

Draft Healthy Design Ordinance

Title 21 SUBDIVISIONS

Chapter 21 GENERAL REQUIREMENTS

...

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 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 and pedestrian access to the proposed buildings and parking, and the location and design of pedestrian landings, vehicle ramps, and pedestrian roadway crossings (i.e. crosswalks).
- B. The exhibit map shall depict a 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 subdivision.
 - 1. This cross section shall depict existing and proposed improvements, as applicable, including:
 - a. Building façade(s), and porch/entry;
 - b. Roadway paving width and type (with vehicle and bicyclist depicted within travel lanes to show scale);
 - c. Roadway median;
 - d. Curb and gutter, or road shoulder;
 - e. Sidewalk paving width and type (with pedestrian depicted to show scale);
 - f. Parkway landscaping and tree wells;
 - g. Street furniture;
 - h. Street lighting;
 - i. Wall and/or fence (including retaining walls);
 - j. Parking lanes;
 - k. Traffic calming devices;
 - l. Shared use lanes;
 - m. Equestrian facilities;
 - n. Transit lanes within the roadway; and

- o. Such other information as the director determines necessary.
2. Additional cross-sections shall be provided to depict any variations in proposed improvements, with particular attention to the approaches and/or departures at 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 subdivision committee, 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 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.
2. An amendment to the exhibit map shall be limited to building placement, driveway design--including location and width, walkway and landscaping strip design, the details of the cross-section(s) as required in 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.
3. Notwithstanding subsection C, an exhibit map amended to modify setbacks may include conditions applicable to such modification.
4. An amendment to the exhibit map shall not increase the total number of units, modify site grading or pad elevations, or change the location of driveway entrances required by the approved tentative map.
5. An amendment to the exhibit map shall not be permitted if the proposed change(s) may result in a significant adverse environmental impact not addressed in the environmental document approved for the project.
6. The fee for an amendment to an exhibit map shall be a minimum initial deposit of \$1,000.00, to be submitted to the Department of Regional Planning, from which

actual planning costs shall be billed and deducted, and any supplemental deposits as required by subsection E of Section 21.62.010.

...

Chapter 24 DESIGN STANDARDS

Part 2 HIGHWAYS

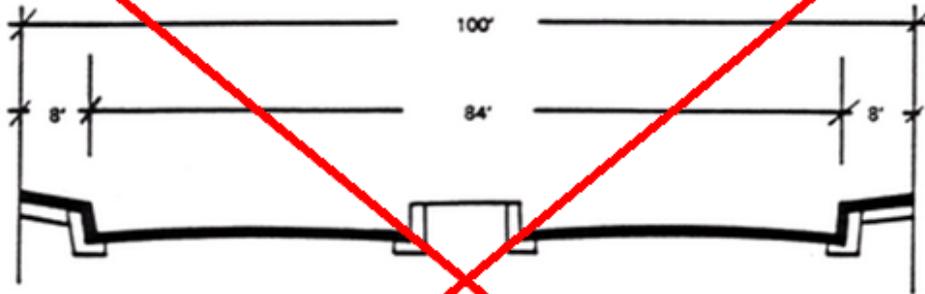
...

21.24.065 Right-of-way and roadway width requirements--Cross-section diagrams.

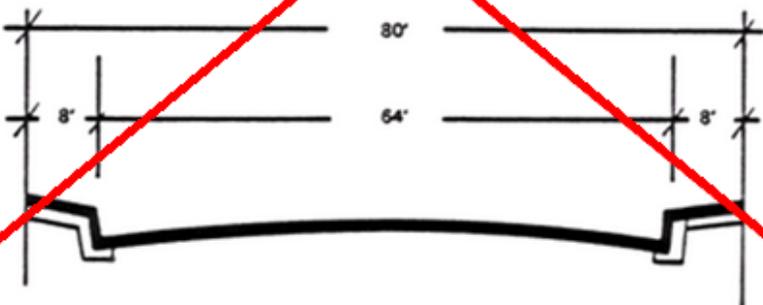
- A. Each highway shall have a width of right-of-way, vehicular pavement, and sidewalk, where a sidewalk is required, to conform to the following cross-sections and standards, or such other designs as approved by the road commissioner. The advisory agency may modify the requirements of this section if 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, is maintained.
- B. Width of Limited Secondary Highways. Where the advisory agency finds that the traffic or drainage conditions warrant, the area indicated by the asterisk in Diagram 3 shall be shown as a future or dedicated right-of-way. If such finding is not made, said area shall be subject to the provisions specified by Section 22.48.115. Other yard requirements established by Chapters 22.20 through 22.40 of Title 22 shall be in addition to said provisions.
- C. Cross-sections – not to scale. (See Cross-section Diagrams for Section 21.24.065 on following pages.)

