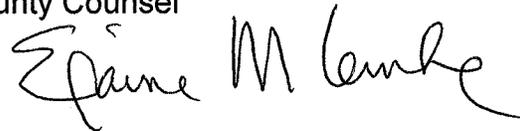


ANALYSIS

An ordinance amending Title 21 – Subdivisions and Title 22 – Planning and Zoning of the Los Angeles County Code to establish certain uses, permit requirements, and development standards that encourage a healthy lifestyle in the County by promoting walking, bicycling, and other exercise, and by creating better access to healthy foods.

JOHN F. KRATTLI
County Counsel

By



ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:vn

Requested: 01-31-2012

Revised: 01-06-2013

ORDINANCE NO. _____

An ordinance amending Title 21 – Subdivisions and Title 22 – Planning and Zoning of the Los Angeles County Code, to establish certain uses, permit requirements, and development standards that encourage a healthy lifestyle in the County by promoting walking, bicycling, and other exercise, and by creating better access to healthy foods.

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

SECTION 1. Section 21.16.015 is hereby amended to read as follows:

21.16.015 Building Location and access restrictions -- Exhibit map.

A tentative map submitted pursuant to Chapter 21.40 for any portion of a condominium project, a community apartment project, or a lease project shall be accompanied by an exhibit map, unless the project requires a conditional use permit which is processed prior to or concurrently with the tentative map and which addresses the location of buildings and access thereto on the project site. An exhibit map shall be subject to the following requirements:

A. The exhibit map shall be submitted to the satisfaction of the Director of Regional Planning and shall depict, but shall not be limited to, the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities, ~~and the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings (i.e., crosswalks).~~

B. The exhibit map shall depict any required cross-section or sections shown to scale, with dimensions for all existing and proposed highways, parkways, streets, ways, drives, fire lanes, and alleys within and adjoining the project site. The cross-sections shall depict, at a minimum, any existing and proposed pedestrian, bicycle, vehicle and transit improvements for the project, and project features such as street trees, street lights, bicycle lanes, traffic-calming devices, signs and utility poles, walls, fences, and adjacent building facades. Additional cross-sections shall be required to depict any variations in the standard street design set forth in this Title 21 that will be created by the proposed improvements, including variations in approaches to, and/or departures from, intersections.

BC. The exhibit map shall depict and ensure compliance with the development standards set forth in this Title 21 and in Title 22, the conditions of the approved tentative map, and the approved environmental document for the project.

CD. The exhibit map shall not include conditions.

DE. The exhibit map shall be reviewed by the sSubdivision eCommittee, which shall make its recommendations to the advisory agency.

EF. The exhibit map shall be approved or disapproved by the advisory agency concurrently with the tentative map for the project, consistent with the provisions of this Title 21. An approved exhibit map shall be consistent with the terms and conditions of the approved tentative map including, but not limited to, the total number of dwelling units, site grading, pad elevations, the location of driveway entrances, and the

pavement width of the internal driveway system, including walkways and landscaping strips.

FG. Upon recordation of the final map, the approved exhibit map shall be retained by the advisory agency and shall remain valid as long as the final map remains valid.

GH. The Director of Regional Planning may approve an amendment to an approved exhibit map at any time prior to the expiration of the tentative map, or at any time after recordation of the final map as long as the final map remains valid, subject to the following requirements:

1. The Director of Public Works and the Forester and Fire Warden concur in the amendment to the exhibit map; and
2. An amendment to the exhibit map shall be limited to building placement, driveway design – including location and width, walkway and landscaping design, the details of the cross-section(s) as required by subsection B of this section, the size and number of buildings within the proposed project, and setback modifications authorized by Section 22.48.180 of the Zoning Ordinance.

...

SECTION 2. Section 21.24.065 is hereby amended to read as follows:

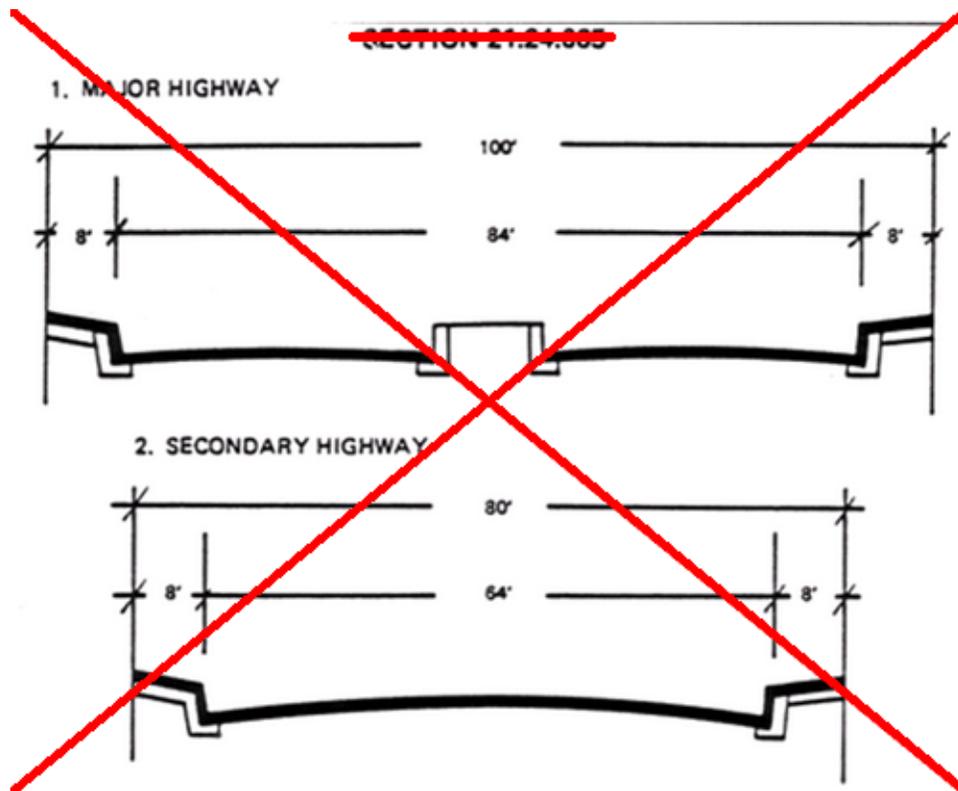
**21.24.065 Right-of-way and Roadway Width Requirements --
Cross-section Diagrams.**

A. Each highway shall have a width of right-of-way, vehicular pavement, and sidewalk where a sidewalk is required, to conform to the following cross-sections and

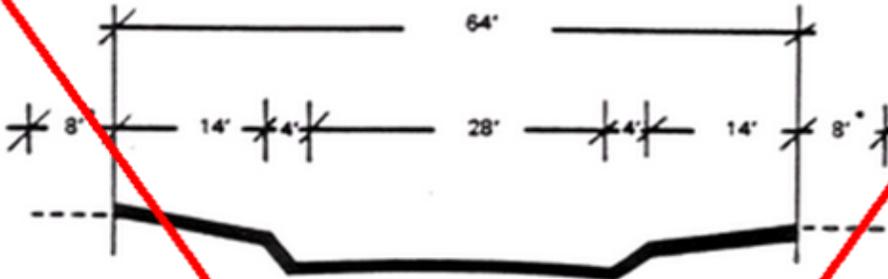
_____ or such other designs as approved by the ~~road commissioner~~ Director of Public Works. The advisory agency may modify the requirements of this section as to highway widths if topographic features, title limitations, existing improvements, or safety considerations make such dedication impossible or impractical, provided the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, are maintained.

...

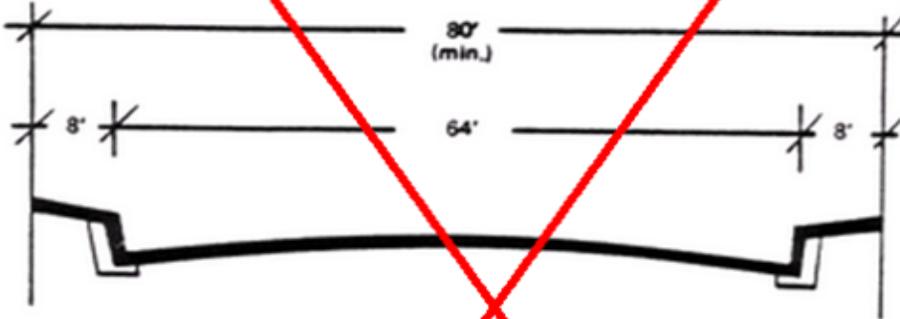
C. Cross-sections – not to scale. (See Cross-section Diagrams for Section 21.24.065 on the following pages.)



~~3. LIMITED SECONDARY HIGHWAY~~

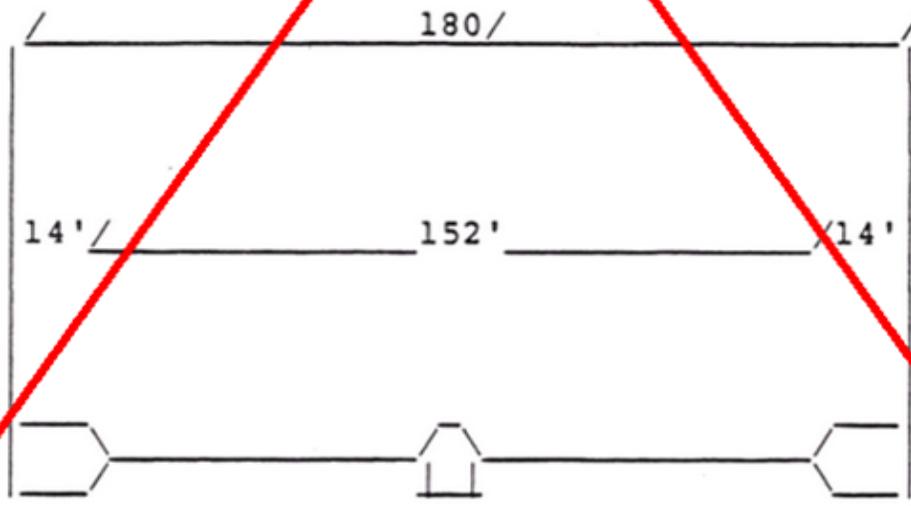


~~4. PARKWAY~~



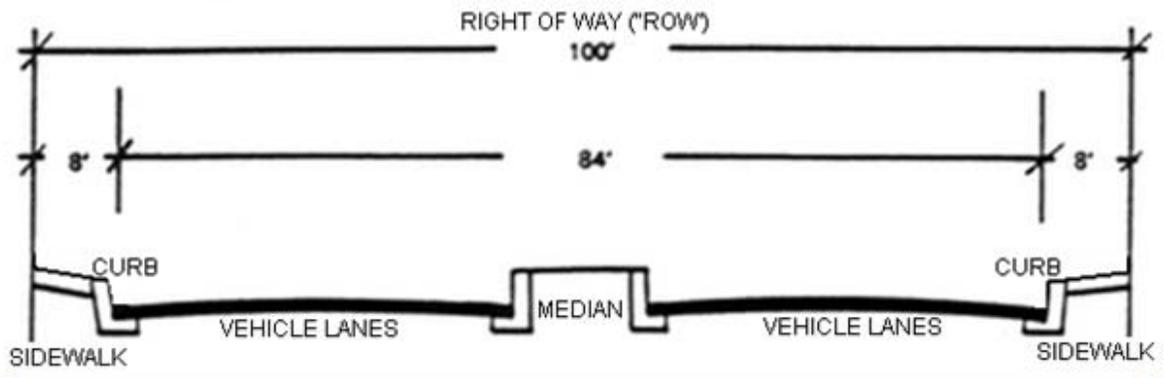
SECTION 21.24.065 (Continued)

~~5. EXPRESSWAY~~

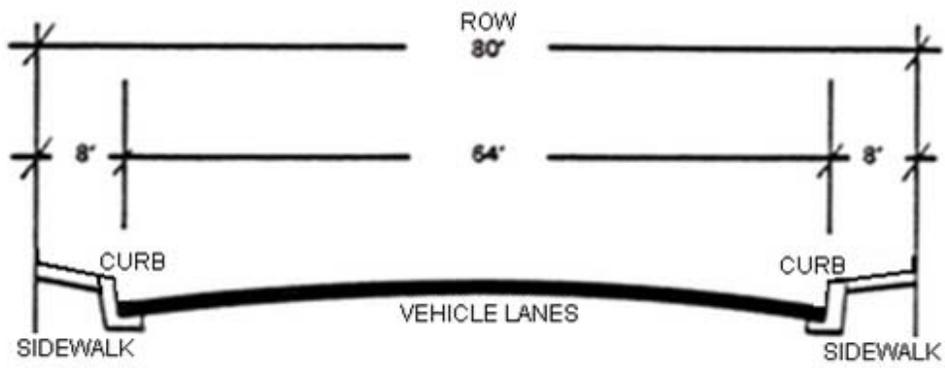


SECTION 21.24.065

1. MAJOR HIGHWAY

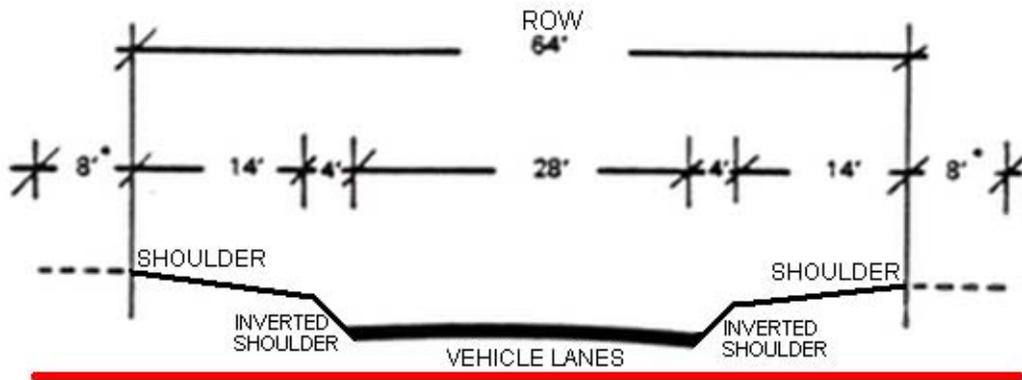


2. SECONDARY HIGHWAY

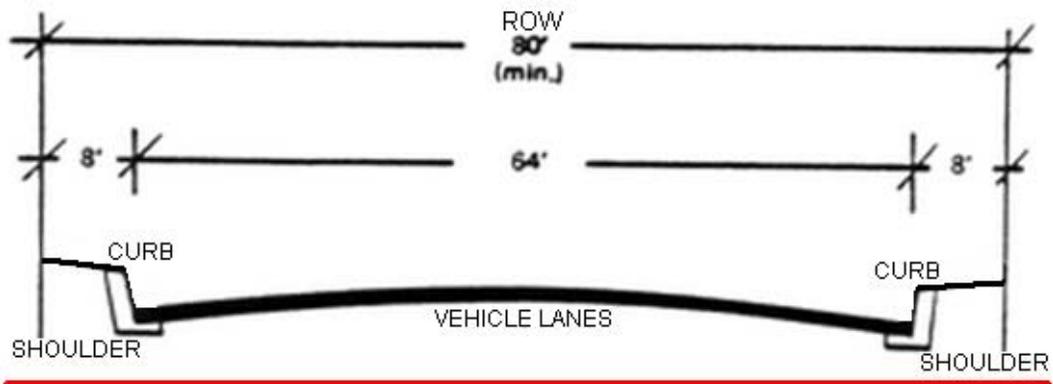


SECTION 21.24.065 (Cont'd)

