



County of Los Angeles

March 11, 2025

Dawyn R. Harrison  
County Counsel

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

Board of Supervisors

Hilda L. Solis  
Supervisor, First District

**Re: Title 22 – West San Gabriel Valley Area Plan  
(12/10/24 Board Agenda; Item No. 7)**

Holly J. Mitchell  
Supervisor, Second District

Dear Supervisors:

Lindsey P. Horvath  
Supervisor, Third District

Your Board previously conducted a duly noticed public hearing regarding the above-referenced West San Gabriel Valley Area Plan Ordinance, amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the West San Gabriel Valley Area Plan ("Area Plan"). The Area Plan also implements a zone change program to amend the maps of zoned districts within the Area Plan. At the conclusion of the public hearing, your Board indicated an intent to approve the Ordinance. Enclosed are the final analyses and ordinances for your Board's consideration.

Janice Hahn  
Supervisor, Fourth District

Kathryn Barger  
Supervisor, Fifth District

Very truly yours,

DAWYN R. HARRISON  
County Counsel

By *Andriy Pazuniak*  
ANDRIY PAZUNIAK  
Deputy County Counsel



APPROVED AND RELEASED:

*[Signature]*  
THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

AP:mc

Enclosures

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

## ANALYSIS

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

DAWYN R. HARRISON  
County Counsel

By *Andriy Pazuniak*  
ANDRIY PAZUNIAK  
Deputy County Counsel  
Property Division

AP:mc

Requested: 12/12/2024

Revised: 02/24/2025

**ORDINANCE NO. \_\_\_\_\_**

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

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

**SECTION 1.** Section 22.72.020 is hereby amended to read as follows:

**22.72.020 Front Yard Setback Districts.**

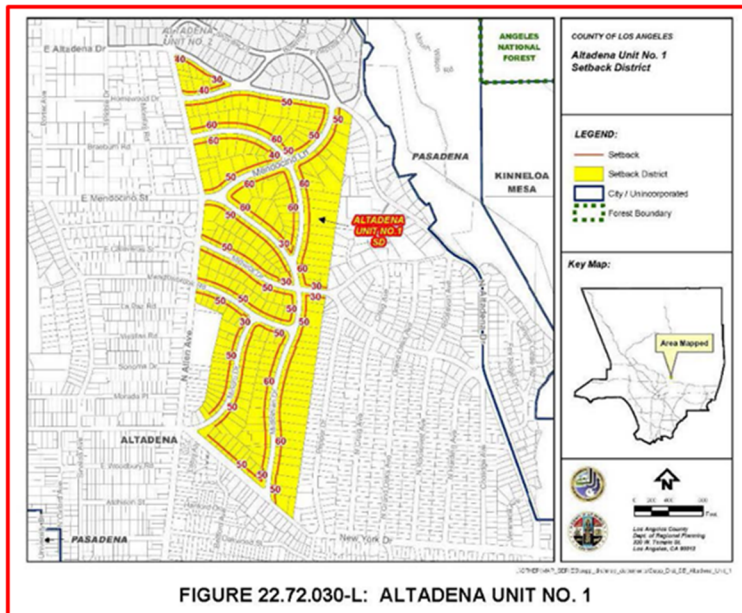
Established Front Yard Setback Districts are listed in Table 22.72.020-A, below. Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

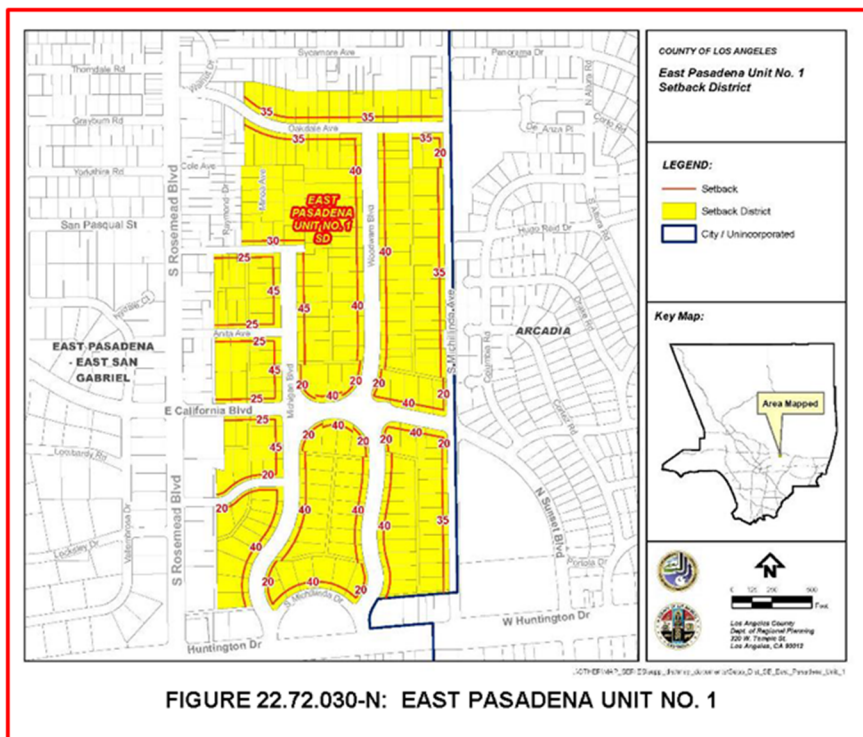
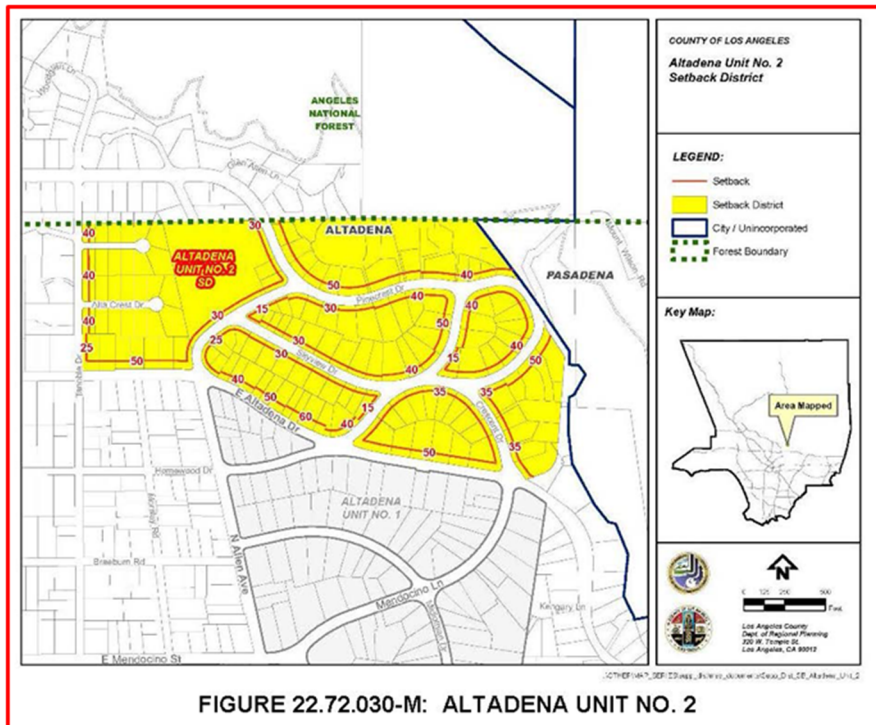
TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
<u>1</u>	<u>City Terrace</u>	<u>2179</u>	<u>11-25-1932</u>
<u>3</u>	<u>Walnut Park</u>	<u>2189</u>	<u>12-12-1932</u>
<u>4</u>	<u>Southwest</u>	<u>2190</u>	<u>12-12-1932</u>
<u>5</u>	<u>Second Unit Eastside</u>	<u>2191</u>	<u>12-12-1932</u>
<u>6</u>	<u>First Unit Eastside</u>	<u>2426</u>	<u>3-5-1934</u>
<u>7</u>	<u>Altadena Unit No. 1</u>	<u>3757</u>	<u>1-14-1941</u>
<u>8</u>	<u>Altadena Unit No. 2</u>	<u>3854</u>	<u>5-20-1941</u>
<u>9</u>	<u>E. Pasadena Unit No. 1</u>	<u>3900</u>	<u>7-15-1941</u>
<u>12</u>	<u>Altadena Unit No. 3</u>	<u>5541</u>	<u>5-9-1950</u>
<u>13</u>	<u>Whittier Downs, Dist. No. 43, Tr. No. 10411</u>	<u>5600</u>	<u>9-19-1950</u>

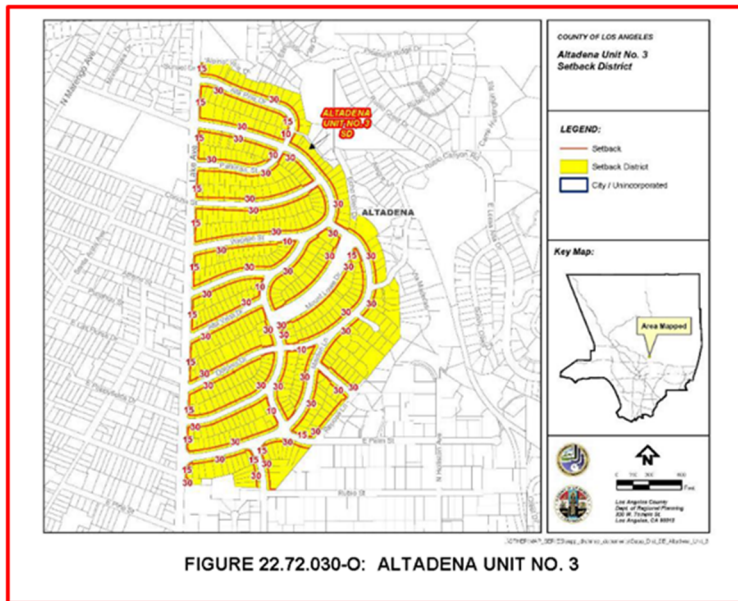
**SECTION 2.** Section 22.72.030 is hereby amended to read as follows:

**22.72.030 District Maps.**

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







**SECTION 3.** Section 22.121.010 is hereby amended to read as follows:

**22.121.010 Purpose.**

The purpose of this Chapter is to ensure the inclusion of affordable housing units in housing developments that meet certain criteria, including those in section 65583.2(c) and (h) of the California Government Code, and encourage mixed-income communities.

**SECTION 4.** 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. One of the Unincorporated communities as shown in Table

22.121.030-A, below:

- 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;~~
- k. ~~South Whittier Sunshine Acres;~~
- l. ~~Valinda;~~
- m. ~~Walnut Park;~~
- n. ~~West Athens Westmont;~~
- o. ~~West Puente Valley;~~
- p. ~~West Rancho Dominguez-Victoria;~~
- q. ~~West Whittier Los Nietos; or~~
- r. ~~Willowbrook.~~

**TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING**

<u>Planning Area</u>	<u>Unincorporated Communities</u>
<u>East San Gabriel Valley</u>	<u>Avocado Heights</u> <u>Charter Oak</u> <u>East Irwindale</u> <u>Hacienda Heights</u> <u>North Whittier</u> <u>Rowland Heights</u> <u>South San Jose Hills</u> <u>Valinda</u> <u>West Puente Valley</u>
<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>
<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u> <u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>
<u>South Bay</u>	<u>Alondra Park/El Camino Village</u> <u>Del Aire</u> <u>La Rambla</u> <u>Lennox</u> <u>West Carson</u> <u>Wiseburn</u>
<u>West San Gabriel Valley</u>	<u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u>
<u>Westside</u>	<u>Ladera Heights</u> <u>View Park - Windsor Hills</u> <u>Unincorporated Del Rey</u>

**SECTION 5.** 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		
Planning Area Standards District	Chapter	PASD Adoption Date
Metro Planning Area	22.364	5/21/2024
East San Gabriel Valley Area	22.366	5/21/2024
West San Gabriel Valley	22.320	4/10/2025

...

**SECTION 6.** Chapter 22.306 is hereby deleted in its entirety:

~~**Chapter 22.306 ALTADENA COMMUNITY STANDARDS DISTRICT**~~

**SECTION 7.** Chapter 22.318 is hereby deleted in its entirety:

~~**Chapter 22.318 EAST PASADENA—EAST SAN GABRIEL COMMUNITY STANDARDS DISTRICT**~~

**SECTION 8.** Chapter 22.320 is hereby added to read as follows:

**Chapter 22.320 WEST SAN GABRIEL VALLEY PLANNING AREA STANDARDS DISTRICT**

**22.320.010 Purpose.**

**22.320.020 Definitions.**

**22.320.030 Planning Area Standards District Map.**

**22.320.040 Applicability.**

**22.320.050**            **Application and Review Procedures.**

**22.320.060**            **West San Gabriel Valley PASD Areawide Development**  
**Standards.**

**22.320.070**            **West San Gabriel Valley PASD Zone-Specific**  
**Development Standards.**

**22.320.080**            **Modification of PASD Development Standards.**

**22.320.090**            **Altadena Community Standards District.**

**22.320.100**            **Chapman Woods Community Standards District.**

**22.320.110**            **East Pasadena-East San Gabriel Community Standards**  
**District.**

**22.320.120**            **La Crescenta-Montrose Community Standards District.**

**22.320.130**            **South San Gabriel Community Standards District.**

**22.320.010**            **Purpose.**

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

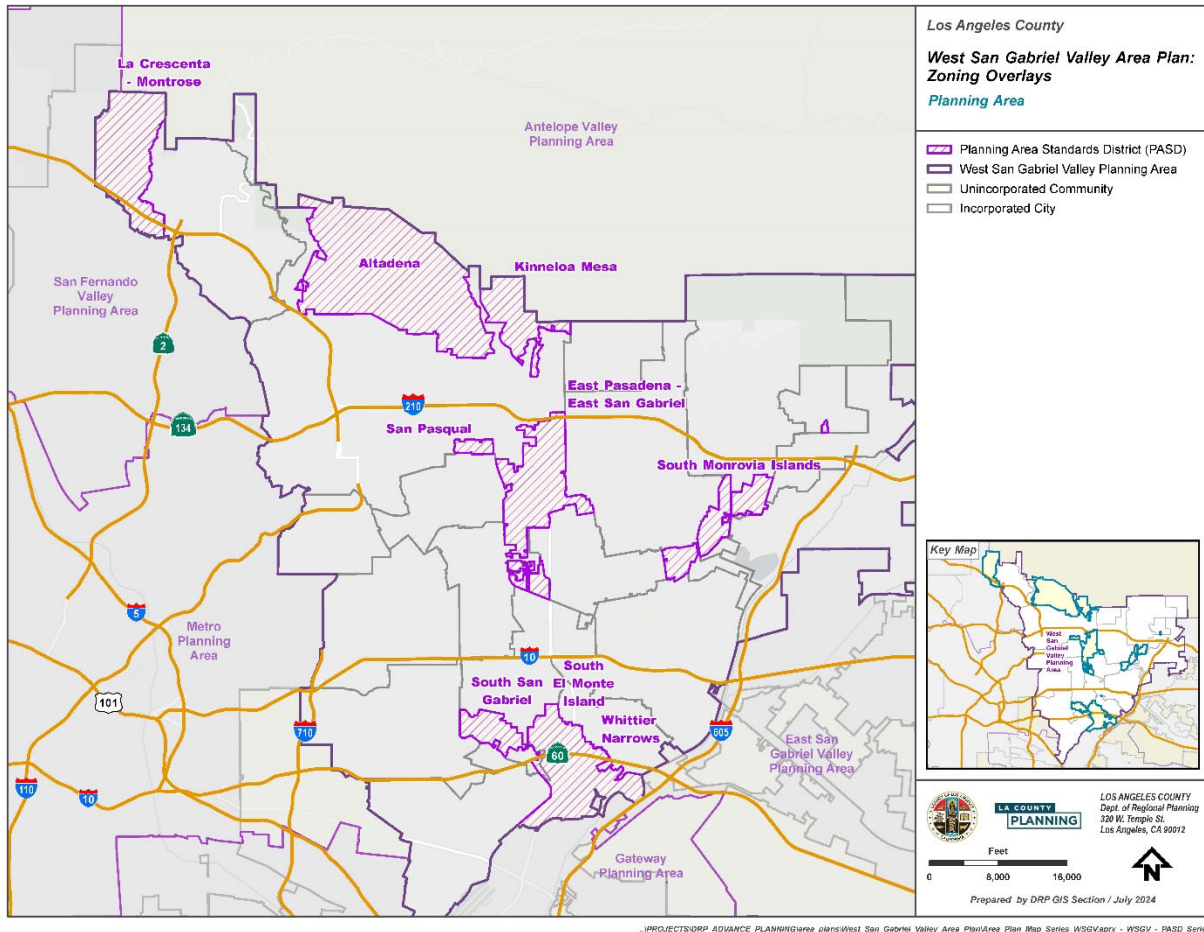
**22.320.020**            **Definitions.**

(Reserved)

## 22.320.030 Planning Area Standards District Map.

The boundaries of this PASD are shown on Figure 22.320.030-A: West San Gabriel Valley PASD Boundary.

FIGURE 22.320.030-A: WEST SAN GABRIEL VALLEY PASD BOUNDARY



## 22.320.040 Applicability.

A. General. Except as specified otherwise, this Chapter shall apply to any application for development, expansion, or change of use on lots within the boundaries of the West San Gabriel Valley PASD (Figure 22.320.030-A: West

San Gabriel Valley PASD Boundary) filed after April 10, 2025, the effective date of this ordinance.

B. Exemptions – Nonconforming Structures, Additions, Repairs, or Renovations. The Director has the authority to review any proposed exemption deemed necessary for the customary maintenance and upkeep of nonconforming buildings. Notwithstanding the provisions of Section 22.172.020.B (Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards), such additions, repairs, or renovations for the customary maintenance and upkeep of such buildings and structures are exempt from the PASD standards if such requests meet the following criteria:

1. The addition does not increase the square footage of nonresidential structures;
2. The addition does not result in the decrease in the number of existing windows;
3. The addition does not result in the cumulative increase in the floor area of any building or structure by more than 50 percent. If it does, the entire building or structure is subject to the provisions of this PASD;
4. Changes to existing roofs or roof structures do not result in changes to the existing rooflines, roof pitches, or underlying roof structure, such as converting a gabled roof to a flat roof;
5. Remodels do not exceed or change more than 50 square feet of surface area on primary or secondary façades; and

6. Any structure which is nonconforming to standards as a result of damage or partial destruction of the structure may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure, as determined by the methods set forth in Subsections 22.172.020.G.1.a and 22.172.020.G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

**22.320.050 Application and Review Procedures.**

A. Notification. Notwithstanding Section 22.222.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property.

**22.320.060 West San Gabriel Valley PASD Areawide Development Standards.**

A. Significant Ridgelines. Significant Ridgelines in West San Gabriel Valley are designated by the Director as those which, in general, are highly visible and dominate the landscape. New development is prohibited on Significant Ridgelines as depicted on Figure 22.320.060-A: West San Gabriel Valley Area Plan Significant Ridgelines, below. Structures shall be located below Significant Ridgelines as follows:

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

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

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

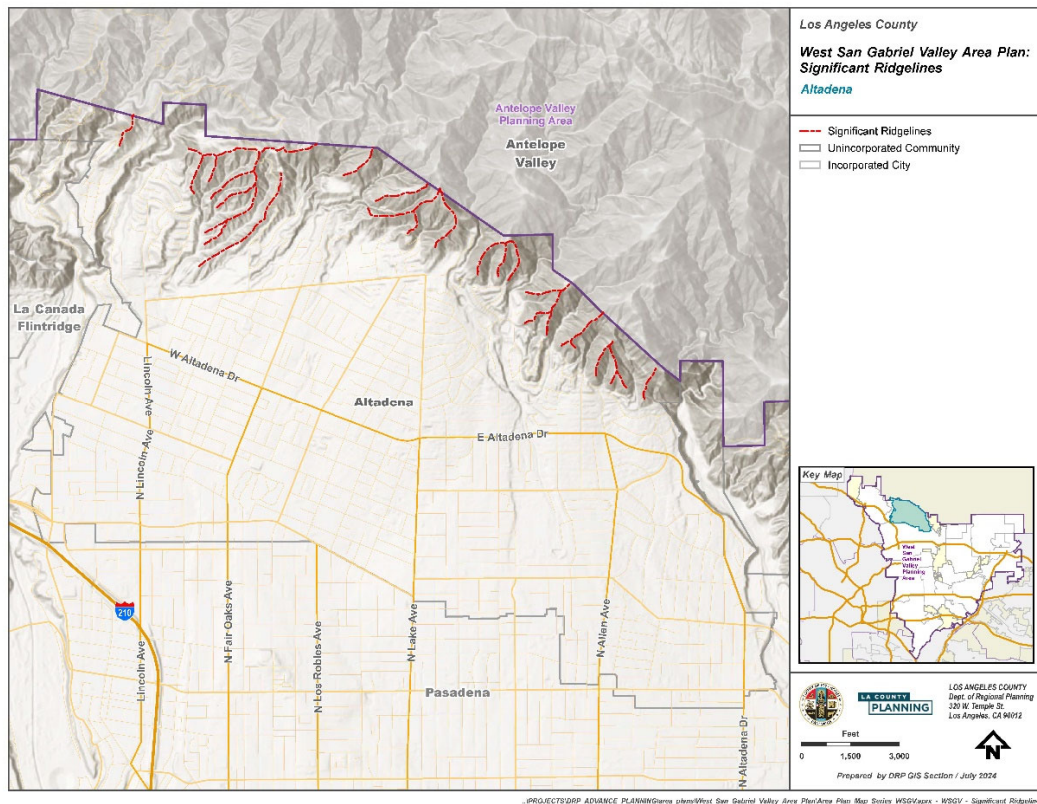
a. Alternative sites within the project area have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage and destruction;

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

c. Landscaping shall consist of native species present on a site as identified in the project's biological documentation. If the site does not have appreciable native vegetation as outlined in the project's biological documentation, use of the Director maintained list of appropriate landscaping materials shall satisfy this provision; and

d. Landscape or building material screening shall not substitute for project alternatives, such as re-siting or reducing the height or bulk of structures.

FIGURE 22.320.060-A: WEST SAN GABRIEL VALLEY SIGNIFICANT RIDGELINES



B. Biological Resources. If a property containing native vegetation is subject to a Conditional Use Permit (Chapter 22.158), a biological inventory containing the following information shall be submitted with the application:

1. Biological survey and map (drawn to scale) of biological resources and physical site features on the project site;
2. The plants, animals, and habitats found on the project site;

3. The plants, animals, and habitats likely to occur on the project site based on a California Natural Diversity Database ("CNDDDB") query as well as local knowledge;

4. The plants, animals, and habitats likely to have occurred on the site based on historical records and habitat found in surrounding undisturbed areas on sites that have been subject to wildfire or unpermitted development, including, but not limited to, vegetation removal or grading;

5. Assessment of need for additional surveys due to timing/season of initial survey (potential for missing sensitive species) and assessment for need of protocol level species surveys (based on CNDDDB query results and local knowledge);

6. Proximity of the project site to locations of known sensitive resources within 200 feet;

7. Photo documentation of the site that includes photos of all the respective habitats on site; and

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

C. Native Oaks Planting. To protect the genetic diversity of populations of locally native oaks in the West San Gabriel Valley and prevent potential hybridization with nonnative oak species, the planting of an oak tree proposed with the submittal of an application or as required by section 22.174 (Oak Tree Permits) must use a selection of oak species limited to those native to the West San Gabriel Valley. Locally native oak

species consist of the following: scrub oak (*Quercus berberidifolia*), San Gabriel leather oak (*Q. durata* var. *gabrielensis*), Engelmann oak (*Q. engelmannii*), valley oak (*Q. lobata*), canyon oak (*Q. chrysolepis*), coast live oak (*Q. agrifolia*), and interior live oak (*Q. wislizenii*). The planting of oak species other than those listed here is prohibited.

D. Landscaping. Where landscaping is required by this PASD, it shall be maintained in a healthy condition through appropriate watering, regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

**22.320.070 West San Gabriel Valley PASD Zone-Specific Development Standards.**

A. Commercial and Mixed Use Zones: C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, and CPD and MXD.

1. Form and massing. To break up the building shape and volume, the design of a building shall vary in depth and/or relief at a minimum of every 30 feet in the horizontal dimension.

2. Façade Composition. To add visual interest to building form, the façade of a building shall be differentiated into building top, building middle, and building base through architectural elements and design, such as windows, column, balconies, moldings, cupolas, cornices, dormers, pediments, and frieze. (See Figure 22.320.070-A: Example of Façade Height Composition).

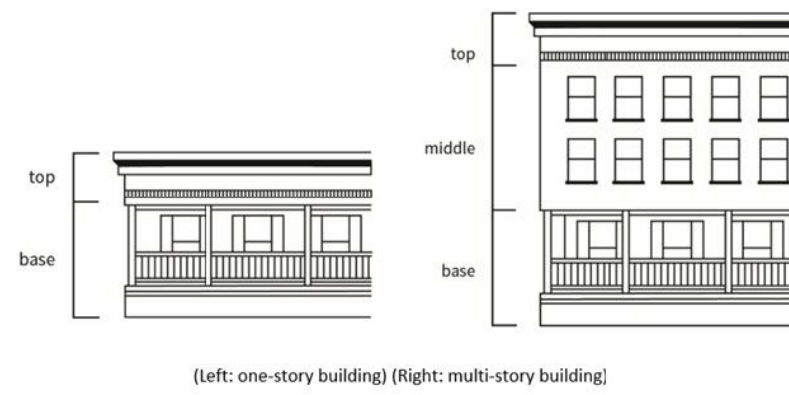
a. Building Top. The uppermost portion of the building, inclusive of the roof, shall be differentiated through variations in color, material,

ornamentation or shape. Notwithstanding Subsection A.3 (Roof), below, the roof shall consist of a molding or crown, such as an eave, cornice, parapet, or other such projection.

b. Building Middle. The building middle may consist of one or more stories, which shall be articulated through consistent elements, such as windows, lintels, columns, horizontal differentiation, recesses, step-backs, materials, and color to differentiate it from the building top and building base.

c. Building Base. The building base is the ground floor of a building where most of the pedestrian interaction and activity take place.

FIGURE 22.320.070-A: EXAMPLE OF FAÇADE HEIGHT COMPOSITION



### 3. Roofs.

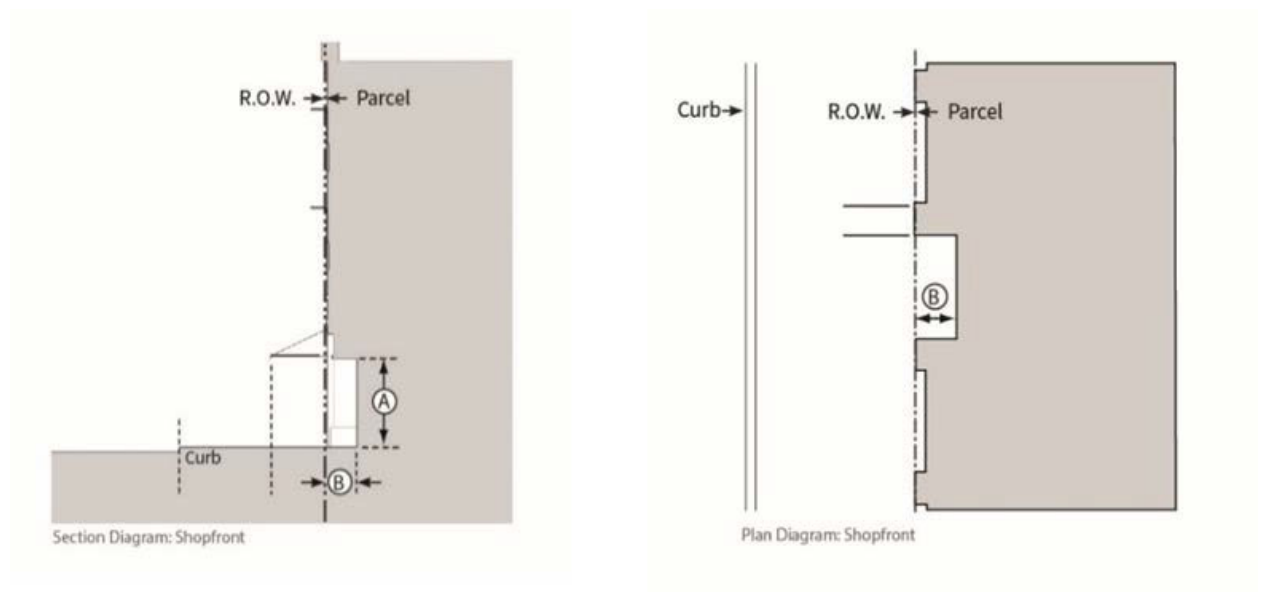
a. A roof shall have a gable, arc raised center, or, if a flat roof, consist of molding or crown, such as an eave, cornice, parapet, or other such projection or visual interest.

b. Roof-mounted equipment shall be screened from view on all sides through design or architectural elements.

4. Entrances. At least one entrance shall be located so as to provide direct pedestrian access from at least one public sidewalk.

a. Shop Front Entrances. Shop front entrances located on the ground floor shall be recessed and consist of a door, transom lights, and sidelights. See Figure 22.320.070-C, below.

FIGURE 22.320.070-B: SHOP FRONT ENTRANCE DESIGN



Design Standards (see Figure 22.320.070-B):

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

FIGURE 22.320.070-C: EXAMPLES OF SHOP FRONT ENTRANCE (LEFT)  
AND CORNER ENTRANCE (RIGHT)



b. Main Entrances. A multi-tenant building shall provide a main entrance at the street level for pedestrian use. The main entrance shall open onto a lobby and, in conjunction with Subsection A.4.a (Shop Front Entrances), above, the main entrances shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:

- i. Marked by a taller mass above, such as a tower, or within a volume that projects from the rest of the building surface;
  - ii. Accented by columns or ornamental light fixtures;
- and/or
- iii. Marked or accented by a change in the roofline or change in the roof type.

c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection A.4.a (Shop Front Entrances) or A.4.b (Main Entrances), above, as applicable.

5.     Articulation. In conjunction with Subsection A.2 (Façade Composition), above, a building shall be articulated through design elements.

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

b.     Roof Drainage. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components shall be incorporated into the architectural composition of the façade and roof.

6.     Windows.

a.     The ground floor of a building shall consist of windows that cover at least 60 percent of the total width and 40 percent of the total area of the building façade fronting the street in order to provide views of the interior or window display to pedestrians. The bottom of any such window shall be no more than three feet above the sidewalk or grade.

b.     To allow maximum visual interaction between pedestrians and the interior of the building, transparent or lightly tinted material, such as glass, shall be used at the street level or ground floor.

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

d. Not more than 10 percent of the building façade at ground level shall consist of mirrored materials, densely tinted glass, or other translucent or reflective materials that offer no views of the interior.

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

a. Air Conditioning Units.

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

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

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

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

8. Exterior Lighting.

a. Light trespass. Exterior lighting shall be designed to be fully shielded to cast the light downward and be located as to prevent light trespass to

adjacent residential zones, sensitive uses, and wildlife. Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

b. Lighting provided at building access points or along pedestrian walkways shall be no more than two feet above ground.

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

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

ii. Mercury vapor lights;

iii. Ultraviolet lights; and

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

9. Signs. Signs shall be provided in accordance with Chapter 22.114 (Signs), except as specified in this PASD below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.

a. With the exception of company logos, sign colors, shape, size, location, and lettering shall be coordinated with other business signs within the commercial center.

b. All signs in a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

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

a. Parking Location.

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

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

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

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

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

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

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

e.       Off-site and Shared Parking. Shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following requirements are met:

i.       Off-site or shared parking facility is located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

ii.      Such area is clearly marked as being made available for parking for the subject use(s); and

iii. The applicant:

(1) Is the owner of the lot where such off-site or shared parking facility is located; or

(2) Has control and/or authority for required parking for as long as the use permit is valid.

11. Height Limit. Notwithstanding the base zone standards in Title 22, a building or structure in Zone C-3 or MXD shall not exceed a height of 50 feet above grade, excluding elevator shafts, stairwells, chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, and rooftop recreational spaces, except that the portion of any building sharing a common side or rear lot line with property located within a residential zone shall have a step-back from the common side or rear lot line so that the height of the building in Zone MXD is no greater than 25 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every one foot increase in building height, up to a maximum height of 50 feet.

**22.320.080 Modification of PASD Development Standards.**

A. Applicability. The modification of PASD standards in this Chapter, including the PASD area wide and CSD standards, unless otherwise specified by the CSD, are subject to a minor conditional use permit (Chapter 22.160, Conditional Use Permits, Minor).

B. Exception. Notwithstanding Subsection A, above:

1. The following modification of PASD areawide standards are subject to a Variance.

a. Significant Ridgelines as provided in Subsection 22.320.060.A;

b. Biological Resources as provided in Subsection 22.320.060.B;

c. Native Oaks Planting as provided in Subsection 22.320.060.C; and

d. Zone C-3 and MXD Height, as provided in Subsection 22.320.070.A.11.

2. The CSD provisions on standards allowed to be modified and the required permit type shall take precedence over any modification provisions in this PASD.

**22.320.090 Altadena Community Standards District.**

A. Purpose. The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts while providing certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and

minimize the visual and environmental impacts of development in Hillside Management Areas.

B. District Map. The boundaries of this CSD are shown on Figure 22.320.090-A, at the end of this Chapter.

C. Community-Wide Development Standards.

1. Hillside Management.

a. This Subsection C.1 shall apply in Hillside Management Areas, as defined in Division 2 (Definitions), except for:

i. Applications submitted to the Department and deemed complete prior to January 11, 2018, the effective date of the ordinance establishing this Subsection C.1, provided that plans submitted with the application depict all proposed grading and structures;

ii. Changes to applications approved by the Department prior to the effective date of the ordinance establishing this Subsection C.1, provided that such changes:

(1) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

(2) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

iii. Applications to repair or reconstruct damaged or destroyed structures that were legally established prior to the effective date of the ordinance establishing this Subsection C.1.

b. Permits Required.

i. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) shall be required for any development within a Hillside Management Area that is not otherwise subject to a Conditional Use Permit (Chapter 22.158), pursuant to Chapter 22.104 (Hillside Management Areas), or Subsection C.1.b.ii, below, except for:

- (1) Additions to a structure that were legally established prior to the effective date of the ordinance establishing this Subsection C.1;
- (2) New accessory structures; and
- (3) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

ii. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 2,500 total cubic yards of cut plus fill material, excluding any grading approved prior to the effective date of the ordinance establishing this Subsection C.1.

c. Development Standards.

i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to Section 22.140.240 (Grading Projects).

ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be

subject to the requirements deemed necessary by Public Works to prevent runoff and erosion.

iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this Subsection C.1.c and Chapter 22.104 (Hillside Management Areas), the development shall comply with Table 22.320.090-A, below, where applicable:

<b>TABLE 22.320.090-A: HILLSIDE DESIGN DEVELOPMENT STANDARDS</b>	
Grading and topography	•Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures
	•Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours
Views and screening	•Structures, retention walls, and graded areas are screened by landscaping and vegetation
	•Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope
Surfaces and reflectance	•Structures incorporate articulated surface faces instead of flat blank walls
	•Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less
Landscaping	•Where new tree planting occurs, new trees blend with surrounding vegetation
Trails	•Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection C.1, are improved if necessary to ensure their ongoing use

iv. Additional Findings for Conditional Use Permits.

(1) In addition to the findings required under Chapter 22.158 (Conditional Use Permits) and Chapter 22.104 (Hillside Management Areas), the Commission or Hearing Officer shall approve the application where the information submitted by the applicant or presented at public hearing substantiates that the project complies with the additional development standards in this Subsection C.1.c.

(2) The Commission or Hearing Officer may require that the applicant incorporate additional design standards which would further the intent and purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring visible topsoil used as grading fill match the color and texture of rocks and soils naturally occurring on-site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

2. Historical Preservation.

a. Significant Properties. Any application for the expansion, addition, alteration, or demolition of significant properties is subject to the provisions of this Altadena CSD. Notice of such an application shall be sent to Altadena Heritage 30 days prior to the issuance of a permit by the applicable department that approves, with or without conditions, or denies the application. The following structures may be of historic or architectural significance:

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11, and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1-14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway

Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book

5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68, and 69; and

v. 2455 Lake Avenue, 835-875 Mariposa Street and

2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

b. Designated Landmarks and Historic Districts.

Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Chapter 22.124 (Historic Preservation).

3. Setback Districts. Setbacks as established in this CSD shall take precedence over any other standards established by this CSD. The required front yard specified in a Setback District shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

D. Zone Specific Development Standards.

1. Zone R-1.

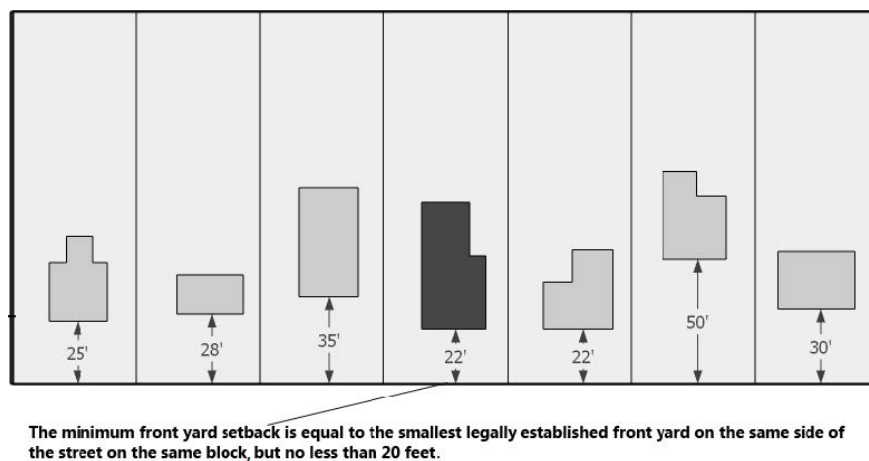
a. Yard Requirements.

i. Except as established in Subsection E.2 (Altadena Front Yard Setback Districts), below, this Subsection D.1.a shall supersede Section 22.18.040.C (Required Yards), as depicted in Table 22.320.090-B, below:

TABLE 22.320.090-B: YARD REQUIREMENTS				
Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Rear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner
≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)
<20,000	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)

ii. The front yard shall not be less than the smallest front yard of a legally-established residence on the same side of the street on the same block, but in no case less than 20 feet. For example, see Figure 22.320.090-B, below:

FIGURE 22.320.090-B: EXAMPLE OF MINIMUM FRONT YARD SETBACKS



iii. Except as provided in Section 22.110.090 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.

iv. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300 (Minimum Frontage) of Title 21 (Subdivisions) of the County Code, the front yard shall be measured from street frontage.

b. Height Limits.

i. Except as provided below, Section 22.18.040.D (Maximum Height) shall remain applicable. This Subsection D.1.b shall supersede Section 22.18.040.D, as depicted in Table 22.320.090-C, below:

<b>TABLE 22.320.090-C: HEIGHT LIMITS</b>	
<b>Lot Size (net square feet)</b>	<b>Maximum Height (linear feet)</b>
≥20,000	35
<20,000	30
Flag lots	30

ii. Where fill material has been placed on a lot after such lot was legally created, height of a structure built on the lot shall be measured from the previously existing grade on which the structure is located. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut.

iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.14.020 of Division 2 (Definitions) shall be considered a story above grade; while a "cellar" as defined in Section 22.14.030 of Division 2 (Definitions) shall not be considered a story above grade.

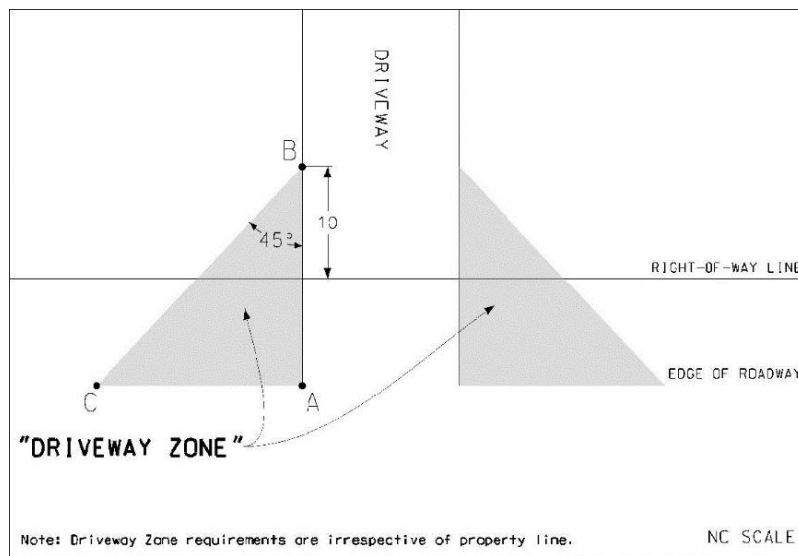
c. Fences, Walls, and Landscaping.

i. For the purposes of this Subsection D.1.c, a Driveway Zone shall be defined as the triangular areas created on both sides of a driveway

delineated by the following three points, notwithstanding the location of the property line:

- (1) Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb, if present;
- (2) Point "B" is the point along the edge of the driveway located 10 feet back from the highway line towards the property;
- (3) Point "C" is the point at which a line that is extended away from the driveway from Point "B" at a 45-degree angle meets the edge of the roadway or top of curb, if present, as illustrated by Figure 22.320.090-B, below.

FIGURE 22.320.090-C: DRIVEWAY ZONE



ii. Maximum Height. Except as provided herein, Section 22.110.070 (Fences and Walls) relating to fences and walls shall remain applicable. In addition to Section 22.110.070.A (Measuring Height of Fences and

Walls), the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to, or part of, said fence or wall.

iii. Front Yards. This Subsection D.1.c shall supersede Section 22.110.070 (Fences and Walls) as follows, as depicted in Tables 22.320.090-D and 22.320.090-E, below:

(1) Corner or Reversed-Corner Lots.

Table 22.320.090-D, below, identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots. Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection D.1.c.

<b>TABLE 22.320.090-D: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS</b>		
<b>Location</b>	<b>Maximum Height</b>	
	<b>Fences and Walls</b>	<b>Trees*, Shrubs*, Flowers* and Plants*, including Hedges*</b>
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection D.1.c.v.(2), below	See Subsection D.1.c.v.(2), below
Area between right-of-way line and 10 feet back from the right-of-way line towards the property	42 in.	42 in.
> 10 feet back from the right-of-way line towards the property	6 ft	6 ft
*where forming a barrier serving the same purpose as a fence or wall		

(2) All Other Lots. Table 22.320.090-E, below, identifies the maximum height for fences, walls, and landscaping for all other lots.

<b>TABLE 22.320.090-E: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS</b>		
<b>Location</b>	<b>Maximum Height</b>	
	<b>Fences and Walls</b>	<b>Trees,* Shrubs,* Flowers* and Plants,* including Hedges*</b>
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection D.1.c.v.(2), below	See Subsection D.1.c.v.(2), below
Area within a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 in.	42 in.
Area outside a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	6 feet pursuant to Subsection D.1.c.iii.(2).(a), below	42 in.
>10 feet from the right-of-way line towards the property	6 ft	6 ft
*where forming a barrier serving the same purpose as a fence or wall		

(a) When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence or wall, or portion thereof, shall be considered open and non-view obscuring when:

(i) A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain-link fencing with live plant material shall not be considered open and non-view obscuring; and

(ii) Vertical support elements maintain a minimum distance of five feet apart.

(b) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection D.1.c.

iv. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with Section 22.110.070.B.3 (Corner Side Yards).

v. Location.

(1) Notwithstanding the provisions of this CSD, any fence, wall, hedge, or landscaping shall comply with Section 22.110.080.E (Limited Secondary Highways) and Section 22.110.040 (Accessory Structures and Equipment).

(2) Notwithstanding the provisions of this CSD, any encroachment within the public right-of-way shall comply with Title 16 (Highways) of the County Code.

vi. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire, or broken glass. Chain-link fencing taller than 42 inches in height shall not be permitted, unless covered and visually obscured with live plant material, and shall comply with all other provisions of this Subsection D.1.c.

vii. Compliance Implementation Program. An existing fence, wall, or hedge not in compliance with the provisions of this CSD upon January 11, 2018, the effective date of the ordinance establishing this Subsection D.1.c,

may apply to register in the voluntary compliance implementation program until January 1, 2019. Notwithstanding the provisions of this CSD, participants in the compliance implementation program shall secure compliance with the County Code prior to January 1, 2034, by modifying the existing fence, wall, or hedge, or obtaining approval for a Variance (Chapter 22.194).

d. Gross Structural Area and Lot Coverage.

i. The gross structural area ("GSA") of a property includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:  $\text{GSA or Lot Coverage} = (.25 \times \text{net lot area}) + 1,000$  square feet.

iii. The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.

e. Parking.

i. Except as provided in this Subsection D.1.e, Chapter 22.112 (Parking), including required on-site parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. This Subsection D.1.e shall supersede Section 22.112.060 (Required Parking Spaces), as depicted in Table 22.320.090-F, below:

<b>TABLE 22.320.090-F: RESIDENTIAL PARKING</b>	
<b>Number of Bedrooms</b>	<b>Number of Parking Spaces</b>
1 to 4	2
5 or 6	3
7 or more	i.(plus 1 space for every 2 additional bedrooms)

ii. For the purposes of this Subsection D.1.e, a bedroom shall be defined as any habitable room or space with a closet, which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.

iii. Where three or more parking spaces are required per Subsection D.1.e.i, above, such spaces may be uncovered and developed in tandem.

f. Home-Based Occupations. Except as provided below, Section 22.140.290 (Home-Based Occupations) shall remain applicable:

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted.

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property.

iii. Notwithstanding Section 22.140.290.D (Prohibitions), the following home-based occupations may be permitted:

(1) Photography laboratories, digital, where:

(a) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(b) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

(2) Picture framing, where:

(a) Only assembly of finished wood or other finished products shall be permitted;

(b) All paints, stains, and varnishes shall be used in a properly ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(c) All home-based occupation activity must be conducted in an approved indoor space.

(3) Seamstress or tailor, where:

(a) A maximum of four sewing machines shall be permitted for the home-based occupation;

(b) Such sewing machine shall be non-commercial, non-industrial, and domestic only; and

(c) All home-based occupation activity shall be conducted in an approved indoor space.

g. Bed and Breakfast Establishments. Bed and breakfast establishment means a residence containing guest rooms used for short-term rental

accommodations, which provides breakfast for guests of the facility. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to Section 22.158.060 (Conditions of Approval), the following development standards shall be conditions of each grant, unless otherwise modified by the Commission or Hearing Officer:

- i. The property shall have an area of not less than 10,000 square feet;
- ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;
- iii. All guest rooms shall be located within the primary residence;
- iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;
- v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted;

viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

2. Zone R-2.

a. Height Limits.

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. On lots with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. Front Yards. At least 50 percent of any required front yard shall be landscaped.

c. Building Design.

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. Bed and Breakfast Establishments. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment, pursuant to Subsection A.8, above.

3. Zone R-3.

a. Height Limits. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

b. Interior Side Yards.

i. Any required interior side yard that adjoins a single-family or two-family residentially zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially zoned lot.

iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially zoned lot.

c. Rear Yards. Rear yards that adjoin a single-family or two-family residentially zoned lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

d. Building Design. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.

e. Structure Height and Setback. For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially zoned lot:

i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height

shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

f. Residentially Zoned Property Outside Unincorporated Area. For purposes of Subsections D.3.b through D.3.e, all requirements related to a structure and/or property adjoining a single-family or two-family residentially zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially zoned lot is located within an incorporated or unincorporated area.

4. All Commercial and Mixed Use Zones.

a. Permitted Uses.

i. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to Section 22.140.410 (Outdoor Dining), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(1) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(2) Automobile parking is provided in accordance with Chapter 22.112 (Parking) except as modified in Subsection D.4.c.i, below, for outdoor dining.

ii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(1) Any auto repair use shall comply with Section 22.140.110 (Automobile Body and Fender Repair, Painting, and Upholstering as an Accessory Use);

(2) There shall be no more than three service bays; and

(3) Any required customer parking area shall not be used to store vehicles for repair.

b. Uses Subject to Permit.

i. Drive-through Facilities. Drive-through facilities shall be permitted, provided a Conditional Use Permit has first been obtained. In addition to Section 22.158.060 (Conditions of Approval), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

(1) The drive-through facility shall comply with the maintenance plan submitted as part of the application;

(2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum

20 feet from the property line of any adjacent residentially zoned lot, and speakers and lighted menus shall be oriented away from such lots;

(3) Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(4) A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially zoned lot.

c. Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking) and comply with current requirements for accessible parking for people with disabilities, except that the following requirements shall apply:

(1) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.320.090-G, below, where applicable. Where such retail or restaurant and other eating establishment includes a drive-through facility or banquet facility, Chapter 22.112 (Parking) shall supersede this Subsection D.4.c.i:

<b>TABLE 22.320.090-G: PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES</b>				
<b>Lot Size (net square feet)</b>	<b>New Building Construction<sup>2</sup></b>	<b>Existing Buildings<sup>3</sup></b>		
		<b>Change of Use</b>	<b>Additions<sup>6</sup></b>	<b>Outdoor Dining</b>
<2,500 <sup>1</sup>	None	None	None	None
2,500<5,000 <sup>1</sup>	30 percent reduction of that required under Chapter 22.112 (Parking)	No additional parking required <sup>4</sup>	No additional parking required <sup>4</sup>	30 percent reduction of that required for outdoor dining <sup>5</sup>
≥ 5,000	That required under Chapter 22.112 (Parking)	No additional parking required <sup>4</sup>	That requires increased gross floor area, including landscaping, bicycle parking, and loading spaces	30 percent reduction of that required for outdoor dining <sup>5</sup>
1. Legal nonconforming lots				
2. Constructed on or after September 22, 1970				
3. Constructed prior to September 22, 1970				
4. Beyond parking currently existing on site				
5. One space per three persons, based on occupancy load of outdoor dining area				
6. Where the square footage of the addition is less than total square footage of the existing structure before the addition				

ii. Height. Except in the Lake Avenue Mixed Use

'Center' Area, referenced in Figure 22.320.090-A at the end of this Chapter, the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or 45 feet in height to provide design flexibility for architectural accent(s) or to accommodate mechanical equipment, elevator shafts, and stairwells.

iii. Floor Area Ratio. Except in Zone C-M, Zone M-1, and the Lake Avenue Mixed Use 'Center' Area referenced in Figure 22.320.090-A, at the end

of this Chapter, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot.

iv. Signage. New signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.

(1) Size. Maximum height of letters shall be restricted to 18 inches.

(2) Wall Business Signs. Wall Business Signs shall comply with Section 22.114.110 (Wall Business Signs), except where modified below:

(a) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted;

(b) In addition to the standards in Section 22.114.110.C (Height Permitted), the wall business sign may not extend above the roofline and may not extend into the right-of-way beyond the building face or the soffit line of the building;

(c) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry;

(d) Each ground-floor business

establishment fronting on or oriented toward one or more public street, highway, or parkway shall be permitted as follows:

(i) Where the public right-of-way has

a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage; and

(ii) Where the public right-of-way has

a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(e) Where a ground floor business

establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(3) Freestanding Signs. Except as provided

below, Section 22.114.120 (Roof and Freestanding Business Signs), relating to freestanding signs, remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(a) Said sign shall not exceed five feet in

height as measured vertically from ground level to the top of the sign; and

(b) Said sign shall not exceed  
40 square feet of sign area.

(4) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(5) Window Signs.

(a) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses; and

(b) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(6) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(a) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second-floor level;

(b) Awning signs shall not be permitted above the second-floor level; and

(c) Maximum letter height for awning signs shall not exceed ten inches.

(7) Building Tenant Information/Identification

Signs.

(a) Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(b) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage;

(c) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;

(d) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs;

(e) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions; and

(f) The height and placement of signs shall be similar for each business or storefront.

(8) Prohibited Signs:

(a) Flashing, animated or audible signs, except marquee signs which display time and temperature;

- (b) Signs which rotate, move, or simulate motion;
- (c) Signs with exposed bracing, guy wires, conduits, or similar devices;
- (d) Roof signs (any sign erected and maintained upon or over the roof of any building);
- (e) Outdoor advertising signs (billboards);
- and
- (f) Box signs.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards:

- (1) Materials, Colors, and Equipment.
  - (a) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary façades;
  - (b) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface; and

(c) Concrete Masonry Unit ("CMU") walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(2) Awnings. Awnings shall be architecturally compatible with the related buildings in regard to color and style.

(3) Mechanical Equipment.

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

(b) Storefront air conditioning units shall be neutral in appearance and not project outward from the façade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront; and

(c) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view up to 300 feet away.

(4) Security.

(a) Chain-link, barbed, and concertina wire fences are prohibited;

(b) All security bars or grilles shall be installed on the inside of the building;

(c) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and

(d) Building security grilles shall be side-storing, concealed interior grilles, which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. When a parking lot or commercial structure is adjacent to a side yard or rear yard of a residentially zoned lot, the following development standards shall apply:

(1) Landscaping. A five-foot landscaped buffer shall be provided. Incidental walkways are prohibited from the landscaped area.

(2) Encroachment Plane. An encroachment plane shall be defined as an inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line. A 45-degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six-foot height at the edge of the required landscaped buffer pursuant to Subsection D.4.c.vi.(1), above, adjacent to the side yard or rear yard of a residentially zoned lot. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

vii. Pedestrian Character.

(1) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial

Corridors for the purposes of this Section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive, and New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino Avenue and Lake Avenue, and East Washington Boulevard.

(2) Pedestrian Entrance. Where a lot abuts a Commercial Corridor, as identified in Subsection D.4.c.vii.(1), above, a pedestrian accessible entrance to the commercial structure shall be provided at or within ten feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45-degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.

(3) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:

(a) At least 55 percent of the total length and 40 percent of the total area of the façade of the building on the ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection D.4.c.vii.(3);

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

(c) All entrances or windows provided for the purposes of meeting the requirements of this Subsection D.4.c.vii.(3) shall be located at sidewalk level, defined here as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this Subsection D.4.c.vii.(3).

(4) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(5) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building façades are to be avoided.

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

(7) Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.

(8) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses, as listed in Table 22.320.080.070-H, below. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building façade.

TABLE 22.320.090-H: ARCHITECTURAL ELEMENTS	
Arcading or arched passageways	Decorative iron fences
Arche	Decorative iron grilles
Awnings	Forecourt, accessible to pedestrians
Balconies	Outdoor dining
Bay windows	Plazas, accessible to the public
Benches or seating for pedestrians	Raised planters
Colonnades	Recessed upper floor loggias or pergolas
Courtyards, accessible to pedestrians	Tile or masonry water fountains
Decorative exterior stairs	

(9) Building Setback. Buildings shall be set back a minimum of two feet from the property line adjoining a commercial corridor. The two-foot setback area shall be designed as an extension to any abutting sidewalk, if

existing, and hardscaped or landscaped with plants, seating, or other architectural features.

(10) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.

(11) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure and completely screened from view from the street. Screening materials may include walls and/or landscaping.

(12) Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

(13) Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot-high decorative wall, have solid doors, and be located in the rear of the lot.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. Zone C-2. In addition to the uses and requirements under Subsection D.4, above, and for Zone C-2 in Chapter 22.20 (Commercial Zones), the following uses are permitted as follows:

a. Permitted Uses.

i. Sales. Multi-tenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

b. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:

i. Services.

- (1) Air pollution sampling stations;
- (2) Automobile service stations, including incidental repair, washing, and rental of utility trailers;
- (3) Electric distributing substations; and
- (4) Microwave stations.

6. Zone C-3. In addition to the uses and requirements under Subsection D.4, above, and for Zone C-3 in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:

a. Sales.

- i. Auction houses;
- ii. Automobile sales, new or used;
- iii. Boat and other marine sales;
- iv. Ice sales;

- v. Mobile home sales;
- vi. Model home display centers and sales offices;
- vii. Pawnshops;
- viii. Recreational vehicle sales;
- ix. Secondhand stores;
- x. Stamp redemption centers; and
- xi. Trailer sales, box and utility.

b. Services.

- i. Air pollution sampling stations;
- ii. Automobile battery services, provided all repair

activities are conducted within an enclosed building only;

- iii. Automobile brake repair shops, provided all repair

activities are conducted within an enclosed building only;

- iv. Automobile muffler shops, provided all repair activities

are conducted within an enclosed building only;

- v. Automobile radiator shops, provided all repair

activities are conducted within an enclosed building only;

- vi. Automobile repair garages within an enclosed building

only, and excluding body and fender work, painting, and upholstery;

- vii. Automobile service stations;

- viii. Bakery goods distributors;

- ix. Boat rentals;

- wash;
- facilities;
- x. Carwashes, automatic, coin-operated, and hand
  - xi. Comfort stations;
  - xii. Electric distribution substations, including microwave
  - xiii. Furniture transfer and storage;
  - xiv. Gas metering and control stations, public utility;
  - xv. Homes for children, foster family;
  - xvi. Lodge halls;
  - xvii. Microwave stations;
  - xviii. Mortuaries;
  - xix. Motion picture studios;
  - xx. Motorcycle, motor scooter, and trail bike rentals;
  - xxi. Parcel delivery terminals;
  - xxii. Radio and television broadcasting studios;
  - xxiii. Recording studios;
  - xxiv. Recreational vehicle rentals;
  - xxv. Revival meetings, tent, temporary;
  - xxvi. Taxidermists;
  - xxvii. Trailer rentals, box and utility;
  - xxviii. Truck rentals, excluding trucks exceeding two tons
- capacity; and

xxix. Wedding chapels.

c. Recreation and Amusements.

i. Amusement rides and devices;

ii. Athletic fields;

iii. Carnivals;

iv. Commercial recreation clubs;

v. Golf courses; and

vi. Swimming pools.

d. Accessory Uses.

i. Auto body and fender repair, painting, and  
upholstering;

ii. Storage of building materials, except during on-site  
construction; and

iii. Manufacturing.

7. Zone C-M.

a. Conditional Use Permit. In addition to the uses and  
requirements under Subsection D.4, and for Zone C-M in Chapter 22.20 (Commercial  
Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish,  
operate, and maintain the following:

i. Sales.

(1) Automobile sales, sale of new and used motor  
vehicles;

- (2) Boat and other marine sales;
- (3) Mobile home sales;
- (4) Recreational vehicle sales; and
- (5) Trailer sales, box and utility.

ii. Services.

(1) Car washes, automatic, coin-operated, and  
hand wash;

- (2) Revival meetings, tent, temporary; and
- (3) Tire retreading or recapping.

iii. Accessory Uses. Storage of building materials,  
except during on-site construction.

b. Floor Area Ratio. The total gross floor area ratio of a lot shall  
not exceed 1.0 times the total net of such lot.

8. Zone M-1.

a. Floor Area Ratio. The total gross floor area ratio of a lot shall  
not exceed 1.0 times the total area of such lot.

E. Area Specific Development Standards.

1. Lake Avenue Mixed Use 'Center' Area.

a. Purpose. The Lake Avenue Mixed Use 'Center' Area specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue Commercial District of Altadena.

b. Description of Area. The boundaries of the Lake Avenue Mixed Use 'Center' Area are shown on Figure 22.320.090-A, at the end of this Chapter.

c. Area-Specific Development Standards.

i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet, excluding elevator shafts, stairwells, chimneys, rooftop antennas, rooftop mechanical equipment; and

ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.

2. Altadena Front Yard Setback Districts. Every lot withing the Setback Districts (Figures 22.320.090-D, 22.320.090-E, and 22.320.090-F) shall conform to the front yard building setbacks as established below, except as provided by 22.72.040 (Modification of Setback Requirements).