~~SECTION 21.24.005~~

1. MAJOR HIGHWAY

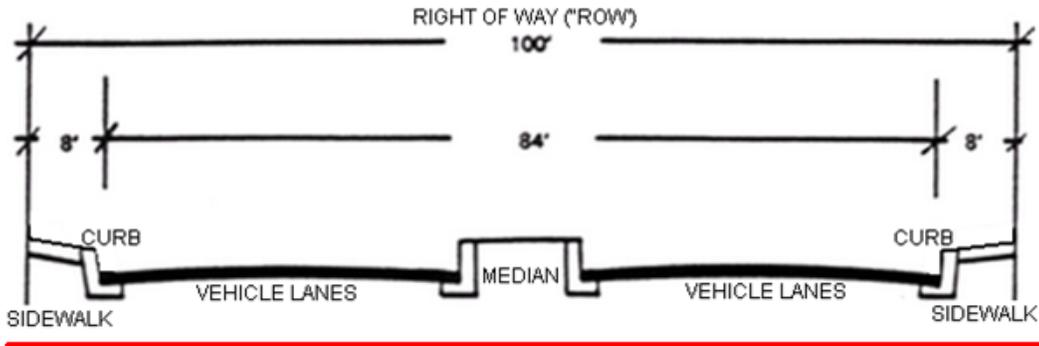


2. SECONDARY HIGHWAY

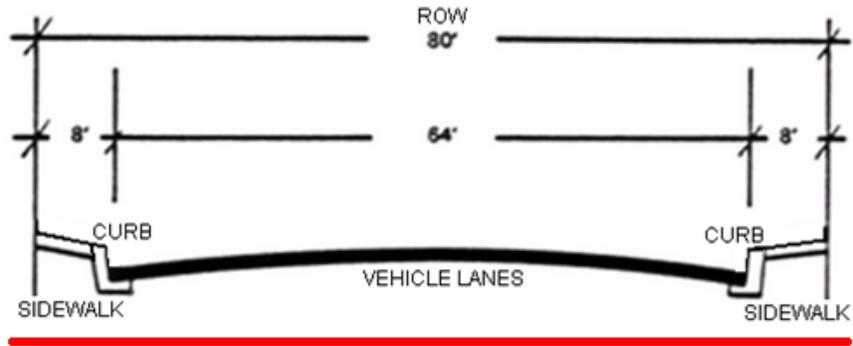


SECTION 21.24.065

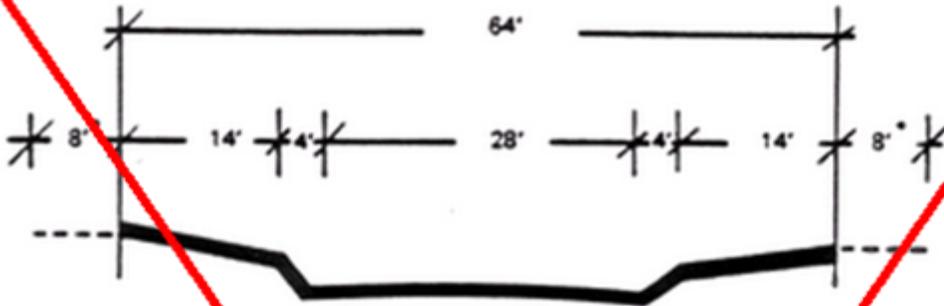
1. MAJOR HIGHWAY



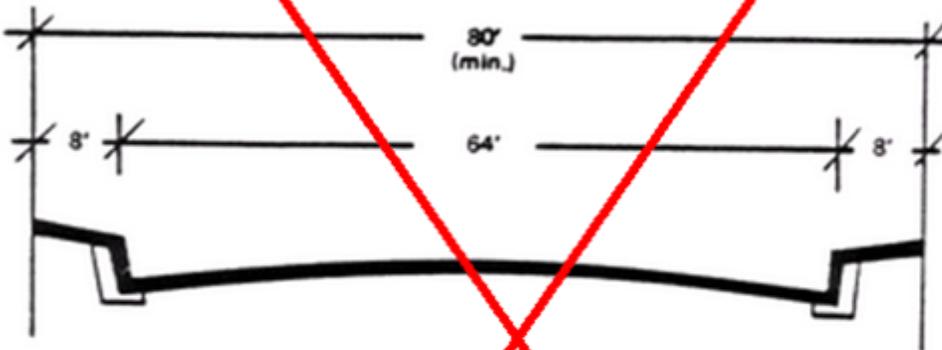
2. SECONDARY HIGHWAY



~~3. LIMITED SECONDARY HIGHWAY~~

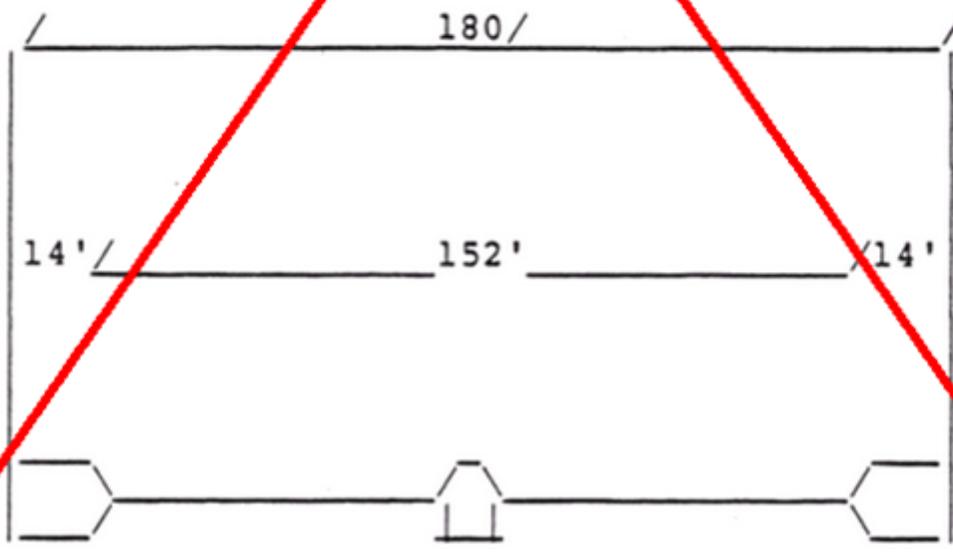


~~4. PARKWAY~~



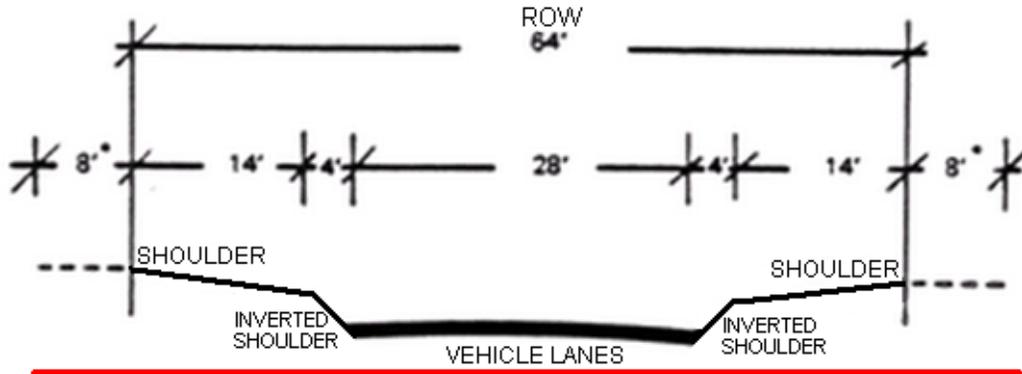
SECTION 21.24.065 (Continued)

~~5. EXPRESSWAY~~

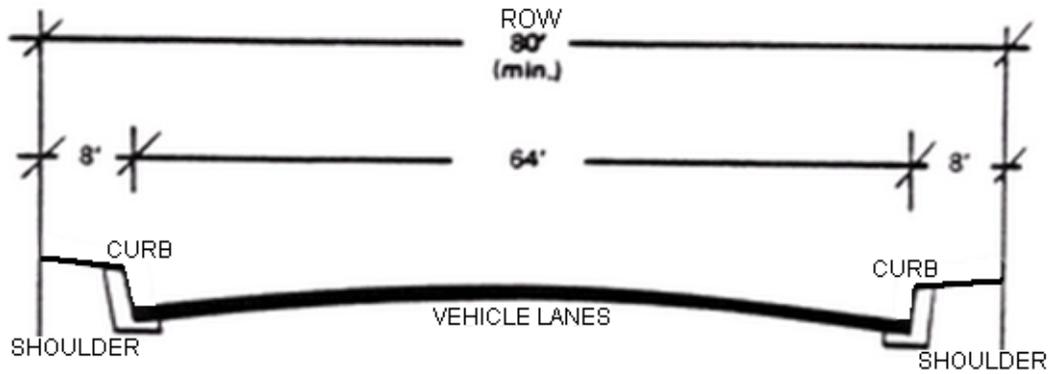


SECTION 21.24.065 (Cont'd)

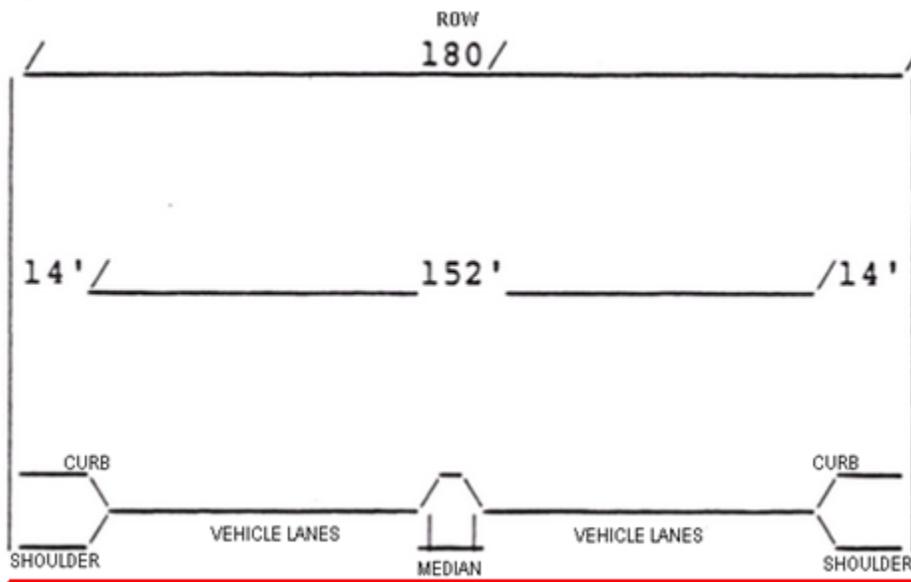
3. LIMITED SECONDARY HIGHWAY



4. PARKWAY



5. EXPRESSWAY



...

Part 3 LOCAL STREETS AND WAYS

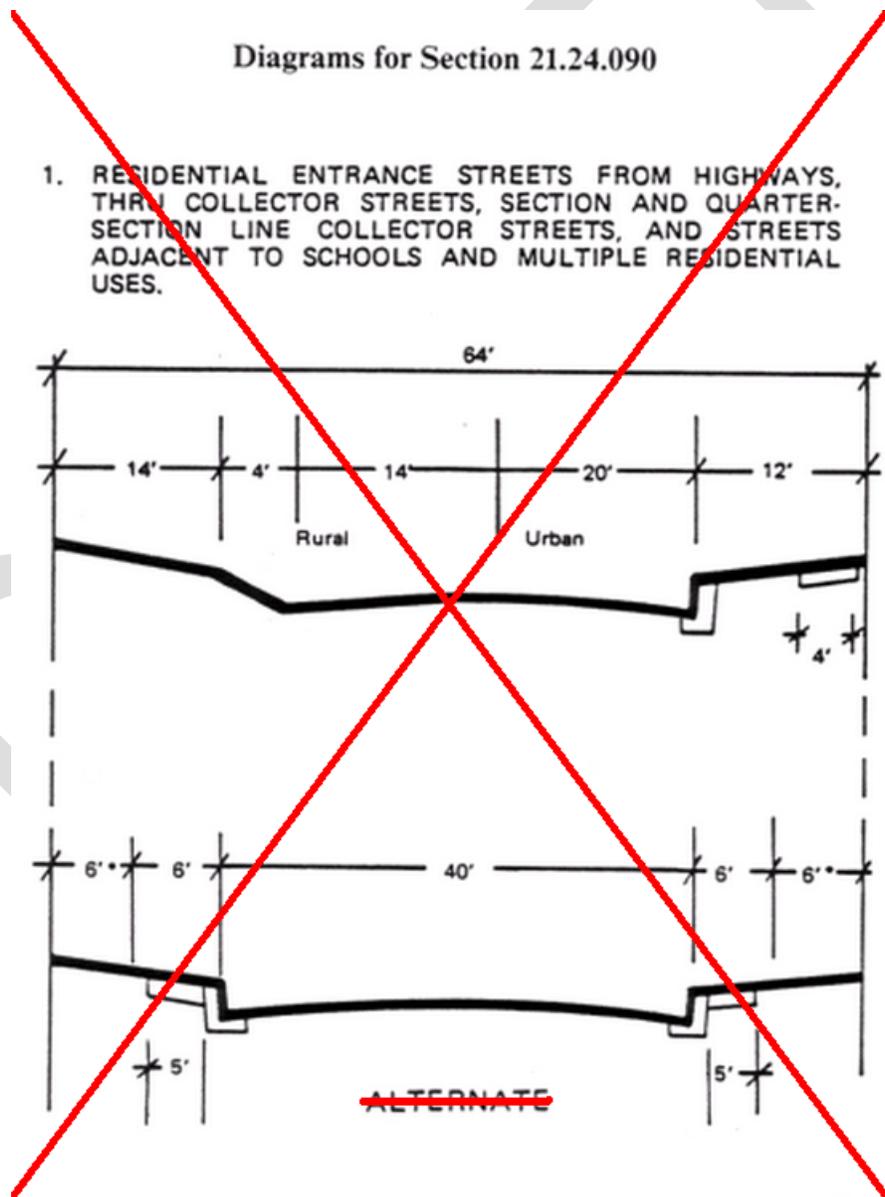
21.24.090 Right-of-way and roadway width requirements--Cross-section diagrams.

