards.

1. Prohibited Outdoor Structures for Commercial Buildings. The following outdoor structures on the site of a commercial building are prohibited when these structures are clearly visible from the street.

- a. Donation boxes or bins, such as those for, but not limited to, the collection of clothing or items for donation or recycling.
- b. Structures or machines internally illuminated or have moving parts, flashing lights, or make noise, such as photo booths, fortune-telling machines, penny-crunching machines, video games, or the like.

c. Inanimate figures, such as statues or sculptures of animals or mannequins, cartoon figures, or human figures.

2. Nonconforming Residential Dwelling Units.

a. The termination period or periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) that would otherwise apply to residential dwelling units shall not apply to any nonconforming residential dwelling units in the East Los Angeles CSD.

b. Any single-, two-, or multi-family residential building or structure nonconforming due to use which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure, as determined by the methods set forth in Section 22.172.020.G.1.a and b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

3. Multiple Tenant Commercial in Commercial Zones. Six or more tenants may conduct businesses in a building which does not have permanent floor-to-ceiling walls, as defined in Title 26 (Building Code) of the County Code, to separate the business on a commercially zoned lot, subject to a Conditional Use Permit (Chapter 22.158) and the following development standards:

a. Parking. Except as specified otherwise by State law, parking shall be provided at a ratio of one space per 200 square feet of gross floor area of the building; and

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

C. CSD Zone Specific Development Standards.

1. Zones R-1 and R-2.

a. Design Requirements.

i. Wall Finish. At least 50 percent of a structure's walls fronting any street shall incorporate at least two of the following surface materials:

- (1) Brick;
- (2) Natural stone;
- (3) Panel Siding;
- (4) Terra-cotta; and/or
- (5) Stucco or other similar troweled finishes.

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

- (1) Arcading;
- (2) Arches;
- (3) Awnings;
- (4) Balconies;
- (5) Bay windows;
- (6) Colonnades;
- (7) Courtyards;
- (8) Decorative exterior stairs;
- (9) Decorative iron fences;

(10) Plazas; and/or

(11) Porches, covered and open on at least

three sides.

iii. Building Access. For residential structures, the main pedestrian entrance of at least one dwelling unit shall face the street.

2. All Commercial Zones and Zone MXD.

a. Required Building Frontages.

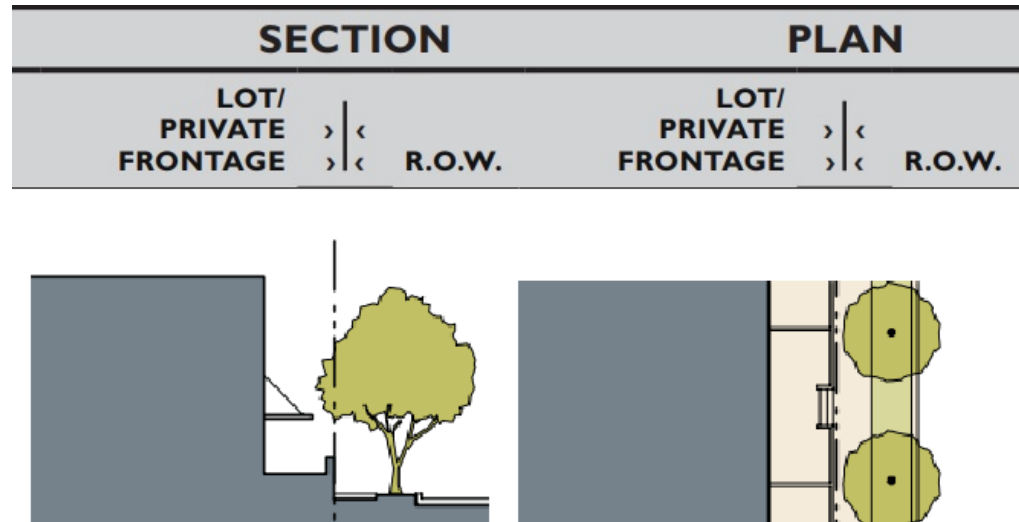
i. The frontage of each building shall consist of at least one of the frontage types listed in this Subsection C.2.a.i.

(1) Terrace. The main façade is at or near the frontage line with an elevated terrace providing public circulation along the façade. This frontage type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. Table 22.364.080-A, below, shows the allowable configuration of a terrace frontage.

TABLE 22.364.080-A: TERRACE FRONTAGE ¹	
Depth	Min. 7 ft
Finish Level Above Sidewalk	Min. 3 ft
Perimeter Wall Height ²	Max. 4 ft
Street Frontage Distance Between Stairs	Min. 50 ft
Length of Terrace	Max. 150 ft
Notes: 1. Standards shall be used in conjunction with those of the Shop Front type frontage. In case of conflict between the two, the Terrace Frontage standards shall prevail.	

TABLE 22.364.080-A: TERRACE FRONTAGE¹

2. Low walls as seating are encouraged.



(2) Forecourt. The main façade of the building is at or near the frontage line and a small percentage of the frontage is set back, creating a small court space. This space can be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas. Table 22.364.080-B, below, shows the allowable configuration of a forecourt frontage.

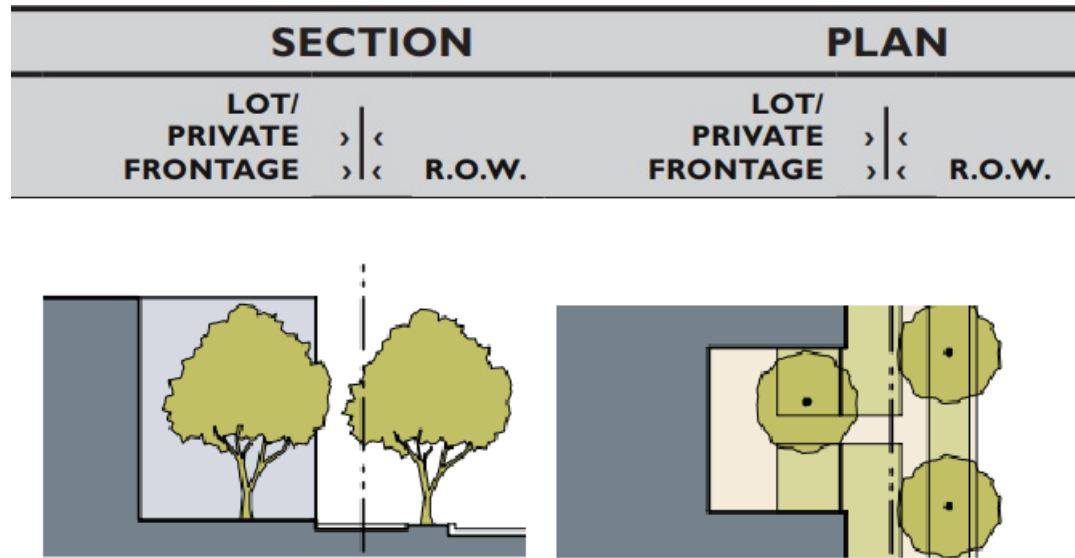
TABLE 22.364.080-B: FORECOURT FRONTAGE

Width, Clear	Min. 10 ft Max. 60 ft
Depth, Clear	Min. 20 ft Max. 60 ft
Depth of Recessed Entries	Max. 10 ft

TABLE 22.364.080-B: FORECOURT FRONTAGE

Ground Floor Transparency

Min. 65%





(3) Shopfront. The main façade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. This type is intended for retail use on the ground floor. This frontage has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types. Table 22.364.080-C, below, shows the allowable configuration of a forecourt frontage.

TABLE 22.364.080-C: SHOPFRONT FRONTAGE

Height	Min. 11 ft
Depth of Recessed Entries	Max. 10 ft
Ground Floor Transparency	Min. 65%

TABLE 22.364.080-C: SHOPFRONT FRONTAGE

SECTION			PLAN		
LOT/ PRIVATE FRONTAGE	> < > <	R.O.W.	LOT/ PRIVATE FRONTAGE	> < > <	R.O.W.
					

ii. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements encroaching within the public right-of-way must meet the applicable requirements of Title 16 (Highways) and Title 26 (Building Code) of the County Code. If an encroachment permit is not granted for a specific design feature requested, the requirement to include that design feature as part of the project shall not apply, unless the Director, in their sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely outside of the public right-of-way.

b. Façade Height Articulation Requirements. Each building or portions of a building, with more than one story, shall have, at a minimum, a distinctive building base, building middle, and building top (eave, cornice, and/or parapet line) which complement and balance one another.

c. Main Building Entrance.

i. General. Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For purposes of this Subsection C.2.c., a main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use.

(1) In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. Where a multi-tenant building does not have a lobby or ground level interior circulation space, there shall be no main entrance for purposes of this Subsection C.2.c.

(2) In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

ii. Main building entrances shall be at least one of the following:

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

(2) Located in the center of the façade, as part of a symmetrical overall composition;

(3) Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures; or

(4) Marked or accented by a change in the roofline or change in the roof type.

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

d. Roof Requirements.

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

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

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

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

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

i. Standards for using decorative concrete block, stucco, or other similar troweled finished in nonresidential, mixed use, and multi-family residential buildings shall be as follows:

(1) Decorative Concrete Block. Decorative concrete blocks shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) shall be prohibited as an exterior finish.

(2) Stucco or other similar troweled finishes shall:
(a) Be smooth to prevent the collection of dirt and surface pollutants;

(b) Be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and

(c) Not extend below two feet above grade of the street façade.

(3) Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

ii. Changes in materials shall be used to articulate building elements, such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements shall require a change in material. Change in materials shall be integral with building façade and structure.

iii. If clearly visible from streets, side and rear building façades shall have a level of trim and finish compatible with the front façade.

iv. Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

v. Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium

or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

f. Wall Openings.

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

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

iii. Glazing. Reflective glazing shall not be used on windows.

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

v. Percentage of Openings.

(1) Commercial and Mixed Use Buildings. At least 65 percent of the total width of the building's ground floor parallel to and facing the street shall be devoted to entrances, shop windows, or other displays which are of interest to pedestrians.

(2) Residential Buildings. At least 30 percent of the total width of the building's ground floor parallel to and facing the street shall be devoted to entrances and windows.

g. Awnings and Canopies.

i. Awnings and canopies shall be mounted to highlight architectural features, such as molding above the storefront.

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

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

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

v. Awnings shall be operable and open ended, and subject to the following:

(1) Depth: Minimum four feet; and

(2) Clearance: Minimum eight feet in height from the base of the awning.

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

vii. Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the Director that a state of disrepair exists.

h. Maximum Building Height in Zones C-3, C-M and MXD. A building or structure shall not exceed the following height limit above grade:

- i. Zones C-3 and C-M: 40 feet; and
 - ii. Zone MXD: 45 feet.
- 3. All Industrial Zones.
 - a. All newly created industrially zoned lots shall contain a net area of at least 7,500 square feet.
 - b. Subsection C.2, above, shall apply to all new retail/commercial uses on industrially zoned lots.

D. Sub-Area Development Standards.

- 1. Special Setback Sub-Area. Lots within the boundaries of a Special Setback Sub-Area shall be subject to the required front yard setback as shown in Figures 22.364-C through 22.364-I, below.

FIGURE 22.364-C: CSD SPECIAL SETBACK SUB-AREA – CITY TERRACE (1 of 2)

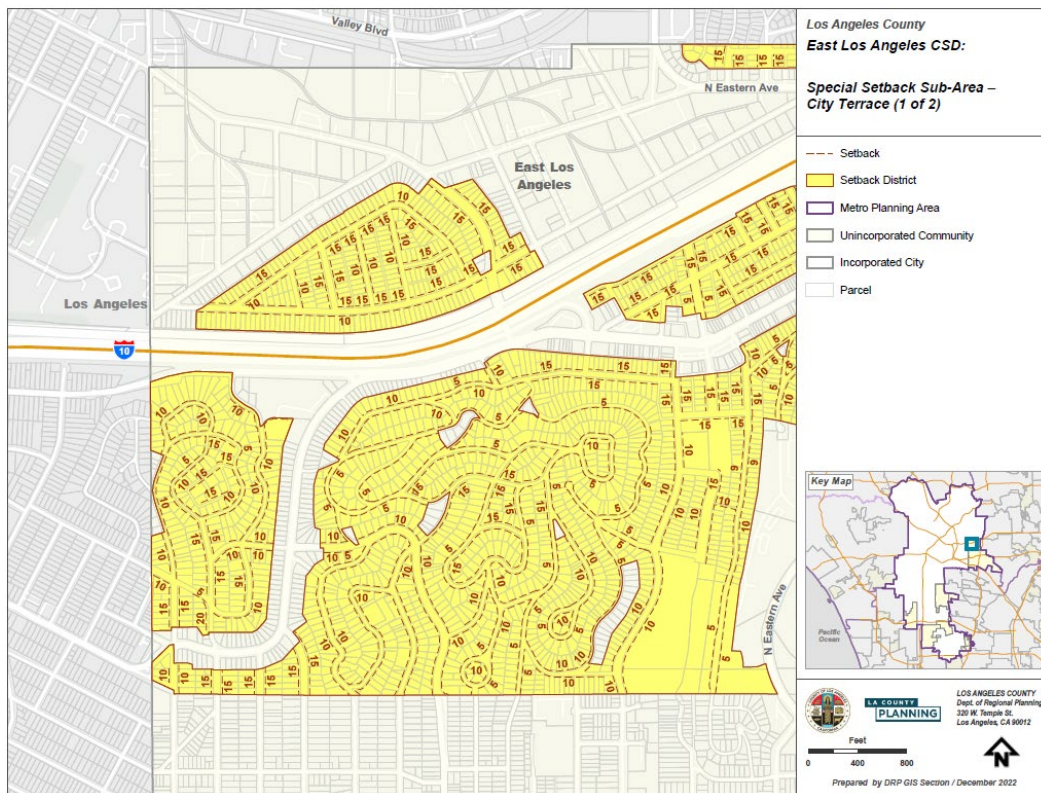


FIGURE 22.364-D: CSD SPECIAL SETBACK SUB-AREA – CITY TERRACE (2 of 2)

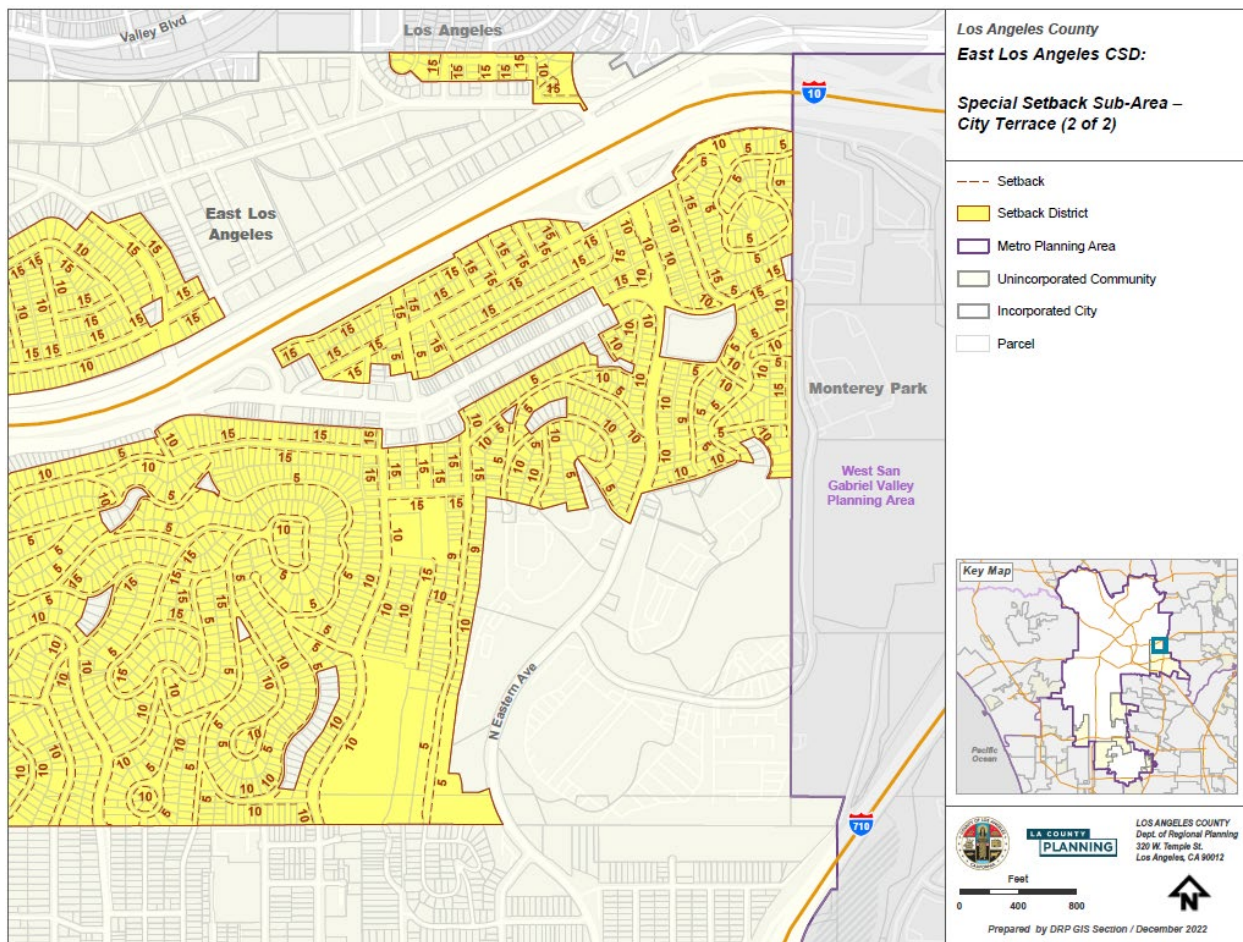


FIGURE 22.364-E: CSD SPECIAL SETBACK SUB-AREA – FIRST UNIT EASTSIDE
(1 of 3)

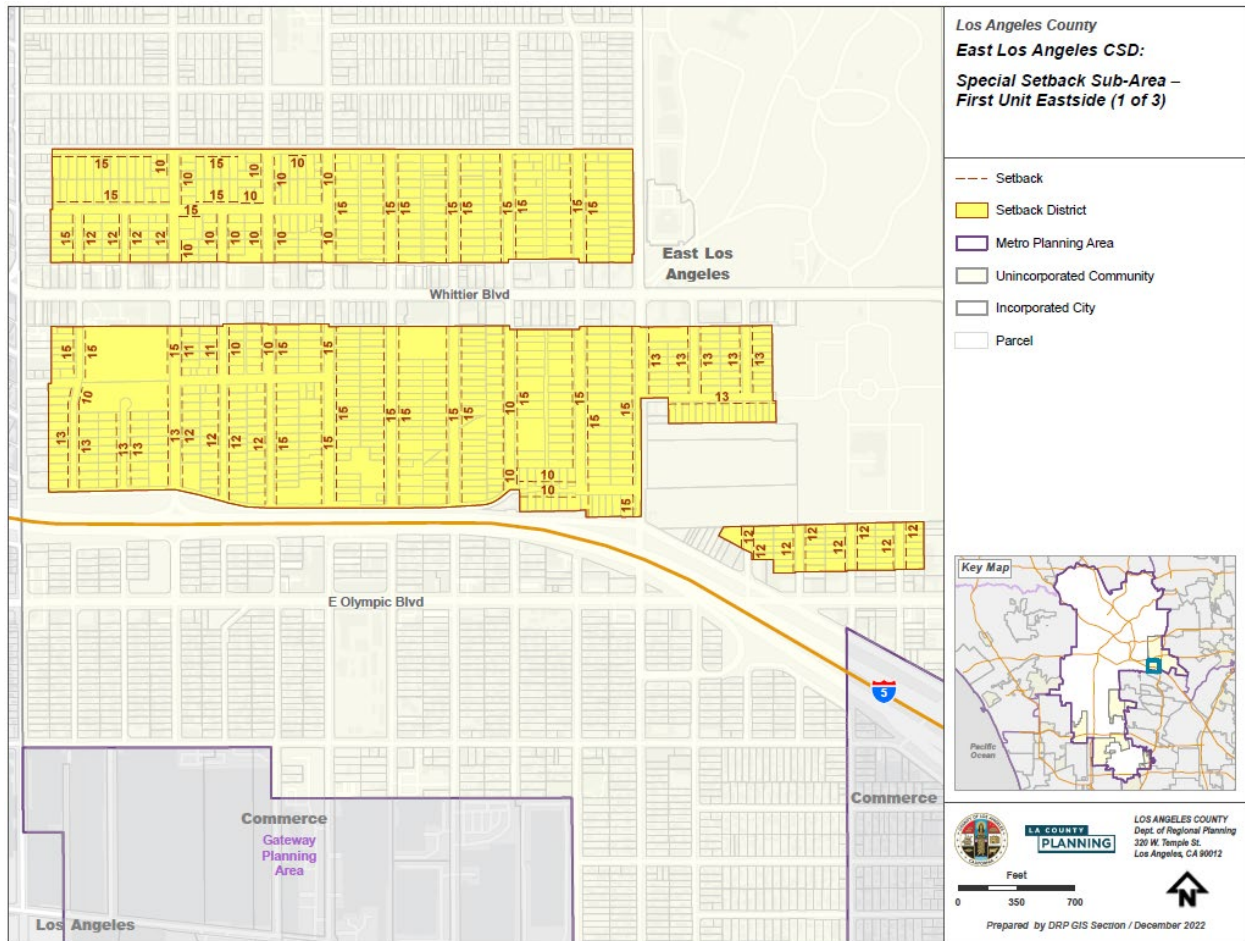


FIGURE 22.364-F: CSD SPECIAL SETBACK SUB-AREA – FIRST UNIT EASTSIDE
(2 of 3)

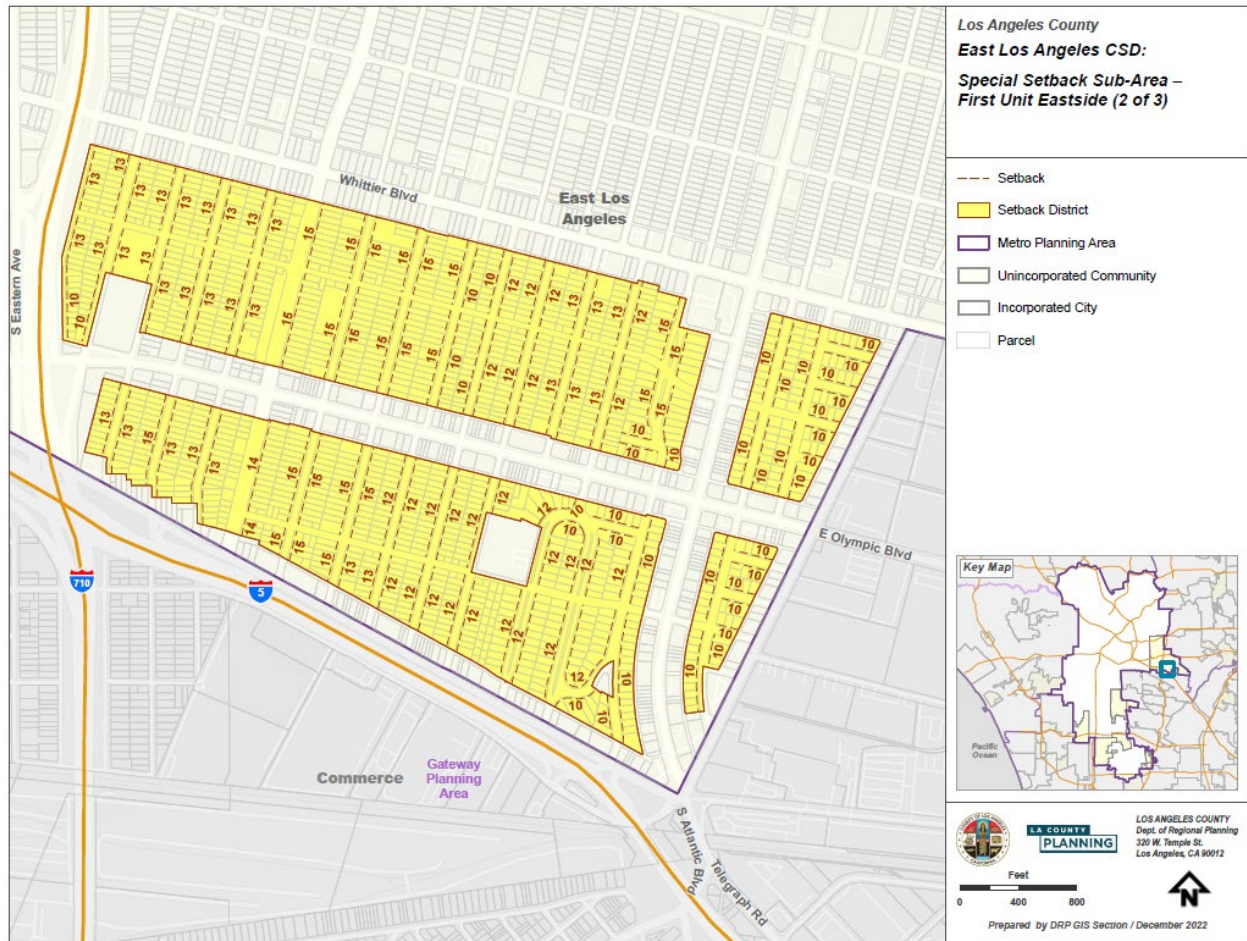


FIGURE 22.364-G: CSD SPECIAL SETBACK SUB-AREA – FIRST UNIT EASTSIDE
(3 of 3)

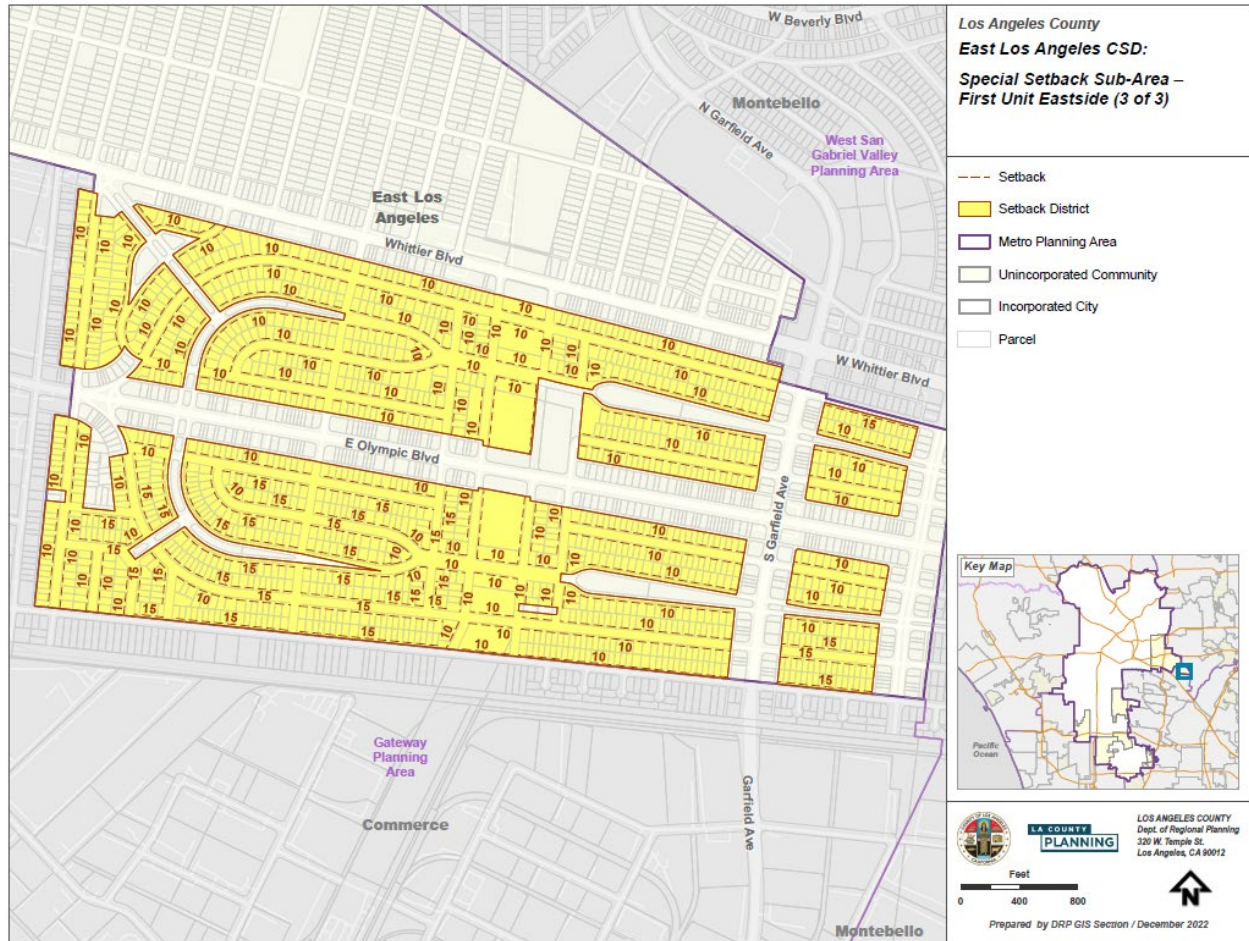


FIGURE 22.364-H: CSD SPECIAL SETBACK SUB-AREA – SECOND UNIT EASTSIDE (1 of 2)

