



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

FINDINGS

FOR THE EAST LOS ANGELES 3RD STREET FORM-BASED CODE AND SPECIFIC PLAN SUBSTANTIAL CONFORMANCE REVIEW

Pursuant to Chapter 22.46.3004, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. Attach additional sheets if necessary.)

<p>A. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;</p>
<p>B. Approval of the project is in the interest of the public health, safety, and general welfare;</p>
<p>C. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;</p>
<p>D. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood;</p>

E. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are- designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;

F. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

G. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

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