- 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. ~~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 width 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. Provided the minimum right-of-way width is 40 feet except for alleys, the minimum sidewalk width is five feet, and the safety and convenience of bicyclists and pedestrians, including children, senior citizens and persons with disabilities, is maintained, the advisory agency may modify the requirements of this section:
1. 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; or
 2. If it finds that the standard street widths are not consistent with the approved design, in conjunction with a conditional use permit for a residential planned development, density-controlled development or hillside development.
- C. The cross-sections designated as "alternate" shall apply to existing improved streets only where the advisory agency finds:
1. That the standard cross-section is not necessary to provide for the safety and convenience of pedestrians, including children, senior citizens and persons with disabilities; and
 2. That the alternate cross-section will not serve land zoned residential or commercial; and
 3. That pedestrian-heavy institutional uses, including private schools, public schools, colleges, universities, parks and post offices shall not be served by the alternate cross-section;
 4. That the alternate cross-section will not impact existing bicycle facilities, and proposed facilities in accordance with the County's Bicycle Master Plan; and

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

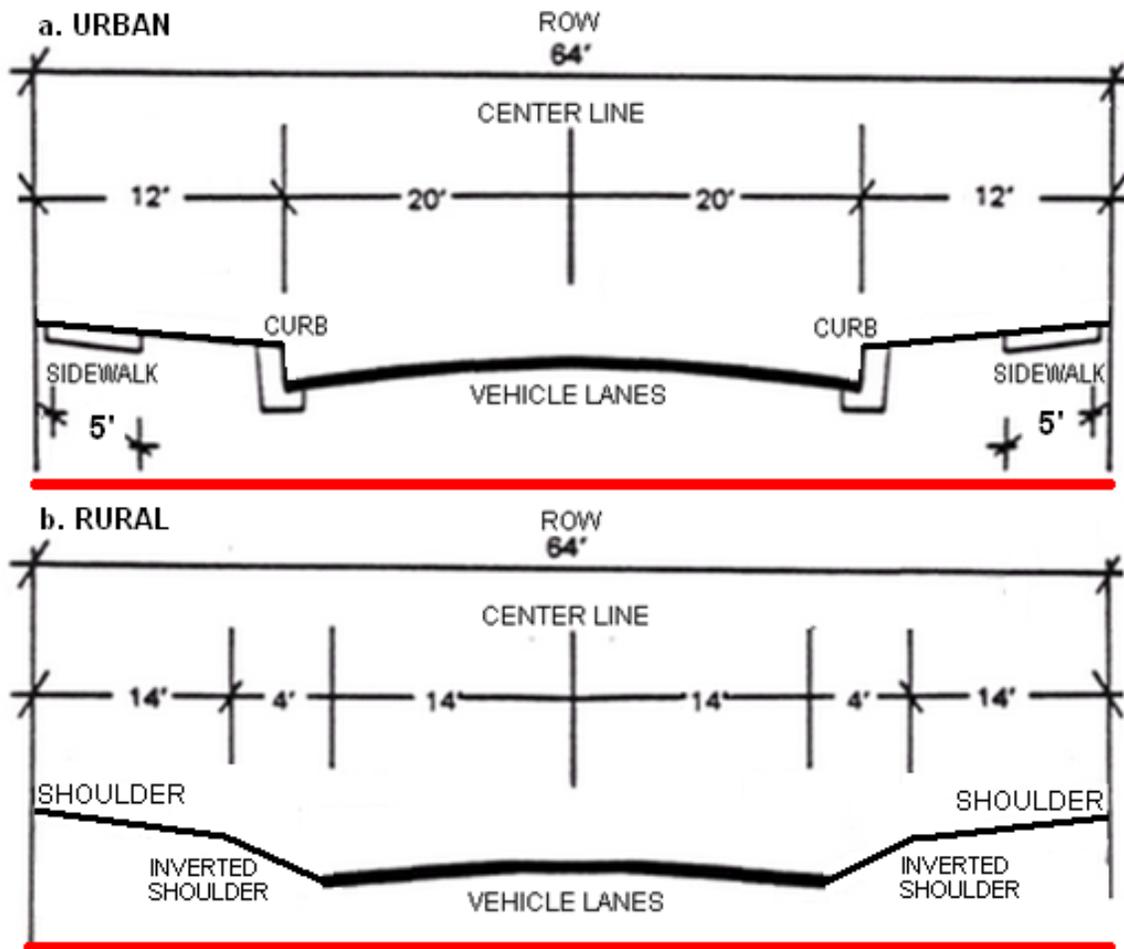
BD. That position of a street marked with an asterisk (*) in the following diagrams may be counted as part of the net area of a lot or parcel of land. The line between that portion of a street marked with an asterisk (*) and the portion thereof not so marked shall be deemed to be the property line as 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.

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



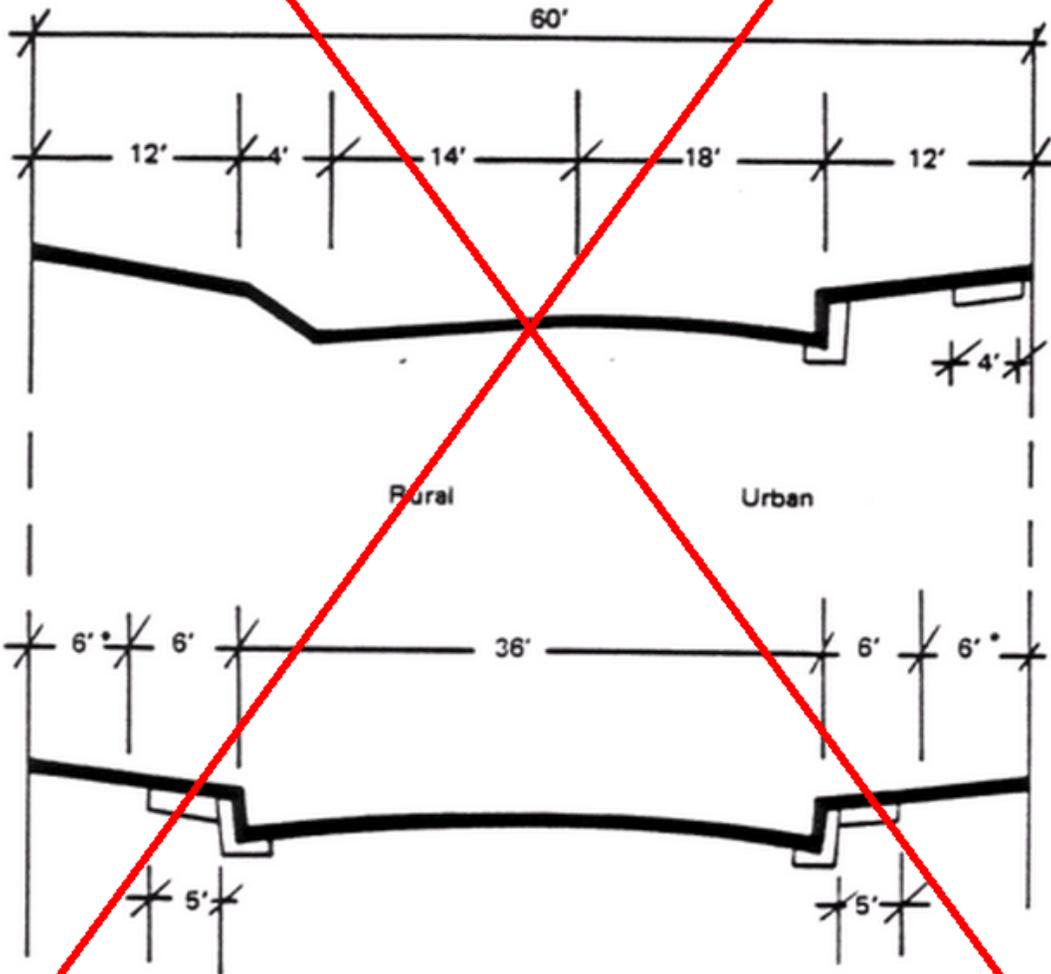
Diagrams for Section 21.24.090

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.