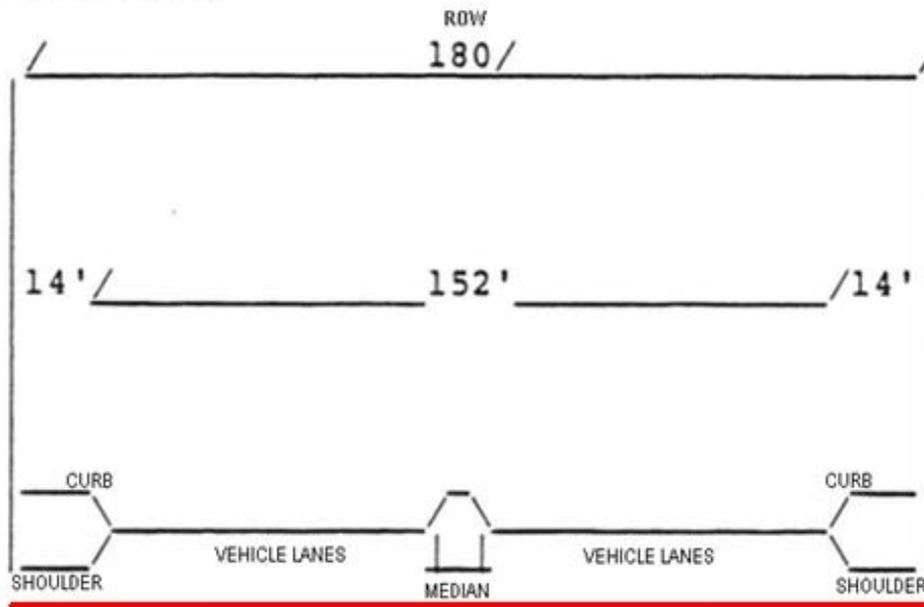
3. LIMITED SECONDARY HIGHWAY



4. PARKWAY



5. EXPRESSWAY



...

SECTION 3. Section 21.24.090 is hereby amended to read as follows:

21.24.090 Right-of-way and Roadway Width Requirements --

Cross-section Diagrams.

A. Each alley and street shall have a width of right-of-way, vehicular pavement, and sidewalk, where a sidewalk is required, to conform to the following cross-sections, as shown on the diagrams following this section. ~~The advisory agency may modify the requirements of this section as to right-of-way and improvements widths if topographic features, title limitations, the general plan, community standards districts, the pattern of existing neighborhood development or existing improvements, or safety considerations make such dedication impossible, unnecessary or impractical. The advisory agency may also modify right-of-way and improvement width requirements in conjunction with a conditional use permit for a residential planned development, density-~~

~~controlled development or hillside development if it finds that the standard street widths are not consistent with the approved design. In no case shall the minimum right-of-way be less than 40 feet, except for alleys. The cross-sections designated as "alternate" shall not apply if the advisory agency finds that the use of such alternate cross-sections would not be in keeping with the design and improvement of adjoining highways or streets.~~

B. The advisory agency may modify the requirements of this section, provided the minimum width of the right-of-way is 40 feet, excluding alleys, the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities are maintained, and either of the following apply:

1. The requirements of this section cannot be met or are unnecessary or impractical because of topographic features, title limitations, general plan or Community Standards District policies or requirements, existing patterns of development, or existing improvements or safety considerations; or

2. The advisory agency finds that the standard street widths required by this section are not consistent with the design of an applicant's residential planned, density-controlled, or hillside management development.

C. The cross-sections designated as "alternate" in the diagrams following this section shall apply to existing improved streets only if the advisory agency finds that:

1. The standard cross-section is not necessary to provide for the safety and convenience of pedestrians, including children, senior citizens, and persons with disabilities;

2. The alternate cross-section will not directly serve land zoned residential or commercial;

3. Pedestrian-heavy institutional uses, including private schools, public schools, colleges, universities, parks, and post offices will not be served by the alternate cross-section;

4. The alternate cross-section will not impact either existing or proposed bicycle facilities that are required by and/or consistent with, the County Bicycle Master Plan; and

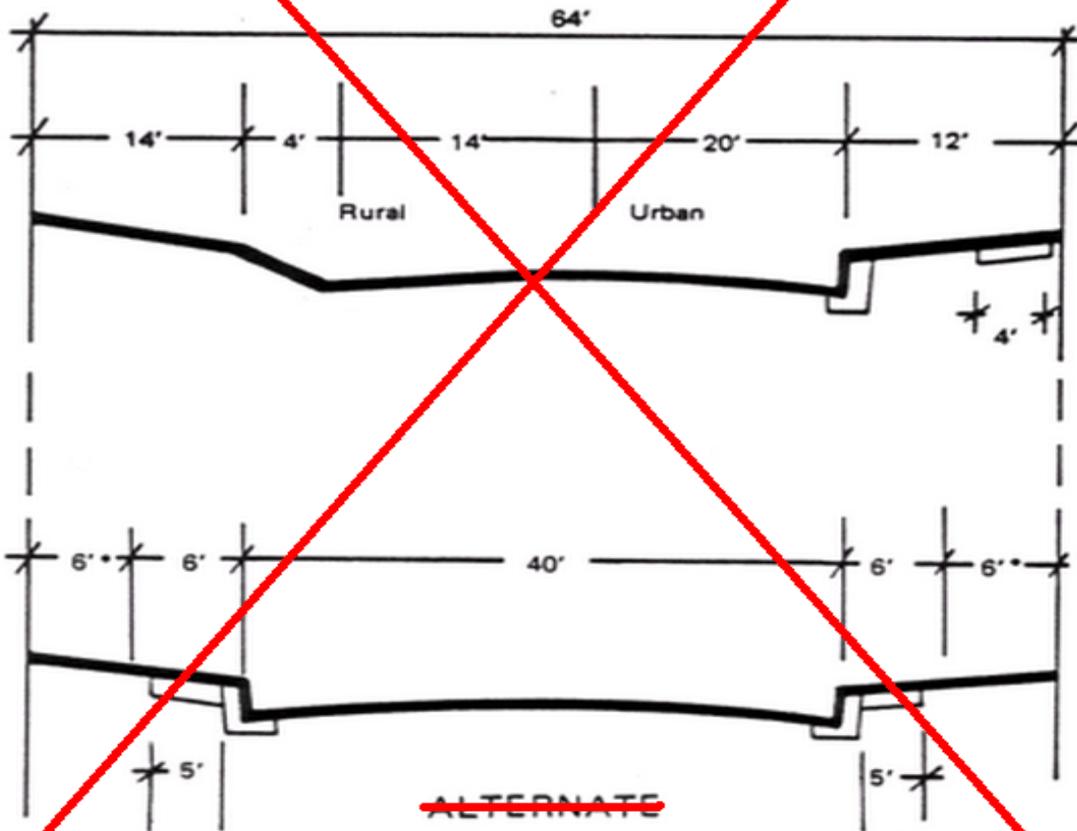
5. That the use of such alternate cross-section would be in keeping with the design and improvement of adjoining highways or streets.

BD. That position of a street marked with an asterisk (*) in the following diagrams may be counted as part of the net area of a lot or parcel of land. The line between that portion of a street marked with an asterisk (*) and the portion thereof not so marked shall be deemed to be the property line as the words "property line" are used in the Zoning Ordinance set out at Title 22 of this code, but this shall not permit any encroachment within any portion of such street by the underlying fee owner.

CE. ~~Diagrams~~Cross-sections – not to scale. (See Cross-section Diagrams for Section 21.24.090 on the following pages for diagrams.)

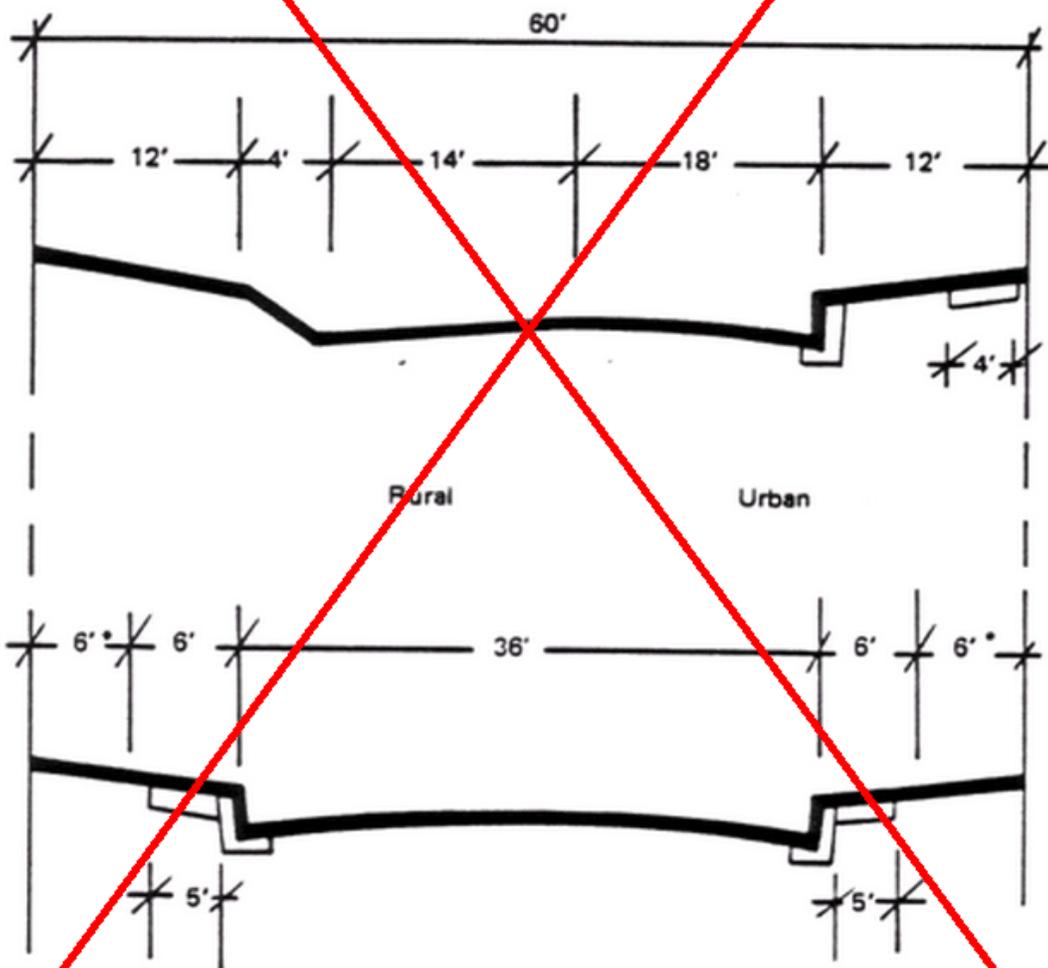
Diagrams for Section 21.24.090

1. RESIDENTIAL ENTRANCE STREETS FROM HIGHWAYS, THRU COLLECTOR STREETS, SECTION AND QUARTER-SECTION LINE COLLECTOR STREETS, AND STREETS ADJACENT TO SCHOOLS AND MULTIPLE RESIDENTIAL USES.