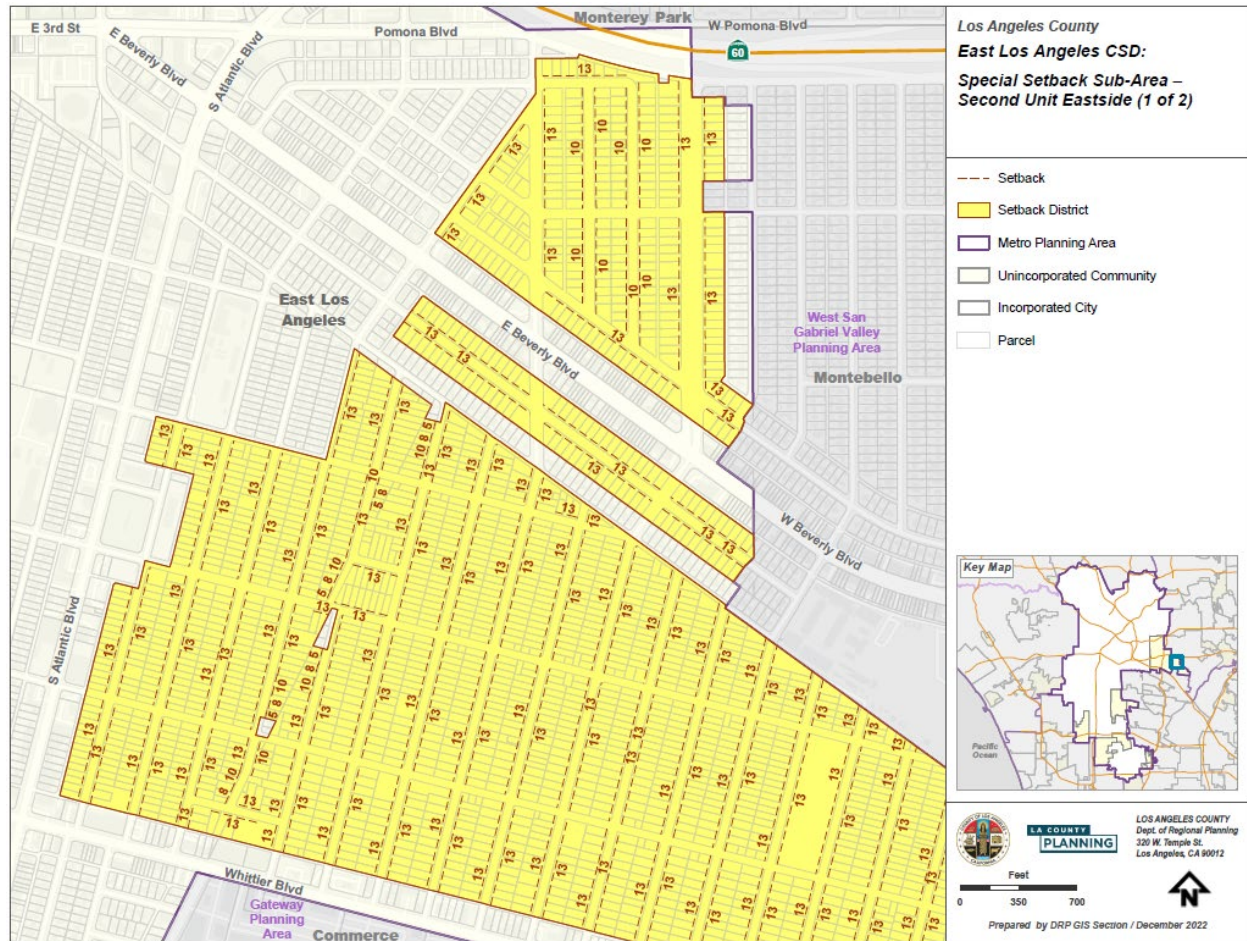
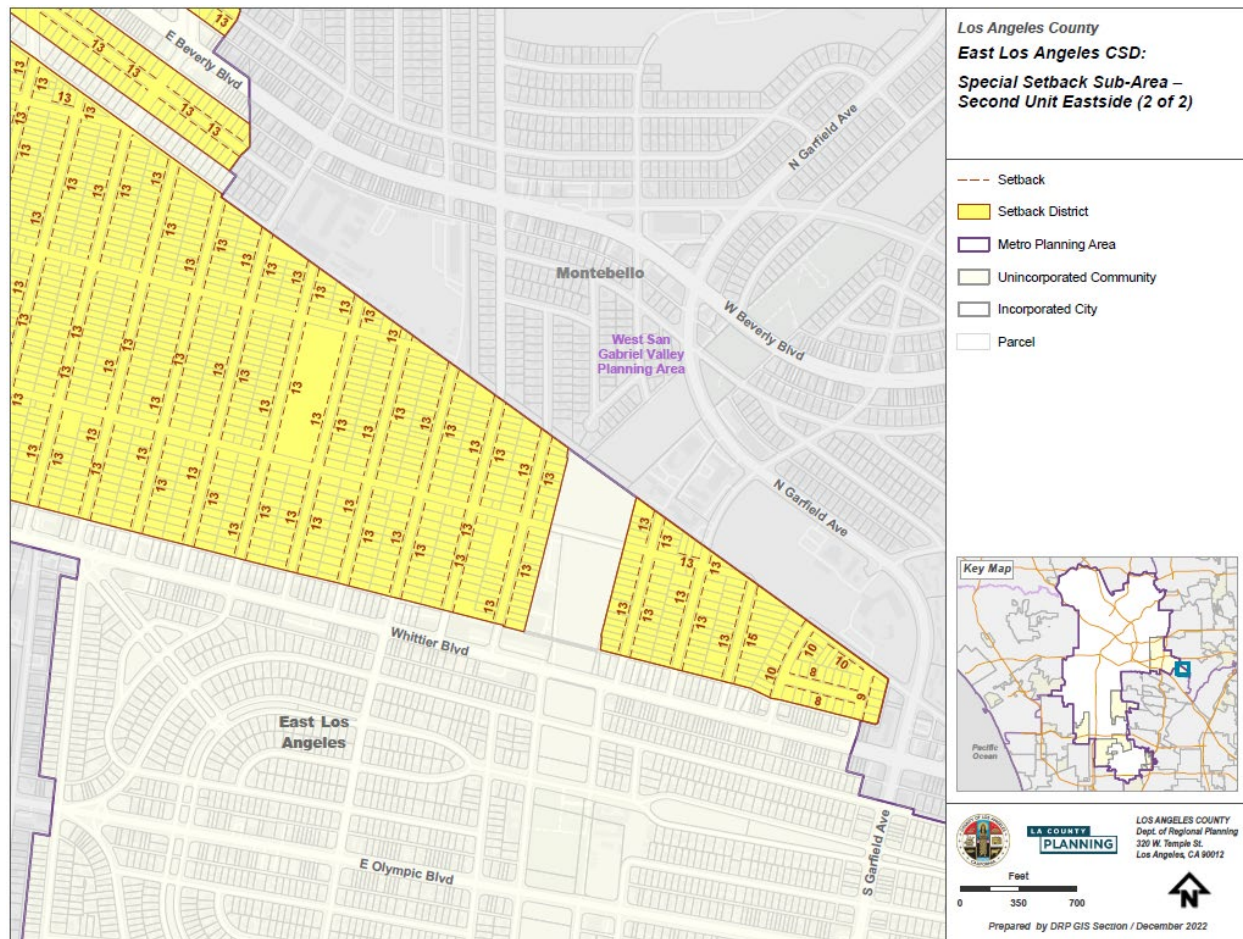


FIGURE 22.364-I: CSD SPECIAL SETBACK SUB-AREA – SECOND UNIT EASTSIDE
(2 of 2)



2. Whittier Boulevard Sub-Area. Lots within the boundary of the Whittier Boulevard Sub-Area, as shown in Figure 22.364-B: East Los Angeles CSD Boundary, above, shall be subject to this Subsection D.2.

a. Uses. Lots in Zone C-3 may be used for any use listed as a permitted use in Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) for Zone C-3, with the following exceptions:

i. Uses Subject to Permits. Uses listed in Table 22.364.080-D, below, shall require a Conditional Use Permit (Chapter 22.158)

application, provided such uses are established in commercial-only development projects; and

TABLE 22.364.080-D: USES SUBJECT TO CUP IN ZONE C-3 IN WHITTIER BOULEVARD SUB-AREA¹	
Sales	
Auction houses	Ice sales
Feed and grain sales	Pawn shops, provided a 1,000-foot separation exists between such establishments
Services	
Air pollution sampling stations	Laboratories, research and testing
Churches, temples, and other places used exclusively for religious worship	Mortuaries
Dog training schools	Motion picture studios
Drive-through establishments, drive-through facilities, and drive-through services	Parcel delivery terminals
Electric distribution substations including microwave facilities	Radio and television broadcasting studios
Furniture transfer and storage	Recording studios
Gas metering and control stations, public utility	Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment
Note: 1. In commercial-only development projects.	

ii. Prohibited Uses. Uses listed in Table 22.364.080-E, below, shall be prohibited.

TABLE 22.364.080-E: PROHIBITED USES IN ZONE C-3 IN WHITTIER BOULEVARD SUB-AREA	
Sales	
Automobile sales, sale of new and used motor vehicles	Recreational vehicle sales
Boat and other marine sales	Trailer sales, box and utility
Mobilehome sales	
Services	
Automobile battery service	Automobile repair garages
Automobile brake and repair shops	Boat rentals
Automobile muffler shops	Car washes, automatic, coin-operated, and hand wash
Automobile radiator shops	Trailer rentals, box and utility
Automobile rental and leasing agencies	Truck rentals

b. Development Standards. Lots in the Whittier Boulevard

Sub-Area shall be subject to the following development standards:

i. Parking Areas. All parking areas shall be located to the rear of the buildings and out of view of Whittier Boulevard.

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

(1) Landscaping shall consist of drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, and trees;

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

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

(5) Existing blank walls at the pedestrian level shall either be constructed with a planter at the base or at the top or be landscaped with climbing vines or other similar plant material that can be trained on the wall and can be easily pruned and maintained.

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

iv. Outside Display on Private Property. Outside display or sale of goods, equipment, merchandise, or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians or occupy required parking or landscaping. The type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise, or exhibits shall be subject to a Ministerial Site Plan Review (Chapter 22.186) application.

v. Pedestrian Character.

(1) To enhance the pedestrian experience and encourage the continuity of retail sales and services, at least 50 percent of the total width of a commercial or vertical mixed use building's ground floor parallel to and facing the street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

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

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

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

3. Union Pacific Sub-Area. Lots within the boundary of the Union Pacific Sub-Area, as shown in Figure 22.364-B: East Los Angeles CSD Boundary, above, shall be subject to this Subsection D.3.

a. Uses.

i. Zone C-M. In addition to the uses specified in Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ,

and C-R), as subject to a Conditional Use Permit for Zone C-M, uses listed in Table 22.364.080-F, below, shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-M.

TABLE 22.364.080-F: USES SUBJECT TO CUP IN ZONE C-M IN UNION PACIFIC SUB-AREA	
Sales	
Feed and grain sales	Nurseries, including the growing of nursery stock
Services	
Boat rentals	Laundry plants, wholesale
Car washes, automatic, coin-operated, and hand wash	Parcel delivery terminals
Frozen food lockers	Stations, bus, railroad, and taxi
Furniture and household goods, the transfer and storage of	Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity, provided all activities are conducted within an enclosed building on Union Pacific Avenue only
Gas metering and control stations, public utility	Truck rentals
Recreation and Amusement	
Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period	Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period
Athletic fields and stadiums	
Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters	

TABLE 22.364.080-F: USES SUBJECT TO CUP IN ZONE C-M IN UNION PACIFIC SUB-AREA	
Aluminum products	Stone products
Metal plating	Yarn products, excluding dyeing of yarn
Shell products	

ii. Zone M-1. Premises in Zone M-1 may be used for any use specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone M-1, subject to the same permit types, limitations, and conditions set forth therein, with the following exceptions:

(1) Permitted Use. Premises in Zone M-1 may also be used for childcare centers, subject to a Ministerial Site Plan Review (Chapter 22.186);

(2) Uses Subject to Permits. In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, uses listed in Table 22.364.080-G, below, shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1; and

TABLE 22.364.080-G: USES SUBJECT TO CUP IN ZONE M-1 IN UNION PACIFIC SUB-AREA	
Agricultural contractor equipment, sale or rental, or both	Motors, the manufacture of electric motors
Animal experimental research institute	Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 ft of any Residential Zone, Zone A-1, or any zone of similar restriction in any city or adjacent county

TABLE 22.364.080-G: USES SUBJECT TO CUP IN ZONE M-1 IN UNION PACIFIC SUB-AREA

Baseball park	Plaster, the storage of
Billboards, the manufacture of	Riding academies
Bottling plant	Rubber, the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed
Carnivals, commercial or otherwise	Rug cleaning plant
Cellophane products, the manufacture of	Shell products; the manufacture of
Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained, pursuant to and in compliance with all regulations of the Department of Animal Care and Control	Shooting gallery
Dairy products depots and manufacture of dairy products	Soft drinks, the manufacture and bottling of
Electrical transformer substations	Stables, private, for the raising and training of racehorses
Ferris wheels	Starch, the mixing and bottling of
Fruit packing plants	Stove polish, the manufacture of
Heating equipment, the manufacture of	Tire yards and retreading facilities
Ink, the manufacture of	Trucks, the parking, storage, rental, and repair of
Iron, ornamental iron works, but not including a foundry	Ventilating ducts, the manufacture of
Laboratories for testing experimental motion picture film	Wallboard, the manufacture of

TABLE 22.364.080-G: USES SUBJECT TO CUP IN ZONE M-1 IN UNION PACIFIC SUB-AREA	
Metals: (1) Manufacture of products of precious metals; (2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving; or (3) Metal working shops	Wineries

(3) Prohibited Uses. Uses listed in

Table 22.364.080-H, below, shall be prohibited.

TABLE 22.364.080-H: PROHIBITED USES IN ZONE M-1 IN UNION PACIFIC SUB-AREA	
Boat building	Machinery, the repair of farm machinery
Breweries	Marine oil service stations
Bus storage	Moving van storage and operating yards
Canneries	Presses, hydraulic presses for the molding of plastics
Car barns for buses and streetcars	Produce yards, terminals, and wholesale outlets
Casein, the manufacture of casein products	Refrigeration plants
Cesspool pumping, cleaning, and draining	Sand, the washing of sand to be used in sandblasting
Dextrine, the manufacture of	Sodium glutamate, the manufacture of
Engines, the manufacture of internal combustion and steam engines	Valves, the storage and repair of oil well valves
Fox farms	Wharves
Fuel yard	Wood yards, the storage of wood or a lumberyard
Incinerators, the manufacture of	Yarn, the dyeing of yarn
Lubricating oil	

b. Development Standards. Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

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

(1) Landscaping shall consist of drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, and trees.

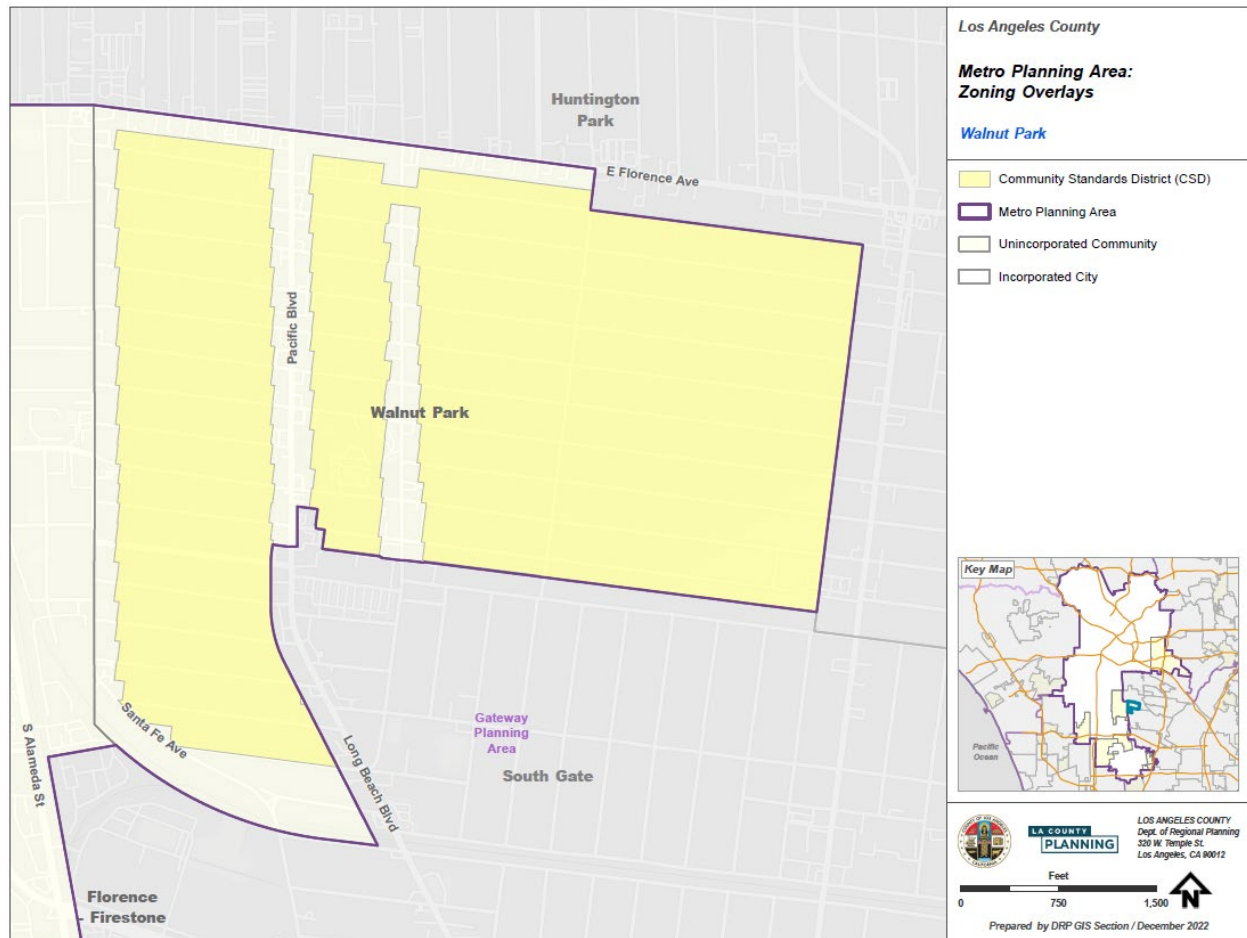
(2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

ii. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material that can be trained on the fence, wall, or building and can be easily pruned and maintained to discourage graffiti and vandalism.

22.364.090 Walnut Park Community Standards District.

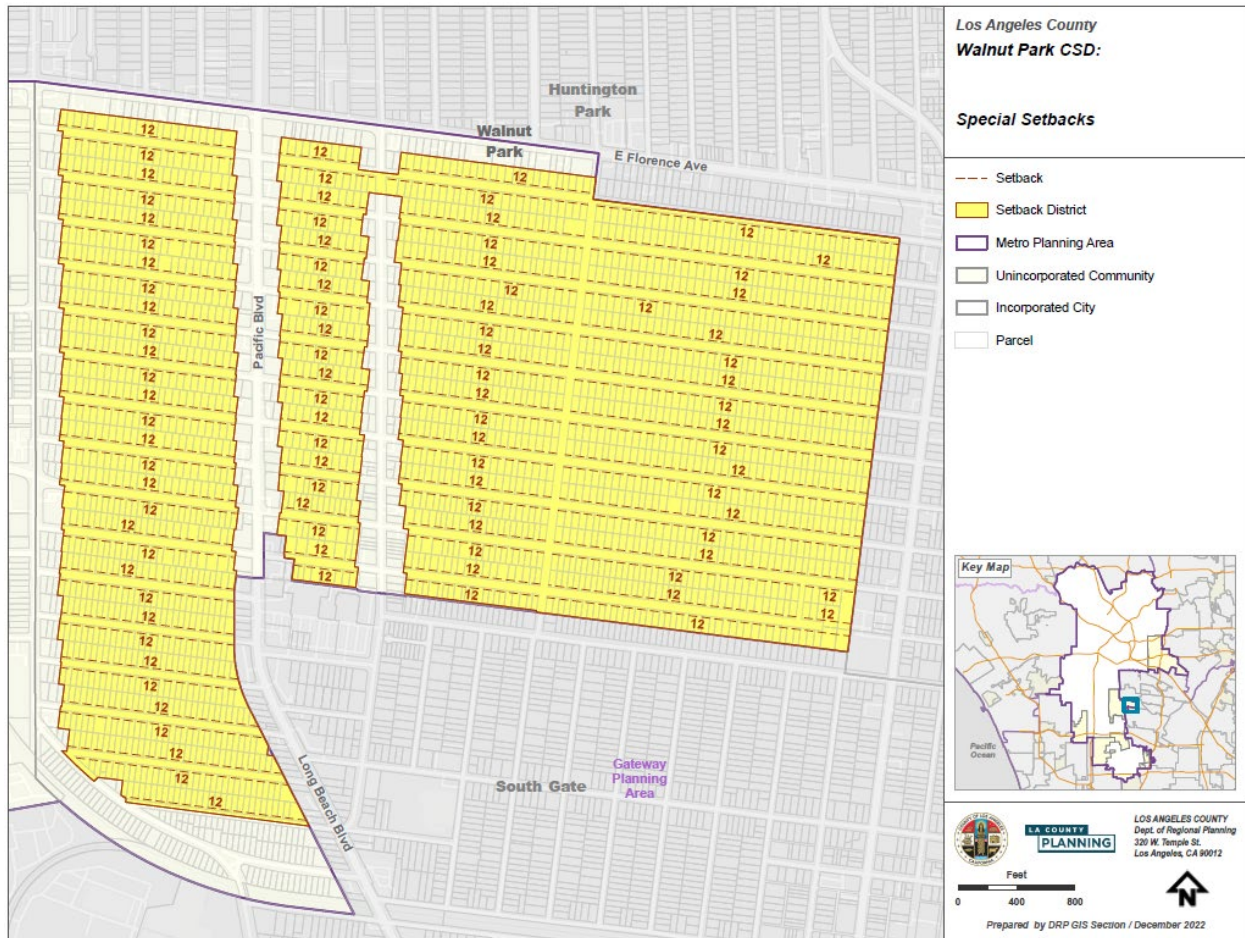
A. CSD Boundaries. The boundaries of this CSD are shown in Figure 22.364-J: Walnut Park CSD Boundary, below.

FIGURE 22.364-J: WALNUT PARK CSD BOUNDARY



B. CSD Area-Wide Development Standards – Special Setbacks. Lots within the boundaries of this CSD shall be subject to the required front yard setback, as shown in Figure 22.364-K, below.

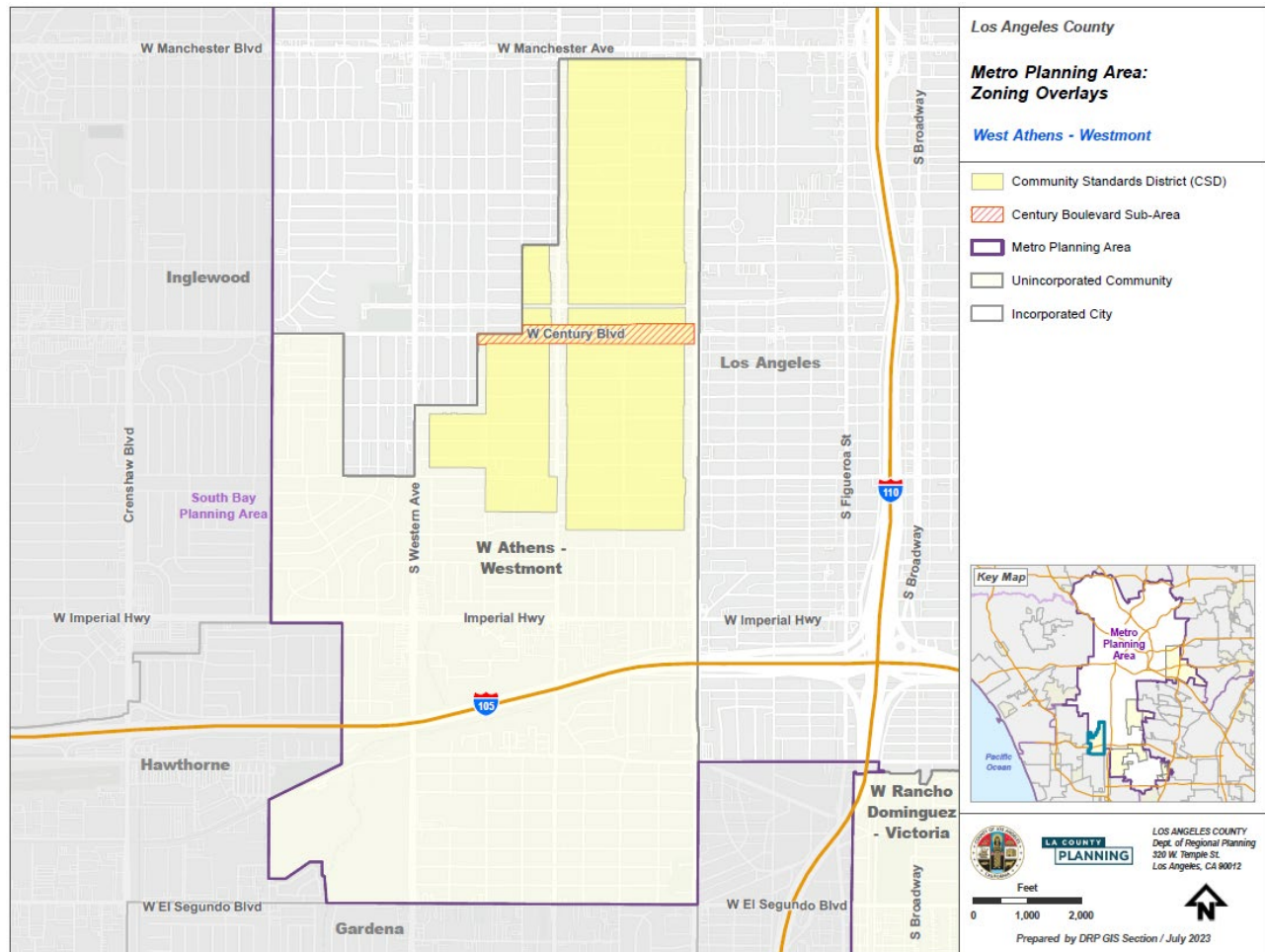
FIGURE 22.364-K: WALNUT PARK CSD SPECIAL SETBACKS



22.364.100 West Athens-Westmont Community Standards District.

A. CSD Boundaries. The boundaries of this CSD, including those of the CSD Sub-Area, are shown in Figure 22.364-L: West Athens-Westmont CSD Boundary, below.

FIGURE 22.364-L: WEST ATHENS-WESTMONT CSD BOUNDARY



B. CSD Area-Wide Development Standards – Special Setbacks.

Residentially zoned lots within the boundaries of this CSD shall be subject to the required setbacks, as shown in Figures 22.364-M and 22.364-N, below.

FIGURE 22.364-M: WEST ATHENS-WESTMONT CSD SPECIAL SETBACKS (1 of 2)

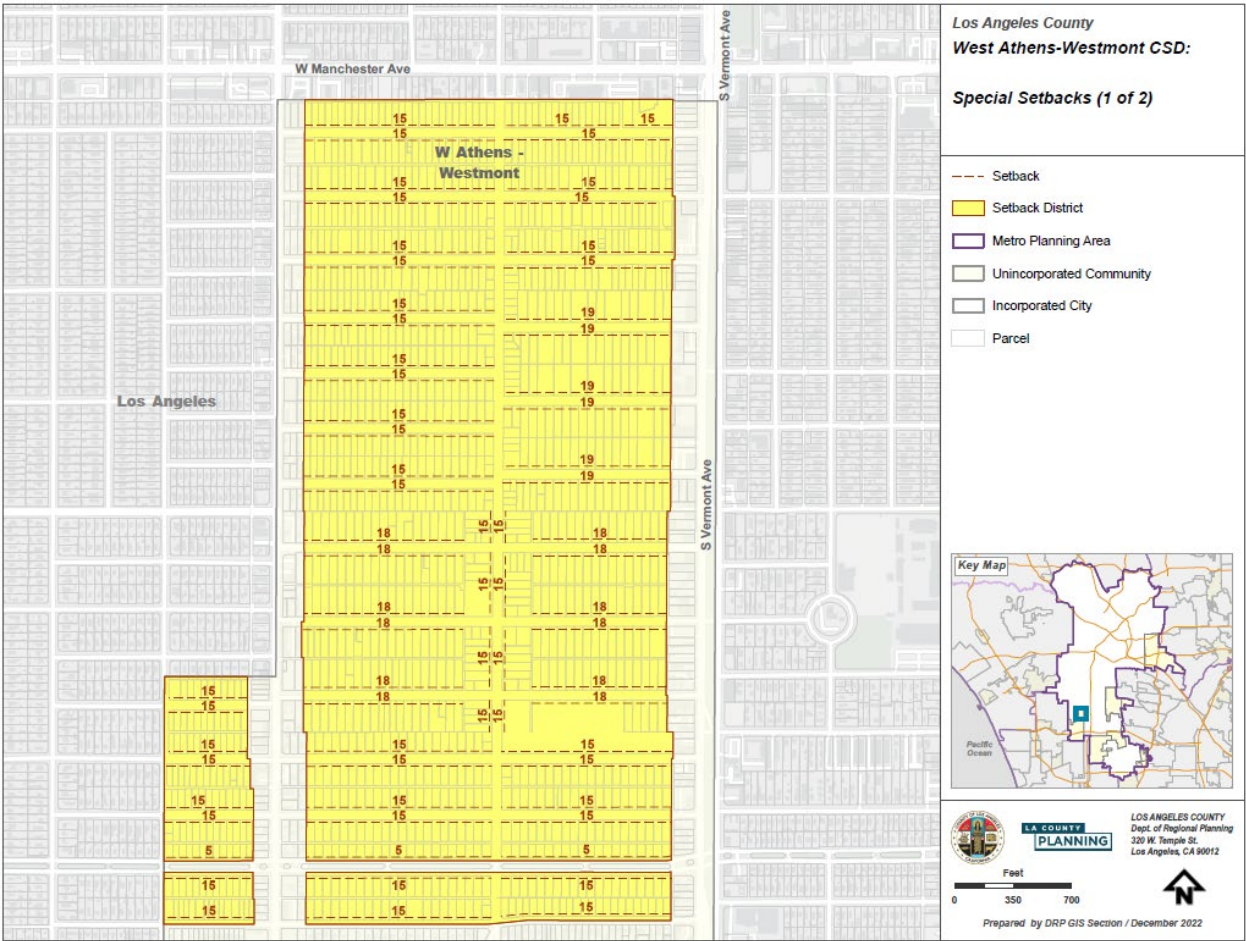
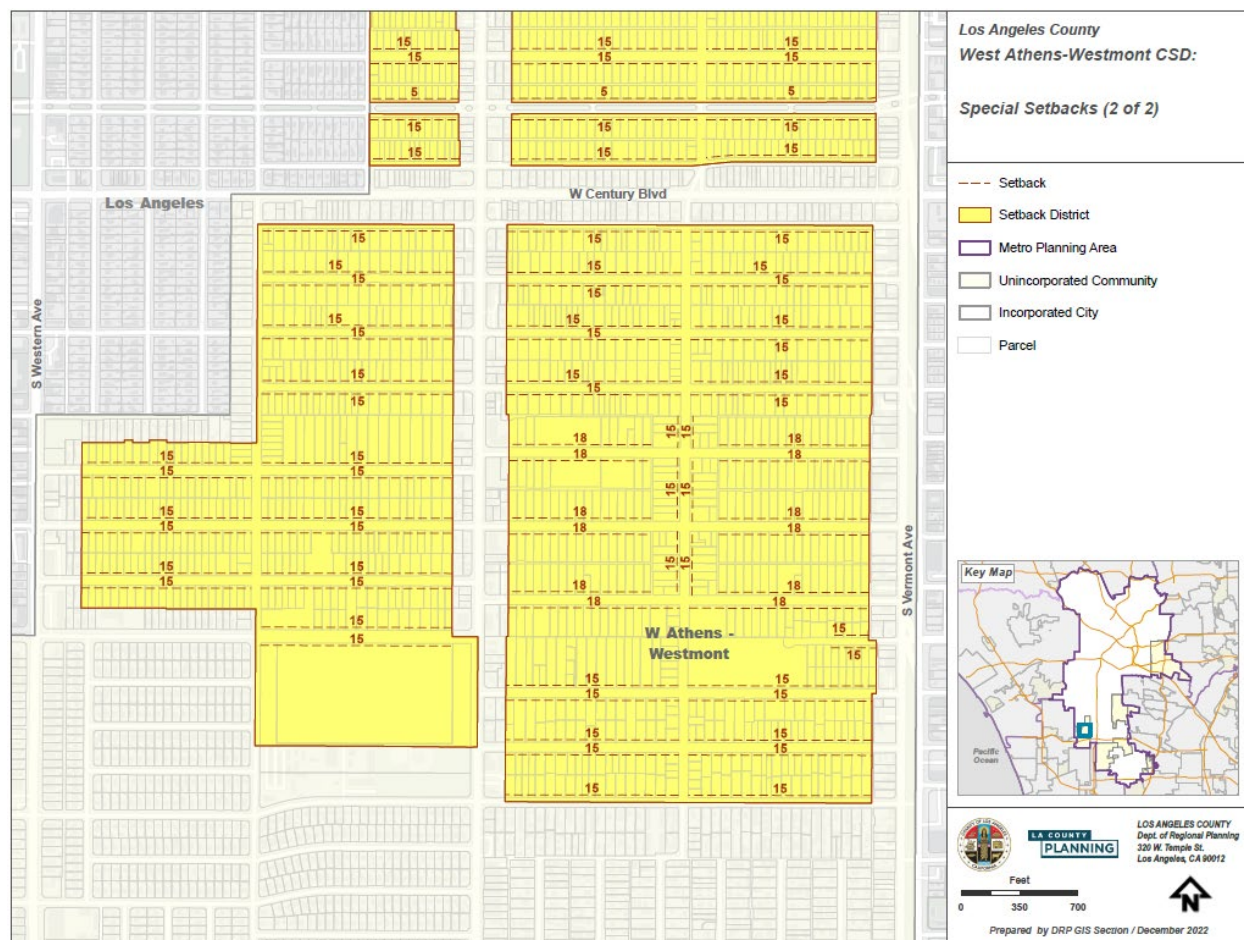


FIGURE 22.364-N: WEST ATHENS-WESTMONT CSD SPECIAL SETBACKS (2 of 2)



C. Century Boulevard Sub-Area Development Standards. Lots within the boundary of the Century Boulevard Sub-Area, as shown in Figure 22.364-L: West Athens-Westmont CSD Boundary, above, shall be subject to this Subsection C.