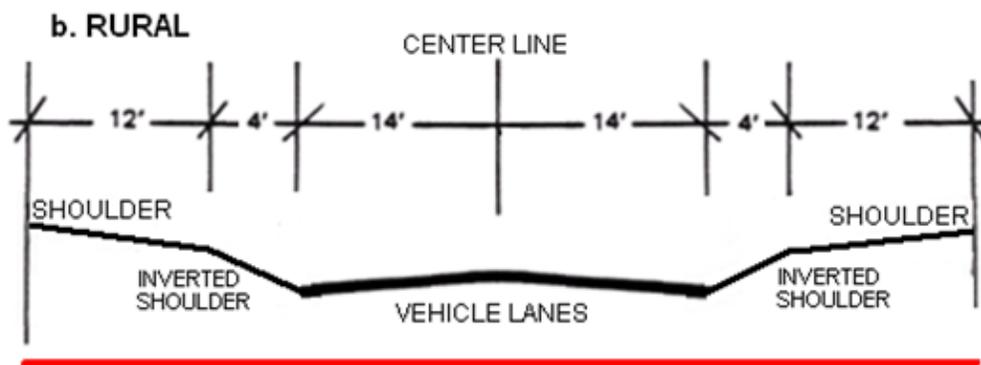
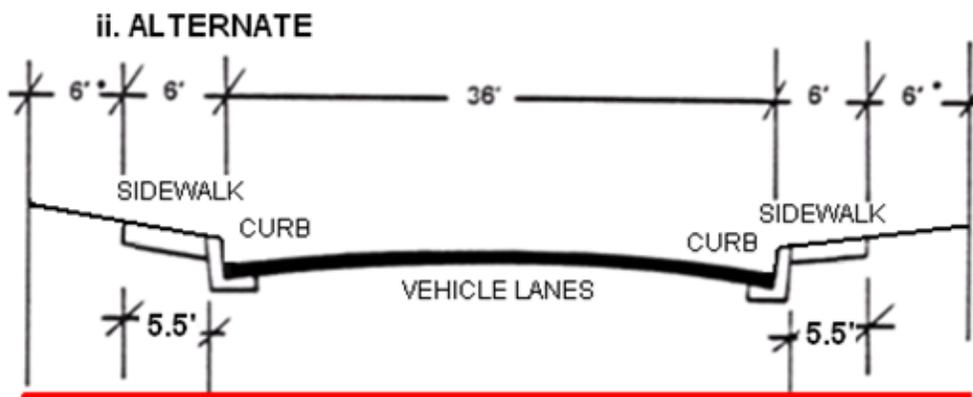
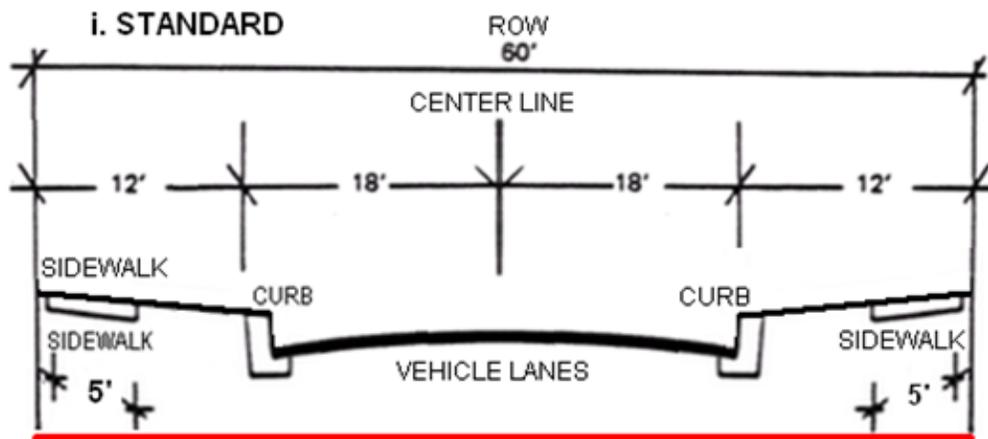


~~ALTERNATE~~

Diagrams for Section 21.24.090 (Cont'd)

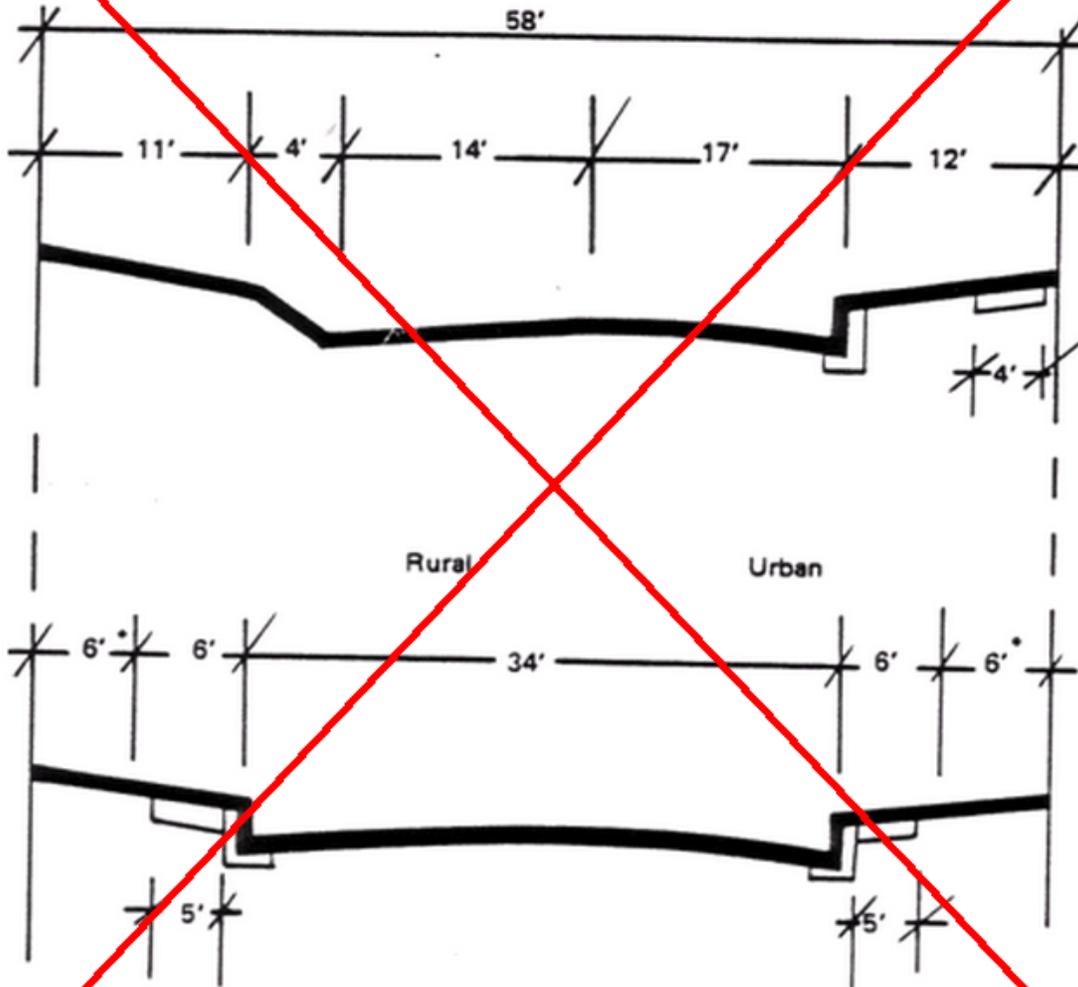
2. INTERIOR COLLECTOR STREETS, CUL-DE-SAC STREETS MORE THAN 700 FEET IN LENGTH, AND LOOP OR OTHER LOCAL STREETS MORE THAN 1,400 FEET IN LENGTH - ONE OR TWO FAMILY RESIDENCES.

a. URBAN



*See Section 21.24.090 (B)

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.