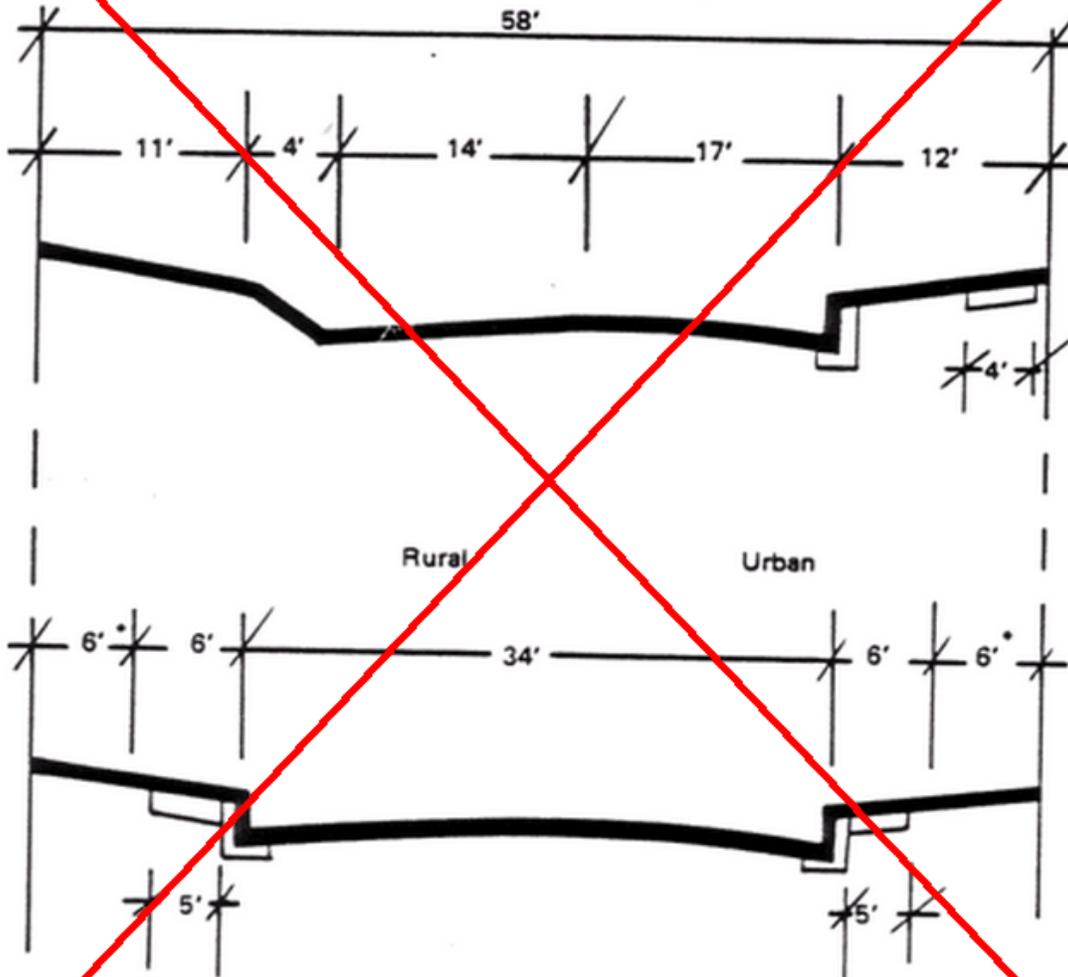
Diagrams for Section 21.24.090 (Cont'd)

2. INTERIOR COLLECTOR STREETS, CUL-DE-SAC STREETS MORE THAN 700 FEET IN LENGTH, AND LOOP OR OTHER LOCAL STREETS MORE THAN 1,400 FEET IN LENGTH - ONE OR TWO FAMILY RESIDENCES.



~~ALTERNATE~~

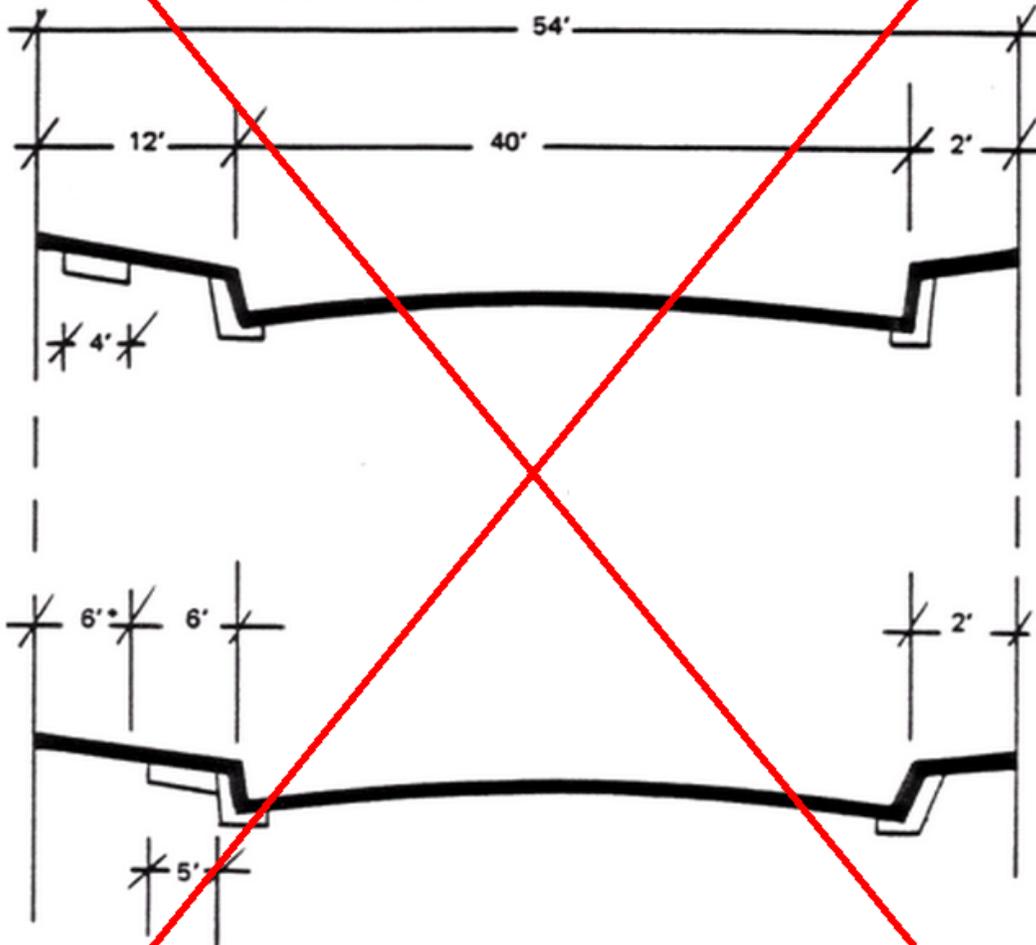
3. INTERIOR LOCAL STREETS, CUL-DE-SAC STREETS HAVING A LENGTH OF 700 FEET OR LESS, LOOP OR OTHER LOCAL STREETS HAVING A LENGTH OF 1,400 FEET OR LESS.



~~ALTERNATE~~

Diagrams for Section 21.24.090 (Cont'd)

4. SERVICE STREET SERVING AS A COLLECTOR STREET FOR MULTIPLE RESIDENCES.

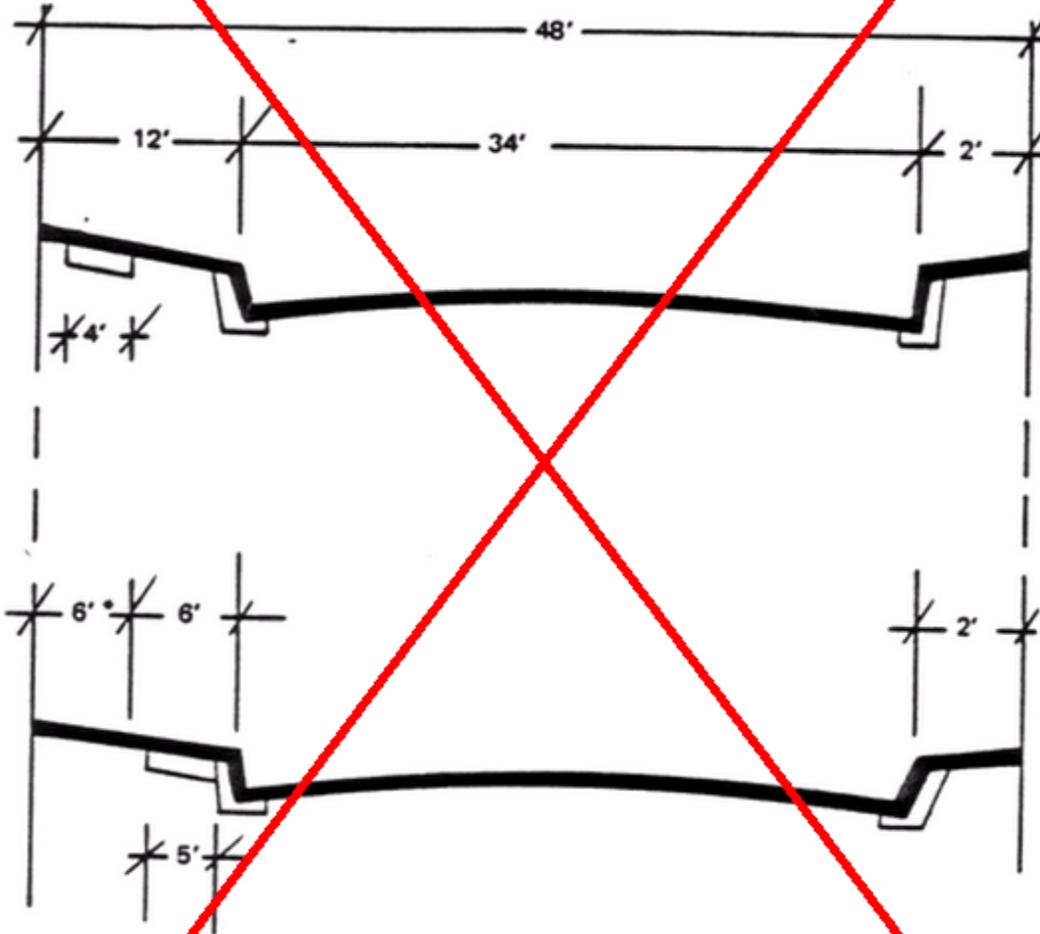


~~ALTERNATE~~

*See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

5. SER E STREET SERVING ONE FAMILY ID TWO FAMILY RESIDENCES.

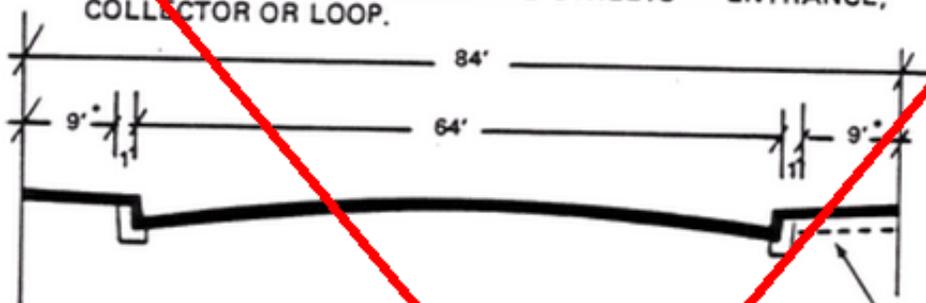


~~ALTERNATE~~

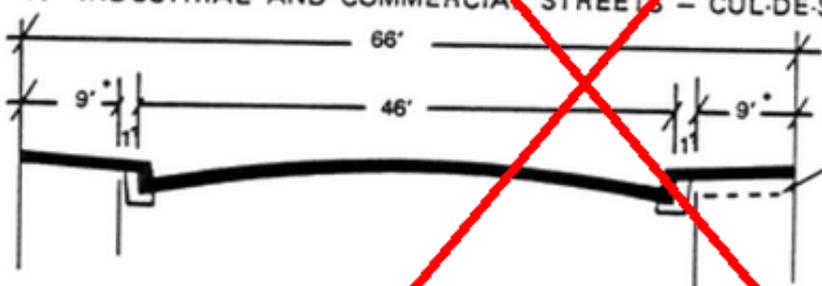
See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

6. INDUSTRIAL AND COMMERCIAL STREETS – ENTRANCE, COLLECTOR OR LOOP.

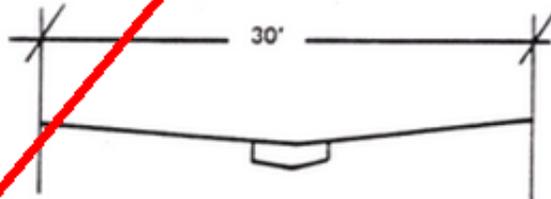


7. INDUSTRIAL AND COMMERCIAL STREETS – CUL-DE-SAC.



Optional where
future pedestrian
traffic warrants

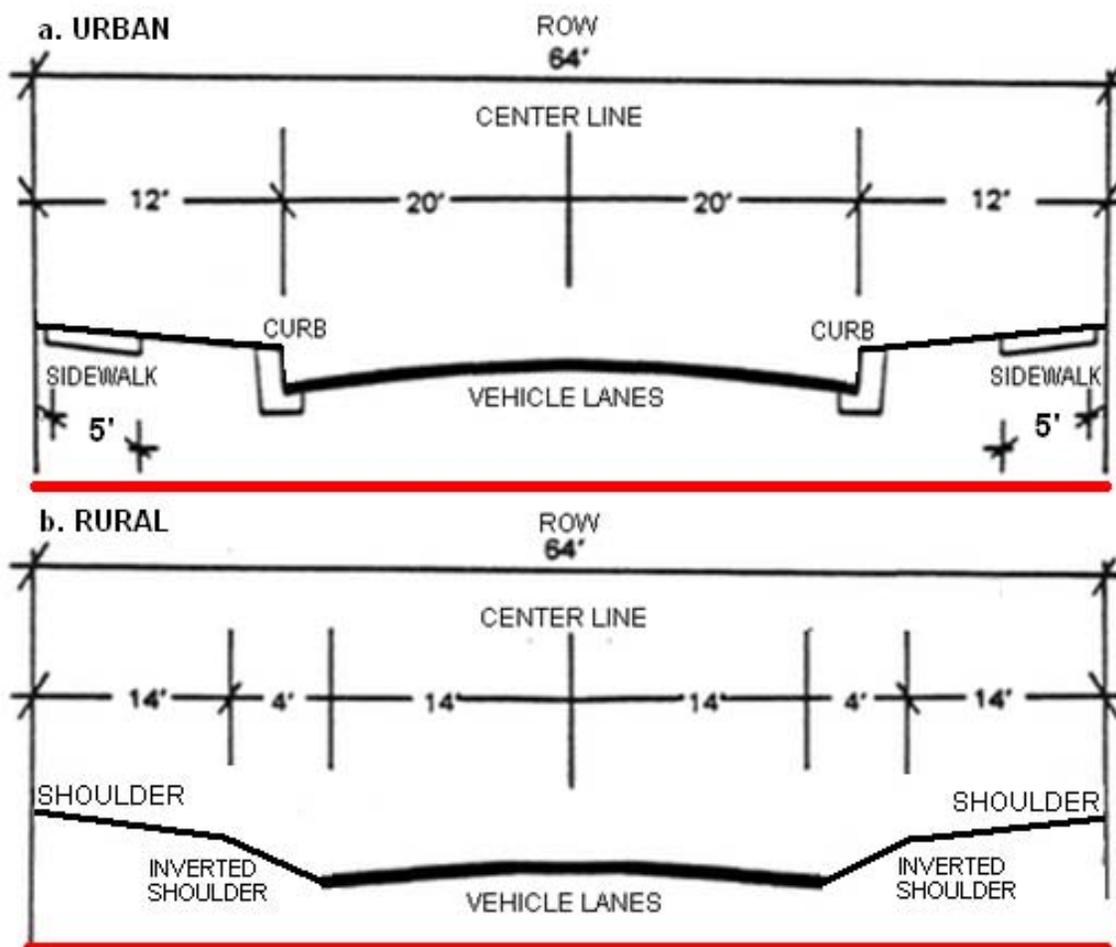
8. ALLEY.