1. Residential-only developments shall be subject to the following:
 - a. Setback from 99th or 101st Streets: Minimum 10 feet;
 - b. Setback from Century Boulevard: Minimum 10 feet; and
 - c. Vehicular access to property: via 99th or 101st Street.

2. Commercial and mixed use developments shall be subject to the following:

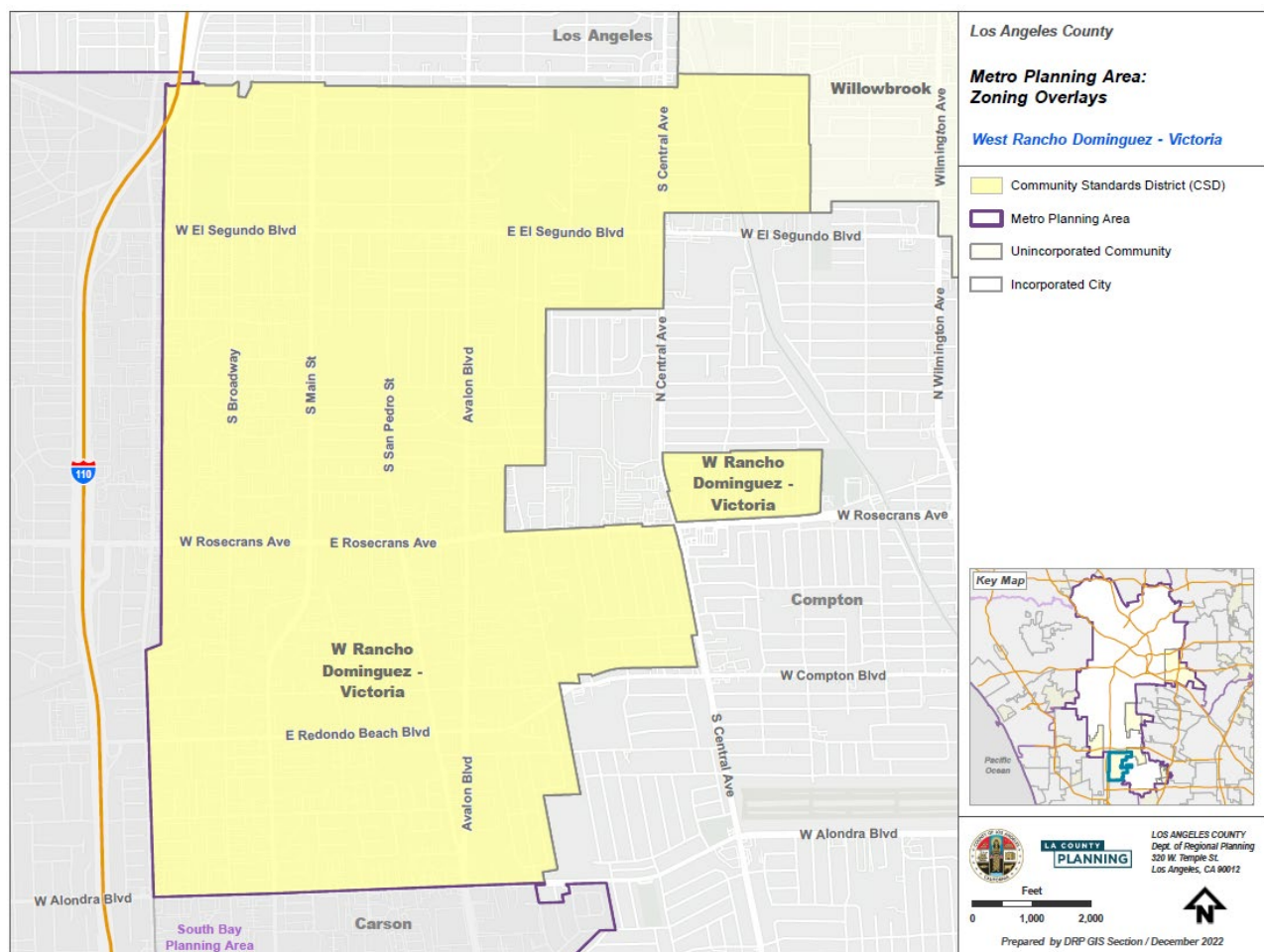
- a. Setback from 99th or 101st Streets: Minimum 10 feet; and
- b. Vehicular access to property: via Century Boulevard.

22.364.110 West Rancho Dominguez-Victoria Community Standards

District.

A. CSD Boundaries. The boundaries of this CSD are shown in Figure 22.364-O: West Rancho Dominguez-Victoria CSD Boundary, below.

FIGURE 22.364-O: WEST RANCHO DOMINGUES-VICTORIA CSD BOUNDARY



B. CSD Area-Wide Development Standards.

1. Oil Wells. Properties containing oil wells where active extraction is taking place shall be fenced and landscaped, in accordance with the following requirements:

a. For properties adjoining a residence, a residentially zoned lot or a street, a solid masonry wall or solid fence, in compliance with Section 22.140.430.C.2 (Fences and Walls) or a fence in compliance with Section 11.48.030 (Fencing Specifications) in Title 11 (Health and Safety) of the County Code shall be erected around each oil well. The wall or fence shall not be less than six feet in height and shall be provided with landscaping in accordance with Section 22.140.430.C.4 (Landscaping Requirements). The required landscaping for any fence erected in compliance with Section 11.48.030 shall be planted so as to completely screen the fence within five years from the date of erection of the fence.

b. All oil well equipment, structures, facilities, and sites shall be maintained in good condition, and accumulations of trash and debris shall be removed regularly.

2. Commercial Horse Stables.

a. Commercial horse stables and other commercial uses that use horse stables are permitted in Zone M-1.5 and higher, subject to a Ministerial Site Plan Review (Chapter 22.186) and this Subsection B.2. For purposes of this Subsection B.2, "commercial horse stable" means a facility used for the business of stabling horses and for services related to the maintenance and care of the horses stabled at the facility.

i. Feed Storage Area. The facility shall have a feed storage area sufficient in size to accommodate the feed necessary for all horses kept at the facility and an unblocked, clear path for access to and from such feed storage area.

ii. Manure Management Area. The facility shall have a manure management area with manure containers stored in a place or direction sufficiently away from the feed storage area and horse stalls to avoid unhealthful conditions for the horses.

iii. Tack Storage Area. The facility shall have a tack storage area with sufficient space for the storage and maintenance of riding tack for the horses kept at the facility.

iv. Water Storage Area. Each horse stall in the facility shall have a water storage area with an adequate delivery method of water of sufficient size for the horse kept in that stall.

v. Wash Rack Area. The facility shall have a wash rack area sufficient in size to accommodate the number of horses kept at the facility.

vi. Horse Stall Size and Construction. Each horse stall within the facility shall have a minimum length, height, and width of 12 feet and shall be constructed in a workmanlike manner. The horse stalls shall be constructed of fire-resistant material appropriate for equine containment facilities. No more than one horse shall be permitted to be stabled in any horse stall.

vii. Horse Stall Access Area. Each horse stall within the facility shall have a minimum access area of 12 feet in width for the ingress and egress,

and the access area shall be clear and accessible at all times. If the horse stall access area is covered, the cover shall have a minimum height of 12 feet.

viii. Horse Recreation Area.

(1) For any facility that is not adjacent to a publicly designated riding area or equestrian trail, the facility shall have a horse recreation area containing the following:

(a) A minimum of a 50-foot diameter round pen for a facility that has a maximum of 25 horse stalls and an additional pen of these dimensions for every additional increment of one to 25 horse stalls at the facility; and

(b) A minimum of a 60-foot by 100-foot riding arena for any facility that has a maximum of 50 horse stalls and an additional riding arena of these dimensions for every additional increment of one to 50 horse stalls at the facility.

(2) The horse recreation areas shall be for use only by the horses stabled at the facility.

(3) Temporary uses within the horse recreation area may be permitted with an approved Special Event Permit (Chapter 22.188).

ix. Fences or Walls. The facility shall have a perimeter fence or wall with a minimum height of six feet and a maximum height of 10 feet. All fences or walls shall be of uniform height, built in a workmanlike manner, and constructed solely of new materials. No chain link fencing shall be permitted for this purpose.

x. Parking. Except as specified otherwise by State law, the facility shall have a minimum of one vehicle parking space, eight and one-half feet in width by 18 feet in depth, plus one vehicle parking space, nine feet in width by 44 feet in depth, for every increment of one to four horse stalls at the facility.

xi. Maintenance. The facility shall be neatly maintained and free of junk and salvage, and all structures, including, but not limited to, the horse stalls, horse recreation areas, and fences or walls, shall be maintained in good condition at all times.

C. CSD Zone Specific Development Standards.

1. All Commercial Zones. Mixed use developments in commercial zones shall be subject to all applicable regulations in Section 22.140.350 (Mixed Use Developments in Commercial Zones), except that the maximum height of a mixed use development shall be 45 feet.

2. Zone C-2. Except as specified otherwise by State law, parking for certain commercial uses in Zone C-2 shall be provided, in accordance with

Table 22.364.110-A, below:

TABLE 22.364.110-A: REQUIRED PARKING SPACES IN C-2 IN WEST RANCHO DOMINGUEZ-VICTORIA CSD	
Markets, with gross floor area less than 5,000 sq. ft	1 parking space per 400 ft of gross floor area
Banks	
Bookstores	
Delicatessens	
Drug Store	
Office Supply Store	
Restaurants with less than 1,000 sq. ft of gross floor area	Minimum 5 parking spaces
Restaurants with gross floor area of 1,000 ft or more	25% reduction of the amount required per Section 22.112.070 (Required Parking Spaces)

3. Zone MXD. A building or structure shall not exceed 45 feet above grade.

4. All Industrial Zones.

a. Development Standards.

i. Front Yard Setbacks. Buildings and structures shall be set back a minimum of ten feet from the front property line.

ii. Landscaping.

(1) The required front yard, excluding access, parking, and circulation areas, shall be landscaped, subject to the applicable provisions of Chapter 22.126 (Tree Planting Requirements) and shall be maintained with drought tolerant or low water use, native, or non-invasive plants, grasses, shrubbery, or trees and include an on-site irrigation system such as a drip system.

(2) All required landscaping shall comply with Chapter 12.84 (Low-Impact Development) of Title 12 of the County Code. Other hardscaping shall not be counted toward the required landscaping.

iii. Landscaped Buffer and Screening. Where an industrially zoned lot abuts a residence or residentially zoned lot, landscaped buffer and screening shall be provided, pursuant to Section 22.364.060.E (Landscaped Buffer and Screening), except that the solid masonry wall along the common lot line shall be at least eight feet in height, provided Section 22.110.180 (Sight Distance) is satisfied.

iv. Loading Docks. All loading docks shall be located as far distant as feasible from adjoining residentially zoned lots.

v. Building Height.

(1) A building or structure located within 250 feet of a residentially zoned lot shall not exceed a height of 45 feet above grade.

(2) A building or structure located more than 250 feet from a residentially zoned lot shall not exceed a height of 90 feet above grade.

vi. Lot Coverage. The maximum lot coverage shall not exceed 70 percent of the lot area.

vii. Enclosure. Except as specified otherwise, all uses, except for parking, vending machines, shopping carts, and accessory uses, shall be conducted entirely within a building.

b. Uses.

i. Uses Subject to Permits.

(1) Unless otherwise prohibited by this Title 22, all activities conducted outside an enclosed structure and located within 500 feet of a residentially zoned lot, except for parking, vending machines, shopping carts, and accessory uses, shall require a Conditional Use Permit (Chapter 22.158).

(2) For properties abutting a residentially zoned lot, uses listed in Table 22.364.110-B, below, shall require a Conditional Use Permit (Chapter 22.158):

TABLE 22.364.110-B: USES SUBJECT TO CUP IN INDUSTRIAL ZONES IN WEST RANCHO DOMINGUEZ-VICTORIA CSD¹	
Batteries, the manufacture and rebuilding of	Cesspool pumping, cleaning, and draining
Cannery, except meat or fish	Generators, the manufacture of electrical generators

TABLE 22.364.110-B: USES SUBJECT TO CUP IN INDUSTRIAL ZONES IN WEST RANCHO DOMINGUEZ-VICTORIA CSD¹

Cellophane, the manufacture of cellophane products	
--	--

Note:

1. On lots abutting a residentially zoned lot.

ii. Accessory Uses. Accessory uses listed in

Table 22.364.110-C, below, shall be permitted on industrially zoned lots that are not subject to Chapter 22.84 (Green Zone).

TABLE 22.364.110-C: ACCESSORY USES IN INDUSTRIAL ZONES IN WEST RANCHO DOMINGUEZ-VICTORIA CSD¹

Acetylene, the storage of oxygen and acetylene	Concrete batching, provided that the mixer is limited to one cubic yard capacity
Building materials, storage of	Truck Storage

Note:

1. On lots not subject to Chapter 22.84 (Green Zone).

5. Zones M-1 and M-1.5. Newly created lots shall contain a minimum area of 10,000 square feet with a minimum lot width of 75 feet.

6. Zone M-2.

a. Lot Area and Width. Newly created lots shall contain a minimum area of 20,000 square feet with a minimum lot width of 100 feet.

b. Recycling processing facilities, including auto dismantling, and scrap metal yards shall be prohibited within 500 feet of a residentially zoned lot.

c. Recycling processing facilities, including auto dismantling, and scrap metal yards on lots not subject to Chapter 22.84 (Green Zone), shall be subject to the following:

i. A wall or fence of at least eight feet in height, in compliance with Section 22.140.430.C.2 (Fences and Walls), shall be provided along all street frontages;

ii. The wall or fence shall be set back at least three feet from property lines having street frontage; and

iii. The setback area required in this Subsection C.4.c shall be landscaped with shrubs, and a 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.

7. Zone B-1. Premises in Zone B-1 shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

SECTION 32. Section 22.400.030 is hereby amended to read as follows:

22.400.030 Administration.

A. General Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7, and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22, or they may develop different administrative procedures to use in the implementation of the Specific Plan. ~~Except as otherwise expressly provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone,~~

~~with the exception of projects subject to Chapter 22.120 (Density Bonus) and Chapter 22.166 (Housing Permits), such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.~~

B. Relationship to Other Title 22 Provisions. Except as otherwise expressly provided in a Specific Plan, property within the boundary of a Specific Plan may be subject to all of the standards and requirements of the basic zone and other provisions of this Title 22.

1. Base Zones. Where the regulations of a Specific Plan differ from the provisions of the basic zone, such regulations shall supersede the provisions of the basic zone, as specified in the Specific Plan.

2. Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs). Except as specified otherwise, regulations in a Specific Plan shall supersede any contrary provisions in Division 10.

3. Supplemental Districts. Except as specified otherwise, regulations in a Specific Plan shall supersede any contrary provisions in a Supplemental District listed in Table 22.06.040-A.

4. 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 Specific Plan regulating the same matter, the provisions in the Specific Plan shall prevail, unless specified otherwise in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

5. Affordable Housing and Senior Citizen Housing. Property within the boundary of a Specific Plan may be subject to Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Supportive Housing), and Chapter 22.166 (Housing Permits), where applicable.

6. Compact Lot Subdivisions. Any Specific Plan 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, Planning Area Standards Districts, and Community Standards Districts).

7. Green Zone. Where the regulations in Chapter 22.84 (Green Zone) are contrary to the provisions in a Specific Plan, the more restrictive provisions shall prevail, except that any required perimeter identification signs or informational signs shall contain information required by both Section 22.84.040.C.1.j (Perimeter Identification Sign) and the Specific Plan.

SECTION 33. Section 22.410.040 is hereby amended to read as follows:

22.410.040 Applicability.

...

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

...

2. The application of the nonconforming use and structure provisions as described in Subsection C.1 shall be limited as follows:

a. The termination period or periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) that would otherwise apply to

residential dwelling units shall not apply. Any single-, two-, or multi-family residential building or structure nonconforming due to use which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure, as determined by the methods set forth in Section 22.172.020.G.1.a and b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2;

b. Section 22.172.020 (Maintenance of Buildings or Structures Nonconforming Due to Use) shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the Los Angeles County Code; and

c. ~~Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of this Form-Based Code may be made a legally conforming use pursuant to a Specific Plan Substantial Conformance Review under Section 22.410.060.D of this Form-Based Code~~Existing Nonconforming Neighborhood-Serving Commercial Uses in Residential Zones.

i. Notwithstanding Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an existing neighborhood-serving commercial use in a residential zone may request extension of time within which said use must be discontinued, and continue operation, subject to a Ministerial Site Plan Review (Chapter 22.186), if the use meets all requirements in Section 22.364.070.A.2.b

(Existing Nonconforming Neighborhood-Serving Commercial Uses in Residential Zones).

ii. Termination by Discontinuance. The right to operate the existing nonconforming neighborhood-serving commercial use, pursuant to this Subsection C.2.c, shall be terminated, subject to the same regulations set forth in Section 22.172.050.A (Termination by Discontinuance).

~~D. Existing CUP Structures and Uses. Existing structures or uses established through a CUP, or otherwise authorized by a nonconforming use permit under a previous regulation in Title 22, shall be deemed a lawful conditional or nonconforming use upon the effective date of this Form-Based Code. Any such conditional or non-conforming use shall be subject to all the conditions of approval in its respective permit.~~

SECTION 34. Section 22.410.050 is hereby amended to read as follows:

22.410.050 Administration.

. . .

B. Prohibited Uses and Facilities. Except as specified otherwise by State law, Any uses or facilities not listed or defined in Section 22.410.070 of this Form-Based Code as allowed uses or facilities are prohibited.

. . .

D. Relationship to ~~o~~Other provisions of Title 22.

1. The provisions contained in this Form-Based Code shall be considered to be in combination with the other applicable provisions of Title 22.

2. Where provisions of this Form-Based Code conflict with any other provision of Title 22, this Form-Based Code shall govern, with the following exceptions:

a. 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 this Form-Based Code regulating the same matter, the provisions in this Form-Based Code shall prevail, unless specified otherwise in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

b. Affordable Housing and Senior Citizen Housing. Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Supportive Housing), and Chapter 22.166 (Housing Permits) shall supersede any contrary provisions in this Form-Based Code.

...

SECTION 35. Section 22.410.070 is hereby amended to read as follows:

22.410.070 Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

A. Definitions of Uses.

1. Accessory Commercial Unit: See "Accessory Commercial Unit" in Section 22.14.010.

2. Alcoholic Beverage Sales: Alcoholic Beverage Sales means a place of business selling alcoholic beverages for on-site or off-site consumption, and where the sale of food may be incidental to the sale of such beverages. This includes

any establishment that has a valid alcoholic beverage license from the State. Alcoholic beverage sales businesses may include, but are not limited to, restaurants, bars, taverns, liquor stores, cocktail lounges, nightclubs, and supper clubs.

23. Artisan/Craft Production: Artisan/Craft Production means an establishment that produces and/or assembles small products by hand, including jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products, where any retail sales, if any, are incidental to the production activity.

34. Auto-Related, Commercial: Auto-Related, Commercial means a place of business serving auto-related needs including, but not limited to, car rental; car wash; gas station; mechanic offering routine minor maintenance, such as fluid replacement, wiper blade replacement, flat tire repair, or similar activities that produce minimal noise, vibration, or fumes and that exclude activities listed under the definition of "auto-related industrial establishment" in this Subsection; consumer retail auto parts; and indoor vehicle sales. Excluded from this definition are auto-related commercial storage facilities and drive-through establishments.

45. Auto-Related, Industrial: Auto-Related, Industrial means a facility conducting activities associated with: the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage, or repair; and government vehicle maintenance facilities. This definition includes auto-related uses not otherwise allowed within the Auto-Related, Commercial category.

56. Commercial, General: Commercial, General means a use where the place of business provides the sale and display of goods or sale of services directly to the consumer with goods available for immediate purchase and removal by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, antiques, and art. General commercial service includes, but is not limited to, a barber/beauty shop, bicycle rental, travel agency, retail store, bank, retail dry cleaning with limited equipment, express delivery service, photo studio, repair service establishment, employment office, and a veterinary clinic. Excluded from this definition are drive-through establishments. Drive-through establishments are excluded from this definition, and are thereby prohibited.

67. Commercial, Restricted: Commercial, Restricted means a use which, because of its characteristics or location, may be suitable only in specific locations and only if such uses are designed or arranged on the site in a particular manner. For such uses, the Hearing Officer may impose conditions to ensure the purpose and intent of this Form-Based Code are satisfied, including conditions related to, but not limited to, location, construction, maintenance, operation, site planning, traffic control, and time limits for the use. Restricted Commercial may include, but not be limited to, a nail salon, dry cleaning plant, mortuary, tattoo and body piercing, massage parlor, bail bond, pawn shop, and a food and beverage processing uses. Tobacco shops, cigar bars, hookah bars, and alternative financial services, such as, but not limited to, cashless transaction check-cashing stores or auto-title loan stores, are excluded from this definition, and are thereby prohibited.

~~78.~~ Community Facility: Community Facility means a non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities may include, but are not limited to, community centers, County field offices, police and fire stations, and cultural facilities, such as libraries and museums.

~~89.~~ Community Residence: A Community Residence includes, but is not limited to, the following:

...

~~910.~~ Community Support Facility: Community Support Facility means a facility providing basic services for the benefit and service of the population of the community in which it serves. Such facilities may include, but not be limited to, extended care facilities, nursing homes, convalescent homes, continuing care facilities, and assisted living facilities.

~~101.~~ Designated Historic Landmark: Designated Historic Landmark is a property that is either of the following:

...

12. Drive-Through Establishment: See "Drive-through establishments, drive-through facilities, and drive-through services" in Section 22.14.040.

~~143.~~ Entertainment: Entertainment means a place of business serving the amusement and recreational needs of the community. This category may include, but not be limited to, cinemas, movie theaters, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

124. Food Service: Food Service means a place of business dedicated to the preparation and sale of food and beverage for immediate consumption on- or off-site.

135. Infrastructure and Utilities: Infrastructure and Utilities means facilities or structures related to the provision of roads, transit facilities, water and sewer lines, electrical, telephone and cable transmission, wireless telecommunication facilities, and all other utilities and communication systems necessary to the functioning of a community.

146. Learning Center: Learning Center means a facility offering training, tutoring, or instruction to students in subjects including, but not limited to, languages, music, fine arts, or dance. Instruction may include the provision of electronic testing and distance learning.

157. Major Facility: Major Facility means a facility of an institutional nature including, but not limited to, a hospital, public health and social service facility, medical clinic, research facility, judicial building, ambulance service, and pharmaceutical laboratory.

168. Manufacturing and Processing Facility: Manufacturing and Processing Facility means a facility primarily engaged in the manufacturing, processing, repair, or assembly of goods.

179. Office: Office means a building or portion thereof used for conducting a business, profession, service, or government function. This category may include, but not be limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance

companies, financial planners, or corporate offices. A facility for manufacturing activities shall be excluded from this definition.

~~18~~20. Place of Assembly: Place of Assembly means a facility for public assembly including, but not limited to, arenas, auditoriums, banquet halls, conference facilities, convention centers, exhibition halls, major sports facilities, performing arts centers, and theaters.

~~19~~21. Products and Services Facility: Products and Services Facility means a public or private facility providing industrial and other services to individuals or businesses. This category may include, but is not limited to, laundry/dry cleaning plants, and metal, machine, or welding shops. This category may also include special services such as, but not limited to, pharmaceutical laboratories, animal kennels, government maintenance facilities, and solid waste facilities.

~~20~~2. Public Parking: Public Parking means a non-accessory parking facility available to the general public for parking motor vehicles, including parking lots or parking structures. This use does not include parking located in the public right-of-way.

~~24~~3. Recreational, Commercial: Recreational, Commercial means a place of business providing group leisure activities, often requiring equipment, and open to the public with or without entry or activity fees. This category may include, but not be limited to, game courts, skating rinks, bowling alleys, and commercial golf facilities, gyms, or sports rooms.

~~22~~4. Recreational, Non-Commercial: Recreational, Non-Commercial means a non-commercial facility, primarily an open space, serving the recreational

needs of the general public. This category may include, but not be limited to, public golf courses, parks, playfields, and playgrounds.

235. Religious Facility: Religious Facility means a facility used for regular organized religious worship and related activities.

246. Research Facility: Research Facility means a facility used primarily for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

257. Schools: ~~Schools means any parochial, private, charitable or non-profit school, college, or university, other than trade or business schools, which may include instructional or recreational uses, living quarters, dining rooms, restaurants, heating plants, or other incidental facilities for students, teachers and employees. Examples of schools include: boarding schools, charter schools, pre-schools, elementary schools, middle schools, high schools, colleges, and universities~~See "School, public or private" in Section 22.14.190.

28. Shared Kitchen Complex: See "Shared Kitchen Complex" in Section 22.14.190.

29. Short-Term Rental: See "Short-Term Rental" in Section 22.14.190.

2630. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

~~2731.~~ Storage and Distribution Facility: Storage and Distribution Facility means a facility providing long-term or short-term storage, and the selling or distribution of merchandise. This category includes, but is not limited to, container yards, crating, packing and shipping service, heavy equipment sales, service and storage, logistics, warehousing or distribution establishments, public storage facilities, commercial storage facilities, or outdoor storage of building materials.

B. Definitions of Terms.

. . .

~~13. — Drive-through Establishment: Drive-through Establishment means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacies, and food service establishments. New drive-through establishments are prohibited in all transect zones.~~

143. Duplex/Triplex: See Building Type Standards for Duplex/Triplex (Section 22.410.120).

154. Façade: Façade means the exterior wall of a building that is set along a frontage line that supports the public realm, and is subject to frontage requirements.

165. Flex Block: See Building Type Standards for Flex Block (Section 22.410.120).

176. Flex Space: Flex Space means a ground-level floor area that is structurally built to accommodate both residential and non-residential uses, such as that in a live-work building.

187. Forecourt: See Frontage Type Standards for Forecourt
(Section 22.410.130).

198. Front Yard/Porch: See Frontage Type Standards for Front
Yard/Porch (Section 22.410.130).

2019. Gallery: See Frontage Type Standards for Gallery
(Section 22.410.130).

~~21. — Half Story: Half Story means a partial story located above a full
story and underneath a sloping roof, where the roof planes intersect two opposite
exterior walls at a height of no more than three feet above the half story floor level.~~

220. House: See Building Type Standards for House
(Section 22.410.120).

231. Hybrid Court: See Building Type Standards for Hybrid Court
(Section 22.410.120).

242. I-710: I-710 refers to Interstate Highway 710, also known as the
Long Beach Freeway.

253. Lined Block: See Building Type Standards for Lined Block
(Section 22.410.120).

264. Main Entrance: A main building entrance is the widest entrance to
a building and the one that most pedestrians are expected to use. In multi-tenant
buildings, main entrances open directly into the building's lobby or principal interior
ground level circulation space. When a multi-tenant building does not have a lobby or
ground level interior circulation space, there shall be no main entrance for purposes of

this definition. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

~~27. Neighborhood Market: Neighborhood Market means a neighborhood-serving retail store with merchandise, oriented to daily convenience shopping needs, and sell items such as fresh foods and produce. A Neighborhood Market shall not sell used merchandise.~~

285. Projecting Sign: See Sign Standards for Projecting Sign (Section 22.410.140).

296. Relief: Relief means an architectural element in which forms or figures are distinguished from a surrounding plane surface or wall. Typical relief may include projecting detail or carved or molded ornamentation that projects from a flat surface.

~~30~~27. Rowhouse: See Building Type Standards for Rowhouse (Section 22.410.120).

~~34~~28. Setback, Setback Line: Setback, Setback Line means the area of a lot measured from a lot line to a building façade or elevation that must be maintained clear of permanent structures except for an encroachment allowed by an encroachment permit issued in compliance with Title 16 and Title 26 of the Los Angeles County Code.

~~32~~29. Shared Parking: Shared Parking means parking space that is available to more than one use.

330. Shop Front: See Frontage Type Standards for Shop Front (Section 22.410.130).

341. Stoop: See Frontage Type Standards for Stoop
(Section 22.410.130).

~~35. Story: Story means a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered part of a story for purposes of determining building height when measured in stories.~~

362. Street, Front: Street, Front means a street that is predominately bordered by front lot lines and which the front façade of a structure would normally face.

373. Street, Side: Street, Side means a street or right-of-way that is not a front street or an alley.

384. Terrace: See Frontage Type Standards for Terrace
(Section 22.410.130).

395. Transect Zone: Transect Zone means a designated area governed by the regulations set forth in this Form-Based Code.

~~40~~36. Wall Sign: See Sign Standards for Wall Sign (Section 22.410.140).