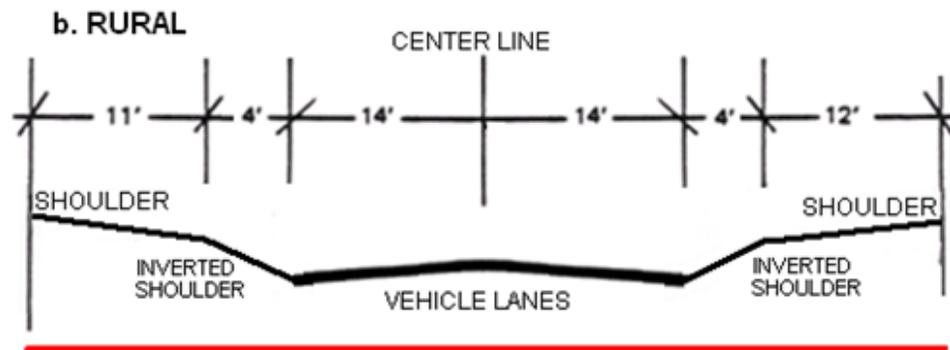
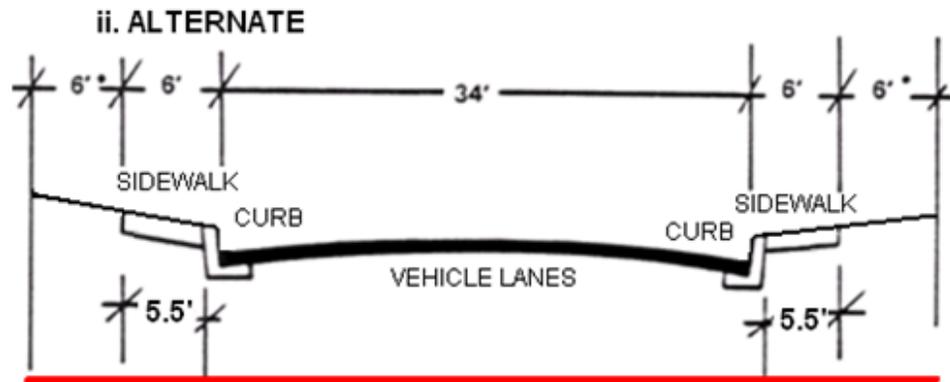
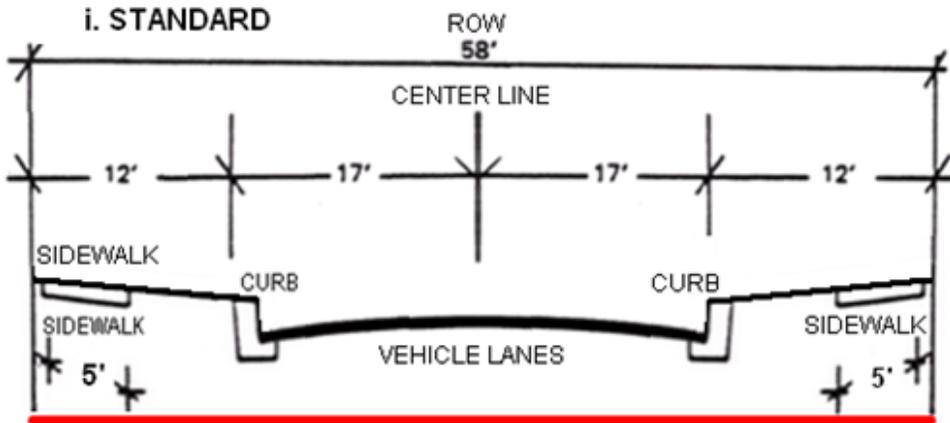


~~ALTERNATE~~

Diagrams for Section 21.24.090 (Cont'd)

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.

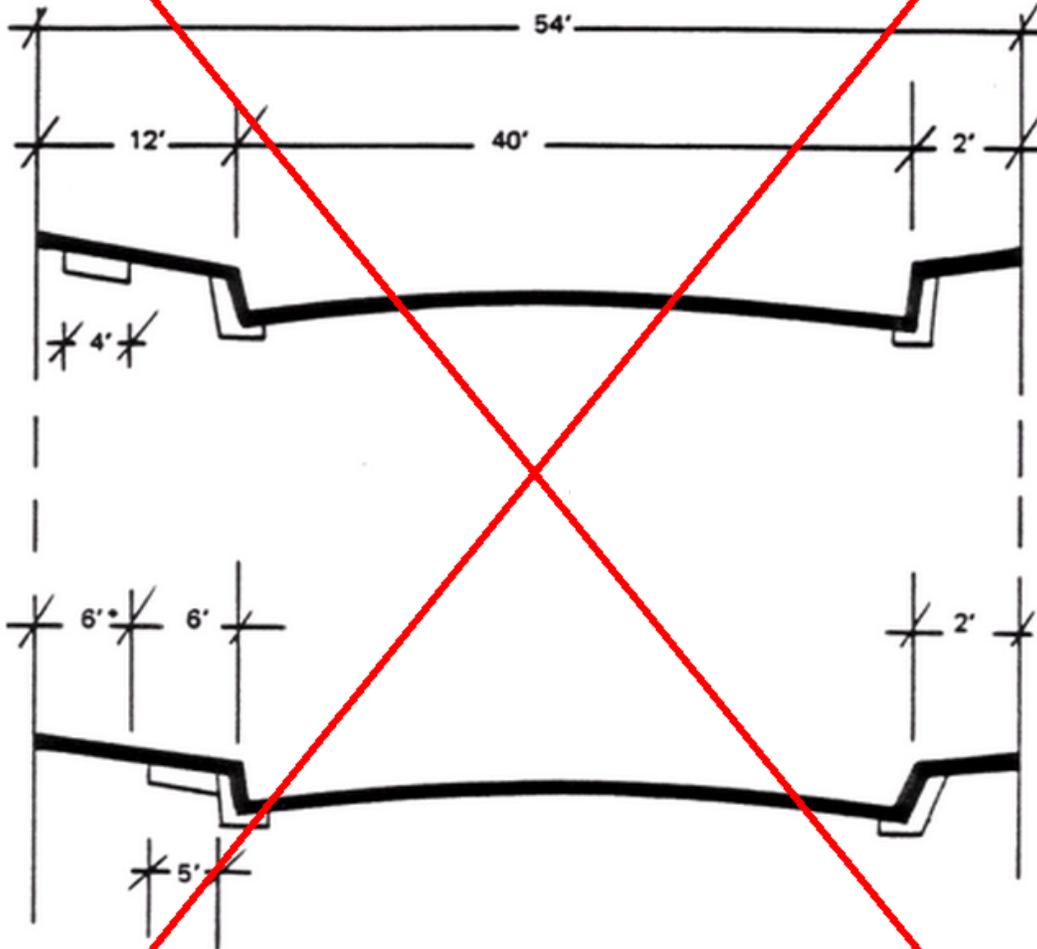
a. URBAN



*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.



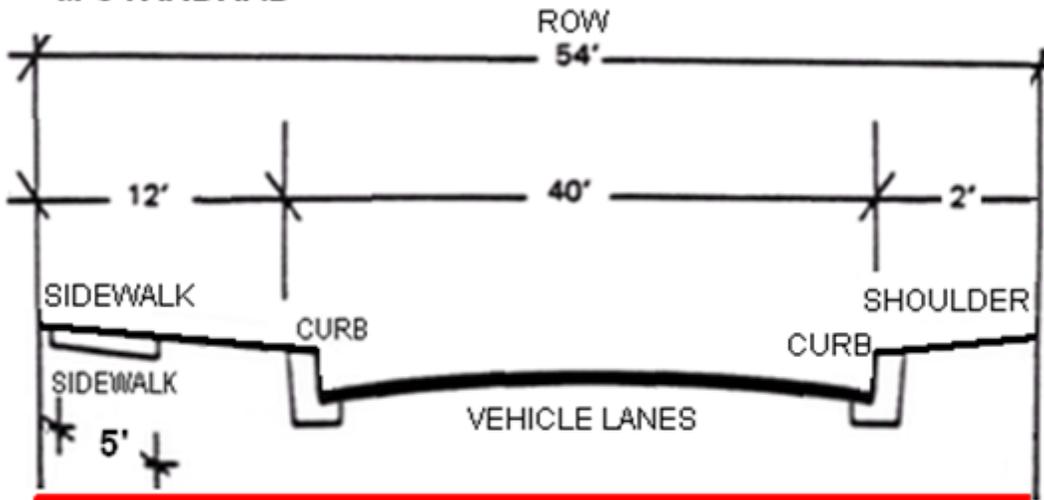
~~ALTERNATE~~

*See Section 21.24.090 (B)