*See Section 21.24.090 (B)

Diagrams for Section 21.24.090

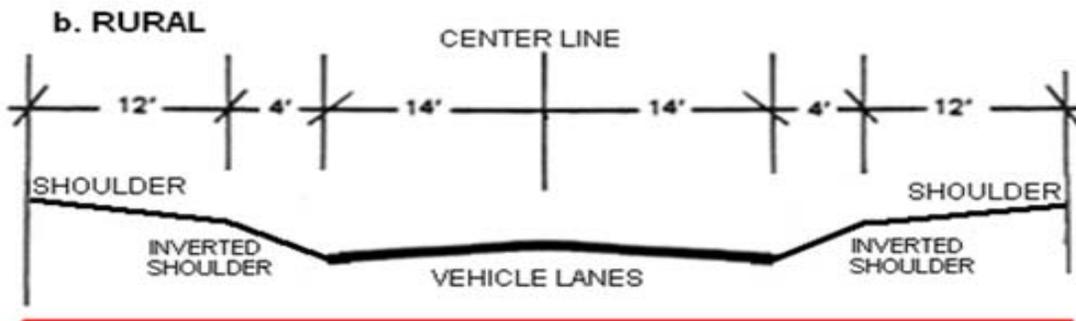
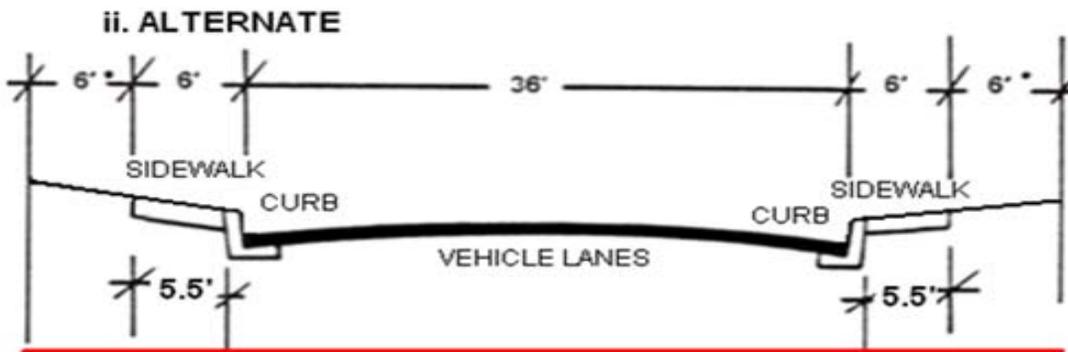
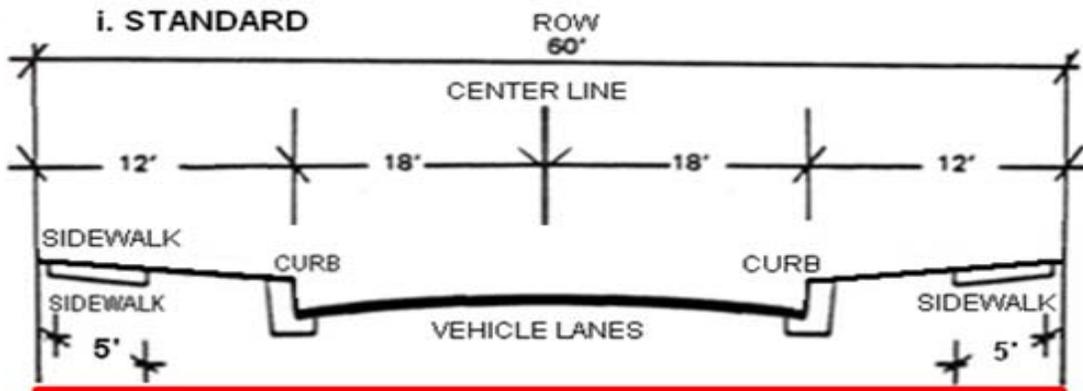
1. RESIDENTIAL ENTRANCE STREETS FROM HIGHWAYS, THRU COLLECTOR STREETS, SECTION AND QUARTER-SECTION LINE COLLECTOR STREETS, AND STREETS ADJACENT TO SCHOOLS AND MULTIPLE RESIDENTIAL USES.



Diagrams for Section 21.24.090 (Cont'd)

2. INTERIOR COLLECTOR STREETS, CUL-DE-SAC STREETS MORE THAN 700 FEET IN LENGTH, AND LOOP OR OTHER LOCAL STREETS MORE THAN 1,400 FEET IN LENGTH - ONE OR TWO FAMILY RESIDENCES.

a. URBAN

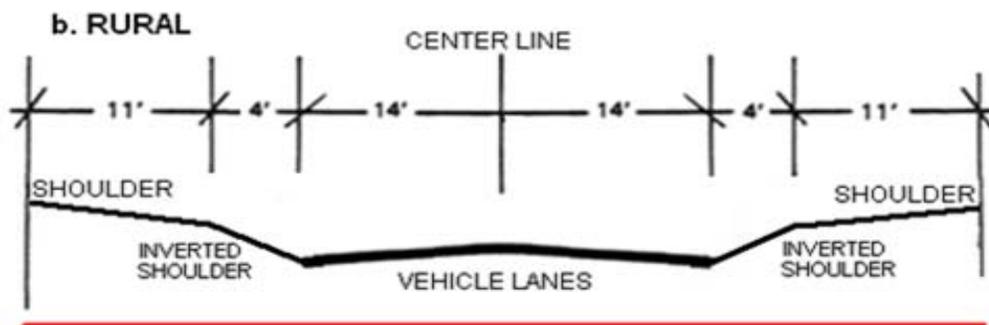
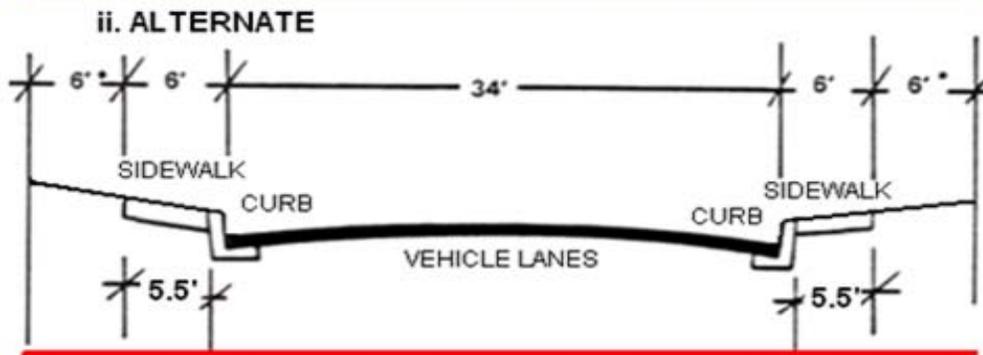
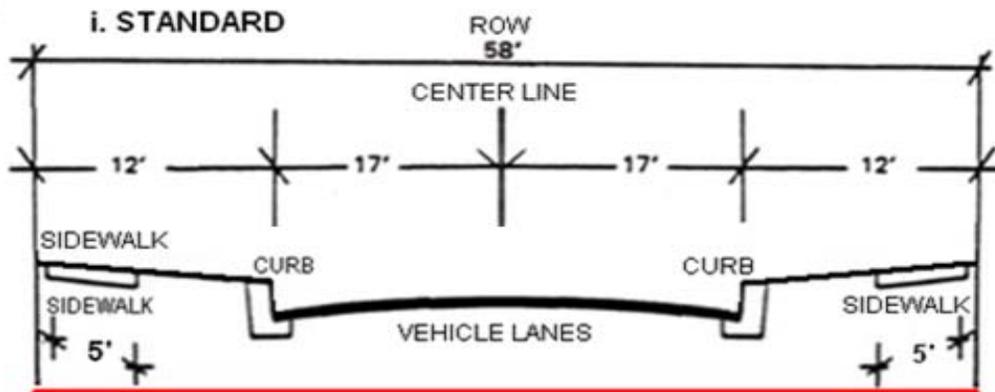


*See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

3. INTERIOR LOCAL STREETS, CUL-DE-SAC STREETS HAVING A LENGTH OF 700 FEET OR LESS, LOOP OR OTHER LOCAL STREETS HAVING A LENGTH OF 1,400 FEET OR LESS.

a. URBAN

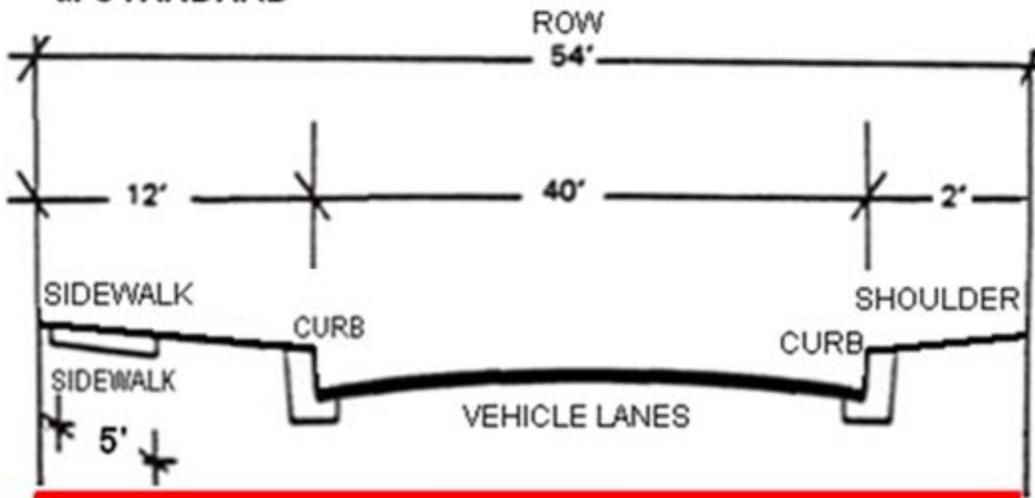


*See Section 21.24.090 (B)

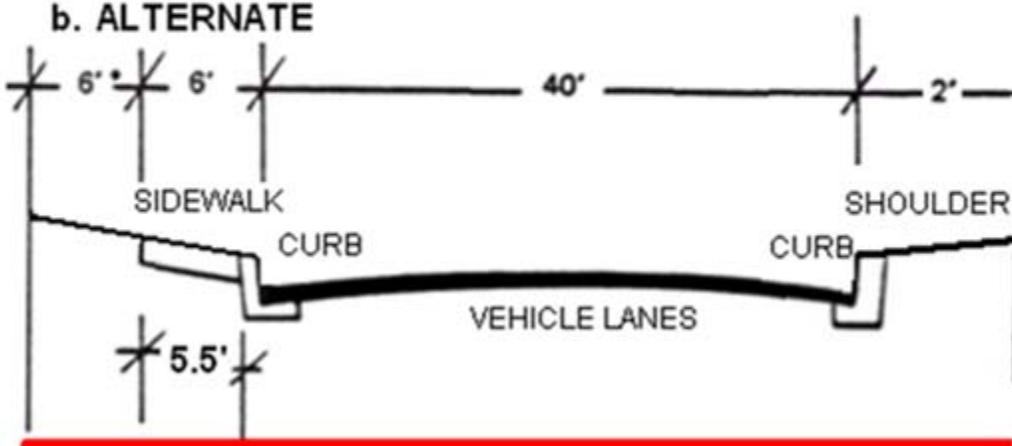
Diagrams for Section 21.24.090 (Cont'd)