FIGURE 22.320.090-D: ALTADENA SETBACK DISTRICT UNIT NO. 1

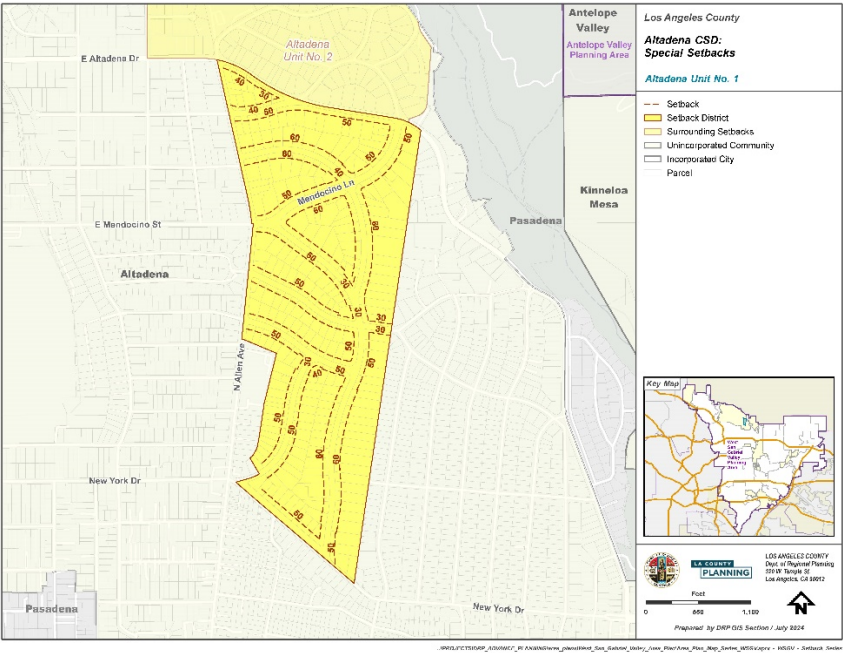


FIGURE 22.320.090-E: ALTADENA SETBACK DISTRICT NO. 2

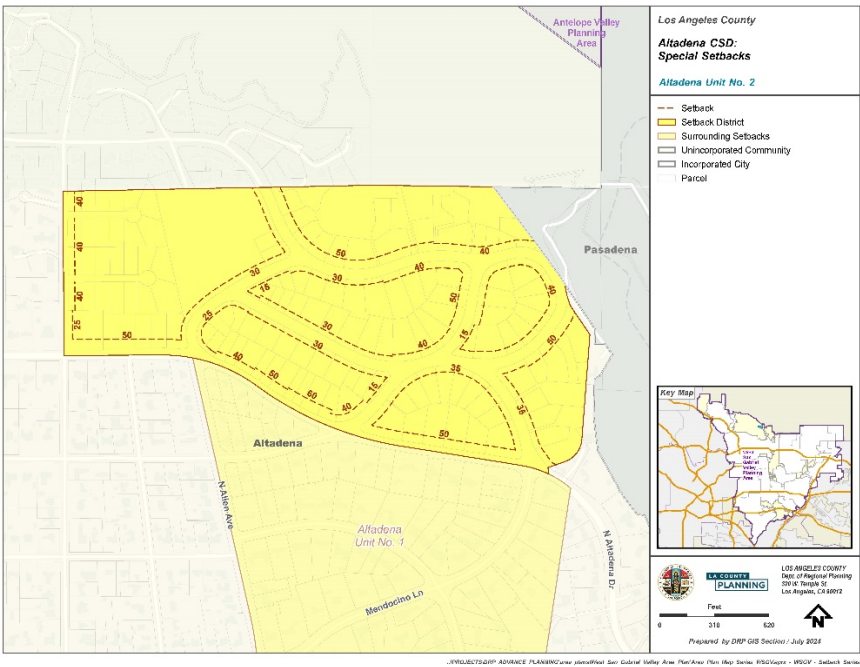
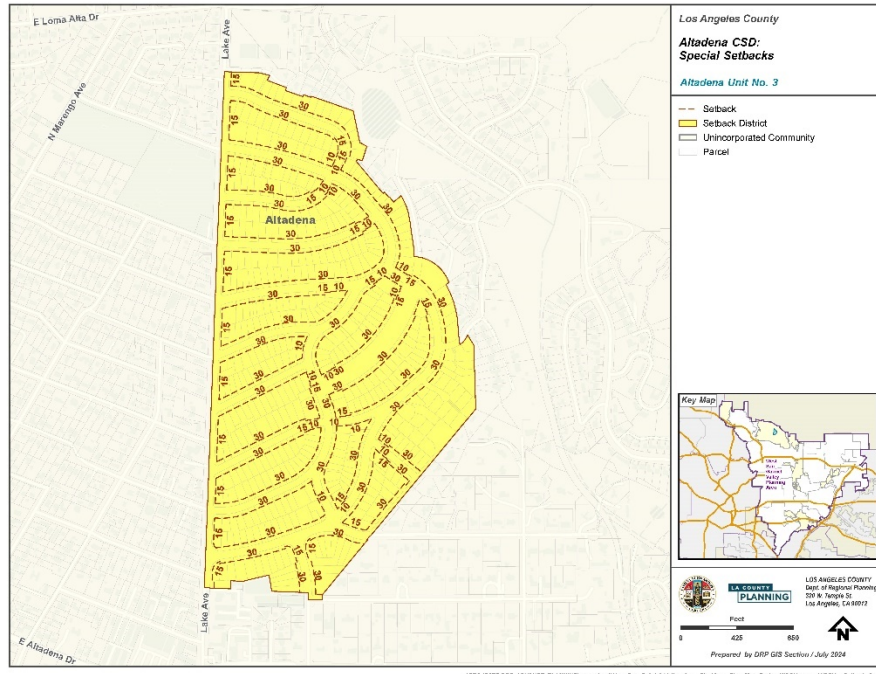


FIGURE 22.320.090-F: ALTADENA SETBACK DISTRICT NO. 3



F. Modification of Development Standards.

1. Applicability. The development standards set forth as listed below, may be modified through a Minor Conditional Use Permit Section 22.300.020.C (Modifications Authorized), subject to the provisions herein:

a. Residential Zones.

- i. Section 22.320.090.D.1.a (Yard Requirements);
- ii. Sections 22.320.090.D.1.b.i and 22.320.090.D.1.b.ii;
- iii. Section 22.320.090.D.1.c (Fences, Walls, and Landscaping);
- iv. Section 22.320.090.D.1.d (Gross Structural Area and Lot Coverage);

- v. Section 22.320.090.D.2.b (Front Yards);
- vi. Section 22.320.090.D.2.c (Building Design);
- vii. Section 22.320.090.D.3.b (Interior Side Yards);
- viii. Section 22.320.090.D.3.c (Rear Yards);
- ix. Section 22.320.090.D.3.d (Building Design); and
- x. Section 22.320.090.D.3.e (Structure Height and

Setback).

b. Commercial and Industrial Zones.

- i. Section 22.320.090.D.4.c.ii (Height);
- ii. Sections 22.320.090.D.4.c.iii (Floor Area Ratio),  
22.320.090.D.7.b (Floor Area Ratio), and 22.320.090.D.8.a (Floor Area Ratio);
- iii. Section 22.320.090.D.4.c.iv (Signage) related to area  
and number of signs;
- iv. Section 22.320.090.D.4.c.v (Design);
- v. Section 22.320.090.D.4.c.vi (Buffers); and
- vi. Section 22.320.090.D.4.c.vii (Pedestrian Character).

c. Lake Avenue Mixed Use 'Center'.

- i. Section 22.320.090.E.1.c.i (Height Limits); and
- ii. Section 22.320.090.E.1.c.i (Floor Area Ratio).

d. Modification of all other standards in the Altadena CSD shall  
be subject to a Variance (Chapter 22.194).

2. Application.

a. Additional Application Materials. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:

i. An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.

ii. Materials for modifying Fences, Walls, and Landscaping in Residential Zones. For a request to modify Section 22.320.090.D.1.c (Fences, Walls, and Landscaping), the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge, or landscaping;

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street; and

(c) Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street.

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge, or landscaping; and

(3) Supporting information such as a line-of-sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

iii. Materials for modifying Pedestrian Entrance. For a request to modify the requirements of Section 22.320.090.D.4.c.vii.(2) (Pedestrian Entrance), in addition to the required materials in Subsection F.2.i.(1), above:

(1) A site plan of the proposed alternative design, detailing the required elements of Subsection F.3, below, including the proposed location of required public space identification signage;

(2) A lighting plan;

(3) A landscaping plan;

(4) A maintenance plan; and

(5) An applicant's statement describing the proposed alternative design and setting forth how the proposed privately owned public space would benefit or enhance the pedestrian.

b. Fee. The applicant shall submit a filing fee equal to that required for:

i. A Minor Conditional Use Permit (Chapter 22.160) Application; and

ii. A fee in the amount specified in Section 12.04.020.A.3.a.(3) of Title 12 (Environmental Protection) of the County Code to be applied to Public Works, when the Department determines that a CSD Modification is to be referred to Public Works for review.

3. Additional Development Standards For Modification.

a. Residential Zones.

i. For any request related to height, the maximum height shall not exceed 35 feet; and

ii. For any request related to fences, walls, and landscaping, any modified fence, wall, hedges, or landscaping shall maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

b. Commercial and Mixed Use Zones.

i. Additional Development Standards for Modification.

Where a CSD Modification is requested to modify Section 22.320.090.D.4.c.vii.(2) (Pedestrian Entrance), the following standards shall apply:

(1) At least 75 percent of the total length and 60 percent of the total area of the façade of the building at ground floor fronting the Commercial Corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection F.3.b.i.

(2) A minimum of ten square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than ten feet in depth, or 25 percent of the length of the building façade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required by Section 22.320.090.D.4.c.vii.(8)

(Architectural Elements):

(a) Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features, and shade trees;

(b) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping, or hardscaping, including water features, and shade trees;

(c) Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping, or hardscaping and shade trees;

(d) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or

(e) Any type of privately maintained, landscaped animal-friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site pet waste stations, shade trees, and benches or public seating.

(3) Signage shall be provided on-site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval: "Open to the Public". Signage provided to meet the requirements of this Subsection F.3.b.i.(3) shall not be subtracted from the allowed signage area for the lot.

4. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Chapter 22.160) application, except as follows:

a. Findings for Approval. In addition to the findings in Section 22.160.050.B, the Hearing Officer shall approve or deny the request based on the following findings:

i. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

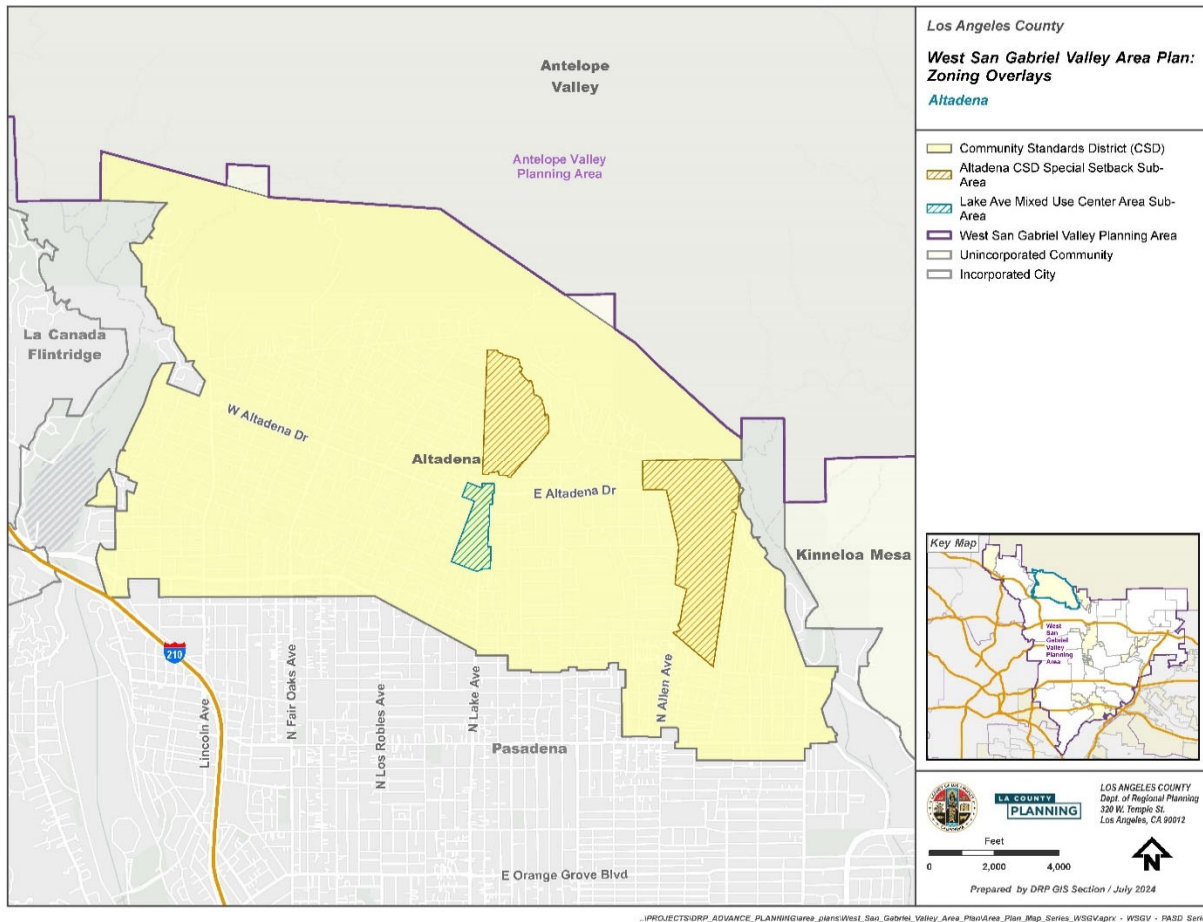
ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD;

iii. That the requested modification will not be contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan; and

iv. For any request to modify the requirements of Section 22.320.090.D.4.c.vii.(2) (Pedestrian Entrance), that the proposed alternative meets the additional development standards in Subsection F.3.b.i.(3), above, and is designed in such a manner as to enhance the pedestrian character or the use of the site by pedestrians.

b. Additional Conditions. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

FIGURE 22.320.090-A. ALTADENA CSD BOUNDARY AND SUB-AREAS



22.320.100

**Chapman Woods Community Standards District.**

...

22.320.110

**East Pasadena-East San Gabriel Community Standards District.**

A. Purpose. The East Pasadena-East San Gabriel Community Standards District ("CSD") is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded

development is compatible with the unique identity of each neighborhood throughout the CSD.

B. District Map. The boundaries of this CSD are shown on Figure 22.320.110-A: East Pasadena-East San Gabriel CSD Boundary, at the end of this Chapter.

C. Community-wide Development Standards.

1. Flag Lots. The provisions in Section 22.110.170.B.1.b allowing the substitution of a uniform distance of ten feet from all lot lines for front, side, and rear yards on flag lots shall not be applicable.

2. Signs. Prohibited signs are as follows:

a. Outdoor advertising signs;

b. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or Residential Zone, or extend into the public right-of-way;

c. Roof signs;

d. Flashing, animated, audible, rotating, and/or moving signs;

and

e. Business signs that project or extend more than 18 inches from the building façade.

3. Setback Districts. Setbacks as established in this CSD shall take precedence over any other standards established by this CSD. The required front yard

specified in a Setback District shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

D. Zone Specific Development Standards.

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

<b>TABLE 22.320.110-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS</b>				
<b>Development Standards</b>	<b>Lot Size (sf): Less than 13,000</b>	<b>Lot Size (sf): 13,000—19,999</b>	<b>Lot Size (sf): 20,000—39,999</b>	<b>Lot size (sf): 40,000+</b>
Minimum Street Frontage	60 ft	70 ft	80 ft	100 ft
Minimum Average Lot Width	60 ft	85 ft	100 ft	125 ft
Maximum Height	30 ft	30 ft	35 ft	35 ft
	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 ft	30 ft	35 ft	40 ft
Minimum Side Yard Width	The minimum side yard width shall be ten percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be ten feet.			
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure: 1. At five feet from the side property line adjacent to the single-family Residential Zone shall be ten feet and any portion of the structure that exceeds ten feet in height shall be set back an additional foot for every additional foot in height.			
	2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.			
Front Yard Landscaping	A minimum of 50 percent of the required front yard shall contain softscape landscaping.			

TABLE 22.320.110-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standards	Lot Size (sf): Less than 13,000	Lot Size (sf): 13,000—19,999	Lot Size (sf): 20,000—39,999	Lot size (sf): 40,000+
Distance Between Main Buildings	A minimum distance of ten feet shall be required between all main residential buildings not more than 17 feet in height established at the same lot. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot.			
Maximum Grade	The maximum grade shall be the average grade of adjoining lots unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.			
Maximum Stories	The maximum number of stories above grade shall be two.			
Maximum Floor Area	The maximum floor area shall be (0.25 × net lot area) + 1,000 square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot, the total maximum floor area shall be 50 percent of the net lot area.			
Maximum Lot Coverage	The maximum lot coverage shall be (0.25 × net lot area) + 1,000 square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot, the total maximum lot coverage shall be 50 percent of the net lot area.			
Parking	Number of Bedrooms		Required Enclosed Parking Spaces	
	1 to 4		2	
	5 to 6		3	
	7 or more		4 (+1 for each additional bedroom)	
	Parking shall not be located below grade.			
Garages	For lots with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.			
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.			

2. Zone R-3.

<b>TABLE 22.320.110-B: ZONE R-3 DEVELOPMENT STANDARDS</b>	
Minimum Rear Yard Depth	15 ft
Minimum Side Yard Width	Five ft
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be ten feet.
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
Front Yard Landscaping	A minimum of 20 percent of the required front yard shall contain softscape landscaping.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the single-family Residential Zone shall be ten feet and any portion of the structure that exceeds ten feet in height shall be set back an additional foot for every additional foot in height.
Maximum Height	35 ft. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots, unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
Maximum Floor Area	The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
Maximum Lot Coverage	The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
Parking	As required by Chapter 22.112 (Parking).
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

3. Zones C-1, C-2, C-3, C-H, M-1, and M-1.5.

a. Maximum Height. The maximum height of all structures, except chimneys, rooftop antennas, elevator shafts, stairwells, and rooftop mechanical equipment, shall be 35 feet.

b. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.

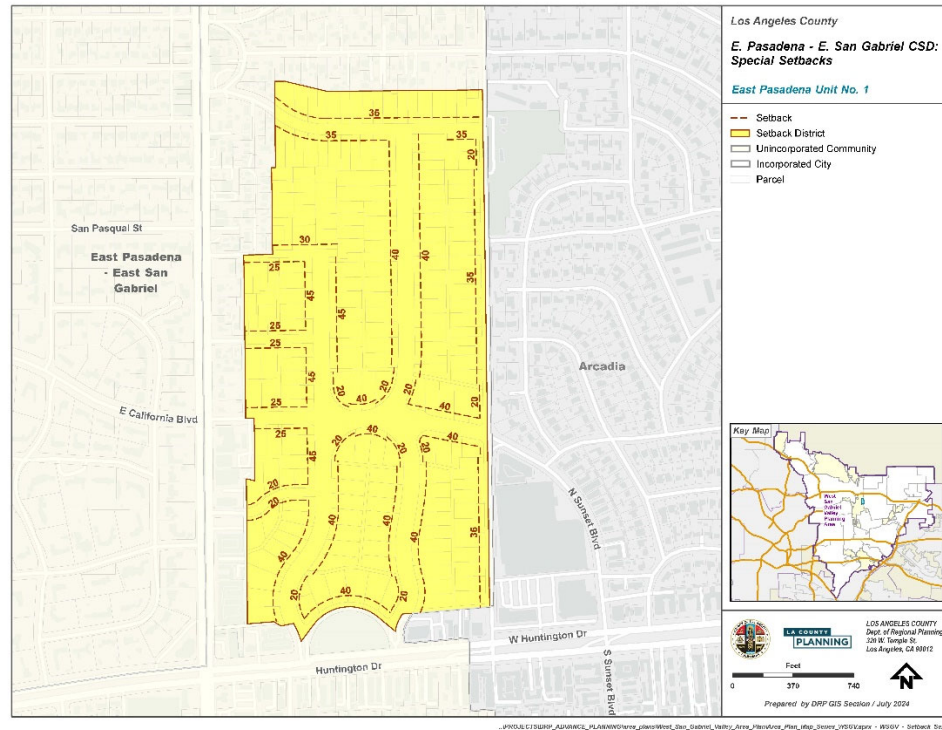
c. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.

d. Setback. For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be ten feet and any portion of the structure that exceeds ten feet in height shall be set back an additional foot for every additional foot in height.

E. Area Specific Development Standards.

1. East Pasadena-East San Gabriel Setback District. Every lot within the Setback Districts (see Figure 22.320.110-B) shall conform to the front yard building setbacks as established below, except as provided by 22.72.040 (Modification of Setback Requirements).

Figure 22.320.110-B: EAST PASADENA-EAST SAN GABRIEL SETBACK DISTRICT UNIT NO. 1



F. Modification of Development Standards. In addition to the findings required by a Minor Conditional Use Permit as provided by Section 22.320.080 (Modification of PASD Development Standards), the following findings are required:

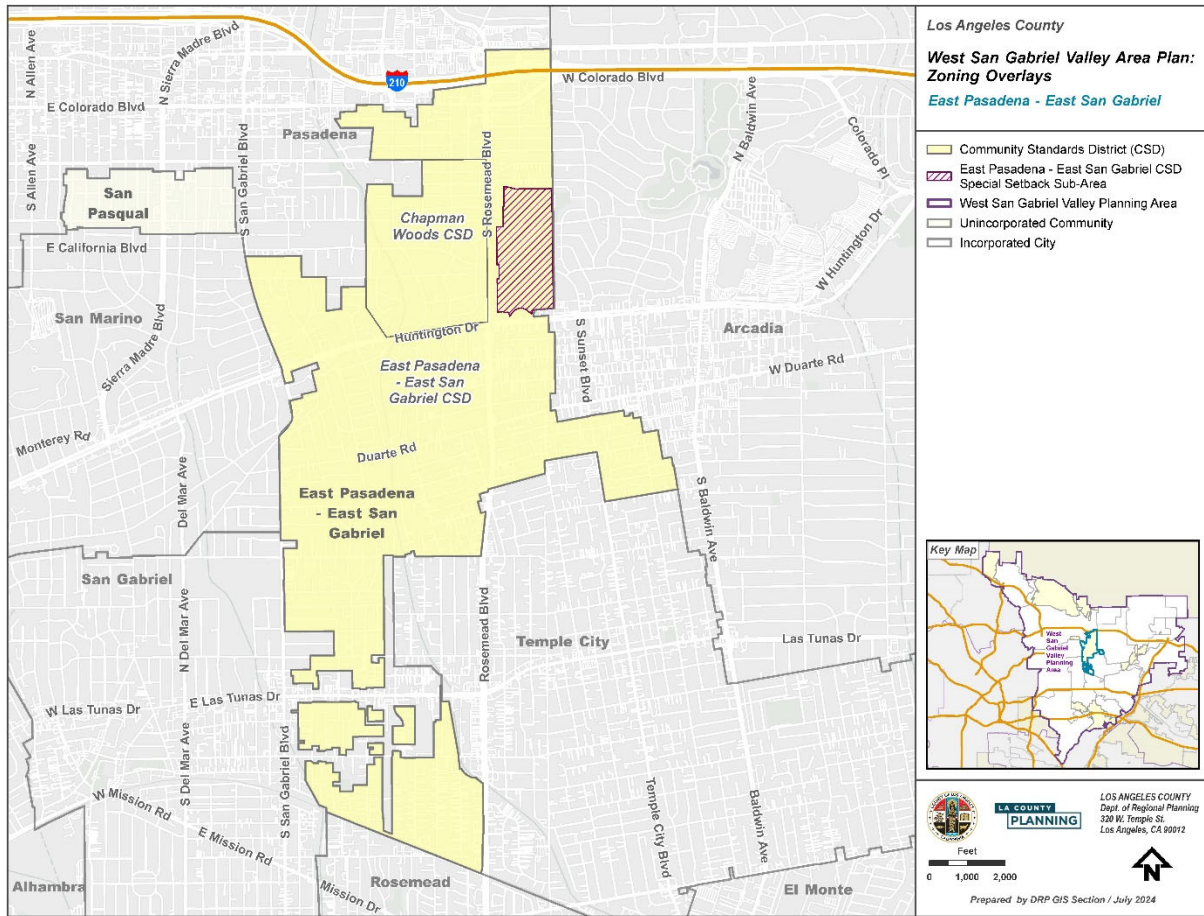
1. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the East Pasadena-East San Gabriel CSD.
2. The modification of the development standards will not affect the unique characteristics of the neighborhood in which the site is located.
  - a. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property, and conform with good zoning practice.

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

d. That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.

FIGURE 22.320.110-A: EAST PASADENA-EAST SAN GABRIEL CSD BOUNDARY



## 22.320.120 La Crescenta-Montrose Community Standards District.

A. Purpose. The La Crescenta-Montrose Community Standards District ("CSD") is established to enhance the character and vitality of the La Crescenta-Montrose community. The CSD promotes thoughtful design of commercial and residential buildings and enhances the area's identity as a foothill community. The CSD contains development standards and design requirements to improve the appearance of the Foothill Boulevard commercial corridor, create a pedestrian-friendly environment, and buffer single-family residences from more intensive adjacent uses.

B. Definitions. The following definitions are defined solely for this CSD:

1. Façade. Any face of a building oriented towards a shared public space, such as a street, alley, parking lot, sidewalk, courtyard, plaza, or park.

2. Landscaping. An area planted with vegetative materials, such as lawn, shrubs, flowers, trees, drought tolerant groundcover, or plants.

C. District Map. The boundaries of this CSD are shown on Figure 22.320.12 –A: La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

D. R-1 Zone Specific Development Standards.

1. Gross Structural Area. For R-1 zoned lots 7,500 square feet in size or larger, the Gross Structural Area ("GSA") calculation shall apply. The maximum GSA shall be determined by the following formula:  $GSA = (.25 \times \text{net lot area}) + 1,000$  square feet. The GSA of a property shall include the total floor area of all enclosed buildings and structures, including storage, but excluding cellars and the first 400 square feet of garages designed for the storage of automobiles.

2. Exterior Lighting. Fully shielded fixtures shall be used for permanent exterior lighting in order to prevent light trespass beyond said property boundaries. A fully shielded fixture emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than ten percent of its light in the area between zero and ten degrees below the horizontal plane.

E. R-3 Zone Specific Development Standards.

1. The provisions of this Section shall not apply to single-family and two-family residences.

2. Front Yards.

a. At least 50 percent of the required front yard shall be landscaped, and such landscaping shall include at least one minimum 15-gallon tree.

b. Front yards that adjoin any single-family or two-family residential property shall include a landscaped area of at least five feet in width, as measured from the side lot line adjoining said residential property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

3. Interior Side Yards.

a. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of at least five feet.

b. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards equal to ten percent of the average width of such lot.

c. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards of at least ten feet.

d. Interior side yards that adjoin single-family or two-family residential property shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding to maintain privacy from the adjoining property.

e. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that adjoin single-family or two-family residential property, except that, to meet Fire Department access requirements, a permeable paver walkway may be used on the inside edge of landscaping to the satisfaction of the Fire Department.

f. Porches, platforms, landings, and decks that are uncovered shall not project into interior side yards that adjoin single-family or two-family residential property.

4. Rear Yards. Rear yards that adjoin a single-family or two-family residential property shall include a landscaped area with a depth of at least ten feet, as measured from the rear lot line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjoining single-family or two-family property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of the required landscaped area, or as otherwise required by Chapter 22.126, whichever is greater.

5. Structure Height. For structures located on a lot adjoining a single-family or two-family residential property, the height of any structure at the inside boundary of the required side and rear yards shall be 25 feet. Any portion of the structure that exceeds 25 feet in height shall be stepped back an additional foot for every two feet in height up to a maximum height of 35 feet.

6. Open Space.

a. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

7. Building Design.

a. Where a lot is 100 feet or less in average width, only one driveway shall be permitted in the required front yard, and one garage entrance may be placed in front of a building. Such driveway and garage entrance shall not exceed 26 feet in width, unless a greater width is required by another State or County requirement.

b. Where a lot is greater than 100 feet in average width, one driveway shall be permitted in the required front yard for every 100 feet of lot width, and one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof. Each such driveway and garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County requirements.

c. For each building that fronts a public street, at least one window shall be located on the building wall that faces that street.

d. Front entrances shall consist of a portico, hereby defined as a roof structure consisting of columns or enclosed walls.

e. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, bay windows, or other such articulations which shall extend more than three feet from the building wall.

f. The entire roof structure shall be pitched with a slope of at least 1:3.

g. Rooflines shall be broken into smaller sections by use of decorative elements, such as pitched dormers, gables, and eyebrows.

h. Roof-mounted equipment shall be screened from view from any adjacent residential property at ground-level and any adjoining public right-of-way, except that solar panels that match the slope and direction of the roof and are less than 18 inches tall above the roof need not be screened.

F. Foothill Boulevard Area Specific Development Standards.

1. Purpose. The following standards apply to all commercial and mixed use zoned property within the Foothill Boulevard Area and are intended to improve walkability and aesthetics along the commercial corridor.

2. Area Description. The specific boundaries of the Foothill Boulevard subarea are shown on Figure 22.320.120 A: Foothill Boulevard, at the end of this Chapter.

3. Zone Specific Use Standard All MXD Zones.

a. Conditional Use Permit. Notwithstanding the use requirements provided in Section 22.26.030.B (Land Use Regulations for Zone MXD), the following uses shall require a conditional use permit.

- i. Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the State of California;
- ii. Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; and tutoring instruction schools where more than 20 students are in attendance at any one time;
- iii. Smoke Shops, which is a business establishment that is dedicated, in whole or in part, to the smoking or sale of tobacco products, electronic cigarettes, or other substances, including, but not limited to, establishments, such as cigar lounges, hookah lounges, tobacco clubs, shops, or bars;
- iv. Athletic fields, excluding stadiums;
- v. Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor/indoor recreational activities together with appurtenant clubhouse;
- vi. Swimming pools, as a primary use; and/or
- vii. Tennis, volleyball, badminton, lawn bowling or bowling alleys, and similar courts.

4. General Development Standards.

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

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

c. Corner cutoffs. Corner cutoffs shall be provided, as specified in Section 22.116.040 (Intersections and Corner Cutoff Requirements). If the existing corner cutoff is less than 20 feet, any new development shall provide a corner cutoff of at least 20 feet, unless otherwise determined by Public Works.

d. Rear Yards.

i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped.

(1) If a lot is 60 feet or less in width at its rear lot line, at least two minimum 24-inch box trees shall be planted, and such trees shall be planted at least 27 feet apart.

(2) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

ii. If a lot is located between Ramsdell Avenue and Raymond Avenue, this rear yard standard shall not apply.

e. Building or Structure Height.

i. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet above grade, excluding chimneys, rooftop antennas, elevator shafts, stairwells, and rooftop mechanical equipment.

ii. If a lot adjoins a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet, excluding chimneys, rooftop antennas, elevator shafts, stairwells, and rooftop mechanical equipment, except that at the rear lot line, height shall be stepped back as follows:

(1) If an adjoining lot has a lower elevation, the maximum height of 35 feet shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line (see Figure 22.320.120-B).

(2) If an adjoining lot has a higher elevation, the maximum height shall be established as a 45-degree projection measured from the grade of the rear lot line (see Figure 22.320.120-B).

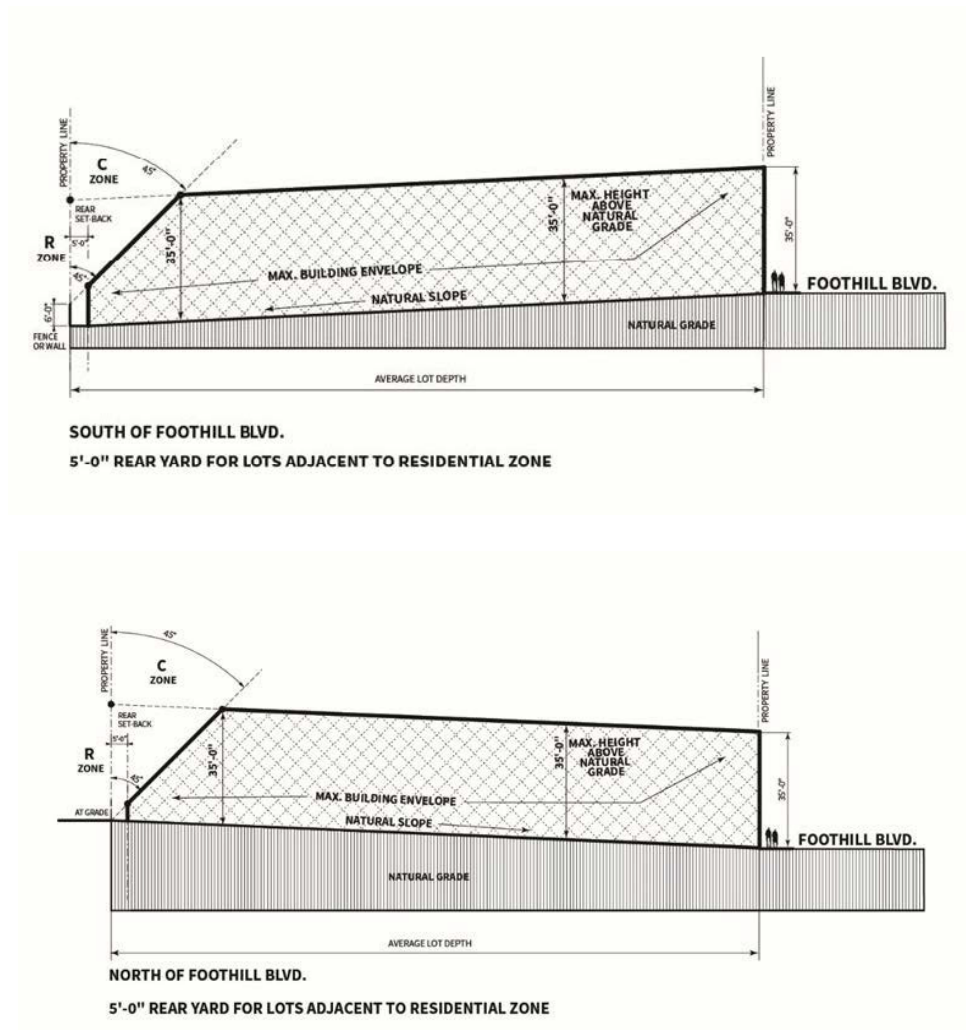
iii. Exceptions.

(1) If the lot is located between Ramsdell Avenue and Raymond Avenue, Subsection b, above, shall not apply.

(2) If the average lot depth is 150 feet or less, Subsection F.4.e.ii, above, shall not apply, and the maximum height shall be 35 feet,

excluding chimneys, rooftop antennas, elevator shafts, stairwells, and rooftop mechanical equipment.

FIGURE 22.320.120-B: BUILDING OR STRUCTURE HEIGHT



f. Building Base Design. New development and renovations subject to Section 22.320.040.C (Nonconforming Structures-Additions, Repairs, or Modifications) shall include at least two of the following design elements on at least one façade fronting Foothill Boulevard:

i. Trellis or Pergola. Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines, as shown on Figure 22.320.120-C, below.

FIGURE 22.320.120-C: EXAMPLES OF TRELLIS AND PERGOLA STRUCTURES







ii. Natural Stone, which shall be provided at the base of structures, including (see Figure 22.320.120-D):

- (1) As fascia for landscape wall;
- (2) On the base of façade walls at least three feet in height for the length of all walls at ground floor; and
- (3) On the base of all columns on the exterior of the buildings at least three feet in height.

FIGURE 22.320.120-D: EXAMPLES OF NATURAL STONE



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

(1) Benches with a seating length of at least 48 inches (see Figure 22.320.120-E, below);

FIGURE 22.320.120-E: EXAMPLES OF BENCH SEATING





(2) Bicycle racks at least one rack to accommodate three or more bicycles. If a bicycle rack has already been provided pursuant to Section 22.112.100 (Bicycle Parking and Bicycle Facilities), it may be used to satisfy this requirement, and no additional bicycle rack is required (see Figure 22.320.120-F); and

FIGURE 22.320.120-F: EXAMPLE OF BICYCLE RACK



(3) Tables with chairs may include at least three tables with at least two chairs each (see Figure 22.320.120-G, below).

FIGURE 22.320.120-G: EXAMPLES OF TABLES WITH CHAIRS FOR OUTDOOR SEATING





g. Awnings.

i. Use of awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays, or along building frontages or façades, subject to the requirements of Subsection F.6.g.vii.(2) (Awning Sign).

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

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

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

h. Exterior Lighting. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.

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

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

ii. Trees, shrubs, flowers, and plants placed in any required yard, including hedges planted within yards and forming a barrier serving the same purpose as a fence or wall, shall comply with all height restrictions applying to fences and walls, as provided in Section 22.110.070 (Fences and Walls) in addition to Subsections F.4.j and F.4.k, below.

j. Retaining Walls.

i. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped.

ii. Retaining walls shall be finished with one or more of the following materials: brick, stucco, natural stone, or split-faced concrete block with a cap.

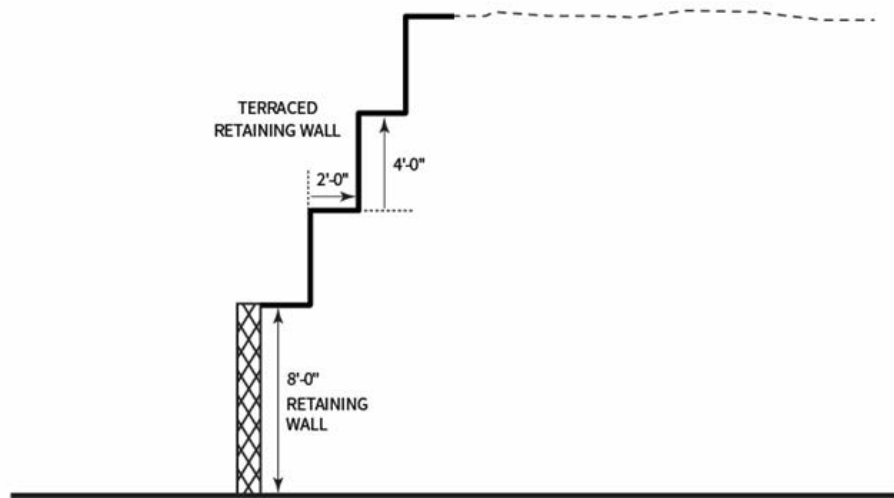
iii. Retaining walls greater than 3.5 feet in height that are adjacent to a road right-of-way, shall be set back at least three feet from the road right-of-way. This setback area shall be landscaped, but such landscaping shall be no higher than the height of the retaining wall and shall not obstruct line of sight, as determined by Public Works.

iv. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards (see Figure 22.320.120-H):

(1) Retaining walls shall be limited to eight feet in height, as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed, in a terraced manner, in increments of four or fewer feet in height, similarly measured, unless Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed, if approved by Public Works.

(2) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of 22.320.060.E (Landscaping).

FIGURE 22.320.120-H: REAR LOT RETAINING WALL DESIGN



k. Other Walls and Fences.

i. Walls shall be constructed of similar materials as in Subsection F.4.j.ii. Fences shall be constructed of the following materials, and shall be maintained in good condition:

- (1) Wood or simulated wood;
- (2) Brick or stone; or
- (3) Wrought iron.

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

iii. Special Purpose Fences. Chain-link fences are permitted only when used to secure undeveloped lots, construction sites, or for special

events authorized by a special event permit pursuant to Chapter 22.188 (Special Events Permit).

I. Parking. The requirements of Chapter 22.112 (Parking) shall apply except where modified herein:

i. Fence or Wall. If a parking lot adjoins a public street, a solid fence, or wall 3.5 feet in height, setback at least seven feet from the road right-of-way shall be required. Substitution of a landscaped berm in place of a solid fence or wall may be permitted.

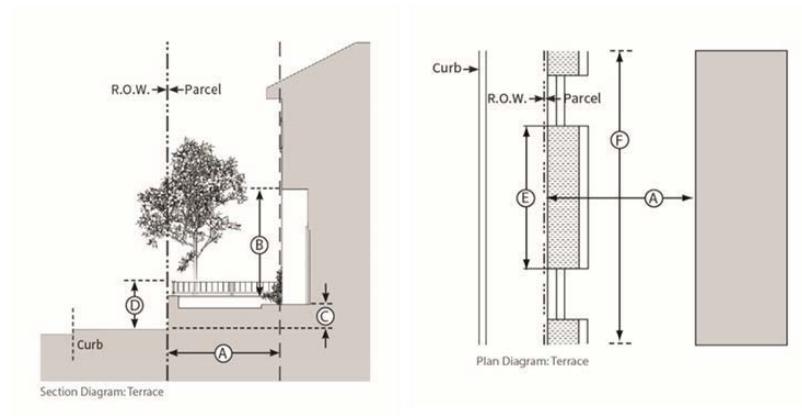
ii. Parking Ratio. Eating establishments and other similar uses located on a lot between Ramsdell Avenue and Raymond Avenue shall provide at least one parking space for each six persons, based on the occupant load, which is determined by Public Works.

5. Building Design Standards.

a. Architectural Elements. New primary structures shall include at least one of the following elements listed below on at least one façade fronting Foothill Boulevard. If the lot is located between Ramsdell Avenue and Raymond Avenue, this requirement shall not apply.

i. Terrace. A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses, such as public seating or dining. It creates a buffer from public rights-of-way (see Figure 22.320.120-J, below, for examples of terraces).

FIGURE 22.320.120-I: TERRACE DESIGN



(1) Design Standards (see Figure 22.320.120-I):

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

(2) Low walls used as seating may count towards satisfying the requirements of Subsection F.4.f.iii.(1) (Benches), above.

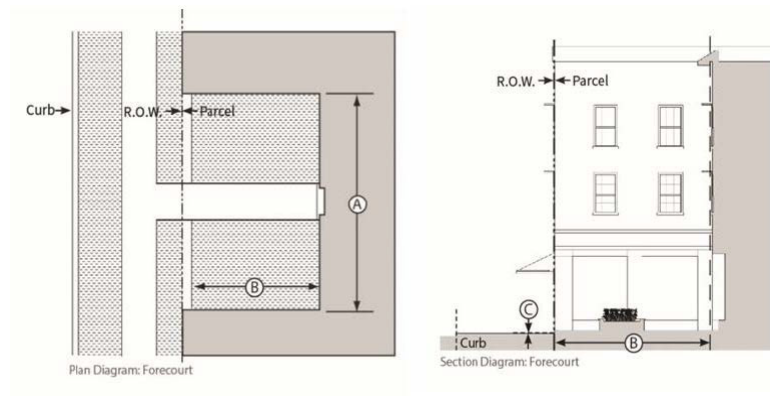
(3) Any required guardrails shall be at least 75 percent open above the perimeter wall.

FIGURE 22.320.120-J: EXAMPLES OF COVERED TERRACE AND TERRACE AREAS



ii. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use (see Figure 22.320.120-L, below).

FIGURE 22.320.120-K: FORECOURT DESIGN



(1) Design Standards (see Figure 22.320.120-K):

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

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

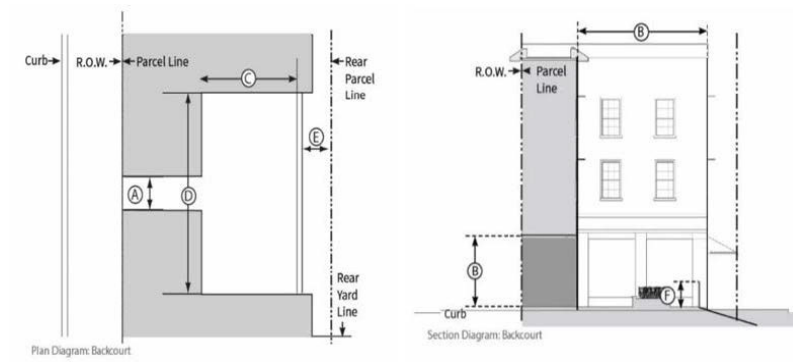
(3) Forecourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures, or combination thereof.

FIGURE 22.320.120-L: EXAMPLES OF FORECOURT AREA



iii. Backcourt (Rear Court). A backcourt is a semi-public courtyard oriented to the rear of a building that can be accessed by pedestrians from the sidewalk. A backcourt may be partially enclosed on one, two, or three sides by buildings or structures and is generally appropriate for commercial or public uses (see Figure 22.320.120-N, below).

FIGURE 22.320.120-M: BACKCOURT (REAR COURT) DESIGN



(1) Design Standards (see Figure 22.320.120-M):

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

(2) When provided, a backcourt shall satisfy the requirements of Section 22.320.070.A.5 (Articulation), only if there is direct access from Foothill Boulevard providing exterior access for pedestrians to the backcourt.

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

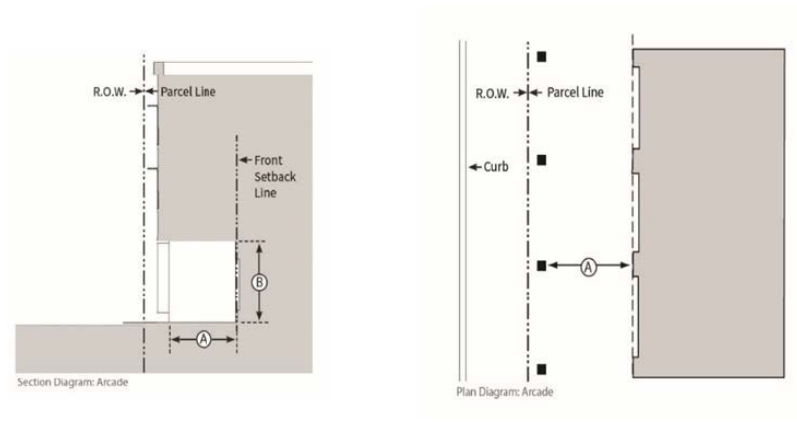
(4) Backcourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures.

FIGURE 22.320.120-N: EXAMPLES OF BACKCOURT AREA



iv. Arcade. An arcade is a façade with an attached colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.320.120-P, below).

FIGURE 22.320.120-O: ARCADE DESIGN



(1) Design Standards (see Figure 22.320.120-O):

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

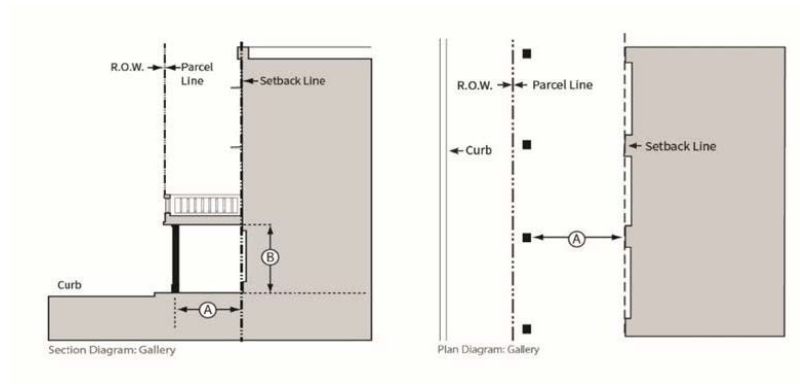
FIGURE 22.320.120-P: EXAMPLES OF ARCADE FRONTAGE



v. Gallery. A gallery is a roof or deck projecting from the façade of a building with vertical supports. For multi-story buildings, galleries may

provide covered or uncovered porches at the second and third floors. Galleries may encroach within the required front yard setbacks. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.320.120-R, below).

FIGURE 22.320.120-Q: GALLERY DESIGN



(1) Design Standards (see Figure 22.320.120-Q):

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

FIGURE 22.320.120-R: EXAMPLE OF GALLERY FRONTAGE



- b. Entrances. Notwithstanding Section 22.320.070.A.4 (Entrances), the following standards shall apply.
- i. Entrances shall be treated with special paving materials, such as ceramic or mosaic tile; ornamental ceilings, such as coffering; or decorative light fixtures.
  - ii. Awnings may be used at shop fronts and are subject to Subsections F.4.g (Awnings) and F.6.g.vii.(2) (Awning Signs), above.
  - iii. Walk-up facilities, which is a facility attached to a building designed to serve pedestrians outside without need for entering a building, such as an Automated Teller Machine or food service window, lacking pedestrian entrances, shall be set back at least six feet from the edge of the right-of-way.
- c. Wall Surface. The following standards shall apply to the building walls.
- i. A wall of a building located 30 feet or more from the side or rear lot line shall have the same trim and finish as the front building façade.
  - ii. A wall facing an internal courtyard or a side façade without windows and doors is only allowed, if the wall is located less than 30 feet from the side or rear lot line and enhancements, such as surface reliefs, wall articulations, architectural murals, or vines are incorporated.
  - iii. Building finishes shall be of durable materials, such as brick, natural stone, decorative concrete, glass, wood, stucco, or other similar materials except cinder block (concrete masonry unit).

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

v. On at least two feet of the wall surface above the street level, durable materials shall be used, as provided in Subsection F.5.c.iii, above, except that stucco or other similar troweled finishes may not be used.

d. Wall Openings.

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

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

iii. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railings and grilles do not interfere with the required 60 percent transparency.

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

6. Signs. Signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.

a. Encroachment. Signage that extends into the public right-of-way shall require an encroachment permit from Public Works.

b. Exempt Signs. The following types of signs are exempt from the provisions of this Section.

i. Temporary Future Tenant Signs. One temporary future tenant identification sign 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.

ii. Grand Opening Sign. A temporary promotional sign with a maximum sign area of 32 square feet used by newly established businesses to inform the public of their location and services only up to 90 days after the initial occupancy of the new business. Such sign shall be removed no later than the 91st day after such initial occupancy. A "Grand Opening" sign shall not include annual or occasional promotion by a business.

iii. Window Sign. Two window signs per tenant consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and no more than three square feet in total maximum sign area. If illuminated, a window sign shall only be externally illuminated.

iv. Temporary Window Sign. In addition to the signage allowed in Subsection F.6.b.iii, above, one additional temporary window sign, provided the sign does not exceed 25 percent of the area of any single window or adjoining

windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days, and there shall be a minimum of 30 days between each use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

v.       Directory Sign. A directory sign for a building providing a list of the names of business establishments within a building, provided the sign area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished grade. The directory sign may also be freestanding, provided it is no higher than eight feet and no lower than three feet from the finished grade and does not cause entrances and walkways to violate the Americans with Disabilities Act.

vi.       Affiliation Sign. Affiliation signs that provide notice of services within an establishment (for example, credit cards accepted, trade affiliations, etc.) are allowed, provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.

c.       Nonconforming Signs. An existing sign that was legally established and does not conform to the provisions of these Area Specific standards shall not be enlarged or altered and must be amortized in compliance with Subsection F.6.f.

d. Exposed Neon Signs.

i. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.

ii. The use of exposed neon shall be limited to script and pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.

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

i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;

ii. Signs employing video components;

iii. Signs emitting odors;

iv. Roof business signs, including signs painted on the surface of roofs; or

v. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.

f. Removal and Amortization Schedule. A sign which is nonconforming, due to the requirements of this CSD, shall be removed or made to

comply with this CSD within 20 years from the effective date of this CSD in compliance with Section 22.172.050 B.1.f (Termination By Operation of Law).

g. Permitted Signs. Signs shall comply with Chapter 22.114, except as modified herein as follows:

i. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: street address and name of the business in digits which are readable from the right-of-way or parking area.

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

iii. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.

iv. Temporary Construction Signs. A temporary construction sign shall not exceed 40 square feet in area and shall not exceed six feet in height, if free-standing. The top of such sign shall not be placed more than six feet above finished grade, if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

v. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet

in height, if free-standing, and the top of the sign shall not be placed more than three feet above finished grade, if wall mounted.

vi. Special-Purpose Signs.

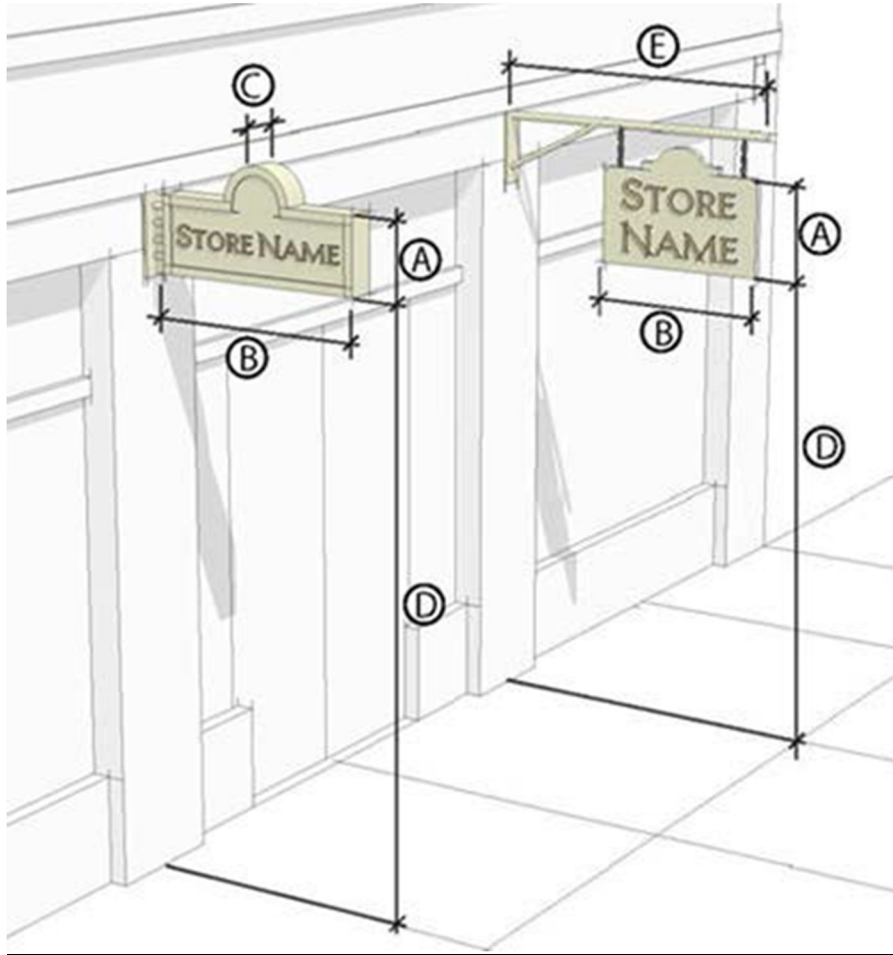
(1) A bulletin or special-event sign shall not exceed 12 square feet in area.

(2) Fuel pricing signs shall comply with the standards of Subsection F.6.g.vii.(4) (Monument Sign) or F.6.g.viii (Master Sign Program).

vii. Permitted Sign Types.

(1) Projecting Sign. The projecting sign type is mounted perpendicular to a building's façade from decorative metal brackets or mounted on the building wall. Projecting signs are easily read from both sides. This Subsection specifies standards for Projecting Sign per Figure 22.320.120-S.

FIGURE 22.320.120-S: PROJECTING SIGN DESIGN

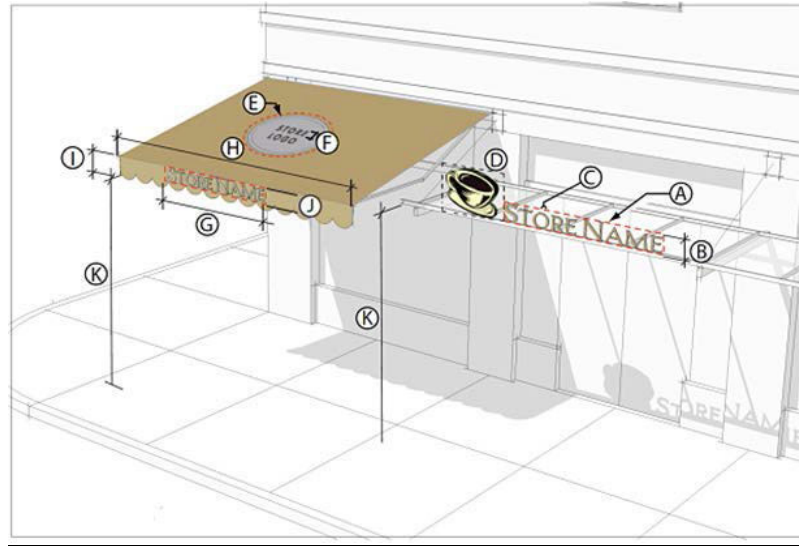


A. Sign Area	6 sq. ft max. per side; 12 sq. ft max. total
B. Sign Width	4 ft max.
C. Sign Thickness	4 in. max.
D. Height	8 ft min. clearance, 10 ft max.
E. Projection	5 ft max.
Signs Per Building	One per ground-floor business establishment with reduction in any permitted wall sign

(2) Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéd on

the awnings. Projecting signage shall not be attached to awning signage. This Subsection specifies standards for Awning Sign per Figure 22.320.120-T.

Figure 22.320.120-T: AWNING SIGN DESIGN



Projecting Awning	
A. Signable Area	One square foot per linear ft of shop front max.
B. Lettering Height	12 in. max.
C. Lettering Thickness	6 in. max.
D. Feature/Logo	2-1/4 sq. ft max.
Sloping Awning	
E. Signable Area	25 % coverage max.
F. Lettering Height	18 in. max.
G. Valance Signable Area	75 % coverage max.
H. Valance Width	Shop Front width max.
I. Valance Height	8 in. min.; 12 in. max.
J. Lettering Height	8 in. max.
K. Awning Height	8 ft min. clearance
Signs Per Awning	One projecting; or one valance and one sloping max.
Miscellaneous	Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.
	Internally illuminated awnings are prohibited.
	Open-ended awnings are encouraged.
	Vinyl or plastic awnings are discouraged.

(3) Wall Business Sign. The wall business sign type is flat against the façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, or decorative cornice or sign band at the top of the building. This Subsection specifies standards for Wall Business Sign per Figure 22.320.120-U.

Figure 22.320.120-U: PROJECTING SIGN DESIGN



A. Signable Area Per Shopfront	One square foot per linear foot of shop front width up to 30 square feet max.
B. Sign Width	Shop front width, max.
C. Sign Height	1 ft min., 3 ft max.
D. Lettering Width	75 % of signable width max.
E. Lettering Height	75 % of signable height, max.; 18 inches max., or whichever is less
Sign Projection	8 in. max.
Signs Per Building	One per each ground-floor business establishment.
Ground Floor Establishments	Business adjoining two frontages, one 15 square foot area wall sign allowed.
	Business adjoining an alley or parking lot at side or rear, one 10 square foot area wall sign allowed.
Miscellaneous	Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.
	Wall signs shall not extend beyond the roof line or cornice of a building, or the building wall.
	Cabinet Signs are prohibited.
	Direct internally illuminated signs are discouraged.

(4) Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location. This Subsection specifies standards for Monument Sign per Figure 22.320.120-V.

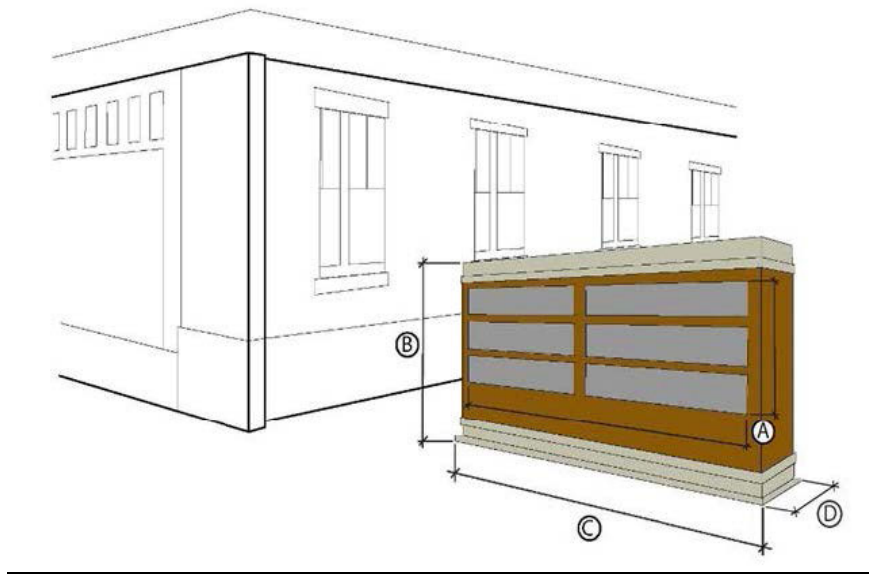
(a) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.