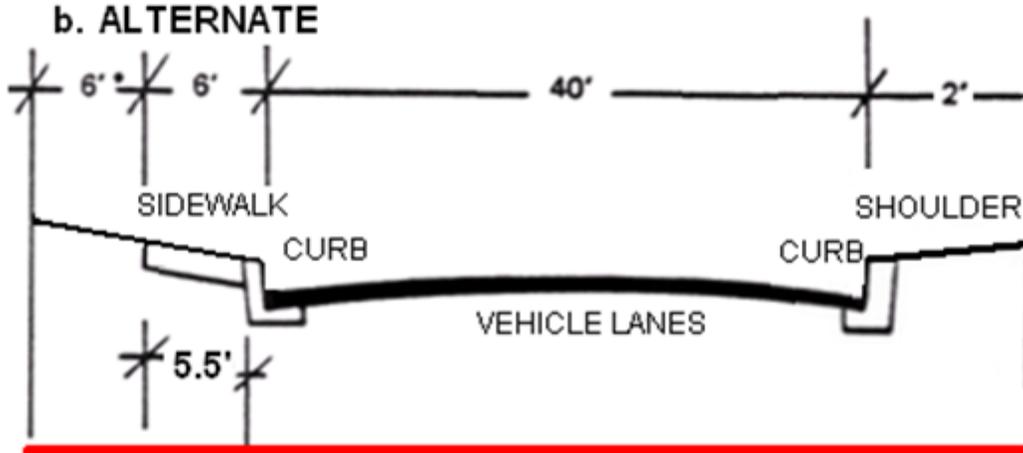
Diagrams for Section 21.24.090 (Cont'd)

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

a. STANDARD

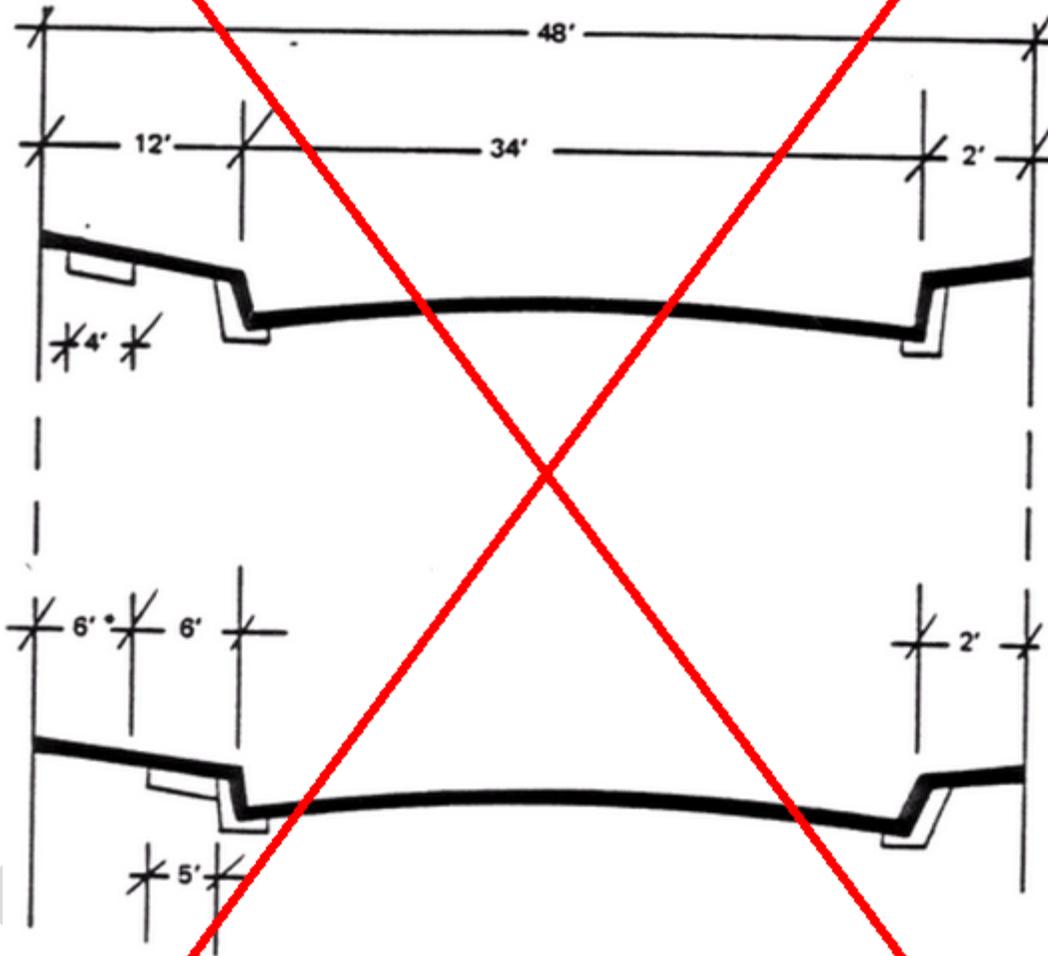


b. ALTERNATE



Diagrams for Section 21.24.090 (Cont'd)

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



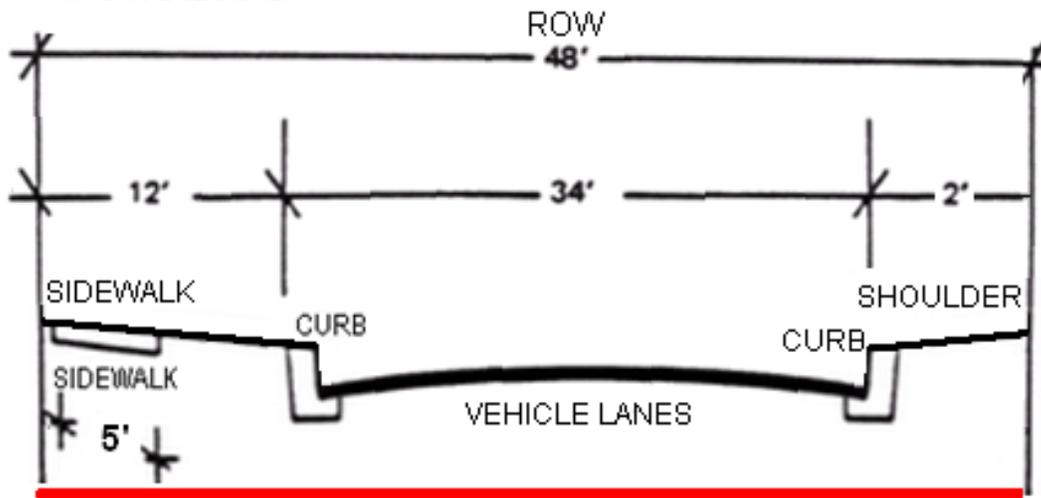
~~ALTERNATE~~

See Section 21.24.090 (B)

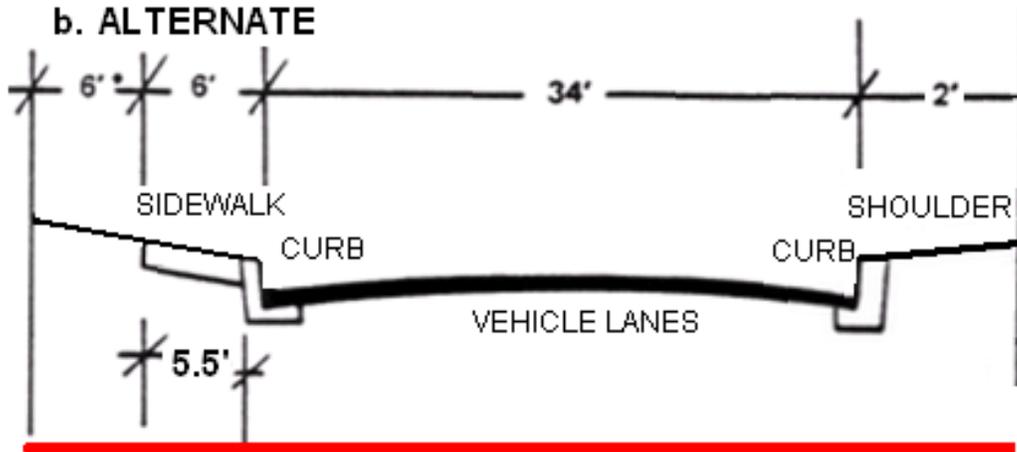
Diagrams for Section 21.24.090 (Cont'd)

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

a. STANDARD

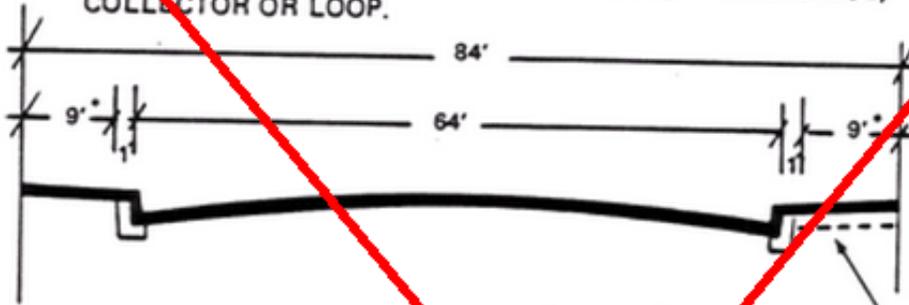


b. ALTERNATE



Diagrams for Section 21.24.090 (Cont'd)