4. SERVICE STREET SERVING AS A COLLECTOR STREET FOR MULTIPLE RESIDENCES.

a. STANDARD



b. ALTERNATE

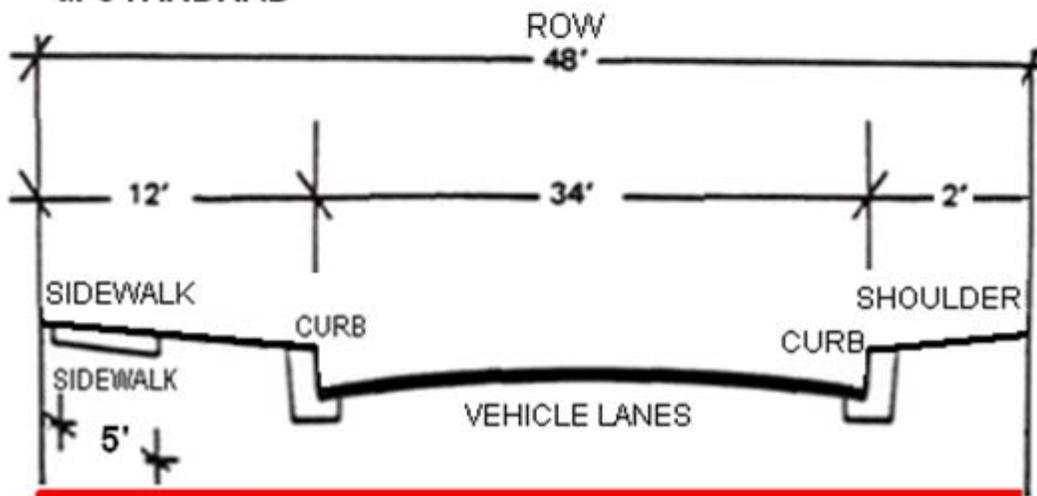


*See Section 21.24.090 (B)

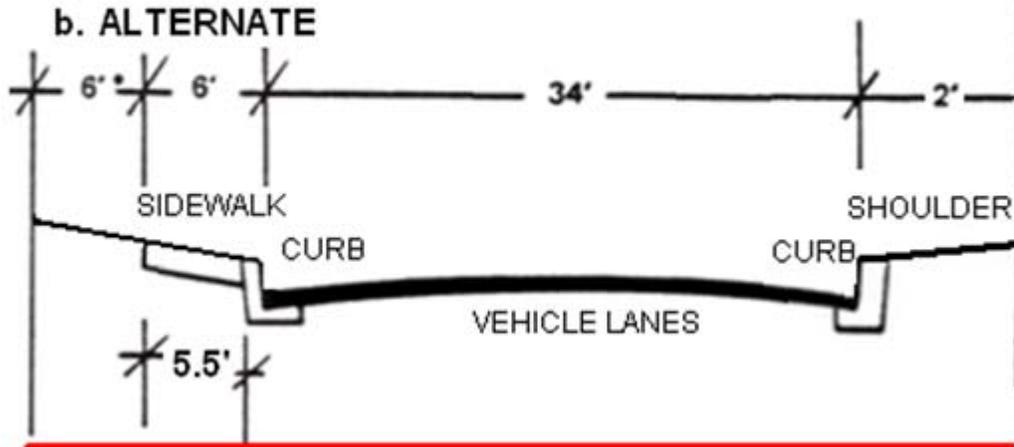
Diagrams for Section 21.24.090 (Cont'd)

5. SERVICE STREET SERVING ONE FAMILY AND TWO FAMILY RESIDENCES.

a. STANDARD

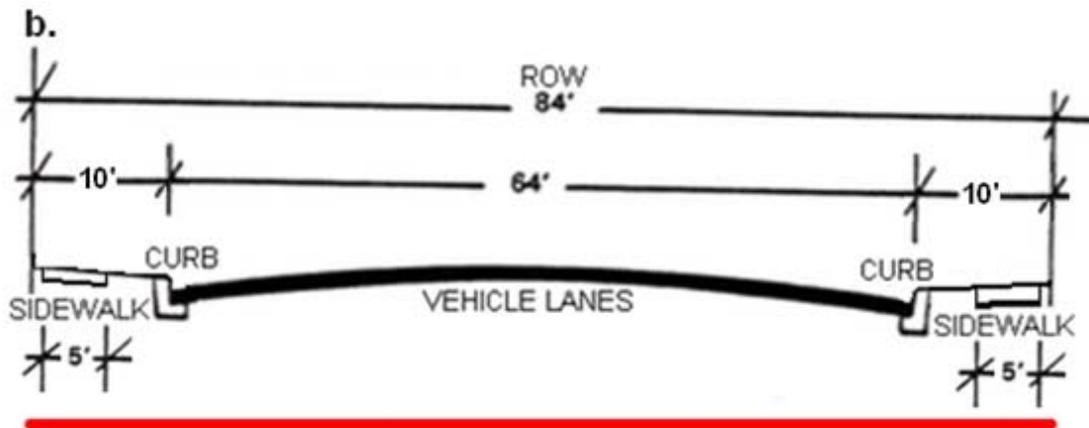
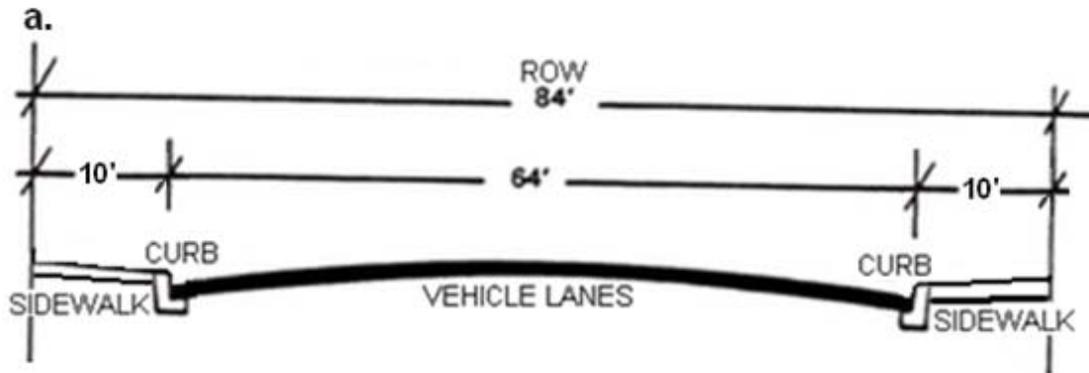


b. ALTERNATE

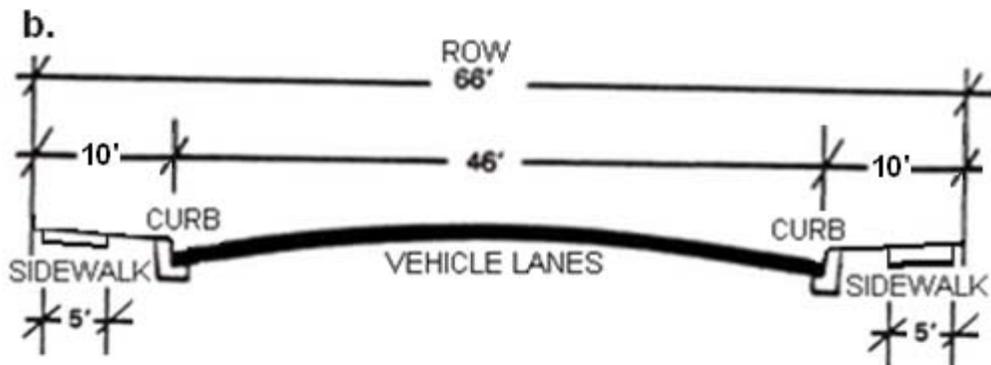
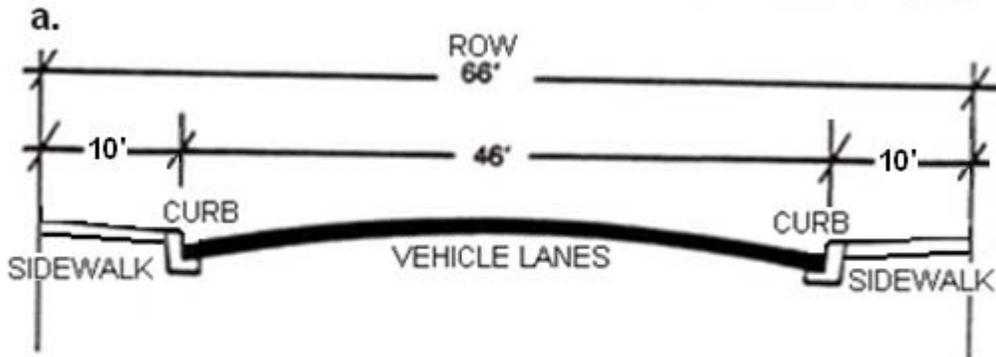


*See Section 21.24.090 (B)

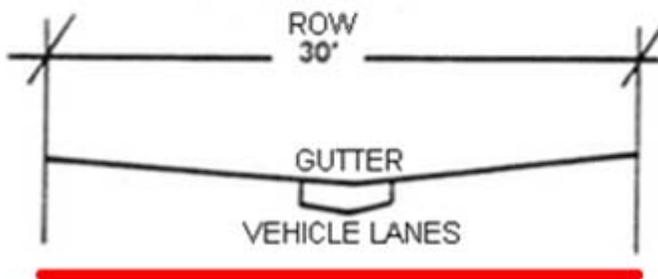
6. INDUSTRIAL AND COMMERCIAL STREETS – ENTRANCE, COLLECTOR OR LOOP.



7. INDUSTRIAL AND COMMERCIAL STREETS – CUL-DE-SAC.



8. ALLEY.



SECTION 4. Section 21.24.210 is hereby amended to read as follows:

21.24.210 Pedestrian ~~w~~Ways.

A. Internal mid-block pedestrian ways. Excepting in the case of any reversion-to-acreage map, vacation map, or boundary-line map, a transverse pedestrian way ~~of adequate~~ with a minimum width of eight feet may be required through the approximate middle of each block having a length of more than 700 feet. No such pedestrian way shall have a grade exceeding ~~3~~10 percent, provided that where one or more adequate stairways in such pedestrian way are made a part of the improvement thereof, the grade of such stairway may be as great as ~~7~~50 percent.

B. Maintenance. All pedestrian ways not within the road right-of-way shall be privately maintained either by a homeowners' association or by the property owners of properties adjoining the pedestrian way, the cost of which shall be shared equally. The maintenance requirement shall be set forth in a maintenance agreement, the terms of which shall be to the satisfaction of the Director of Regional Planning.

C. Design standards. All pedestrian ways shall be designed to maximize pedestrian safety, security, and comfort, and shall include the following:

1. Open public access, unless recommended otherwise by the County Sheriff, or unless the advisory agency determines that access to the pedestrian way shall be gated for safety reasons;

2. Walls and/or fences if needed for safety or security, provided they allow for transparency;

3. A paved surface that is a minimum of five feet in width;

4. A landscaped strip, a minimum of four feet in width, adjacent to the pedestrian way;

5. Tree plantings within the above landscaped strip at sufficient intervals to provide a continuous shade canopy;

6. Lighting at sufficient intervals to illuminate the pedestrian way; and

7. Any other appropriate measure as determined by the Director of the Regional Planning.

D. Cul-de-sac through access.

1. When cul-de-sacs are proposed for the development and where title considerations and/or topography otherwise allow, each cul-de-sac shall provide a pedestrian and/or bicyclist pathway or stairway, a minimum of eight feet in width, to connect to:

a. Any highway, parkway, street, driveway, fire lane, or alley that adjoins any portion of any lot that fronts the cul-de-sac;

b. Any existing or proposed trail located within 500 feet from any point on the cul-de-sac right-of-way;

c. Any existing or proposed recreational facility located within 500 feet from any point on the cul-de-sac right-of-way;

d. Any existing school located within one-quarter mile from any point on the cul-de-sac right-of-way; and

e. Any existing commercial area located within one-quarter mile from any point on the cul-de-sac right-of-way.

2. The through-access pathway or stairway required by this subsection shall be depicted on the tentative map or exhibit map showing an access and pathway/stairway construction easement or dedication, but when infrastructure improvements are required pursuant to this Title 21, a constructed pathway/stairway shall be depicted on the tentative map or exhibit map.

SECTION 5. Section 21.24.380 is hereby amended to read as follows:

21.24.380 Condominiums and ~~e~~Community ~~a~~Apartment ~~p~~Projects.

A. In a division consisting of a condominium ~~project~~ or a community apartment project, as defined in ~~Section 13501~~ of the California Civil Code, ~~or a community apartment project as defined in Section 11004 of the Business and Professions Code~~, maps of such subdivisions need not, but may, show the design of the buildings and manner in which the buildings or the airspace above the property shown on the map are to be divided.

B. Pedestrian access into or through the project area shall comply with the following:

1. When serving residential uses:

a. A common walkway a minimum of five feet in width shall be provided for direct access into the project site from any sidewalks along the project frontage. When such common walkway is located along a fire lane, a curb shall separate the fire lane from the walkway;

b. If a project has a density of 12 or more dwelling units per net acre, a landscaped strip a minimum of four feet in width shall be provided along any

between the common walkway and the curb to separate the fire lane from the walkway;
and

c. If direct vehicle access to the garage parking for any unit in the project is taken from a fire lane, the common walkway and/or main entrance to that unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. In no case shall the primary pedestrian access to a unit be located along the fire lane. Any secondary pedestrian access to the unit may be located along the fire lane;

2. When serving commercial and/or industrial uses, a common walkway a minimum of five feet in width with an adjoining landscaped strip a minimum of four feet in width shall connect all main building entrance(s) with the main entrances to all other on-site buildings, the on-site parking facilities, and any sidewalk(s) within or fronting the project area.

C. Where a private driveway into or through the project area is required by the County Forester and Fire Warden to be designated a fire lane, any pedestrian access way along the fire lane, including pedestrian crossings, shall be clearly delineated on the tentative map or exhibit map.