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

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

(d) Shall not identify more than eight establishments.

Figure 22.320.120-V: MONUMENT SIGN DESIGN



A. Signable Area	30 sq. ft max.
B. Sign Height	6 ft max.
C. Sign Width	8 ft max.
D. Sign Depth	1 ft max.
Street frontage of 99 feet or less	Not permitted
Street frontage having a continuous distance of between 100 feet and 199 feet.	One sign max.
Street frontage having a continuous distance of more than 200 feet.	Two signs max., provided a 50 feet separation between signs

viii. Master Sign Program.

(1) Purpose. A master sign program provides a means for a property owner or operator of a multi-tenant commercial center or building

to coordinate business signage so that all business signs in the commercial center or building will be compatible with each other and there is harmony in the design and display of signs within the commercial center or building.

(2) Applicability. A master sign program permit shall be required as follows:

(a) A master sign program is required for a new commercial center or building with four or more businesses.

(b) For an existing commercial center or building with four or more businesses, the owner or operator must establish a master sign program with the first new sign requested from the effective date of this ordinance (as of April 10, 2025). Each subsequent change in signs shall conform to the established master sign program to ensure all business signs in the commercial center comply with the master sign program.

(3) Application Requirements. A master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply as required by the CSD or with Chapter 22.114 (Signs) as applicable. A master sign program shall at minimum establish standards for sign location, style, size, color, font, and materials.

G. Modification of Development Standards.

1. Only the following development standards shall be modified through a minor conditional use permit. All other modifications of development standards in this CSD are subject to a Conditional Use Permit.

- a. Section 22.320.120.E (R-3 Zone Specific Development Standards).
- b. Section 22.320.120.F.4 (General Development Standards), except for Sections 22.320.120.F.4.a (Lot Coverage) and 22.320.120.F.4.e (Building or Structure Height).
- c. Section 22.320.120.F.5 (Building Design Standards).
- d. Section 22.320.120.F.6 (Signs).

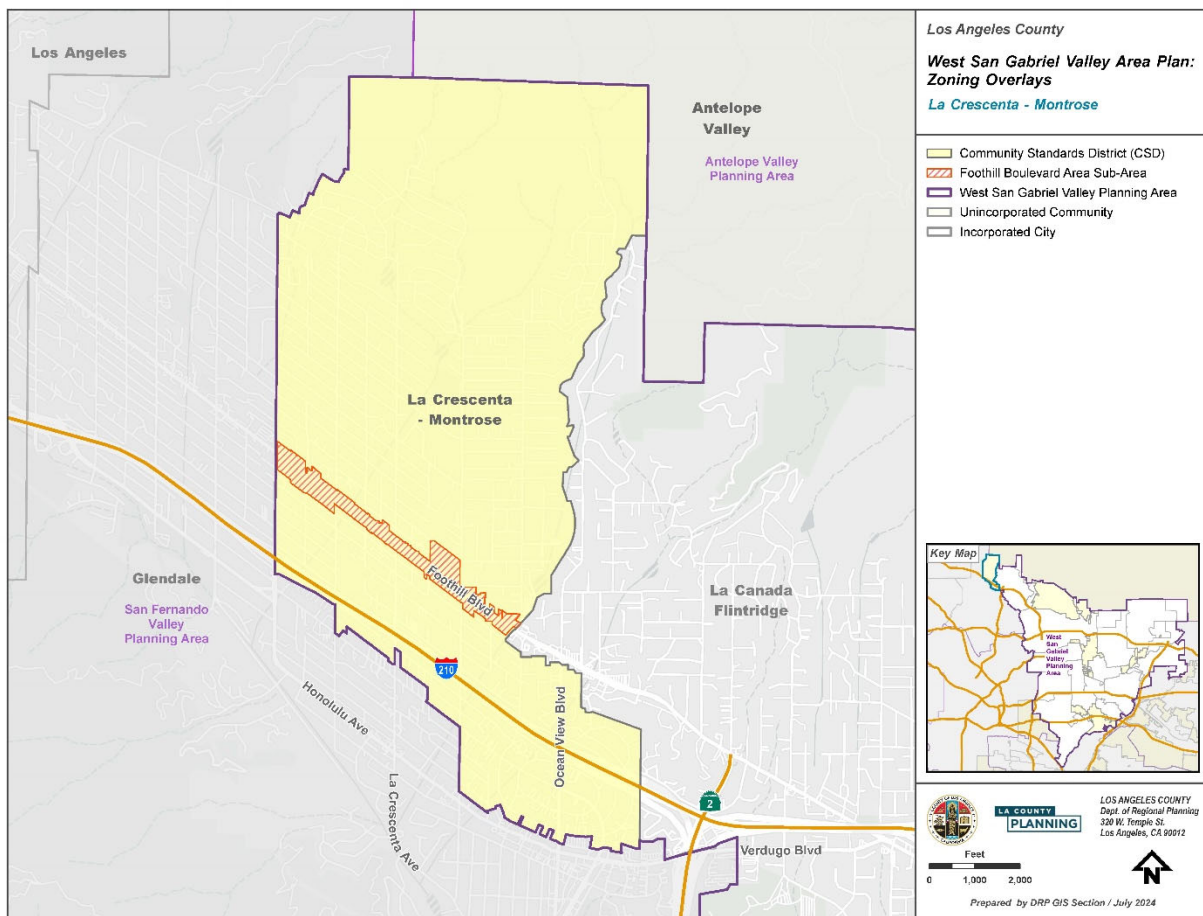
2. Additional Findings and Decision. Notwithstanding the findings required by a Minor Conditional Use Permit as provided by Section 22.320.080 (Modification of PASD Development Standards), these additional findings are required:

- a. The use, development of land, and application of development standards are in compliance with all applicable provisions of this Title 22.
- b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to avoid traffic congestion; provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities; ensure the protection of public health, safety, and general welfare; prevent adverse effects on neighboring property; and are in conformity with good zoning practice.
- c. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

d. There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, that do not apply to other properties within the CSD area.

e. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or West San Gabriel Valley Area Plan.

FIGURE 22.320.120-A: LA CRESCENTA-MONTROSE CSD BOUNDARY AND FOOTHILL BOULEVARD SUB-AREA



**22.320.130****South San Gabriel Community Standards District.**

A. Purpose. The South San Gabriel Community Standards District ("CSD") is established to provide a means of implementing special development standards for commercial and residential uses in the unincorporated community of South San Gabriel. The primary objective of this CSD is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complimentary to the unique characteristics of this residential and commercial neighborhood. In addition, this CSD is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

B. District Map. The boundaries of this CSD are shown on Figure 22.320.130-A: South San Gabriel CSD Boundary, at the end of this Chapter.

C. Development Standards for Zones A-1, R-A, and R-1.

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.

3. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

4. Each required side yard shall not be less than ten feet where any portion of a residence or other structure exceeds 20 feet in height.

5. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.

6. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.

7. The maximum number of stories above grade shall be two. As provided in Division 2 (Definitions), "story" includes a basement but not a cellar.

8. Gross Structural Area and Lot Coverage. For the purposes of this Subsection C.8, Gross Structural Area ("GSA") shall be defined as the total floor area of all enclosed buildings and structures of a property, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot Coverage shall be defined as the total area of that portion of a lot covered by all structures erected on the property.

a. Neither the maximum GSA nor the maximum lot coverage shall exceed the following:  $(0.25 \times \text{net area of a lot}) + 1,000$  square feet.

b. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet.

c. If there are multiple main residential buildings on the same lot, the total maximum floor area and total maximum lot coverage shall be 50 percent of the net lot area.

D. Zone R-2 Development Standards.

1. The required front yard shall contain a minimum of 50 percent landscaping.

2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.

E. Zone R-3 Development Standards. The required front yard shall contain a minimum of 50 percent landscaping.

F. Zones C-2 and Mixed Use Development Standards.

1. Permitted Uses. All uses described in Zone C-2 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

a. Sales.

i. Automobile sales, sale of new motor vehicles, including incidental repair and washing;

ii. Automobile supply stores, including incidental installation of parts;

iii. Boat and other marine sales;

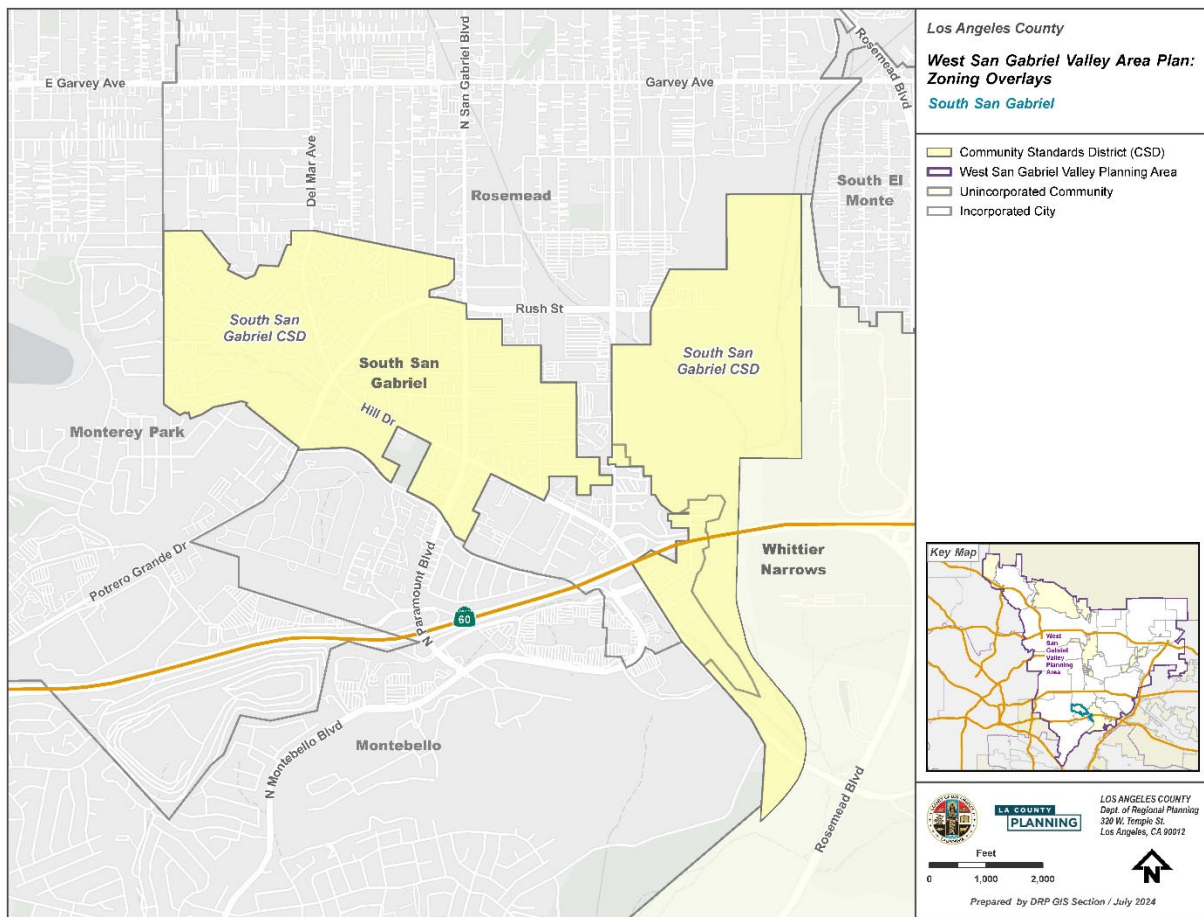
iv. Department stores of more than 5,000 square feet;

- and/or
- v. Grocery stores of more than 5,000 square feet;
  - vi. Hardware stores of more than 5,000 square feet.
  - b. Services.
    - i. Air-pollution sampling stations;
    - ii. Automobile rental and leasing agencies;
    - iii. Automobile service stations, including incidental repair, washing, and rental of utility trailers;
    - iv. Comfort stations;
    - v. Communications equipment buildings;
    - vi. Electric distribution substations, including microwave facilities;
    - vii. Parking buildings;
    - viii. Rental services of heavy machinery or trucks;
    - ix. Stations – bus, railroad, and taxi;
    - x. Telephone repeater stations; and/or
    - xi. Wholesale dry cleaning plants.
  - c. Recreation and Amusement.
    - i. Golf courses, including the customary clubhouse and accessory facilities.

2. Landscape Buffering. Where a Commercial or Mixed Use Zone is adjacent to a residence or Residential Zone, a landscaped buffer strip at least five feet

wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip.

FIGURE 22.320.130-A: SOUTH SAN GABRIEL CSD BOUNDARY



## PASD APPENDIX.

A. Criteria for Significant Ridgelines in Altadena. The designation of the significant ridgelines within the Altadena Community is based on the following criteria:

1. Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from

any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.

2. Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced by viewing an entire panorama or a portion of a panorama from an elevated point.

3. Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.

4. Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

**SECTION 9.** Chapter 22.328 is hereby deleted in its entirety:

~~Chapter 22.328 — LA CRESCENTA-MONTROSE COMMUNITY STANDARDS~~

**DISTRICT**

**SECTION 10.** Chapter 22.338 is hereby deleted in its entirety:

~~Chapter 22.338 — SOUTH SAN GABRIEL COMMUNITY STANDARDS~~

**DISTRICT**

[2272020APCC]

# Zone Change Ordinance

## ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning, Section 22.06.060, changing regulations for the execution of the West San Gabriel Valley Area Plan, a component of the Los Angeles County General Plan, by amending the maps of the following zoned districts: Altadena No. 3, Duarte No. 46, East Pasadena No. 12, East San Gabriel No. 9, La Crescenta No. 16, Montrose No. 26, Northeast Pasadena No. 85, Rosemead No. 20, San Pasqual No. 11, South Arcadia No. 67, South San Gabriel No. 78, and South Santa Anita-Temple City No. 8.

DAWYN R. HARRISON  
County Counsel

By *Andriy Pazuniak*  
ANDRIY PAZUNIAK  
Deputy County Counsel  
Property Division

AP:mc

Requested: 12/12/2024

Revised: 01/07/2025

**ZONING CASE NUMBER RPPL2023005883-(1 and 5)**

**ORDINANCE NUMBER \_\_\_\_\_**

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, Section 22.06.060, changing regulations for the execution of the West San Gabriel Valley Area Plan, a component of the Los Angeles County General Plan, by amending the maps of the following zoned districts: Altadena No. 3, Duarte No. 46, East Pasadena No. 12, East San Gabriel No. 9, La Crescenta No. 16, Montrose No. 26, Northeast Pasadena No. 85, Rosemead No. 20, San Pasqual No. 11, South Arcadia No. 67, South San Gabriel No. 78, and South Santa Anita-Temple City No. 8.

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

**SECTION 1.** Section 22.06.060 of the County Code is amended by amending the maps of Altadena No. 3, Duarte No. 46, East Pasadena No. 12, East San Gabriel No. 9, La Crescenta No. 16, Montrose No. 26, Northeast Pasadena No. 85, Rosemead No. 20, San Pasqual No. 11, South Arcadia No. 67, South San Gabriel No. 78, and South Santa Anita-Temple City No. 8, as shown on the maps attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the West San Gabriel Valley Area Plan, a component of the Los Angeles County General Plan.

# CHANGE OF PRECISE PLAN

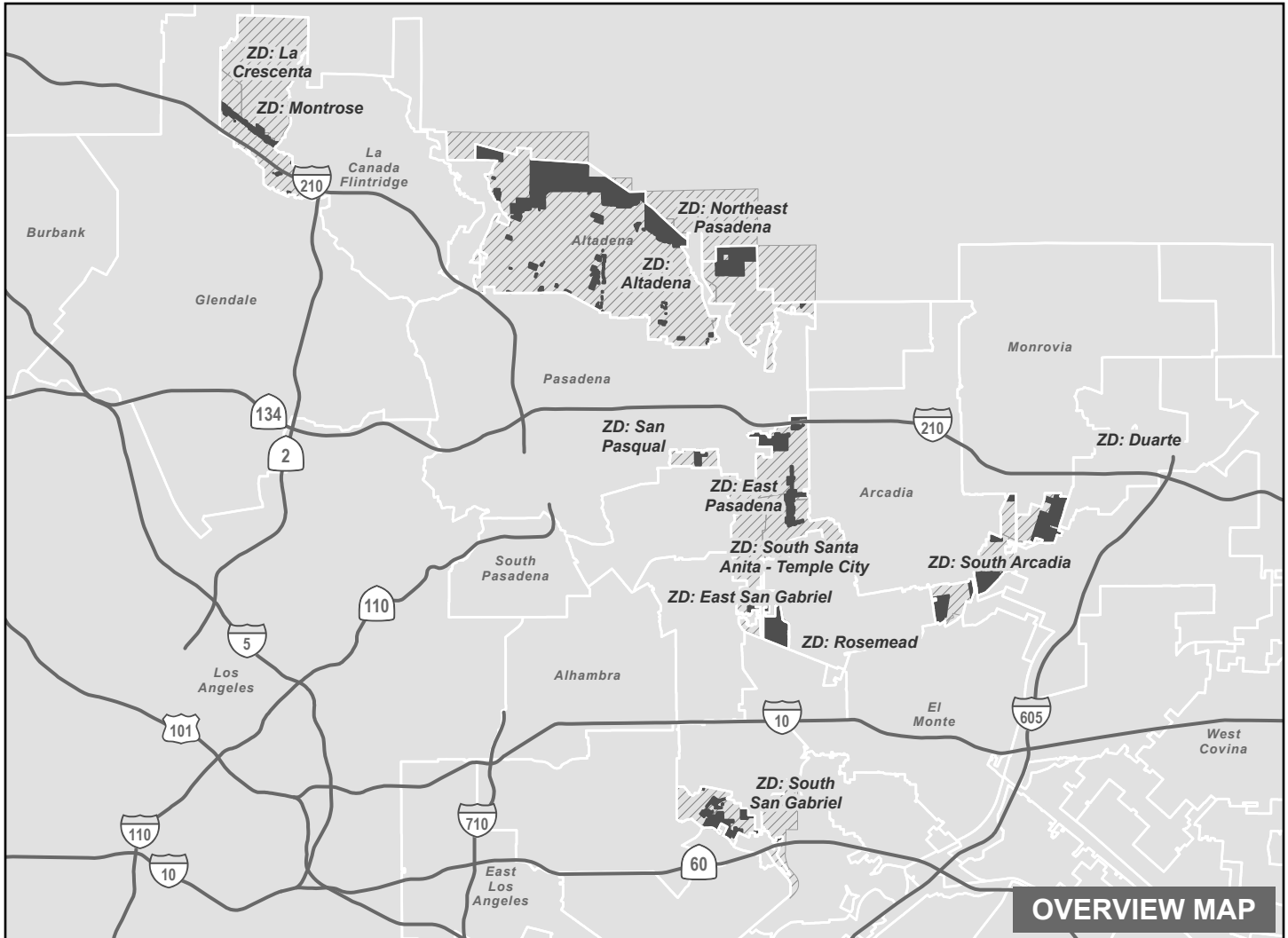
ZONED DISTRICTS: ALTADENA, DUARTE, EAST PASADENA, EAST SAN GABRIEL, LA CRESCENTA, MONTROSE, NORTHEAST PASADENA, ROSEMEAD, SAN PASQUAL, SOUTH ARCADIA, SOUTH SAN GABRIEL, SOUTH SANTA ANITA - TEMPLE CITY

**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: RPPL2023005883**

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



— Freeway



Selected Zoned District (ZD)



Zone Change Area



City / Unincorporated Boundary

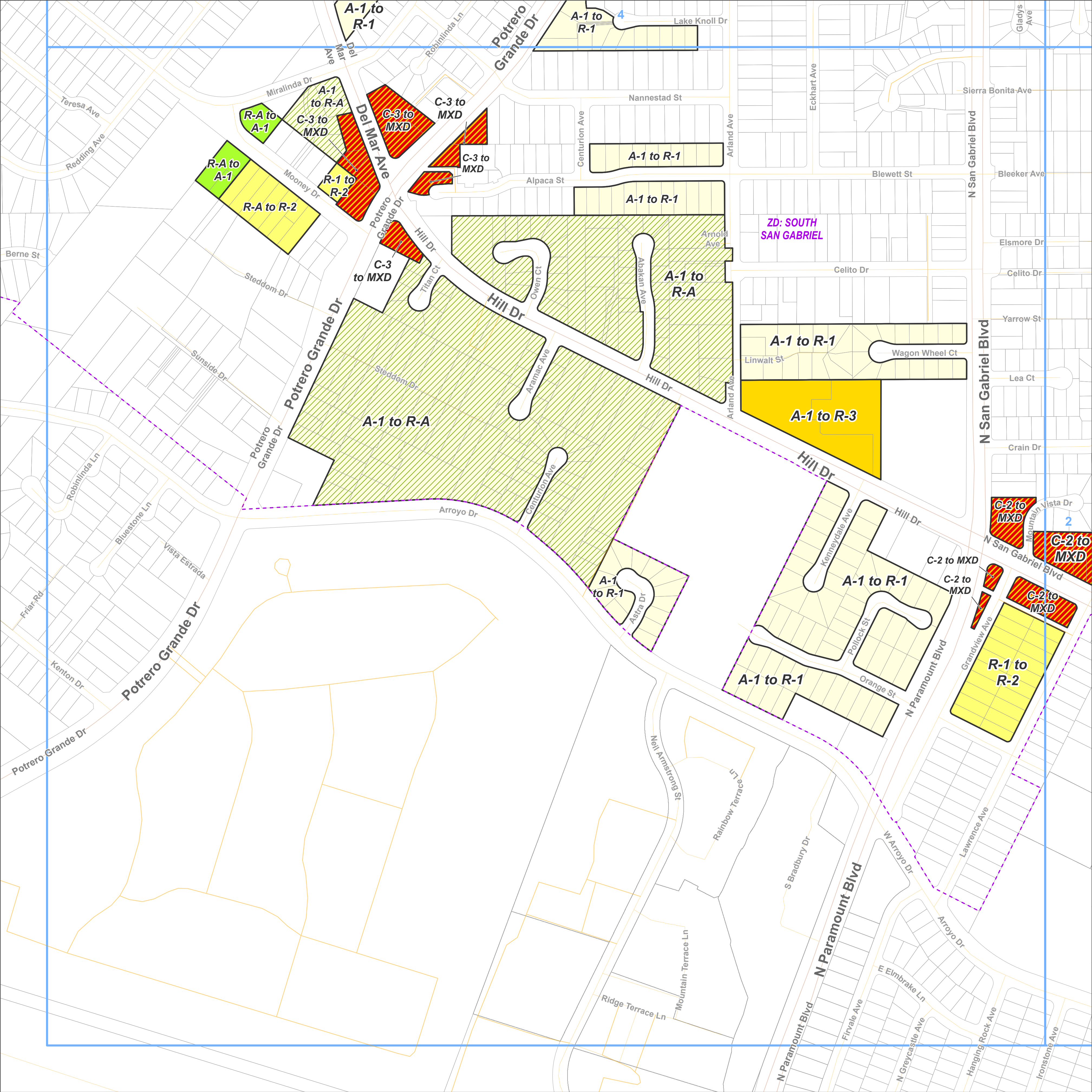


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Miles

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PAM O'CONNOR, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): South San  
Gabriel

Zone Change

- A-1 - Light Agriculture
- R-A - Residential Agricultural
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

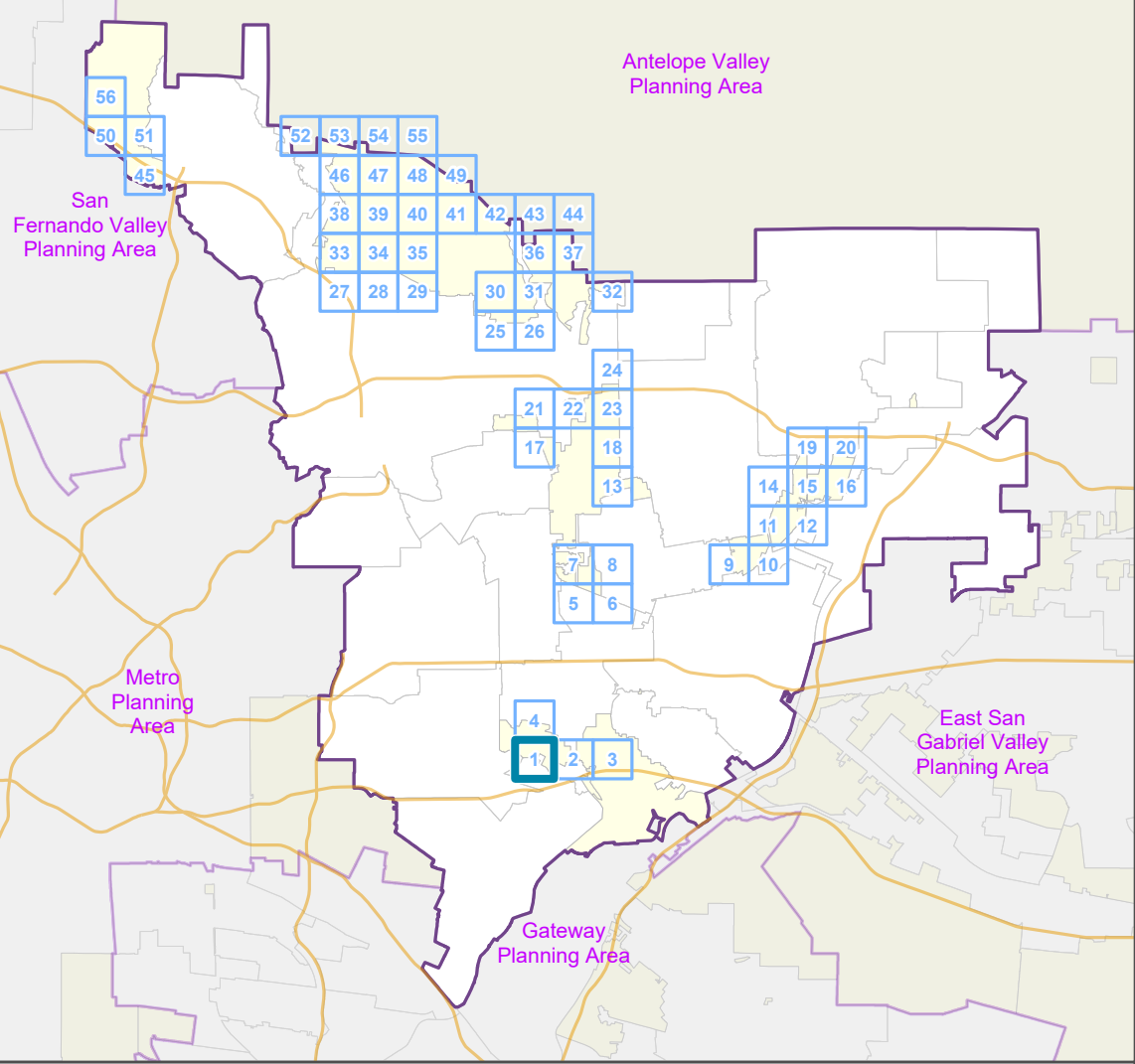
Base Layers

- Zoned District
- Parcels
- Map Series Grid

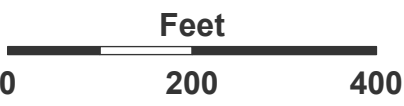
Street Types

- Primary
- Minor
- Alley

Key Map

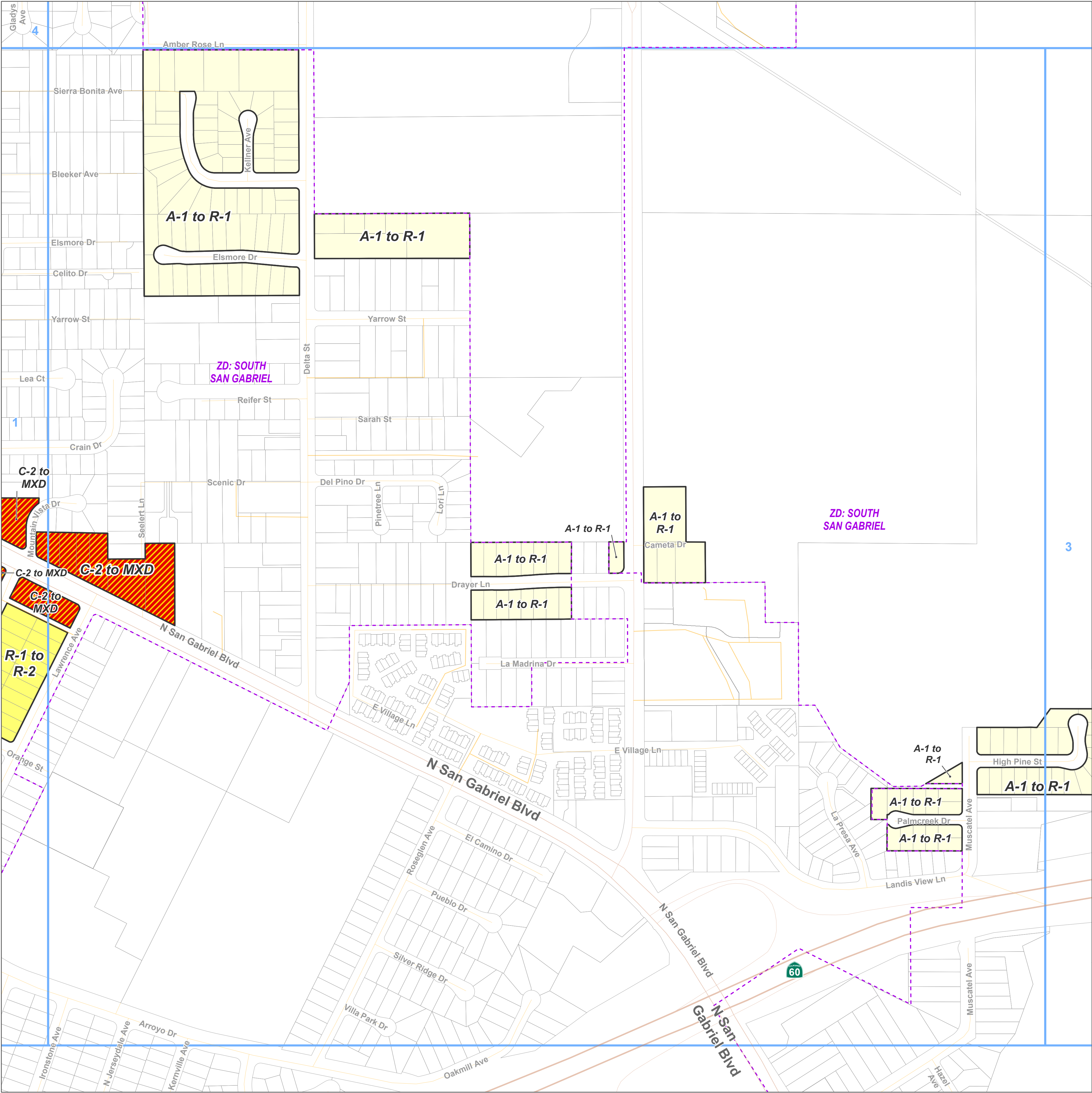


LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012



Prepared by DRP GIS Section / August 2024





West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): South San  
Gabriel

Zone Change

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

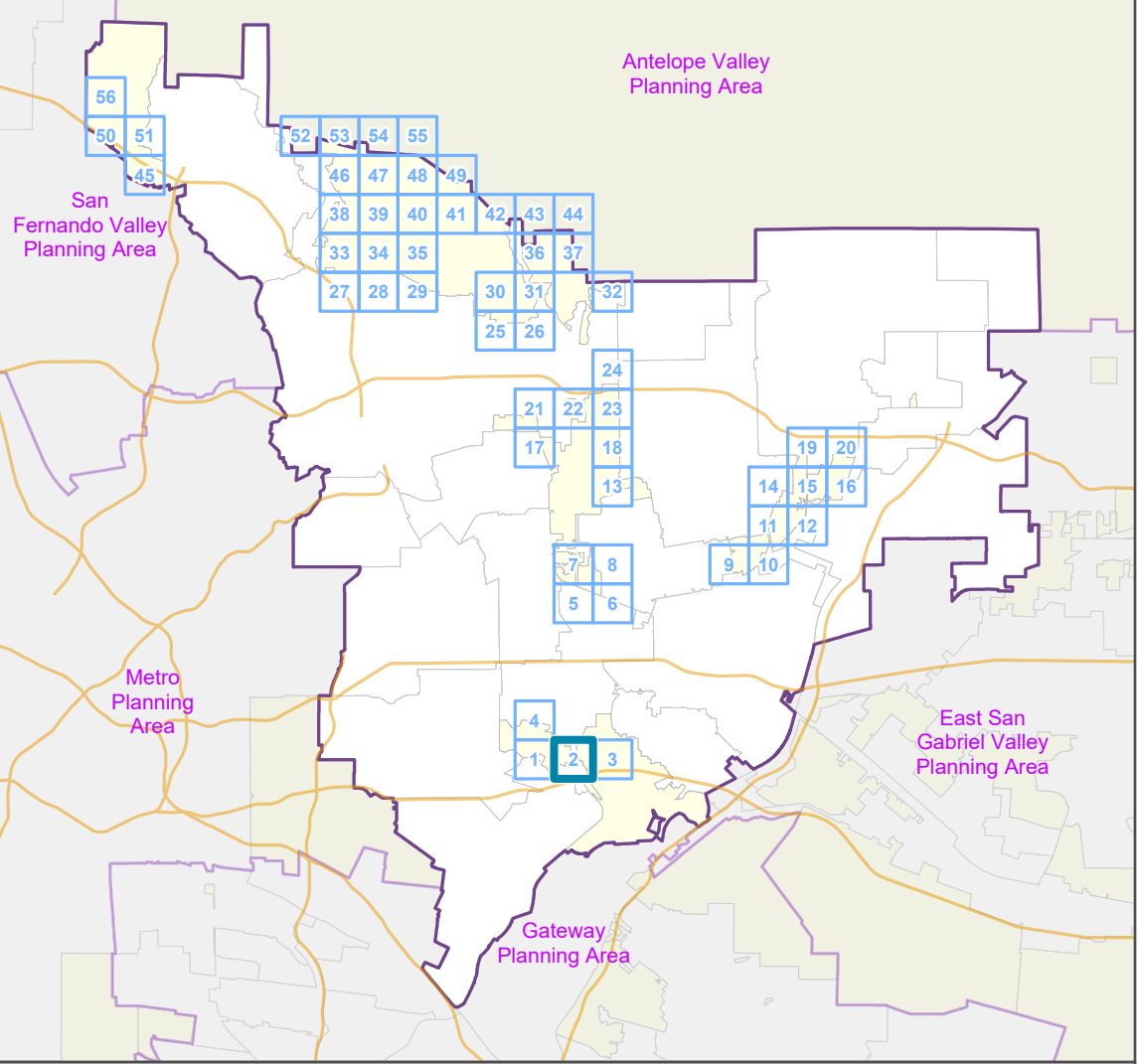
Base Layers

- Zoned District
- Parcels
- Map Series Grid

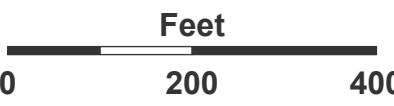
Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

Key Map



LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012



Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

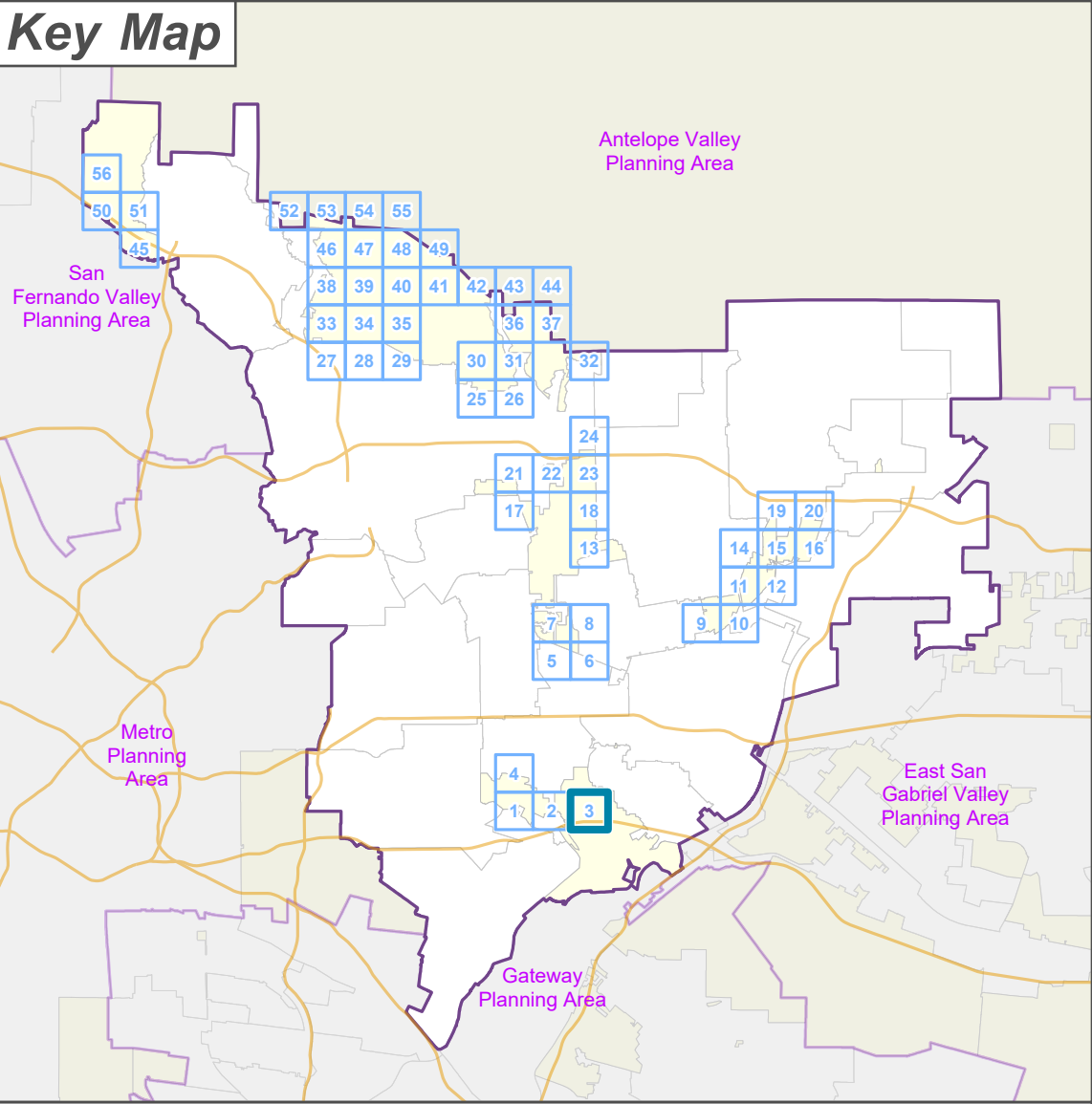
Street Types

Freeway

Highway

Minor

Ramp



West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): South San Gabriel

Zone Change

- A-1 - Light Agriculture
- R-A - Residential Agricultural
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

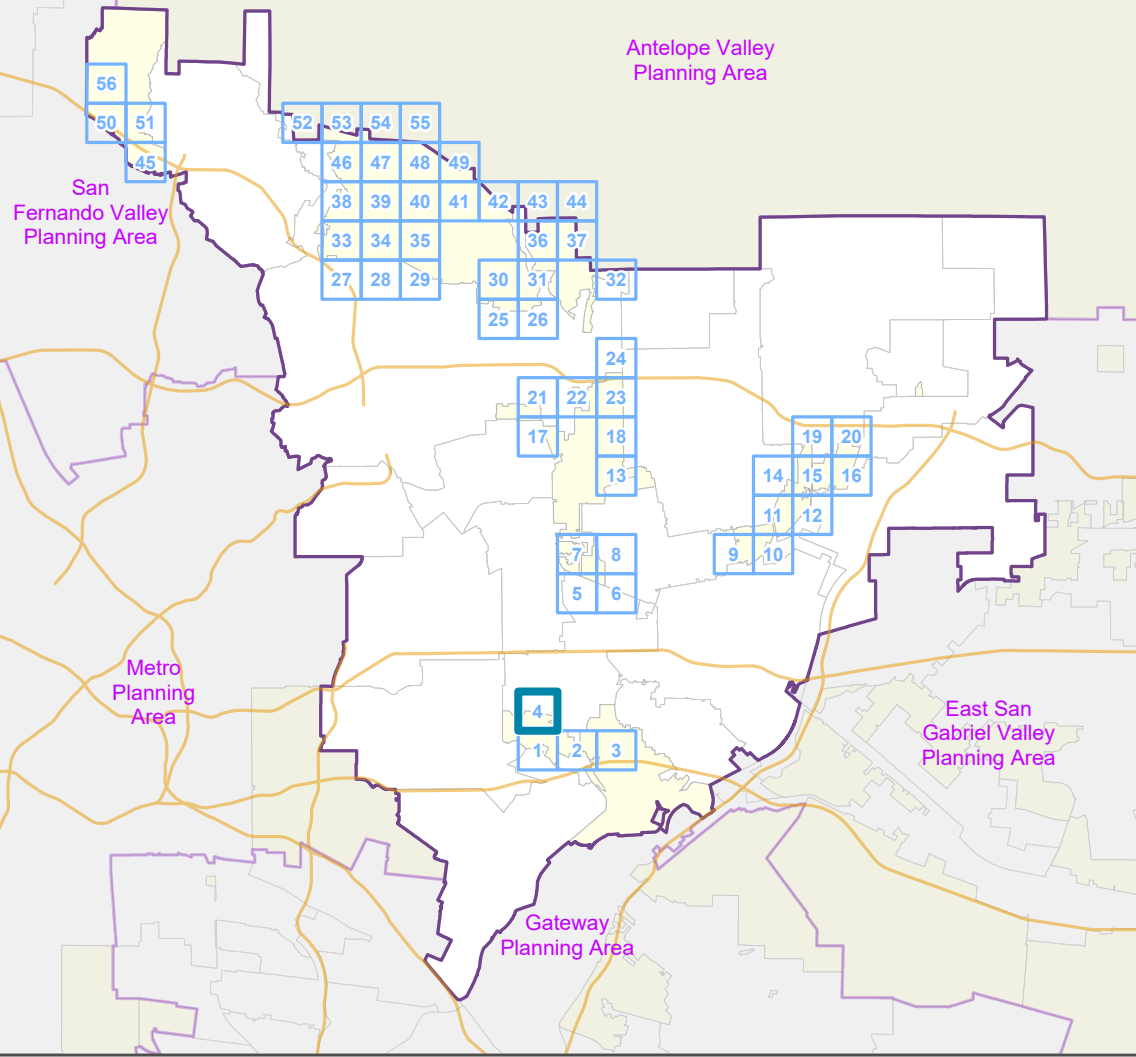
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map

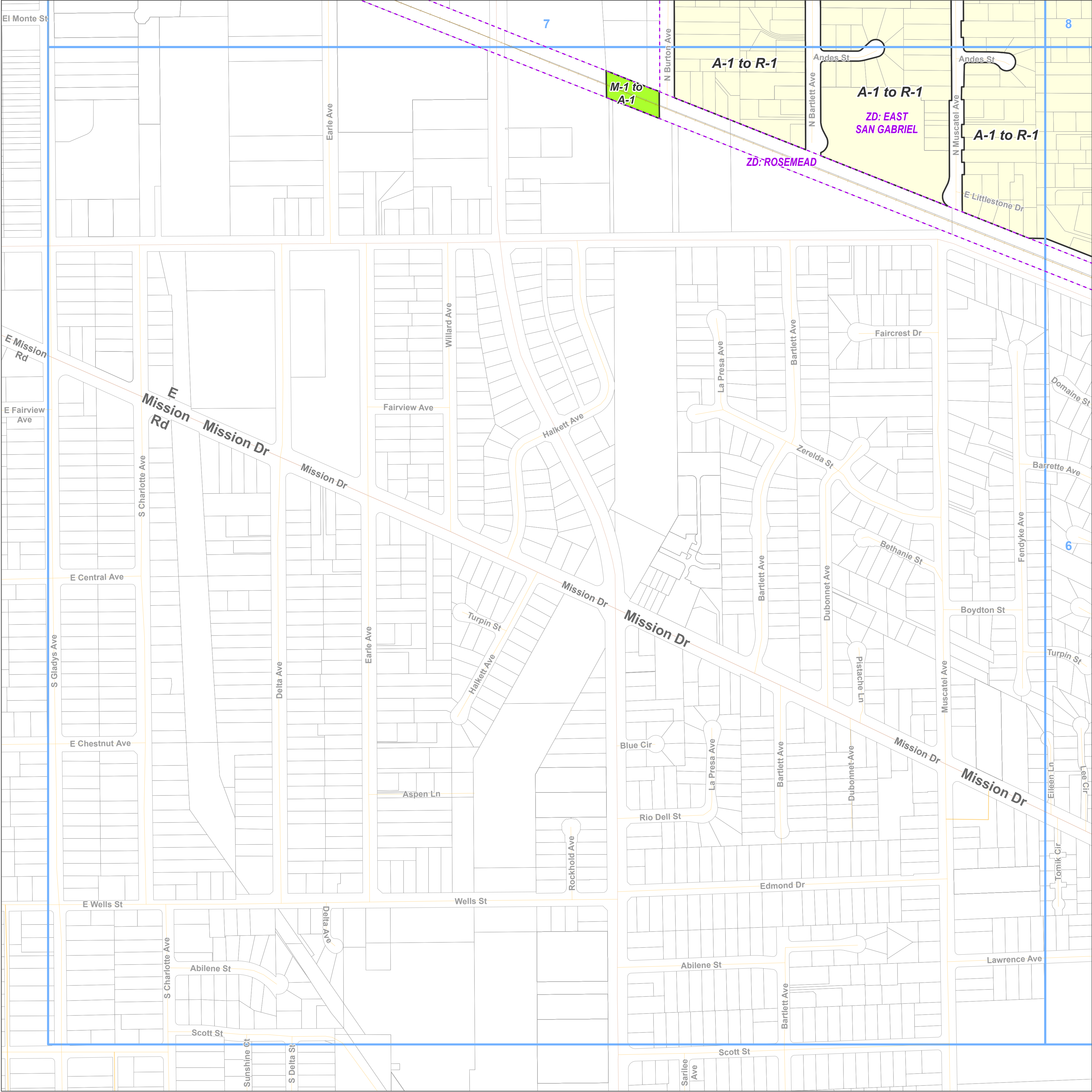


LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012



Prepared by DRP GIS Section / August 2024



West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): East San  
Gabriel, Rosemead

Zone Change

- A-1 - Light Agriculture
- R-1 - Single-Family Residence

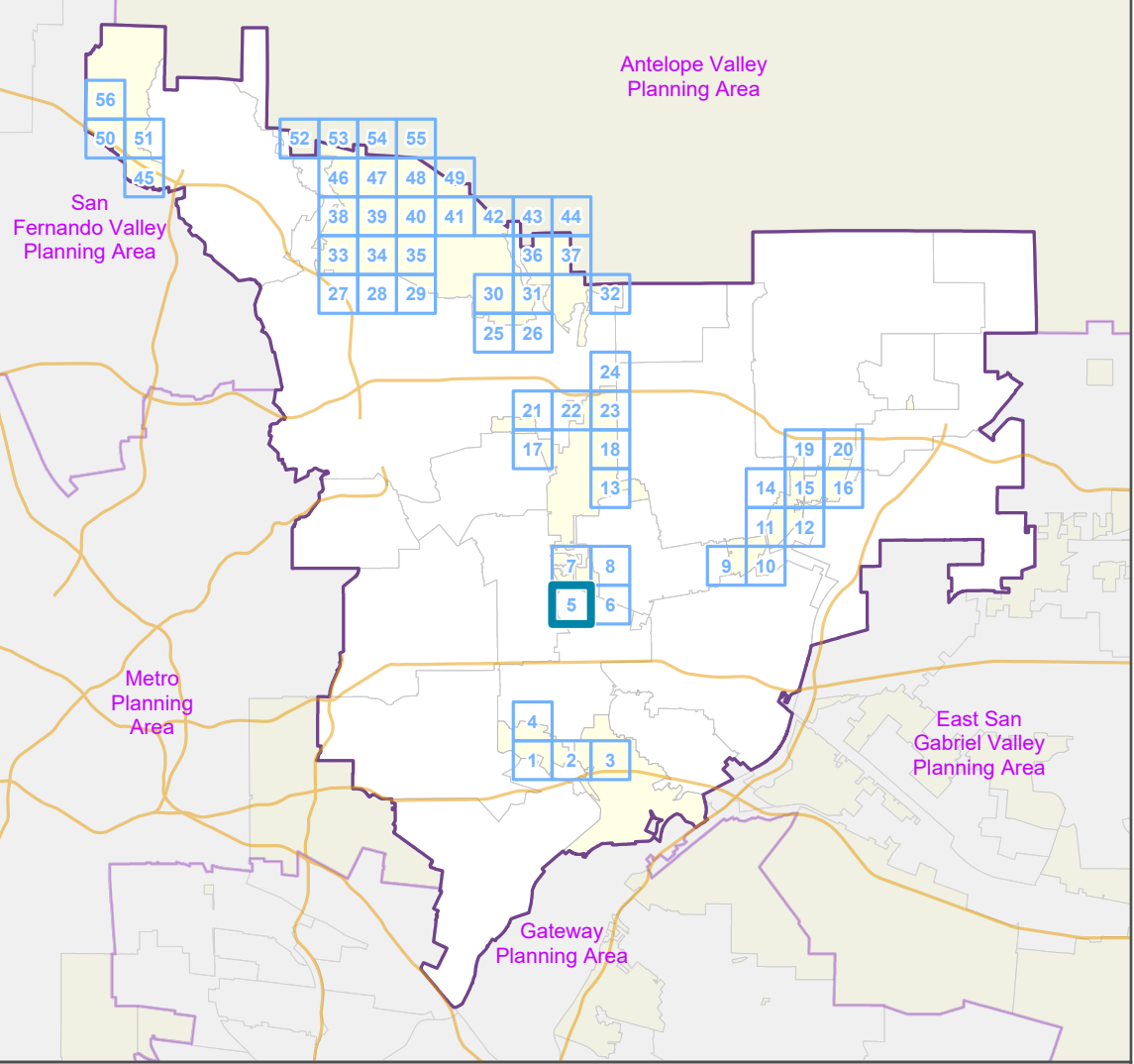
Base Layers

- Zoned District
- Parcels
- Map Series Grid

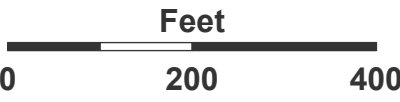
Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad

Key Map

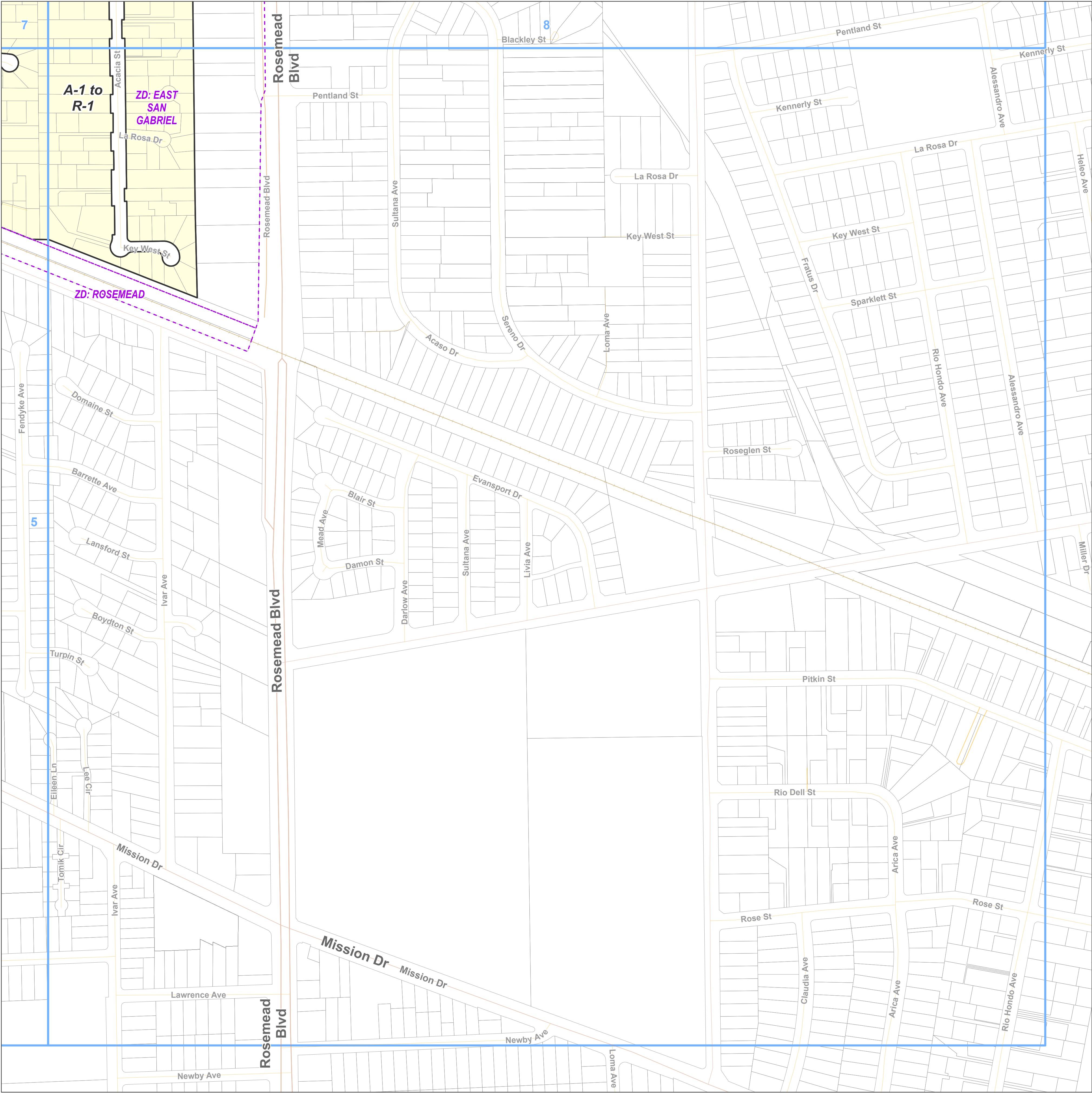


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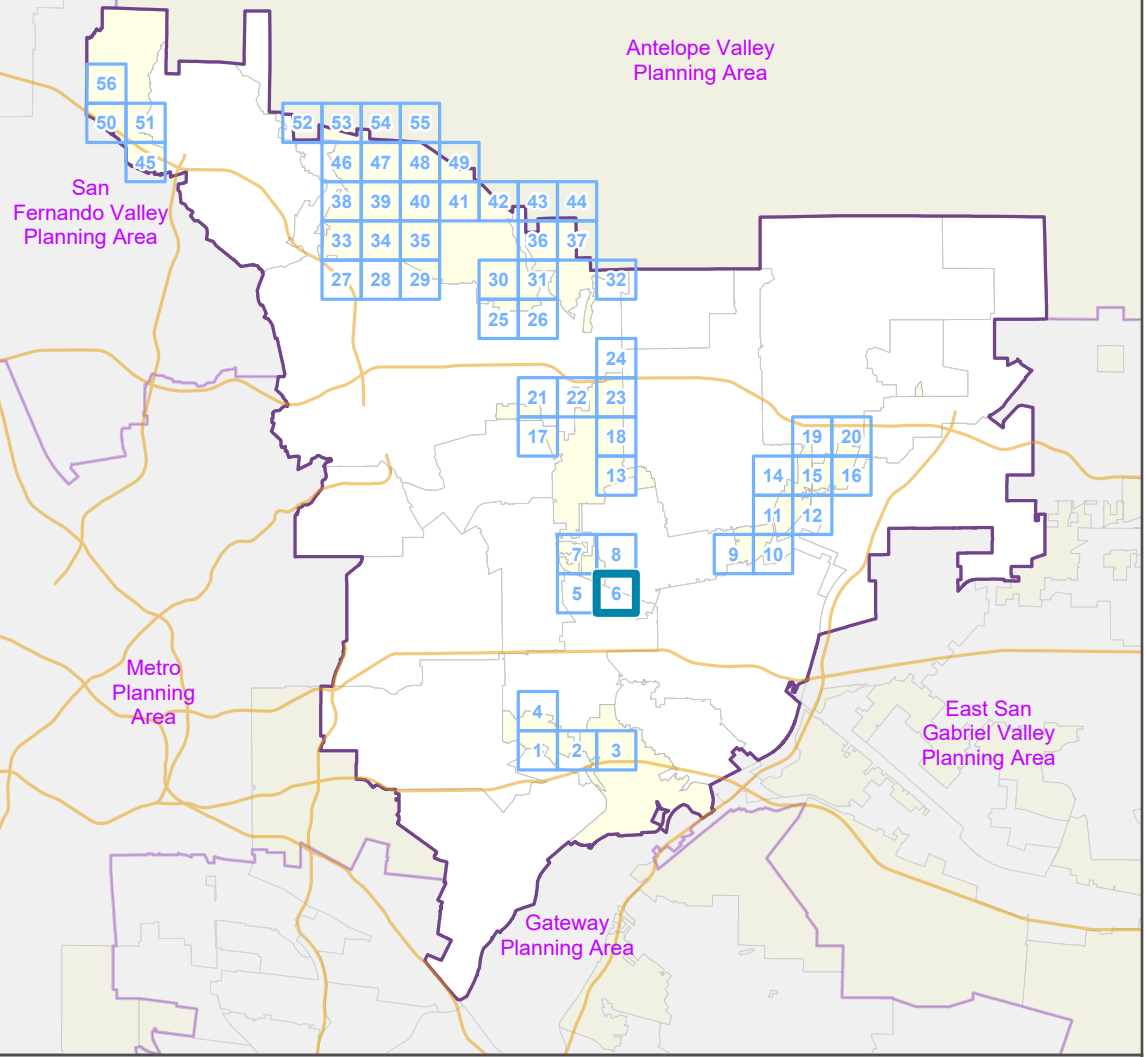


West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): East San  
Gabriel, Rosemead

- Zone Change**
- R-1 - Single-Family Residence
- Base Layers**
- Zoned District
  - Parcels
  - Map Series Grid
- Street Types**
- Highway
  - Primary
  - Secondary
  - Minor
  - Alley
  - Railroad