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

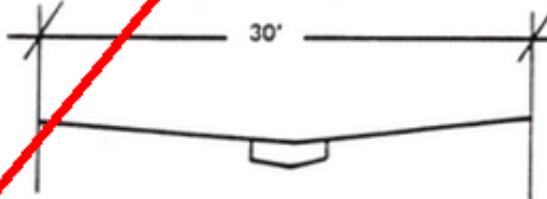


7. INDUSTRIAL AND COMMERCIAL STREETS – CUL-DE-SAC.



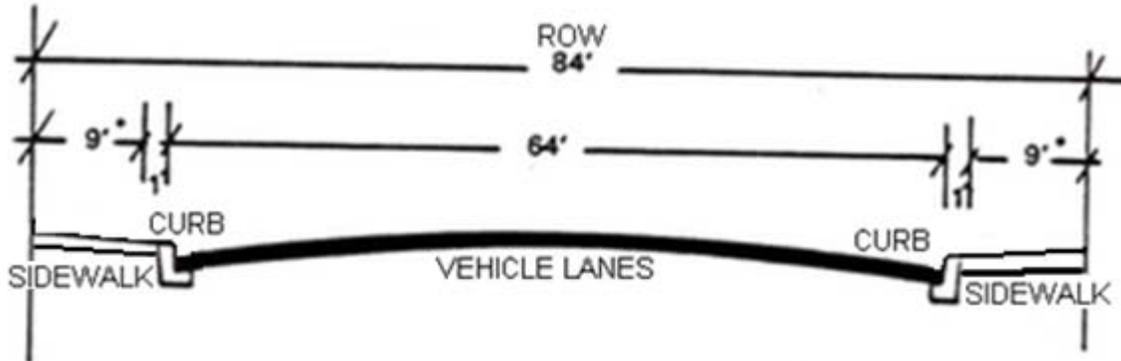
Optional where future pedestrian traffic warrants

8. ALLEY.

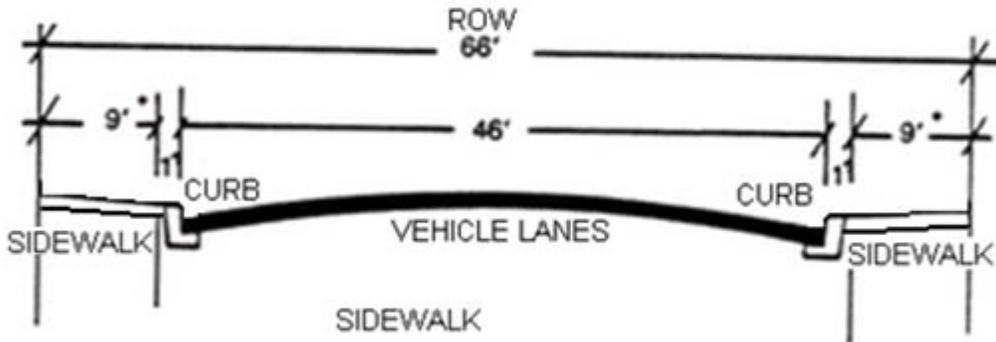


*See Section 21.24.090 (B)

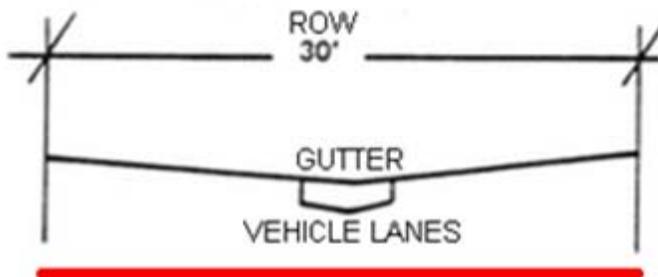
6. INDUSTRIAL AND COMMERCIAL STREETS – ENTRANCE, COLLECTOR OR LOOP.



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



8. ALLEY.



*See Section 21.24.090 (B)

...

21.24.210 Pedestrian ways.

- A. Design standards. All pedestrian ways shall be designed to maximize pedestrian safety, security, and comfort, and shall include the following:
1. Open for public access, unless otherwise recommended by the County Sheriff, or determined by the advisory agency, that such access be gated for safety reasons;
 2. Walls and/or fences that allows for transparency while providing a means of security, as applicable;
 3. A paved walkway minimum five feet in width;
 4. A landscape strip minimum three feet in width, adjacent to the walkway;
 5. Tree plantings within the landscape strip at sufficient intervals to provide a continuous shade canopy;
 6. Lighting at sufficient intervals to illuminate the pedestrian way, and ensure comfort and safety; and
 7. Other measures as applicable.
- B. Internal mid-block crossings. 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 ~~30-10~~ percent, except where such pedestrian way matches a street grade exceeding 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 ~~75~~50 percent.
- C. Cul-de-sac through-access.
1. When proposed, cul-de-sacs shall provide a through-access pathway and/or stairway for pedestrians and/or bicyclists with a minimum width of eight feet to the following, as applicable, title limitations and/or topography allow:
 - a. An adjoining highway, parkway, street, driveway, fire lane, or alley;
 - b. An existing or proposed trail within 500 feet;
 - c. An existing or proposed recreational facility within 500 feet, within the same subdivision boundary;
 - d. An existing school;
 - e. An existing commercial area.
 2. Such through access shall be depicted with an access and pathway construction easement or dedication when improvements are not required, and shall be depicted with an access easement or dedication and constructed pathway when improvements are required. Regardless, such through-access shall be privately maintained by either a homeowners association or by adjoining property owners equally.

...

Part 5 SPECIAL REQUIREMENTS

...

21.24.380 Condominiums and community apartment projects.

- A. In a division consisting of a condominium project as defined in Section 1350 of the 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. Where a private driveway is required by the forester and fire warden to be a Fire Lane, pedestrian access adjacent to the Fire Lane shall be clearly delineated, including pedestrian crossings, and shall be provided as follows:
1. When serving residential uses having an overall project density of less than 12 dwelling units per net acre, an improved curbed walkway minimum of four feet in width shall be constructed.
 2. When serving residential uses having an overall project density of 12 or more dwelling units per net acre, an improved curbed walkway of minimum five feet in width and a landscaped strip of minimum three feet in width shall be constructed. No landscape strip is required where such strip would block access to parking.
 3. When serving commercial and/or industrial uses, an improved curbed walkway of minimum four feet in width, and a landscaped strip of minimum three feet in width, shall be constructed. Such walkway(s) shall connect any main building entrance with on-site parking facilities and sidewalk(s).
- C. In all other respects, all of the provisions of this Title 21 shall apply to such a subdivision.

...

Chapter 21.32 IMPROVEMENTS

...

- ~~21.32.180 Sidewalks—Required when.~~
~~21.32.190 Sidewalks—Not required when.~~
~~21.32.195 On-site Trees—Required when.~~

...

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. Plans, profiles and specifications for such improvements shall be furnished to the road commissioner not later than the time of submitting the final map or parcel map to the county engineer for checking, and such plans, profiles and specifications shall be subject to

the approval of the road commissioner before any such map shall be approved or certified. Such plans, profiles and improvements shall be in accordance with the standards of the county of Los Angeles, as adopted by the 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 are not necessary for drainage purposes or to maintain an existing neighborhood pattern, including pedestrian facilities, provided the safety and convenience of bicyclists and pedestrians, including children, senior citizens and persons with disabilities, is maintained.

21.32.160 Street 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. Tree planting is not required unless it is determined by the advisory agency to be in the public interest:

- A. Along a segment of a street or highway to which the right of direct access from abutting lots has been relinquished; and
- B. Along streets and highways which are not improved with curbs.

21.32.180 Sidewalks--Required when.

A. Except as otherwise provided in this Title 21, 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 Highway Plan ~~where no service road is provided and the lots in the division of land take direct access to the highway;~~

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

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

1. Where 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 where sidewalks are necessary to serve such lots so as to maintain the continuity of the established neighborhood sidewalk pattern or provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens and persons with disabilities;

2. The construction of sidewalks would be impractical because of topographical conditions, natural features, living trees, or existing buildings, provided the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, is maintained.