~~44~~37. Yard Sign: See Sign Standards for Yard Sign
(Section 22.410.140).

SECTION 36. Section 22.410.110 is hereby amended to read as follows:

22.410.110 Transect Zone Standards.

. . .

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2.

Land uses are defined in the Transect Zones specified. Section ~~22.46.3004~~22.410.110 sets forth the review procedures for obtaining project approval.

TABLE 2: BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
	TOD	CC	FS	AB	NC	LMD	CV	OS
...								
LODGING								
Hotel	P	P	P	P	P	X	X	X
Motel	X	X	X	X	X	X	X	X
Short-Term Rental ¹	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>X</u>	<u>X</u>
OFFICE								
Office	P	P	P	P	P	X	SCR	SCR
COMMERCIAL								
Accessory Commercial Units ²	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>
...								
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	X	X	X
Drive-through Establishment	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Food Service	P	P	P	P	P	X	SCR	SCR
Place of Assembly	SCR	SCR	SCR	SCR	SCR	X	X	X
Recreational, Commercial	SCR	SCR	SCR	SCR	SCR	X	SCR	X
Shared Kitchen Complex ³	<u>X</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>X</u>	<u>X</u>	<u>X</u>
...								
EDUCATION								
Learning Center	P	P	P	P	P	X	X	X
Research Facility	P	P	P	P	P	X	X	X
Schools ⁴	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	CUP	CUP	X
...								
Key to Transect Zone Names:								
...								
Notes:								
1. Subject to Section 22.140.700 (Short-Term Rentals).								
2. Use (1) is located on a corner lot or reversed corner lot; (2) is attached to or detached from an existing or proposed residential building; (3) does not demolish, vacate, or convert any existing, legally built dwelling units, including accessory dwelling unit and junior accessory dwelling unit; and (4) is subject to Section 22.364.070.A.2.a (Accessory Commercial Units).								
3. Subject to Section 22.140.540 (Shared Kitchen Complex).								
4. Subject to Section 22.364.060.F.2 (Schools, Grades K-12).								

D. Transect Zone Standards. This Subsection D specifies the requirements of each Transect Zone.

1. 3rd Street (TOD). Property in the TOD Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.410.120.F
Court	22.410.120.G
Hybrid Court	22.410.120.H
Lined Block	22.410.120.I
Flex Block	22.410.120.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.410.130.E
Terrace	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery (Allowed only east of I-710)	22.410.130.I
Arcade (Allowed only east of I-710)	22.410.130.J

c. Building Form

Height

Main Building

Stories 3 stories max.

Overall 40 ft. max.

Accessory Structures (Accessory Buildings) See 22.110.030

Ground Floor Height

Non-residential 14 ft. min.

Residential 11 ft. min.

Upper Floor(s) Height

Non-residential 10 ft. min.

Residential 9 ft. min.

Lot Coverage

Lot Coverage 90% max.

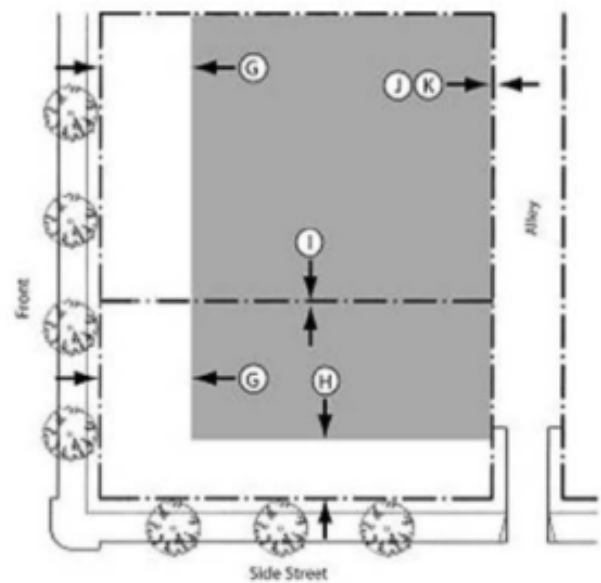
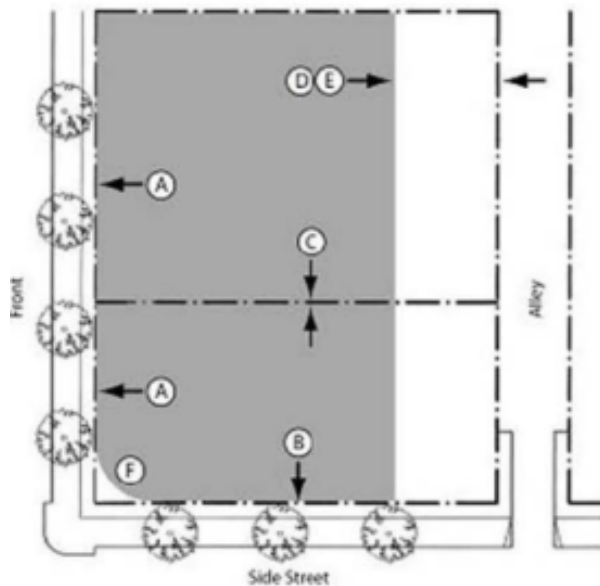
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 40 dwelling units per acre.

3rd Street (TOD) (Continued)



d. Building Placement

Setback Line (See Definition)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements)		
		(F)

e. Parking

Required Spaces

Non-residential Uses

≤ 10,000 gross sq. ft.	No spaces required
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.

Residential Use	1 per unit
-----------------	------------

For other parking and landscape requirements,
see Sections 22.410.090.C

Location

Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)

Miscellaneous

All parking structures shall be screened from the
street by habitable space of at least 20 feet from
the street.

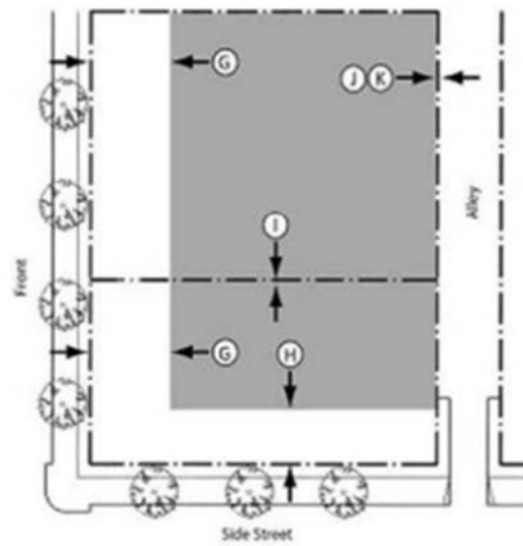
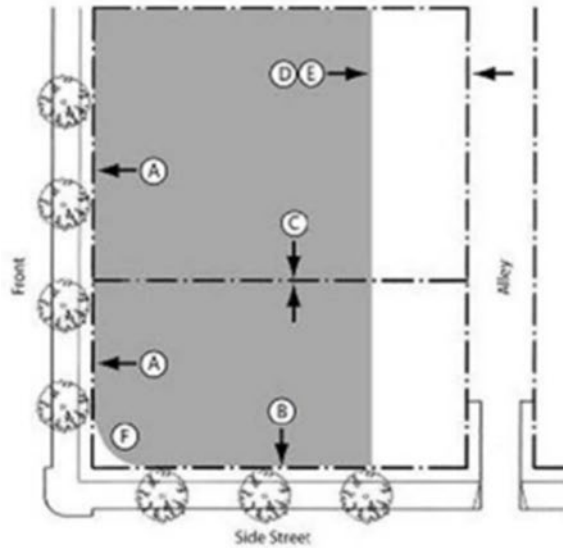
Driveways may be shared by adjacent parcels.

2. Cesar E. Chavez Avenue (CC). Property in the CC Transect Zone

shall be subject to the following requirements:

a. Permissible Building Types		c. Building Form	
The following building types are permissible and are subject to the applicable requirements for building types.		Height	
Building Type	Requirements	Main Building	
House	22.410.120.D	Stories	3 stories max.
Duplex/Triplex	22.410.120.E	Overall	40 ft. max.
Rowhouse	22.410.120.F	Accessory Structures (Accessory Buildings)	See 22.110.030
Court	22.410.120.G		
Hybrid Court	22.410.120.H		
(Allowed only west of I-710)		Ground Floor Height	
Lined Block	22.410.120.I	Non-residential	14 ft. min.
(Allowed only west of I-710)		Residential	11 ft. min.
Flex Block	22.410.120.J		
b. Required Frontage Types		Upper Floor(s) Height	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types		Non-residential	10 ft. min.
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.		Residential	9 ft. min.
Frontage Type	Requirements	Lot Coverage	
Front Yard/Porch	22.410.130.D	Lot Coverage	
Stoop	22.410.130.E	90% max.	
Terrace	22.410.130.F	Miscellaneous	
Forecourt	22.410.130.G	Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Shop Front	22.410.130.H	Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Gallery	22.410.130.I	Maximum density is 30 dwelling units per acre.	

Cesar E. Chavez Avenue (CC) (Continued)



d. Building Placement

Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	<input type="checkbox"/>
With Alley	3 ft. min.	<input type="checkbox"/>
Sec. 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		

e. Parking

Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
	1 per unit	
For other parking and landscape requirements, see Section 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)

Miscellaneous

All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.

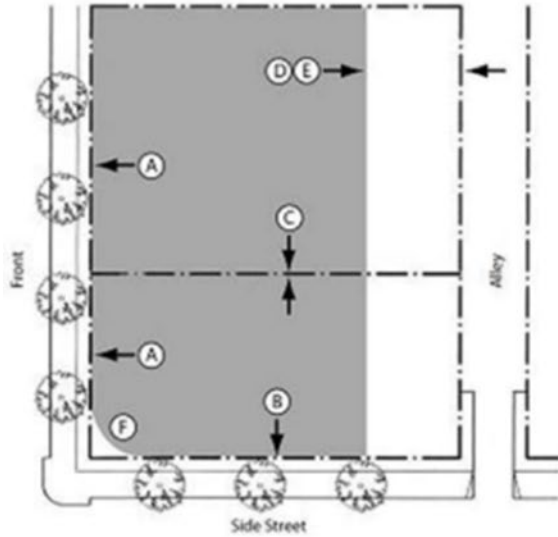
Driveways may be shared by adjacent parcels.

3. First Street (FS). Property in the FS Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.410.120.F
Court	22.410.120.G
Lined Block	22.410.120.I
Flex Block	22.410.120.J
b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.410.130.E
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	

First Street (FS) (Continued)

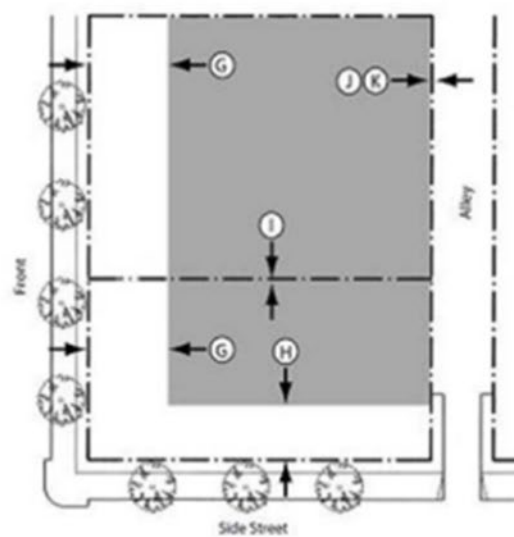


d. Building Placement

Setback Line (See Definition.)

Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)

Corner Cutoff as required by Sec. 22.116.040
(Intersections and Corner Cutoff Requirements)



e. Parking

Required Spaces

Non-residential Uses

≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.

Residential Uses

1 per unit

For other parking and landscape requirements, see Sections 22.410.090.C

Location

Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)

Miscellaneous

All parking structures shall be screened from the street by habitable space of at least 20 feet from the street

Driveways may be shared by adjacent parcels

4. Atlantic Boulevard (AB). Property in the AB Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Court	22.410.120.G
Lined Block	22.410.120.I
Flex Block	22.410.120.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I
Arcade	22.410.130.J

c. Building Form

Height

Main Building	
Stories	2-4 1/2 stories max.
Overall	40 ft. max.

Accessory Structures (Accessory Buildings)	See 22.110.030
--	----------------

Ground Floor Height

Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height

Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage

Lot Coverage	90% max.
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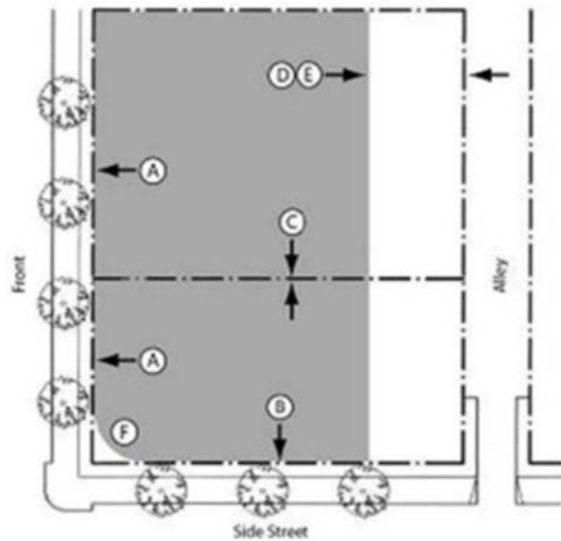
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

Atlantic Boulevard (AB) (Continued)

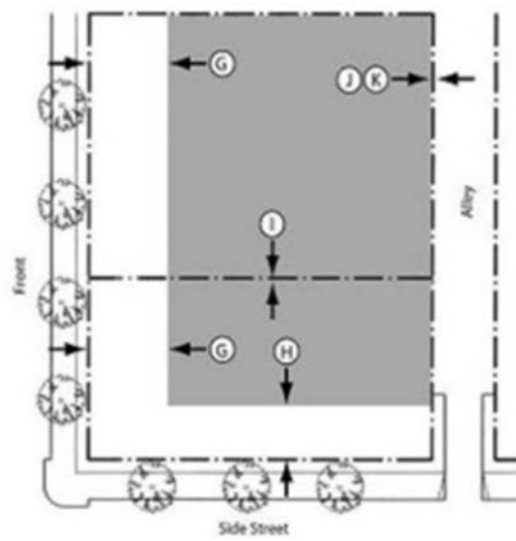


d. Building Placement

Setback Line
(See Definition.)

Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)

Corner Cutoff as required by
Sec. 22.116.040 (Intersections and Corner Cutoff
Requirements) (F)



e. Parking

Required Spaces

Non-residential Uses	
≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.
Residential Use	1 per unit

For other parking and landscape requirements,
see Section 22.410.090.C

Location

Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)

Miscellaneous

All parking structures shall be screened from the
street by habitable space of at least 20 feet from
the street.

Driveways may be shared by adjacent parcels.

5. Neighborhood Center (NC). Property in the NC Transect Zone

shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.410.120.D
Duplex/Triplex	22.410.120.E
Rowhouse	22.410.120.F
Court	22.410.120.G
Hybrid Court	22.410.120.H
Flex Block	22.410.120.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.410.130.D
Terrace	22.410.130.E
Stoop	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H

c. Building Form

Height

Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.

Accessory Structures (Accessory Buildings)	See 22.110.030
---	----------------

Ground Floor Height

Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height

Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage

Lot Coverage	90% max.
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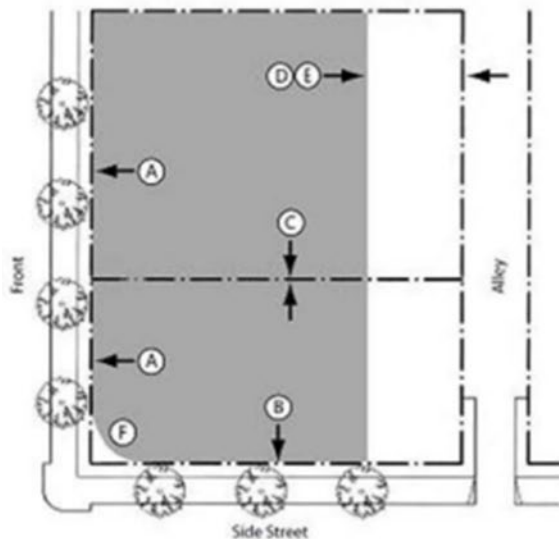
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

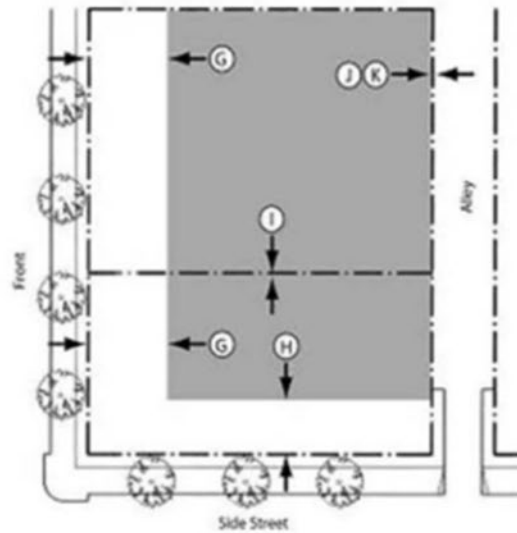
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

Neighborhood Center (NC) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		



e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

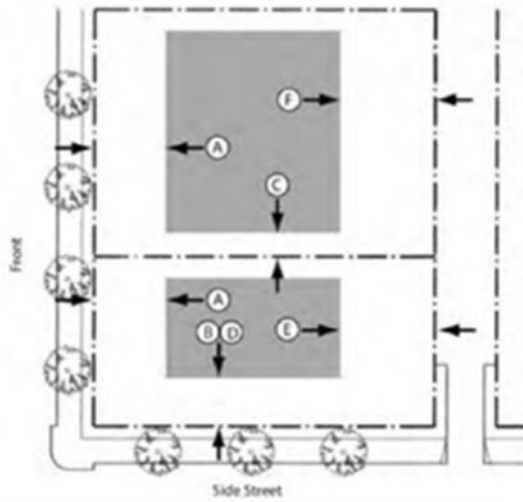
6. Low-Medium Density Residential (LMD). The regulations for the Low-Medium Density Residential (LMD) Transect Zone shall be the same as those for

the R-1 Zone, as prescribed in Chapter 22.18 (Residential Zones), except as specifically provided for herein.

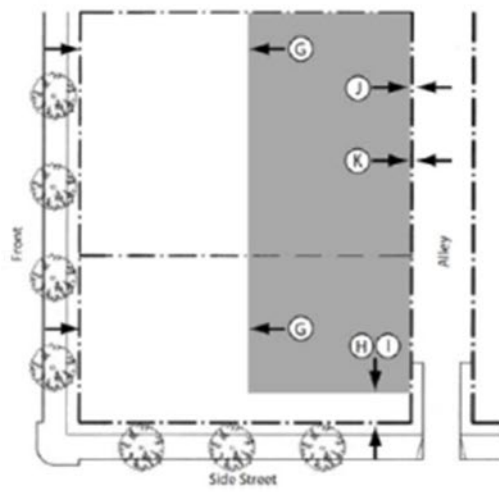
a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.410.120.D
Duplex/Triplex	22.410.120.E
b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.410.130.D
Terrace	22.410.130.F

c. Building Form	
Height	
Main Building	
Stories	2-4 1/2 stories max.
Overall	35 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030
Lot Coverage	
Lot Coverage	60% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 17 dwelling units per acre.	

Low-Medium Density Residential (LMD) (Continued)



d. Building Placement	
Setback Line (See Definition.)	
Front	15 min, 25 ft. max. (A)
Side Street	5 min., 10 ft. max. (B)
Interior Side	5 ft. (C)
Reverse Corner	10 ft. min. (D)
Side	
Rear	
No Alley	10 ft. min. (E)
With Alley	3 ft. min. (F)



e. Parking	
Required Spaces	
Non-residential Uses	
≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.
Residential Uses	
Single-Family residence	2 per unit
Other dwelling units	1 per unit
For other parking and landscape requirements, see Sections 22.410.090.C.	
Location	
Front Setback	15 ft. min. (G)
Corner Side Setback	5 ft. min. (H)
Reverse Corner Side	10 ft. min. (I)
Setback	
Rear	
No Alley	0 ft. min. (J)
With Alley	5 ft. min. (K)
(26 ft. backup space min.)	
Miscellaneous	
Driveways may be shared by adjacent parcels.	

...

SECTION 37. Section 22.410.140 is hereby amended to read as follows:

22.410.140 Signs.

...

C. Exempt Signs. In addition to the exemptions for signs described in Section 22.114.030 (Exemptions), the following types of signs are exempt from this Form-Based Code, provided the signs conform to the following and are located in the TOD, CC, FS, AB, or NC Transect Zones.

1. Future ~~t~~Tenant ~~s~~Signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.

2. Grand ~~e~~Opening ~~s~~Sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a maximum of 32 square feet of sign area. A "Grand Opening" sign does not include an annual or occasional promotion by a business.

3. Window ~~s~~Sign. Two window signs per tenant are allowed consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and a total maximum sign area of three square feet. If illuminated, a window sign shall only be externally illuminated.

4. Temporary ~~w~~Window ~~s~~Sign. In addition to the signage allowed in Subsection C.3, above, a tenant may display one additional temporary window sign, provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign

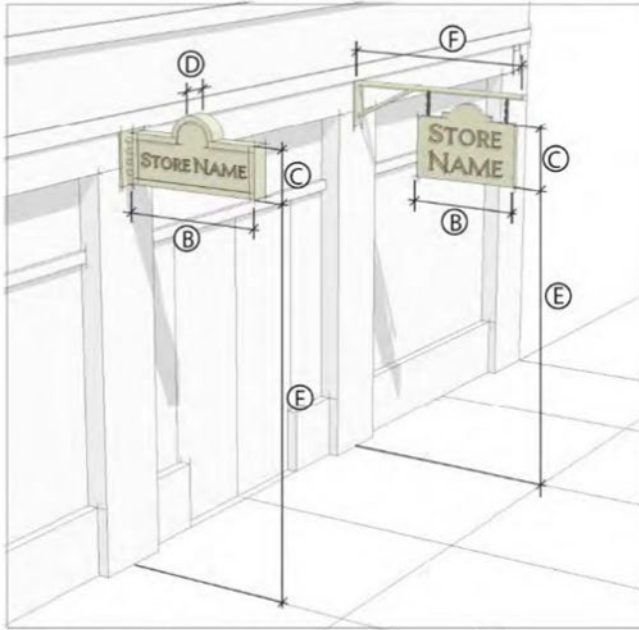
shall not exceed 30 days and there shall be a minimum of 30 days between use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

...

E. Permitted Signs.

...

4. Projecting Sign. This Subsection specifies standards for Projecting Signs.



a. Description	
Projecting sign. The Projecting Sign type is mounted perpendicular to a building's Façade from decorative metal brackets or mounted on the building wall. Projecting Signs are small, pedestrian scaled, and easily read from both sides.	
b. Size	
Sign Area	6 sq. ft. max. per side, (A) 12 sq. ft. max. total
Width	4 ft. max. (so long as compliant with maximum square footage area) (B)
Height	5 ft. max. 3 ft. max. (so long as compliant with maximum square footage area) (C)
Thickness	4 in. max. (D)
c. Location	
Clear Height	8 ft. min. (E)
Projection	5 ft. max. (F)
Signs Per Building	1 per entry door max.
Spacing	15 feet from any other projecting sign on the same lot
Location	Not extend beyond the roof line or cornice of a building or the building wall

...

SECTION 38. Chapter 22.412 is hereby amended to read as follows:

Chapter 22.412 WILLOWBROOK TRANSIT-ORIENTED DISTRICT

SPECIFIC PLAN

22.412.010 Purpose.

22.412.012 Willowbrook TOD Specific Plan.

https://www.municode.com/webcontent/16274/Revised_Willowbrook_TOD.pdf

22.412.020 Applicability.

22.412.030 Specific Plan Zones.

22.412.040 Mixed Use Zones.

22.412.050 MLK Medical Zone and Overlay.

22.412.060 Drew Educational Zone.

22.412.070 Imperial Commercial Zone.

22.412.080 Willowbrook Residential 1 Zone.

22.412.090 Willowbrook Residential 2 Zone.

22.412.100 Willowbrook Residential 3 Zone.

22.412.110 Open Space (O-S) Zone.

22.412.120 TOD Parking Reduction Overlay Zone.

22.412.010 Purpose.

This Chapter establishes the zones, use regulations, and development standards for the Willowbrook Transit-Oriented District Specific Plan Area (Plan Area). The zones with accompanying use regulations, and development and design standards, are intended to provide property owners, business owners, developers, and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

22.412.020 Applicability.

A. General. The provisions of this Chapter 22.412 shall apply to all properties included in the Plan Area. Except as specified otherwise, no construction,

modification, addition, placement or installation of any building or structure shall occur, nor shall any new use commence on any lot, on or after October 18, 2018, that is not in conformity with the provisions of the Willowbrook TOD Specific Plan.

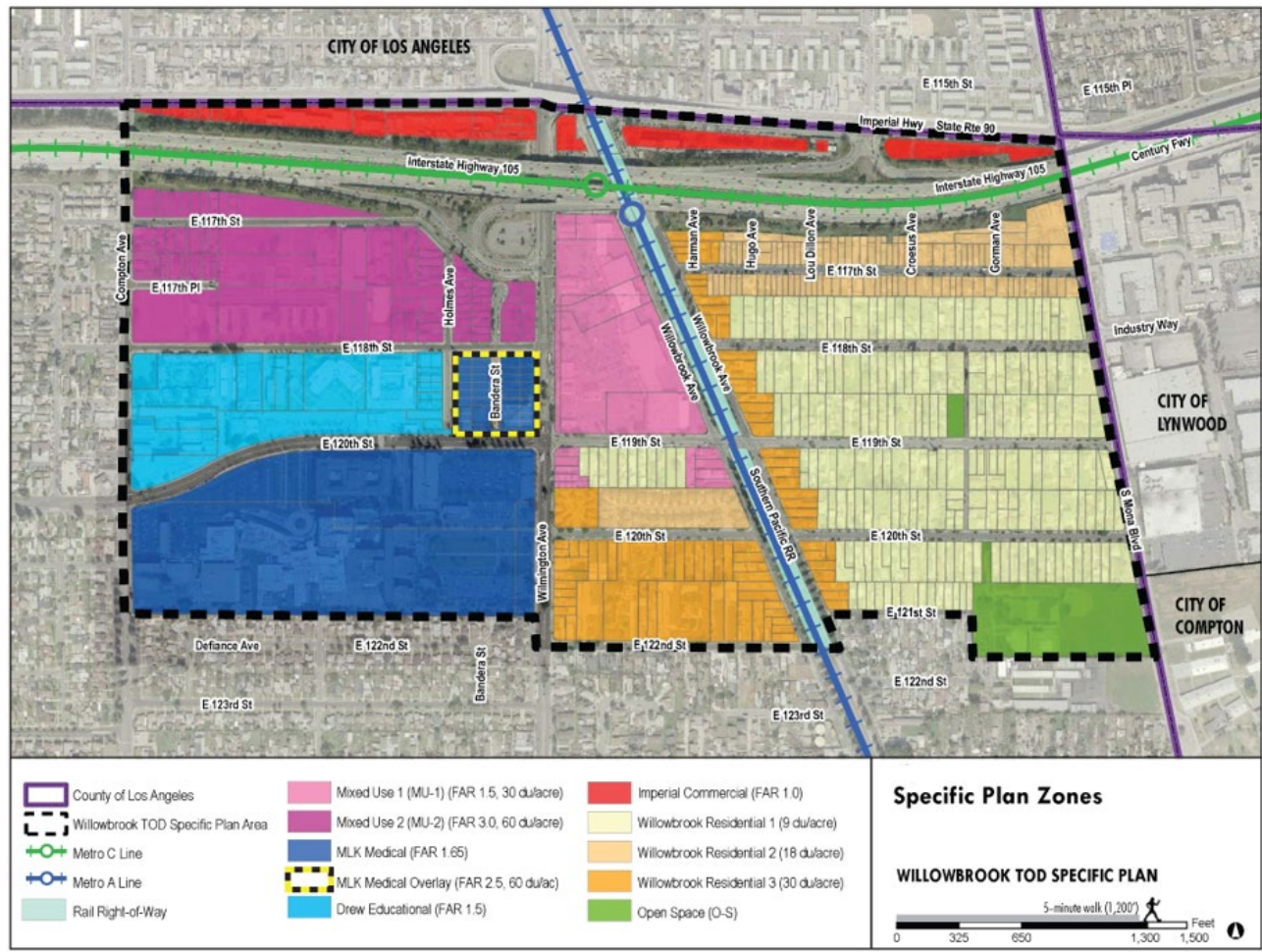
B. Pending Applications and Modifications to Approved Permits. Pending applications filed prior to October 18, 2018, and modifications to approved permits requested after October 18, 2018, shall be subject to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

C. Relationship to Other Provisions in Title 22. The provisions of this Chapter 22.412 shall be administered in conjunction with other provisions of this Title 22, in accordance with Section 22.400.030 (Administration).

22.412.030 Specific Plan Zones.

Figure 22.412.030-A, below, identifies the zones within the Specific Plan Area.

FIGURE 22.412.030-A: WILLOWBROOK TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN ZONES



22.412.040 Mixed Use Zones.

A. Purpose.

1. **Mixed Use 1 (MU-1) Zone.** The Mixed Use 1 (MU-1) Zone is intended to provide commercial and residential development, with an emphasis on neighborhood serving retail, restaurant, and service uses. The area is appropriate for a large retail or mixed use center, with a neighborhood plaza or community gathering

space as a focal point and strong pedestrian connections to the Willowbrook/Rosa Parks Station, as well as the educational and medical campuses to the west.

2. Mixed Use 2 (MU-2) Zone. The Mixed Use 2 (MU-2) Zone is intended to provide commercial and residential development, with an emphasis on employment-generating uses and residential infill development. The area is appropriate for office, business park, or mixed use developments, with open space components and pedestrian connections to the Willowbrook/Rosa Parks Station and the educational and medical campuses to the south.

B. Land Use Regulations.

1. Table 22.412.040-A, below, identifies the permit or review required to establish each use.

TABLE 22.412.040-A: PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
--	Not Permitted	
P	Permitted	
SPR	Ministerial Site Plan Review	Chapter 22.186
CUP	Conditional Use Permit	Chapter 22.158
SEP	Special Events Permit	Chapter 22.192

2. Principal Uses. Table 22.412.040-B, below, identifies the principal uses and the permit or review required to establish each use in the Mixed Use Zones. Additional regulations contained in this Title 22 are also identified. Principal uses may be established on a single site, either as an integrated project or as stand-alone use, subject to the provisions of this Chapter.