Key Map



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 A-1 - Light Agriculture

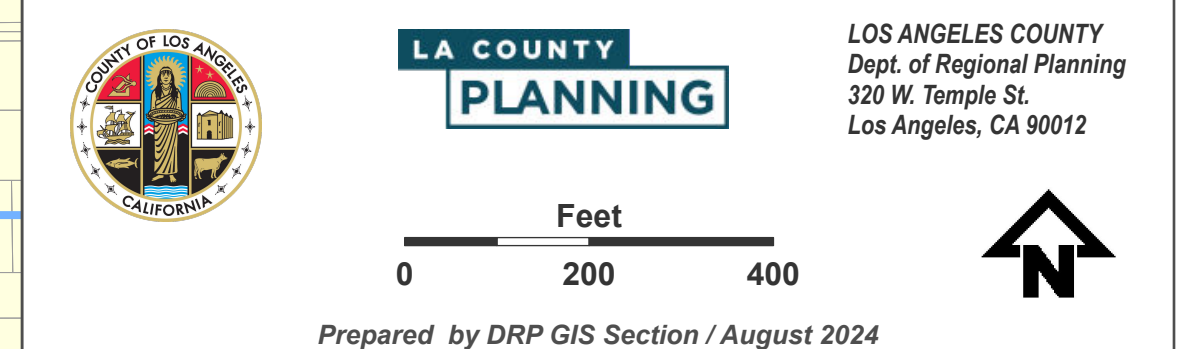
 R-1 - Single-Family Residence

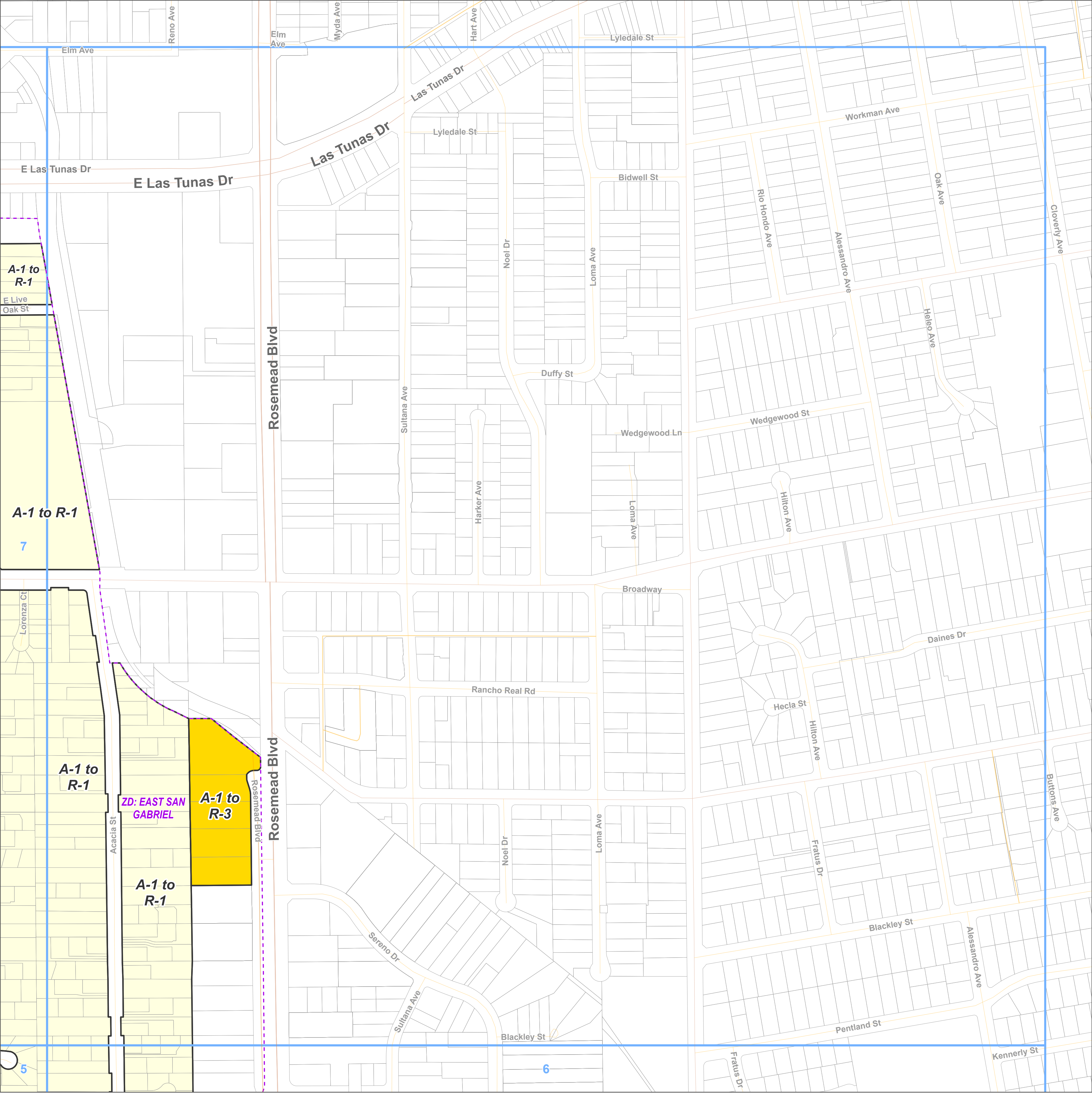
 Zoned District

☐ Map Series Grid

Primary

Minor

 Railroad



**Zone Change**

R-1 - Single-Family Residence

R-3 - Limited Density Multiple Residence

**Base Layers**

Zoned District

Parcels

Map Series Grid

**Street Types**

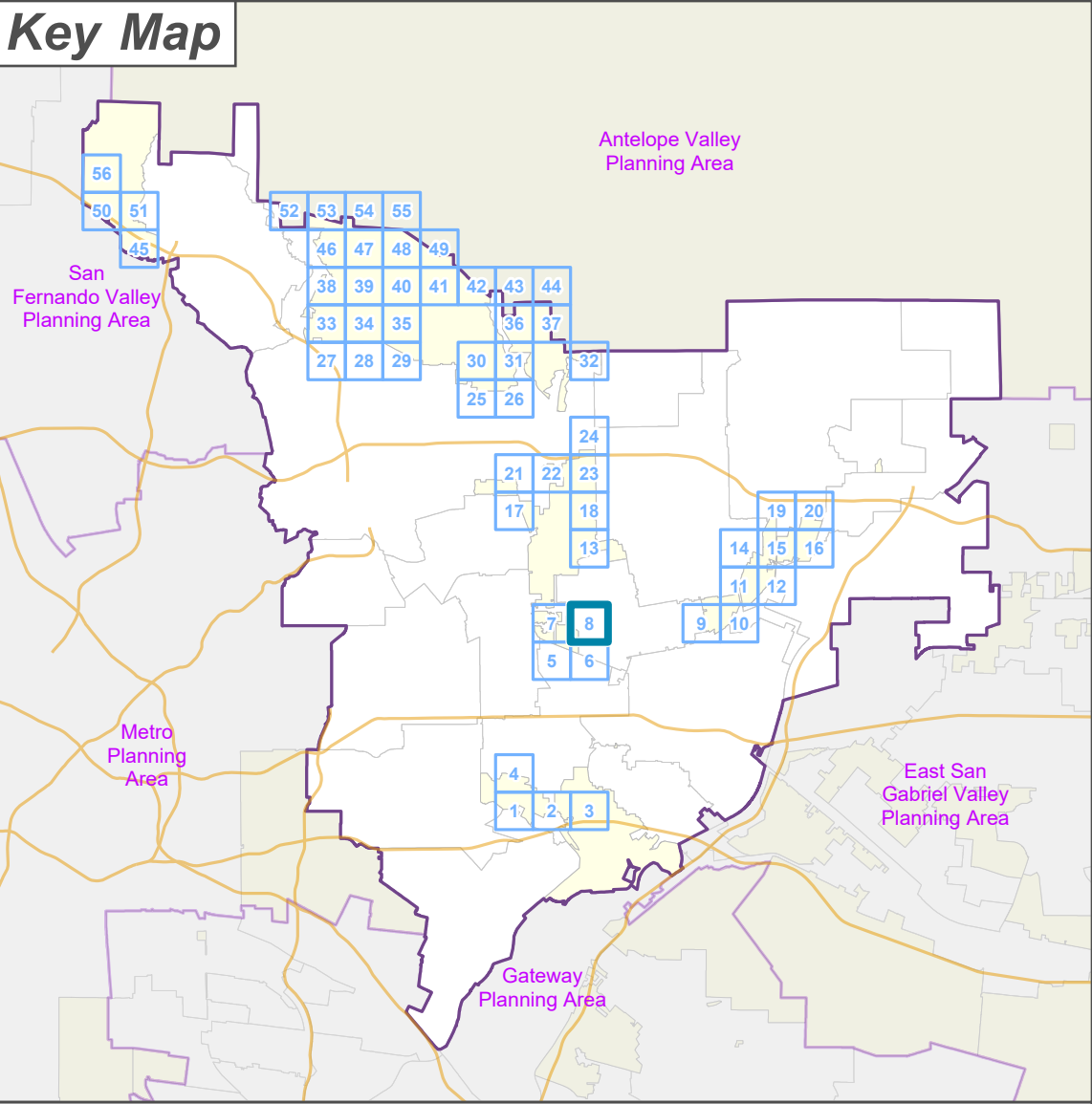
Highway

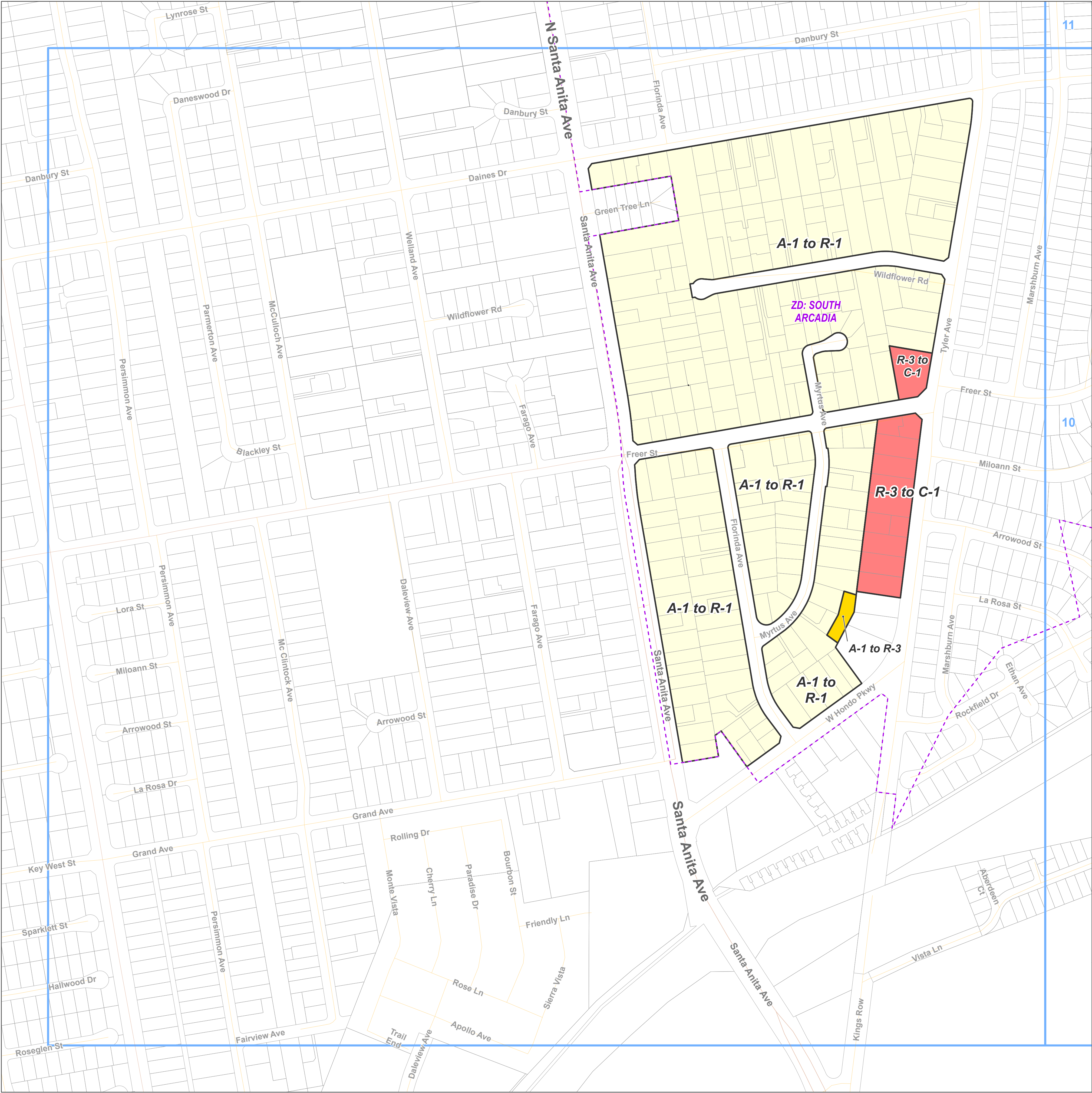
Primary

Secondary

Minor

Alley





**Zone Change**

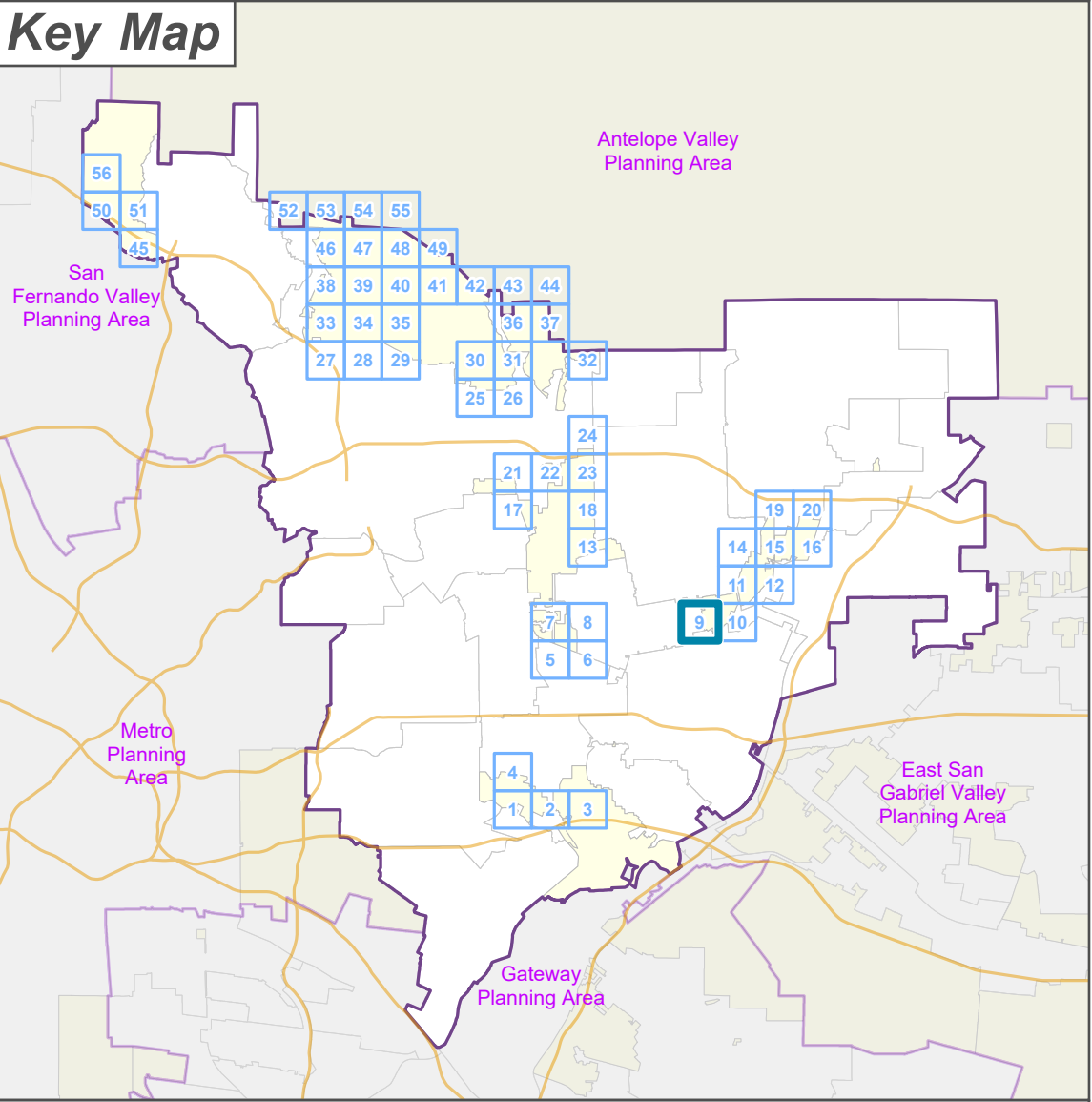
- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- C-1 - Restricted Business

**Base Layers**

- Zoned District
- Parcels
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor





West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): South Arcadia

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

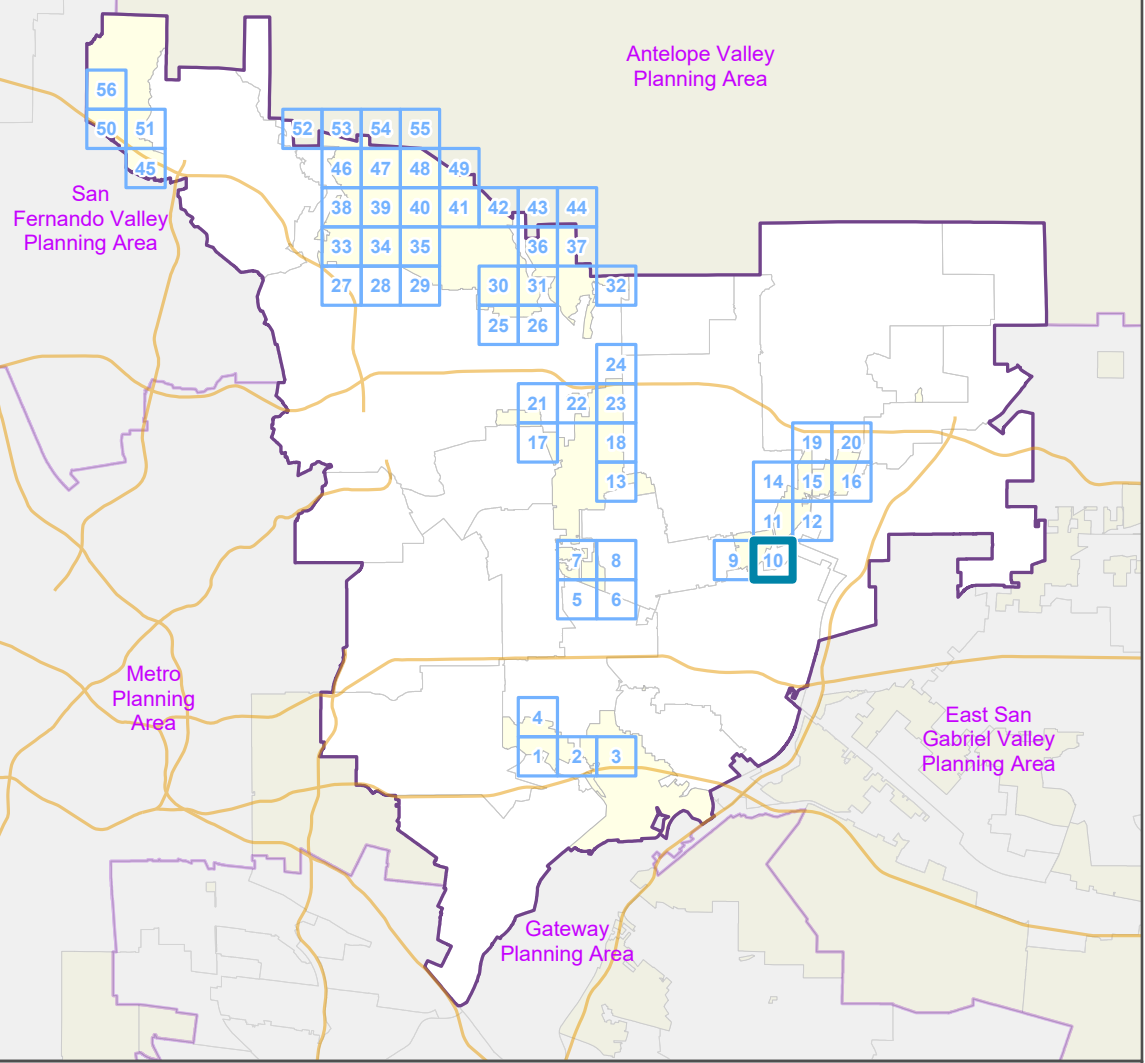
Street Types

Primary

Minor

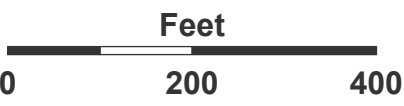
Alley

Key Map

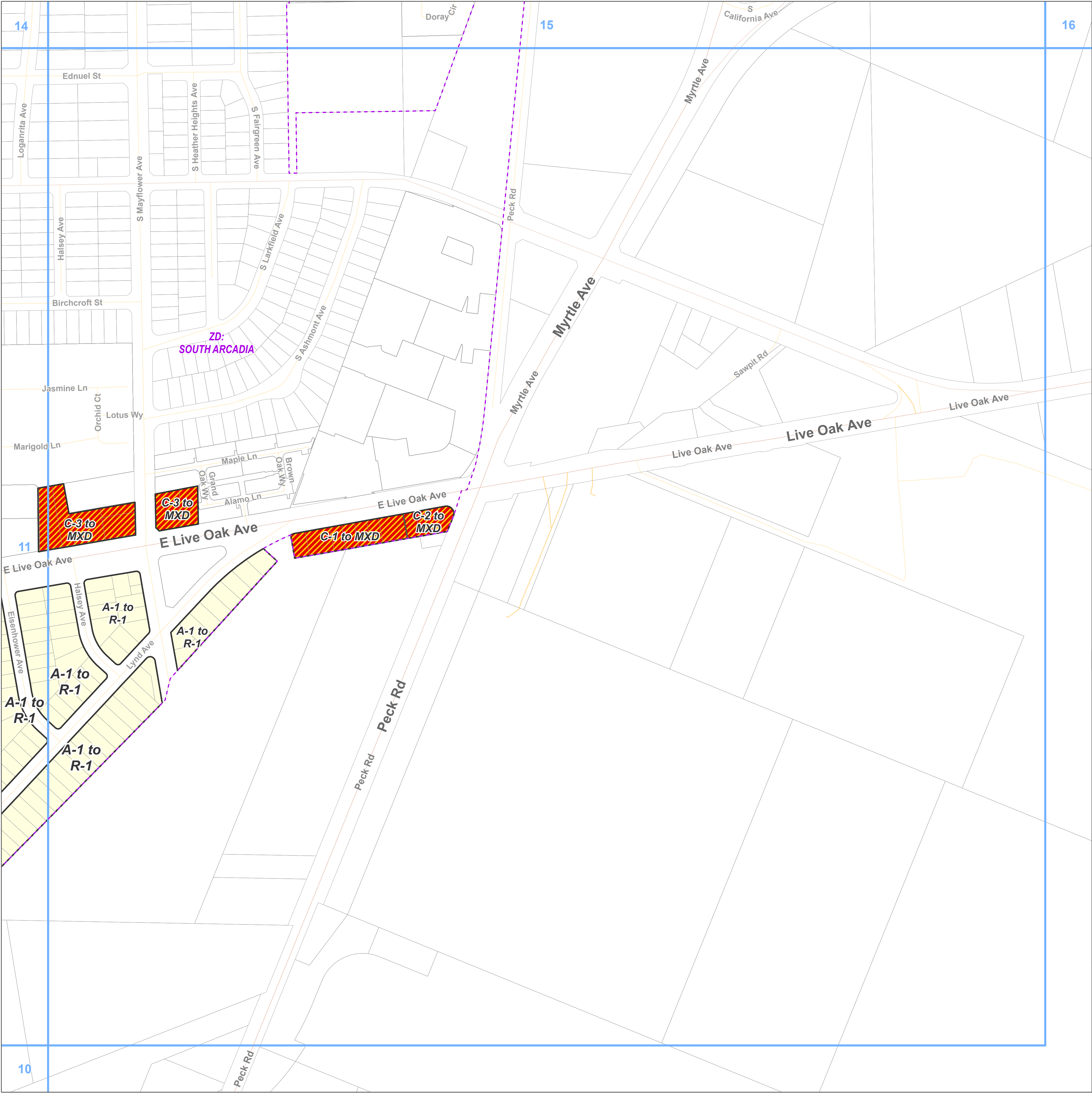


LA COUNTY  
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Zone Change

R-1 - Single-Family Residence

MXD - Mixed Use Development

Base Layers

Zoned District

Parcels

Map Series Grid

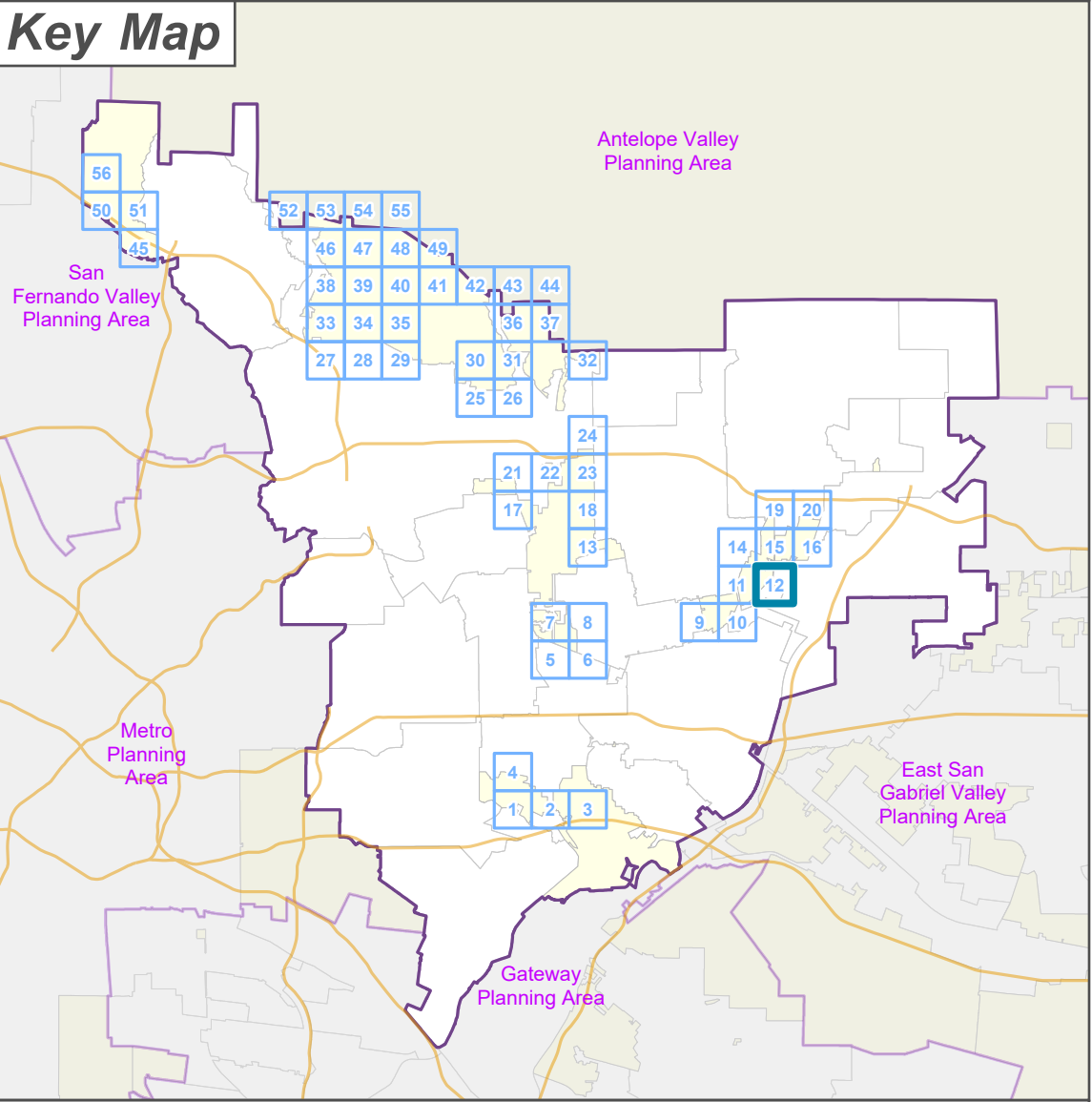
Street Types

Primary

Secondary

Minor

Alley

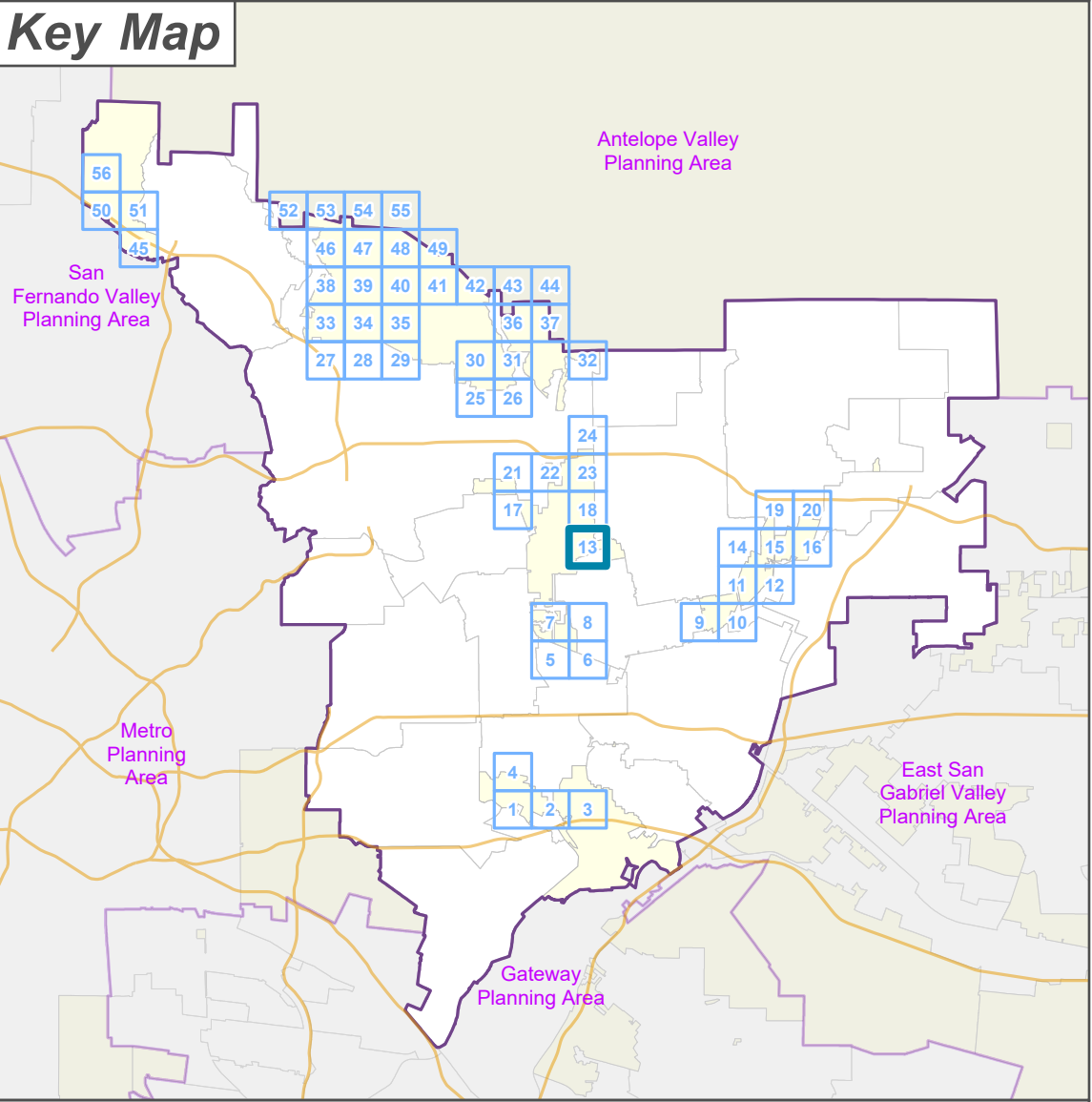


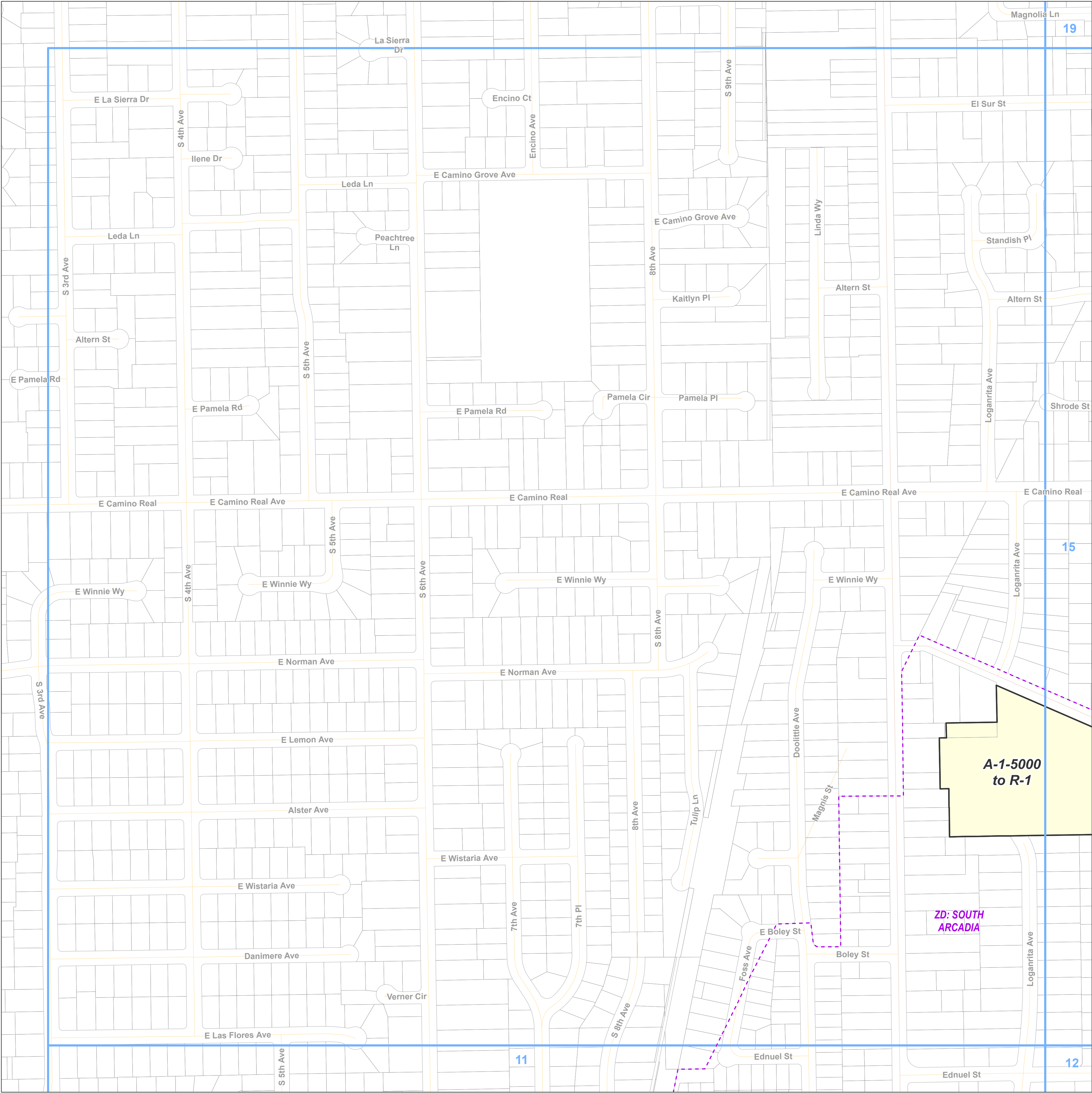


**Zone Change**  
 MXD - Mixed Use Development

**Base Layers**  
 Zoned District  
 Parcels  
 Map Series Grid

**Street Types**  
 Highway  
 Primary  
 Minor  
 Alley





West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): South Arcadia

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

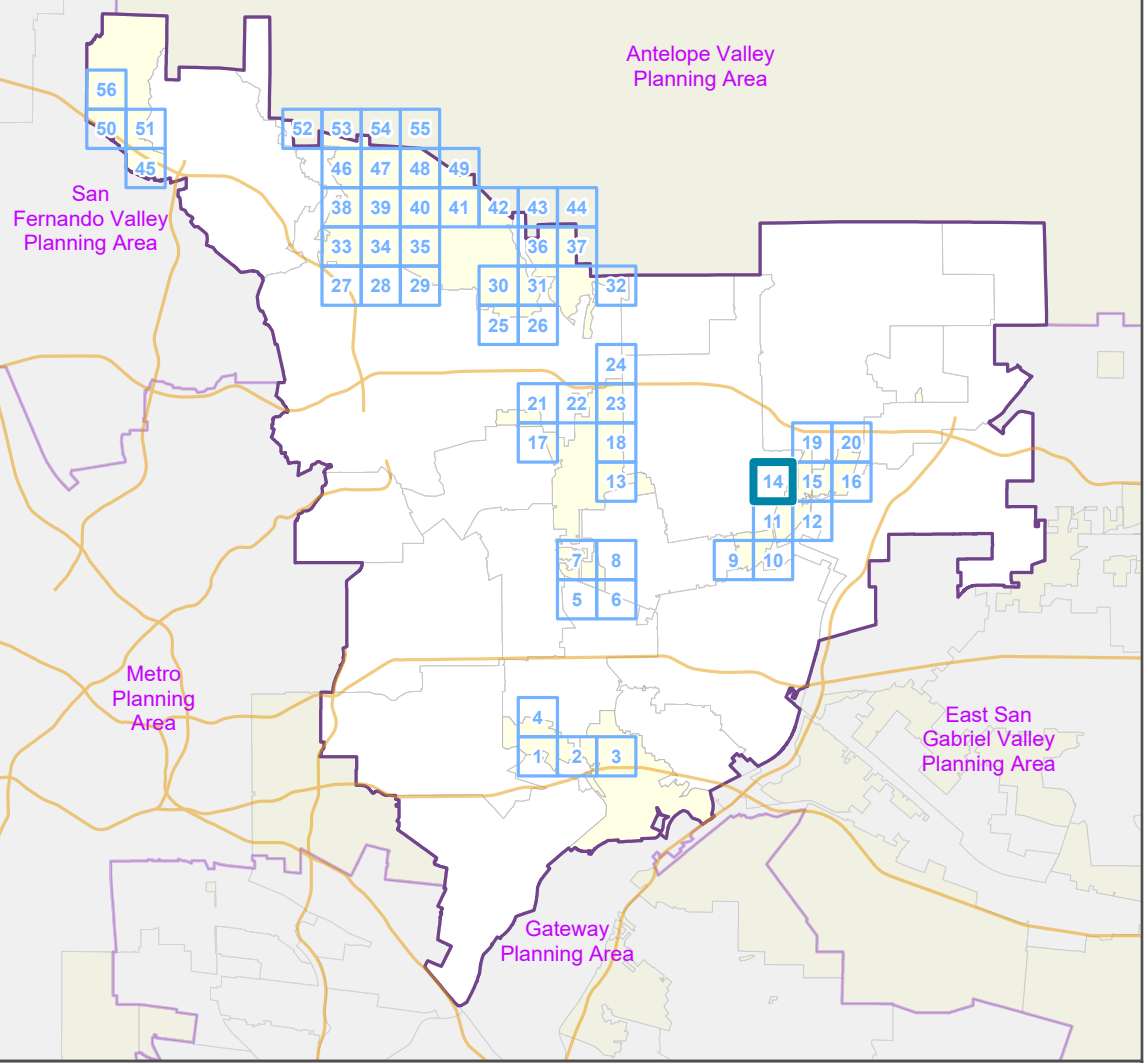
Map Series Grid

Street Types

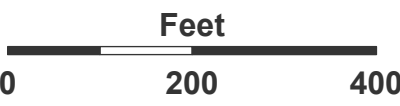
Secondary

Minor

Key Map

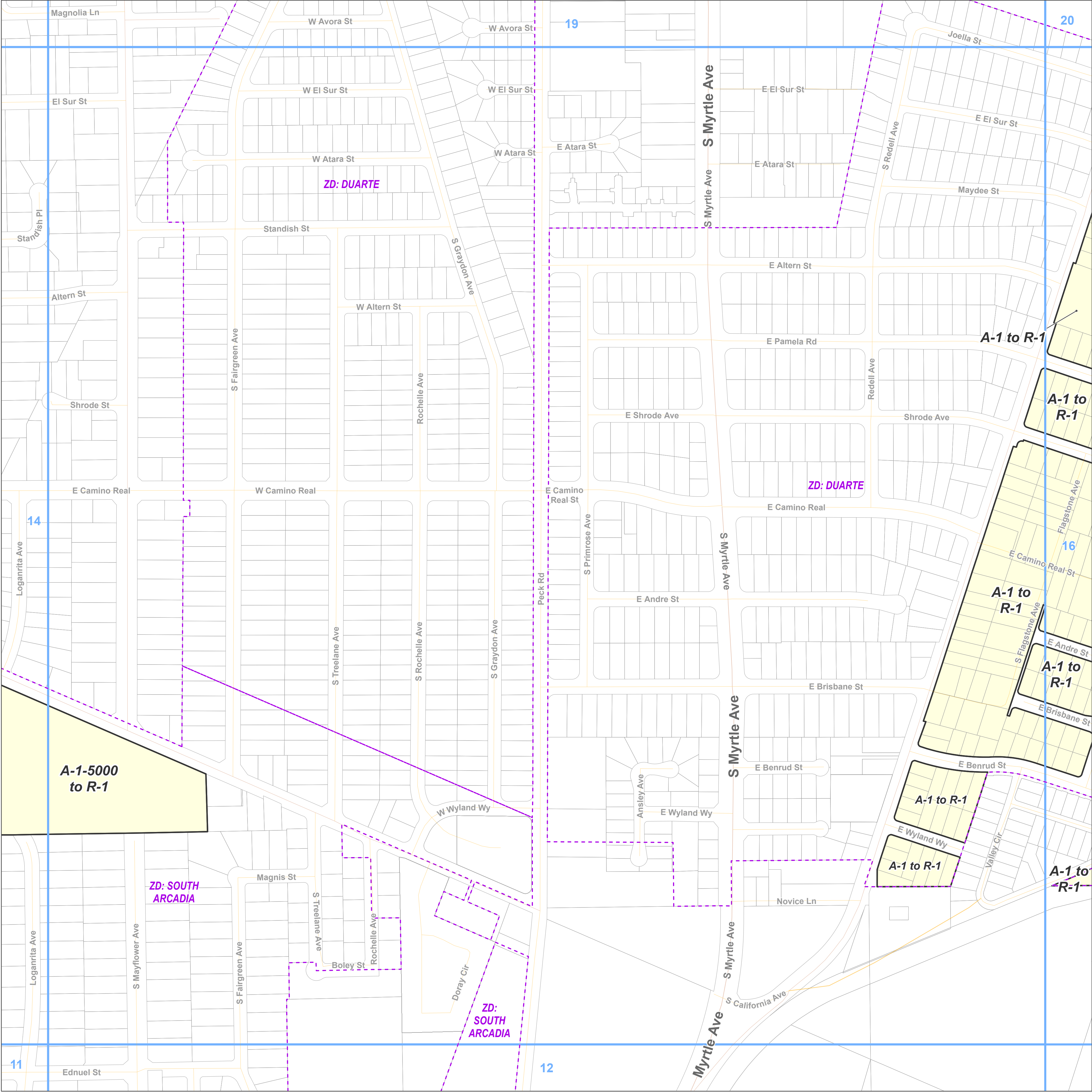


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Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

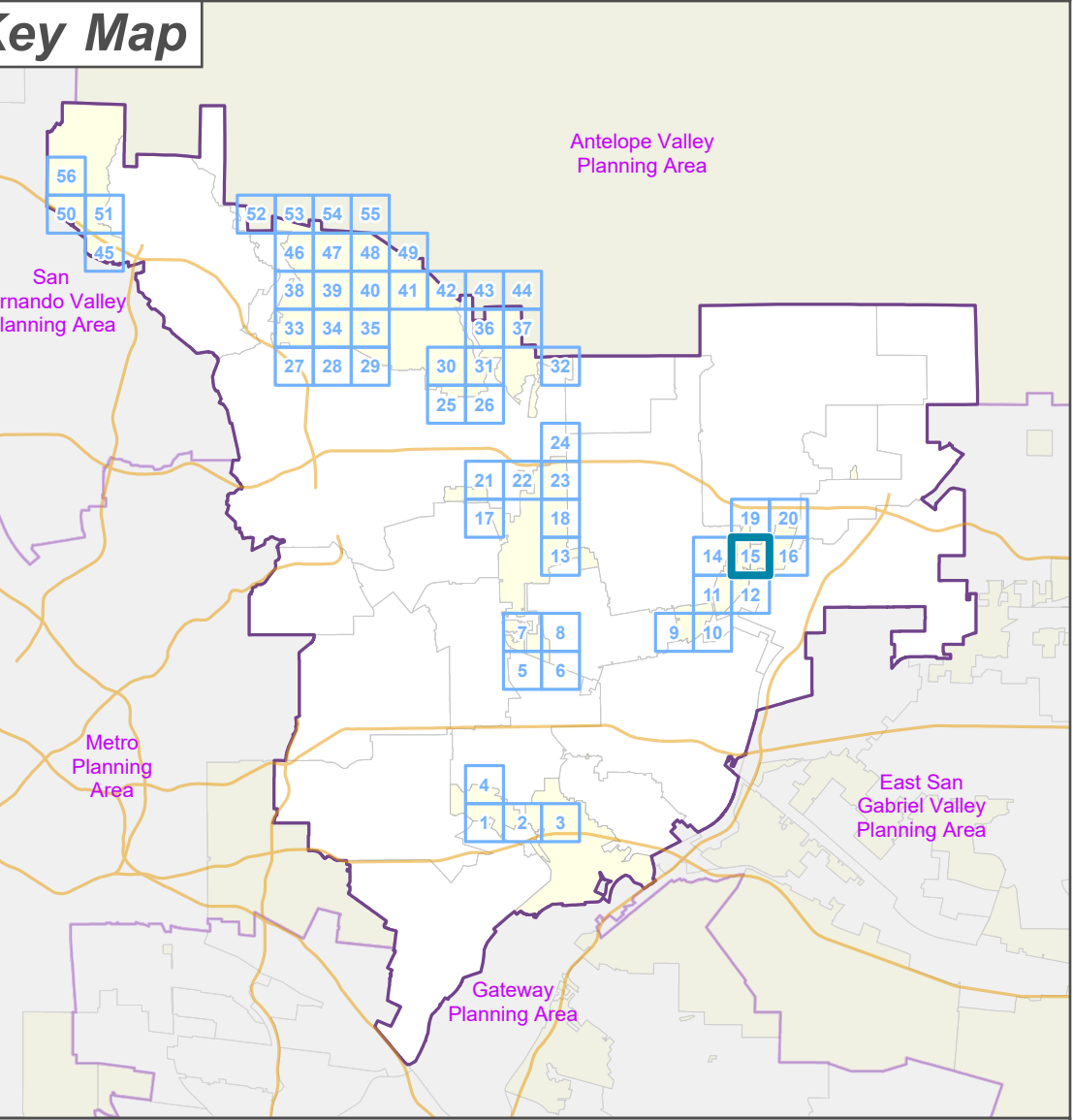
Street Types

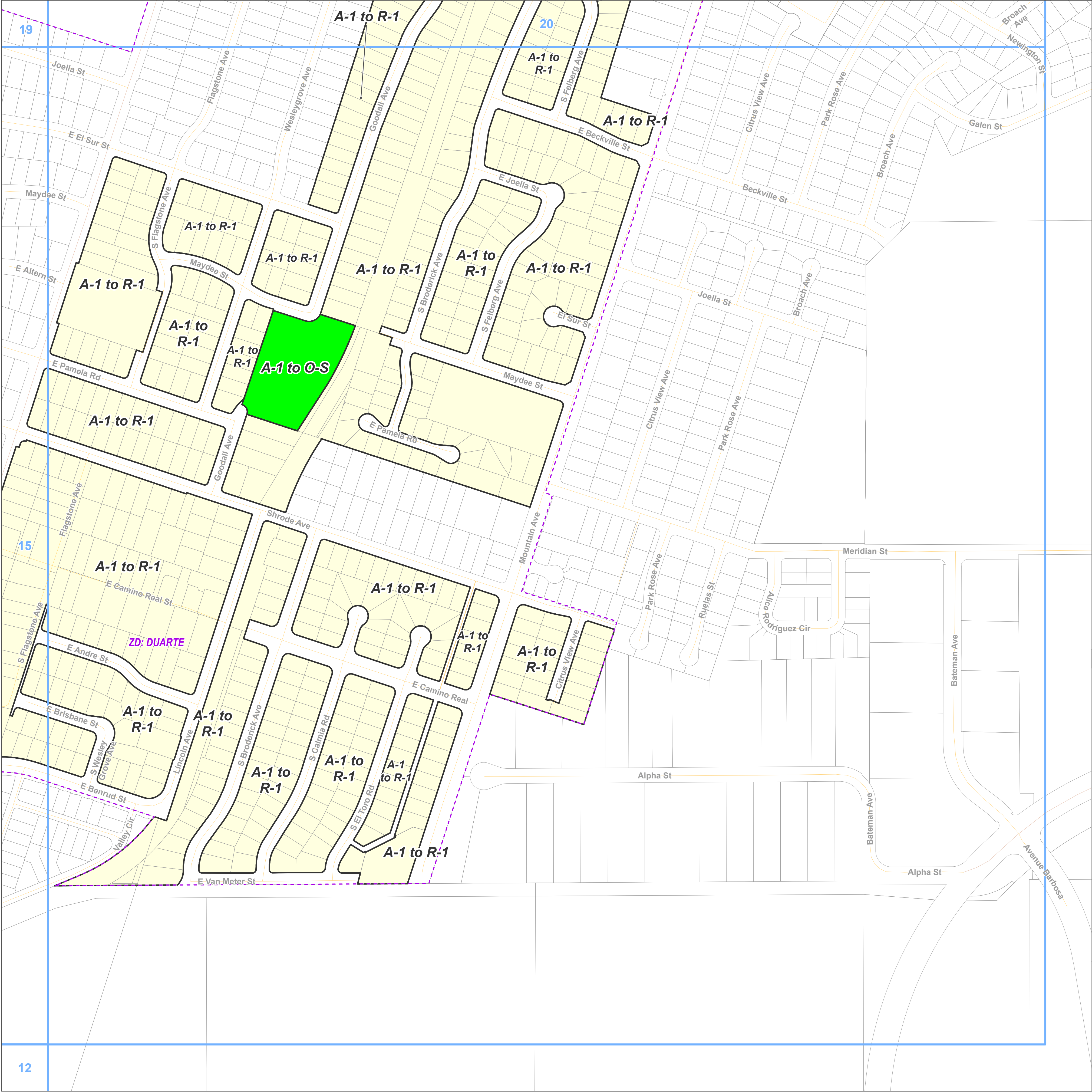
Primary

Secondary

Minor

Alley





West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Duarte

Zone Change

- R-1 - Single-Family Residence
- O-S - Open Space

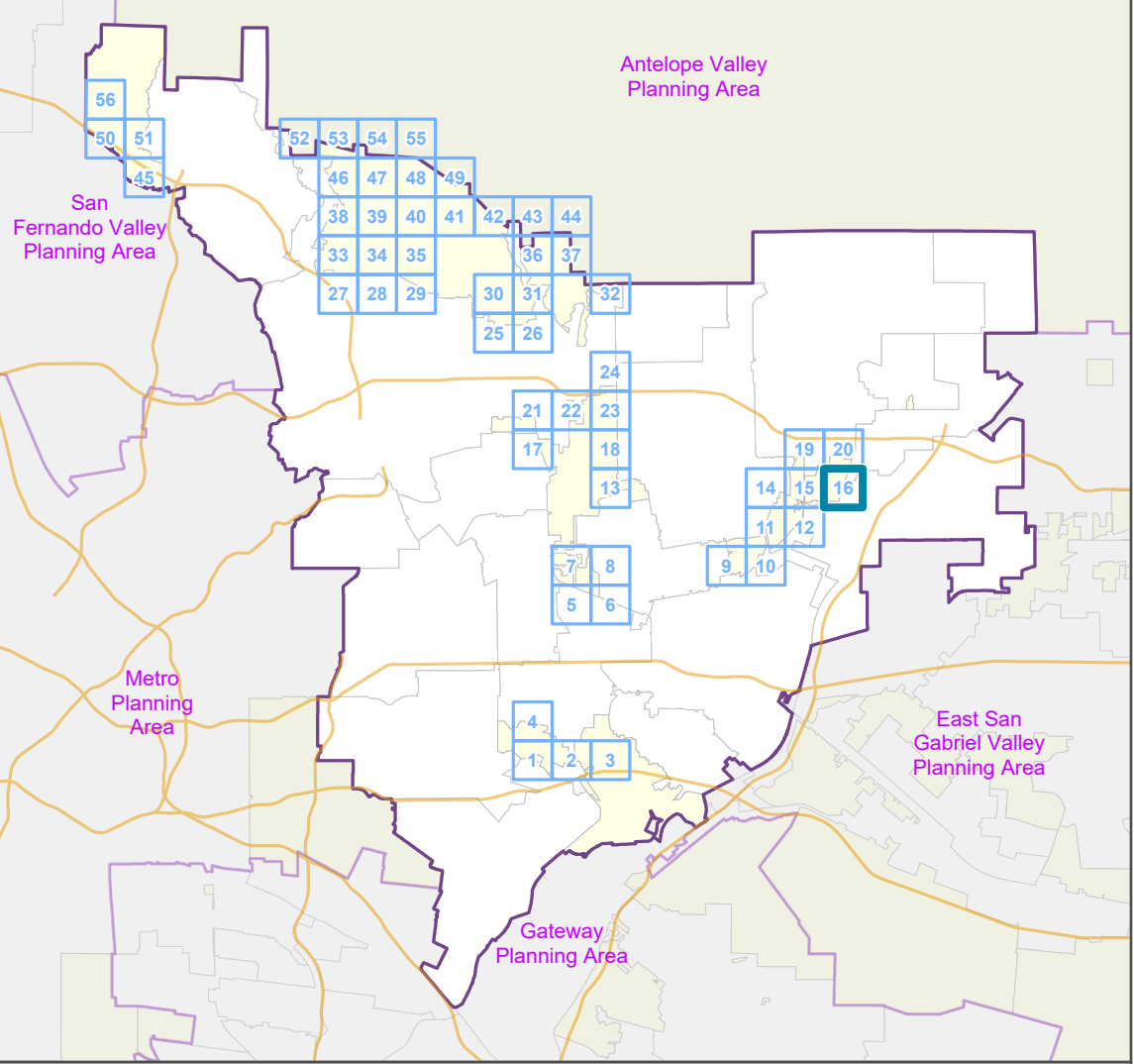
Base Layers

- Zoned District
- Parcels
- Map Series Grid

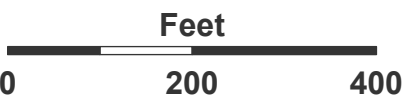
Street Types

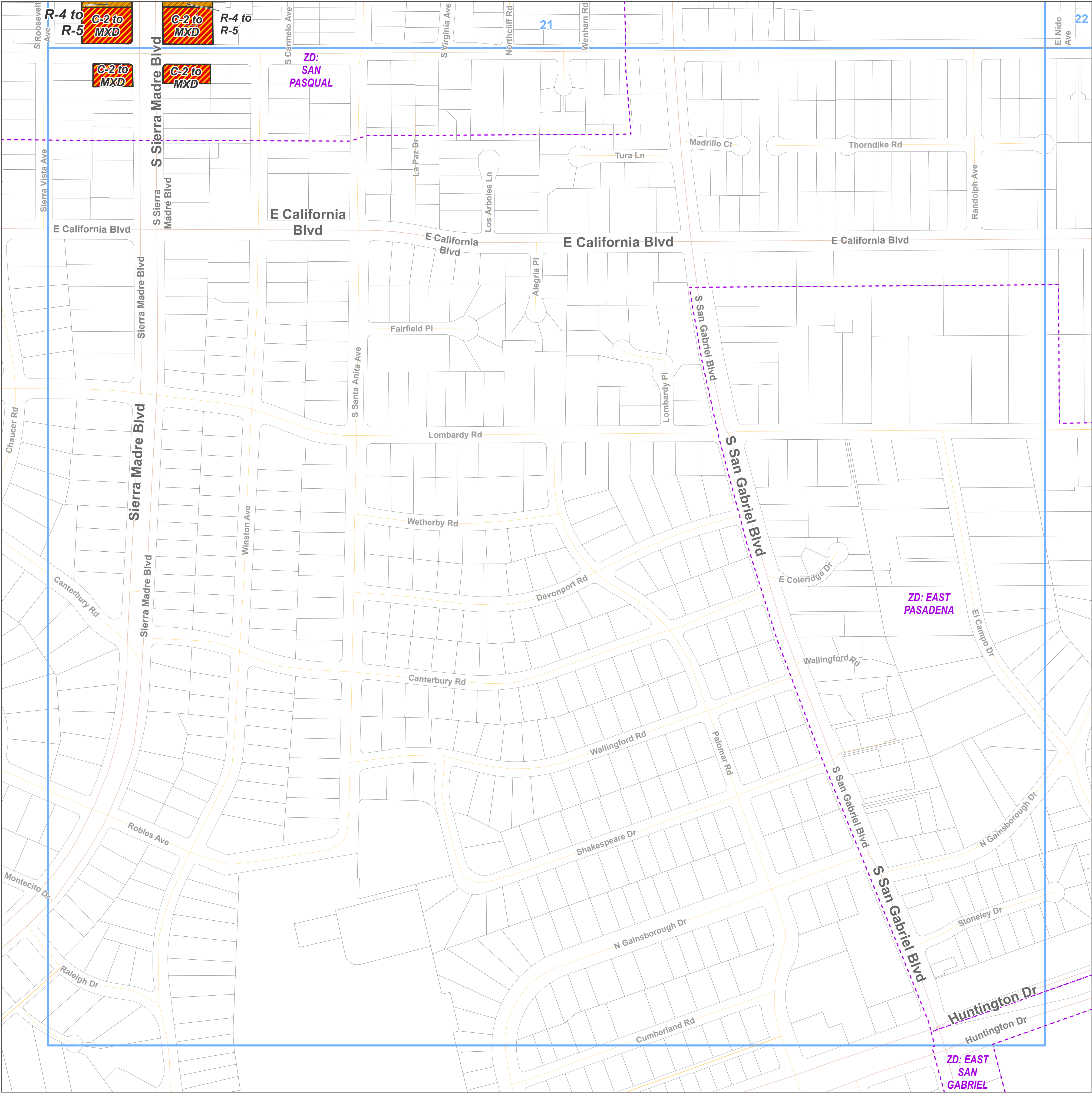
- Secondary
- Minor
- Alley

Key Map



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**Zone Change**

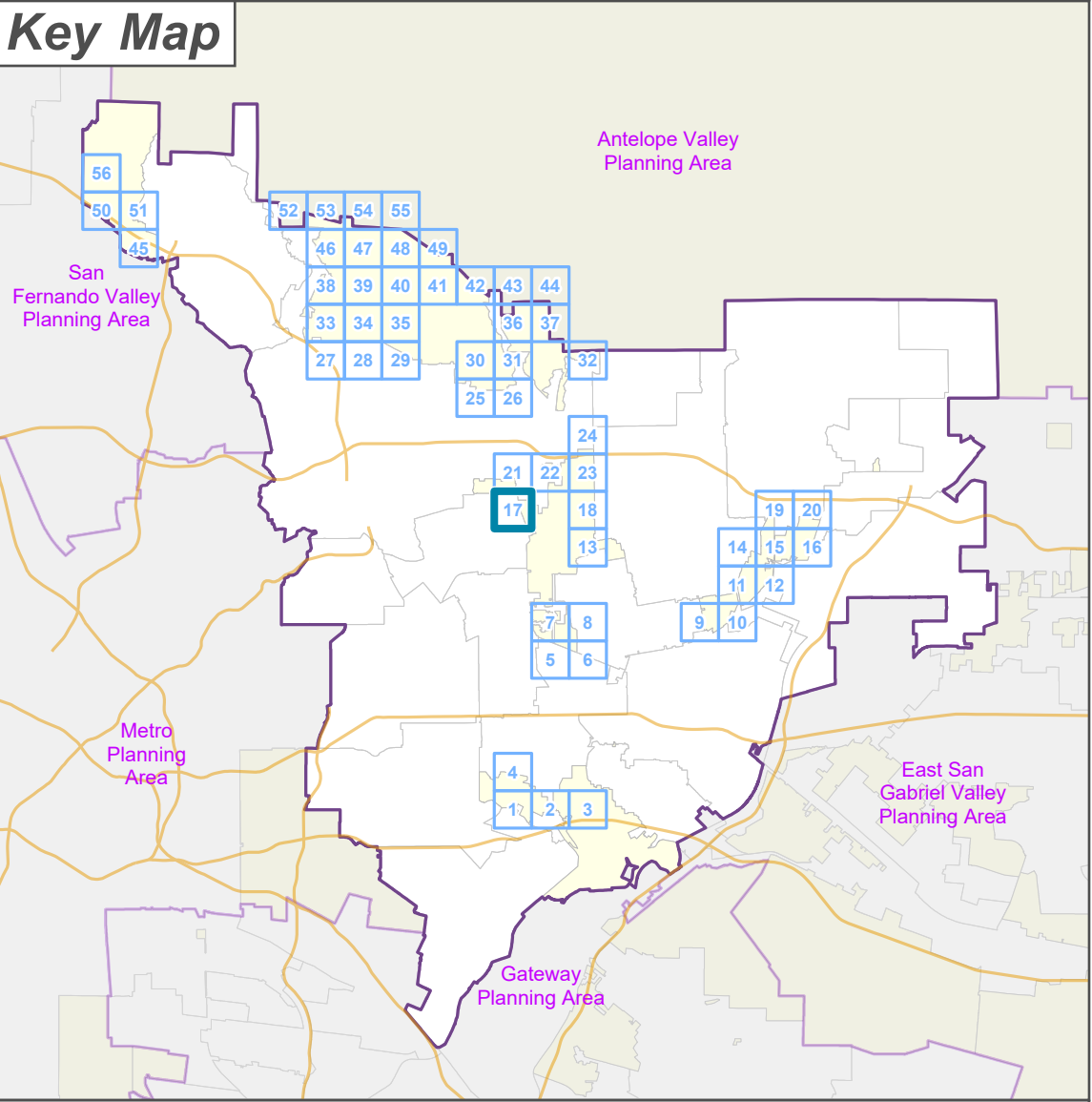
- R-5 - High Density Multiple Residence
- MXD - Mixed Use Development