D. In all other respects, all of the provisions of this Title 21 shall apply to such a subdivision.

SECTION 6. Section 21.32.070 is hereby amended to read as follows:

21.32.070 Road Improvements.

A. All road improvements, including drainage structures incidental thereto and including two-foot cement concrete gutters wherever cement concrete curb is required, shall be installed to a grade approved by the ~~road commissioner~~Director of Public Works. Plans, profiles, and specifications for such improvements shall be furnished to the ~~road commissioner~~Director of Public Works not later than the time of submitting the final map or parcel map to the ~~county engineer~~Director of Public Works for checking, and such plans, profiles, and specifications shall be subject to the approval of the ~~road commissioner~~Director of Public Works before any such map shall be approved or certified. Such plans, profiles, and improvements shall be in accordance with the standards of the ~~County~~County of Los Angeles, as adopted by the ~~Board of Supervisors~~Board of Supervisors.

B. Where all lots in the division of land contain a net area of not less than 20,000 square feet, the rural street section, inverted shoulder, may be used in lieu of concrete curbs, ~~and gutters, and sidewalks,~~ provided that ~~curbs and gutters~~such improvements are not necessary for drainage purposes, or to maintain an existing neighborhood pattern or bicycle and pedestrian paths or facilities in the neighborhood, or to ensure the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities.

SECTION 7. Section 21.32.160 is hereby amended to read as follows:

21.32.160 Street ~~t~~Tree planting.

Except as otherwise provided in this section, a subdivider shall plant trees along the frontage of all lots shown on a final map or parcel map. The number, species, and location of such trees shall be as specified by the ~~road commissioner~~Director of Public Works. Tree planting is not required unless it is determined by the advisory agency to be in the public interest:

...

SECTION 8. Section 21.32.180 is hereby amended to read as follows:

21.32.180 Sidewalks -- ~~Required when.~~

A. Except as otherwise provided in ~~this Title 21~~Section 21.32.070.B and subsection B of this section, the subdivider shall, as part of the improvement of the street or highway, install sidewalks not less than ~~four~~five feet wide:

A1. On both sides of entrance and collector streets within the division of land;

B2. On both sides of loop, interior, and cul-de-sac streets;

C3. Along one side of service roads adjacent to abutting lots;

D4. Along highways shown on the County Highway Plan where no service road is provided and the lots in the division of land take direct access to the highway; and

E5. Along highways shown on the County Highway Plan where necessary in order to provide for the safety and convenience of pedestrians.

B. The construction of sidewalks pursuant to this section shall not be required where at least one of the following conditions exist, provided that the advisory agency finds that the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, is not jeopardized without such sidewalks:

1. All lots in the division of land contain a net area of not less than 15,000 square feet or have a frontage of not less than 100 feet, except if sidewalks are necessary to serve such lots to maintain the continuity of the established neighborhood sidewalk pattern;

2. The construction of sidewalks would be impractical because of topographical conditions, natural features, living trees, or existing buildings;

3. Sidewalks will not be in keeping with the neighborhood pattern; or

4. Sidewalks are not needed in and will not benefit the area.

SECTION 9. Section 21.32.190 is hereby amended to read as follows:

21.32.190 Sidewalks -- Not required when.

~~The construction of sidewalks is not required where any one or more of the following conditions exist and the advisory agency so finds:~~

~~A. Where all lots in the division of land contain a net area of not less than 15,000 square feet or have an average width of not less than 100 feet, except where sidewalks are necessary to serve such lots so as to maintain the continuity of the established neighborhood sidewalk pattern;~~

~~B. The construction of sidewalks would be impractical because of topographical conditions or because of other physical obstacles;~~

~~C. Sidewalks will not be in keeping with the neighborhood pattern;~~

~~D. Sidewalks are not needed in, and will not benefit the area. **(Reserved)**.~~

SECTION 10. Section 21.32.195 is hereby amended to read as follows:

21.32.195 On-site ~~†~~Trees -- Required when.

A. Planting Requirement. In addition to the requirements of Section 21.32.160, the subdivider shall plant or cause to be planted within the front yard one tree ~~within the front yard~~ for each 25 feet of street frontage for each parcel ~~resulting from~~ created by a residential division of land, as a condition of approval, ~~subject to the director's approval of the location and species in consultation with the forester and fire warden. This requirement may be waived or modified by the advisory agency where it is found to be impractical due to topographic conditions, is not in keeping with the neighborhood pattern, or otherwise will not benefit the area.~~

B. Location. The tree(s) planted pursuant to this section shall comply with the following location requirements:

1. Trees shall be planted near enough to the sidewalk to provide shade on the sidewalk but also to maintain the required lines of sight from vehicles in the street. Trees shall not be planted in a manner that would cause root damage to the sidewalk or other public infrastructure;

2. When multiple trees are required pursuant to this section, their trunks shall be planted a maximum distance of 25 feet apart; and

3. Street trees located within the landscaped strip of the right-of-way may count towards meeting the requirement of subsection A regarding the number of trees, and the requirement of subsection B.2. regarding the 25-foot spacing of trees.

C. Species. The species of tree(s) planted pursuant to this section shall be of a type that reaches a minimum shade canopy of 25 feet in diameter at the canopy's widest point, and grow to have at least seven feet between the bottom of the canopy and the base of the tree at expected maturity. The species of tree(s) planted pursuant to this section shall be subject to the review and approval of the Director of Regional Planning.

D. Size. All required trees pursuant to this section shall be a minimum size of five gallons and shall have a minimum height of 10 feet at the time of planting.

E. Waiver. The requirements of this section regarding the number of trees that must be planted may be waived or modified by the advisory agency when:

1. The requirements are physically impractical because of existing development;

2. The involved project is a condominium conversion;

3. Mature trees already exist on-site at the required locations; or

4. The requirements are found to be impractical due to topographic conditions, neighborhood patterns, or are otherwise not beneficial to the area.

SECTION 11. Section 21.40.040 is hereby amended to read as follows:

21.40.040 Contents -- Information and ~~d~~Documents ~~r~~Required.

A. The tentative map shall show and contain, or be accompanied by, the following ~~matters~~ as an aid to the advisory agency in its consideration of the design of the division of land:

...

5. The width and approximate grades of all highways, parkways, streets, drives, fire lanes, alleys, ~~and ways~~ and sidewalks within such proposed division of land;

...

26. A cross-section or sections shown to scale with dimensions for all existing and proposed highways, parkways, streets, drives, fire lanes, alleys, and ways, within and adjoining the subdivision. This cross-section or sections shall depict, at a minimum, the existing and proposed pedestrian, bicycle, vehicle, and transit improvements, and other proposed and/or required features such as street trees, street lights, bicycle lanes, traffic-calming devices, signs and utility poles, walls, fences, and adjacent building facades. Additional cross-sections shall be required to depict any proposed variation from the standard street design described in this Title 21, including a variation in approaches to, and/or departures from, intersections; and

267. Such other information as the ~~advisory agency may require~~ Director of Regional Planning determines is necessary.

...

SECTION 12. Section 21.48.040 is hereby amended to read as follows:

21.48.040 Information ~~r~~Required -- Format.

The tentative minor land division map shall be a reproducible print, legibly drawn to a scale of sufficient size to show full detail, including the following information:

...

P. A cross-section or sections shown to scale with dimensions for all existing and proposed highways, parkways, streets, drives, fire lanes, and alleys, within and adjoining the subdivision. This cross-section or sections shall depict, at a minimum, the existing and proposed pedestrian, bicycle, vehicle, and transit improvements, and other proposed and/or required features such as street trees, street lights, bicycle lanes, traffic-calming devices, signs and utility poles, walls, fences, and adjacent building facades. Additional cross-sections shall be required to depict any proposed variation from the standard street design described in this Title 21, including any variation in approaches to, and/or departures from, intersections.

Q. Such other information as the Director of the Regional Planning determines is necessary.

SECTION 13. Section 22.08.030 is hereby amended to read as follows:

22.08.030 C.

...

-- "Communication equipment building" means a building housing operating electrical and mechanical equipment necessary for the conducting of a public utility communications business, with or without personnel.

-- "Community garden" means a garden for multiple users established on a single or multiple plots of land for the cultivation of fruits, vegetables, plants, flowers, and/or herbs for the collective benefit of its users. All accessory storage structures for appurtenant materials and equipment for the community garden shall be completely enclosed, and shall be located no less than six feet from any habitable structure. The sale of products on-site at a community garden is prohibited, unless otherwise specifically permitted in the zone.

...

SECTION 14. Section 22.08.060 is hereby amended to read as follows:

22.08.060 F.

...

-- "Family child care home, small" means a home that regularly provides non-medical care, protection, and supervision for eight (8) or fewer children in the provider's own home for periods of less than 24 hours per day, as defined and licensed under the regulations of the sState of California.

-- "Farmers' market" means a California certified farmers' market, as defined in California Health and Safety Code section 113742, where producers sell farm products and/or value-added farm products directly to consumers, which:

A. _____ Is operated by a local government agency, non-profit organization or similar community group, or one or more certified producers holding a certified producer certificate from the County Agricultural Commissioner.

B. Is approved by the County Agricultural Commissioner to operate at the location at issue.

C. Is open to the public.

D. Has a designated farmers' market manager.

-- "Farmers' market manager" means the person responsible for the operation of a farmers' market.

...

SECTION 15. Section 22.08.220 is hereby amended to read as follows:

22.08.220 V.

-- "Value-added farm product" means any product processed from a farm product, such as baked goods, jams, and jellies, by a certified producer.

-- Vehicle, Inoperative. "Inoperative vehicle," as used in this title, means any motor vehicle which cannot be operated lawfully on a public street or highway within this state for any reason other than the lack of current vehicle registration, or which cannot be moved under its own power.

...

SECTION 16. Section 22.20.070 is hereby amended to read as follows:

22.20.070 Permitted uUses.

Property in Zone R-1 may be used for:

-- Adult residential facilities, limited to six or fewer persons.

-- Community gardens.

...

SECTION 17. Section 22.20.100 is hereby amended to read as follows:

22.20.100 Uses ~~s~~Subject to ~~p~~Permits.

Property in Zone R-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of each permit for:

...

-- Electrical distribution substations, including microwave facilities used in conjunction therewith.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 18. Section 22.20.170 is hereby amended to read as follows:

22.20.170 Permitted ~~u~~Uses.

Property in Zone R-2 may be used for:

-- Adult residential facilities, limited to six or fewer persons.

-- Community gardens.

...

SECTION 19. Section 22.20.200 is hereby amended to read as follows:

22.20.200 Uses ~~s~~Subject to ~~p~~Permits.

Property in Zone R-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Electric distribution substations, including microwave facilities used in conjunction therewith.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 20. Section 22.20.260 is hereby amended to read as follows:

22.20.260 Permitted uUses.

Property in Zone R-3-()U may be used for:

...

-- Child care centers serving no more than 50 children.

-- Community gardens.

...

SECTION 21. Section 22.20.290 is hereby amended to read as follows:

22.20.290 Uses sSubject to pPermits.

Property in Zone R-3-()U may be used for:

A. The following uses, provided a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Electric distribution substations, including microwave facilities in conjunction therewith.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 22. Section 22.20.340 is hereby amended to read as follows:

22.20.340 Permitted uUses.

Property in Zone R-4-()U may be used for:

...

-- Child care centers.

-- Community gardens.

...

SECTION 23. Section 22.20.370 is hereby amended to read as follows:

22.20.370 Uses sSubject to pPermits.

Property in Zone R-4-()U may be used for:

A. The following uses, provided a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Electric distribution substations, including microwave facilities used in conjunction therewith.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 24. Section 22.20.410 is hereby amended to read as follows:

22.20.410 Permitted uUses.

Property in Zone R-A may be used for:

-- Adult residential facilities, limited to six or fewer persons.

-- Community gardens.

...

SECTION 25. Section 22.20.440 is hereby amended to read as follows:

22.20.440 Uses sSubject to pPermits.

Property in Zone R-A may be used for:

A. The following uses, provided a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Electric distribution substations, including microwave facilities used in conjunction therewith.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 26. Section 22.24.070 is hereby amended to read as follows:

22.24.070 Permitted uUses.

Premises in Zone A-1 may be used for:

A. The following uses:

-- Adult residential facilities, limited to six or fewer persons.

-- Community gardens.

...

SECTION 27. Section 22.24.080 is hereby amended to read as follows:

22.24.080 Accessory ~~u~~Uses.

Property in Zone A-1 may be used for:

...

B. Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in Zone A-1 by Section 22.24.070, and which have lawfully been produced on such lot or parcel of land, provided:

...

SECTION 28. Section 22.24.100 is hereby amended to read as follows:

22.24.100 Uses ~~s~~Subject to ~~p~~Permits.

Property in Zone A-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Electric distribution substations and electric transmission substations, including microwave facilities used in conjunction with either.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 29. Section 22.24.120 is hereby amended to read as follows:

22.24.120 Permitted ~~u~~Uses.

Premises in Zone A-2 may be used for:

A. The following uses:

-- Adult residential facilities, limited to six or fewer persons.

-- Community gardens.

...

SECTION 30. Section 22.24.130 is hereby amended to read as follows:

22.24.130 Accessory ~~u~~Uses.

Property in Zone A-2 may be used for:

...

B. Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in Zone A-2 by Section 22.24.120, and which have lawfully been produced on such lot or parcel of land provided:

...

SECTION 31. Section 22.24.140 is hereby amended to read as follows:

22.24.140 Uses ~~s~~Subject to Director's ~~r~~Review and ~~a~~Approval.

If site plans therefore are first submitted to and approved by the ~~d~~Director, premises in Zone A-2 may be used for:

...

B. The following additional uses:

....

-- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities, and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 32. Section 22.28.050 is hereby amended to read as follows:

22.28.050 Uses ~~s~~Subject to ~~d~~Director's ~~r~~Review and ~~a~~Approval.

If site plans therefore are first submitted to and approved by the ~~d~~Director, premises in C-H Zone may be used for:

...

-- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 33. Section 22.28.080 is hereby amended to read as follows:

22.28.080 Permitted ~~u~~Uses.

Premises in the Zone C-1 may be used for:

...

B. The following agricultural uses:

-- Community gardens.