TABLE 22.412.040-B: PRINCIPAL USE REGULATIONS FOR MIXED USE ZONES			
Use	MU-1	MU-2	Additional Regulations
Agricultural and Resource Based Uses			
Community Gardens	SPR	SPR	

TABLE 22.412.040-B: PRINCIPAL USE REGULATIONS FOR MIXED USE ZONES			
Use	MU-1	MU-2	Additional Regulations
Animal Related Uses			
Veterinaries, small animal			
A. Clinics			
B. Hospitals	SPR CUP	-- --	
Cultural, Education, and Institutional Uses			
Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities	SPR	SPR	
Community centers, including accessory facilities	SPR	SPR	
Libraries	SPR	SPR	
Museums	SPR	SPR	
School, including accessory facilities			
- College, university, professional	CUP	CUP	Section 22.364.060.F.2 for elementary and secondary schools
- Elementary and secondary (public)	CUP	CUP	
- Elementary and secondary (private)	--	CUP	
- Vocational, technical and trade schools	SPR	CUP	
- Tutorial, dance, art, martial arts, drama, etc.	SPR	SPR	
Theaters and other auditoriums	CUP	--	
Industrial Uses			
Laboratories, research, and testing	--	CUP	
Lodging Uses			
Hotel	--	CUP	
Recreational Uses			
Billiards or pool halls	CUP	--	
Bowling Alleys	CUP	--	
Gymnasium	SPR	SPR	
Parks, playgrounds, and open space (plazas, etc.)	SPR	SPR	
Residential Uses			
Adult residential facility serving six or fewer persons	P	P	Chapter 22.140.520
Foster family homes	P	P	
Group homes for children serving six or fewer persons	P	P	Chapter 22.140.520
Joint live/work units	SPR	SPR	Chapter 22.140.320
Multifamily housing			Chapter 22.140.600
- Apartment Houses	SPR	SPR	
- Townhomes	SPR	SPR	
Retail ¹ and Commercial Uses			
Art gallery	SPR	SPR	
Drug store or pharmacy	SPR	SPR	
Farmers' market	SPR	SPR	
Food and beverage sales			
- Grocery stores and markets	SPR	SPR	
- Specialty stores (deli, coffee, bakery, produce)	SPR	SPR	
Health clubs	SPR	SPR	

TABLE 22.412.040-B: PRINCIPAL USE REGULATIONS FOR MIXED USE ZONES			
Use	MU-1	MU-2	Additional Regulations
Home improvement, retail sales and service (hardware, lumber and building materials) - Under 10,000 sq. ft - 10,000 sq. ft or more	SPR CUP	-- --	
Office machines and equipment sales	SPR	SPR	
Pet store, including the sale of pets (sales and grooming, no boarding)	SPR	--	
Retail stores - Under 10,000 sq. ft - 10,000 sq. ft or more	SPR SPR	SPR --	
Secondhand stores	SPR	--	
Service Uses			
Banks and financial institutions	SPR	SPR	
Business support services and facilities (including graphic reproduction, computer services, etc)	SPR	SPR	
Catering	SPR	SPR	
Conference facilities	--	CUP	
Day care - Adult day care - Childcare center - Large family childcare home - Small family childcare home	SPR SPR -- P	SPR SPR -- P	
Health retreat	--	CUP	
Medical services – clinic, medical/dental offices, medical laboratory, and urgent/express care	SPR	SPR	
Offices, business and professional	SPR	SPR	
Personal services (barber, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc)	SPR	SPR	
Parking lots and parking structures (stand alone)	SPR	SPR	Chapter 22.112
Repair shops, household, and fix-it	SPR	--	
Restaurants and other establishments, including food take out and outdoor dining	SPR	SPR	Chapter 22.140.410
Transportation, Electrical, Gas, Communication Utilities and Public Service Uses			
Comfort stations	SPR	SPR	
Communications equipment buildings	SPR	SPR	
Earth station	CUP	CUP	
Electrical distribution substation, including related microwave facilities	SPR	SPR	Chapter 22.140.200
Fire station	SPR	SPR	
Gas metering and control stations, public utility	SPR	SPR	
Microwave stations	SPR	SPR	
Police station	SPR	SPR	

TABLE 22.412.040-B: PRINCIPAL USE REGULATIONS FOR MIXED USE ZONES			
Use	MU-1	MU-2	Additional Regulations
Post office	SPR	SPR	
Publicly owned uses, other than those already listed, that are necessary to maintain the public health and convenience or general welfare	CUP	CUP	
Public utility service center	SPR	SPR	
Stations or stops; bus, rail, or taxi	SPR	SPR	
Telephone repeater station	SPR	SPR	
Any use normal or accessory to the storage or distribution of public water	CUP	CUP	
Wireless telecommunications facilities	CUP	CUP	
Note: 1. Retail uses are required on the ground floor fronting Wilmington Avenue and East 119th Street.			

3. Accessory Uses. Table 22.412.040-C, below, identifies the permit or review required to establish each accessory use in the Mixed Use Zones.

TABLE 22.412.040-C: ACCESSORY USE REGULATIONS FOR MIXED USE ZONES			
Use	MU-1	MU-2	Additional Regulations
Accessory buildings and structures	SPR	SPR	Chapter 22.110
Alcoholic beverage sales for offsite consumption	CUP	--	Section 22.140.030
Alcoholic beverage sales for onsite consumption	CUP	--	Section 22.140.030
Home-based occupations	P	P	Section 22.140.290
Live entertainment	SPR	SPR	Section 22.140.330
Outdoor storage and display	SPR	SPR	Section 22.140.420
Short-term rental	P	P	Section 22.140.700
Signs	As specified in Chapter 22.114		

4. Temporary Uses. Table 22.412.040-D, below, identifies the permit or review required to establish each temporary use in the Mixed Use Zones.

TABLE 22.412.040-D: TEMPORARY USE REGULATIONS FOR MIXED USE ZONES			
Use	MU-1	MU-2	Additional Regulations
Holiday and seasonal sales	SPR	SPR	Section 22.140.280
Special events	SEP	SEP	
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits,	CUP	CUP	

TABLE 22.412.040-D: TEMPORARY USE REGULATIONS FOR MIXED USE ZONES			
Use	MU-1	MU-2	Additional Regulations
flood control works, pipelines, and similar uses for up to one year			

5. Prohibited Uses. Table 22.412.040-E, below, identifies the prohibited uses in the Mixed Use Zones:

TABLE 22.412.040-E: PROHIBITED USES IN MIXED USE ZONES	
Alternative financial services	Pawn shops
Bars and cocktails lounges	Tobacco and vape shops
Drive-through establishments	Vehicle-related uses, including vehicle sales, rentals, storage, washing and services
Liquor stores	Wholesale

C. Development Standards.

1. General. Table 22.412.040-F, below, identifies the development standards applicable to all development in the Mixed Use Zones. Additional regulations contained are also identified.

TABLE 22.412.040-F: DEVELOPMENT STANDARDS FOR MIXED USE ZONES			
Development Standards	MU-1	MU-2	Additional Regulations
Lot Area Minimum	1 acre	1 acre	For new lots only. Lots may be subdivided to less than one acre for buildings that are part of a larger development in which parking and access is shared.
Minimum Street fronting yard depth			Additional setback may be required depending on existing street frontage.
A. East 119th Street	10 ft	n/a	
B. Willowbrook Avenue	20 ft	n/a	
C. Wilmington Avenue	5ft	4 ft	
D. East 117th Street	n/a	10 ft	
E. East 117th Place	n/a	10 ft	
F. East 118th Street	n/a	10 ft	
G. Bandera Street	n/a	10 ft	
H. Holmes Avenue	n/a	10 ft	
I. Compton Avenue	n/a	15 ft	
Minimum Interior Yard (side or rear)	0 ft	0 ft	For existing residences of one to three primary units (excluding accessory dwelling

TABLE 22.412.040-F: DEVELOPMENT STANDARDS FOR MIXED USE ZONES			
Development Standards	MU-1	MU-2	Additional Regulations
			unit and junior accessory dwelling unit): - Side yard: 5 ft or 10% of the lot in no case less than 3 ft - Rear yard: 15 ft
Minimum Interior Yard (side or rear) from residential use	n/a	20 ft	Only applicable to Mixed-Use Projects
Building Height Maximum	50 ft	50 ft	Chapter 22.04 and 22.110
Floor Area Ratio Maximum	1.5	3.0	
Residential Density Maximum	30 du/ac	60 du/ac	
Nonresidential Common Open Space Area (courtyard or plaza) Minimum	1000 sq. ft /ac	1000 sq. ft/ac	Minimum size shall be 1,000 sf and minimum dimension shall be 25 ft
Residential Common Open Space Area Minimum	50 sq. ft/du	50 sq. ft/du for at least 50% of the units	
Residential Private Open Space Area Minimum	50 sq. ft/du	50 sq. ft/du	Required for residential uses only. Minimum dimension shall be 5 ft
Residential Floor Area Minimum			Section 22.140.320 for live/work units
A. Efficiency	500 sq. ft	500 sq. ft	
B. One Bedroom	700 sq. ft	700 sq. ft	
C. Two Bedroom	900 sq. ft	900 sq. ft	
D. Three Bedroom	1100 sq. ft	1100 sq. ft	
E. Each Additional Bedroom	200 sq. ft	200 sq. ft	
F. Live/work unit	1,000 sq. ft	1,000 sq. ft	

2. Building Height Adjacent to Residential Zone or Use.

a. New development in the MU-1 Zone fronting East 119th

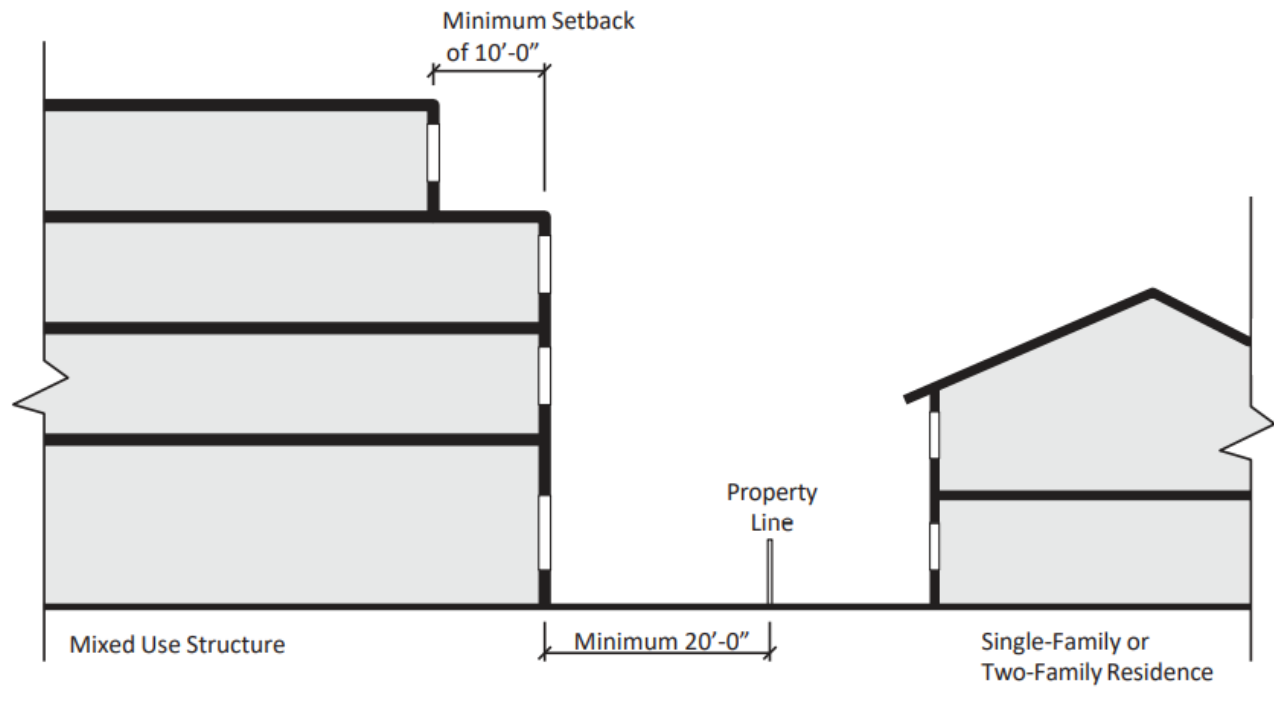
Street shall not exceed 40 feet for a depth of 50 feet from East 119th Street property line.

b. New development in the MU-2 Zone fronting Compton

Avenue shall step back the fourth story of the building by a minimum of 10 feet.

c. New development sharing an interior property line with an existing single- or two-family residence shall step back the fourth story of the building by a minimum of 10 feet. See Figure 22.412.040-A, below.

FIGURE 22.412.040-A: BUILDING HEIGHT STEP BACK ABUTTING RESIDENTIAL ZONE OR USE



3. Minimum Transparency Requirements.

a. Windows and openings of nonresidential uses facing streets shall constitute a minimum of 50 percent of street-level building façades.

b. Residential Units with Individual Entries. Windows and openings facing streets shall constitute a minimum of 30 percent of street-level building façades.

c. On upper-floors, windows and openings facing streets shall constitute a minimum of 40 percent of building façades for commercial uses, and 20 percent of building façades for residential uses.

4. Minimum Floor-to-Ceiling Height. Ground floor retail shall be a minimum of 15 feet.

5. Signs. Chapter 22.114 (Signs) for signs in the C-3 Zone shall apply in the Mixed Use Zones, with the following prohibited:

a. Roof signs shall be prohibited.

b. Signs on perimeter fences shall be prohibited.

6. Standards for Outdoor Dining. Outdoor dining is encouraged in the Mixed Use Zones and may be permitted within private property adjacent to the streets or public alley rights-of-way.

a. Patio dining spaces may be open or covered with temporary or permanent structures.

b. The patio dining spaces shall be separated from adjacent rights-of-way by either temporary or permanent railings, fencing, planter boxes, or movable bollards.

c. Amplified sound or music is prohibited.

7. Residential Open Space.

a. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included.

b. Open space areas shall have no parking, driveway, or right-of-way encroachments.

c. Private open space shall be contiguous to the residential unit served.

d. All patios that front a public street shall be substantially enclosed with solid walls or fencing for screening and privacy.

e. All balconies shall have solid railings for screening and privacy.

f. Open space areas for use by residents shall not be accessible from the commercial portion of the mixed use development.

8. Site Landscaping. A minimum of 10 percent of the lot shall be landscaped with trees, ground cover, shrubbery, and flowers and shall be continuously maintained in good condition. Parking lot landscaping does not count towards this requirement. Incidental walkways may be developed in the landscaped area.

9. Pedestrian Circulation.

a. Pedestrian walkways shall be a minimum of four feet in width.

b. The use of asphalt for paving walkways is prohibited.

10. Vehicular Circulation. Vehicular access, drives, and circulation routes shall be designed so that all movements involved in parking, turning, or loading shall occur on-site and not within the public right-of-way.

11. Parking lots shall be designed with end-stall turnarounds or a continuous circulation pattern.

a. Parking is not permitted in the required street-fronting yard.

b. Concrete curbs shall be provided as wheel stops where parking adjoins landscaping.

c. Parking areas shall be separated from buildings by a pedestrian walkway or landscape strip.

d. Separate parking facilities shall be provided for residential uses and commercial uses.

12. Fences, Walls, Gates, and Hedges. Sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features in proportion to the length:

a. A minimum two-foot change in horizontal plane for at least 10 feet;

b. A minimum 18-inch change in height for at least 10 feet;

c. A minimum 18-inch-high raised planter for at least half the length; and/or

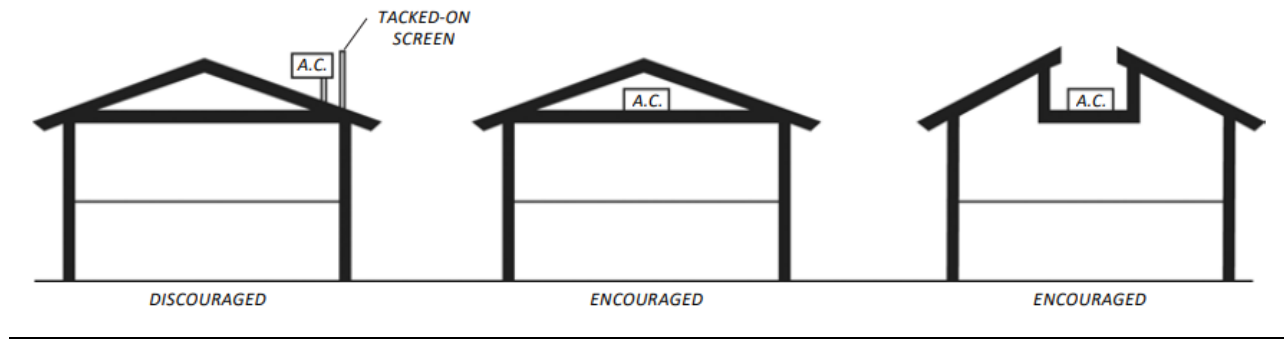
d. Use of pilasters at 25-foot maximum intervals and at changes in planes.

13. Utility and Mechanical Equipment.

a. All ground-, wall-, and roof-mounted equipment shall be screened from public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on." See Figure 22.412.040-B, below, for example.

FIGURE 22.412.040-B: EQUIPMENT SCREENING



14. Refuse and Recyclable Collection Facilities. Separate refuse collection facilities shall be provided and maintained for residential and commercial uses.

D. Performance Standards.

1. Hours of Operation – Including Loading. 6:00 a.m. to 11:00 p.m. daily, unless modified by a conditional use permit.
2. Loading. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation noted above and in such a fashion so as to prevent annoyance to adjacent residents and tenants.
3. Noise. Common walls between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.
4. Light and Glare. Trespass of all outdoor lighting shall be prevented and minimized.
5. Prohibited Activities.
 - a. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use;

- b. Welding;
- c. Machining; and
- d. Open flame work.

6. Security. Residential uses shall have separate and secured entrances and exits directly accessible to secured parking areas. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.

- a. Chain link, barbed, and concertina wire fences are prohibited.
- b. Exterior security bars, grilles, or grates on windows and doors are prohibited.
- c. Exterior roll-up or folding accordion shutters, security gates, or grilles are prohibited.
- d. Roll-up or folding security gates or grilles shall be concealed within the interior architectural elements of the building during business hours. Solid roll-up or folding shutters and gates are prohibited.

22.412.050 MLK Medical Zone and MLK Medical Overlay.

A. Purpose. The Martin Luther King, Jr. (MLK) Medical Zone and MLK Medical Overlay are established to meet the existing and future needs of the MLK Medical Center campus, while ensuring compatibility with adjacent land uses. The intent is to maintain and promote medical, clinic, medical office, and associated supportive uses, such as incidental retail, supportive residential and parking, and expand pedestrian linkages and connectivity between the MLK Medical Center,

Charles R. Drew University of Medicine and Science (CDU), Willowbrook/Rosa Parks Station, and the Willowbrook community. The MLK Medical Overlay applies to the two blocks bounded by Wilmington Avenue, East 120th Street, Holmes Street and East 118th Street. The properties within this Overlay are suitable for more intensive uses because of their proximity to Willowbrook/Rosa Parks Station. Besides continuing to allow existing medical and public service uses, additional medical and new residential development are permitted on properties within this Overlay.

B. Land Use Regulations. The land use regulations for the Institutional (IT) Zone contained in Chapter 22.26 (Special Purpose Zones) shall apply to all development in the MLK Medical Zone and MLK Medical Overlay with the following modifications:

1. Senior citizen housing developments shall be permitted in the MLK Medical Zone and MLK Medical Overlay;
2. Multi-family residential uses shall be permitted in the MLK Medical Overlay; and
3. Short-term rentals are permitted as accessory use of a residence, subject to Section 22.140.700 (Short-Term Rentals).

C. Development Standards. The standards for the IT Zone contained in Chapter 22.26 (Special Purpose Zones) shall apply to all development in the MLK Medical Zone and Overlay with the following modifications:

1. Maximum Height. The maximum building height of multi-family residential buildings in the MLK Medical Overlay shall be 75 feet;

2. Maximum Floor Area Ratio (FAR):

a. The maximum FAR in the MLK Medical Zone shall be 1.65;

and

b. The maximum FAR in the MLK Medical Overlay shall be 2.5;

and

3. Maximum Density. The maximum residential density in the

MLK Medical Overlay shall be 60 dwelling units per acre.

22.412.060 Drew Educational Zone.

A. Purpose. The Drew Educational Zone is established to meet the existing and future needs of CDU and King Drew Magnet High School, while ensuring compatibility with adjacent land uses. The intent is to create a medical university campus for CDU by maintaining and promoting educational and associated support uses, while maintaining sensitivity to surrounding development.

B. Land Use Regulations. The land use regulations for the Institutional (IT) Zone contained in Chapter 22.26 (Special Purpose Zones) shall apply to all development in the Drew Educational Zone with the following additions:

1. Student and faculty housing, including dormitories, shall be permitted in the Drew Educational Zone; and

2. Restaurant and supportive retail uses shall be permitted in the Drew Educational Zone as an ancillary use providing necessary support to CDU's primary activities or operations.

C. Development Standards. The standards for the IT Zone contained in Chapter 22.26 (Special Purpose Zones) shall apply to all development in the Drew Educational Zone, with the following modifications:

1. Maximum Height. The maximum building height shall be 75 feet. New development fronting Compton Avenue shall be limited to 50 feet for the first 100 feet from the property line fronting Compton Avenue. Development standards related to height, pursuant to Chapter 22.110 (General Site Regulations) of this Title 22, shall also apply.

2. Maximum Floor Area Ratio (FAR). The maximum FAR in the Drew Educational Zone shall be 1.5.

3. Required Yard. The minimum street-fronting yard depths shall be 15 feet from Compton Avenue and 10 feet from East 118th Street, East 120th Street, and Holmes Avenue.

4. Residential Open Space.

a. The minimum open space area requirements for multi-family developments in the Drew Educational Zone shall be as follows:

i. 50 square feet per dwelling unit of common open space area with a minimum dimension of 25 feet; and

ii. 50 square feet per dwelling unit of private open space area with a minimum dimension of five feet;

b. Open space areas shall have no parking, driveway, or right-of-way encroachments.

c. Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All patios shall be walled for screening and privacy. All balconies that front a public street shall have a solid railing for screening and privacy.

d. Private open space areas intended for use by residents only shall not be accessible from the nonresidential portion of the development.

5. Landscaping.

a. A minimum of 20 percent of the lot shall be landscaped with trees, ground cover, shrubbery, and flowers and shall be continuously maintained in good condition.

b. Parking lot landscaping does not count towards this requirement.

c. Incidental walkways may be developed in the landscaped area.

6. Pedestrian Circulation.

a. Pedestrian walkways shall be a minimum of four feet in width.

b. The use of asphalt for paving walkways is prohibited.

7. Vehicular Circulation. Vehicular access, drives, and circulation routes shall be designed so that all movements involved in parking, loading, or turning shall occur on-site and not within the public right-of-way.

8. Parking Lots.

- a. Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.
- b. Parking is not permitted in the required street-fronting yard.
- c. Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.
- d. Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.
- e. Separate parking facilities shall be provided for residential uses and institutional uses.

9. Fences, Walls, Gates, and Hedges. Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features in proportion to the length:

- a. A minimum two-foot change in horizontal plane for at least 10 feet;
- b. A minimum 18-inch change in height for at least 10 feet;
- c. A minimum 18-inch-high raised planter for at least half the length; and
- d. Use of pilasters at 25-foot maximum intervals and at changes in planes.

10. Utility and Mechanical Equipment.

- a. All ground, wall, and roof-mounted equipment shall be screened from public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

22.412.070 Imperial Commercial Zone.

A. Purpose. The Imperial Commercial Zone is established to meet the commerce and service needs of the resident and business communities, while ensuring compatibility with adjacent land uses. The intent is to maintain and promote commercial uses between Imperial Highway and the I-105 Freeway. The Imperial Commercial Zone provides for the development of a broad range of retail and service uses, as well as freeway-oriented, regional-serving retail, office complexes, and light manufacturing businesses.

B. Land Use Regulations. The land use regulations for the Unlimited Commercial (C-3) Zone contained in Chapter 22.20 (Commercial Zones) shall apply to all development in the Imperial Commercial Zone, with the following additions and exceptions:

1. A self-service storage facility shall be permitted in the Imperial Commercial Zone with a conditional use permit application (Chapter 22.158), and subject to the provisions of Section 22.140.560 (Self-Storage Facilities); and

2. The following uses shall be prohibited in the Imperial Commercial Zone:

- a. Liquor stores;
- b. Tobacco and vape shops; and
- c. New residential uses, except as specified otherwise by State law.

C. Development Standards. The standards for the C-3 Zone contained in Chapter 22.20 (Commercial Zones) shall apply to all new development in the Imperial Commercial Zone, with the following modifications:

1. Lot Coverage. The maximum lot coverage by structures of any type in the Imperial Commercial Zone shall be 50 percent.

2. Maximum Height. The maximum building height in the Imperial Commercial Zone shall be 35 feet.

3. Maximum FAR. The maximum FAR in the Imperial Commercial Zone shall be 1.0.

4. Landscaping.

a. A minimum of 10 percent of the lot shall be landscaped with trees, ground cover, shrubbery, and flowers, and shall be continuously maintained in good condition. Parking lot landscaping does not count towards this requirement.

b. Incidental walkways may be developed in the landscaped area. Pedestrian walkways shall be a minimum of four feet in width. The use of asphalt for paving walkways is prohibited.

5. Vehicular access, drives, and circulation routes shall be designed so that all movements involved in parking, loading, or turning shall occur on-site and not within the public right-of-way.

6. Parking Lots.

a. Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.

b. Parking is not permitted between the building and street.

c. Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.

d. Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.

7. Utility and Mechanical Equipment.

a. All mechanical ground, wall, and roof-mounted equipment shall be screened from public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

22.412.080 Willowbrook Residential 1 Zone.

A. Purpose. The Willowbrook Residential 1 Zone is established to preserve and enhance desirable characteristics of single-family residential areas.

B. Land Use Regulations. The land use regulations for the Single-Family Residence (R-1) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 1 Zone, except that the noncommercial keeping of chickens shall be permitted as an accessory use in the Willowbrook Residential 1 Zone, subject to the following provisions:

1. No more than five chickens per residence are allowed, located within the rear yard and kept outside the dwelling unit;

2. All such chickens shall be kept in an enclosure within the rear yard and located a minimum of 35 feet from any habitable building;

3. Roosters shall not be permitted; and

4. The occasional sale of eggs or chicken incidental to the keeping of chicken as a hobby shall not constitute a commercial use.

C. Development Standards. The standards for the R-1 Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 1 Zone, with the following modifications:

1. Driveways and Walkways. The use of asphalt for paving driveways and walkways is prohibited.

2. Landscaping. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

3. Fences, Walls, Gates, and Hedges.

a. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Yard Modification (Chapter 22.196) application.

b. The portions of fences more than three and one-half feet high shall not cause a significant visual obstruction.

c. Barbed wire and chain link fencing are prohibited.

d. Hanging, displaying, or drying clothes on fencing is not permitted.

4. Clotheslines are permitted at the rear of the structure and shall not be visible from adjoining the streets.

5. Utility and Mechanical Equipment.

a. All utility and mechanical equipment shall be placed in locations not exposed to view from the street or shall be screened from view. Satellite dishes shall also be located out of public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

22.412.090 Willowbrook Residential 2 Zone.

A. Purpose. The purpose of the Willowbrook Residential 2 Zone is to preserve and enhance single-family neighborhood characteristics while also providing opportunities for two-family residences. The intent is to promote desirable characteristics of low to medium density neighborhoods.

B. Land Use Regulations. The land use regulations for the Two-Family Residence (R-2) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 2 Zone.

C. Development Standards. The standards for the R-2 Zone contained in Chapter 22.18 shall apply to all development in the Willowbrook Residential 2 Zone, with the following modifications:

1. Driveways and Walkways. The use of asphalt for paving driveways and walkways is prohibited.

2. Landscaping. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees and regularly maintained.

3. Fences, Walls, Gates, and Hedges.

a. Wrought iron style fences may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Yard Modification (Chapter 22.196) application.

b. The portion of fences more than three and one-half feet shall not cause a significant visual obstruction.

c. Barbed wire and chain link fencing are prohibited.

d. Hanging, displaying, or drying clothes on fencing is not permitted.

4. Clotheslines are permitted at the rear of the structure and not visible from adjoining streets.

5. Utility and Mechanical Equipment.

a. All utility and mechanical equipment shall be placed in locations not exposed to view from the street or they shall be screened from view. Satellite dishes shall also be located away from public view.

b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

22.412.100 Willowbrook Residential 3 Zone.

A. Purpose. The Willowbrook Residential 3 Zone is established to provide opportunities for developments containing multiple units, such as apartments or condominiums. The intent is to promote desirable characteristics of medium density neighborhoods and provide a variety of housing options to serve the needs of the Willowbrook community.

B. Land Use Regulations. The land use regulations for the Limited Multiple Residence (R-3) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 3 Zone.

C. Development Standards. The standards for the Limited Multiple Residence (R-3) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the Willowbrook Residential 3 Zone, with the following modifications:

1. Residential Open Space.

a. The minimum open space area requirements for multi-family developments in the Willowbrook Residential 3 Zone shall be as follows:

i. 50 square feet per dwelling unit of common open space area with a minimum dimension of 25 feet; and

ii. 50 square feet per dwelling unit of private open space area with a minimum dimension of five feet.

b. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included.

c. Open space areas shall have no parking, driveway, or right-of-way encroachments.

d. Private useable open space shall be contiguous to the residential unit served and screened from public view for privacy. All patios shall be walled for screening and privacy. All balconies shall have solid railing for screening and privacy.

2. Landscaping.

a. A minimum of 20 percent of the lot shall be landscaped or hardscaped with open, usable outdoor space. Required common open space areas may be counted in the calculated landscaped area.

b. With the exception of the required paved driveway and walkway(s) having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

3. Pedestrian Circulation.

a. Pedestrian walkways shall be a minimum of four feet in width.

b. The use of asphalt for paving walkways is prohibited.

4. Vehicular Circulation.

a. Vehicular access, drives, and circulation routes shall be designed so that all movements involved in loading, parking, or turning shall occur on-site and not within the public right-of-way.

b. Principal vehicular access into multi-family developments shall be through an entry driveway, rather than a parking aisle. Entry driveways lead to designated parking and shall not be lined with or offer direct access to parking spaces.

5. Parking.

a. Parking for multi-family developments shall be provided on-site in on-grade or underground structures, surface parking lots, carports, or attached garages.

- b. Parking shall be located proximate to the building and located to the rear of the lot wherever possible. Parking areas shall be designed with end-stall turnarounds or a continuous circulation pattern.
- c. Parking shall not occupy more than 30 percent of any linear street frontage.
- d. Parking is not permitted in the street-fronting yard.
- e. Continuous concrete curbs shall be provided as wheel stops where parking adjoins landscaping.
- f. Parking areas shall be separated from buildings by a pedestrian walkway and/or landscape strip.
- g. Carports and parking structures shall be architecturally compatible with the design of the main structures in the project.