**Base Layers**

- Zoned District
- Parcels
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor
- Alley





Zone Change

MXD - Mixed Use Development

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

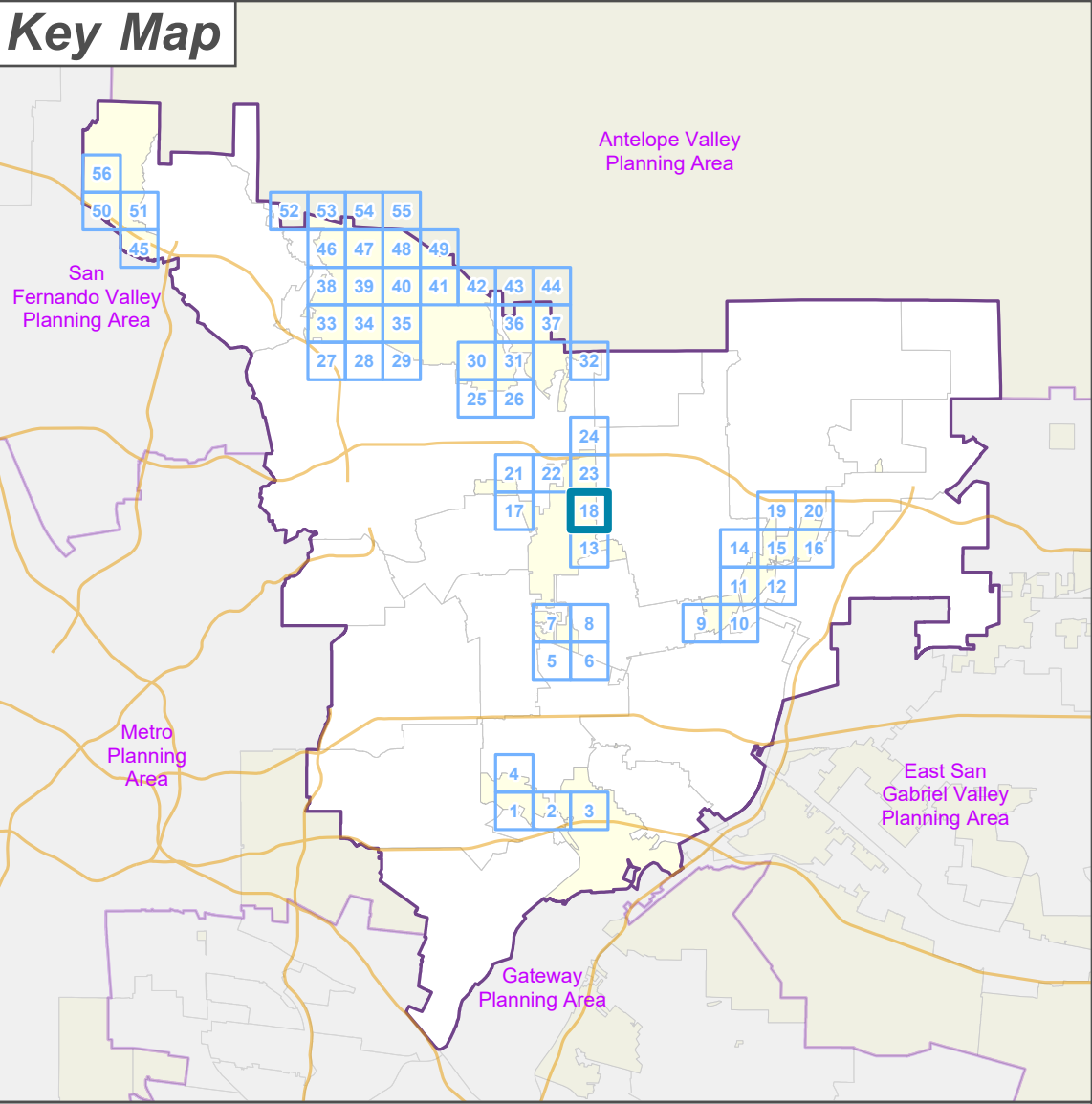
Highway

Primary

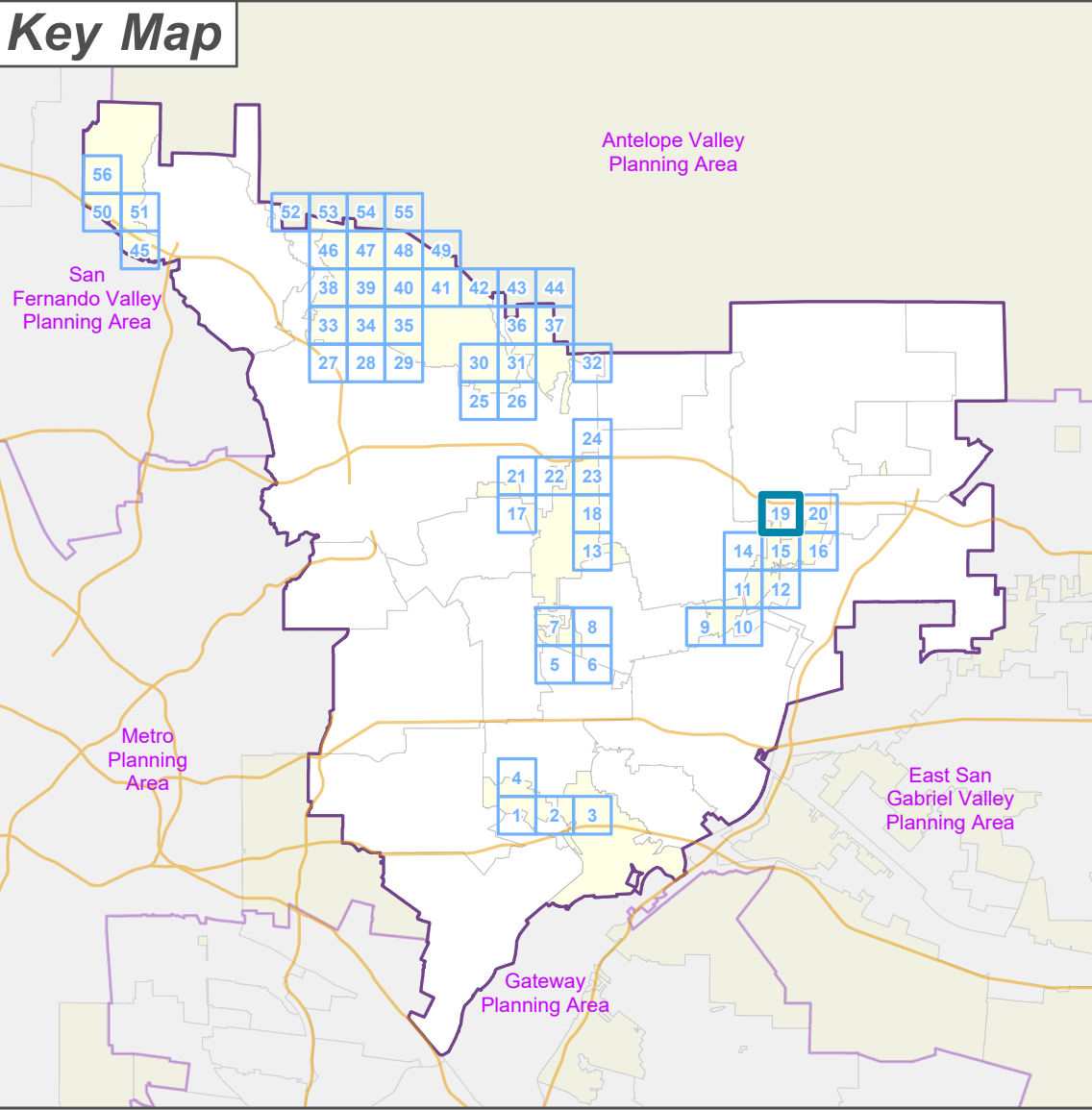
Secondary

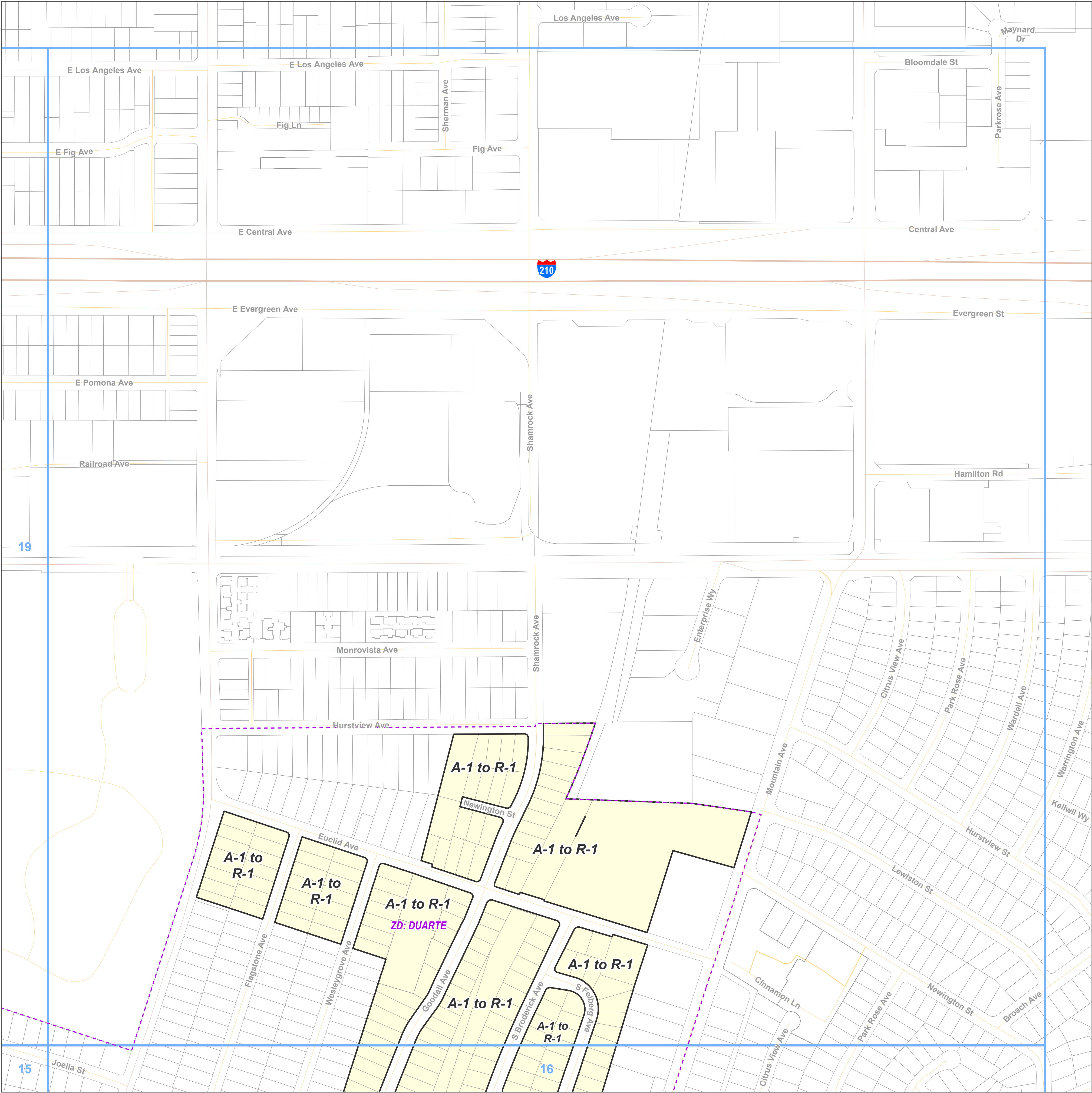
Minor

Alley



- Zone Change
- R-1 - Single-Family Residence
- Base Layers
- Zoned District
- Parcels
- Map Series Grid
- Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley





West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Duarte

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

Secondary

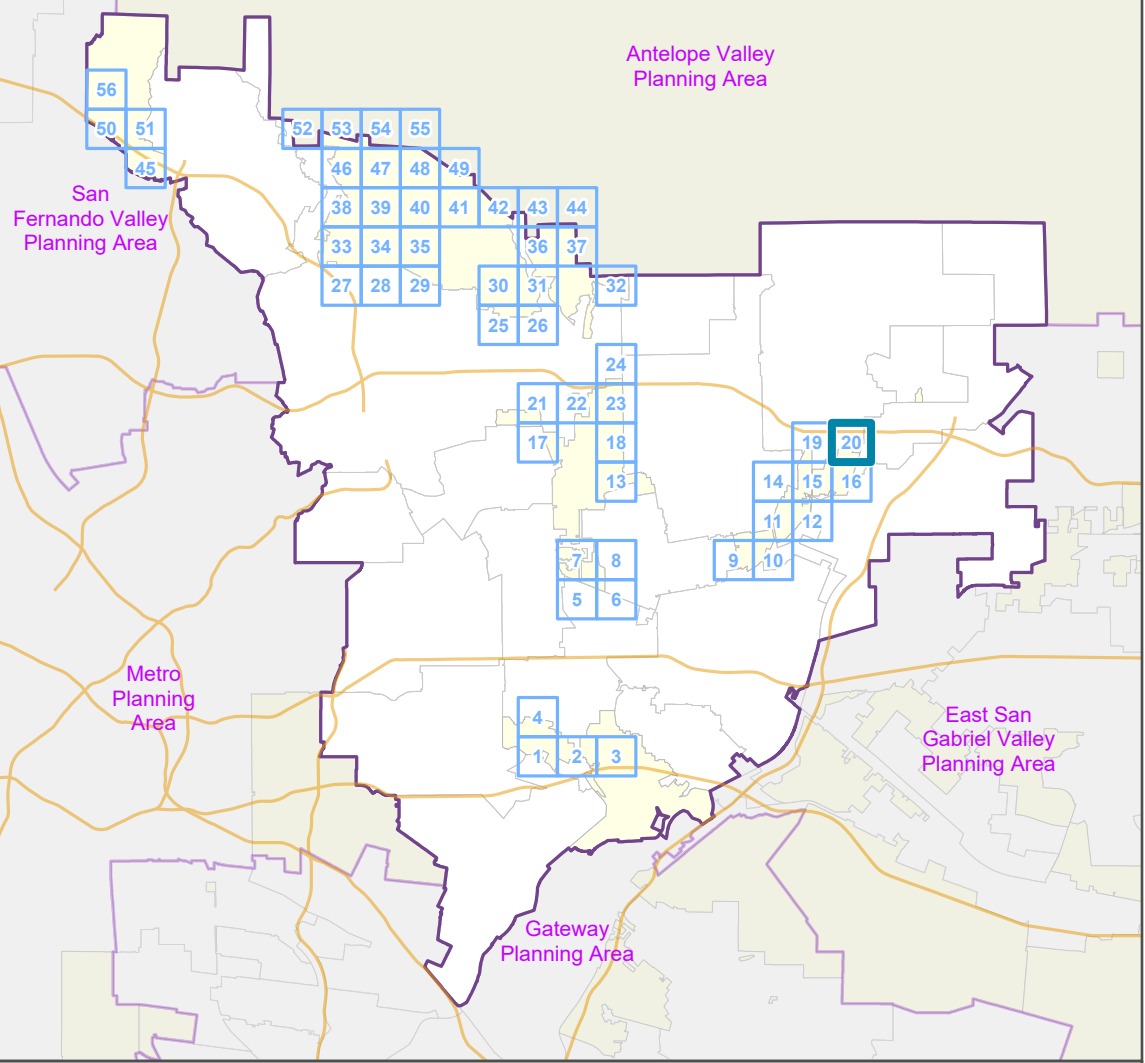
Minor

Ramp

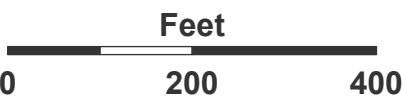
Alley

Railroad

Key Map



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West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): San Pasqual

Zone Change

- R-3 - Limited Density Multiple Residence
- R-5 - High Density Multiple Residence
- MXD - Mixed Use Development

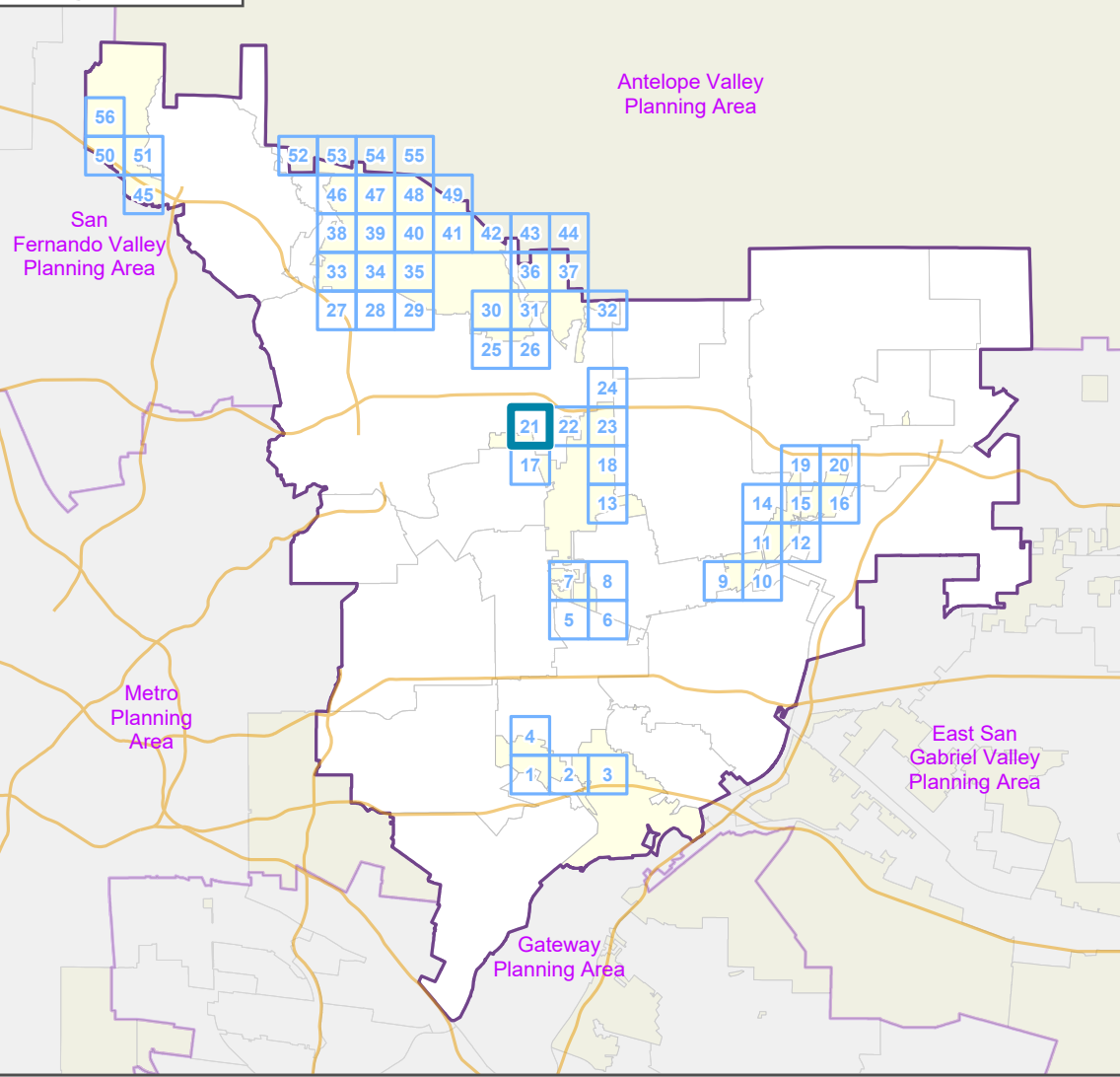
Base Layers

- Zoned District
- Parcels
- Map Series Grid

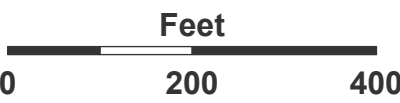
Street Types

- Primary
- Secondary
- Minor

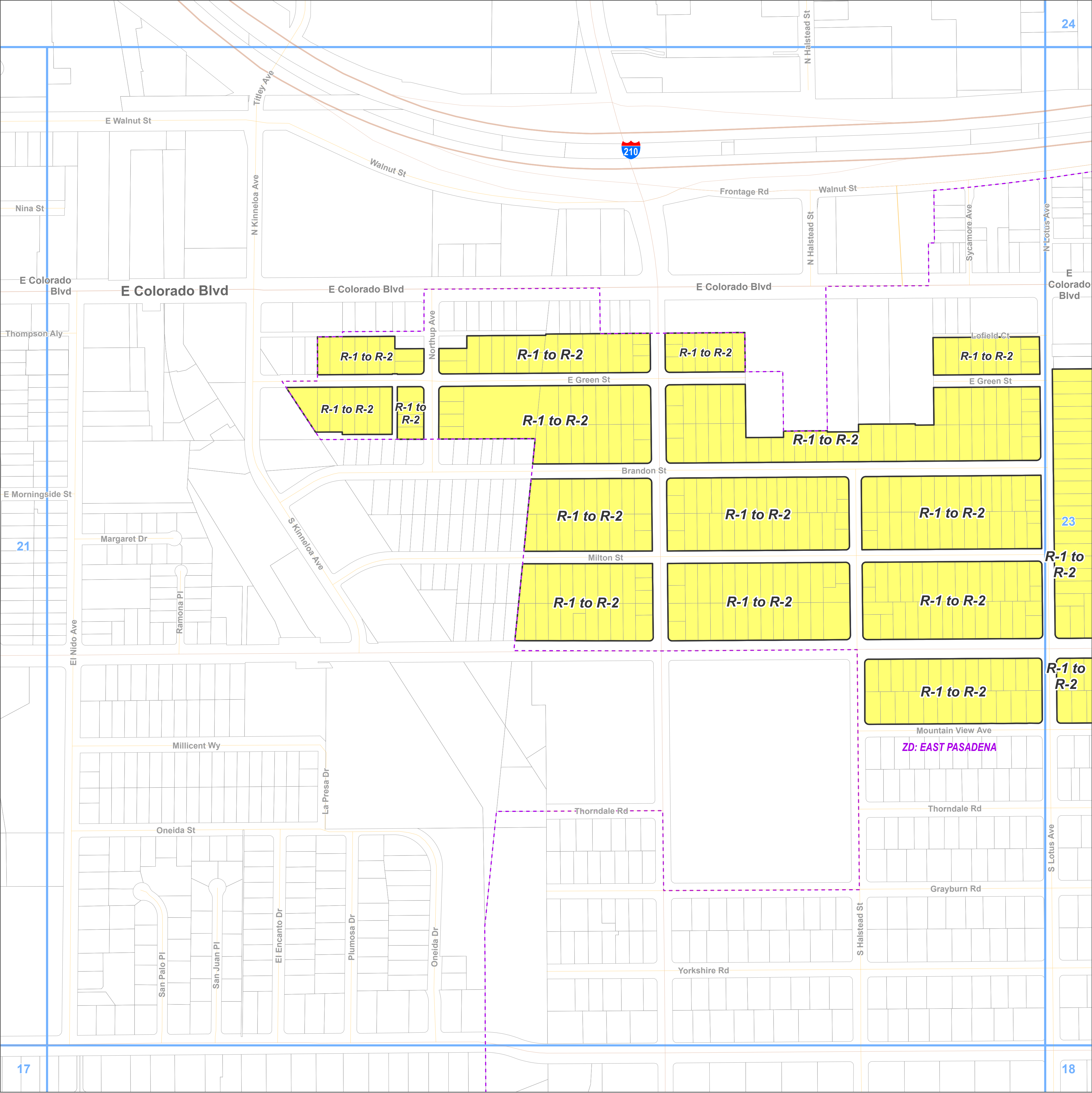
Key Map



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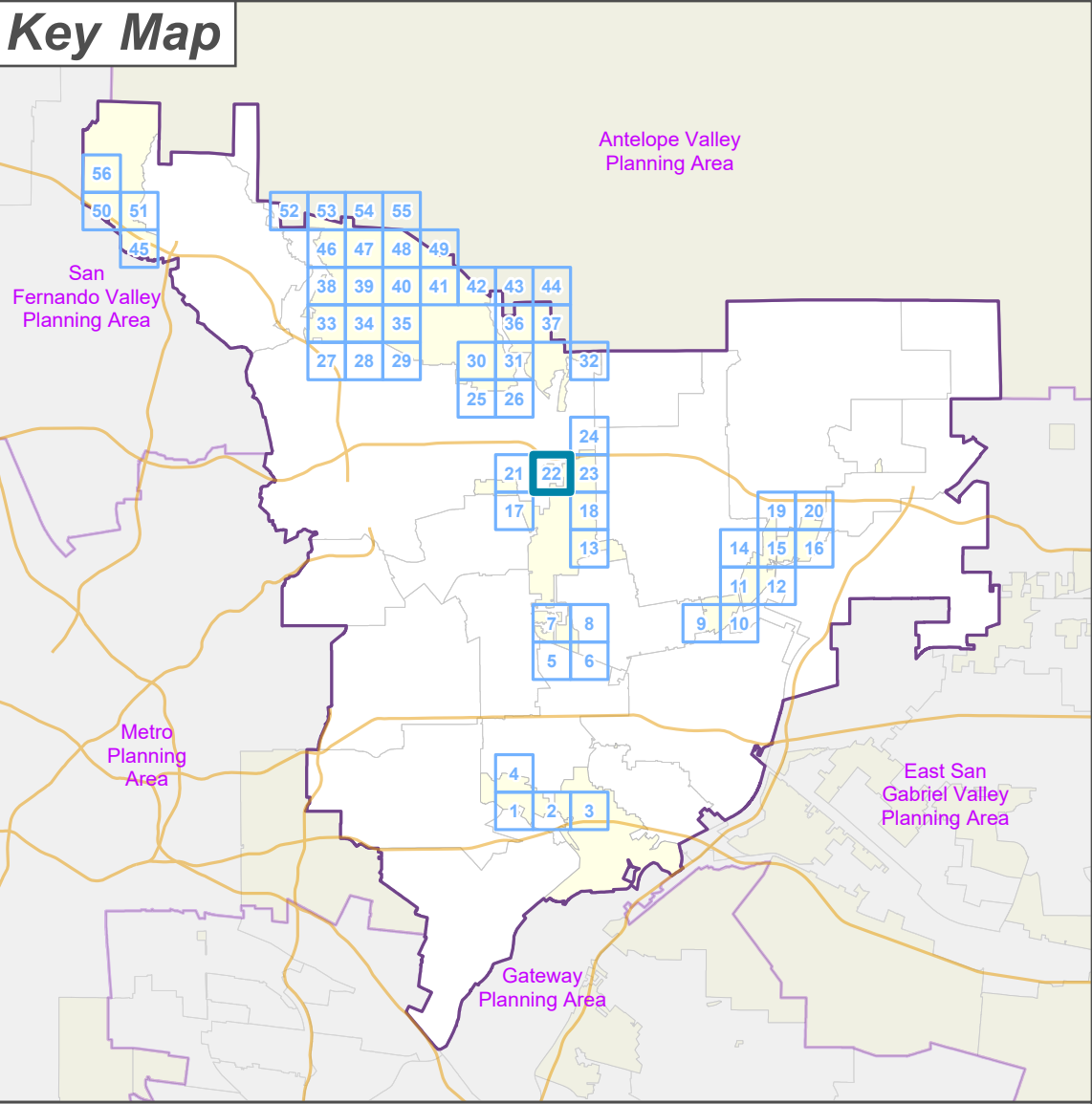
Los Angeles County

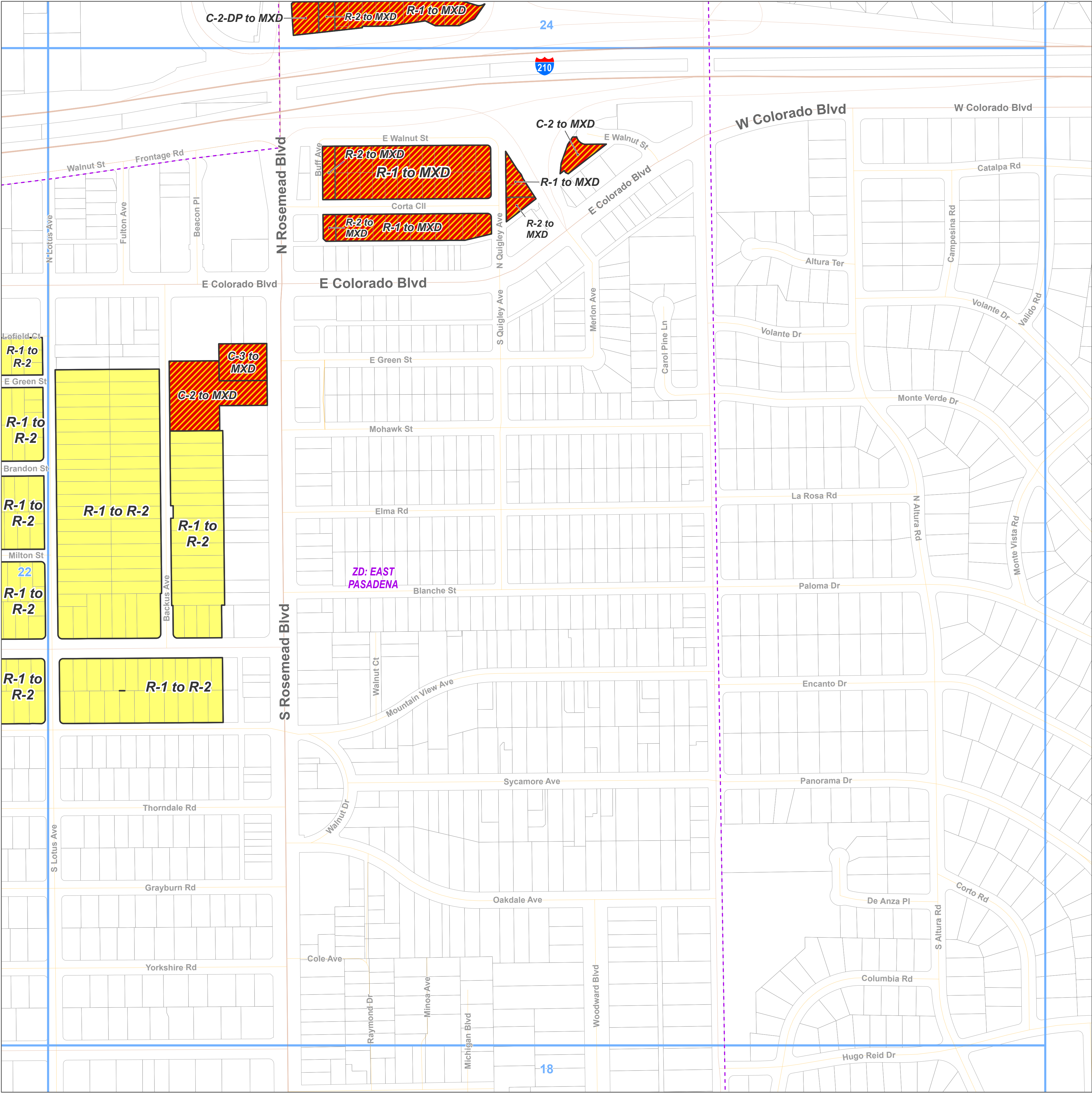
**West San Gabriel Valley Planning Area  
Zone Changes**

Zoned District(s): East Pasadena

Page 22 of 56

- Zone Change**
- R-2 - Two-Family Residence
- Base Layers**
- Zoned District
  - Parcels
  - Map Series Grid
- Street Types**
- Freeway
  - Primary
  - Secondary
  - Minor
  - Ramp
  - Alley





West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): East  
Pasadena

Zone Change

- R-2 - Two-Family Residence
- MXD - Mixed Use Development

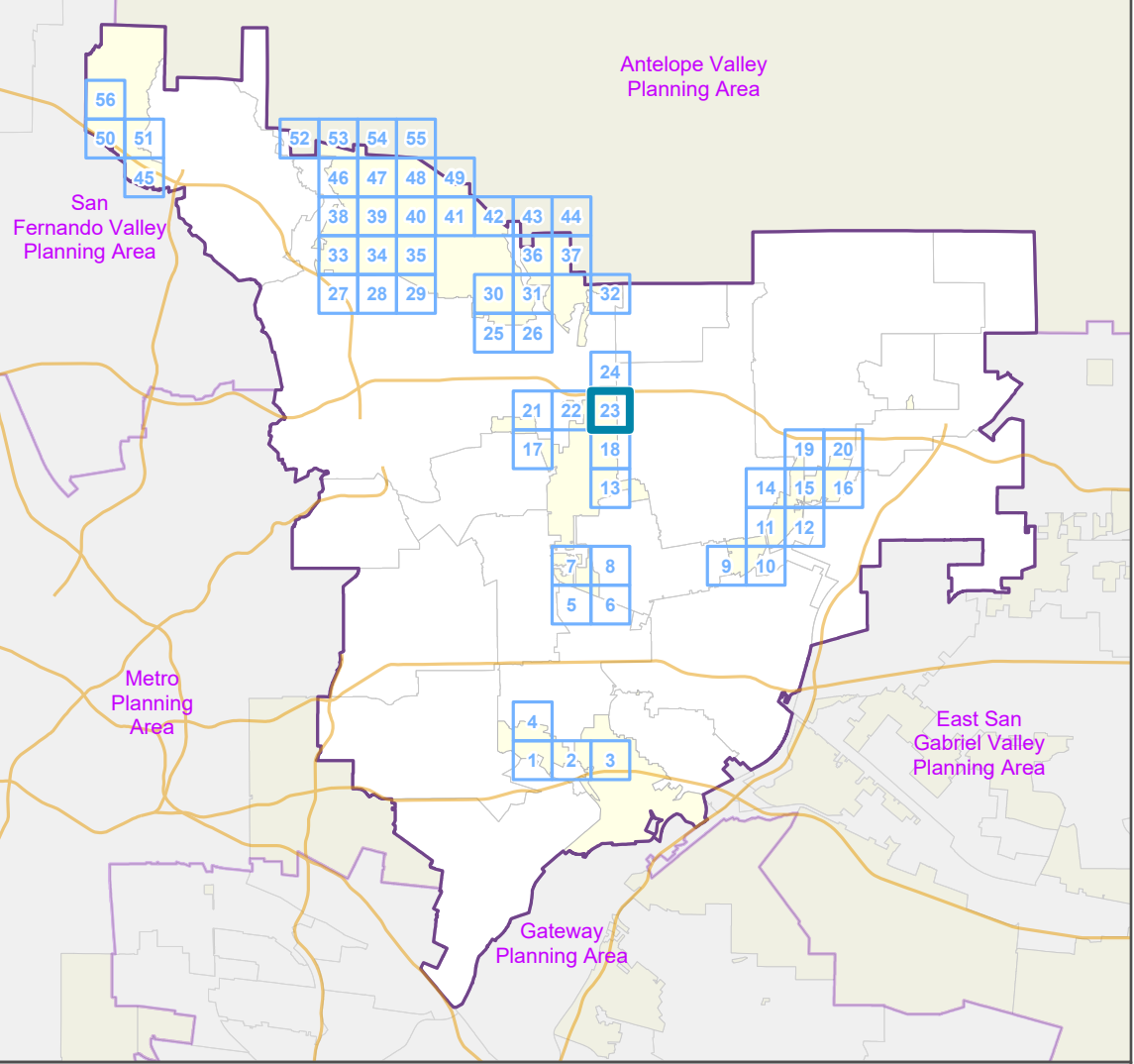
Base Layers

- Zoned District
- Parcels
- Map Series Grid

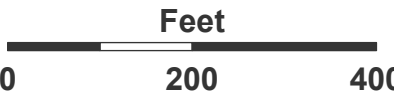
Street Types

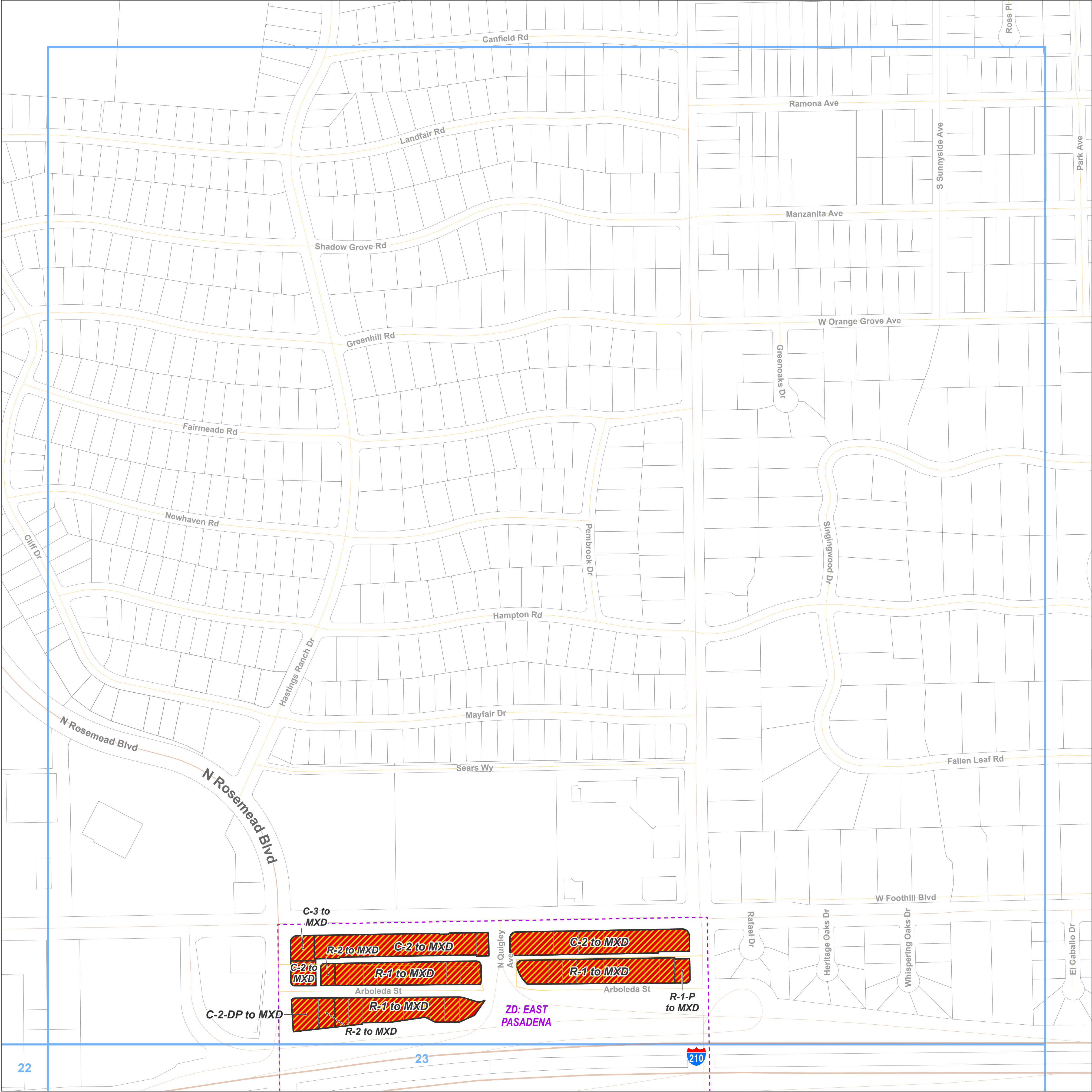
- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp
- Alley

Key Map






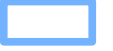




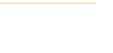


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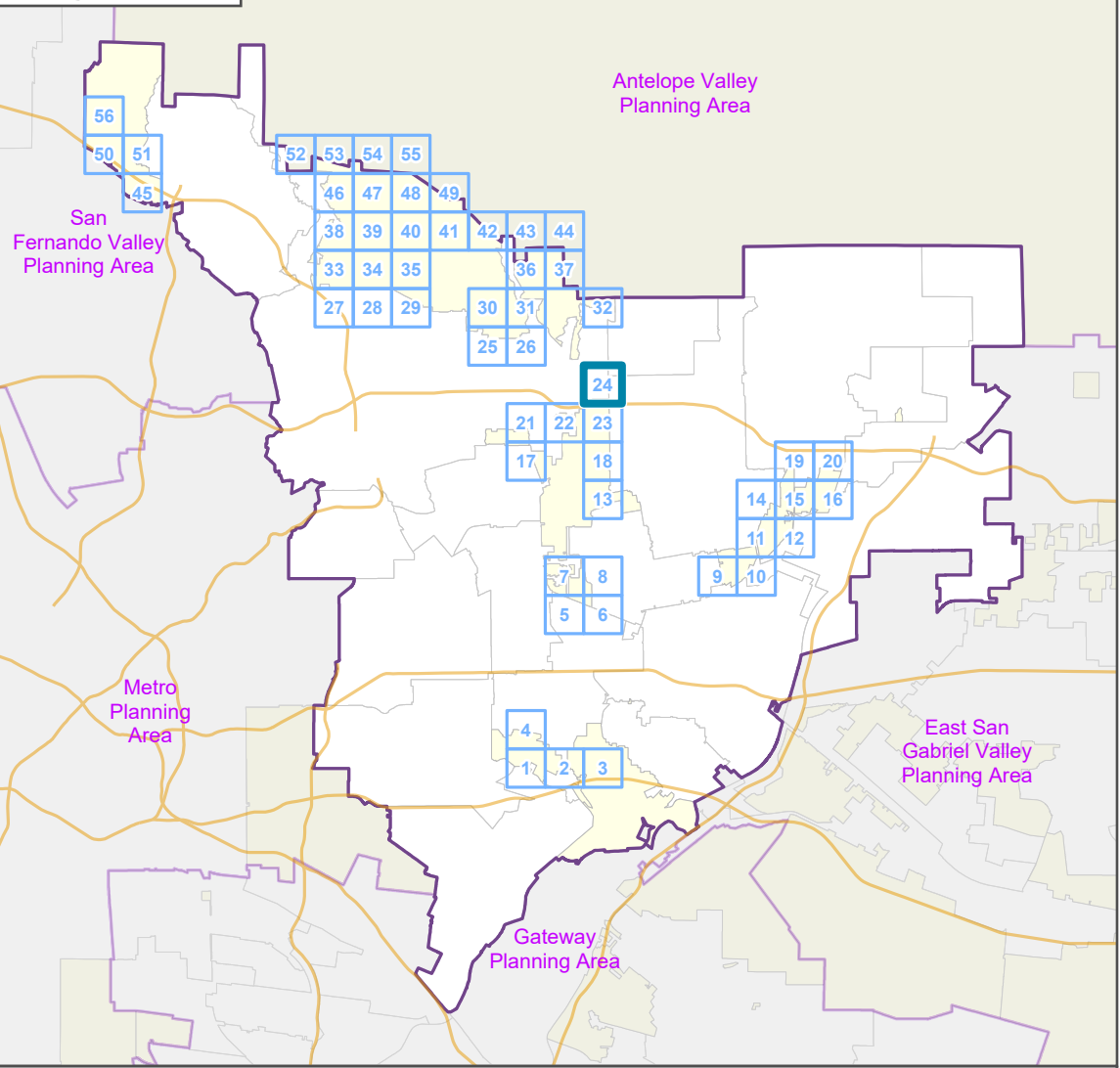


West San Gabriel Valley Planning Area  
Zone Changes

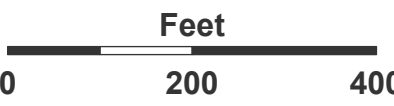
Zoned District(s): East  
Pasadena

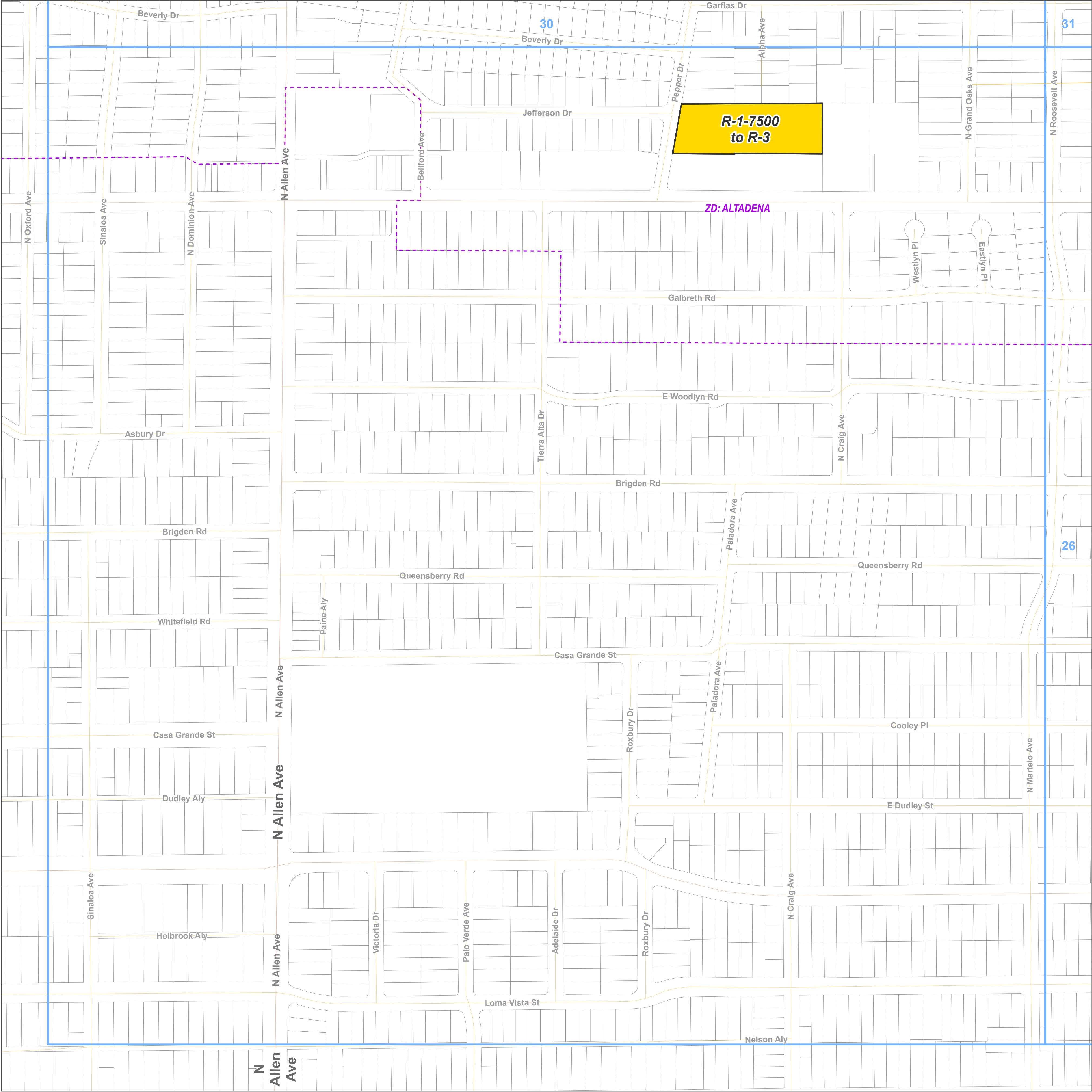
- Zone Change**
-  MXD - Mixed Use Development
- Base Layers**
-  Zoned District
  -  Parcels
  -  Map Series Grid
- Street Types**
-  Freeway
  -  Highway
  -  Primary
  -  Secondary
  -  Minor
  -  Ramp
  -  Alley

Key Map



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West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Altadena

Zone Change

R-3 - Limited Density Multiple Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

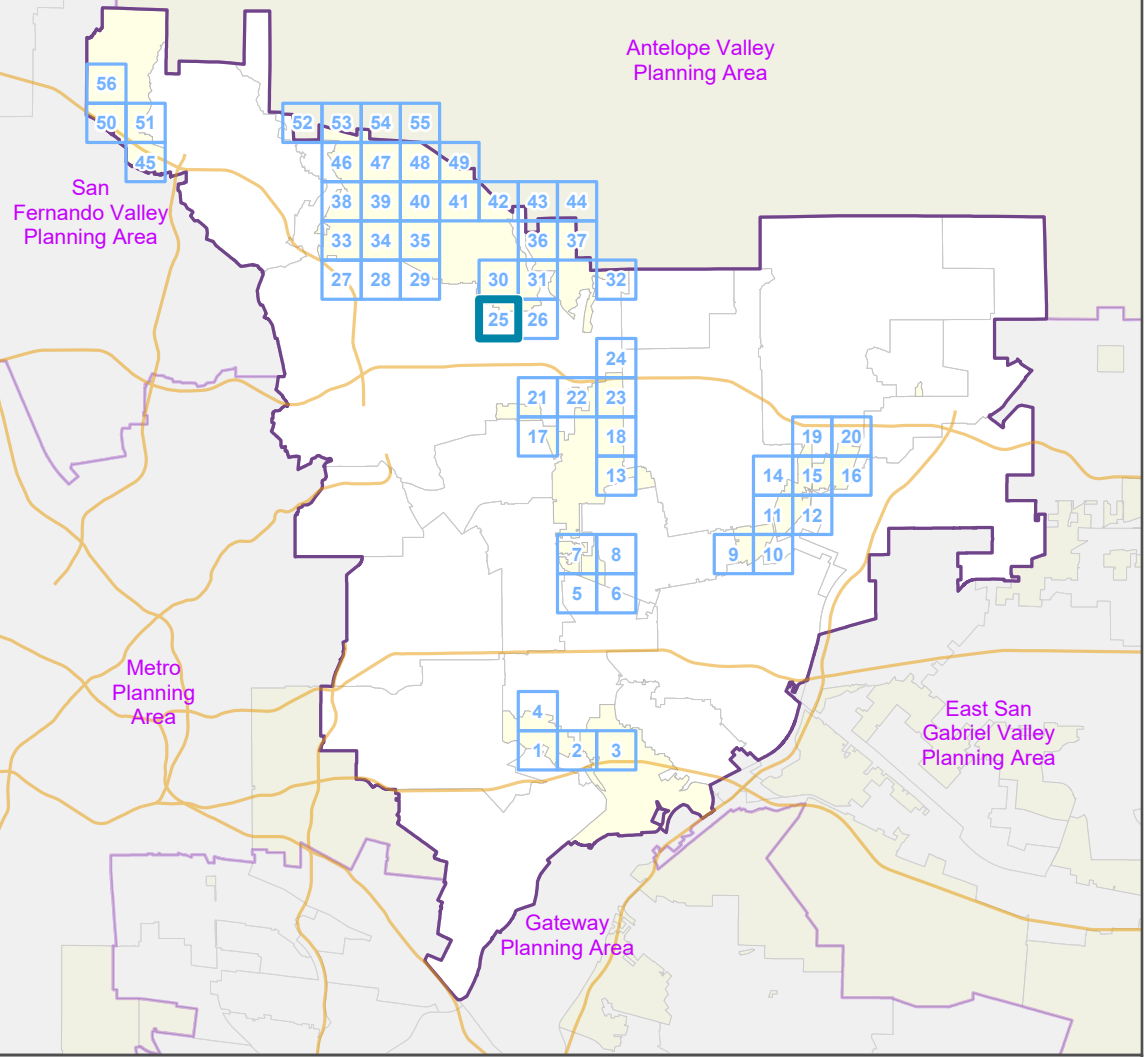
Primary

Secondary

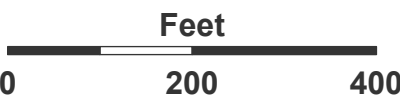
Minor

Alley

Key Map



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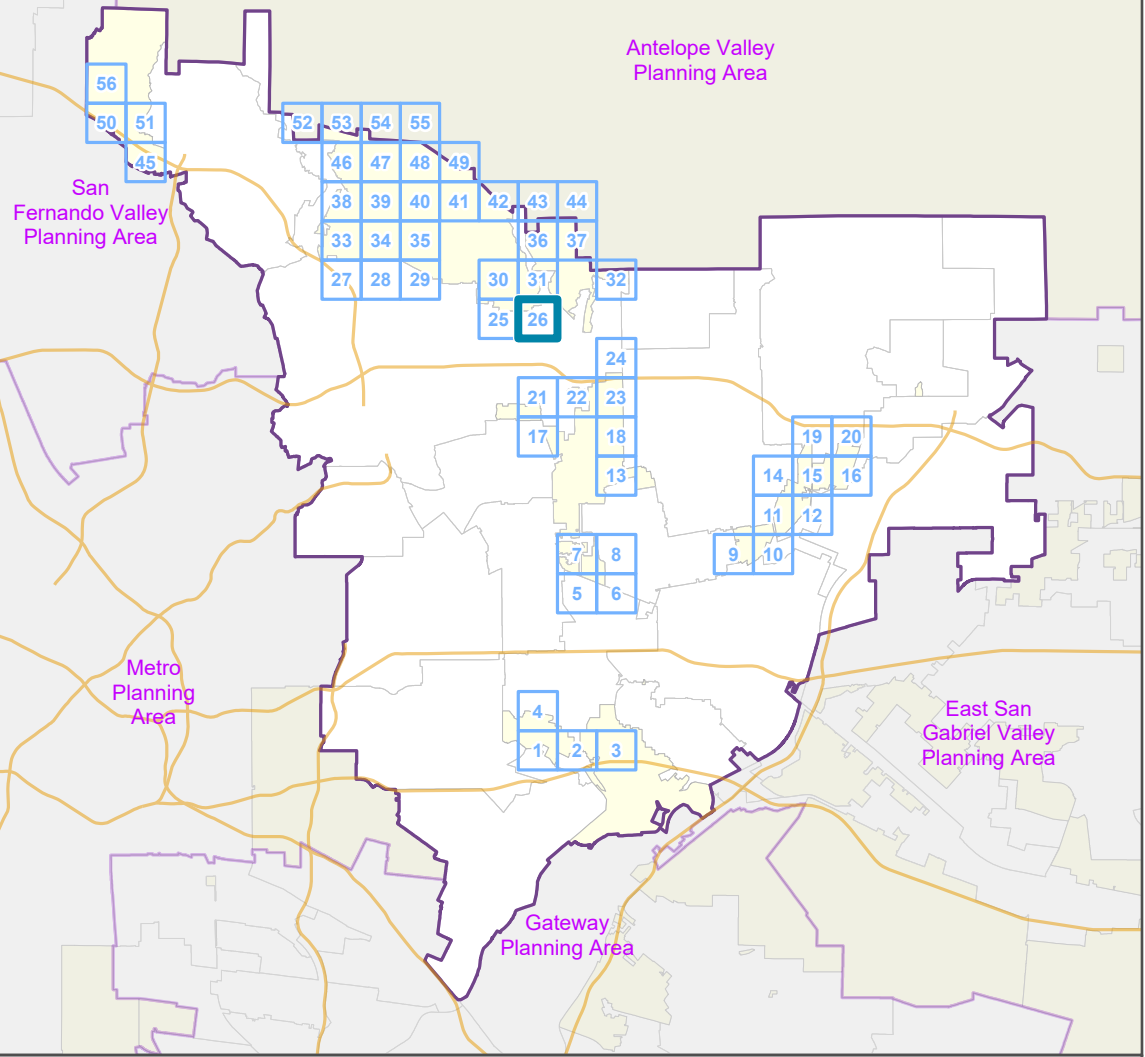


West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Altadena,  
Northeast Pasadena

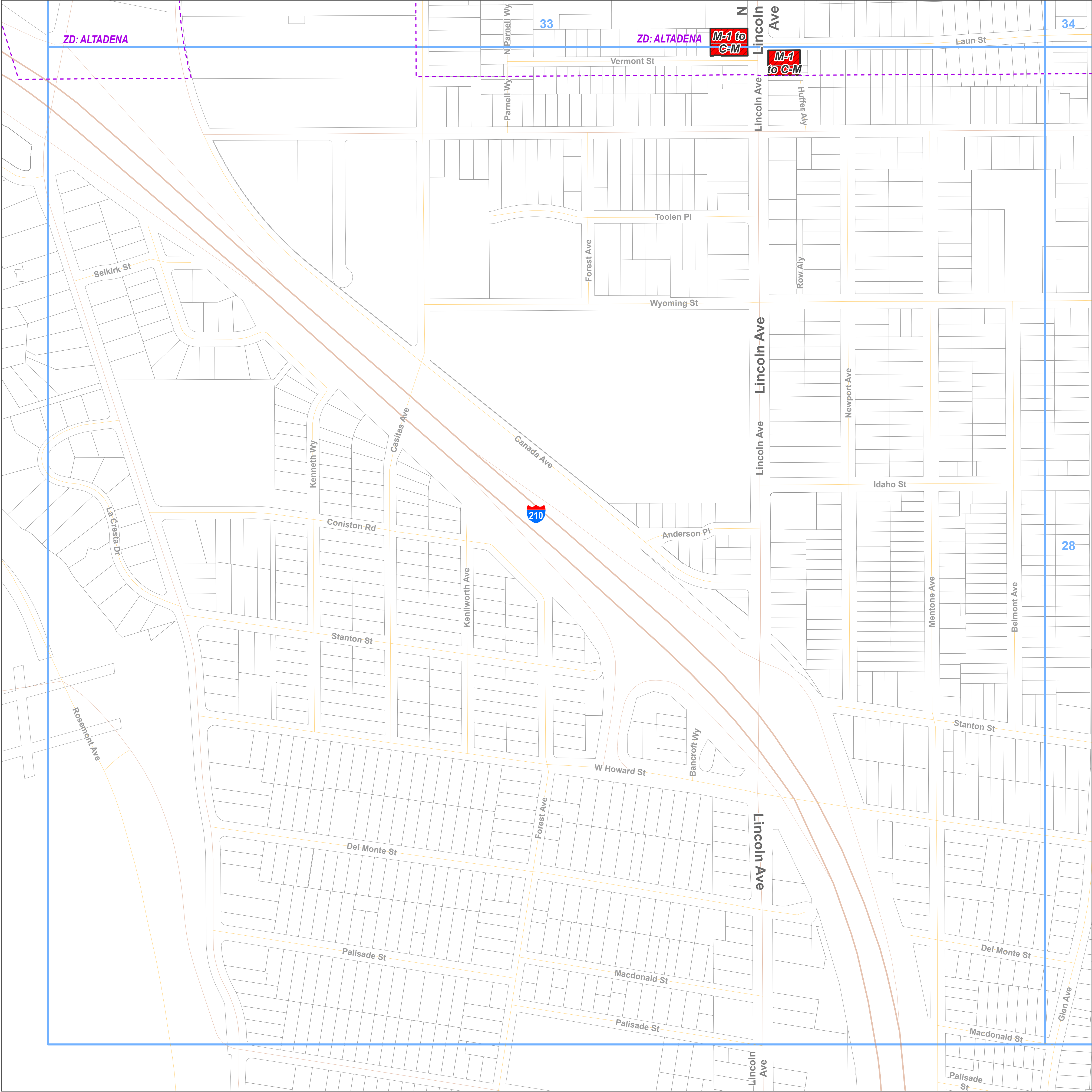
- Zone Change**
- C-2 - Neighborhood Business
- Base Layers**
- Zoned District
  - Parcels
  - Map Series Grid
- Street Types**
- Primary
  - Secondary
  - Minor
  - Alley