-- Crops - Field, tree, bush, berry, and row, including the growing of nursery stock.

...

SECTION 34. Section 22.28.100 is hereby amended to read as follows:

22.28.100 Uses ~~s~~Subject to ~~d~~Director's ~~r~~Review and ~~a~~Approval.

If site plans therefore are first submitted to and approved by the ~~d~~Director, premises in Zone C-1 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

...

-- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 35. Section 22.28.130 is hereby amended to read as follows:

22.28.130 Permitted ~~u~~Uses.

Premises in Zone C-2 may be used for:

...

B. The following agricultural uses:

-- Community gardens.

-- Crops - Field, tree, bush, berry, and row, including nursery stock.

...

SECTION 36. Section 22.28.150 is hereby amended to read as follows:

22.28.150 Uses ~~s~~Subject to ~~d~~Director's ~~r~~Review and ~~a~~Approval.

If site plans therefore are first submitted to and approved by the ~~d~~Director, premises in Zone C-2 may be used for:

A. The following uses subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

...

-- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

....

SECTION 37. Section 22.28.180 is hereby amended to read as follows:

22.28.180 Permitted ~~u~~Uses.

Premises in Zone C-3 may be used for:

...

B. The following agricultural uses:

-- Community gardens.

-- Crops - Field, tree, bush, berry, and row, including nursery stock.

...

SECTION 38. Section 22.28.200 is hereby amended to read as follows:

22.28.200 Uses ~~s~~Subject to ~~d~~Director's ~~r~~Review and ~~a~~Approval.

If site plans therefor are first submitted to and approved by the ~~d~~Director, premises in Zone C-3 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

...

-- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 39. Section 22.28.230 is hereby amended to read as follows:

22.28.230 Permitted ~~u~~Uses.

Premises in Zone C-M may be used for:

...

C. The following agricultural uses:

-- Community gardens.

-- Crops - Field, tree, bush, berry, and row, including nursery stock.

...

SECTION 40. Section 22.28.250 is hereby amended to read as follows:

22.28.250 **Uses ~~s~~Subject to ~~d~~Director's ~~r~~Review and ~~a~~Approval.**

If site plans therefor are first submitted to and approved by the ~~d~~Director, premises in Zone C-M may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

...

-- Christmas trees and wreaths, the sale of.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 41. Section 22.28.290 is hereby amended to read as follows:

22.28.290 **Permitted ~~u~~Uses.**

...

B. The following agricultural uses, provided all buildings or structures used in conjunction therewith shall be located, unless otherwise indicated, not less than 50 feet from any street or highway or any building used for human habitation:

-- Community gardens, which shall be exempt from the setback requirement of this subsection B.

-- Breeding farms for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle, on a lot or parcel of land having, as a condition of use, an area of not less than one acre and provided that not

more than two such animals per acre of the total ground area of such farm be kept or maintained in conjunction with such use.

...

SECTION 42. Section 22.28.310 is hereby amended to read as follows:

22.28.310 Uses ~~s~~Subject to ~~d~~Director's ~~r~~Review and ~~a~~Approval.

If site plans therefor are first submitted to and approved by the ~~d~~Director, premises in Zone C-R may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

...

-- Christmas trees and wreaths, the sale of.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 43. Section 22.40.190 is hereby amended to read as follows:

22.40.190 Permitted ~~u~~Uses.

Premises in Zone R-R may be used for:

...

B. The following agricultural uses, provided all building or structures used in conjunction therewith shall be located, unless otherwise indicated, not less than 50 feet from any street or highway or any building used for human habitation:

-- Community gardens, which shall be exempt from the setback requirement of this subsection B.

...

SECTION 44. Section 22.40.220 is hereby amended to read as follows:

22.40.220 Uses ~~s~~Subject to ~~p~~Permits.

Premises in Zone R-R may be used for:

A. The following uses, provided a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Electric distribution substations and electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 45. Section 22.40.350 is hereby amended to read as follows:

22.40.350 Permitted ~~u~~Uses.

Premises in Zone SR-D may be used for:

A. The following uses:

...

-- Colleges and universities.

-- Community gardens.

...

SECTION 46. Section 22.40.410 is hereby amended to read as follows:

22.40.410 Permitted uUses.

...

B. Permitted uses in Zone O-S are as follows:

...

-- Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps but not including accessory buildings.

-- Community gardens.

...

SECTION 47. Section 22.40.430 is hereby amended to read as follows:

22.40.430 Uses sSubject to pPermits.

Premises in Zone O-S may be used for the uses listed herein subject to any additional conditions which may be imposed pursuant to subsection C:

A. The following uses, provided that a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

-- Fairgrounds of a public character, when permanently located, including such commercial facilities as are normally accessory or appurtenant thereto.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

...

SECTION 48. Section 22.48.250 is hereby amended to read as follows:

22.48.250 Improvements.

Before a structure subject to the provisions of this Part 4 may be used, curbs, gutters, sidewalks, base, pavement, street lights, street trees, and drainage structures, where required, shall be constructed at the grade and at the location specified by the ~~road commissioner~~Director of Public Works unless there already exists within the present right-of-way, or on property the owner has agreed to dedicate, curbs, gutters, sidewalks, base, pavement, street lights, street trees, or drainage structures which are adequate, and the ~~road commissioner~~Director of Public Works so finds. Sidewalks shall be not less than ~~four~~five feet in width unless the available portion of the highway or street is less, in which case they shall be the width specified by the ~~road commissioner~~Director of Public Works. Curbs, gutters, drainage structures, base, pavement street lights, street trees, and sidewalks shall comply with the applicable standards set forth in Title 21 of this code, except as otherwise authorized by the ~~road commissioner~~Director of Public Works for public health, safety, or welfare reasons. All construction within the existing or proposed road rights-of-way shall be done under provisions of Division 1 of Title 16 of this code, Highway Permits.

SECTION 49. Section 22.48.290 is hereby amended to read as follows:

22.48.290 Modifications ~~a~~Authorized wWhen.

A. The ~~d~~Director of planning may grant a modification to the provisions of this Part 4 and relieve the applicant either from compliance with all or a portion of the provisions thereof if he finds:

...

2. The lot or parcel of land adjoins an alley, street, or highway for a distance of 100 feet or more, and only a portion of said lot or parcel of land is to be used for such building or structure or occupied by such use, and provided that the modification will not affect the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, using such alley, street, or highway.

...

SECTION 50. Section 22.52.1005 is hereby amended to read as follows:

22.52.1005 Applicability of Part 11 ~~p~~Provisions.

A. The provisions of this Part 11 shall apply to:

1. Vehicle parking at the time that a building or structure is erected, altered, or enlarged to increase floor space, numbers of dwelling units or guestrooms, or the use or occupant load of a building or structure is changed. Alterations, enlargements, increases, additions, modifications, or any similar changes to uses, buildings, or structures nonconforming due to parking shall also comply with Part 10 of Chapter 22.56; and

2. Bicycle parking at the time that any new building or structure is erected, altered, or enlarged to increase floor area, where in the case of increased floor area, the alteration or enlargement results in the addition of at least 15,000 square feet of gross floor area.

...

SECTION 51. Section 22.52.1060 is hereby amended to read as follows:

22.52.1060 Specifications for ~~d~~Development or~~f~~ ~~p~~Parking ~~f~~Facilities.

All land used for parking, other than a lot or parcel of land having a gross area of one acre or more per dwelling unit used, designed, or intended to be used for residential purposes shall be developed and used as follows:

...

E. Landscaping.

...

3. Where an improved curbed walkway is provided within a parking lot, a landscaped strip a minimum of four feet in width shall be required adjoining such walkway. Within the landscaped strip, one tree shall be planted every 25 linear feet of walkway, and shall be at least seven feet in height measured from the base of the tree to the bottom of the tree canopy at the time of planting;

34. All landscaping materials and sprinkler systems shall be clearly indicated on the required site plans.

...

SECTION 52. Section 22.52.1080 is hereby amended to read as follows:

22.52.1080 Number of ~~s~~Spaces ~~r~~Required -- Fractions.

When the application of this Part 11 requires a fractional part of a vehicle or bicycle parking space, any such fraction equal to or greater than one-half shall be construed as a whole and fractions less than one-half shall be eliminated.

SECTION 53. Section 22.52.1081 is hereby added to read as follows:

22.52.1081 Reduction in Required Vehicle Parking Spaces When

Bicycle Parking Provided.

A. Eligibility requirements for a parking reduction.

A reduction in vehicle parking spaces required by this Part 11 shall be granted pursuant to this section, when:

1. The project provides more than the minimum number of bicycle parking spaces required by this Part 11; and
2. The project is located:
 - a. On or adjoining a lot or lots containing an existing or proposed bicycle path, lane, route, or boulevard, as so designated in the County Bicycle Master Plan; and
 - b. Within one-half mile of a transit stop for a fixed rail or bus rapid transit or local bus system along a major or secondary highway.

B. Reduction calculation. For every two bicycle parking spaces provided above the minimum number of such spaces required by this Part 11, the required number of vehicle parking spaces required may be reduced by one, with a maximum reduction in vehicle parking spaces of five percent of the total number of such spaces otherwise required by this Part 11.

SECTION 54. Section 22.52.1225 is hereby added to read as follows:

22.52.1225 Bicycle Parking and Related Facilities.

A. Definitions.

1. "Bicycle parking space" means an area at least six feet in length by at least two feet in width to accommodate secured storage for one bicycle;

2. "Bicycle rack" means a fixture on which one or more bicycles can be secured;

3. "Long-term bicycle parking" means bicycle parking intended for a period of two hours or longer, appropriate for residents, employees, transit users, and visitors to hotels in the nearby area; and

4. "Short-term bicycle parking" means bicycle parking intended for a period of two hours or less, appropriate for persons making short visits to commercial establishments such as grocery and convenience stores, restaurants, coffee shops, bars and clubs, and offices such as medical, dental, and post offices.

B. Number of bicycle parking spaces required. The minimum number of bicycle parking spaces for a particular use shall be provided in accordance with the chart below. For a combination of uses on a single lot, the number of required bicycle parking spaces shall be equal to the combined total of the required bicycle parking spaces for each of the individual uses. For purposes of this calculation, when floor area is used, all calculations for the specific use shall be based on gross floor area, including the gross floor area of any proposed addition to the involved structure or site.

Use	Short-term	Long-term
Residential		
Multi-family residential including apartments, attached condominiums, and townhouses (five dwelling units or more)	One space per each 10 dwelling units (two space minimum)	One space per each two dwelling units
Commercial		
General retail, including restaurants	One space per each 5,000 square feet of gross floor area (two space minimum)	One space per each 12,000 square feet of gross floor area (two space minimum)
Hotels, motels, clubs, fraternity and sorority houses, and dormitories	One space per each 40 guestrooms (two space minimum)	One space per each 20 guestrooms (two space minimum)
Office	One space per each 20,000 square feet of gross floor area (two space minimum)	One space per each 10,000 square feet of gross floor area (two space minimum)
Theatres, auditoriums, lodge rooms, stadiums, or similar amusement and entertainment uses	One space per each 50 intended visitors based on occupant load (two space minimum)	One space per each 100 intended visitors based on occupant load (two space minimum)
Industrial/Institutional		
Industrial uses	One space per each 20,000 square feet of gross floor area (two space minimum)	One space per each 10,000 square feet of gross floor area (two space minimum)

Use	Short-term	Long-term
Institutional uses, including hospitals, convalescent hospitals, adult residential facilities, and group homes for children	One space per each 20,000 square feet of gross floor area (two space minimum)	One space per each 10,000 square feet of gross floor area (two space minimum)
Schools, including trade schools, colleges, universities, and private elementary, middle, and high schools	Four spaces per each classroom (four space minimum)	One space per each 10 classrooms (two space minimum)
Churches, temples, and other places of worship	One space for each 50 intended visitors based on occupant load of largest assembly area within the facility (two space minimum)	One space for each 100 intended visitors based on occupant load of largest assembly area within the facility (two space minimum)

C. Showers and changing facilities. Showers and changing facilities of a size and at a location deemed appropriate by the Director, shall be provided in all new commercial and industrial buildings with 75,000 or more square feet of gross floor area and shall, at a minimum, be accessible to employees.

D. Development standards for bicycle parking spaces.

1. General Requirements. All bicycle parking spaces shall be:

a. Directly adjacent to a bicycle rack or within a secure, single bicycle locker and shall allow for convenient, unobstructed access to such bicycle rack or locker; and

b. Located so as to not block pedestrian entrances, walkways, or circulation patterns in or around nearby facilities or structures;

2. Bicycle racks. When using bicycle racks, they shall be:
 - a. Located and installed to support an entire bicycle, including its frame and wheels, so that the frame and wheels can be locked without damage when using a customary, heavy-duty cable or u-shaped bicycle lock;
 - b. Securely anchored to a permanent surface; and
 - c. Installed to allow bicycles to remain upright when locked, without the use of a kickstand;
3. Bicycle Lockers. When using bicycle lockers, they shall be:
 - a. Of sufficient size to hold an entire bicycle; and
 - b. Securely anchored to a permanent surface;
4. Location of Bicycle Parking Spaces.
 - a. Short-term bicycle parking spaces. Short-term bicycle parking spaces shall be:
 - i. Located to be visible from public areas such as public streets, store fronts, sidewalks and plazas, and to be convenient to the target users of the bicycle parking to the maximum extent feasible;
 - ii. Installed as close to a structure's main entrance as feasible;
 - iii. Separated with a barrier from areas where vehicles park, such as with a curb or wheel stop; and
 - iv. Located in a well-luminated area.