6. Fences, Walls, Gates, and Hedges.

- a. Wrought iron style fences may be permitted to the maximum height of six feet within front yards and corner side yards, subject to a Yard Modification (Chapter 22.196) application.
- b. The portions of fences more than three and one-half feet high shall not cause a significant visual obstruction.
- c. Barbed wire and chain link fencing are prohibited.
- d. Hanging, displaying, or drying clothes on fencing is not permitted.
- e. Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features in proportion to the length:

- i. A minimum two-foot change in horizontal plane for at least 10 feet;
- ii. A minimum 18-inch change in height for at least 10 feet;
- iii. A minimum 18-inch-high raised planter for at least half the length; and
- iv. Use of pilasters at 25-foot maximum intervals and at changes in planes.

7. Utility and Mechanical Equipment.

- a. All ground, wall, and roof-mounted utility and mechanical equipment shall be screened from public view. Satellite dishes shall also be located away from public view.
- b. Screening elements shall be an integral part of the building; no screening method shall give the appearance of being "tacked on."

8. Refuse and Recyclable Collection Facilities. Refuse enclosures shall be located for the convenience of the residents and collection.

22.412.110 Open Space (O-S) Zone.

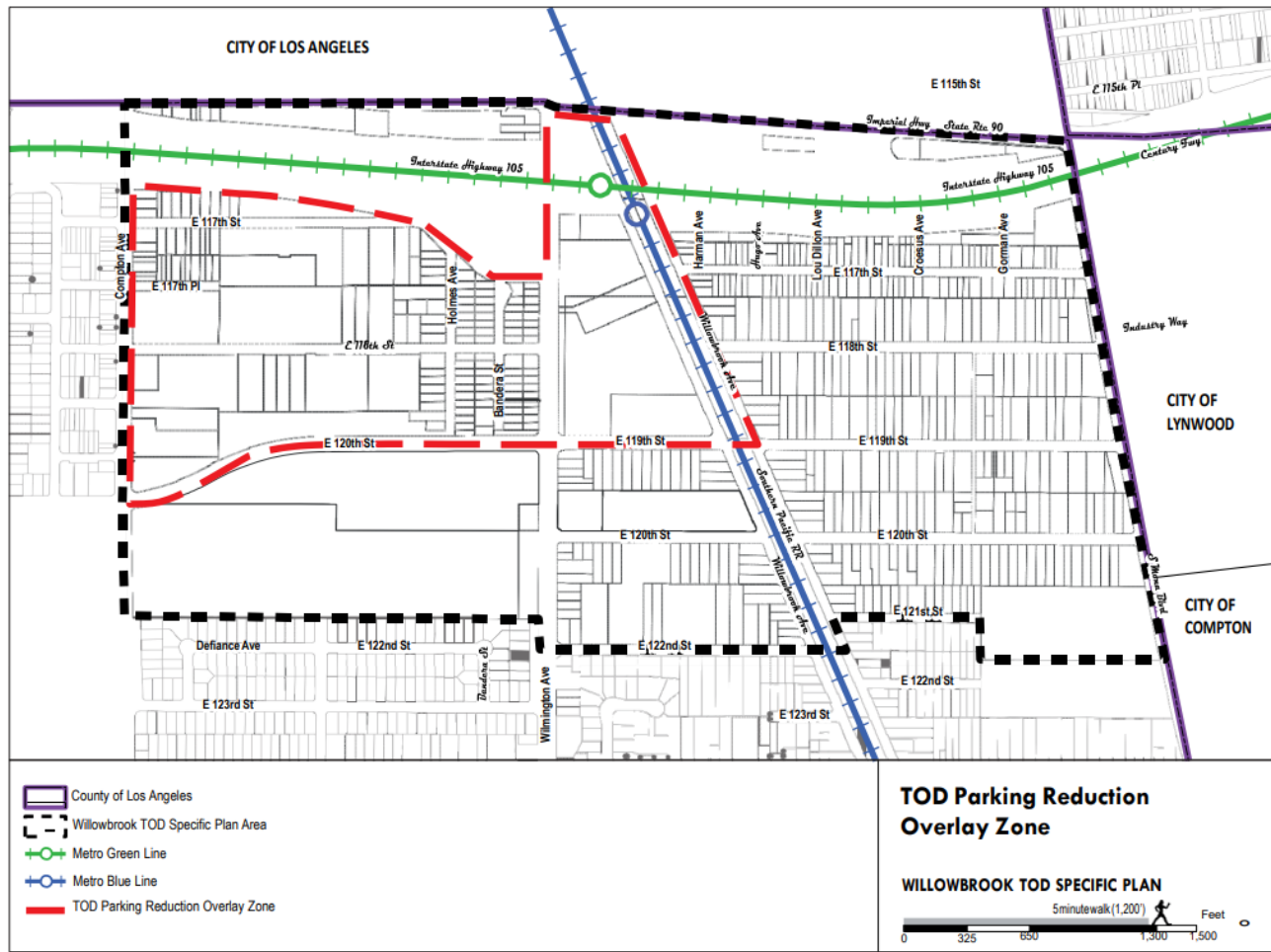
The provisions of Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) shall apply to all development in the Open Space (O-S) Zone in the Plan Area.

22.412.120 TOD Parking Reduction Overlay Zone.

Except as specified otherwise by State law, the standards for parking requirements contained in Chapter 22.112 (Parking) shall apply to all development in

the Plan Area, except that lots within the TOD Parking Reduction Overlay Zone, shown in Figure 22.412.120-A, below, shall be subject to this Section.

FIGURE 22.412.120-A: TOD PARKING REDUCTION OVERLAY ZONE



A. Residential Uses. Maximum parking standards for residential uses are established in Table 22.412.120-A, below.

TABLE 22.412.120-A: MAXIMUM PARKING FOR RESIDENTIAL USES

Residential Uses	Maximum Number of Spaces
Single family	2.0/du
Bachelor apartment	0.75/du
Efficiency and 1 Bedroom apartment	1.125/du
2+ Bedroom apartment	1.5/du
Guest parking	0.19/du

B. Nonresidential Uses.

1. Except as specified otherwise by State law, the minimum parking required for nonresidential uses shall be 40 percent of the required parking spaces specified in Section 22.112.070.

2. Off-Site Parking. Off-site parking facilities may be proposed for nonresidential uses, subject to Chapter 22.178 (Parking Permits), provided such facilities are located within 1,500 feet from the site of the development.

SECTION 39. Chapter 22.416 is hereby amended to read as follows:

Chapter 22.416 ~~CONNECT SOUTHWEST LOS ANGELES TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN~~LA: A TOD SPECIFIC PLAN FOR WEST ATHENS-WESTMONT

22.416.010 Purpose.

~~22.416.016 Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont.~~

~~https://www.municode.com/webcontent/16274/West_Athens-Westmont_TOD_Specific_Plan.pdf~~

22.416.020 Applicability.

22.416.030 Specific Plan Zones.

22.416.040 CSLA Residential 1 (CSLA R-1) Zone.

22.416.050 CSLA Residential 2 (CSLA R-2) Zone.

22.416.060 CSLA Residential 3 (CSLA R-3) Zone.

22.416.070 CSLA Residential Planned Development - 5000-10U (CSLA RPD-5000-10U) Zone.

<u>22.416.080</u>	<u>CSLA Neighborhood Commercial (CSLA NC) Zone.</u>
<u>22.416.090</u>	<u>CSLA Civic Center (CSLA CC) Zone.</u>
<u>22.416.100</u>	<u>CSLA Mixed Use Development 1 (CSLA MXD-1) Zone.</u>
<u>22.416.110</u>	<u>CSLA Mixed Use Development 2 (CSLA MXD-2) Zone.</u>
<u>22.416.120</u>	<u>CSLA Public Institutional (CSLA IT) Zone.</u>
<u>22.416.130</u>	<u>CSLA Buffer (CSLA B-1) Zone.</u>
<u>22.416.140</u>	<u>General Use Regulations and Standards.</u>
<u>22.416.150</u>	<u>Minor Modifications.</u>
22.416.010	Purpose.

This Chapter establishes the zones, use regulations, and development standards for lots within the boundary of Connect Southwest LA (CSLA): A TOD Specific Plan for West Athens-Westmont (Specific Plan). The zones with accompanying use regulations and development standards are intended to achieve a specific pattern of development in accordance with the future of the West Athens-Westmont community.

22.416.020 Applicability.

A. General. The provisions of this Chapter 22.416 shall apply to all properties within the boundary of the Specific Plan. Except as specified otherwise, no construction, modification, addition, placement, or installation of any building or structure shall occur, nor shall any new use commence on any lot, on or after June 11, 2020, that is not in conformity with the provisions of the Specific Plan.

B. Pending Applications and Modifications to Approved Permits. Pending applications filed prior to June 11, 2020, and modifications to approved permits

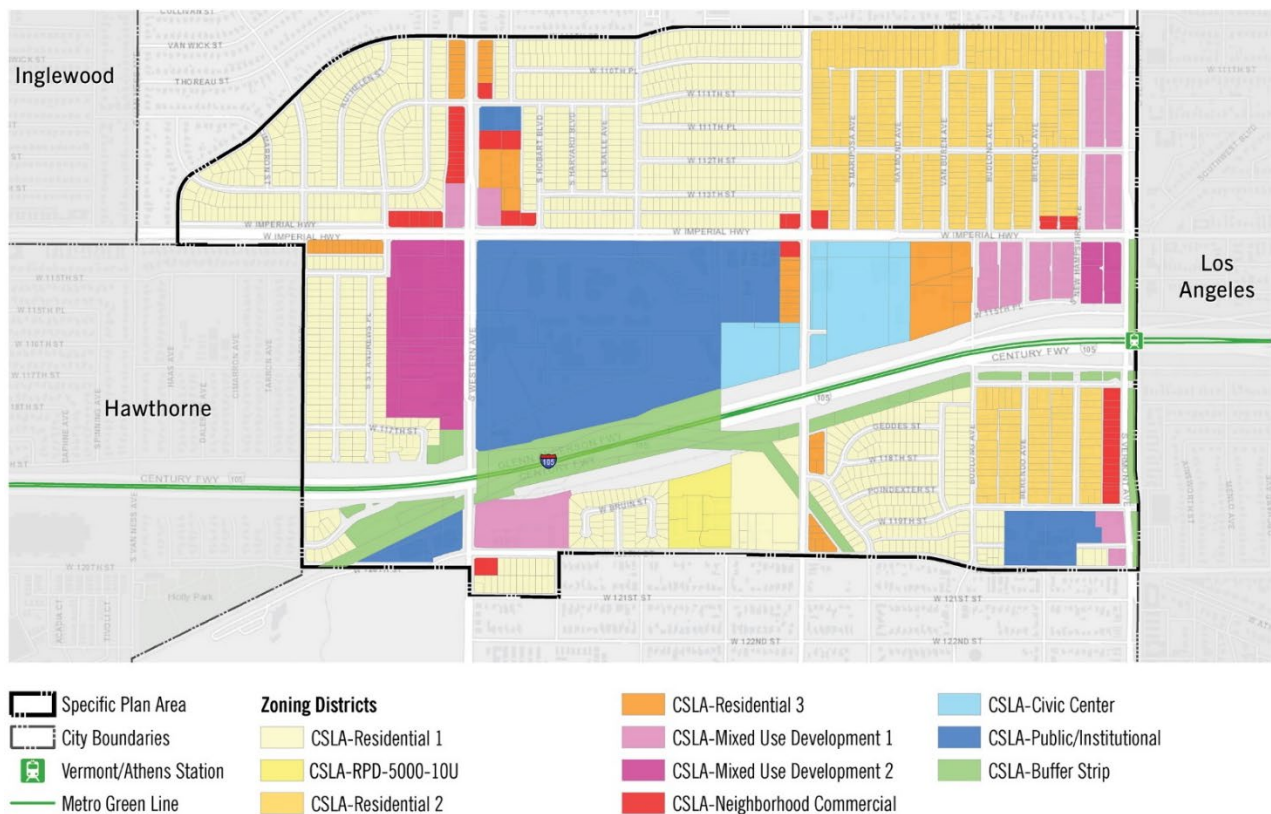
requested after June 11, 2020, shall be subject to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

C. Relationship to Other Provisions in Title 22. The provisions of this Chapter 22.416 shall be administered in conjunction with other provisions of this Title 22 in accordance with Section 22.400.030 (Administration).

22.416.030 Specific Plan Zones.

A. Zones Established. Figure 22.416.030-A, below, identifies the zones within the Specific Plan.

FIGURE 22.416.030-A: SPECIFIC PLAN ZONES, CONNECT SOUTHWEST LA



B. Permit and Review Types in Specific Plan Zones. Except as specified otherwise, the establishment of a use in a Specific Plan zone shall be subject to the permit or review type identified in Table 22.416.030-A, below.

TABLE 22.416.030-A: PERMIT AND REVIEW REQUIREMENTS		
Regulation	Permit or Review Type	Reference
Permitted	Ministerial Site Plan Review (SPR)	Chapter 22.186
Conditional	Conditional Use Permit (CUP)	Chapter 22.158

22.416.040 CSLA Residential 1 (CSLA R-1) Zone.

A. Purpose. The CSLA R-1 Zone is applied to preserve the scale and form of the area's existing single-family residential neighborhoods. The CSLA R-1 Zone provides primarily for single-family detached homes, up to nine dwelling units per acre.

B. Use Regulations for CSLA R-1 Zone. The land use regulations for the Single-Family Residence (R-1) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the CSLA R-1 Zone, unless otherwise specified in this Subsection B.

1. Principal Uses. Table 22.416.040-A, below, identifies the principal uses generally permitted, conditionally permitted, or prohibited in the CSLA R-1 Zone. All other permitted and conditionally permitted uses shall be subject to the same permit or review application as those in Zone R-1, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

TABLE 22.416.040-A: REGULATIONS ON PRINCIPAL USES FOR CSLA R-1 ZONE	
Use	Regulation
Residential	
Single family dwelling units and duplexes, attached/detached, residential planned unit developments	Permitted

TABLE 22.416.040-A: REGULATIONS ON PRINCIPAL USES FOR CSLA R-1 ZONE	
Use	Regulation
Multifamily dwelling unit (including apartment houses)	Prohibited
Public / Institutional	
School, subject to Section 22.364.060.F.2	Conditional
Park, open space, and playground	Permitted
Juvenile halls	Prohibited

2. Accessory Uses. All accessory uses in the CSLA R-1 Zone shall be subject to the same permit or review application as those in Zone R-1, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

3. Temporary Uses. All temporary uses in the CSLA R-1 Zone shall be subject to the same permit or review application as those in Zone R-1, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

C. Development Standards. Development standards for Zone R-1 contained in Chapter 22.18 (Residential Zones) shall apply to all development in the CSLA R-1 Zone, unless otherwise specified in this Subsection C.

1. Density, Setbacks, and Height. Table 22.416.040-B, below, identifies the allowable densities, required setbacks, and allowable building height in the CSLA R-1 Zone.

TABLE 22.416.040-B: DEVELOPMENT STANDARDS FOR CSLA R-1 ZONE		
Standard	Minimum	Maximum
Density		
Dwelling units per Acre	1 du/ac	9 du/ac
Building Setback		
Front setback	15 ft	None
Side setback	5 ft ¹	None
Rear setback	10 ft	None
Building Height		
Building height	None	35 ft ²
Notes:		
1. Where a lot is less than 50 feet wide, such lot may have interior side yards equal to 10 percent of		

TABLE 22.416.040-B: DEVELOPMENT STANDARDS FOR CSLA R-1 ZONE		
Standard	Minimum	Maximum
the average width, but in no event less than three feet in width.		
2. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Landscaping. With the exception of the required driveway and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

3. Fences, Walls, Gates, and Hedges.

a. Wrought iron style fences that do not obscure views may be permitted up to five feet high in front yards and corner side yards, subject to a Ministerial Site Plan Review (Chapter 22.186).

b. Fence design may include a combination of solid wall and open fencing, as long as over 50 percent of the wall is transparent.

c. The use of barbed wire, electrified fence, and chain-link fence in conjunction with any fence, wall, roof, or hedge is prohibited.

4. Lighting. All exterior light fixtures shall be energy efficient; produce warm-white light; avoid light pollution and spill-over; and, with the exception of architectural and landscape lighting, be pedestrian-scaled, shielded, and directed toward the ground.

5. Utility and Mechanical Equipment. Utility and mechanical equipment shall be subject to Section 22.416.140.D (Utilities and Mechanical Equipment).

22.416.050 CSLA Residential 2 (CSLA R-2) Zone.

A. Purpose. The CSLA R-2 Zone is applied to provide opportunities for medium density housing containing multiple units up to 18 dwelling units per acre. The development standards for this designation promote a variety of attached housing types, including courtyard housing, row homes, townhomes, and garden apartments, to provide a variety of housing options.

B. Use Regulations for CSLA R-2 Zone. The land use regulations for the Two-Family Residence (R-2) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the CSLA R-2 Zone, unless otherwise specified in this Subsection B.

1. Principal Uses. Table 22.416.050-A, below, identifies the principal uses generally permitted, conditionally permitted, or prohibited in the CSLA R-2 Zone. All other permitted and conditionally permitted uses shall be subject to the same permit or review application as those in Zone R-2, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

TABLE 22.416.050-A: REGULATIONS ON PRINCIPAL USES FOR CSLA R-2 ZONE	
Use	Regulation
Residential	
Single-family dwelling units, attached/detached; residential planned unit developments	Permitted
Public / Institutional	
School, subject to Section 22.364.060.F.2	Conditional
Park, open space, and playground	Permitted
Juvenile halls	Prohibited

2. Accessory Uses. All accessory uses in the CSLA R-2 Zone shall be subject to the same permit or review application as those in Zone R-2, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

3. Temporary Uses. All temporary uses in the CSLA R-2 Zone shall be subject to the same permit or review application as those in Zone R-2, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

C. Development Standards. Development standards for Zone R-2 contained in Chapter 22.18 (Residential Zones) shall apply to all development in the CSLA R-2 Zone, unless otherwise specified in this Subsection C.

1. Density, Setbacks, and Height. Table 22.416.050-B, below, identifies the allowable densities, required setbacks, and allowable building height in the CSLA R-2 Zone.

TABLE 22.416.050-B: DEVELOPMENT STANDARDS FOR CSLA R-2 ZONE		
Standard	Minimum	Maximum
Density		
Dwelling units per acre	10 du/ac	18 du/ac
Building Setback		
Front setback	15 ft	None
Side setback	5 ft	None
Rear setback	10 ft	None
Building Height		
Building height	None	35 ft ¹
Note: 1. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Landscaping. With the exception of the required driveway and a walkway having a width not to exceed four feet, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

3. Fences, Walls, Gates, and Hedges.

a. Wrought iron style fences that do not obscure views may be permitted up to five feet high in front yards and corner side yards, subject to a Ministerial Site Plan Review (Chapter 22.186).

b. Fence design may include a combination of solid wall and open fencing, as long as over 50 percent of the wall is transparent.

c. The use of barbed wire, electrified fence, and chain-link fence, in conjunction with any fence, wall, roof, or hedge, is prohibited.

4. Lighting. All exterior light fixtures shall be energy efficient; produce warm-white light; avoid light pollution and spill-over; and, with the exception of architectural and landscape lighting, be pedestrian-scaled, shielded, and directed toward the ground.

5. Utility and Mechanical Equipment. Utility and mechanical equipment shall be subject to Section 22.416.140.D (Utilities and Mechanical Equipment).

22.416.060 CSLA Residential 3 (CSLA R-3) Zone.

A. Purpose. The CSLA R-3 Zone accommodates developments containing higher density multiple units, either apartments or condominiums, up to 30 dwelling units per acre. The intent is to promote desirable medium to higher density residential close to transit and other services. The development standards for this designation promote a variety of product types given the range of lot sizes and configurations. This designation is also intended to encourage the development of affordable and workforce

housing to serve the needs of the West Athens-Westmont community and especially associated with Los Angeles Southwest College (LASC).

B. Use Regulations for CSLA R-3 Zone. The land use regulations for the Limited Multiple Density Residence (R-3) Zone contained in Chapter 22.18 (Residential Zones) shall apply to all development in the CSLA R-3 Zone, unless otherwise specified in this Subsection B.

1. Principal Uses. Table 22.416.060-A, below, identifies the principal uses generally permitted, conditionally permitted, or prohibited in the CSLA R-3 Zone. All other permitted and conditionally permitted uses shall be subject to the same permit or review application as those in Zone R-3, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

TABLE 22.416.060-A: REGULATIONS ON PRINCIPAL USES FOR CSLA R-3 ZONE	
Use	Regulation
Residential¹	
Single-family dwelling units, attached/detached; residential planned unit developments	Permitted
Multi-family dwelling unit (including apartment houses)	Permitted
Public / Institutional	
School, subject to Section 22.364.060.F.2	Conditional
Churches, temples, and other places of worship	Conditional
Childcare center	Conditional
Park, open space, and playground	Permitted
Commercial	
Hospital (including convalescent home, nursing home, and maternity home)	Conditional
Golf Courses	Prohibited
Note:	
1. Residential units shall not be located within 200 feet of the freeway right-of-way. Other uses, such as parking, are allowed.	

2. Accessory Uses. All accessory uses in the CSLA R-3 Zone shall be subject to the same permit or review application as those in Zone R-3, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

3. Temporary Uses. All temporary uses in the CSLA R-3 Zone shall be subject to the same permit or review application as those in Zone R-3, pursuant to Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

C. Development Standards. Development standards for Zone R-3 contained in Chapter 22.18 (Residential Zones) shall apply to all development in the CSLA R-3 Zone, unless otherwise specified in this Subsection C.

1. Density, Setbacks, and Height. Table 22.416.060-B, below, identifies the allowable densities, required setbacks, and allowable building height in the CSLA R-3 Zone.

TABLE 22.416.060-B: DEVELOPMENT STANDARDS FOR CSLA R-3 ZONE		
Standard	Minimum	Maximum
Density		
Dwelling units per acre	19 du/ac	30 du/ac
Building Setback		
Front setback	10 ft	None
Side setback	5 ft	None
Rear setback	10 ft	None
Interior yard adjacent to single-family residential (side or rear)	15 ft	None
Building Height		
Building height	None	40 ft ¹
Note:		
1. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Orientation. Developments north of the I-105 Freeway shall be oriented toward Imperial Highway to the extent feasible.

3. Required Open Space. Two hundred square feet of open space per dwelling unit shall be provided in either common open space, private open space, or a combination of both, subject to the following:

- a. Minimum dimension for private open space shall be seven feet;
 - b. Minimum dimension for common open space shall be 20 feet;
 - c. Front yard shall be excluded from the calculation of open space. Side and rear yards may be included;
 - d. Open space shall have no parking, driveway, or right-of-way encroachments;
 - e. Common open space shall be developed for either active or passive use and professionally maintained in accordance with approved landscape and irrigation plans;
 - f. Internal courtyards and common open space enclosed on three sides shall have a minimum dimension of 40 feet;
 - g. Private open space shall be contiguous to the units served;
- and
- h. Balconies shall have a solid railing, and patios shall be walled for security and privacy.

4. Walkways. Pedestrian walkways shall be a minimum of four feet in width.

5. Landscaping. With the exception of the required driveway and pedestrian walkway, all areas within the street-fronting yard shall be landscaped with drought tolerant or low water use native or non-invasive plants, grasses, shrubbery, or trees, and regularly maintained.

6. Fences, Walls, Gates, and Hedges.

a. Wrought iron style fences that do not obscure views may be permitted up to five feet high in front yards and corner side yards, subject to a Ministerial Site Plan Review (Chapter 22.186).

b. Fence design may include a combination of solid wall and open fencing, as long as over 50 percent of the wall is transparent.

c. The use of barbed wire, electrified fence, and chain-link fence, in conjunction with any fence, wall, roof, or hedge, is prohibited.

7. Lighting. All exterior light fixtures shall be energy efficient; produce warm-white light; avoid light pollution and spill-over; and, with the exception of architectural and landscape lighting, be pedestrian-scaled, shielded, and directed toward the ground.

8. Utility and Mechanical Equipment. Utility and mechanical equipment shall be subject to Section 22.416.140.D (Utilities and Mechanical Equipment).

9. Circulation and Parking.

a. Parking shall not be located in required front yards or corner side yards.

b. Carports and parking structures shall be architecturally integrated in the project design.

c. Parked vehicles shall be screened from view from public rights-of-way by architectural detailing, façade treatment, artwork, landscaping, or similar visual features to enhance the street façade.

22.416.070 CSLA Residential Planned Development – 5000-10U (CSLA RPD-5000-10U) Zone.

This zone was established to accommodate Olive Glen by Williams Homes, a planned unit development on 120th Street. The creation of this zone shall have no effect on the prior project approval beyond including it in the Specific Plan Area.

22.416.080 CSLA Neighborhood Commercial (CSLA NC) Zone.

A. Purpose. The CSLA NC Zone is established to serve the local retail and service needs of the residents, employees, and students in the area. This zone is suited for small-scale retail service developments and restaurants serving the daily needs of adjacent neighborhoods. The intent is to maintain and promote the continuation of the neighborhood-service commercial uses.

B. Use Regulations for CSLA NC Zone. The land use regulations for the Neighborhood Business (C-2) Zone contained in Chapter 22.20 (Commercial Zones) shall apply to all development in the CSLA NC Zone, unless otherwise specified in this Subsection B.

1. Principal Uses. Table 22.416.080-A, below, identifies the principal uses generally permitted, conditionally permitted, or prohibited in the CSLA NC Zone. All other permitted and conditionally permitted uses shall be subject to the same permit

or review application as those in Zone C-2, pursuant to Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

TABLE 22.416.080-A: REGULATIONS ON PRINCIPAL USES FOR CSLA NC ZONE	
Use	Regulation
Residential	
Mixed use developments (retail/office)	Conditional
Public / Institutional	
School, subject to Section 22.364.060.F.2	Conditional
Fire station	Conditional
Service Commercial	
Alcoholic beverage sales, for off-site consumption, including liquor store	Prohibited
Alcoholic beverage sales, for on-site consumption – bars and cocktail lounges	Prohibited
Alcoholic beverage sales, for on-site consumption – incidental to restaurants and other eating establishments	Conditional
Alternative financial service	Prohibited
Amusement rides and devices	Prohibited
Automobile battery and repair shops	Prohibited
Automobile service station	Prohibited
Bulk recycling	Prohibited
Car wash	Prohibited
Drive-through establishments and drive-through lanes	Prohibited
Check cashing, auto title loans, short-term lending	Prohibited
Parking lots and parking garages as primary use	Prohibited
Pawn shops	Prohibited
Smoking-oriented, tobacco, pipe, and vape shops	Prohibited
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
Wholesale	Prohibited

2. Accessory Uses. All accessory uses in the CSLA NC Zone shall be subject to the same permit or review application as those in Zone C-2, pursuant to Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

3. Temporary Uses. All temporary uses in the CSLA NC Zone shall be subject to the same permit or review application as those in Zone C-2, pursuant to

Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

C. Development Standards. Development standards for Zone C-2 contained in Chapter 22.20 (Commercial Zones) shall apply to all development in the CSLA NC Zone, unless otherwise specified in this Subsection C.

1. Floor Area Ratio (FAR), Setbacks, and Height. Table 22.416.080-B, below, identifies the allowable FAR, required setbacks, and allowable building height in the CSLA NC Zone.

TABLE 22.416.080-B: DEVELOPMENT STANDARDS FOR CSLA NC ZONE		
Standard	Minimum	Maximum
Floor Area Ratio		
All buildings	0	0.35
Building Setback		
Vermont Avenue	10 ft	None
Imperial Highway	10 ft	None
Western Avenue	10 ft	None
Normandie Avenue	10 ft	None
Interior yard (side or rear)	0 ft	None
Interior yard adjacent to single-family residential (side or rear)	15 ft	None
Building Height		
Building height	None	45 ft ¹
Note: 1. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Landscaping.

a. A minimum of 20 percent of the lot shall be developed and professionally maintained, in accordance with approved landscape and irrigation plans.

b. Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscape area.

c. Landscaping required in parking lots shall not count toward this requirement.

3. Building Design.

a. Street-level nonresidential uses shall have a minimum floor-to-ceiling height of 15 feet.

b. At least 50 percent of a nonresidential street-level frontage shall consist of transparent glass windows or doors with minimal obstruction from window signs, interior walls, or window displays that inhibit views to the interior.

c. At least 30 percent of a residential street-level frontage shall consist of windows and openings.

d. On upper floors facing streets, a minimum of 40 percent of building façades for commercial uses, and a minimum of 20 percent for residential uses, shall consist of windows and openings.

e. All glass in nonresidential windows and doors shall be transparent and either clear or lightly tinted to maximize visibility of building interiors from pedestrian areas.

f. Mirrored, highly reflective, or densely-tinted glass shall be prohibited.

4. Lighting. All exterior light fixtures shall be energy efficient; produce warm-white light; avoid light pollution and spill-over; and, with the exception of architectural and landscape lighting, be pedestrian-scaled, shielded, and directed toward the ground. Blinking, flashing, and oscillating lights of any type visible on the exterior are prohibited.

5. Utility and Mechanical Equipment. Utility and mechanical equipment shall be subject to Section 22.416.140.D (Utilities and Mechanical Equipment).

22.416.090 CSLA Civic Center (CSLA CC) Zone.

A. Purpose. The CSLA CC Zone is intended to allow opportunities for non-civic uses, including commercial, interim, and supportive housing; multi-family residential uses; and public open space, where appropriate, to occur with civic uses located along Imperial Highway. The CSLA CC Zone allows multi-family residential uses as an incentive for the development of affordable housing. Over time, the CSLA CC Zone will integrate the existing civic uses and the multi-family residential areas east toward the station, into a walkable, safe district. Residential uses are intended to provide for housing options and affordability, particularly workforce housing in proximity to both employment uses and transit.

B. Use Regulations for CSLA CC Zone.

1. Principal Uses. Table 22.416.090-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA CC Zone.

TABLE 22.416.090-A: REGULATIONS ON PRINCIPAL USES FOR CSLA CC ZONE	
Use	Regulation
Residential	
Multi-family dwelling unit (including apartment houses)	Permitted
Mixed use developments, subject to Sections 22.140.350.A.4, A.5.a through A.5.g, A.6, and A.7	Permitted
Emergency shelters, subject to Section 22.140.180	Permitted
Domestic violence shelters, subject to Section 22.140.180	Permitted
Interim and supportive housing	Permitted
Public / Institutional	
Art and cultural facility	Permitted

TABLE 22.416.090-A: REGULATIONS ON PRINCIPAL USES FOR CSLA CC ZONE	
Use	Regulation
Churches, temples, and other places of worship	Permitted
Fire station	Conditional
Park, open space, and playground	Permitted
School, private	Prohibited
School, public, subject to Section 22.364.060.F.2	Conditional
Service / Retail Commercial	
Alcoholic beverage sales, for off-site consumption, including liquor store	Prohibited
Alcoholic beverage sales, for on-site consumption – bars and cocktail lounges	Prohibited
Alcoholic beverage sales, for on-site consumption – incidental to restaurants and other eating establishments	Conditional
Alternative financial service	Prohibited
Amusement rides and devices	Prohibited
Automobile battery and repair shops	Prohibited
Automobile service station	Prohibited
Bakery, coffee house/café, delicatessen/cafeteria	Permitted
Bank and financial institution	Permitted
Childcare facility or nursery school	Conditional
Commercial recreational facility	Permitted
Drive-through establishments and drive-through lanes	Prohibited
Check cashing, auto title loans, short-term lending	Prohibited
Grocery stores/supermarkets	Permitted
Health club/gymnasium	Conditional
Hotel	Conditional
Medical or dental office	Permitted
Pawn shops	Prohibited
Professional office	Permitted
Restaurant, family, specialty, without drive-through lanes	Permitted
Shared kitchen complex, subject to Section 22.140.540	Conditional
Smoking oriented, tobacco, pipe, and vape shops	Prohibited
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
Wholesale	Prohibited

2. Accessory Uses. Accessory uses and structures are permitted in the CSLA CC Zone when associated with, and subordinate to, a permitted or conditionally permitted principal use on the same site and may include the uses listed in Table 22.416.090-B, below.