Key Map



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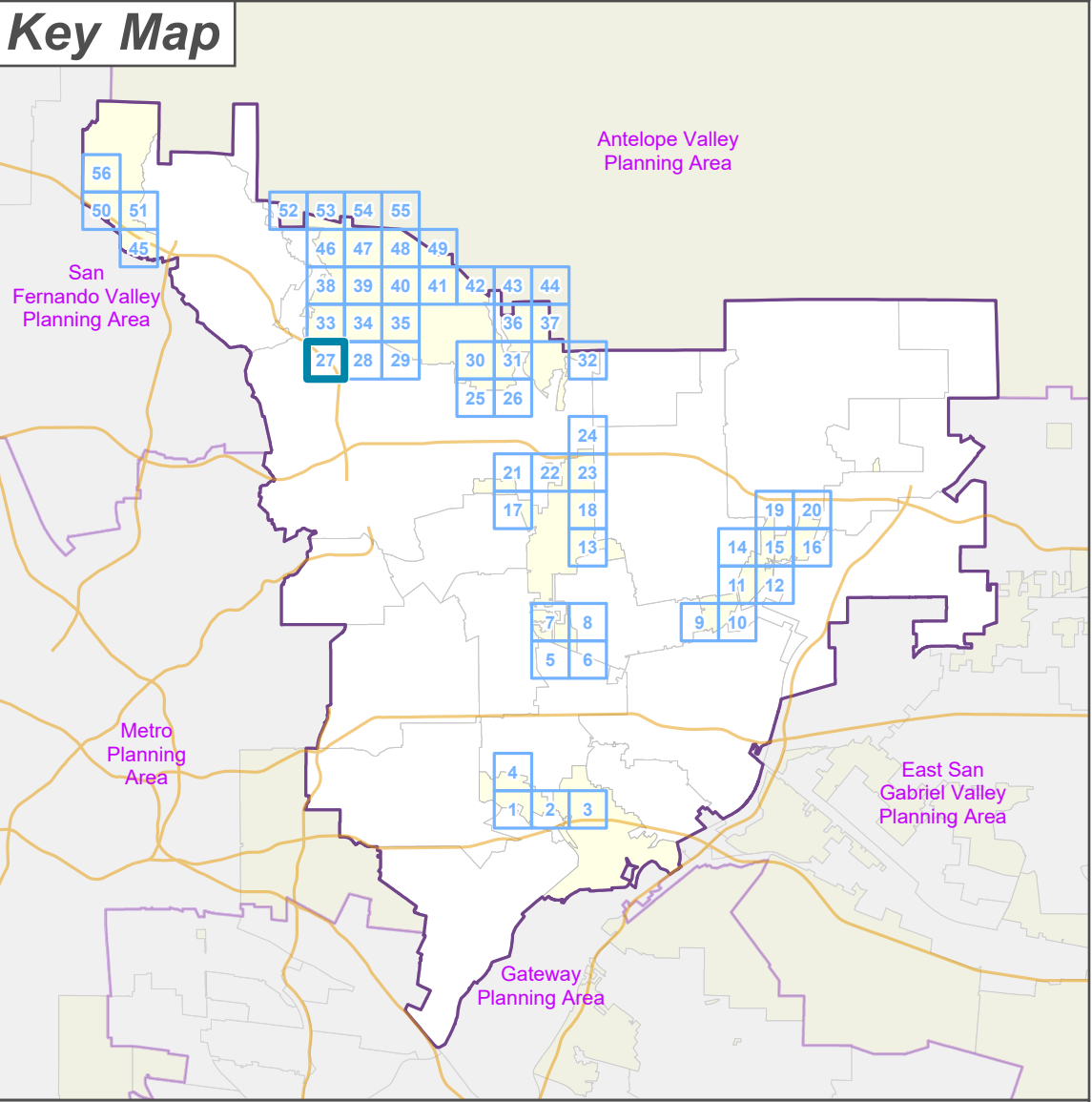
Los Angeles County

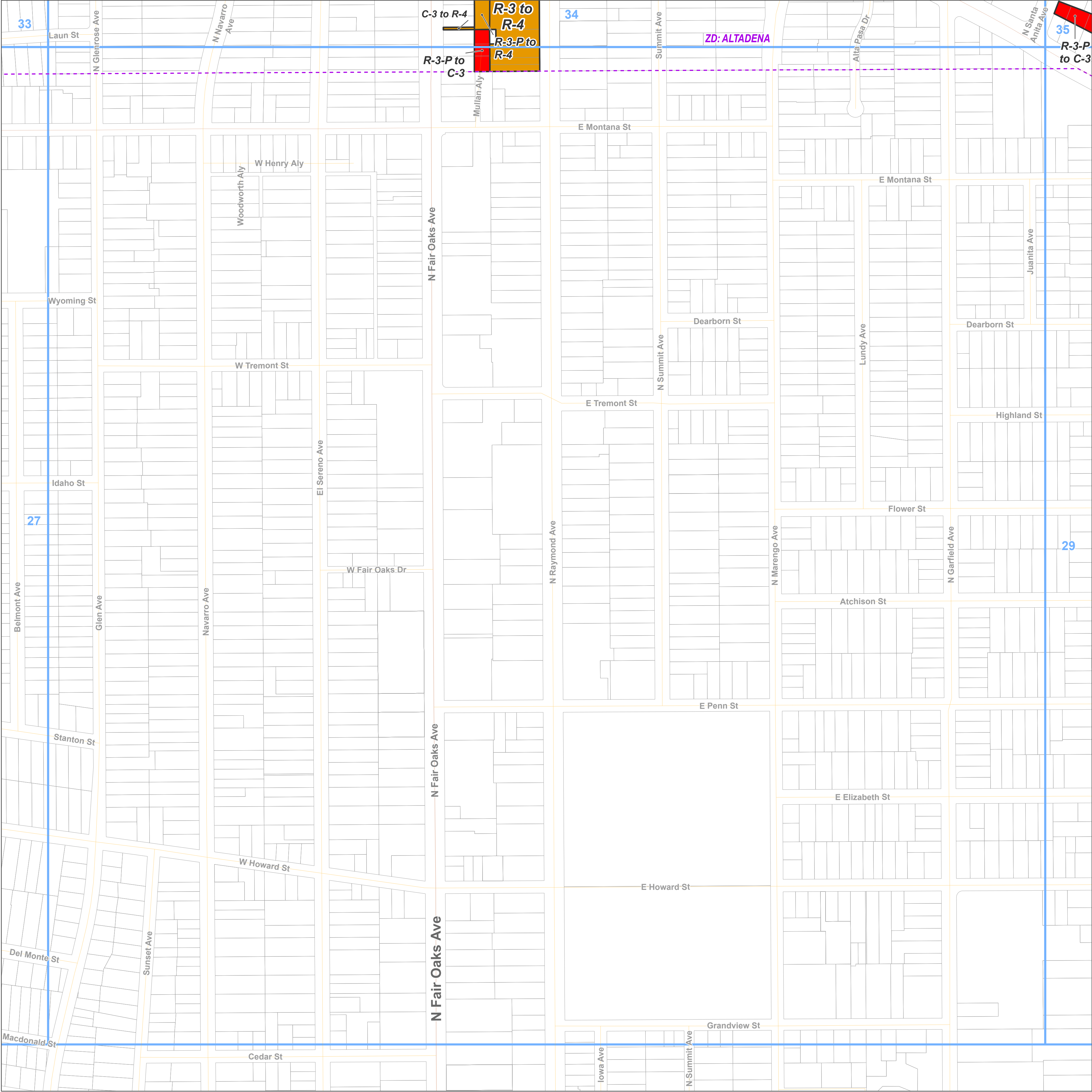
# West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Page 27 of 56

- Zone Change**
- C-M - Commercial Manufacturing
- Base Layers**
- Zoned District
  - Parcels
  - Map Series Grid
- Street Types**
- Freeway
  - Primary
  - Secondary
  - Minor
  - Ramp





Los Angeles County

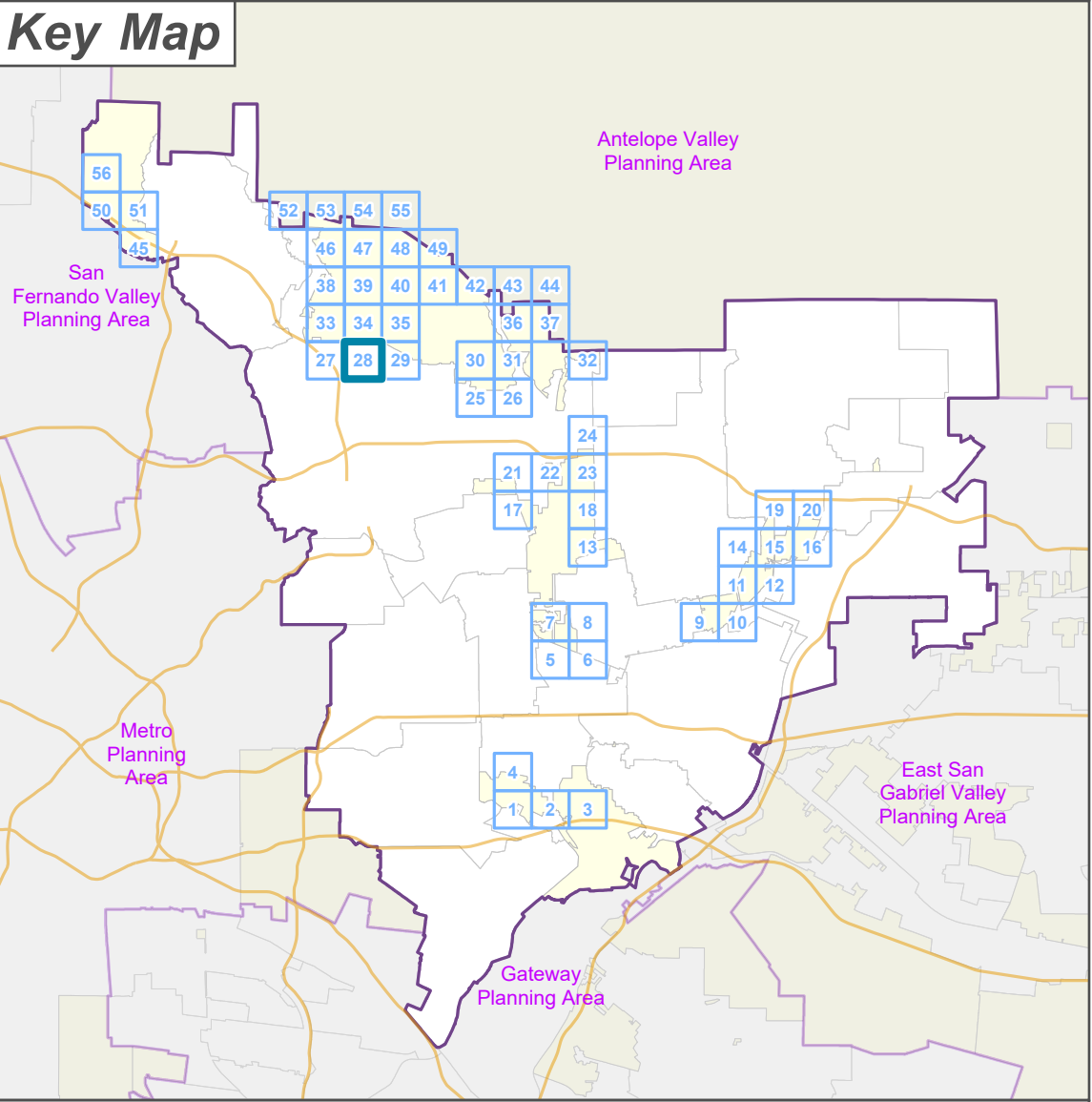
**West San Gabriel Valley Planning Area**

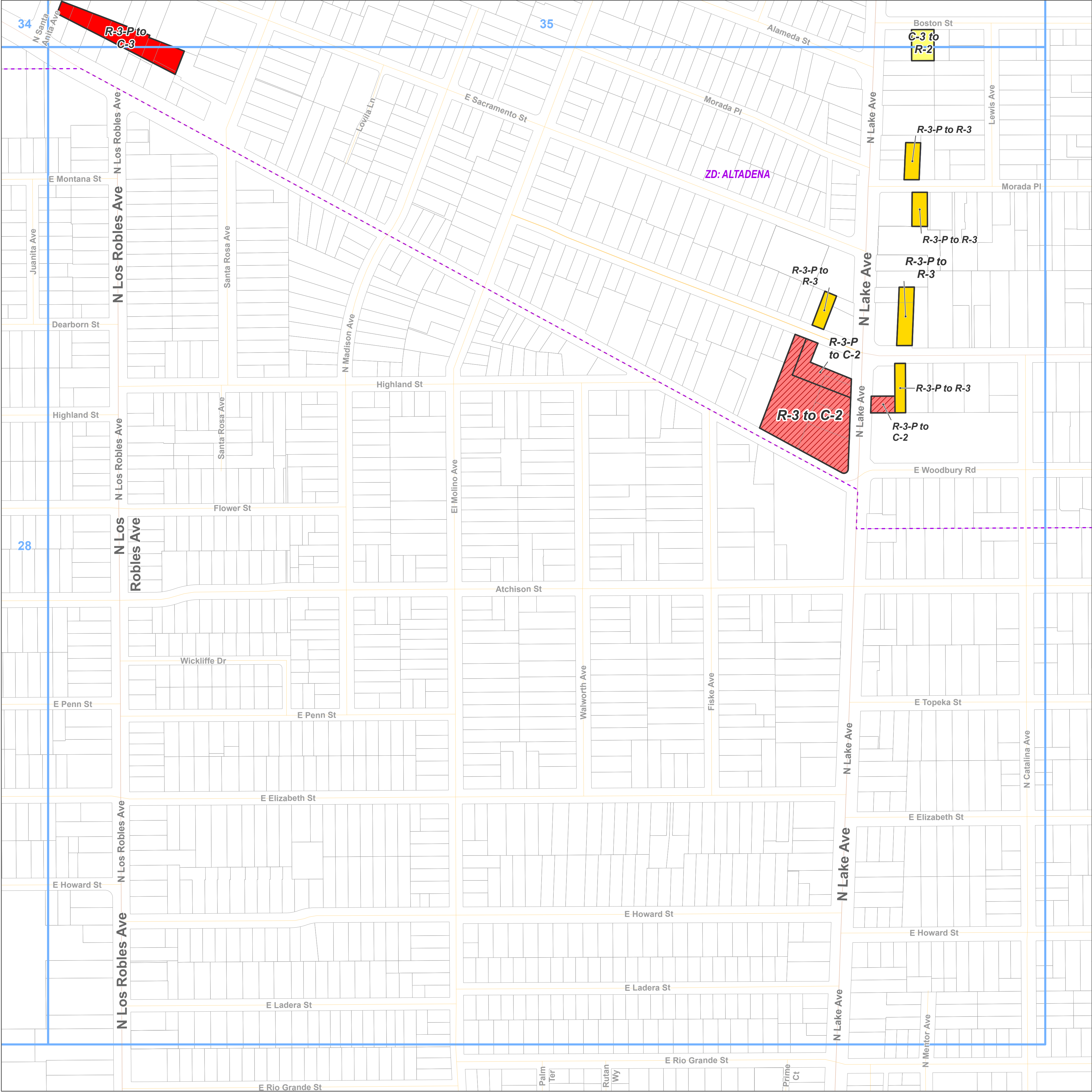
**Zone Changes**

Zoned District(s): Altadena

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- Zone Change**
- R-4 - Medium Density Multiple Residence
  - C-3 - General Commercial
- Base Layers**
- Zoned District
  - Parcels
  - Map Series Grid
- Street Types**
- Primary
  - Secondary
  - Minor





Los Angeles County

**West San Gabriel Valley Planning Area  
Zone Changes**

Zoned District(s): Altadena

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**Zone Change**

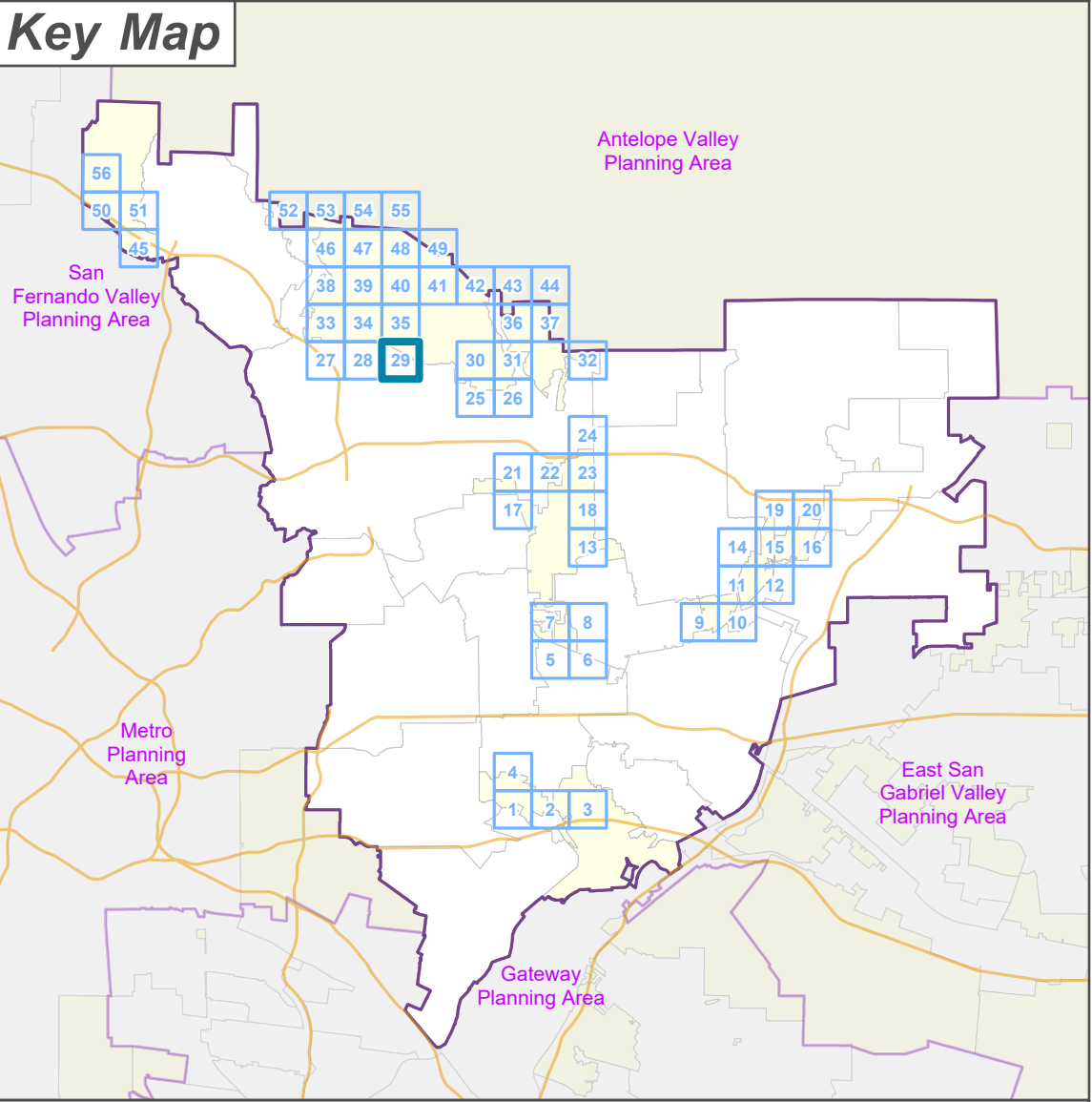
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial

**Base Layers**

- Zoned District
- Parcels
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor
- Alley





**Zone Change**

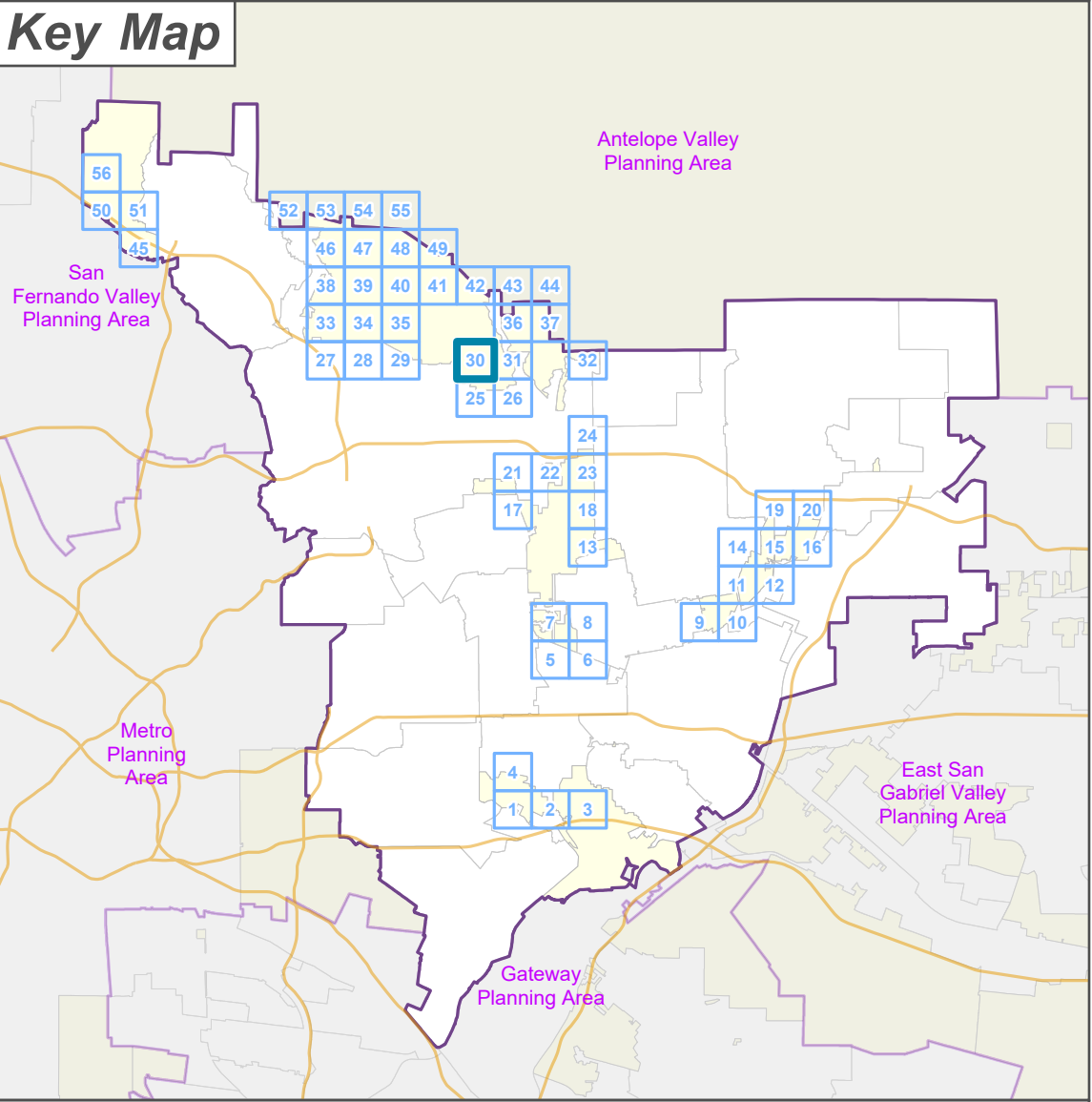
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence

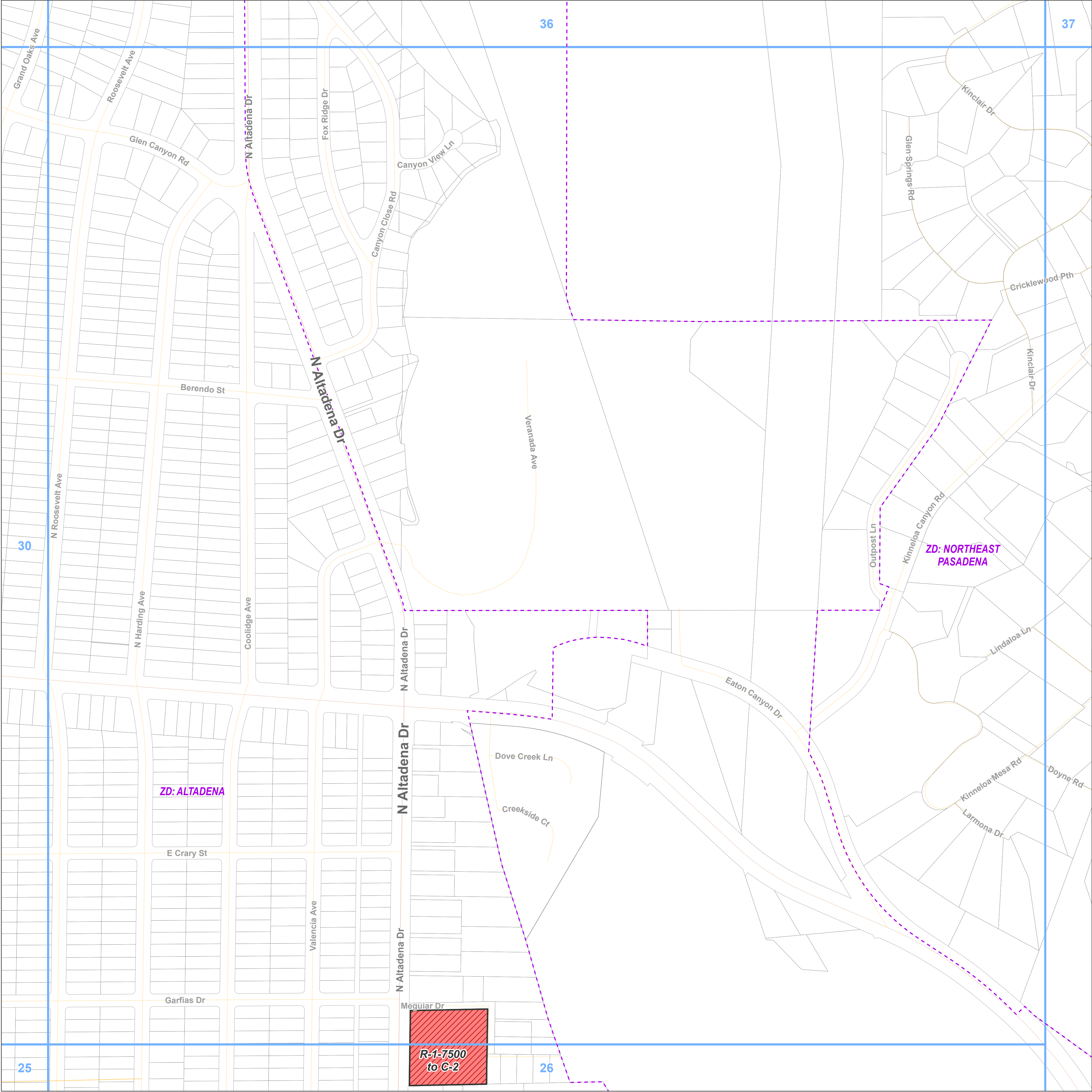
**Base Layers**

- Zoned District
- Parcels
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor
- Alley

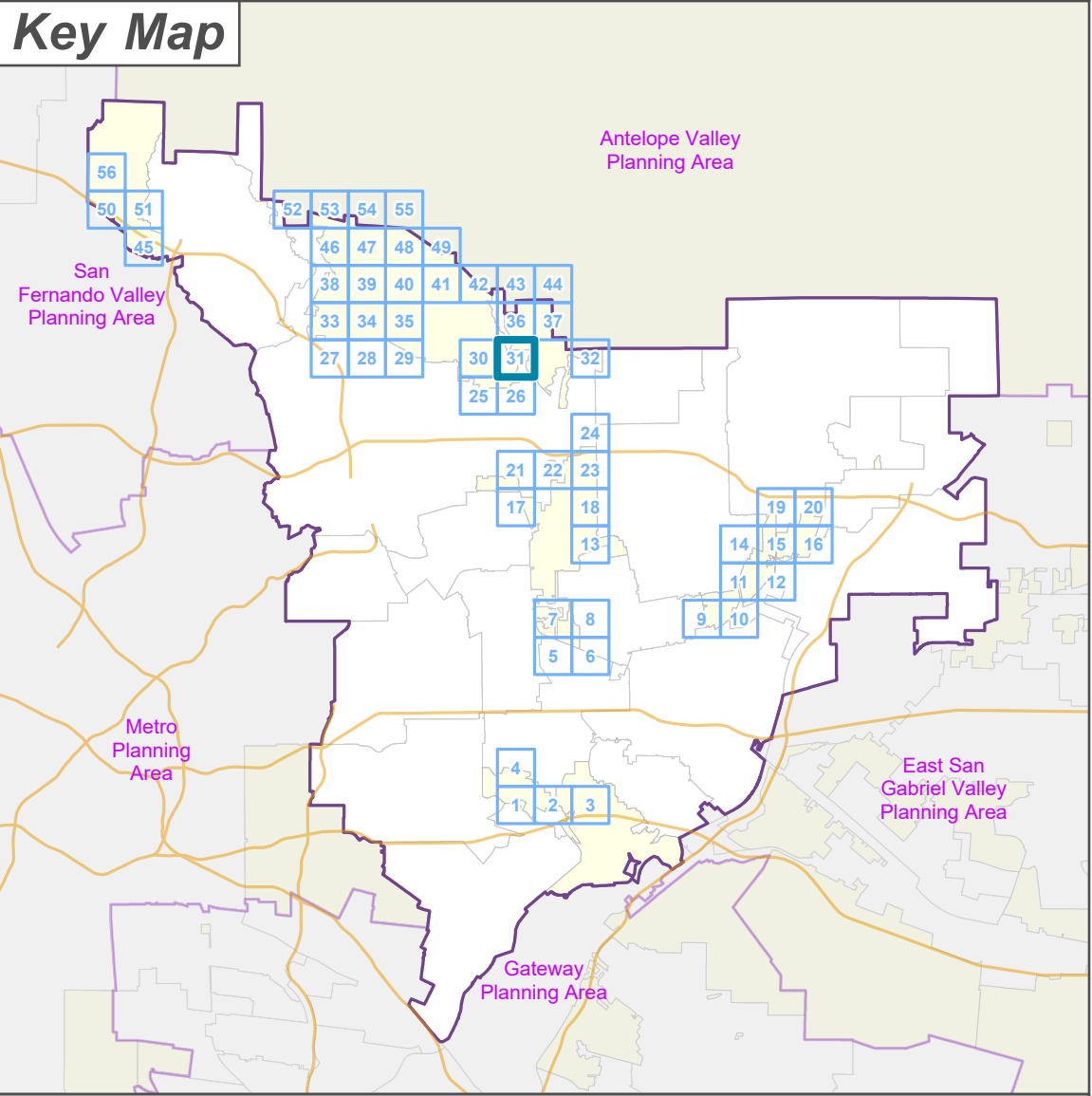




**Zone Change**  
 C-2 - Neighborhood Business

**Base Layers**  
 Zoned District  
 Parcels  
 Map Series Grid

**Street Types**  
 Primary  
 Secondary  
 Minor  
 Alley



Zone Change

O-S - Open Space

Base Layers

Zoned District

Parcels

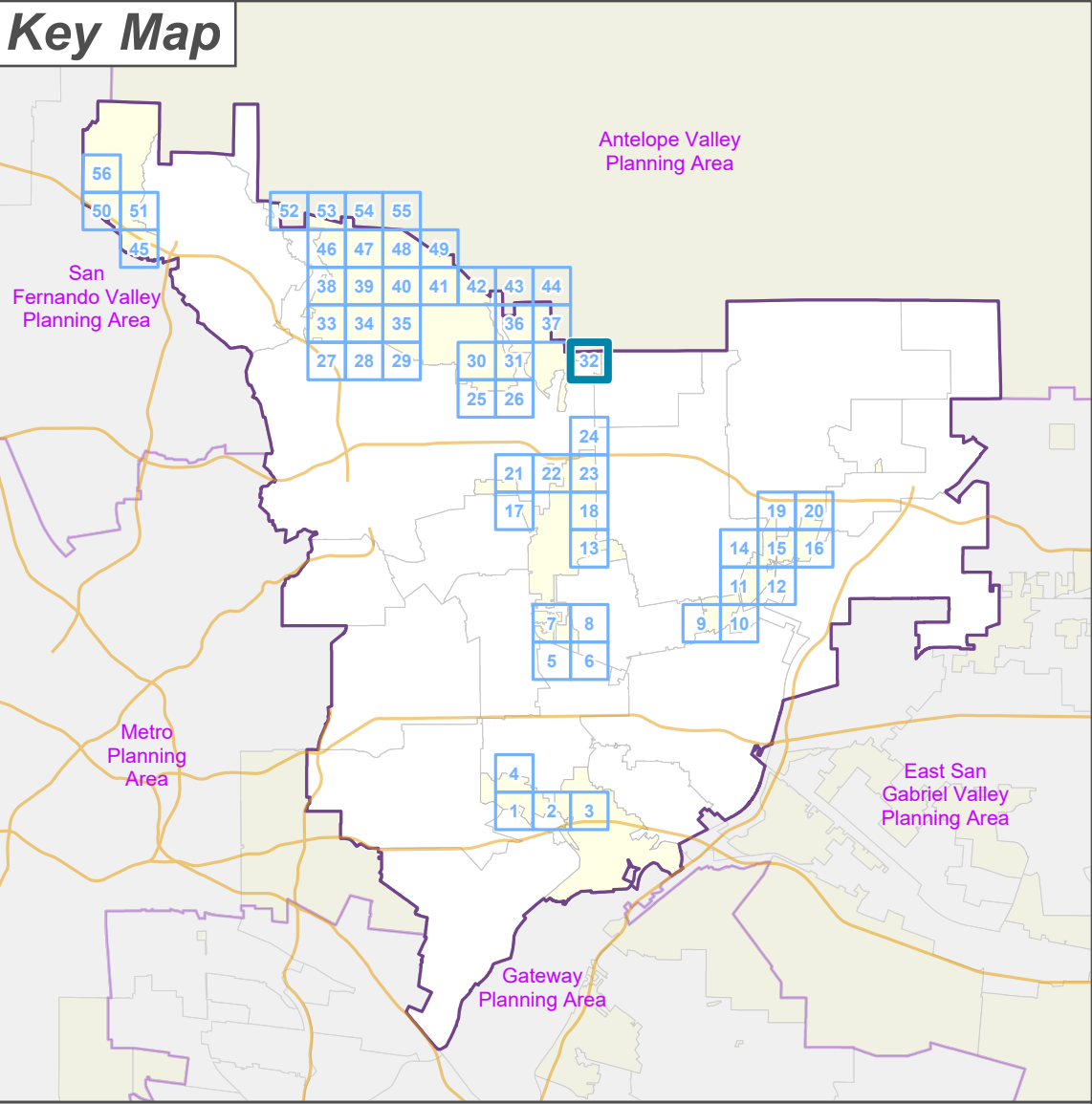
Map Series Grid

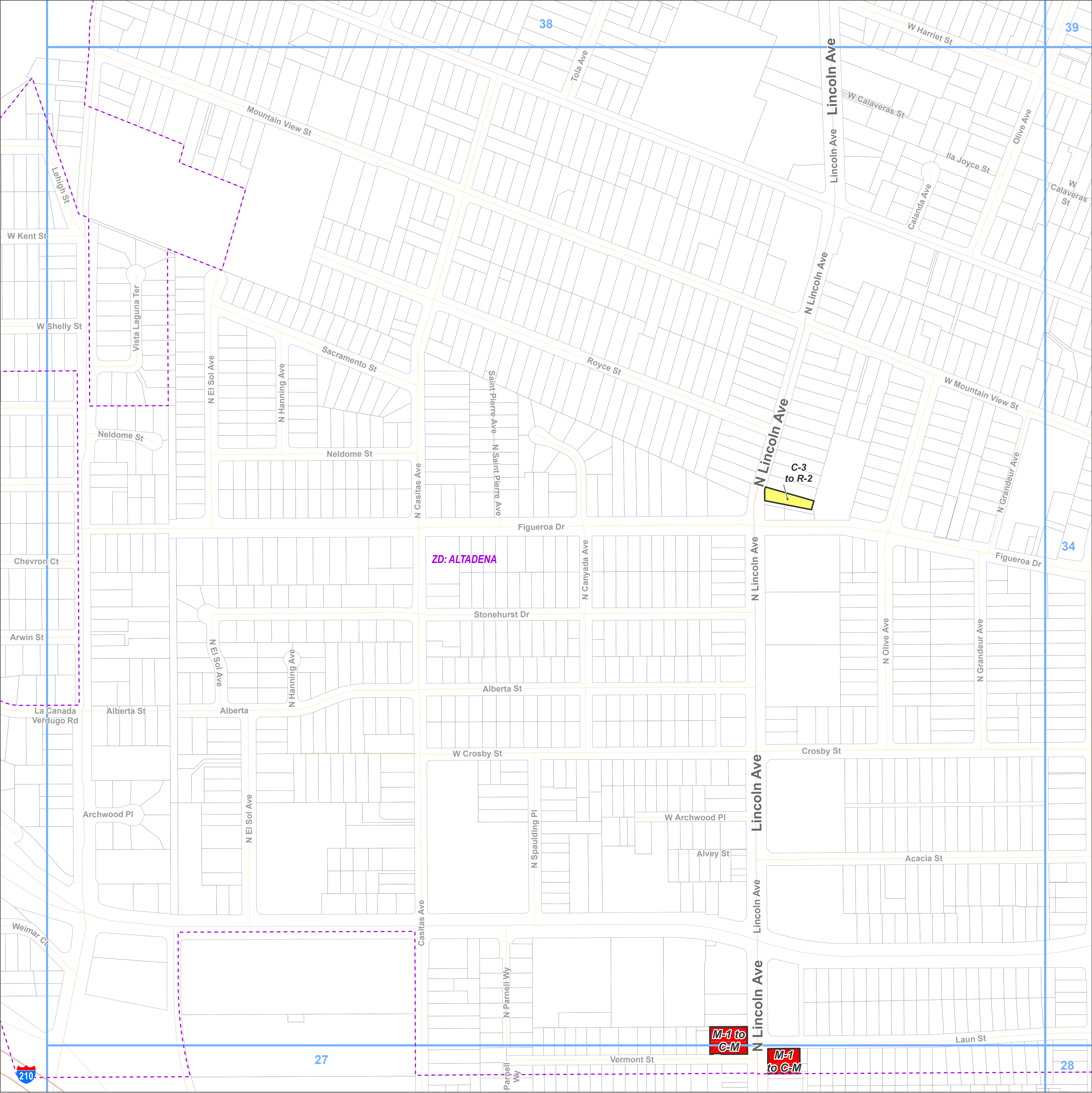
Surrounding Planning Area

Street Types

Minor

Alley





**Zone Change**

R-2 - Two-Family Residence

C-M - Commercial Manufacturing

**Base Layers**

Zoned District

Parcels

Map Series Grid

**Street Types**

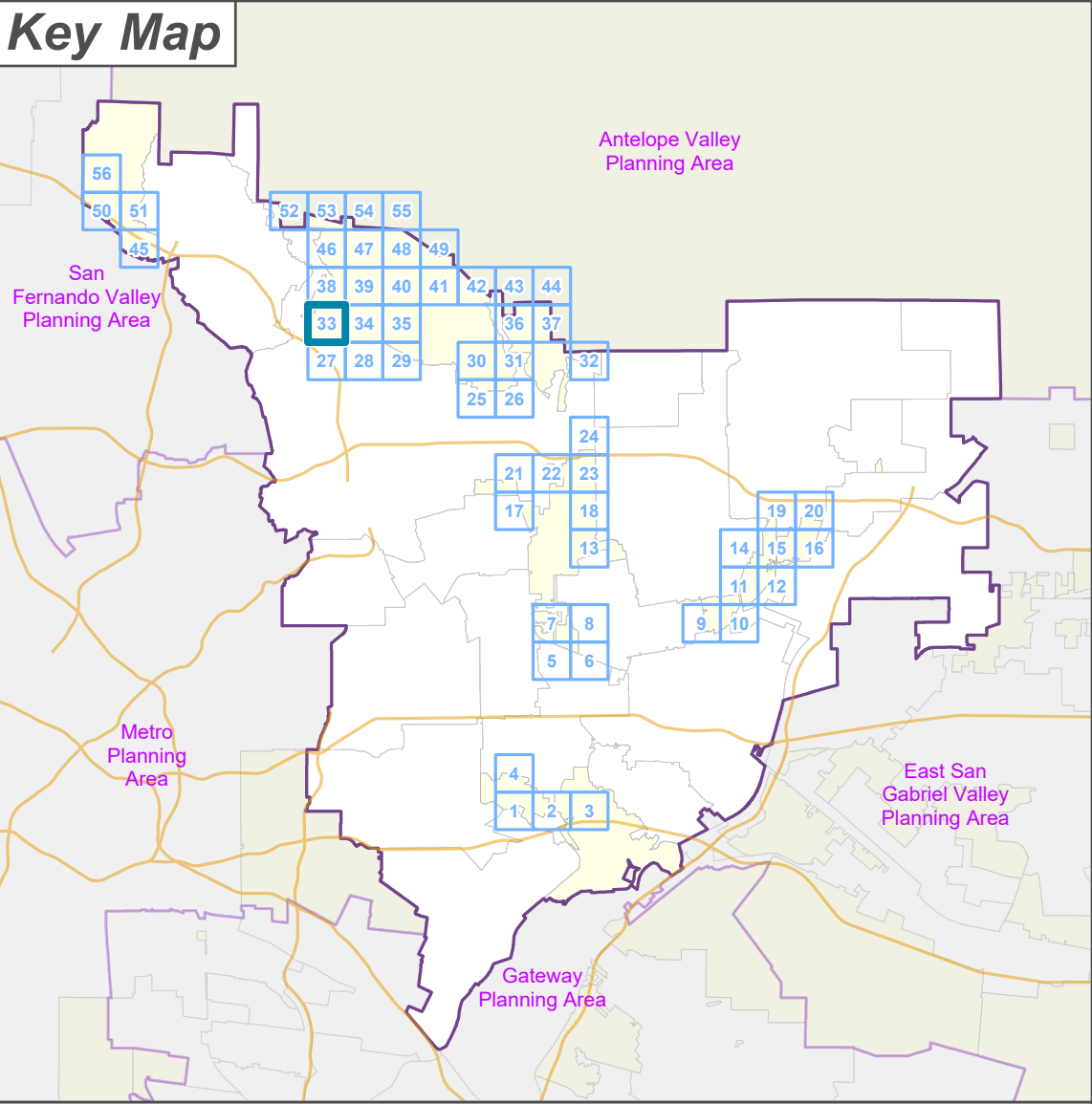
Freeway

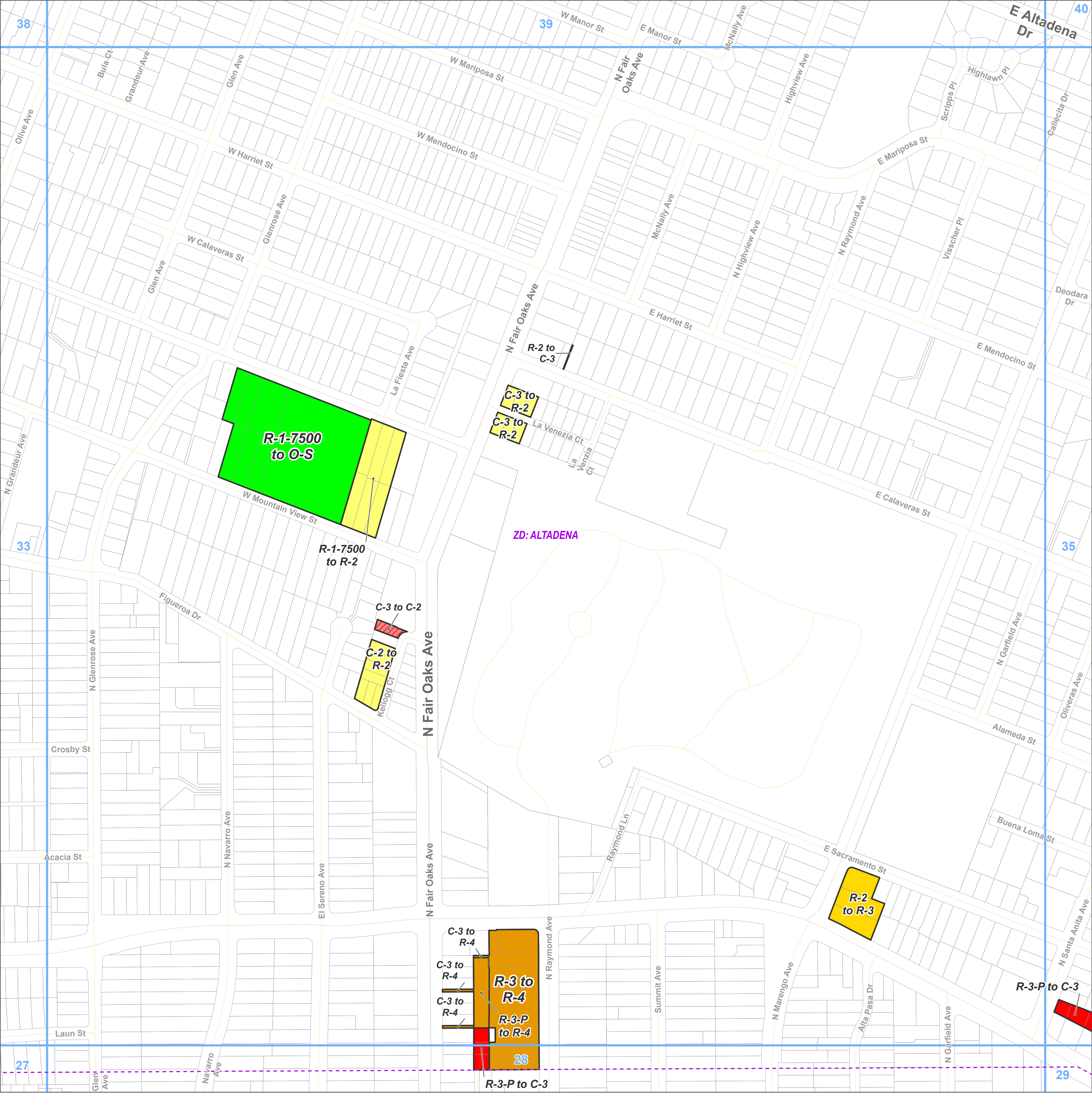
Primary

Secondary

Minor

Ramp





**Zone Change**

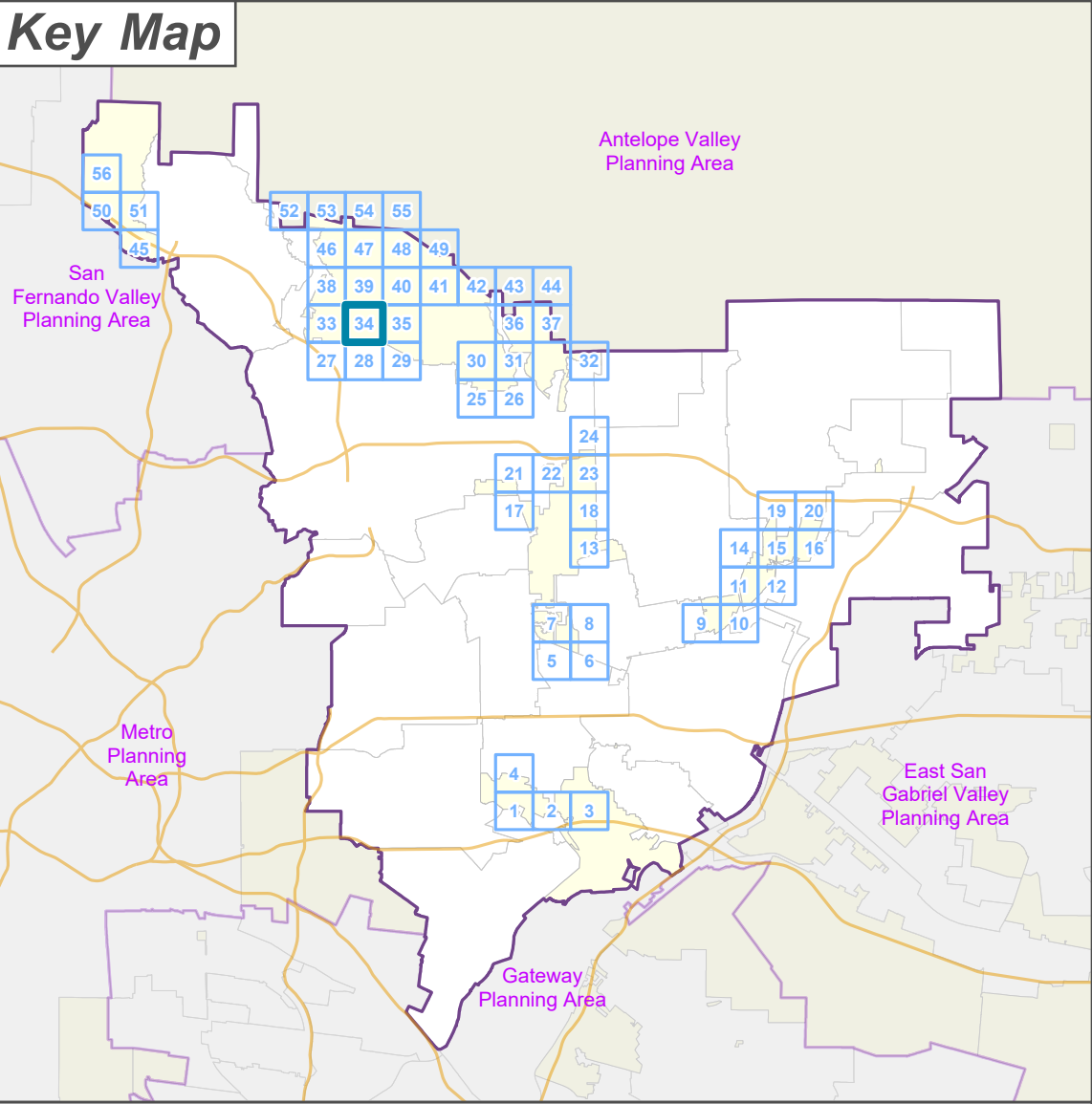
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- R-4 - Medium Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial
- O-S - Open Space

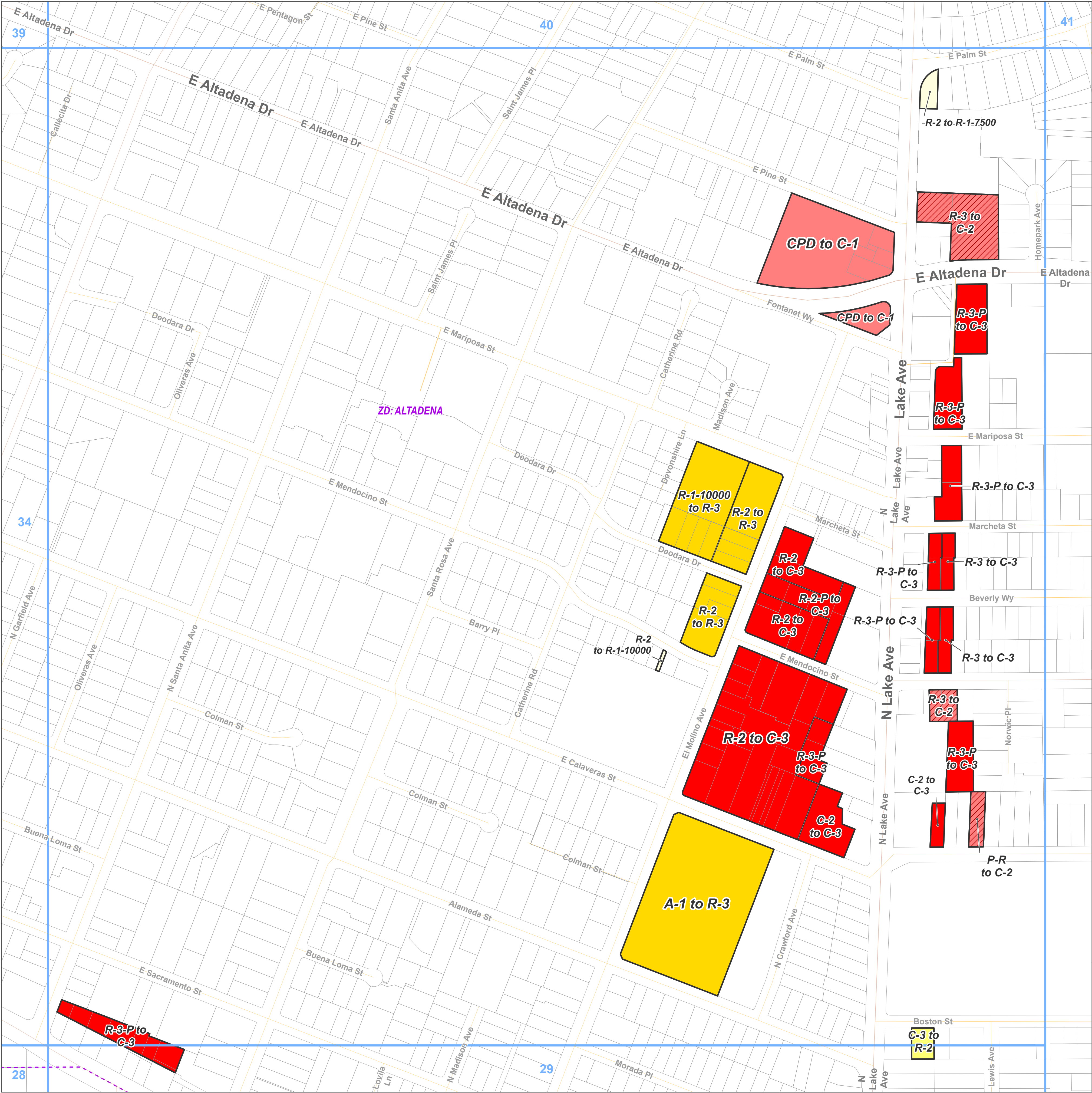
**Base Layers**

- Zoned District
- Parcels
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor





**Zone Change**

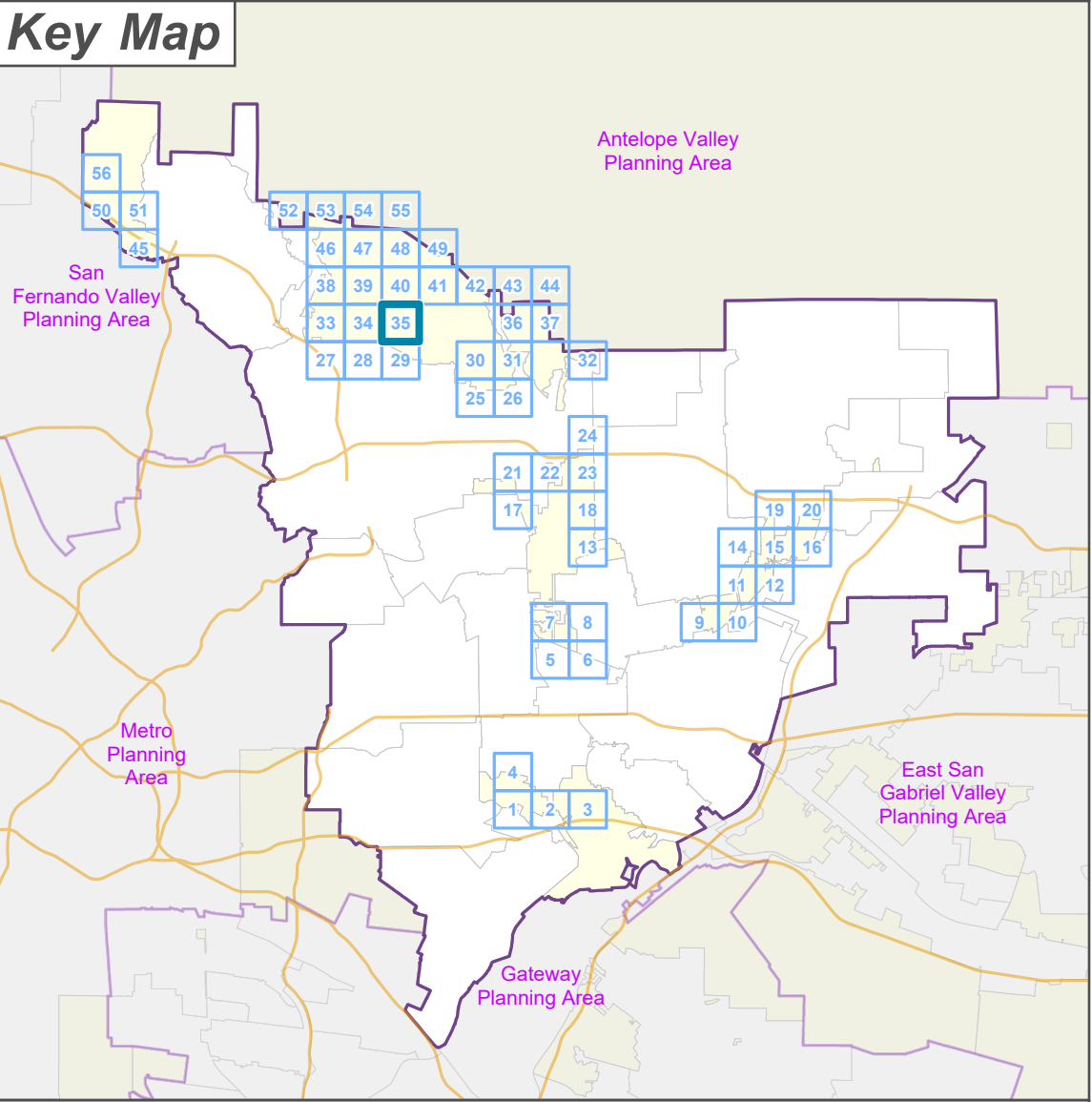
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial

**Base Layers**

- Zoned District
- Parcels
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor
- Alley



West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Altadena,  
Northeast Pasadena