- b. Long-term bicycle parking. Long-term bicycle parking shall be:
- i. Located in a well-luminated, secure, and covered area;
 - ii. Accessible to and from nearby public streets and sidewalks for the target users of the bicycle parking, who may or may not include the general public;
 - iii. Located at surface levels near main pedestrian entrance(s) to nearby facilities or structures, or in the parking garages of such facilities or structures;
 - iv. Accessible only to residents and owners, operators, and managers of a residential facility when the involved use is residential; and
 - v. Accessible only to employees, tenants, and owners of a commercial structure or facility when the involved use is commercial.

5. Signage. For projects that include long-term bicycle parking, signage identifying the location of such bicycle parking shall be included in the project design. Preferred signage locations for this purpose shall be building access ways, street and sidewalk approaches, and nearby bicycle paths or facilities.

SECTION 55. Section 22.52.2260 is hereby amended to read as follows:

22.52.2260 Exemptions.

A. The following shall be exempt from the provisions of this Part 21:

...

- 3. Any new and/or renovation project for a park; ~~and~~
- 4. Any area of a project dedicated solely and permanently to edible plants, such as orchards and vegetable gardens; and

5. Community gardens.

B. The following may be exempt from the provisions of this Part 21:

...

3. Trees used to shade outdoor public and/or private pedestrian and bicycle pathways or facilities such as sidewalks, bicycle lanes, bicycle paths, or bicycle parking, provided the County biologist determines that the overall drought-tolerant landscaping for the involved project furthers the intent of this Part 21.

SECTION 56. Chapter 22.52, Part 25 Farmers' Markets, is hereby added to read as follows:

PART 25 FARMERS' MARKETS

22.52.2600 Purpose.

22.52.2610 Permitted Areas.

22.52.2620 General Provisions.

22.52.2630 Development Standards.

22.52.2640 Application for Approval.

22.52.2650 Covenant and Agreement.

22.52.2600 Purpose.

The purpose of this Part 25 is to facilitate the establishment and operation of farmers' markets and to ensure their compatibility with surrounding uses by establishing development standards.

22.52.2610 Permitted Areas.

A. Subject to the provisions of subsection B of this section and any applicable requirements of this Part 25, farmers' markets shall be allowed in zones R-1, R-2, R-3-(U), R-4-(U), R-A, A-1, A-2, C-H, C-1, C-2, C-3, C-M, C-R, R-R, and O-S, provided the applicant obtains:

1. For zones A-2, C-H, C-1, C-2, C-3, C-M, or C-R, a Director's review approval, as provided in Part 12 of Chapter 22.56; or
2. For zones R-1, R-2, R-3-(U), R-4-(U), R-A, A-1, R-R, or O-S, a minor conditional use permit, as provided in Section 22.56.085 of this code.

B. Notwithstanding subsection A of this section, a farmers' market proposed within a Significant Ecological Area ("SEA") or any portion thereof, as defined in Section 22.08.190 of this code, shall be subject to both the SEA provisions set forth in Section 22.56.215 of this code and the applicable provisions of this Part 25. No farmers' market or any portion thereof shall be allowed in an environmentally sensitive habitat area, as defined in California Public Resources Code section 30107.5 and/or any applicable County local coastal program adopted pursuant to the California Coastal Act.

22.52.2620 General Provisions.

The following provisions shall apply to all farmers' markets:

A. Hours of operation. A farmers' market shall operate no earlier than 8:00 a.m. and no later than 8:00 p.m. on any day, excluding the time needed for set up

and clean up. Set up and clean up for a farmer's market must occur on the same day as the farmers' market.

B. Noise. No amplified sound or music of any kind shall be allowed at any farmers' market.

C. Trash. All trash shall be removed from the farmers' market site and the site shall be restored to a pre-market and neat condition no later than midnight of the day the farmers' market operates.

D. Prohibited accessory uses. Farmers' markets shall not be allowed to include petting zoos.

E. Inspections. Farmers' markets may be subject to inspection(s) at the Director's discretion to verify compliance with this Part 25 and any other applicable provisions of the Los Angeles County Code or other applicable State or federal law.

F. Forms of payment. Farmers' markets shall accept CalFresh benefits via electronic benefit transfer ("EBT") card in addition to accepting other forms of payment.

G. Farmers' market manager. All farmers' markets shall have a designated farmers' market manager on-site at all times during the event, which manager shall ensure, among other things, that:

1. Prior to commencement of the farmers' market, the Department of Regional Planning has been provided proof that the farmers' market has been certified by the County Agricultural Commissioner, and has been issued a valid United States Department of Agriculture Food and Nutrition Service ("FNS") number, demonstrating the farmers' market's ability to accept CalFresh benefits;

2. The farmers' market is conducted in accordance with all applicable requirements of this Title 22, including the terms of the applicable grant or approval on file with the Department of Regional Planning;

3. A copy of the applicable Department of Regional Planning grant or approval is clearly posted and visible at each farmers' market event; and

4. All applicable inspection fees are paid when due.

22.52.2630 Parking Requirements.

A. General Requirement. A farmers' market shall have sufficient land area to allow, at a minimum, one vehicle parking space for each vendor, plus one vehicle parking space for each vendor stall.

B. Reduction in Parking Allowed. The parking requirement in subsection A may be reduced by up to 50 percent if the Director determines that the number of parking spaces provided will accommodate the number of vendors and customers expected at the farmers' market without any undue adverse impact to the surrounding community, and also if the farmers' market is located within one-half mile of a transit stop for:

1. A bus that travels along a major or secondary highway or that is part of a bus rapid transit system; or

2. A rail line within a fixed rail system.

C. No Other Permit Required. Any alternative parking arrangement for a farmers' market approved by the Director pursuant to subsection B of this section shall not require a separate parking permit, deviation, or variance.

22.52.2640 Application for Approval.

In addition to any other information required by this Title 22 to be included in an application for a Director's review or minor conditional use permit, an application for a farmers' market, shall include:

- A. The name and address of the owner and applicant.
- B. The name and address of the farmers' market manager, if different than the owner and/or applicant.
- C. Evidence that the applicant is either the owner of the premises involved or has written permission of the owner to make such application.
- D. A schedule, with proposed dates and times for operation of the farmers' market at the location proposed in the application during that calendar year, which schedule shall be updated annually during the life of the grant or approval.
- E. A site plan depicting the boundaries of the subject property to be used for the farmers' market, the location of all highways, streets, and alleys in relation to the subject property, the boundaries of the farmers' market, the location and dimension of all vendor stalls, and the area for required vehicle parking.
- F. When the applicant/owner proposes alternative parking arrangements:
 - 1. A description of the unique characteristics of the farmers' market and/or special programs which are proposed which will reduce the need for the otherwise required number of vehicle parking spaces;

2. When off-site parking is proposed, evidence that the applicant/owner has written permission from the owner or owners of such off-site property; and

3. Such other information as the Director may require.

G. In cases where non-agricultural products will be sold at a site adjacent to, and under the management of, the farmers' market:

1. A site plan depicting the location and dimension of the area intended to be used for these sales; and

2. The respective percentages of the area intended to be used for the sale of non-agricultural products and the area intended to be used for the farmers' market.

22.52.2650 Covenant and Agreement.

Prior to obtaining any approval to conduct a farmers' market pursuant to this Part 25, the applicant shall provide to the Director a suitable covenant for recordation in the office of the County Registrar-Recorder/County Clerk that runs with the land for the benefit of the County, signed by the owner of the premises, declaring that:

A. The farmers' market shall be maintained in accordance with the information provided in the application and the development standards as required by this Part 25.

B. The applicant shall obtain all necessary federal, State, and local approvals to conduct a farmer's market, including the applicable certification from the County Agricultural Commissioner for a valid FNS number, prior to commencing operation.

C. Any violation of the covenant and agreement required by this section shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.

SECTION 57. Section 22.56.030 is hereby amended to read as follows:

22.56.030 Application -- Information rRequired.

A. An application for a conditional use permit shall contain the following information:

...

7. Provide a site plan drawn to a scale satisfactory to and in the number of copies prescribed by the ~~d~~Director, indicating:

...

b. The location and dimensions of all structures, yards, walls, fences, vehicle and bicycle parking and loading facilities, landscaping, and other development features; including pedestrian improvements;

...

SECTION 58. Section 22.56.040 is hereby amended to read as follows:

22.56.040 Application -- Burden of pProof.

In addition to the information required in the application by Section 22.56.030 the applicant shall substantiate to the satisfaction of the hearing officer the following facts:

...

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and

...

SECTION 59. Section 22.56.085 is hereby amended to read as follows:

22.56.085 Grant or ~~d~~Denial of ~~m~~Minor ~~e~~Conditional ~~u~~Use ~~p~~Permit by ~~d~~Director.

A. Any person filing an application for a conditional use permit may request the Director to consider the application in accordance with this section for the following uses:

-- Apartment houses nonconforming in zones where the use is allowed with a conditional use permit.

-- Farmers' markets, as provided in Part 25 of Chapter 22.52.

-- Joint live and work units, as provided in Part 19 of Chapter 22.52.

...

SECTION 60. Section 22.56.1010 is hereby amended to read as follows:

22.56.1010 Application -- Information ~~r~~Required.

Application for a parking permit shall contain the following information:

...

G. Two site plans, drawn to a scale satisfactory to and in the number of copies prescribed by the ~~d~~Director, indicating:

1. The area and dimensions of the proposed site for the requested use, and;
2. On the first site plan, the location and dimensions of all structures, yards, walls, fences, bicycle and vehicle parking and loading facilities, landscaping, pedestrian facilities, and other development features, as if no parking permit is applied for; and

...

SECTION 61. Section 22.56.1020 is hereby amended to read as follows:

22.56.1020 Application -- Burden of Proof.

In addition to the information required in the application by Section 22.56.1010, the applicant shall substantiate the following facts:

A. That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because:

1. The age and/or physical condition of the residents is such that the use of automobile is unlikely; or

...

4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain ~~senior citizen and handicapped person~~ housing developments for senior citizens and persons with disabilities, where the ~~d~~Director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the

reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or

5. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.52.1225.

B. That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:

1. Uses sharing vehicle parking facilities operate at different times of the day or days of the week; or

2. Vehicle Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or

...

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential vehicle parking spaces will provide the required parking for uses because:

...

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; or

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

SECTION 62. Section 22.56.1680 is hereby amended to read as follows:

22.56.1680 Application for rReview -- Information and dDocuments rRequired.

Any application for dDirector's review shall contain the following information and such other information and documents as are required by the dDirector:

...

F. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the dDirector, indicating the use, location, and size of all buildings and structures, yards, driveways, access and areas, vehicle and bicycle parking areas, pedestrian facilities, landscaping, walls or fences, and other similar features;

...

SECTION 63. Section 22.56.1690 is hereby amended to read as follows:

22.56.1690 Determination -- Principles and sStandards for eConsideration.

The dDirector, in acting upon any site plan offered for review as provided in this title, shall either approve, approve with conditions, or deny the proposed use, development, or modification as requested in the application and as indicated in the required site plan based on the following principles and standards:

...

B. That the use, development of land, and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

...

SECTION 64. Section 22.56.1762 is hereby amended to read as follows:

22.56.1762 Director's ~~r~~Review -- Procedure for ~~m~~Minor ~~d~~Deviations in ~~r~~Required Vehicle ~~p~~Parking ~~r~~Requirements -- When ~~p~~Permitted.

A. Notwithstanding provisions in Title 22 to the contrary, without a public hearing, the ~~d~~Director may approve an application for a site plan review requesting a minor deviation in required vehicle parking requirements of said Title 22, provided that:

...

2. The principles and standards contained in Section 22.56.1690 have been met to the satisfaction of the ~~d~~Director, taking into consideration, where applicable, that a project will provide well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.52.1225, or in excess of the total number of bicycle parking spaces provided by a qualifying project under Section 22.52.1081; and

...

SECTION 65. Section 22.56.1835 is hereby amended to read as follows:

22.56.1835 List of ~~t~~Temporary ~~u~~Uses.

The following temporary uses may be established with a valid temporary use permit:

-- Carnivals, exhibitions, fairs, short-term farmers' markets not otherwise governed by Part 25 of Chapter 22.52, festivals, pageants, and religious observances sponsored by a public agency or a religious, fraternal, educational, or service organization directly engaged in civic, charitable, or public service endeavors conducted for no more than six weekends or seven days during any 12-month period except where a longer time period is approved pursuant to Section 22.56.1885. "Weekend" means Saturday and Sunday, but national holidays observed on a Friday or Monday may be included. This provision shall not include outdoor festivals and tent revival meetings.

...

SECTION 66. Section 22.56.1860 is hereby amended to read as follows:

22.56.1860 Burden of ~~p~~Proof.

In addition to the information required in the application by Section 22.56.1850, the applicant of a temporary use permit shall substantiate to the satisfaction of the ~~e~~Director the following facts:

...

C. That the proposed site is adequately served by bicycle facilities and/or streets or highways having sufficient width and improvements to accommodate the kind

and quantity of vehicle and bicycle traffic that such temporary use will or could reasonably generate; and

...

SECTION 67. Section 22.56.1920 is hereby amended to read as follows:

22.56.1920 Certain uUses on eCounty pProperty -- Board

aAuthority.

Where the following temporary uses are proposed on property owned by or held under the control of the eCounty, the department, district, or agency delegated authority to administer such activity by the bBoard of sSupervisors may assume jurisdiction and approve the temporary use subject to limitations and conditions as are deemed appropriate by said department, district, or agency:

-- Carnivals, exhibitions, fairs, festivals, pageants, and religious observances.

-- Farmers' markets.

...

SECTION 68. Section 22.56.2620 is hereby amended to read as follows:

22.56.2620 General aApplication rRequirements.

An applicant for a housing permit shall submit an application containing the following information:

...

G. Project drawings to a scale satisfactory to and in the number of copies prescribed by the dDirector, including;

1. A site plan indicating the area and dimensions of the proposed site for the requested use, fences, vehicle and bicycle parking and loading facilities, pedestrian facilities, landscaping, and other development features; and

...

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