TABLE 22.416.090-B: ACCESSORY USES FOR CSLA CC ZONE	
Administrative office	Patio cover/trellis
Assembly/multipurpose room or building	Short-term rental, subject to Section 22.140.700
Caretaker's quarters	Sports courts
Enclosed, screened trash enclosures	Swimming pool/spa
Maintenance/incidental storage structure	

3. Temporary Uses. All temporary uses in the CSLA CC Zone shall be subject to the same permit or review application as those in Zone MXD, pursuant to Section 22.26.030.B (Land Use Regulations).

C. Development Standards.

1. Density, FAR, Setbacks, and Height. Table 22.416.090-C, below, identifies the allowable densities, FAR, required setbacks, and allowable building height in the CSLA CC Zone.

Table 22.416.090-C: DEVELOPMENT STANDARDS FOR CSLA CC ZONE		
Standard	Minimum	Maximum
Density		
Residential	18 du/ac	30 du/ac
Floor Area Ratio (FAR)		
All buildings	1.0	1.5
Building Setback		
Imperial Highway	5 ft	None
Normandie Avenue	5 ft	None
Internal Roadway	15 ft	None
Building Height		
Building height	None	50 ft ¹
Note: 1. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Building Design.

a. Building Orientation and Location. Developments shall not be oriented toward the freeway. Permanent multi-family residential units shall not be located within 200 feet of the freeway right-of-way, although other uses, such as parking, a commercial-only development, or the nonresidential component of a mixed use development, are allowed. Projects shall be oriented toward Imperial Highway to the extent feasible.

b. Large façades/walls of structures providing no pedestrian access or only secondary access, such as for a parking structure or operations plant, that are within 20 feet of a street shall be screened with trees, large shrubbery, and other vegetation installed and professionally maintained, in accordance with approved landscape and irrigation plans.

c. Street-level nonresidential uses shall have a minimum floor-to-ceiling height of 15 feet.

d. At least 50 percent of a nonresidential street-level frontage shall consist of transparent glass windows or doors with minimal obstruction from window signs, interior walls, or window displays that inhibit views to the interior.

e. At least 30 percent of a residential street-level frontage shall consist of windows and openings.

f. On upper floors facing streets, a minimum of 40 percent of building façades for commercial uses and a minimum of 20 percent for residential uses shall consist of windows and openings.

g. All glass in nonresidential windows and doors shall be transparent and either clear or lightly tinted to maximize visibility of building interiors from pedestrian areas.

h. Mirrored, highly-reflective, or densely-tinted glass shall be prohibited.

3. Lighting. All exterior light fixtures shall be energy efficient; produce warm-white light; avoid light pollution and spill-over; and, with the exception of architectural and landscape lighting, be pedestrian-scaled, shielded, and directed toward the ground. Blinking, flashing, and oscillating lights of any type visible on the exterior are prohibited.

4. Landscaping. Landscaping along Imperial Highway shall not create a barrier for pedestrian or bicycle access into outdoor non-private open spaces.

5. Circulation and Parking.

a. Projects shall incorporate pedestrian and bicycle path connections into their project design.

b. Bicycle parking shall be provided, as specified in Section 22.416.140.E (Bike Parking and Related Facilities).

c. Parking facilities shall be provided, as specified in Section 22.416.140.F (Parking Facilities).

6. Utility and Mechanical Equipment. Utility and mechanical equipment shall be subject to Section 22.416.140.D (Utilities and Mechanical Equipment).

22.416.100**CSLA Mixed Use Development 1 (CSLA MXD-1) Zone.**

A. Purpose. The CSLA MXD-1 Zone is intended to promote development of a mix of commercial, office, and residential, with emphasis on neighborhood-serving uses. The CSLA MXD-1 Zone provides for a range of smaller to medium scale retail, horizontal and vertical mixed use developments, and multi-family residential uses up to 30 dwelling units per acre. Developments have private/public open space components and strong bicycle and pedestrian connections to the Vermont/Athens Station, LASC campus, and the community.

B. Use Regulations for CSLA MXD-1 Zone.

1. Principal Uses. Table 22.416.100-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-1 Zone.

TABLE 22.416.100-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-1 ZONE	
Use	Regulation
Residential	
Mixed use developments	Permitted
Multi-family housing (including existing apartment houses nonconforming due to standards)	Permitted
Emergency shelters, subject to Section 22.140.180	Permitted
Domestic violence shelters, subject to Section 22.140.180	Permitted
Interim and supportive housing	Permitted
Townhouses	Prohibited
Two-family residences	Prohibited
Single-family residences	Prohibited
Public/Institutional	
Art and cultural facility	Permitted
Churches, temples, and other places of worship	Permitted
Fire station	Conditional
Park, open space, and playground	Permitted
School, subject to Section 22.364.060.F.2	Conditional
Service / Retail Commercial	
Alcoholic beverage sales, for off-site consumption, including liquor store	Prohibited
Alcoholic beverage sales, for on-site consumption – bars and cocktail lounges	Prohibited

TABLE 22.416.100-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-1 ZONE	
Use	Regulation
Alcoholic beverage sales, for on-site consumption – incidental to restaurants and other eating establishments	Conditional
Alternative financial service	Prohibited
Amusement rides and devices	Prohibited
Automobile battery and repair shops	Prohibited
Automobile service station	Prohibited
Bakery, coffee house/café, delicatessen/cafeteria	Permitted
Bank and financial institution	Permitted
Childcare facility or nursery school	Conditional
Commercial recreational facility	Permitted
Drive-through establishments and drive-through lanes	Prohibited
Check cashing, auto title loans, short-term lending	Prohibited
Grocery stores/supermarkets	Permitted
Health clubs/gymnasium	Permitted
Hotel	Permitted
Medical or dental office	Permitted
Movie theater	Permitted
Parking lots and parking garages as primary use	Prohibited
Pawn shops	Prohibited
Professional office	Permitted
Retail, sale of new goods only	Permitted
Restaurant, family, specialty, without drive-through lanes	Permitted
Theater, including live performance	Permitted
Smoking-oriented, tobacco, pipe, and vape shop	Prohibited
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
Wholesale	Prohibited

2. Accessory Uses. Accessory uses and structures are permitted in the CSLA MXD-1 Zone when associated with, and subordinate to, a permitted or conditionally permitted principal use on the same site and may include the uses listed in Table 22.416.100-B, below.

TABLE 22.416.100-B: ACCESSORY USES FOR CSLA MXD-1 ZONE	
Administrative office	Patio cover/trellis
Assembly/multipurpose room or building	Short-term rental, subject to Section 22.140.700
Caretaker's quarters	Sports courts
Enclosed, screened trash enclosures	Swimming pool/spa
Maintenance/incidental storage structure	

3. Temporary Uses. All temporary uses in the CSLA MXD-1 Zone shall be subject to the same permit or review application as those in Zone MXD, pursuant to Section 22.26.030.B (Land Use Regulations).

C. Development Standards.

1. Density, FAR, Setbacks, and Height. Table 22.416.100-C, below, identifies the allowable densities, FAR, required setbacks, and allowable building height in the CSLA MXD-1 Zone.

Table 22.416.100-C: DEVELOPMENT STANDARDS FOR CSLA MXD-1 ZONE		
Standard	Minimum	Maximum
Density		
Residential	18 du/ac	30 du/ac
Floor Area Ratio (FAR)		
All buildings	1.0	1.5
Building Setback		
Vermont Avenue	5 ft	15 ft
Imperial Highway	5 ft	15 ft
Internal Roadway	15 ft	None
Interior yard (side or rear)	0 ft	None
Interior yard adjacent to residential (side or rear)	15 ft	None
Building Height		
Building height	None	45 ft ¹
Note:		
1. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Buffer and Step Back When Abutting Single-Family Residential Lot.

When sharing a property line with a single-family residentially zoned lot, the following requirements, illustrated in Figure 22.416.100-A, below, shall apply:

- a. Windows, balconies, or similar openings shall be oriented so as to minimize any direct line of sight into adjacent units or onto private patios or backyards adjoining the property line;
- b. The third floor shall be stepped back by a minimum of 10 feet; and
- c. A minimum 20 feet landscape buffer shall be installed.

FIGURE 22.416.100-A: BUILDING HEIGHT AND SETBACK REQUIREMENT FOR CSLA MXD-1 ZONE



3. Building Design.

a. Building Orientation and Location. Developments shall not be oriented toward the freeway. Residential units shall not be located within 200 feet of the freeway right-of-way, although other uses, such as parking, a commercial-only development, or the nonresidential component of a mixed use development, are allowed.

b. Frontages. Building frontages shall include variations in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.

c. Façades.

i. Street wall façades shall be architecturally enhanced by the use of arcades, colonnades, recessed entrances, window details, bays, and variation in building materials, color, and other details.

ii. The façade detailing of mixed use buildings shall visually differentiate ground floor uses from upper-story uses. The base shall visibly anchor the building to the ground with a treatment of higher quality materials, excluding stucco.

iii. Commercial and residential entries shall be clearly identifiable and differentiated from one another.

d. Design Features.

i. Buildings having 100 feet or more of street frontage shall be designed to provide roofs of varying heights.

- ii. All primary ground floor entries for individual residential units and commercial units adjacent to the street front shall be oriented toward the street front rather than the interior or to a parking lot.
- iii. Buildings having 100 feet or more of street frontage shall be designed to provide roofs of varying heights.
- iv. Street-level nonresidential uses shall have a minimum floor-to-ceiling height of 15 feet.
- v. At least 50 percent of a nonresidential street-level frontage shall consist of transparent glass windows or doors with minimal obstruction from window signs, interior walls, or window displays that inhibit views to the interior.
- vi. At least 30 percent of a residential street-level frontage shall consist of windows and openings.
- vii. On upper floors facing streets, a minimum of 40 percent of building façades for commercial uses, and a minimum of 20 percent for residential uses, shall consist of windows and openings.
- viii. All glass in nonresidential windows and doors shall be transparent and either clear or lightly tinted to maximize visibility of building interiors from pedestrian areas.
- ix. Mirrored, highly reflective, or densely tinted glass shall be prohibited.
- x. Rough-coat stucco is prohibited.

4. Lighting. All exterior light fixtures shall be energy efficient; produce warm-white light; avoid light pollution and spill-over; and, with the exception of

architectural and landscape lighting, shall be pedestrian-scaled, shielded, and directed toward the ground. Blinking, flashing, and oscillating lights of any type visible on the exterior are prohibited.

5. Utility and Mechanical Equipment. Utility and mechanical equipment shall be subject to Section 22.416.140.D (Utilities and Mechanical Equipment).

6. Required Open Space for Residential Uses. One hundred square feet of open space per dwelling unit shall be provided in either common open space, private space, or a combination of both, in a residential development or for the residential component of a mixed-use development, subject to the following:

- a. Minimum dimension for private open space shall be seven feet;
- b. Minimum dimension for common open space shall be 20 feet;
- c. Front yard shall be excluded from the calculation of open space. Side and rear yards may be included;
- d. Open space shall have no parking, driveway, or right-of-way encroachments;
- e. Common open space shall be developed for either active or passive use and professionally maintained, in accordance with approved landscape and irrigation plans;

f. Common open space shall be located on the same property as the residential use it serves and shall be available exclusively for the use of all residents of the development;

g. Rooftops used for common open space shall be developed and professionally maintained, in accordance with approved landscape and irrigation plans. Mechanical equipment and/or storage areas shall not count toward open space requirements;

h. Private open space shall be contiguous to the unit served;

i. Balconies shall have a solid railing and patios shall be walled for security and privacy; and

j. Internal courtyards and common open space enclosed on three sides shall have a minimum dimension of 40 feet.

7. Required Open Space for Nonresidential Uses. Open spaces shall be provided in a nonresidential development or for the nonresidential component of a mixed use development subject to the following:

a. Minimum 500 square feet of open space shall be provided on a project site containing less than two acres;

b. Minimum 2,500 square feet of open space shall be provided on a project site containing two acres or more;

c. Nonresidential open space requirements may be satisfied by outdoor dining areas, pedestrian plazas, pocket parks, promenades, or other outdoor amenities accessible to the public; and

d. Open space shall have no parking, driveway, or right-of-way encroachments.

8. Walkways. Pedestrian walkways shall be a minimum of four feet wide.

9. Circulation and Parking.

a. Projects shall incorporate pedestrian and bicycle path connections into their project design.

b. Parking structures shall be underground or architecturally integrated so as to be screened from view.

c. Bicycle parking shall be provided, as specified in Section 22.416.140.E (Bike Parking and Related Facilities).

d. Parking facilities shall be provided, as specified in Section 22.416.140.F (Parking Facilities).

22.416.110 CSLA Mixed Use Development 2 (CSLA MXD-2) Zone.

A. Purpose. The CSLA MXD-2 Zone is intended to be developed over time as a transit-supportive environment, providing a higher-intensity mix of retail, office, restaurant uses, and residential development in a compact, walkable setting. This designation encourages multi-family residential, in a vertical mixed use configuration, up to 60 dwelling units per acre. The development standards and design requirements address vital private/public open space components, and pedestrian facilities. The MXD-2 Zone is intended to promote community redevelopment through higher intensity, transit supporting infill development.

B. Use Regulations for CSLA MXD-2 Zone.

1. Principal Uses. Table 22.416.110-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-2 Zone.

TABLE 22.416.110-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-2 ZONE	
Use	Regulation
Residential	
Mixed use developments	Permitted
Multi-family housing (including existing apartment houses nonconforming due to standards)	Permitted
Emergency shelters, subject to Section 22.140.180	Permitted
Domestic violence shelters, subject to Section 22.140.180	Permitted
Interim and supportive housing	Permitted
Townhouses	Prohibited
Two-family residences	Prohibited
Single-family residences	Prohibited
Public / Institutional	
Art and cultural facility	Permitted
Churches, temples, and other places of worship	Permitted
Fire station	Conditional
Park, open space, and playground	Permitted
School, subject to Section 22.364.060.F.2	Conditional
Service / Retail Commercial	
Alcoholic beverage sales, for off-site consumption – establishment with floor area less than 10,000 sq. ft	Prohibited
Alcoholic beverage sales, for off-site consumption – establishment other than a liquor store with floor area 10,000 sq. ft or more	Conditional
Alcoholic beverage sales, for off-site consumption – liquor store	Prohibited
Alcoholic beverage sales, for on-site consumption – bars and cocktail lounges	Prohibited
Alcoholic beverage sales, for on-site consumption – incidental to restaurants and other eating establishments	Conditional
Alternative financial service	Prohibited
Amusement rides and devices	Prohibited
Automobile battery and repair shops	Prohibited
Automobile service station	Prohibited
Bakery, coffee house/café, delicatessen/cafeteria	Permitted
Bank and financial institution	Permitted
Childcare facility or nursery school	Conditional
Commercial recreational facility	Permitted
Drive-through establishments and drive-through lanes	Prohibited

TABLE 22.416.110-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-2 ZONE	
Use	Regulation
Check cashing, auto title loans, short-term lending	Prohibited
Grocery stores/supermarkets	Permitted
Health clubs/gymnasiums	Permitted
Hotel	Permitted
Medical/dental office	Permitted
Movie theater	Permitted
Parking lots and parking garages as primary use	Prohibited
Pawn shops	Prohibited
Professional office	Permitted
Retail, sale of new goods only	Permitted
Restaurant, family, specialty, without drive-through lanes	Permitted
Smoking-oriented, tobacco, pipe, and vape shop	Prohibited
Theater, including live performance	Permitted
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
Wholesale	Prohibited

2. Accessory Uses. Accessory uses and structures are permitted in the CSLA MXD-2 Zone when associated with, and subordinate to, a permitted or conditionally permitted principal use on the same site and may include the uses listed in Table 22.416.110-B, below.

TABLE 22.416.110-B: ACCESSORY USES FOR CSLA MXD-2 ZONE	
Administrative office	Patio cover/trellis
Assembly/multipurpose room or building	Short-term rental, subject to Section 22.140.700
Caretaker's quarters	Sports courts
Enclosed, screened trash enclosures	Swimming pool/spa
Maintenance/incidental storage structure	

3. Temporary Uses. All temporary uses in the CSLA MXD-2 Zone shall be subject to the same permit or review application as those in Zone MXD, pursuant to Section 22.26.030.B (Land Use Regulations).

C. Development Standards.

1. Density, FAR, Setbacks, and Height. Table 22.416.110-C, below, identifies the allowable densities, FAR, required setbacks, and allowable building height in the CSLA MXD-2 Zone.

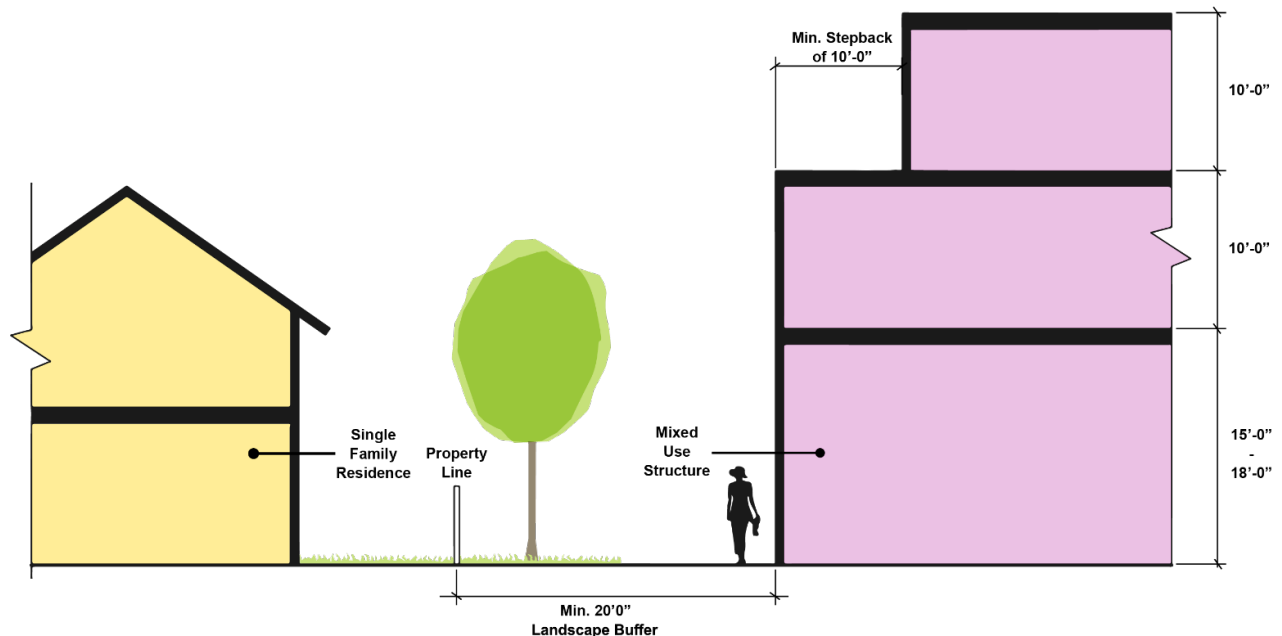
Table 22.416.110-C: DEVELOPMENT STANDARDS FOR CSLA MXD-2 ZONE		
Standard	Minimum	Maximum
Density		
Residential	31 du/ac	60 du/ac
Floor Area Ratio (FAR)		
All buildings	0.5	2.0
Building Setback		
Vermont Ave	10 ft	25 ft
Imperial Highway	10 ft	25 ft
Western Avenue	10 ft	25 ft
Interior Yard Adjacent to Residential (side or rear)	15 ft	None
Building Height		
Building heights	None	65 ft ¹
Note: 1. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Buffer and Step Back When Abutting Single-Family Residential Lot.

When sharing a property line with a single-family residentially zoned lot, the following requirements, illustrated in Figure 22.416.110-A, below, shall apply:

- a. Windows, balconies, or similar openings shall be oriented so as to minimize any direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line;
- b. The third floor shall be stepped back by a minimum of 10 feet; and
- c. A minimum 20 feet landscape buffer shall be installed.

FIGURE 22.416.110-A: BUILDING HEIGHT AND SETBACK REQUIREMENT FOR CSLA MXD-2 ZONE



3. Building Design.

a. Frontage. Building frontages shall include variations in-wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.

b. Façades.

i. Street wall façades shall be architecturally enhanced by the use of arcades, colonnades, recessed entrances, window details, bays, and variation in building materials, color, and other details.

ii. New development at the intersections of Vermont Avenue and Imperial Highway and Western Avenue and Imperial Highway shall provide

an articulated corner entrance or articulated entrances oriented toward each street, that incorporate a tall first story or prominent roof forms.

iii. The façade detailing of mixed use buildings shall visually differentiate ground floor uses from upper-story uses. The base shall visibly anchor the building to the ground with a treatment of higher quality materials.

iv. Commercial and residential entries shall be clearly identifiable and differentiated from one another.

c. Design Features.

i. All primary ground floor entries for individual residential units and commercial units adjacent to the street front shall be oriented toward the street front rather than the interior or to a parking lot.

ii. Buildings having 100 feet or more of street frontage shall be designed to provide façade articulation and roofs of varying heights.

iii. Street-level nonresidential uses shall have a minimum floor-to-ceiling height of 15 feet.

iv. At least 50 percent of a nonresidential street-level frontage shall consist of transparent glass windows or doors with minimal obstruction from window signs, interior walls, or window displays that inhibit views to the interior.

v. At least 30 percent of a residential street-level frontage shall consist of windows and openings.

vi. On upper floors facing streets, a minimum of 40 percent of building façades for commercial uses and a minimum of 20 percent for residential uses shall consist of windows and openings.

vii. All glass in nonresidential windows and doors shall be transparent and either clear or lightly tinted to maximize visibility of building interiors from pedestrian areas.

viii. Mirrored, highly reflective, or densely tinted glass shall be prohibited.

ix. Rough-coat stucco is prohibited.

4. Utility and Mechanical Equipment. Utility and mechanical equipment shall be subject to Section 22.416.140.D (Utilities and Mechanical Equipment).

5. Required Open Space for Residential Uses. One hundred square feet of open space per dwelling unit shall be provided in either common open space, private space, or a combination of both, in a residential development or for the residential component of a mixed use development, subject to the following:

a. Minimum dimension for private open space shall be seven feet;

b. Minimum dimension for common open space shall be 20 feet;

c. Front yard shall be excluded from the calculation of open space. Side and rear yards may be included;

d. Open space areas shall have no parking, driveway, or right-of-way encroachments;

e. Common open space shall be developed for either active or passive use and professionally maintained, in accordance with approved landscape and irrigation plans;

f. Common open space shall be located on the same property as the residential use it serves and shall be available exclusively for the use of all residents of the development;

g. Rooftops used for common open space shall be developed and professionally maintained, in accordance with approved landscape and irrigation plans. Mechanical equipment and/or storage areas shall not count toward open space requirements;

h. Private open space shall be contiguous to the unit served;

i. Balconies shall have a solid railing and patios shall be walled for security and privacy; and

j. Internal courtyards and common open space enclosed on three sides shall have a minimum dimension of 40 feet.

6. Required Open Space for Nonresidential Uses. Open spaces shall be provided in a nonresidential development or for the nonresidential component of a mixed use development subject to the following:

a. Minimum 500 square feet of open space shall be provided on a project site containing less than two acres;

b. Minimum 2,500 square feet of open space shall be provided on a project site containing two acres or more;

c. Nonresidential open space requirements may be satisfied by outdoor dining areas, pedestrian plazas, pocket parks, promenades, or other outdoor amenities accessible to the public; and

d. Open space shall have no parking, driveway, or right-of-way encroachments.

7. Lighting. All exterior light fixtures shall be energy efficient; produce warm-white light; avoid light pollution and spill-over; and, with the exception of architectural and landscape lighting, be pedestrian-scaled, shielded, and directed toward the ground. Blinking, flashing, and oscillating lights of any type visible on the exterior are prohibited.

8. Walkways. Pedestrian walkways shall be a minimum of four feet wide.

9. Circulation and Parking.

a. Projects shall incorporate pedestrian and bicycle path connections into their project design.

b. Parking structures shall be underground or architecturally integrated so as to be screened from view.

c. Bicycle parking shall be provided, as specified in Section 22.416.140.E (Bike Parking and Related Facilities).

d. Parking facilities shall be provided, as specified in Section 22.416.140.F (Parking Facilities).

22.416.120 CSLA Public Institutional (CSLA IT) Zone.

A. Purpose. The CSLA IT Zone provides for established public uses, including schools, parks, and other public uses. This designation is intended to promote the integration of publicly owned land and facilities into the public realm, to the extent feasible, to extend pedestrian open space and provide safe connections to points of destination. The CSLA IT Zone shall accommodate the development, redevelopment, and expansion of accredited schools and colleges and public facilities contemplated in an adopted or approved campus and/or facilities master plan.

B. Use Regulations for CSLA IT Zone.

1. Principal Uses. Table 22.416.120-A, below, identifies the principal uses permitted in the CSLA IT Zone.

TABLE 22.416.120-A: REGULATIONS ON PRINCIPAL USES FOR CSLA IT ZONE	
Use	Regulation
Public / Institutional	
Park, open space, and playground	Permitted
School, public	Permitted
Government buildings and offices	Permitted

2. Accessory Uses. Accessory uses and structures are permitted in the CSLA IT Zone when associated with, and subordinate to, a permitted principal use on the same site and may include the uses listed in Table 22.416.120-B, below.

TABLE 22.416.120-B: ACCESSORY USES FOR CSLA IT ZONE	
Restaurants, service retail, and other vendors a campus deems appropriate	Enclosed, screened, trash enclosures
Administrative office	Enclosed, screened incidental outdoor storage
Assembly/multi-purpose room or building	Incidental maintenance/storage structure
Caretaker's quarters	Patio cover/trellis
Dormitories	Sports courts
Student and/or faculty housing, including in mixed use configurations	Swimming pool/spa

3. Temporary Uses. All temporary uses in the CSLA IT Zone shall be subject to an adopted or approved campus and/or facilities master plan.

C. Development Standards.

1. FAR, Setback, and Height. Table 22.416.120-C, below, identifies the allowable FAR, required setbacks, and allowable building height in the CSLA IT Zone.

Table 22.416.120-C: DEVELOPMENT STANDARDS FOR CSLA IT ZONE		
Standard	Minimum	Maximum
Floor Area Ratio (FAR)		
All buildings	None	3.0
Building Setback		
Front	None	15 ft
Rear	10 ft	None
Side	10 ft	None
Interior yard adjacent to residential (side or rear)	15 ft	None
Building Height		
Building height	None	80 ft ¹
Note: 1. Building height shall be determined from the finished grade within five feet of the structure to the highest point of the structure, excluding chimneys and rooftop antennas.		

2. Building Design.

a. Building Orientation and Location. Developments shall not be oriented toward the freeway. Permanent multi-family residential units shall not be located within 200 feet of the freeway right-of-way, although other uses, such as parking, a commercial-only development, or the nonresidential component of a mixed use development, are allowed. Projects shall be oriented toward Imperial Highway to the extent feasible.

b. Large façades/walls of structures providing no pedestrian access or only secondary access, such as for a parking structure or operations plant, within 20 feet of a street shall be screened with trees, large shrubbery, and other

vegetation installed and professionally maintained, in accordance with approved landscape and irrigation plans.

3. Landscaping. Landscaping along Imperial Highway shall not create a barrier for pedestrian or bicycle access.

4. Circulation and Parking.

a. Projects shall incorporate pedestrian and bicycle path connections into their project design.

b. Bicycle parking shall be provided, as specified in Section 22.416.140.E (Bike Parking and Related Facilities).

c. Parking facilities shall be provided, as specified in Section 22.416.140.F (Parking Facilities).

5. Utility and Mechanical Equipment. Utility and mechanical equipment, as specified in Section 22.416.140.D (Utilities and Mechanical Equipment).

22.416.130 CSLA Buffer (CSLA B-1) Zone.

A. Purpose. The CSLA B-1 Zone provides a buffer from the I-105 freeway by accommodating public infrastructure and open space in the Specific Plan Area.

B. Use Regulations for CSLA B-1 Zone. Table 22.416.130-A, below, identifies the uses permitted or prohibited in the CSLA B-1 Zone.

TABLE 22.416.130-A: REGULATIONS ON PRINCIPAL USES FOR CSLA B-1 ZONE	
Use	Regulation
Buildings or permanent structures	Prohibited
Passive recreation, bike lanes, and walking paths	Permitted
Landscaping	Permitted
Parking lot	Permitted

C. Development Standards. Development in the CSLA B-1 Zone shall be subject to the same development standards as in Zone B-1, pursuant to Section 22.22.060 (Development Standards for Industrial Zones), where applicable.

22.416.140 General Use Regulations and Standards.

A. Applicability. This Section shall apply to new development and the reuse of existing structures and facilities.

B. Alcoholic Beverage Sales. Alcoholic beverage sales, where conditionally permitted, shall be subject to Section 22.140.030 (Alcoholic Beverage Sales).

C. Outside Storage. All uses shall be conducted within a completely enclosed building, except for off-street parking, loading, approved nursery accessory uses, and any outdoor dining specifically permitted in conjunction with eating establishments.

D. Utilities and Mechanical Equipment.

1. All ground mounted utility boxes and satellite dishes shall either be placed in locations not exposed to view from the street or screened from view. Utility screening elements shall be an integral part of the building's design.

2. Utilities and mechanical equipment shall be screened by landscaping or site-appropriate materials and shall not be located within any front setback areas or adjacent to any public right-of-way or private street or pedestrian/bicycle path, or within 50 feet of a corner.