Zone Change

O-S - Open Space

Base Layers

Zoned District

Parcels

Map Series Grid

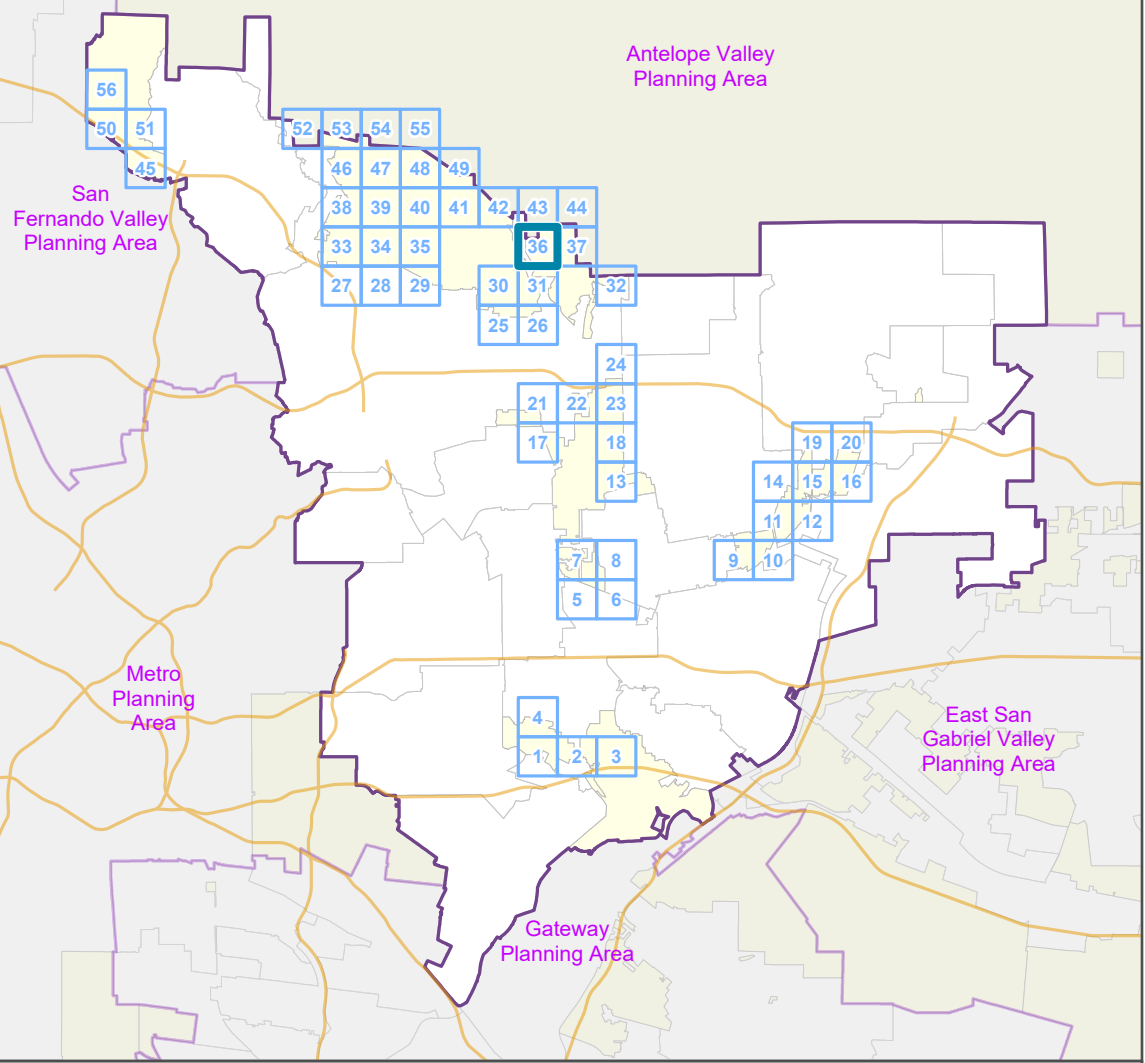
Surrounding Planning Area

Street Types

Primary

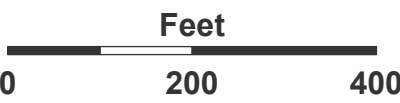
Minor

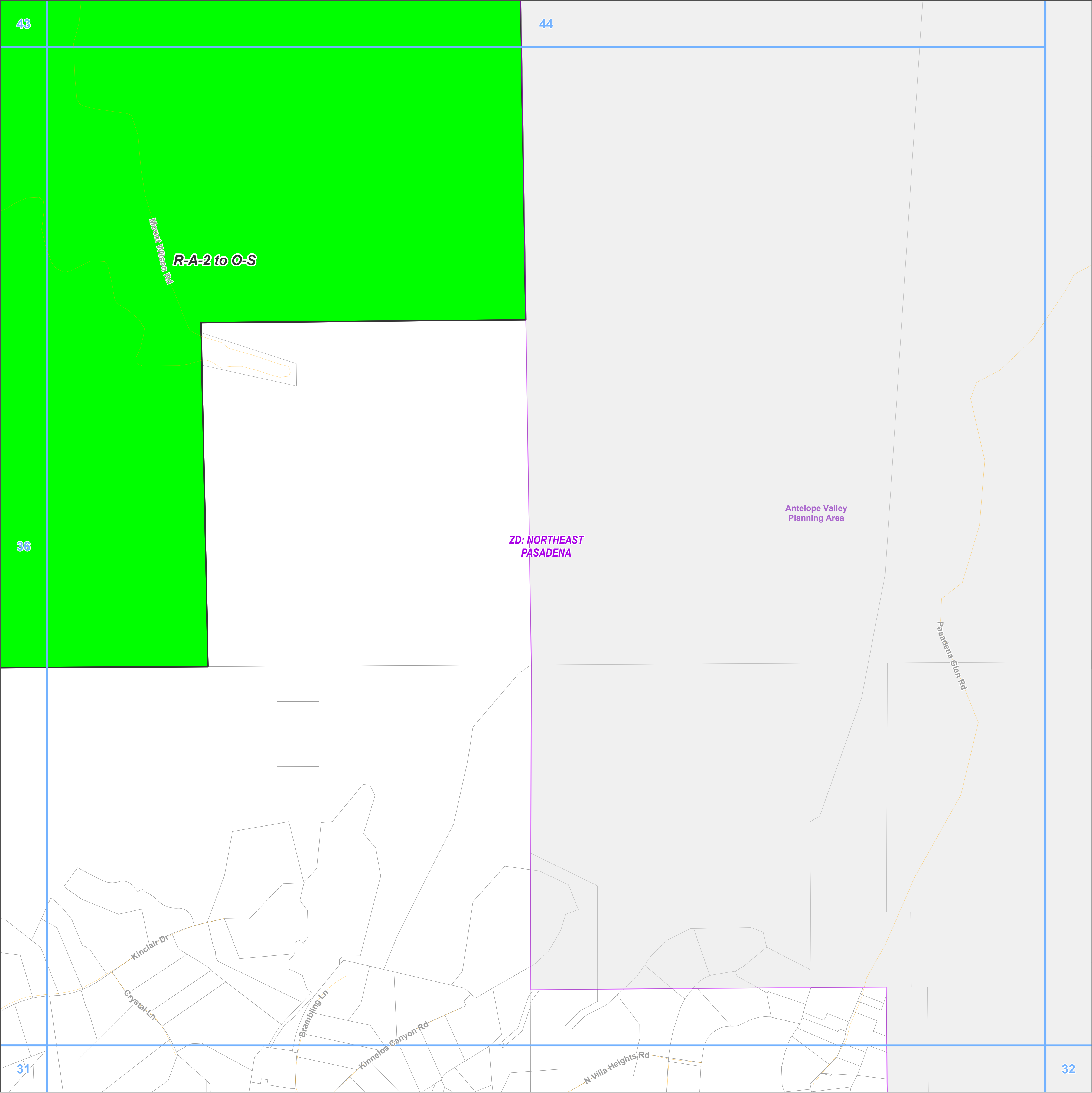
Key Map



LA COUNTY  
PLANNING

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West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Northeast  
Pasadena

Zone Change

O-S - Open Space

Base Layers

Zoned District

Parcels

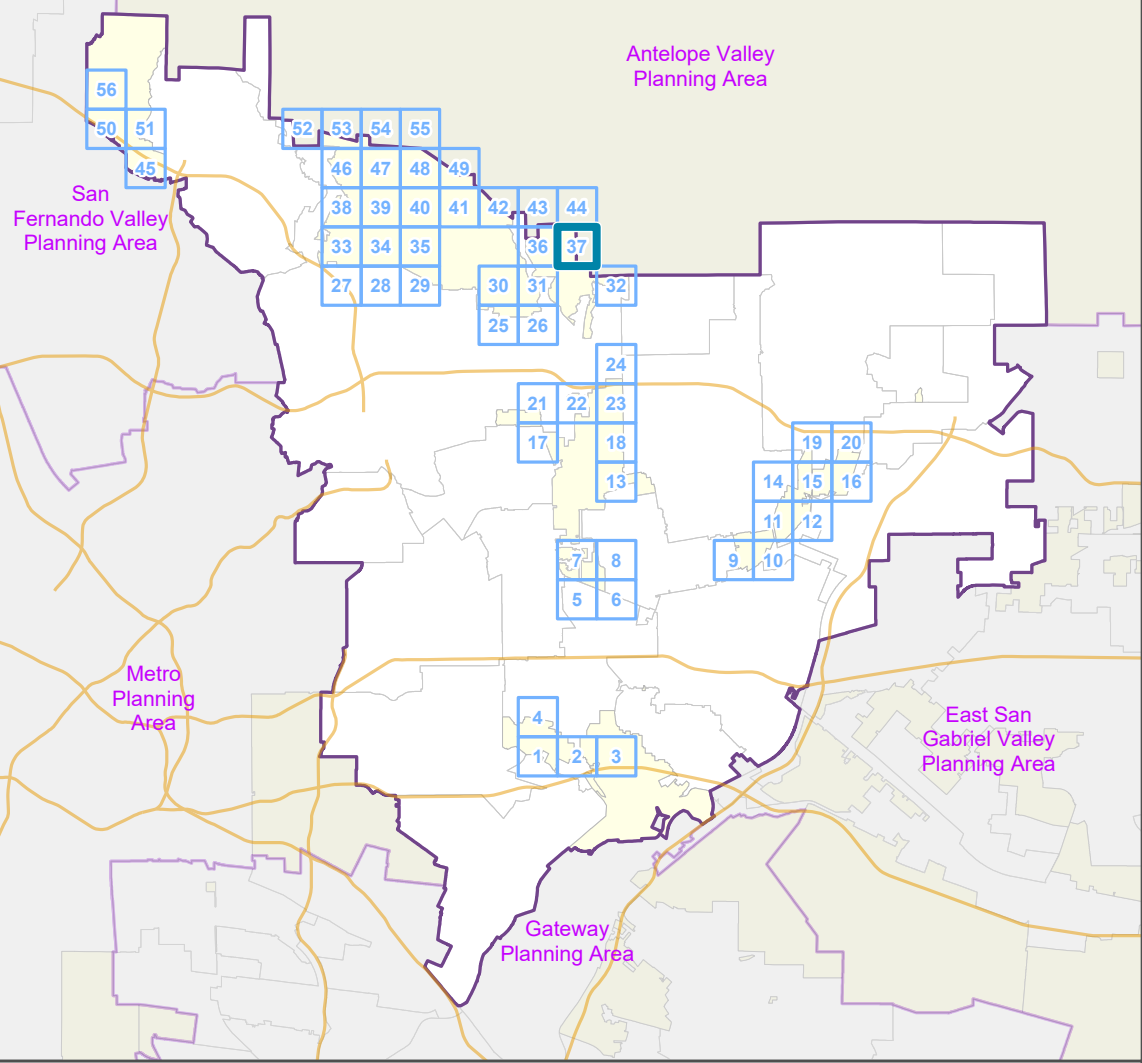
Map Series Grid

Surrounding Planning Area

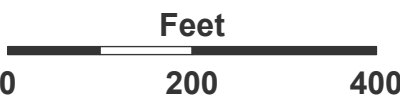
Street Types

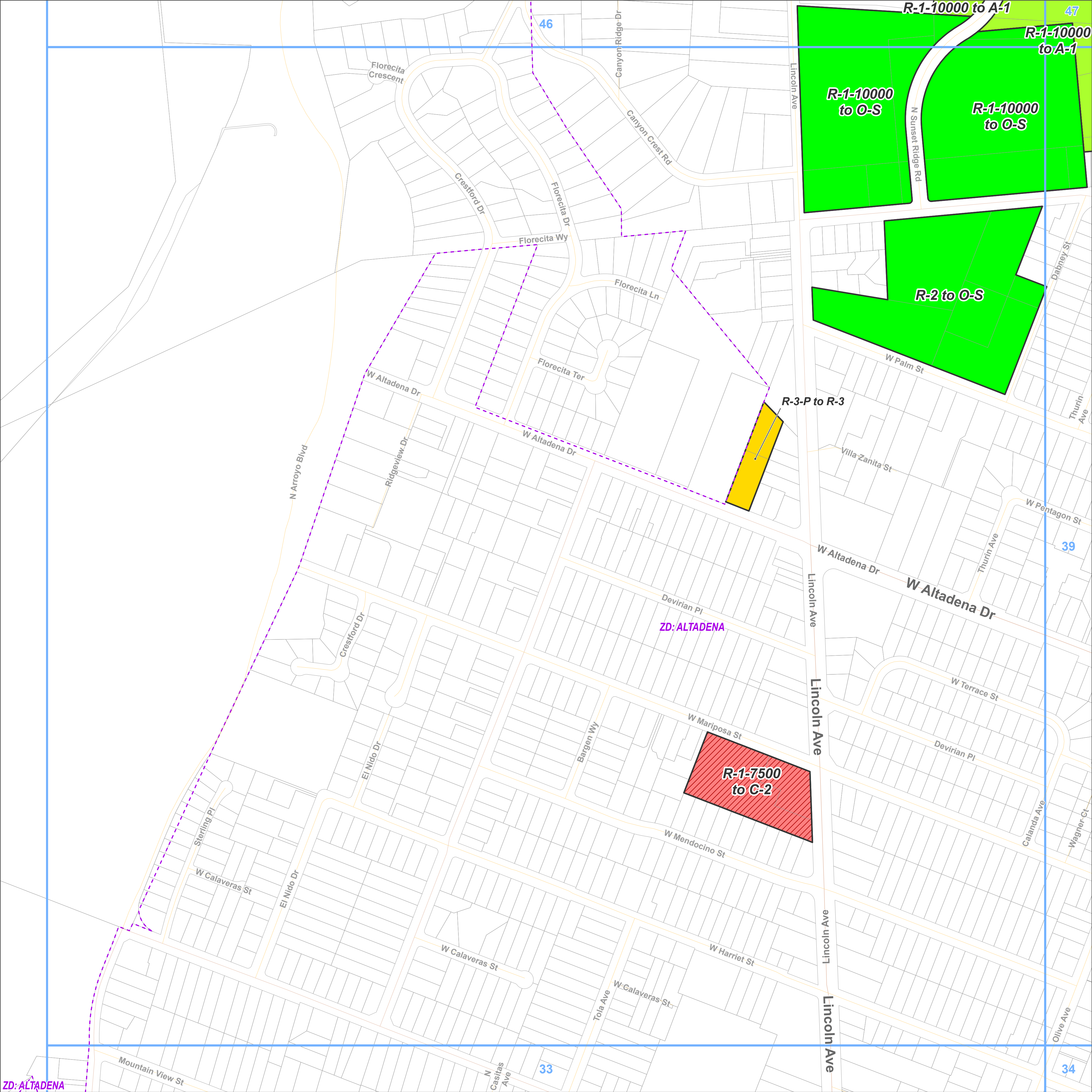
Minor

Key Map



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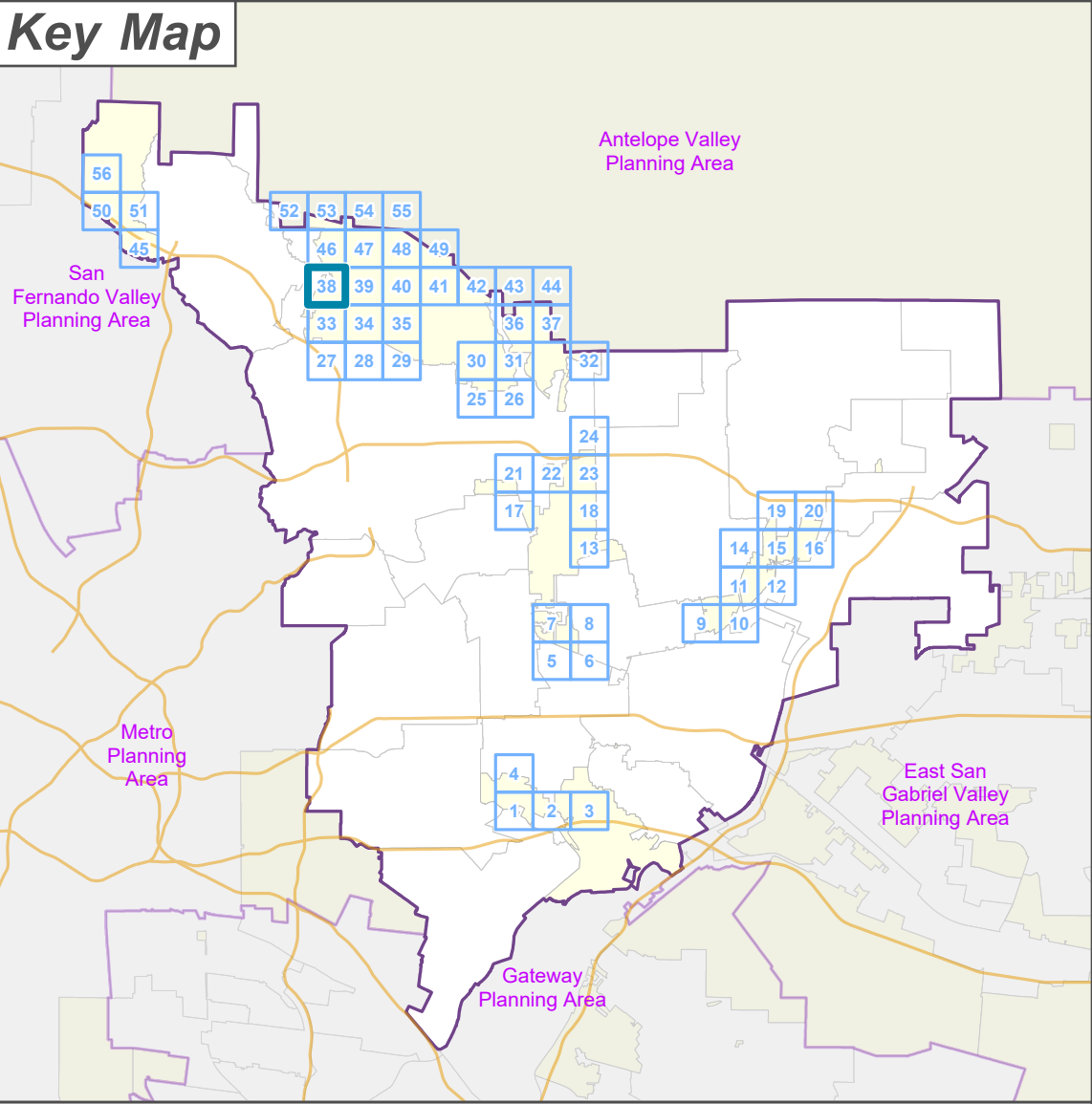
Los Angeles County

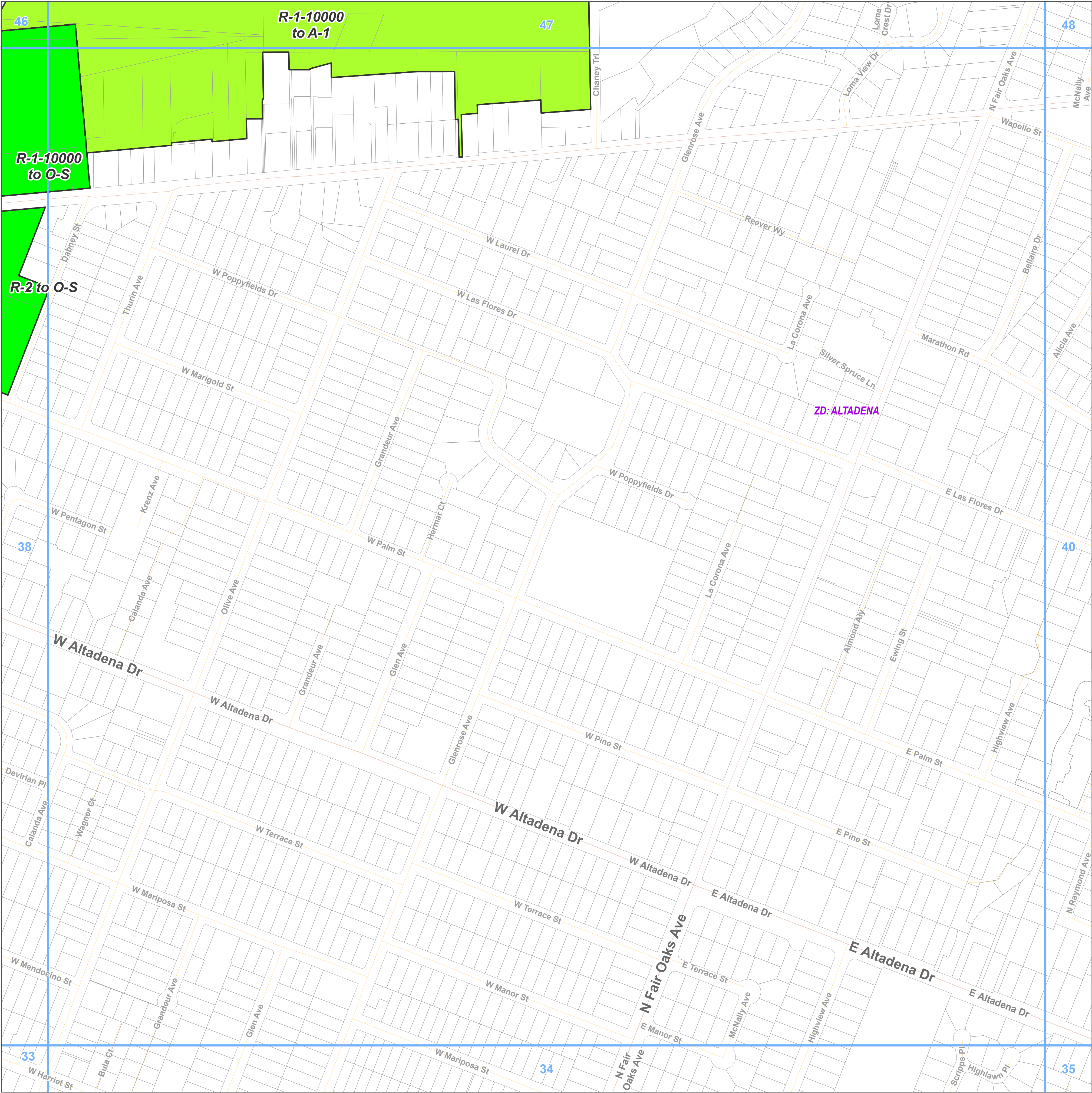
# West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Page 38 of 56

- Zone Change**
- A-1 - Light Agriculture
  - R-3 - Limited Density Multiple Residence
  - C-2 - Neighborhood Business
  - O-S - Open Space
- Base Layers**
- Zoned District
  - Parcels
  - Map Series Grid
- Street Types**
- Primary
  - Secondary
  - Minor





West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- O-S - Open Space

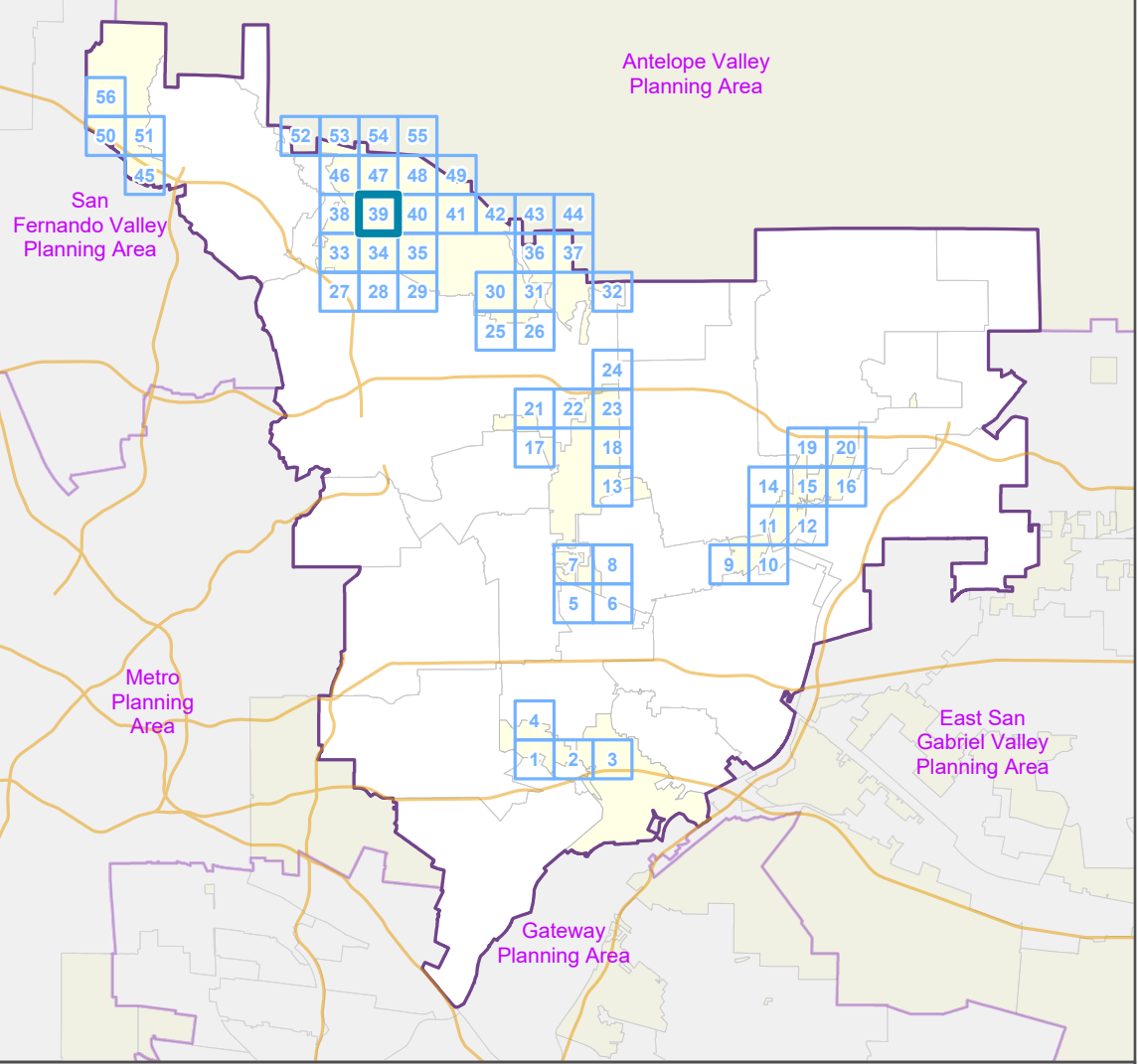
Base Layers

- Zoned District
- Parcels
- Map Series Grid

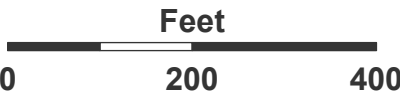
Street Types

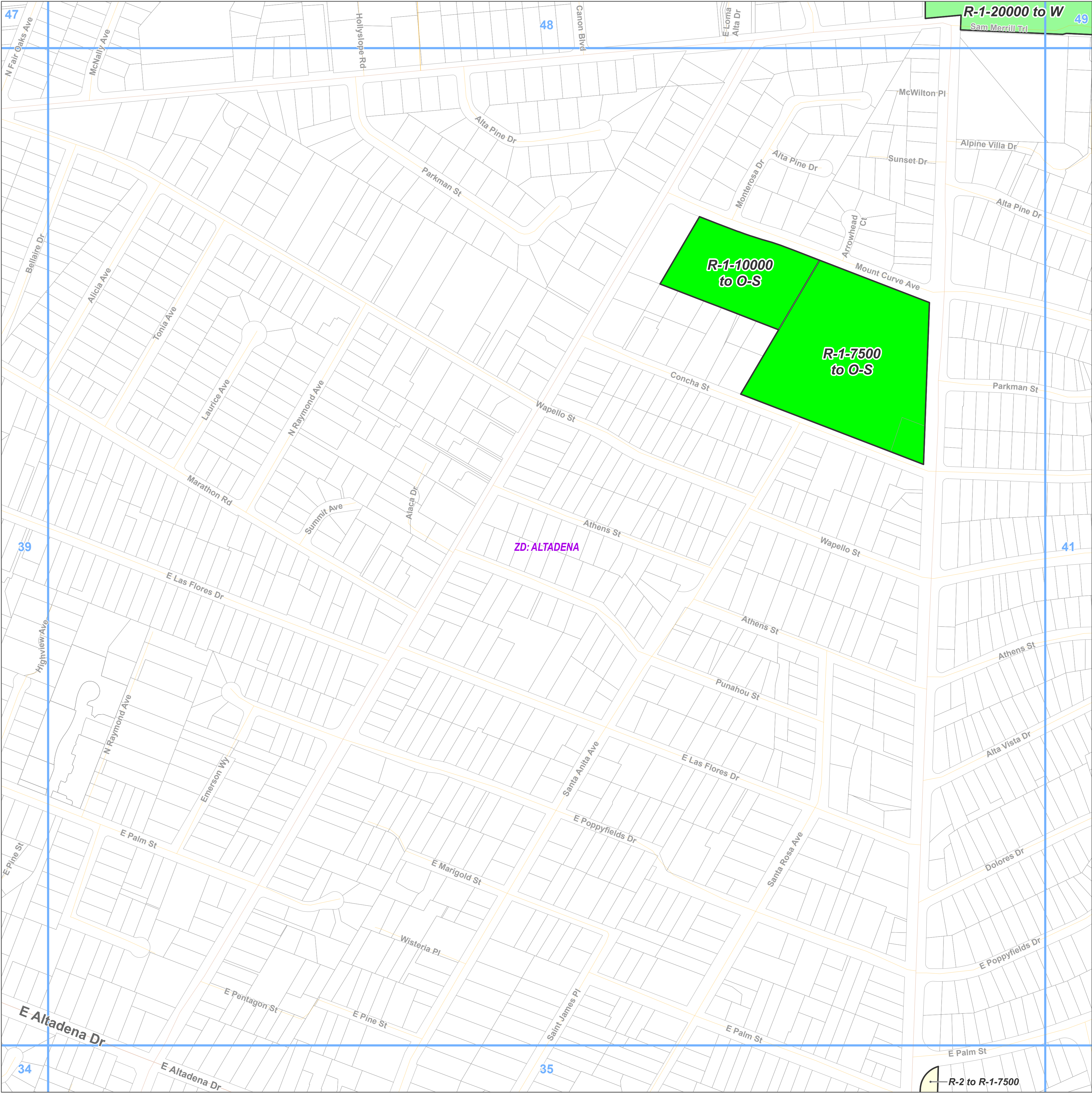
- Primary
- Secondary
- Minor

Key Map



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Los Angeles County

## West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

### Zone Change

- R-1 - Single-Family Residence
- O-S - Open Space
- W - Watershed

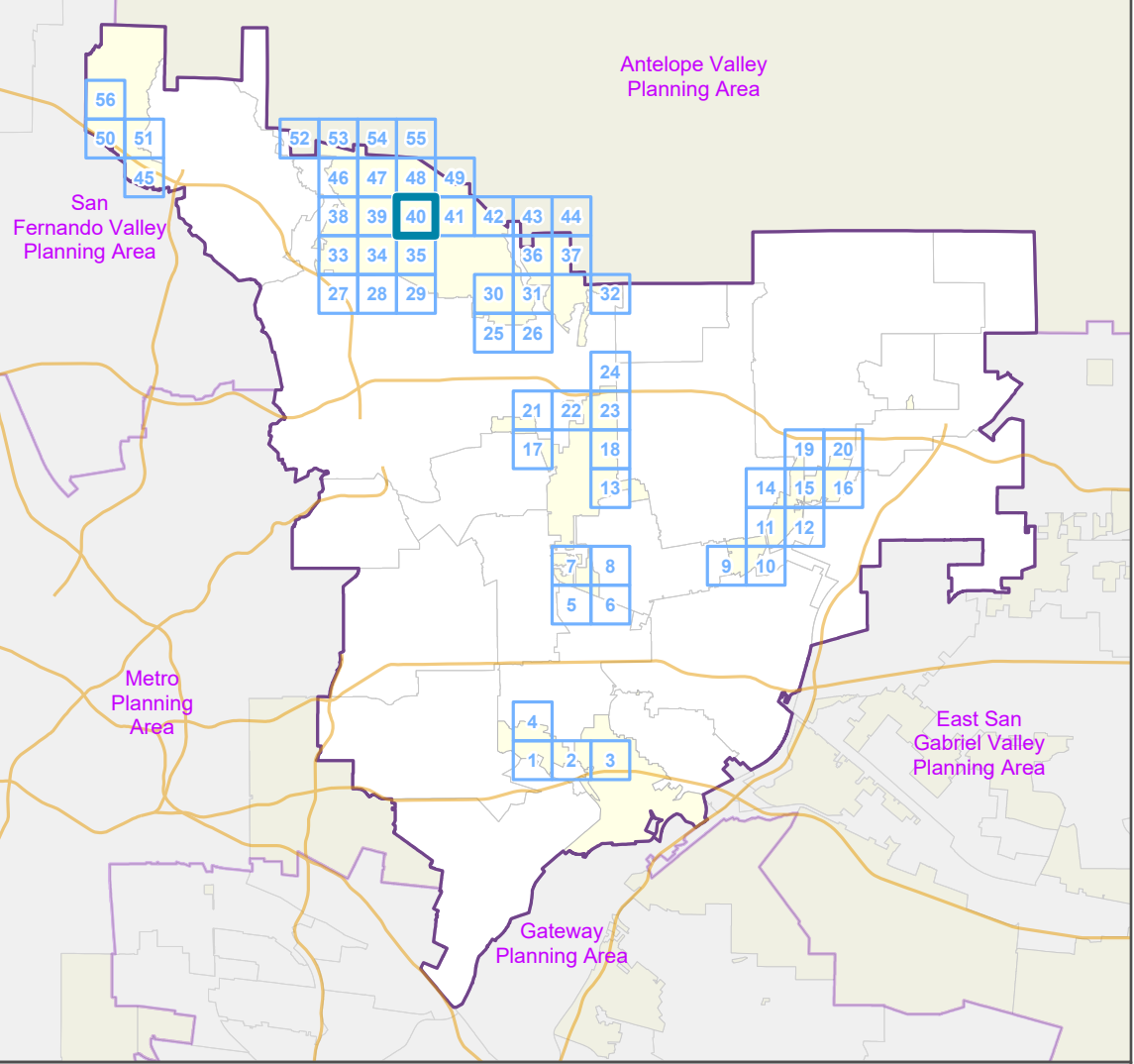
### Base Layers

- Zoned District
- Parcels
- Map Series Grid

### Street Types

- Primary
- Secondary
- Minor
- Alley

### Key Map



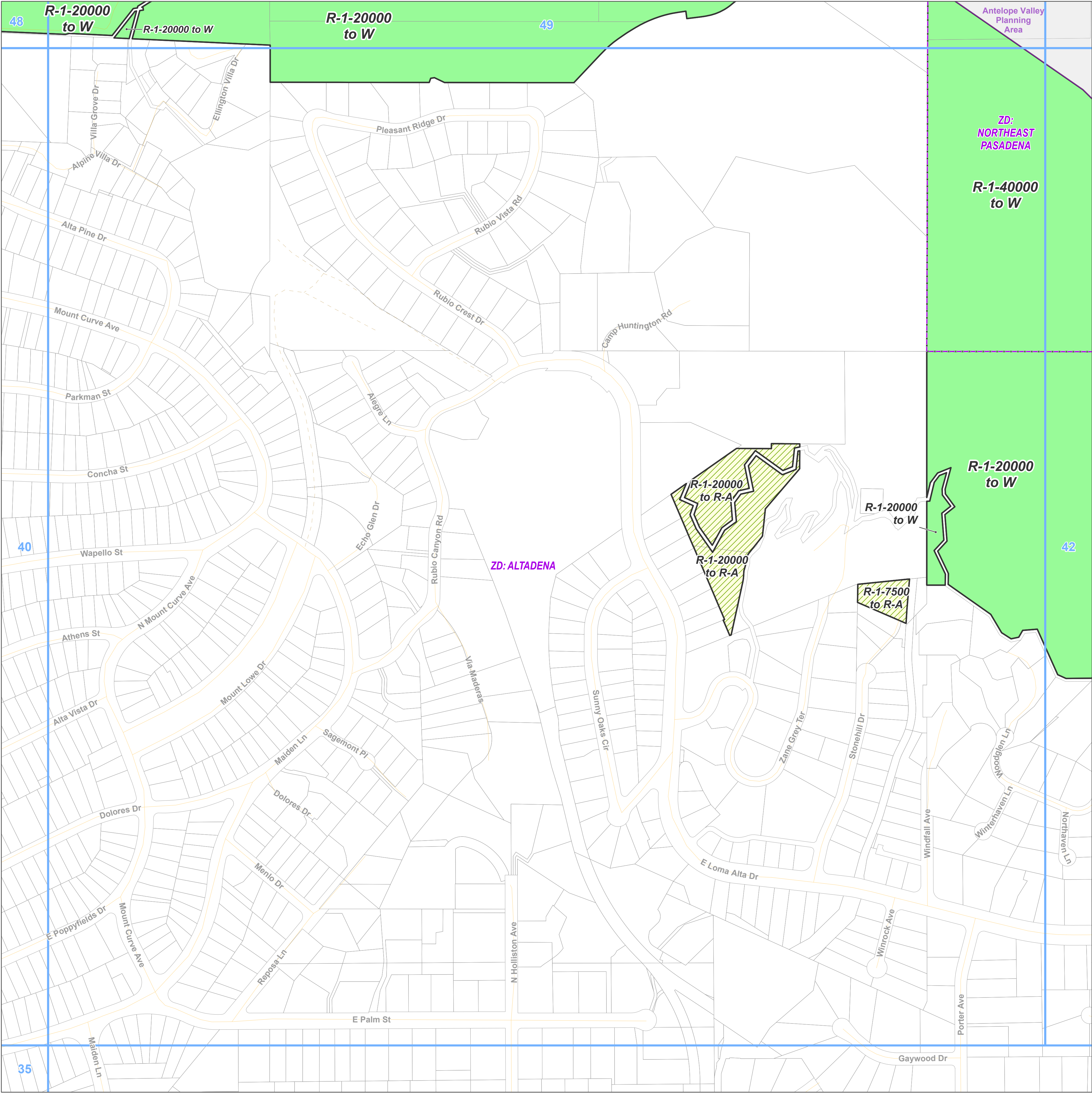
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Feet  
0 200 400

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Los Angeles County

## West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena,  
Northeast Pasadena

### Zone Change

- R-A - Residential Agricultural
- W - Watershed

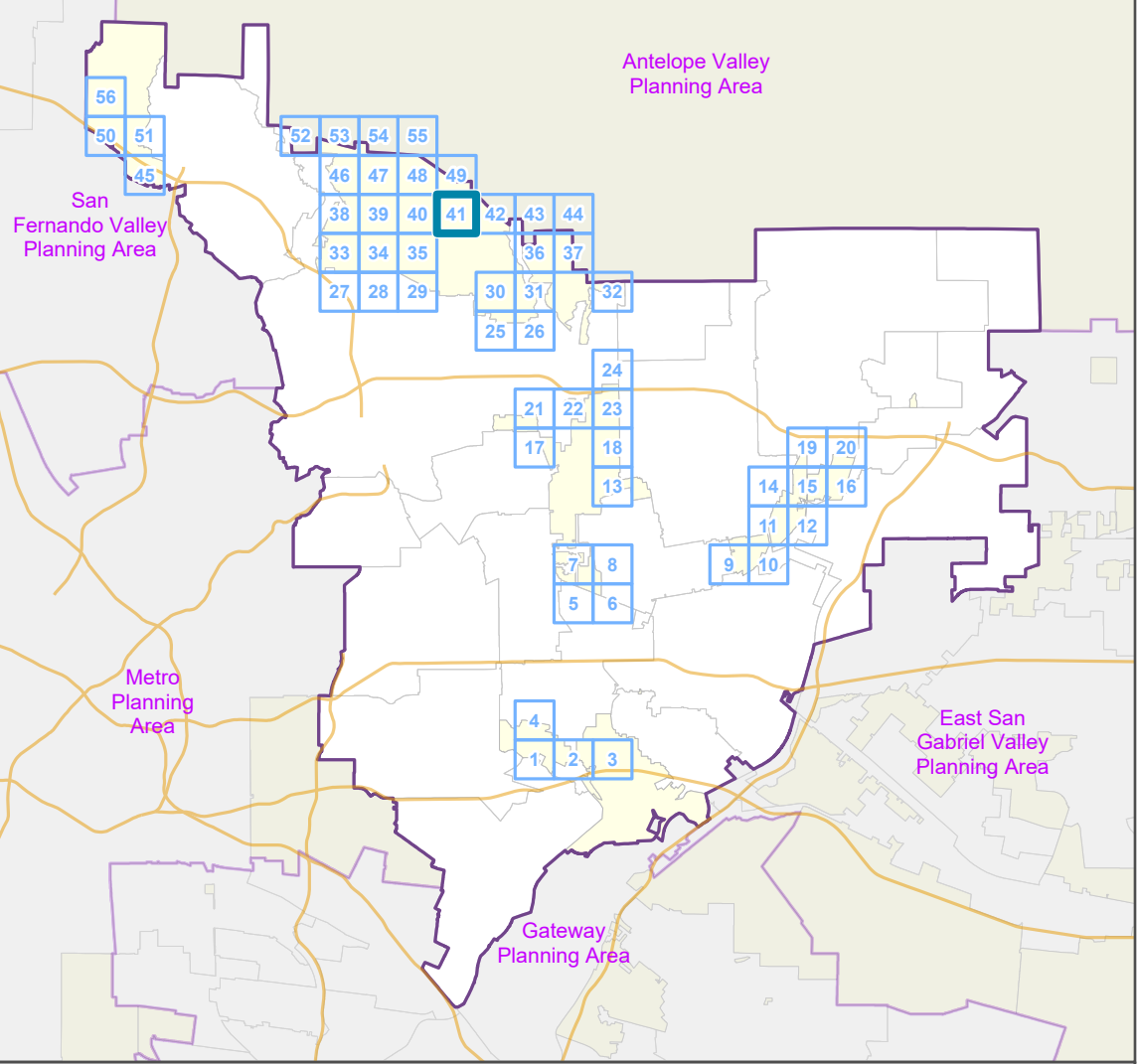
### Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

### Street Types

- Minor
- Trail

### Key Map



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Feet  
0 200 400

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Zone Change

A-1 - Light Agriculture

W - Watershed

Base Layers

Zoned District

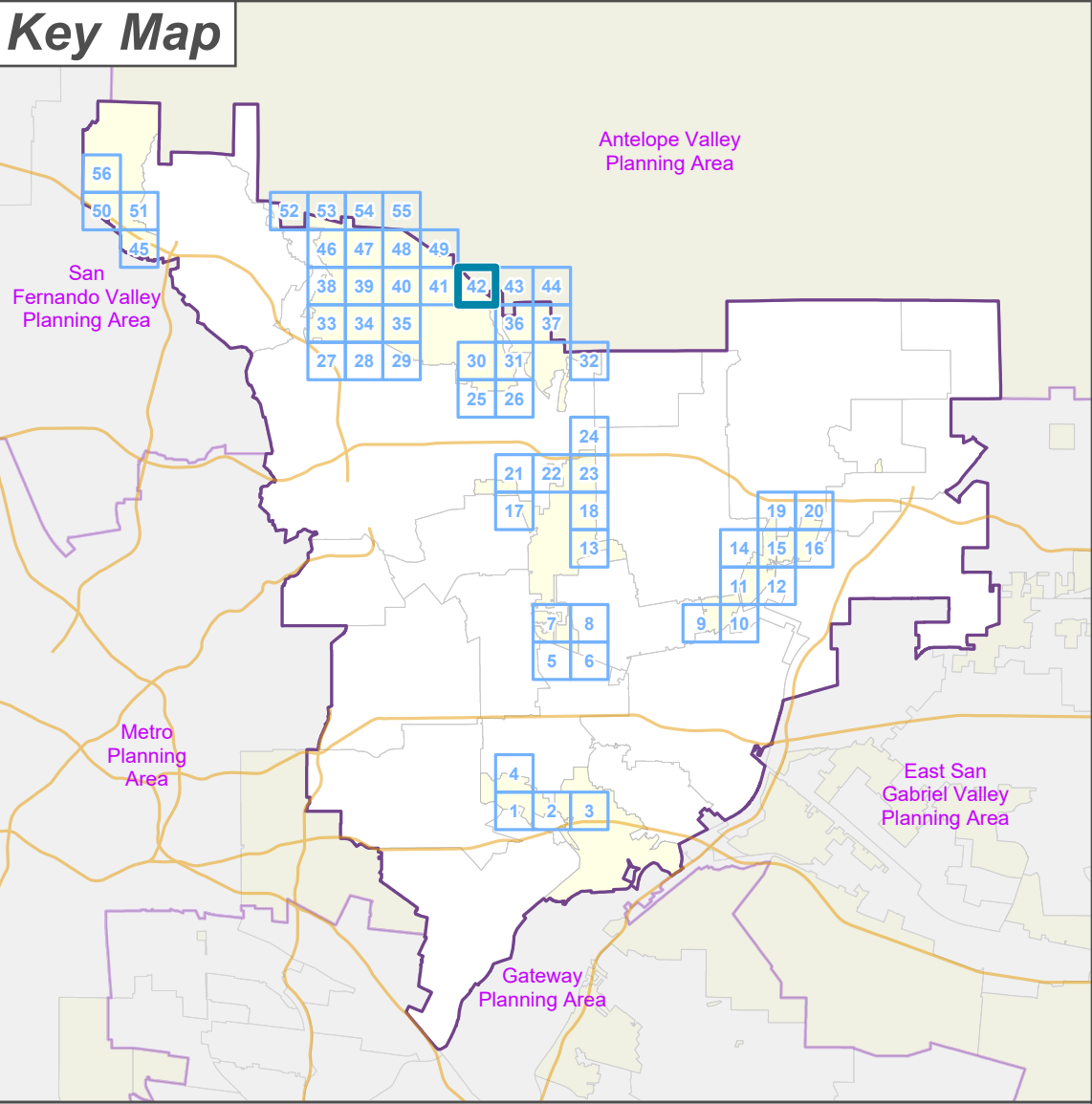
Parcels

Map Series Grid

Surrounding Planning Area

Street Types

Minor



Zone Change

O-S - Open Space

Base Layers

Zoned District

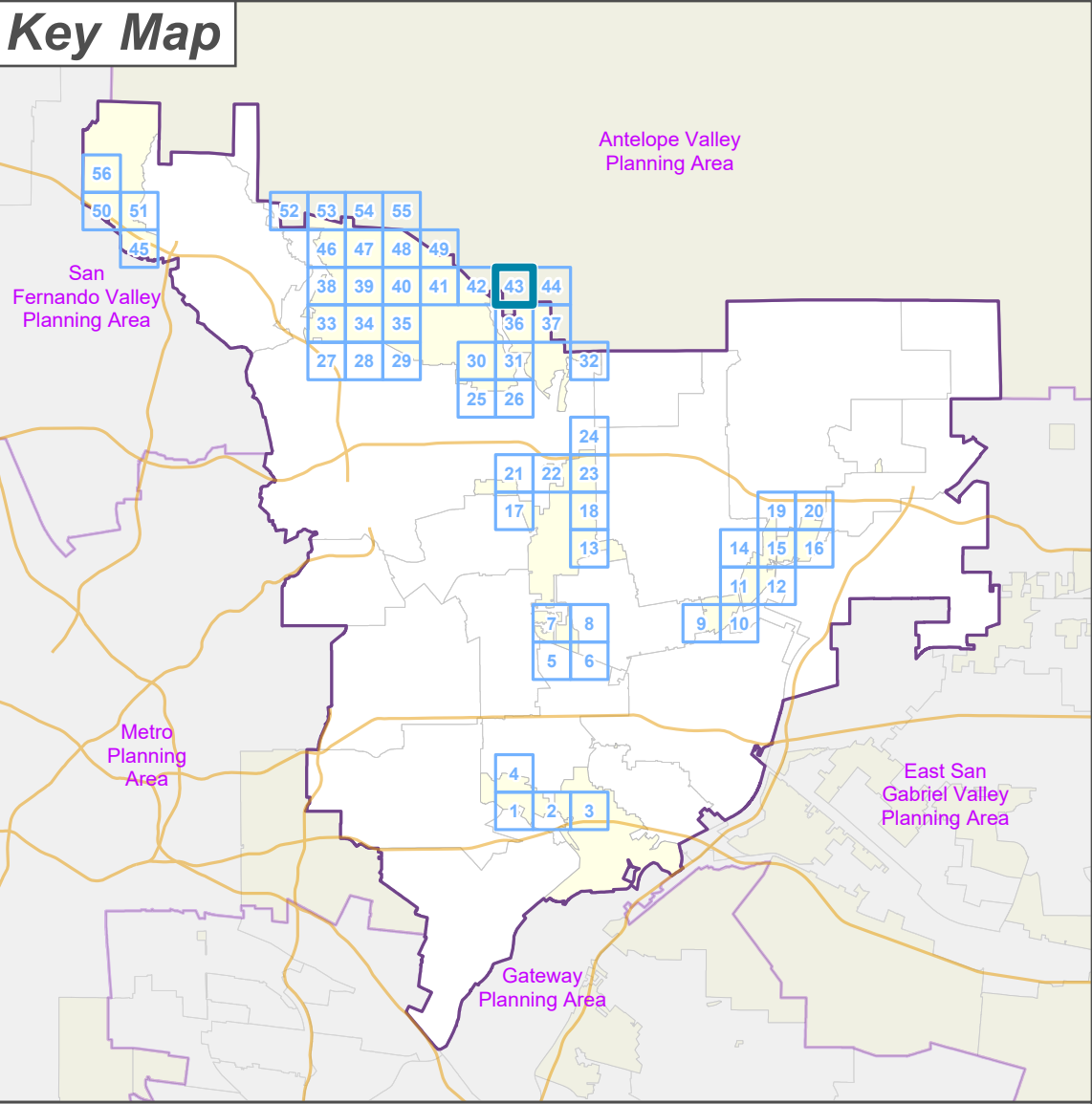
Parcels

Map Series Grid

Surrounding Planning Area

Street Types

Minor



Zone Change

O-S - Open Space

Base Layers

Zoned District

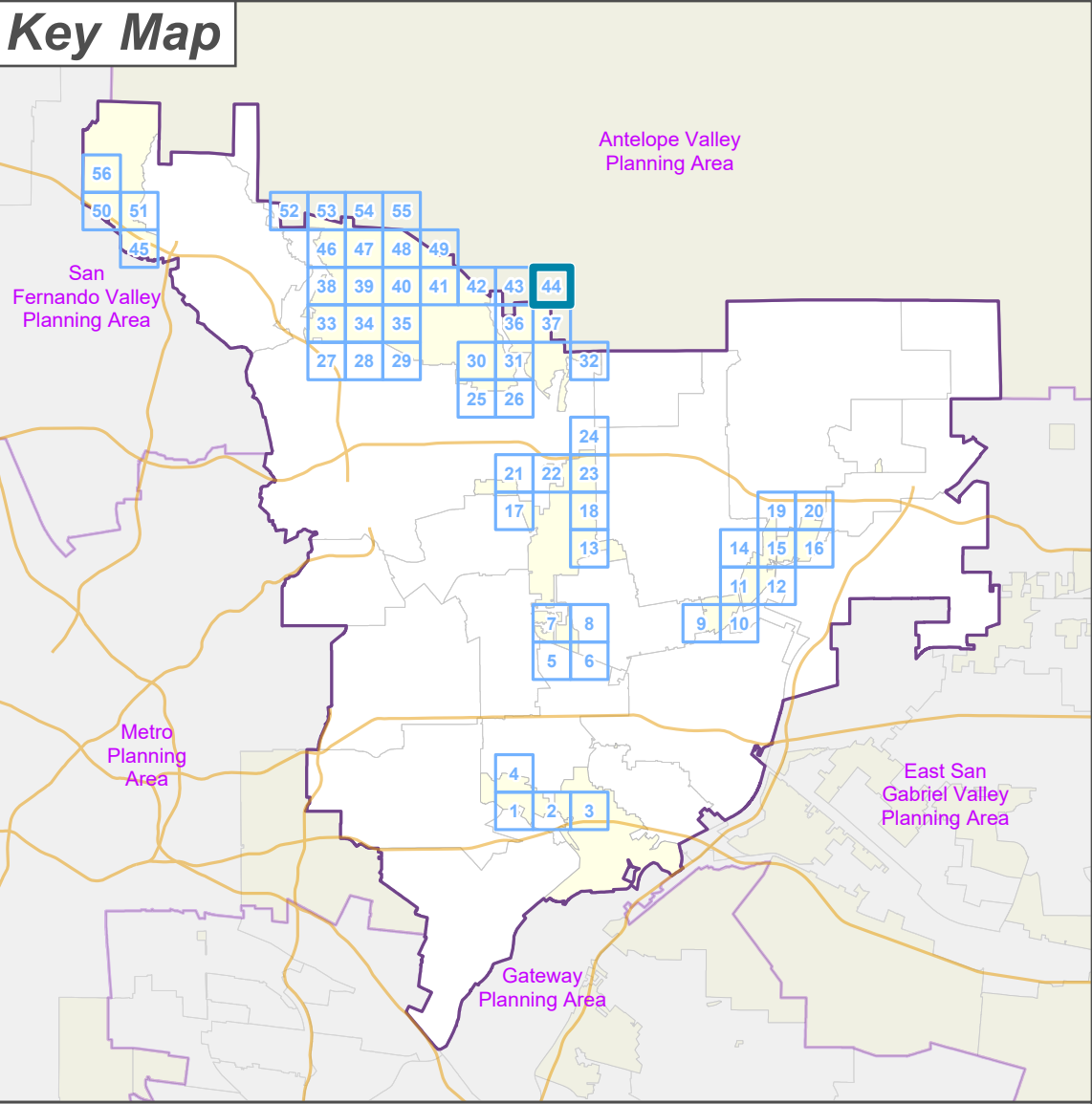
Parcels

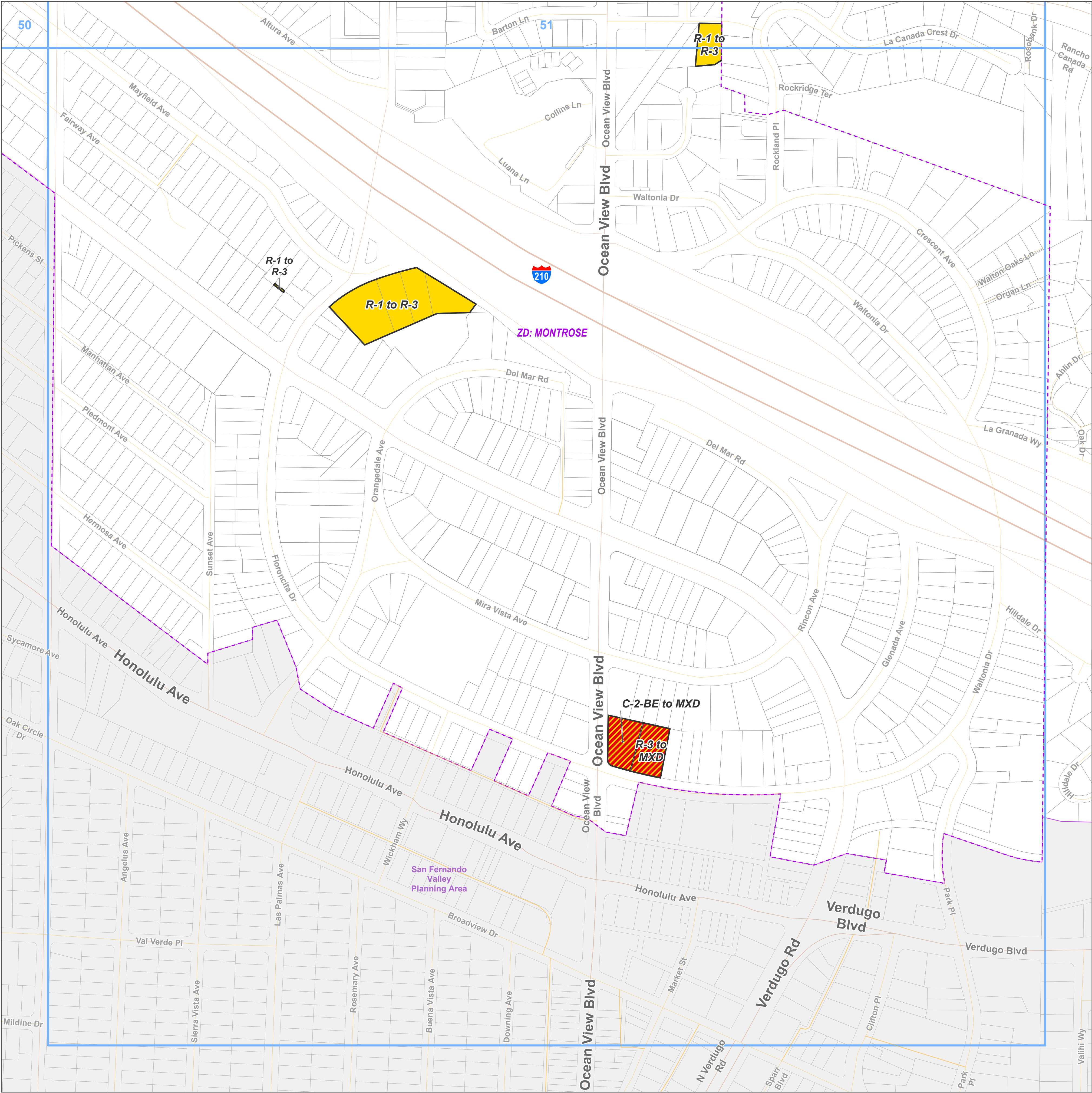
Map Series Grid

Surrounding Planning Area

Street Types

Minor










West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Montrose







Zone Change

-  R-3 - Limited Density Multiple Residence
-  MXD - Mixed Use Development

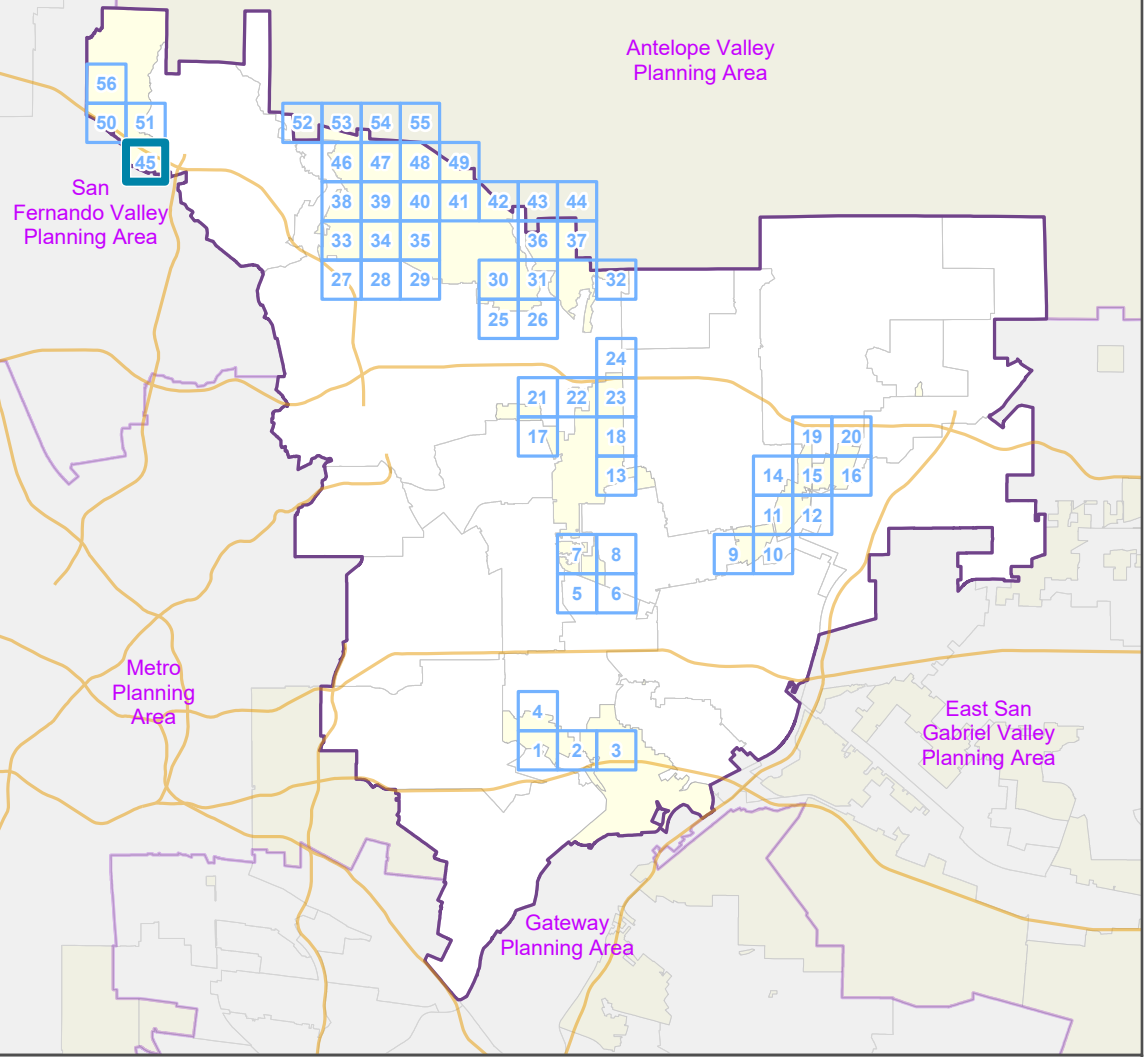
Base Layers

-  Zoned District
-  Map Series Grid
-  Surrounding Planning Area

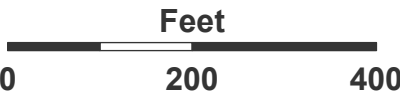
Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