3. Mechanical Equipment. Compressors, air conditioning units, vents, exhausts, or similar mechanical equipment located outside a building shall comply with the following:

a. All such equipment shall be screened from view from any abutting street or adjacent use. Screening shall be an integral part of the overall architectural design of the project. The top of any screening shall be a minimum of six inches above the top of any mechanical equipment.

b. All mechanical equipment shall be maintained in a clean and proper condition to prevent breakdown that might release noxious or toxic materials or create excessive noise, and to avoid accumulation of litter, filth, and materials that would be noxious or unsafe.

c. Equipment, including ground mounted air conditioners, may be located within the side and rear yard setbacks, if a three-foot minimum setback to the property line is maintained.

d. Ground mounted air conditioners are not permitted in any portion of the front yard setback or between the front of the structure and the public right-of-way.

4. Roof-Mounted Solar Collector Panels. Roof-mounted solar collector panels shall be mounted flush with the surface where possible. Where panels cannot effectively perform if flush mounted, justification in the form of efficiency calculations may be submitted to the Director for consideration of alternative mounting configurations.

5. Refuse Collection Facilities. All outdoor refuse collection facilities shall be screened from public rights-of-way. Collection areas shall be shielded from view in all directions, either within a building or within a solid masonry wall of sufficient

height to conceal materials temporarily accumulated for collection. The enclosure shall be designed to complement the main building materials.

E. Bike Parking and Related Facilities.

1. Bike parking and related facilities shall be subject to Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), with the exception of the following specified in Table 22.416.140-A, below. For a combination of uses on a single lot, the number of required bicycle parking spaces shall be equal to the combined total of the required bicycle parking spaces for each of the individual uses.

TABLE 22.416.140-A: NUMBER OF REQUIRED BICYCLE PARKING SPACES		
Use	Short-term	Long-term
Residential		
Mixed use developments, multi-family residential, including apartments, attached condominiums, and townhouses (five dwelling units or more)	One space per five dwelling units (two spaces minimum)	One space per two dwelling units (one space minimum)

2. Showers and Changing Facilities. All new commercial and mixed-use developments shall provide and continually maintain secured, ground floor restrooms accessible to the public and available for changing.

a. Shower shall be provided as follows:

i. A minimum of one shower for developments with a gross nonresidential floor area between 10,000 and 24,999 square feet;

ii. A minimum of two showers for developments with a gross nonresidential floor area between 25,000 square feet and 124,999 square feet;
and

iii. A minimum of four showers for developments with a gross nonresidential floor area over 125,000 square feet.

b. Accompanying dressing facilities shall be provided with lockers for clothing and personal effects at a rate of one per every long-term bicycle parking space required.

F. Parking Facilities.

1. The perimeter of parking areas and driveways adjacent to streets and pedestrian pathways shall be screened from street views with a low street wall, berms, fences, or landscaping.

2. The façade of parking structures shall include vertical features to break up those façades and horizontal features to separate each floor.

3. Projecting elements, awnings, lighting, signs, or other features shall be used to highlight pedestrian entrances into parking structures.

4. Shared parking structures for mixed use developments shall provide secure access and parking areas for residential tenants.

5. Parking structures shall have shaded structures, preferably photovoltaic arrays, on the top deck to reduce heat island effects.

6. Off-Street Parking Requirements. Except as specified otherwise by State law, the standards for parking requirements contained in Chapter 22.112 (Parking) shall apply to developments within the boundary of the Specific Plan, except that parking provided shall not exceed the maximum as specified in Table 22.416.140-B, below.

TABLE 22.416.140-B: MAXIMUM PARKING	
Standard	Maximum
CSLA R-1 Zone	
Single-family residence	2.0/du
CSLA R-2 Zone	
Two-family residence	1.0/du
CSLA R-3 Zone	
Bachelor	0.75/du
Efficiency and 1 bedroom	1.125/du
2+ bedrooms	1.5/du
Guest	0.19/du
CSLA-RPD-5000-10U Zone	
Single-family residence	2.0/du
CSLA-MXD-1 Zone	
Bachelor	0.75/du
Efficiency and 1 bedroom	1.125/du
2+ bedrooms	1.5/du
Guest	0.19/du
Commercial, retail, service, medical/dental office	0.5/250 sq ft
Business office, excluding medical/dental office	0.75/400 sq ft
restaurant	0.75/person based on OL, ¹ minimum 7.5.
CSLA-MXD-2 Zone	
Bachelor	0.75/du
Efficiency and 1 bedroom	1.125/du
2+ bedrooms	1.5/du
Guest	0.19/du
Commercial, retail, service, medical/dental office	0.5/250 sq ft
Business office, excluding medical/dental office	0.75/400 sq ft
Restaurant	0.75/person based on OL; minimum 7.5.
CSLA-NC Zone	
Commercial, retail, service, medical/dental office	0.75/250 sq ft
Business office, excluding medical/dental office	0.75/400 sq ft
Restaurant	0.75/person based on OL; minimum 7.5.
CSLA-CC Zone	
Bachelor	0.75/du
Efficiency and 1 bedroom	1.125/du
2+ bedrooms	1.5/du
Guest	0.19/du
Commercial, retail, service, medical/dental office	0.5/250 sq ft
Business office, excluding medical/dental office	0.75/400 sq ft
Restaurant	0.75/3 persons based on OL; minimum 7.5.
CSLA-IT Zone	
Bachelor	0.75/du
Efficiency and 1 Bedroom	1.125/du
2+ bedrooms	1.5/du
Guest	0.19/du
Dormitory	0.75/100 sq ft

TABLE 22.416.140-B: MAXIMUM PARKING	
Standard	Maximum
Commercial, retail, service, medical/dental office	0.5/250 sq ft
Business office, excluding medical/dental office	0.75/400 sq ft
Restaurant	0.75/person based on OL; minimum 7.5.
Schools, up to grade 6	0.75/classroom
Schools, grade 7 and up	0.75/classroom plus 0.75/5 persons based on OL of auditorium or largest assembly room.
¹ Occupancy Load	

G. Security.

1. Chain link, barbed, and concertina wire fences are prohibited.
2. Exterior security bars, grilles, or grates on windows and doors are prohibited.
3. Exterior roll-up or folding accordion shutters, security gates, or grilles are prohibited.
4. Roll-up or folding security gates or grilles shall be concealed within the interior architectural elements of the building during business hours. Solid roll-up or folding shutters and gates are prohibited.

22.416.150 Minor Modifications.

Minor modifications, as defined herein, shall be subject to the Substantial Conformance Review described in this Section.

A. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in Subsection C (Maximum Modifications), below, for substantial compliance with the applicable requirements of the Specific Plan and other provisions of this Title 22.

B. Application and Review Procedures.

1. Application Checklist. The application submittal shall contain all of the materials required by the Substantial Conformance Review checklist.

2. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Section.

C. Maximum Modifications. Table 22.416.150-A, below, specifies the maximum modifications that may be permitted, pursuant to this Section.

TABLE 22.416.150-A: MAXIMUM MODIFICATIONS	
Requirements	Maximum Modifications
Setback	10%
Building height	10%
Building size / massing	15%
Open space area / landscaping	15%
Sign height / width / area	10%
Parking spaces	10%
Loading areas	May be modified or waived

D. Findings and Decision.

1. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection D.2, below.

2. Findings.

a. Approval of the project conforms with the applicable provisions of this Specific Plan and other applicable provisions of this Title 22.

b. Approval of the project is in the interest of public health, safety, and general welfare.

c. Site layout, open space, orientation, and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and

fences that encourage increased pedestrian activity compatible with neighboring land uses.

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are compatible with the Specific Plan and neighborhood character.

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment through maturity. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas.

f. Parking areas are designed and developed to buffer surrounding land uses; complement pedestrian-oriented development; enhance the environmental quality of the site, such as to minimize stormwater run-off and the urban heat-island effect; and ensure safety.

g. Exterior lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

E. Conditions of Approval. The Hearing Officer may impose conditions to ensure the approval will be in accordance with the findings required by Subsection D (Findings and Decisions), above.

F. All Zone Regulations Apply Unless Permit is Granted. Unless specifically modified by a Substantial Conformance Review, all regulations prescribed in the zone in which such Substantial Conformance Review is granted shall apply.

G. Appeals. The decision of the Hearing Officer may be appealed or called up for review, pursuant to the procedures and requirements of Chapter 22.240 (Appeals).

H. Revisions to Modification. Revisions to a modification granted through a Substantial Conformance Review may be approved with a Revised Exhibit A (Chapter 22.184) of the original approval. Revisions that would deviate from the intent of the original approval shall require approval of a new Substantial Conformance Review.

SECTION 40. Section 22.418.010 is hereby amended to read as follows:

22.418.010 Purpose.

The provisions of this Regulating Code include the zone regulations intended to guide development and decision-making to achieve the vision and guiding principles of the Florence-Firestone TOD (FFTOD) Specific Plan. All zones implement the General Plan Land Use designations ~~consistent with the Florence-Firestone Community Plan (FFCP).~~

~~While the~~ The FFTOD Specific Plan ~~uses the General Plan's land use legend categories,~~ it also establishes new zones as outlined in Table 22.418.010-A (Overview of All Specific Plan Zones) in select areas of the Specific Plan Area identified in Figure 22.418.010-1 (FFTOD Specific Plan Zoning Map). The new zones, referred to as FFTOD Zones, are designed to create a TOD Specific Plan for the Slauson, Florence,

and Firestone A Line (Blue) Metro Transit Stations, an implementation action included in the General Plan and FFGP. Each TOD Zone within the Specific Plan Area has an accompanying list of allowed land uses, permit requirements, and required objective development standards for new development. The remainder of the zones in the Specific Plan Area are existing Countywide Zones regulated by Title 22.

. . .

B. Countywide Zones. All new development in existing Countywide Zones applied within the Florence-Firestone Community identified in Figure 22.418.010-1 (FFTOD Specific Plan Zoning Map) and Table 22.418.010-A (Overview of All Specific Plan Zones) shall be regulated consistent with the applicable Title 22 Chapter unless modified by Section 22.418.120 (Modifications to Countywide Zones) herein.

FIGURE 22.418.010-1: FFTOD SPECIFIC PLAN ZONING MAP

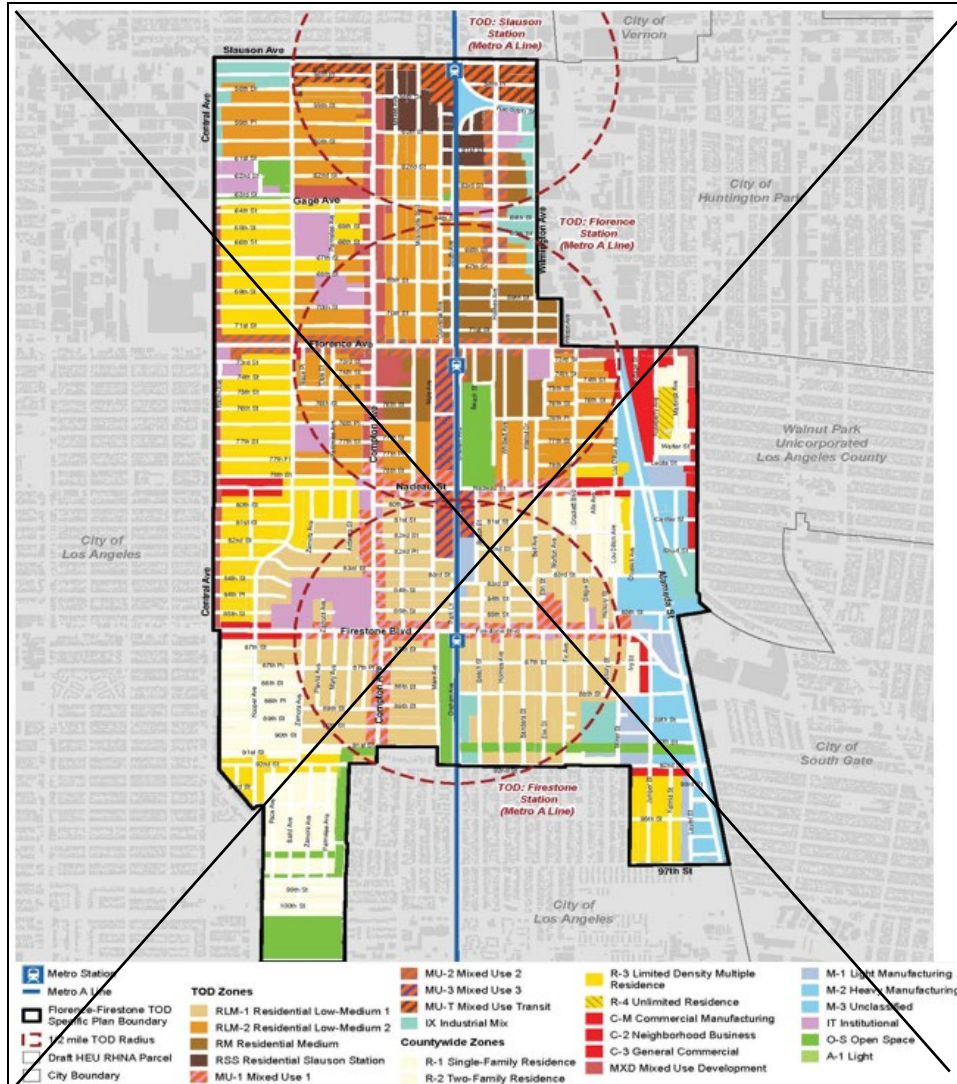


FIGURE 22.418.010-1: FFTOD SPECIFIC PLAN ZONING MAP

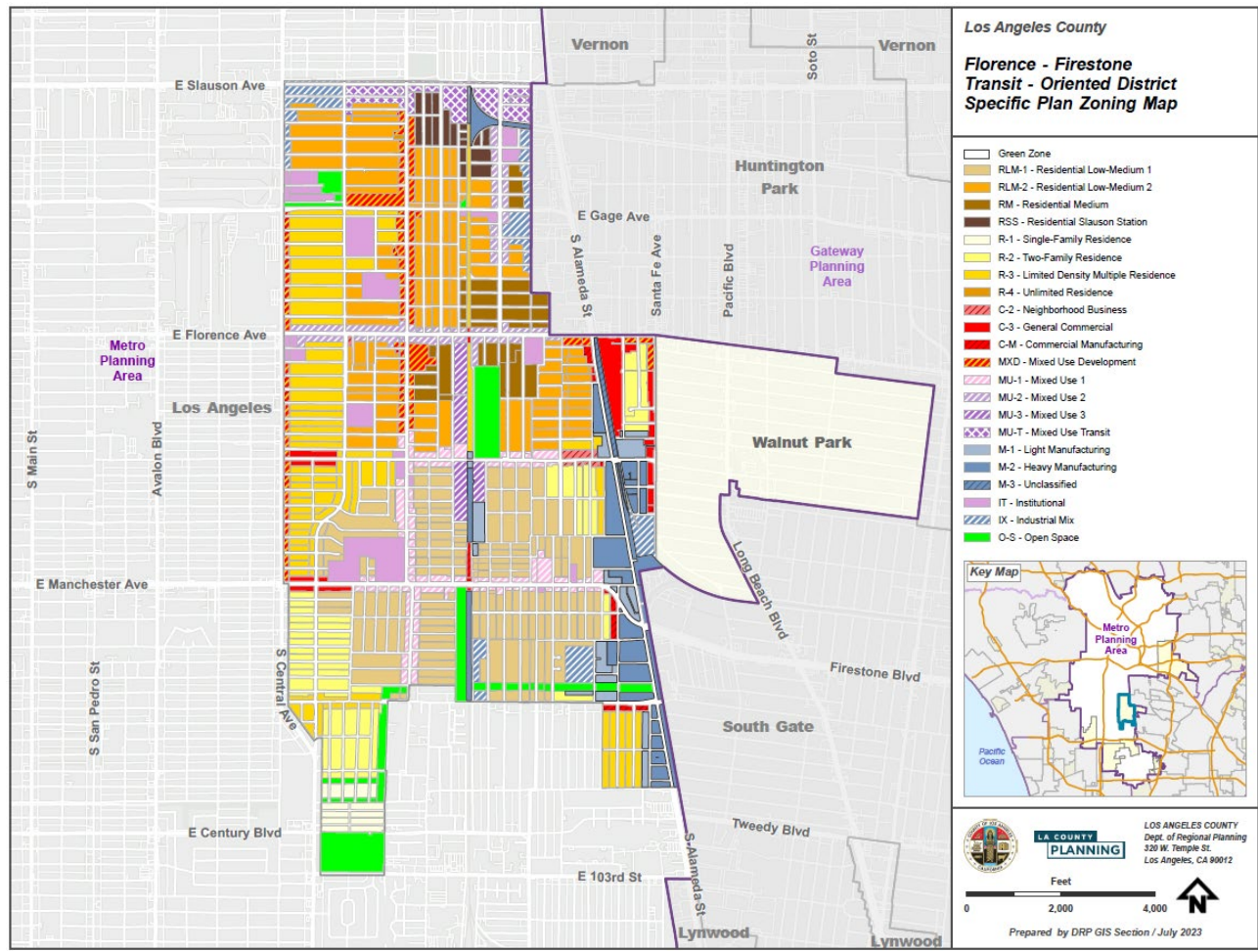


TABLE 22.418.010-A: OVERVIEW OF ALL SPECIFIC PLAN ZONES		
Zone Abbreviation	Zone Name	Title 22 Reference
Florence-Firestone TOD Zones		
MU-1	Mixed-Use 1	-
MU-2	Mixed-Use 2	-
MU-3	Mixed-Use 3	-
MU-T	Mixed-Use Transit	-
RLM-1	Residential Low-Medium 1	-
RLM-2	Residential Low-Medium 2	-
RM	Residential Medium	-
RSS	Residential Slauson Station	-
IX	Industrial Mix	-
Countywide Zones, Subject to Title 22^		
A-1	Light Agricultural	Chapter 22.16

TABLE 22.418.010-A: OVERVIEW OF ALL SPECIFIC PLAN ZONES		
Zone Abbreviation	Zone Name	Title 22 Reference
C-2	Neighborhood Commercial	Chapter 22.20
C-3	General Commercial	Chapter 22.20
C-M	Commercial Manufacturing	Chapter 22.20
IT	Institutional	Chapter 22.26
M-1	Light Manufacturing	Chapter 22.22
M-2	Heavy Manufacturing	Chapter 22.22
M-3	Unclassified	Chapter 22.22
MXD*	Mixed-Use Development	Section 22.26.030
OS	Open Space	Chapter 22.44
R-1	Single-Family Residence	Chapter 22.18
R-2	Two-Family Residence	Chapter 22.18
R-3	Limited Density Multiple Residence	Chapter 22.18
R-4	Unlimited Density Multiple Residence	Chapter 22.18
-GZ	Green Zone	Chapter 22.84
<p>* The MXD Zone is regulated by Section 22.26.030 and modified by the standards of Section 22.418.080 and Section 22.418.090 herein.</p> <p>^ All Countywide zones shall be regulated by the referenced Chapter in Title 22 and modified by the standards of Section 22.418.080 or Section 22.418.120 herein.</p>		

SECTION 41. Section 22.418.020 is hereby amended to read as follows:

22.418.020 Administration, Review, and Approvals.

A. Applicability. The Specific Plan shall apply to all new development projects for which a complete application has been filed on or after ~~the effective date of the ordinance containing these new or revised regulations~~ March 9, 2023. Complete applications filed before ~~the effective date of this Specific Plan~~ March 9, 2023, shall comply with the regulations and applicable Title 22 provisions in effect at the time that the respective complete applications were filed.

1. Relationship to Other Provisions Within Title 22. The provisions ~~contained in the Specific Plan shall be considered in combination with the other applicable provisions of Title 22. Where provisions of this Specific Plan conflict with any other provision of Title 22, the Specific Plan shall govern. Where provisions of the~~

~~Specific Plan are silent, the other applicable provisions of Title 22 shall govern~~of this Chapter 22.418 shall be administered in conjunction with other provisions of this Title 22, in accordance with Section 22.400.030 (Administration).

...

SECTION 42. Section 22.418.050 is hereby amended to read as follows:

22.418.050 TOD Mixed Use Zones.

...

B. Land Use ~~r~~Regulations for TOD MU Zones.

...

2. Accessory ~~u~~Uses. Accessory uses shall be regulated by

Table 22.26.030-D (Accessory Use Regulations For Zone MXD).

...

TABLE 22.418.050-A: TOD MIXED USE ZONES PRINCIPAL USE REGULATIONS					
Use Category	MU-1	MU-2	MU-3	MU-T	Notes
...					
Schools					
...					
Colleges and universities, accredited, excluding trade or commercial schools	SPR	SPR	SPR	SPR	Non-profit only
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	SPR CUP	SPR CUP	SPR CUP	SPR CUP	Subject to Section 22.364.060.F.2
...					

...

SECTION 43 Section 22.418.060 is hereby amended to read as follows:

22.418.060 TOD Residential Zones.

...

C. Development Standards for TOD R Zones.

1. Standards. All structures and uses in the TOD Residential Zones (RSS, RM, RLM-2, RLM-1) shall be subject to the regulations of Table 22.418.060-B (Residential Zone Development Standards), with the exception of single-family residences on compact lots, which shall be subject to Section 22.140.585 (Single-Family Residences on Compact Lots) consistent with R-4 standards.

...

TABLE 22.418.060-B: RESIDENTIAL ZONE DEVELOPMENT STANDARDS					
Standard	RLM -1	RLM-2	RM	RSS	Notes
...					
6. Fence Standards					
Street PL Setback	0' for fences of ≤ 42" height; ≥ 50 percent transparency required; 10' for fences of > 42' <u>42</u> " height				
...					

SECTION 44. Section 22.418.070 is hereby amended to read as follows:

22.418.070 TOD Industrial Mix Zone.

A. Purpose. The general purpose of the TOD Industrial Mix Zoning District (IX Zone), as established by the FFTOD Specific Plan and shown in Figure 22.418.070-1 (TOD Industrial Mix Zone), is to support a transition to less industrial-intensive, employment-focused uses near transit-oriented development and improve land use compatibility adjacent to residential areas.

1. Industrial Mix Zone. The IX Zone is intended to maintain neighborhood-appropriate light industrial uses and jobs, while introducing new neighborhood-serving commercial and innovative uses suitable for mixed residential and employment areas. ~~In conjunction with the Green Zones Program, t~~The IX Zone

allows for the creation of transitions between employment and residential uses to encourage less noxious uses, such as commercial, adjacent to homes. The IX Zone encourages land use compatibility and a healthy environment where a variety of business and residents can co-exist. This zone implements the Light Industrial General Plan Land Use Designation.

B. Land Use Regulations for TOD IX Zone.

1. Primary and Accessory Uses.

a. Table 22.418.070-A (TOD IX Zone Principal Use Regulations) prescribes the land use regulations for the IX Zones. ~~See Table 22.418.040-A (R Zone Principal Use Regulations) for permit or review required to establish each use listed in Table 22.418.070-A (TOD IX Zone Principal Use Regulations).~~

...

TABLE 22.418.070-A: TOD IX ZONE PRINCIPAL USE REGULATIONS		
Use Category	IX	Notes
...		
Service Uses		
...		
Reupholsterers, furniture	SPR	
<u>Shared kitchen complexes</u>	<u>SPR</u>	<u>Subject to Section 22.140.540</u>
...		

...

SECTION 45. Section 22.418.090 is hereby amended to read as follows:

22.418.090 TOD Zone Additional Development Standards.

...

C. ~~Density~~General Requirements for Residential Development.

1. ~~Minimum Density and Residential Requirement.~~ All proposed densities, not including dwelling units permitted by a density bonus awarded pursuant to Chapter 22.120 (Density Bonus), shall fit within the range of density established for the applicable zone.

~~a. — Where a minimum density is established for the applicable zone, new development or unit replacement shall be required to achieve the minimum density.~~

~~b. — All sites developed consistent with MXD zoning shall be developed with housing units comprising a minimum 66 percent of the built FAR for that project.~~

2. ~~Maximum Density Requirement~~Minimum Floor Area for Residential Use in Mixed Use Developments. ~~Projects that include residential dwelling units shall not exceed the allowable dwelling units per net acre (du/net ac) as regulated by the applicable zone except where subject to density bonus per Chapter 22.120 (Density Bonus)~~All mixed use developments shall be subject to Section 22.26.030.D.1.b.

~~a. — Maximum density is based on net gross site area; a reduction in buildable area due to dedications/easements shall not reduce allowable maximums.~~

~~b. — Density Calculation. Projects shall refer to Chapter 22.04.050 (Rules for Measurement) for density calculation.~~

3. Unit Size and Replacement.

a. Unit ~~m~~Mix. All RSS Zone residential developments, including 10 or more units, shall be required to provide 20 percent of the total units as ~~three~~3-bedroom units.

. . .

c. ~~Affordable Units. Affordable housing projects or projects demolishing existing affordable housing shall be subject to SB 330 (Skinner, Housing Crisis Act of 2019) and Chapter 22.120.050 (Affordable Housing).~~

. . .

SECTION 46. Section 22.418.100 is hereby amended to read as follows:

22.418.100 Circulation and Parking Standards.

A. Required Parking by Use or Zone. Except as specified otherwise by State law, ~~The~~ standards for parking requirements contained in Chapter 22.112 (Parking) shall apply to all development in the Specific Plan Area with the following modifications. Reductions are intended to provide parking supply that supports TOD development and allows for greater flexibility in design and multi-modal access.

1. ~~Non-Residential Requirements. All non-residential~~Nonresidential uses, ~~as permitted by the applicable zone,~~not exempt by State law shall provide parking consistent with Table 22.418.100-A (Parking Standards by Zone); these requirements modify Chapter 22.112 (Parking) as a reduction percentage. ~~Any other zones not mentioned in Table 22.418.100-A (Parking Standards by Zone) shall meet the parking requirements of Chapter 22.112 (Parking).~~

~~2. Outdoor Dining.~~

~~a. The first 2,500 square feet of outdoor dining space, in the front setback or any other location, shall not be required to provide parking and shall not be counted toward the square footage of the associated restaurant space.~~

~~b. Outdoor dining in excess of 2,500 square feet shall provide parking at a ratio of one space per five persons based on occupant load.~~

~~3. Residential Requirements. All residential uses in the RM, RSS, and MU zones shall provide the minimum required parking consistent with Table 22.418.100-B (Minimum Parking by Residential Unit Type); this modifies Chapter 22.112 (Parking) requirements for residential units.~~

~~...~~

TABLE 22.418.100-B: MINIMUM PARKING BY RESIDENTIAL UNIT TYPE		
Unit Type *	Number of Spaces	Standard / Exceptions
Bachelor	0.75 space/unit	Unbundling required in TOD MU zones and allowed in Residential Zones
Efficiency / One Bedroom	1 space/unit	
≥ Two Bedrooms	1.25 space/unit	
Guest Parking (all unit types)	1 space/10 units	Only required for projects with 10 or more units in any zone

42. Accessible Vehicle Parking. In all zones, accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to the modifications authorized in Table 22.418.100-A (Parking Standards by Zone).

53. Bicycle Parking. In all TOD MU and IX zones, bicycle parking spaces and bicycle facilities shall be required. In addition to the standards and requirements of Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), a

minimum of eight additional short-term, and two additional long-term, bicycle parking spaces shall be provided on-site for the general public, directly accessible to pedestrians.

~~6. Change of use with nonconforming parking. A use with nonconforming parking may change to another use without adding parking except:~~

~~a. If the new use would require more parking than the existing use. Then, to establish the new use, the applicant must add parking equal to the difference between the parking requirement of the existing use and the new use (net change in parking intensity); and~~

~~b. If the new use is a limousine service or a fleet service/company vehicle operation, the applicant must bring the parking up to current new construction parking standards.~~

74. Employee Commute Reduction Program for Large Employers. Per South Coast Air Quality Management District (AQMD) Rule 2202 – On-Road Motor Vehicle Mitigation Options, an Employee Commute Reduction Program (ECRP) can be implemented by any large employer, consistent with AQMD definitions. The ECRP focuses on reducing work-related vehicle trips and vehicle miles traveled to a worksite. See South Coast AQMD Rule 2202 for a program overview, including applicability, program implementation, administration, and employee commute reduction strategies.

B. Parking Location Siting Requirements. With the exception of subterranean parking, where parking is provided, all vehicle parking areas shall be:

...

C. Residential Parking Siting Requirements. All residential surface parking or garages, if provided, shall meet the following requirements:

...

D. Unbundled Parking ~~Required~~.

1. Residential Unbundled Parking. Where parking is voluntarily provided, Unbundled parking is required for residential units in MU Zone mixed use configurations; unbundling the TOD Mixed Use Zones. Unbundled parking is ministerially allowed also permitted in the RM and RSS zones subject to the following: a Ministerial Site Plan Review (Chapter 22.186).

...

SECTION 47. Section 22.418.120 is hereby amended to read as follows:

22.418.120 Modifications to Countywide Zones.

This Section modifies the land use regulations and development standards of the Title 22 base zone for all structures and uses within the unincorporated Florence-Firestone Community.

A. Commercial Zones. In addition to the standards contained in Chapter 22.20 (Commercial Zones), the following standards shall apply to all commercial zones in Florence-Firestone.

1. Façade ~~s~~Standards.

...

G. M-1 Zone Modifications. In addition to the development standards of Chapter 22.22 (Industrial Zones), the following standards shall apply to all M-1 zoned properties in Florence-Firestone.

...

2. Use Modifications. All M-1 zoned parcels within the Florence-Firestone Community shall be regulated by use regulations of Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), except as modified by Chapter 22.84 (Green Zones Ordinance) on lots with a Green Zone (-GZ) Combining Zone as a suffix to a zoning symbol.

...

H. M-2 Zone Modifications. The following development standards shall apply to all M-2 zoned properties in Florence-Firestone, in addition to or superseding the standards of Chapter 22.22 (Industrial Zones).

...

6. Use Modifications. All M-2 zoned ~~parcels~~lots within the Florence-Firestone Community shall be regulated by use regulations of Section ~~22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R)~~22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), ~~except waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a Residential Zone or sensitive use.~~with the following exceptions:

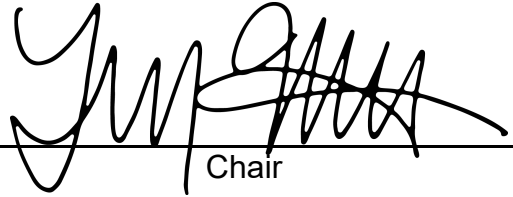
a. Recycling processing facilities shall not be permitted on properties adjoining a Residential Zone or sensitive use; and

b. In other cases where applicable, as modified by Chapter 22.84 (Green Zone) on lots with a Green Zone (-GZ) Combining Zone as a suffix to a zoning symbol.

[2206030KPCC]

SECTION 48. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.




Chair

ATTEST:



Edward Yen
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of May 21, 2024 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Hilda L. Solis
Holly J. Mitchell
Lindsey P. Horvath
Janice Hahn
Kathryn Barger

Noes

Supervisors None

Effective Date: June 20, 2024

Operative Date:



Edward Yen
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to
Section 25103 of the Government Code,
Delivery of this document has been made.

EDWARD YEN
Executive Officer
Clerk of the Board of Supervisors



APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By 

Nicole Davis Tinkham
Chief Deputy County Counsel

By 
Deputy