Key Map



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R-1-10000  
to W

West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- R-3 - Limited Density Multiple Residence
- O-S - Open Space
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Minor
- Trail

ZD: ALTADENA

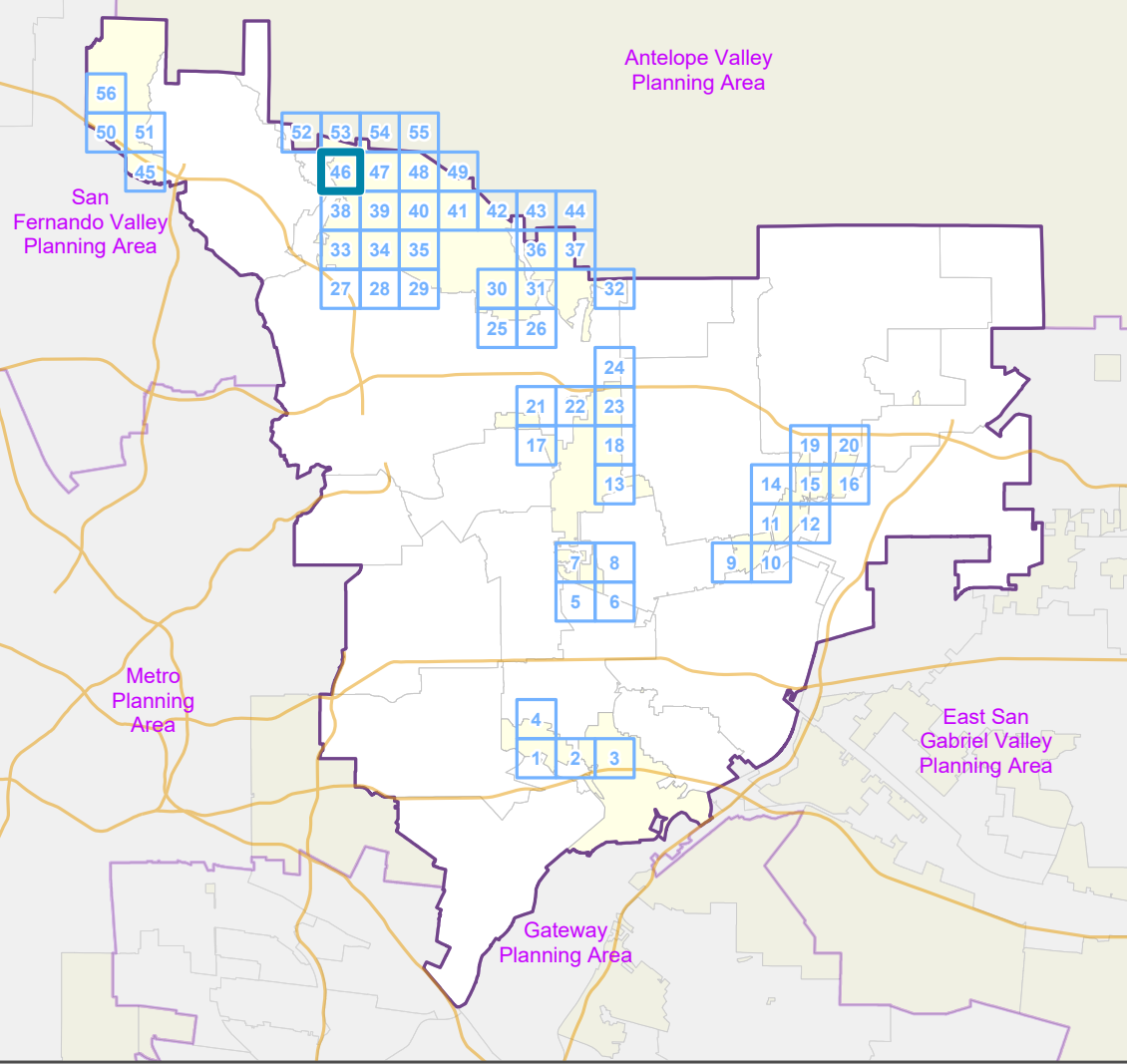
R-1-10000  
to A-1

R-1-10000  
to A-1

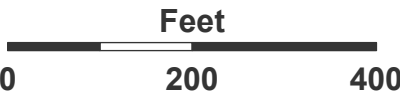
R-1-10000  
to O-S

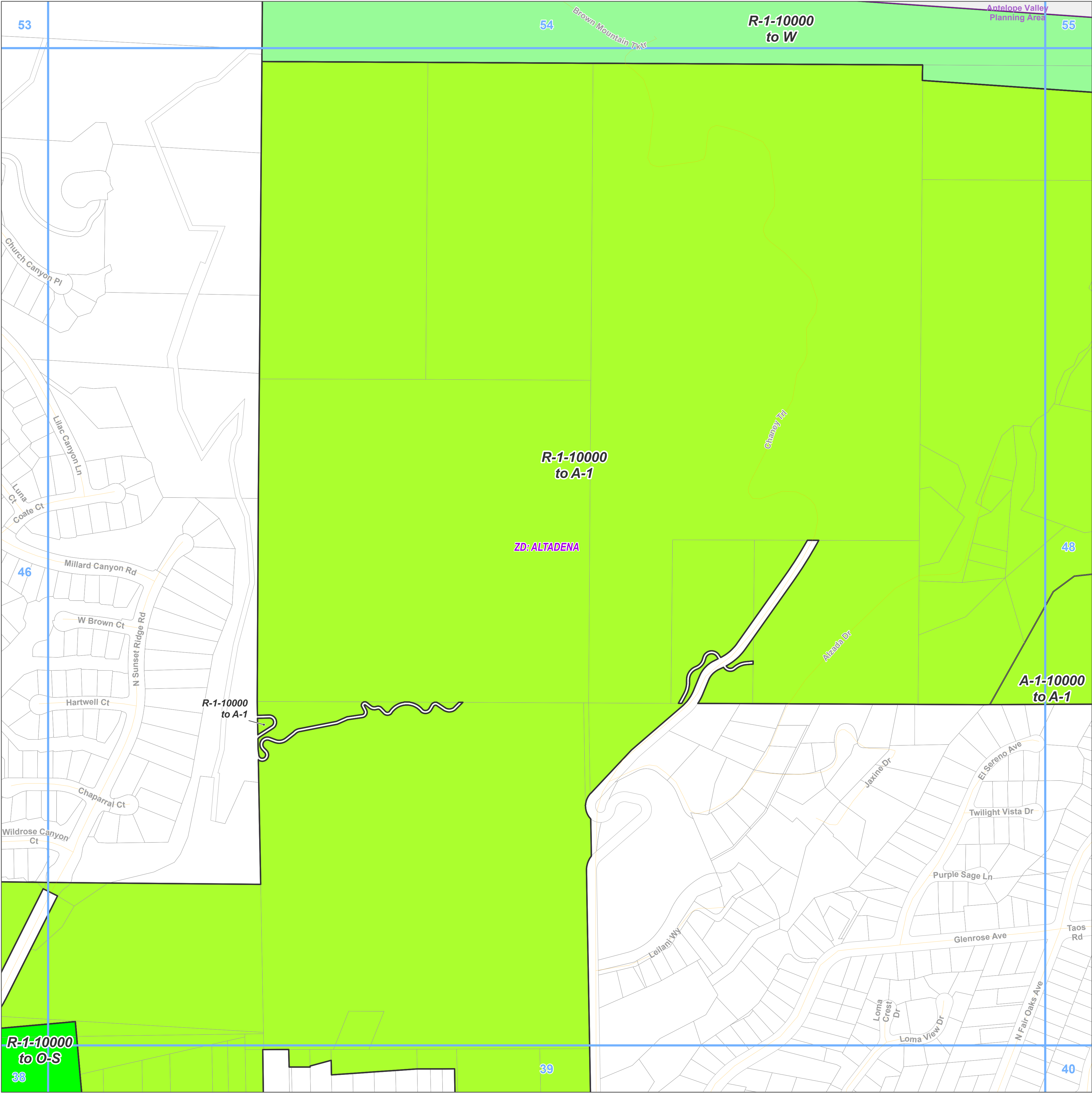
R-1-10000  
to O-S

Key Map



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West San Gabriel Valley Planning Area  
Zone Changes

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- O-S - Open Space
- W - Watershed

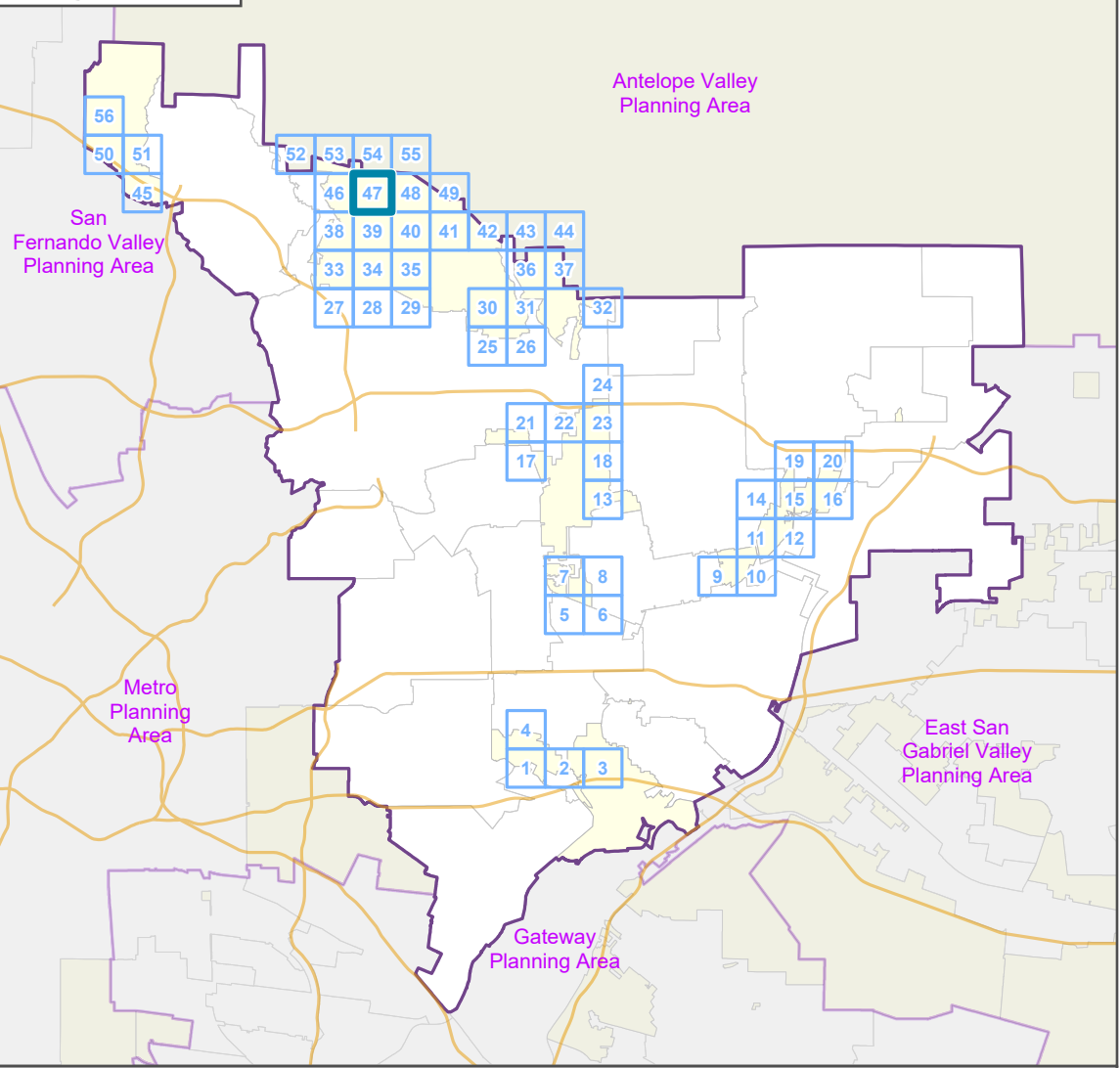
Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

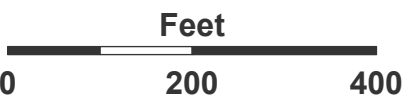
- Minor

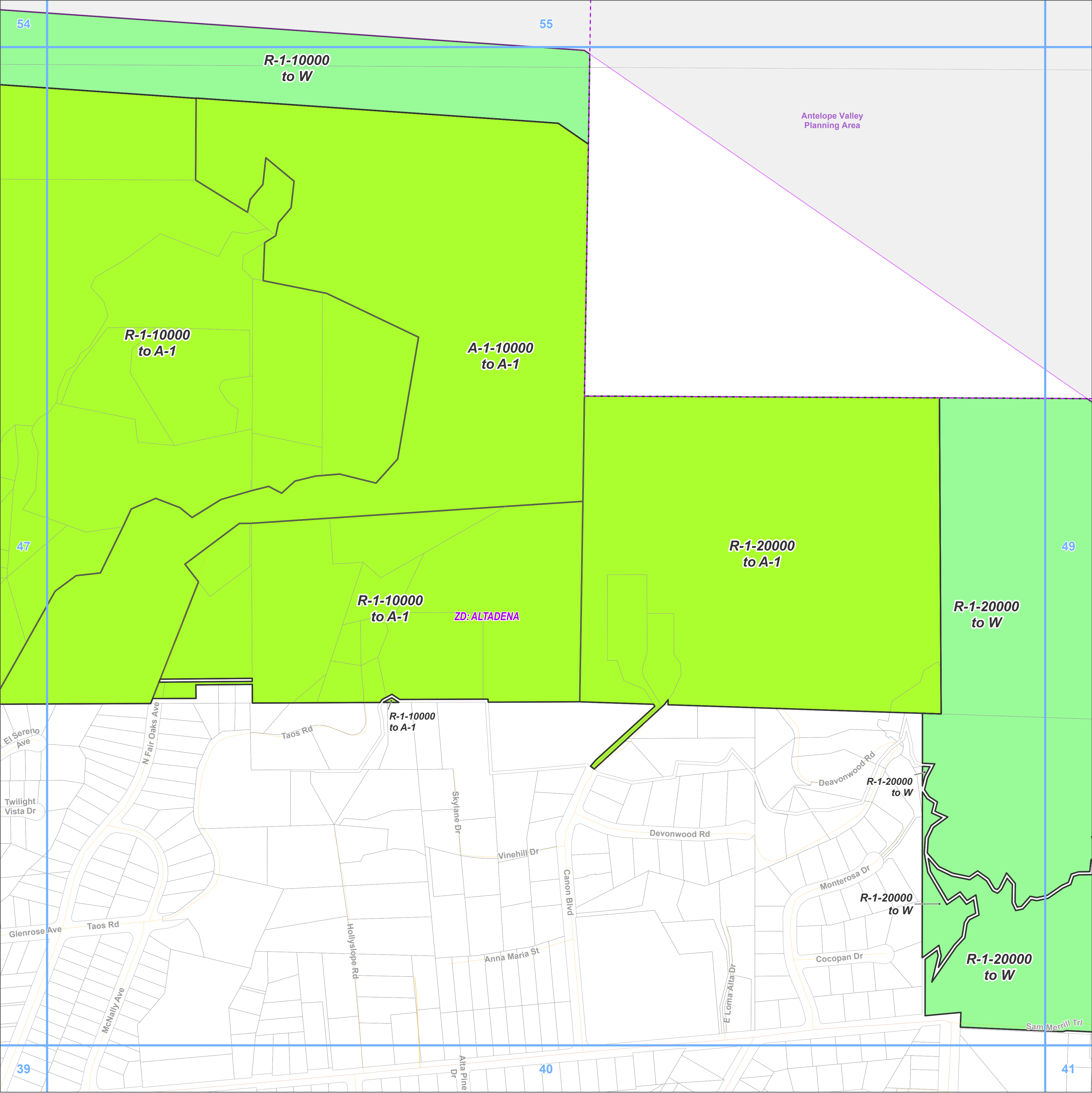
Key Map



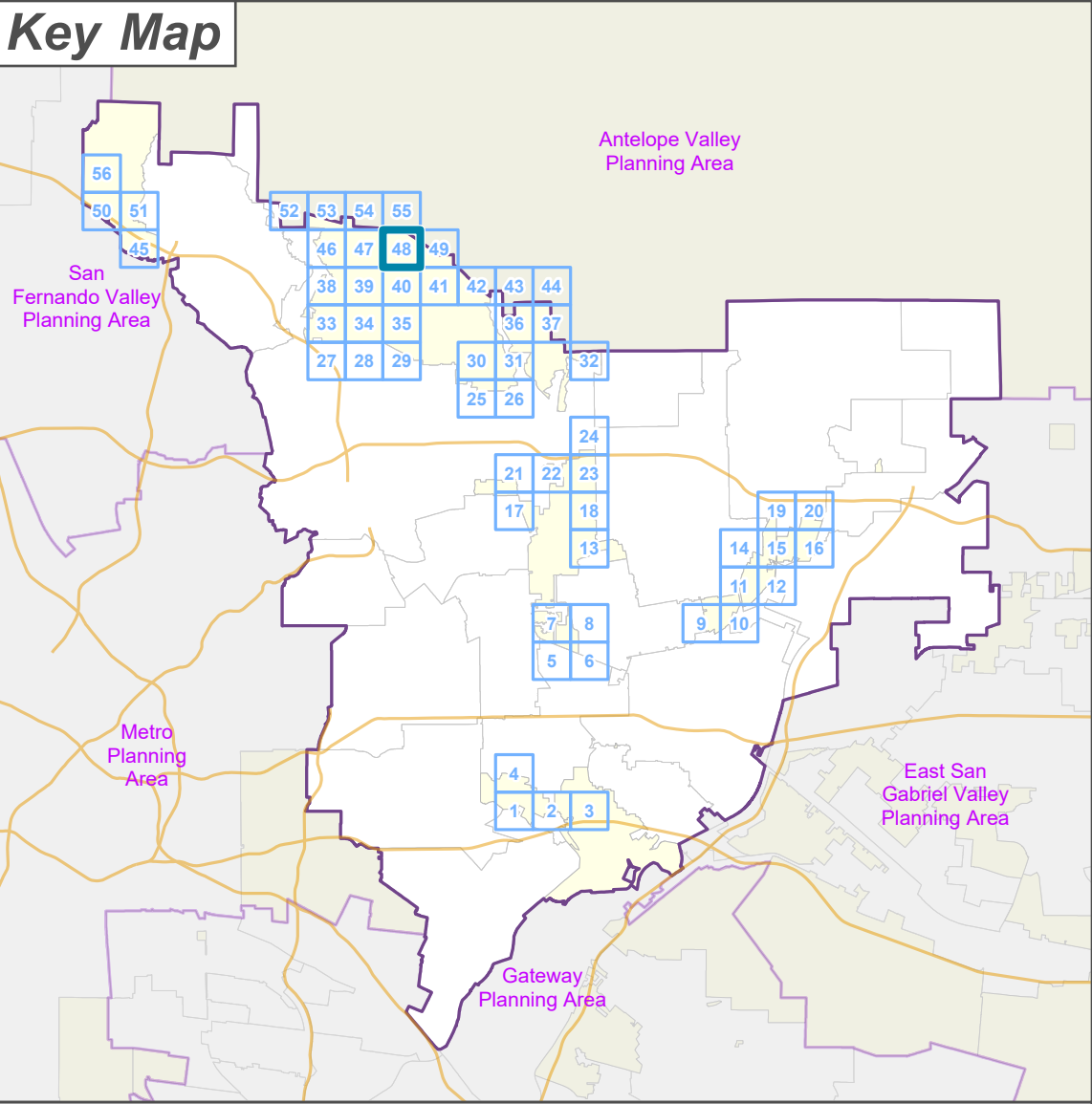
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- Zone Change
- A-1 - Light Agriculture
- W - Watershed
- Base Layers
- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area
- Street Types
- Secondary
- Minor
- Alley



Zone Change

W - Watershed

Base Layers

Zoned District

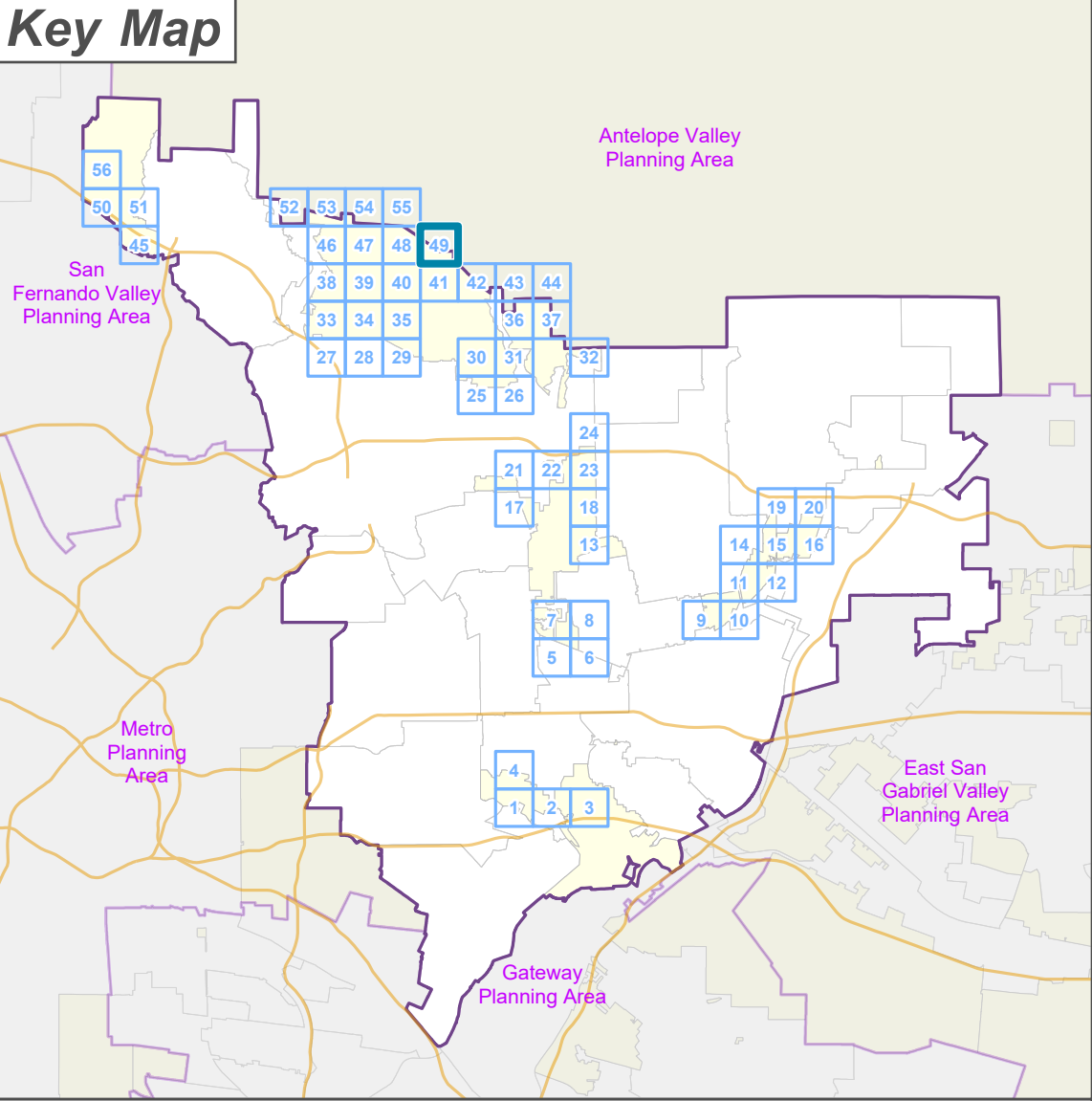
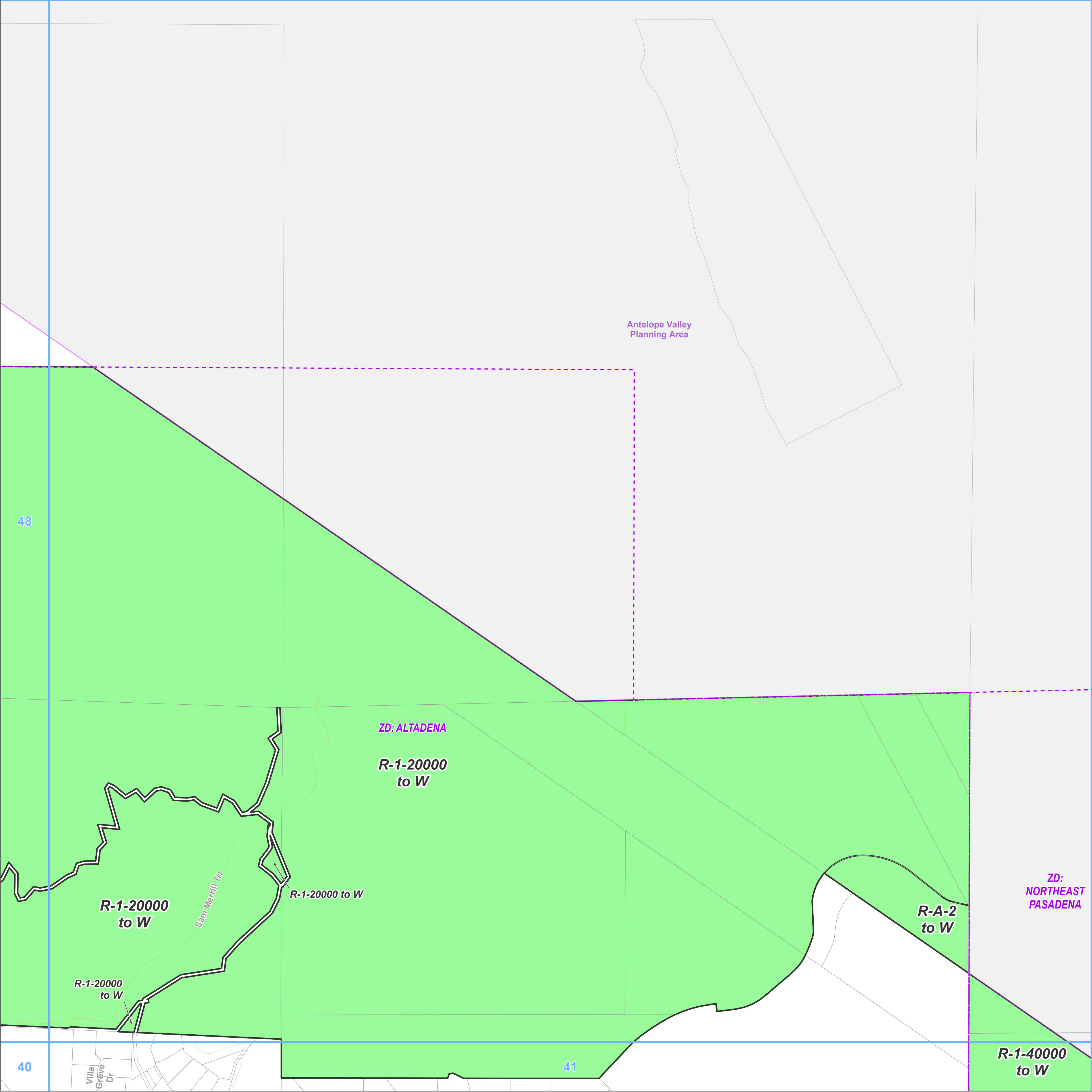
Parcels

Map Series Grid

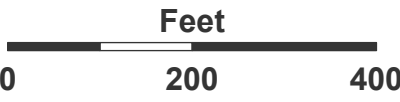
Surrounding Planning Area

Street Types

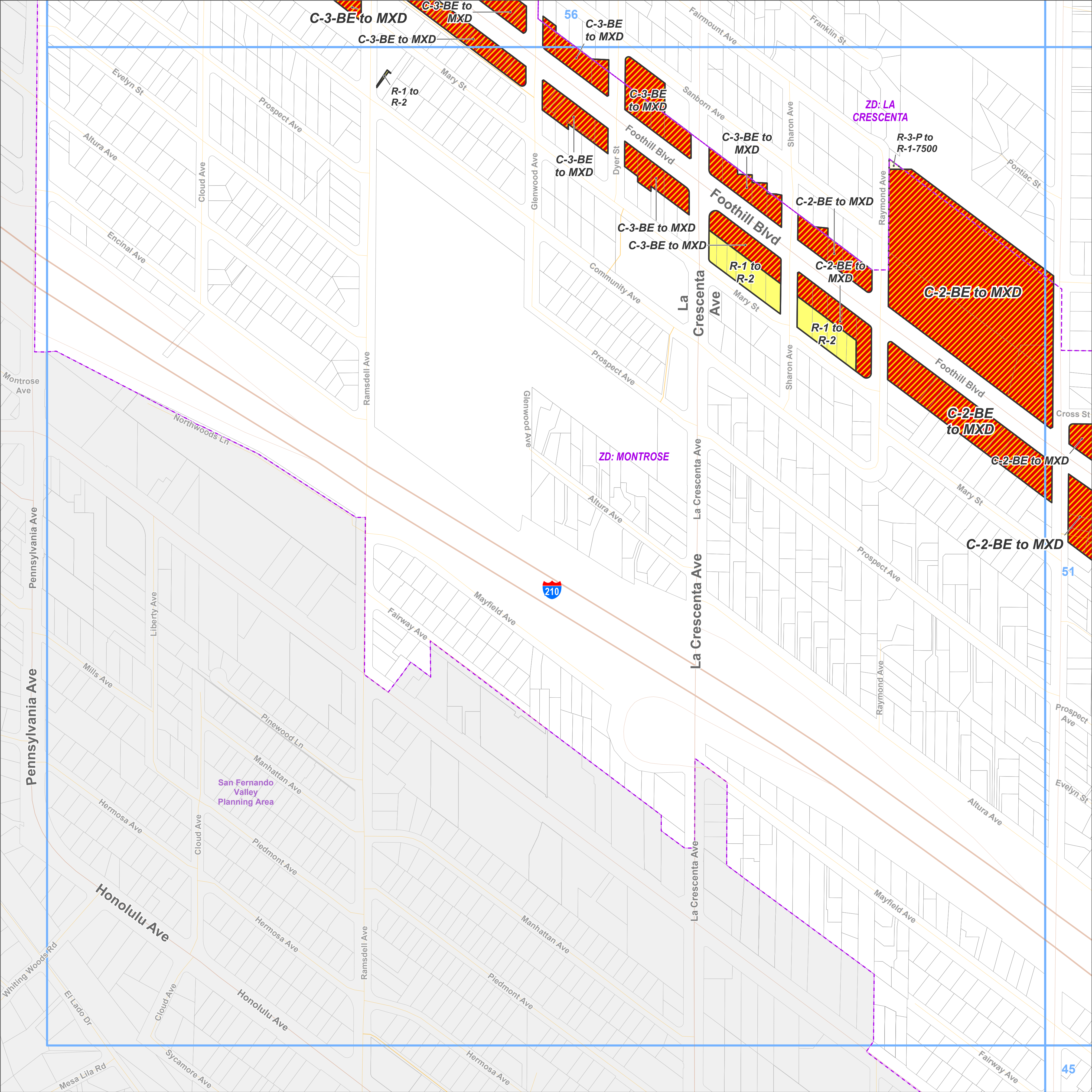
Minor



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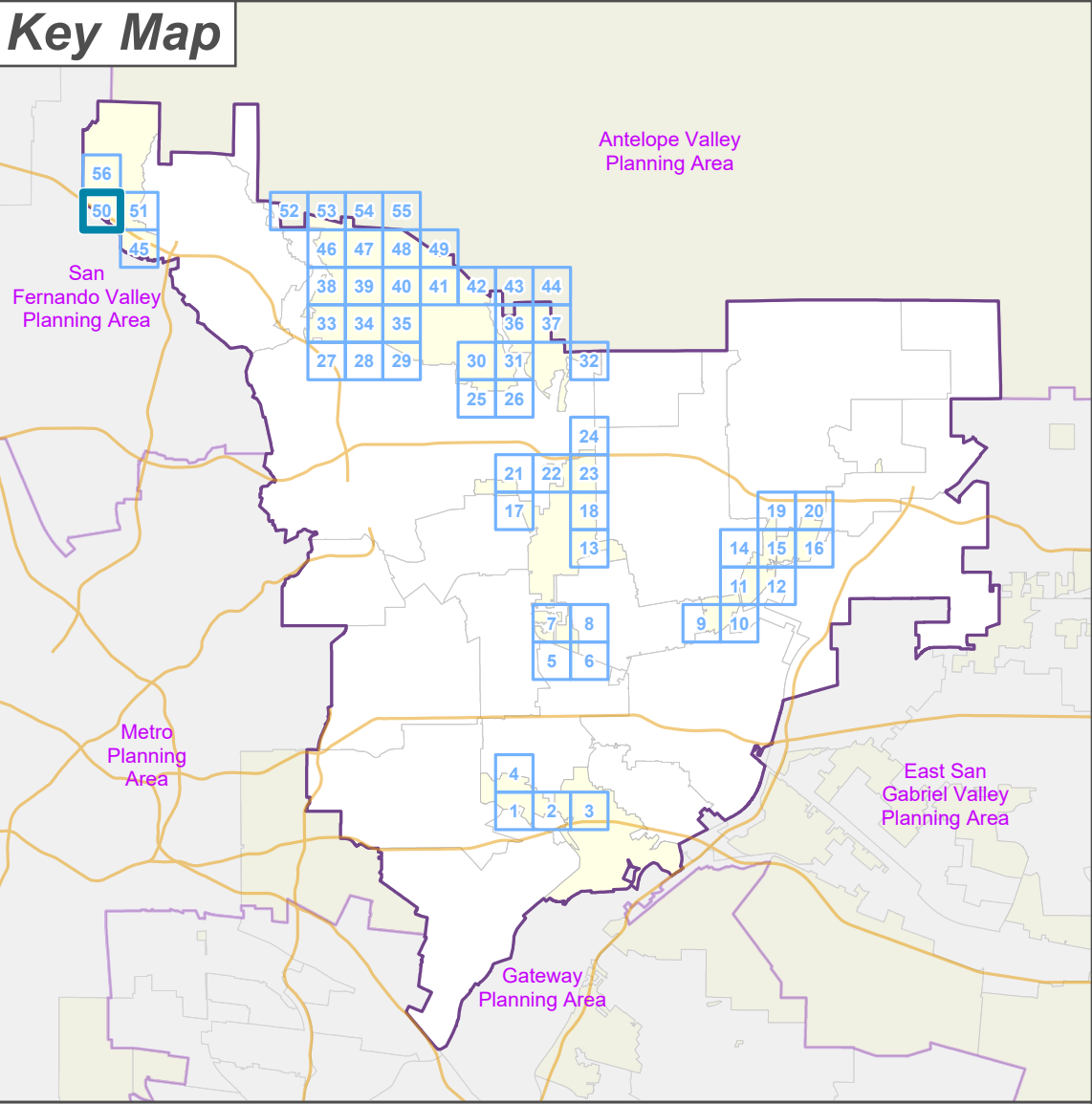
Los Angeles County

## West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): La Crescenta,  
Montrose

Page 50 of 56

- Zone Change**
- R-1 - Single-Family Residence
  - R-2 - Two-Family Residence
  - MXD - Mixed Use Development
- Base Layers**
- Zoned District
  - Parcels
  - Map Series Grid
  - Surrounding Planning Area
- Street Types**
- Freeway
  - Primary
  - Secondary
  - Minor
  - Ramp
  - Alley



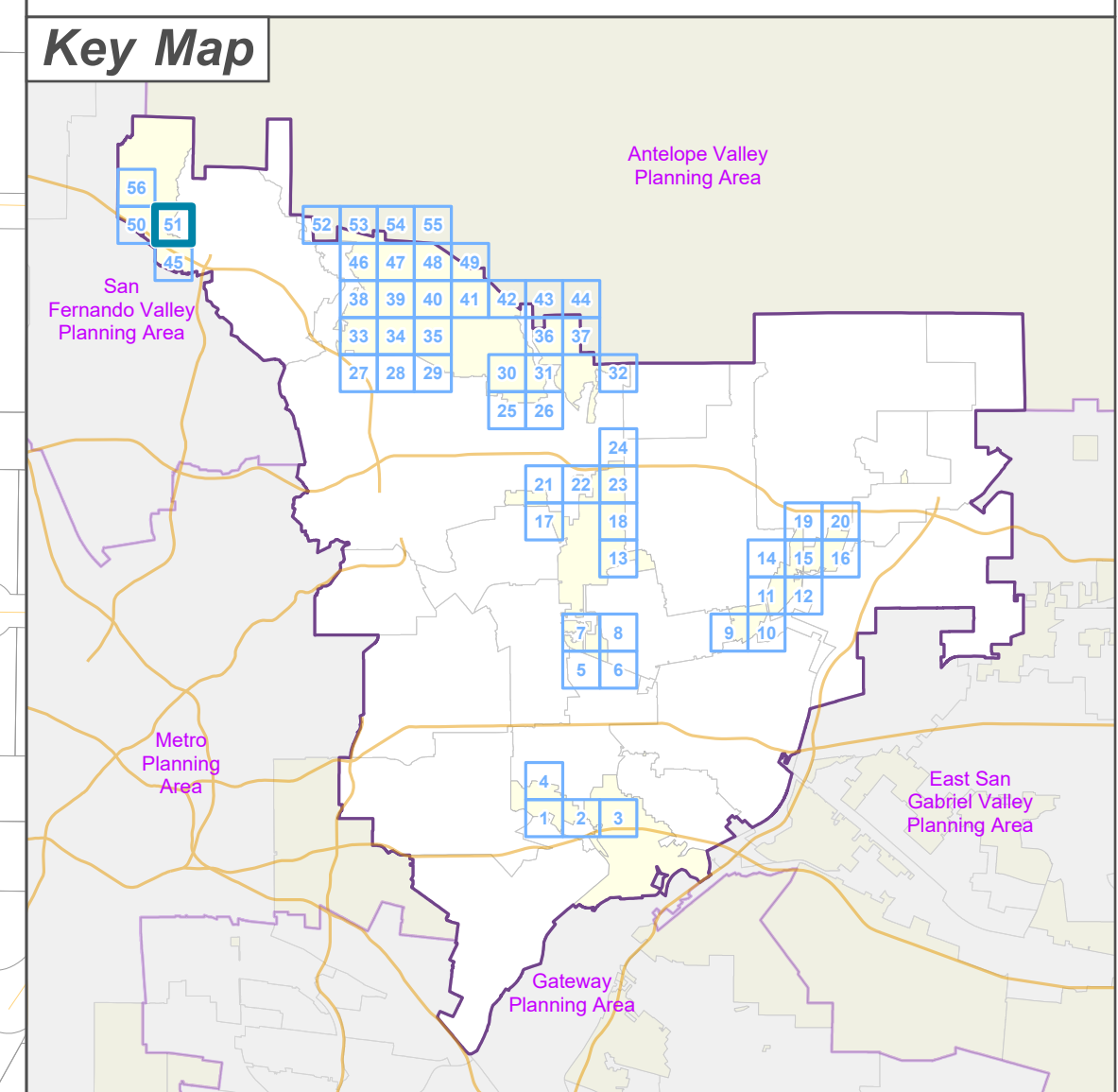
 R-3 - Limited Density Multiple Residence

 MXD - Mixed Use Development

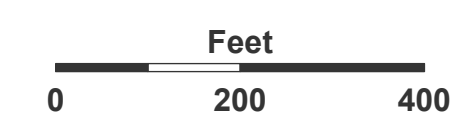
 Zoned District

☐ Map Series Grid

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Zone Change

W - Watershed

Base Layers

Zoned District

Parcels

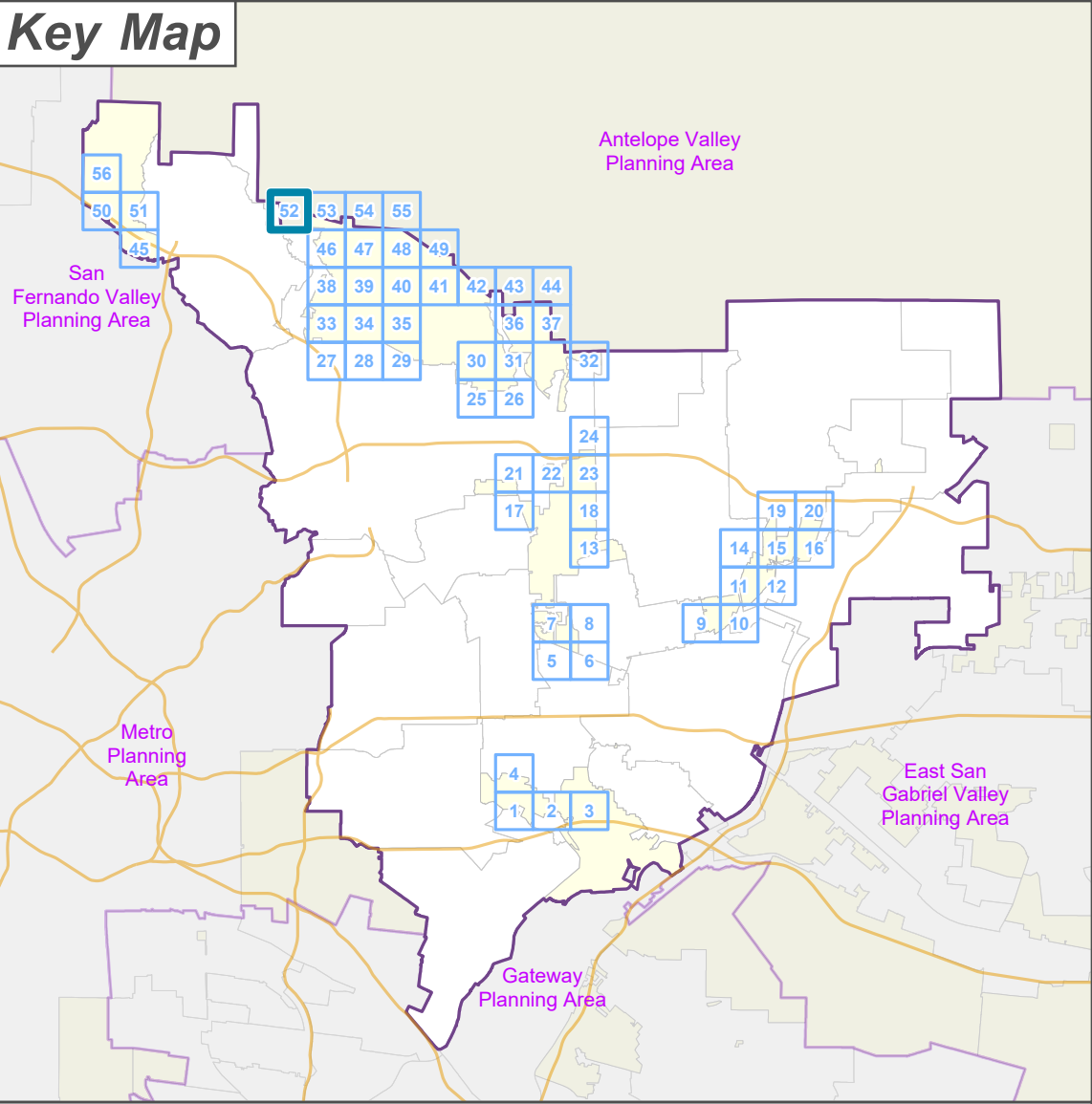
Map Series Grid

Surrounding Planning Area

Street Types

Secondary

Minor



Zone Change

W - Watershed

Base Layers

Zoned District

Parcels

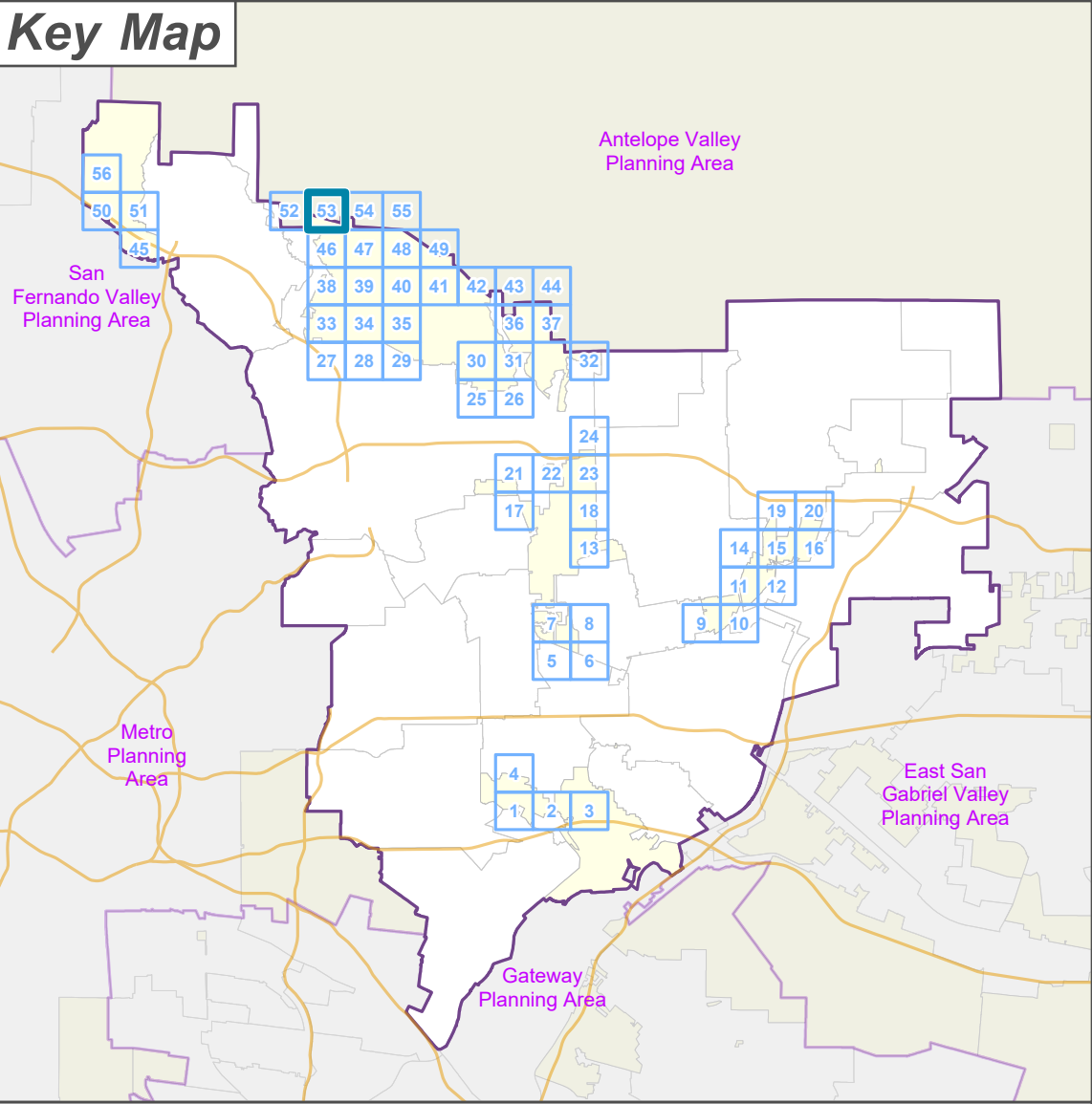
Map Series Grid

Surrounding Planning Area

Street Types

Minor

Trail



Zone Change

A-1 - Light Agriculture

W - Watershed

Base Layers

Zoned District

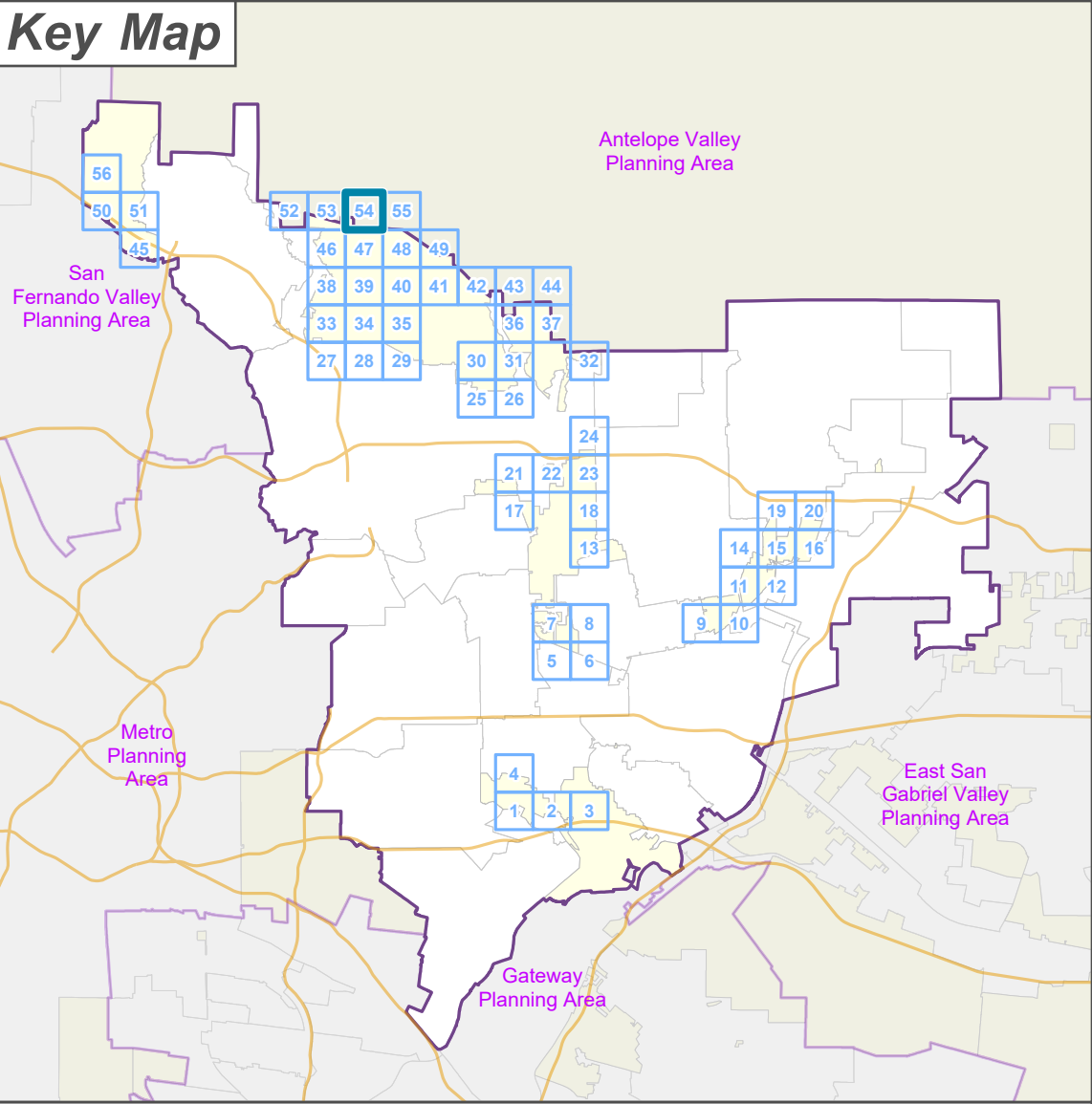
Parcels

Map Series Grid

Surrounding Planning Area

Street Types

Minor



Zone Change

A-1 - Light Agriculture

W - Watershed

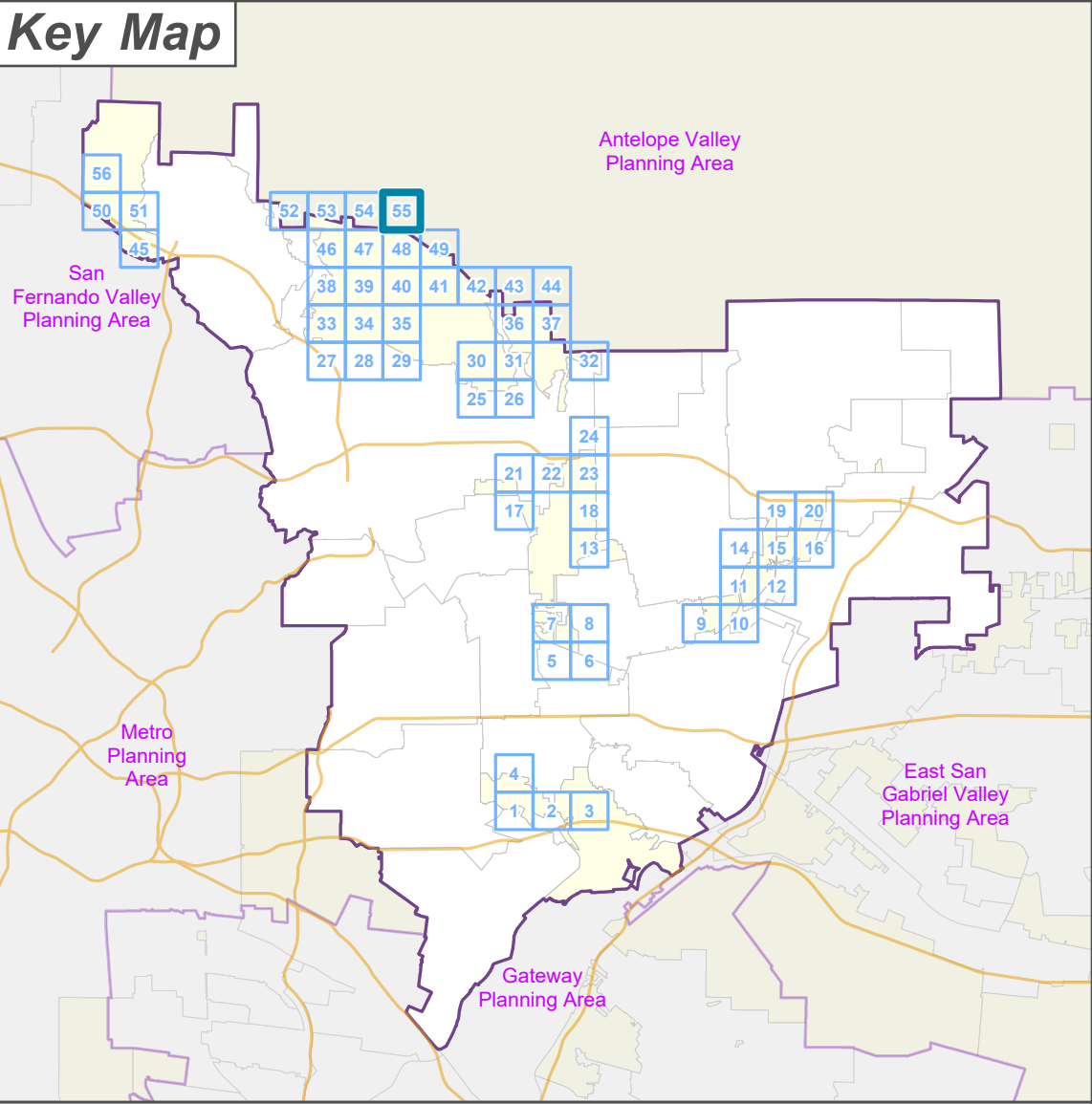
Base Layers

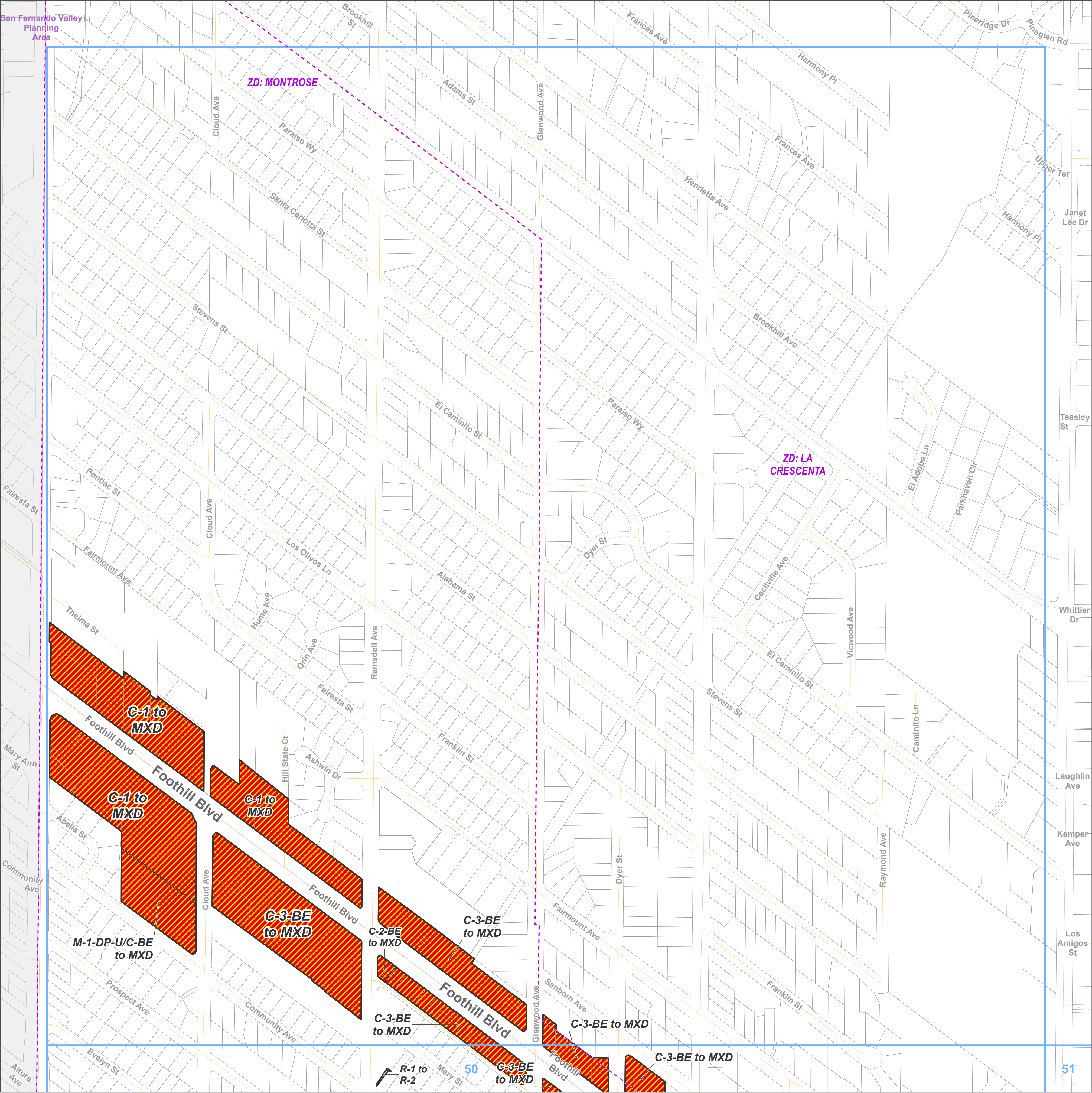
Zoned District

Parcels

Map Series Grid

Surrounding Planning Area





**Zone Change**  

R-2 - Two-Family Residence

MXD - Mixed Use Development

**Base Layers**  

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

**Street Types**  

Primary

Secondary

Minor

Alley