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.~~

21.32.195 On-site trees—Required when.

- A. Required when. 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 of each parcel resulting from 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
- B. Location. The tree(s) shall be planted as follows:
1. When multiple trees are required, a maximum of 25 feet between trees.
 2. Tree trunks within four to eight feet from the edge of sidewalk closest to the property line.
- C. Species. The species of tree(s) shall reach a minimum shade canopy of 25 feet in diameter at least six feet high, at expected maturity. The species of tree shall be subject to review and approval by the director.
- D. Size. Upon planting, all required onsite trees shall be a minimum size of five gallons, and a minimum height of 10 feet.
- E. Waiver. Any of the above requirements may be waived or modified by the advisory agency where it is:
1. For the number of required tree(s), if mature trees already exist onsite in required locations, within condominium conversion projects, and/or where existing development make such planting impractical;

2. Ffound to be impractical due to topographic conditions, is not in keeping with the neighborhood pattern, or otherwise will not benefit the area.

...

Chapter 21.40 TENTATIVE MAPS

21.40.040 Contents--Information and documents 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 land:

...

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

...

26. A cross section shown to scale with dimensions for all existing and proposed highways, parkways, streets, ways, drives, fire lanes and alleys within and adjoining the subdivision. Such cross section(s) shall depict existing and proposed improvements, including:

- a. Roadway paving width and type (with vehicle and bicyclist depicted within travel lanes to show scale).
- b. Roadway median,
- c. Curb and gutter, or road shoulder,
- d. Sidewalk paving width and type (with pedestrian depicted to show scale),
- e. Parkway landscaping and tree wells,
- f. Street furniture,
- g. Street lighting,
- h. Wall and/or fence (including retaining walls),
- i. Parking lanes,
- j. Traffic calming devices,
- k. Shared use lanes,
- l. Equestrian facilities, and
- m. Transit lanes within the roadway;

~~27.~~ 26. Such other information as the ~~advisory agency may require~~ director determines necessary.

...

Chapter 21.48 MINOR LAND DIVISIONS

...

21.48.040 Information required—Format.

...

O. The location of any existing sewage disposal system which is proposed to remain in the division of land:-

P. A cross section shown to scale with dimensions for all existing and proposed highways, parkways, streets, ways, drives, fire lanes and alleys within and adjoining the subdivision. Such cross section(s) shall depict existing and proposed improvements, including:

1. Roadway paving width and type (with vehicle and bicyclist depicted within travel lanes to show scale),
2. Roadway median,
3. Curb and gutter, or road shoulder,
4. Sidewalk paving width and type (with pedestrian depicted to show scale),
5. Parkway landscaping and tree wells,
6. Street furniture,
7. Street lighting,
8. Wall and/or fence (including retaining walls),
9. Parking lanes,
10. Traffic calming devices,
11. Shared use lanes,
12. Equestrian facilities, and
13. Transit lanes within the roadway;

Q. Such other information as the director determines necessary.

...

Title 22 PLANNING AND ZONING

Chapter 22.08 DEFINITIONS

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 any lot or portion thereof that is used and maintained as a garden for the growing of plants, flowers, fruits and/or vegetables by two or more persons who are not owners or residents of said lot, and whereby onsite sales of such products is prohibited, except as otherwise permitted by the zone.

-- "Condition of use" means a development standard determined to be necessary to permit harmonious classification of a use as listed in a zone and therefore a prerequisite to place, or for application to place, such use as classified. A condition of use shall be subject to the provisions of Part 2 of Chapter 22.56, but shall be deemed a mandatory requirement except as provided therein.

...

Chapter 22.20 RESIDENTIAL ZONES

...

Part 2 R-1 SINGLE-FAMILY RESIDENCE ZONE

22.20.070 Permitted uses.

Property in Zone R-1 may be used for:

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

-- Community gardens, provided any storage of appurtenant materials and equipment shall be covered, and comply with applicable yard requirements, but no less than minimum five feet from any habitable structure.

-- Family child care homes, large, subject to the procedures and standards provided in subsection A of Section 22.20.021.

...

Part 3 R-2 TWO-FAMILY RESIDENCE ZONE

22.20.170 Permitted uses.

Property in Zone R-2 may be used for:

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

-- Community gardens, subject to the standards provided in Section 22.20.070.

-- Day care for children, family homes.

...

Part 4 R-3-()U LIMITED MULTIPLE RESIDENCE ZONE

22.20.260 Permitted uses.

Property in Zone R-3 may be used for:

...

- Child care centers serving no more than 50 children.
- Community gardens, subject to the standards provided in Section 22.20.070.
- Family child care homes, large.

...

Part 5 R-4-()U UNLIMITED RESIDENCE ZONE

22.20.340 Permitted uses.

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

...

- Child care centers.
- Community gardens, subject to the standards provided in Section 22.20.070.
- Family child care homes, large.

...

Part 6 R-A RESIDENTIAL AGRICULTURAL ZONE

22.20.410 Permitted uses.

Property in Zone R-A may be used for:

...

- Adult residential facilities, limited to six or fewer persons.
- Community gardens, subject to the standards provided in Section 22.20.070.
- Crops—Field, tree, bush, berry and row, including nursery stock. This subsection does not permit roadside standards, retail sale from premises, or advertising signs of any nature.

...

Chapter 22.24 AGRICULTURAL ZONES

...

Part 2 A-1 LIGHT AGRICULTURAL ZONE

22.24.070 Permitted uses.

Property in Zone A-1 may be used for:

...

- Adult residential facilities, limited to six or fewer persons.
- Community gardens, including associated onsite sales, subject to the standards provided in Section 22.20.070.
- Crops—field, tree, bush, berry and row, including nursery stock.

...

Part 3 A-2 HEAVY AGRICULTURAL ZONE

22.24.120 Permitted uses.

Property in Zone A-2 may be used for:

...

- Adult residential facilities, limited to six or fewer persons.
- Community gardens and associated onsite sales, subject to the standards provided in Section 22.20.070.
- Crops—Field, tree, bush, berry and row, including nursery stock.

...

Chapter 22.28 COMMERCIAL ZONES

...

Part 2 C-H COMMERCIAL HIGHWAY ZONE

22.28.0500 Uses subject to director's review and approval.

...

-- 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.

-- Community gardens, subject to the standards provided in Section 22.20.070.

-- Crops—Field, tree, bush, berry and row, including nursery stock. This subdivision shall not be construed to permit roadside stands, retail sale from the premises, or signs advertising products produced on the premises.

...

Part 3 C-1 RESTRICTED BUSINESS ZONE

22.28.080 Permitted uses.

...

B. The following agricultural uses:

-- Community gardens, subject to the standards provided in Section 22.20.070.

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

...

Part 4 C-2 NEIGHBORHOOD BUSINESS ZONE

22.28.130 Permitted uses.

...

B. The following agricultural uses:

- Community gardens, subject to the standards provided in Section 22.20.070.
- Crops—Field, tree, bush, berry and row, including the growing of nursery stock.

...

Part 5 C-3 UNLIMITED COMMERCIAL ZONE

22.28.180 Permitted uses.

...

B. The following agricultural uses:

- Community gardens, subject to the standards provided in Section 22.20.070.
- Crops—Field, tree, bush, berry, and row, including the growing of nursery stock.

...

Part 6 C-M COMMERCIAL MANUFACTURING ZONE

22.28.230 Permitted uses.

...

C. The following agricultural uses:

- Community gardens, subject to the standards provided in Section 22.20.070.
- Crops—Field, tree, bush, berry and row, including the growing of nursery stock.

...

Part 7 C-R COMMERCIAL RECREATION ZONE

22.28.290 Permitted uses.

...

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

- 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.

- Community gardens, subject to the standards provided in Section 22.20.070.

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

Chapter 22.40 SPECIAL PURPOSE AND COMBINING ZONES

Part 5 R-R RESORT AND RECREATION ZONE

22.40.190 Permitted uses.

...

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

...

-- 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.

-- Community gardens, subject to the standards provided in Section 22.20.070.

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

...

Part 8 SR-D SCIENTIFIC RESEARCH AND DEVELOPMENT ZONE

22.40.350 Permitted uses.

Premises in Zone SR-D may be used for:

...

-- Colleges and universities.

-- Community gardens, subject to the standards provided in Section 22.20.070.

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

...

Part 9 O-S OPEN SPACE ZONE

22.40.410 Permitted uses.

...

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, subject to the standards provided in Section 22.20.070.

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

...

Chapter 22.48 YARDS, HIGHWAY LINES AND HIGHWAYS

...

PART 4 PARKWAYS AND MAJOR AND SECONDARY HIGHWAYS

...

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 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 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. Curbs, gutters, drainage structures, base, pavement, street lights, street trees, and sidewalks shall comply with the standards of ~~the road commissioner~~ Title 21 of this code, except as otherwise determined by the road commissioner for health, safety or welfare purposes. 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.

22.48.290 Modifications authorized when.

- A. The 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:
1. Property adjoining on both sides of the subject property is developed with lawfully existing buildings or structures which, were they not already existing, would be subject to the provisions of this Part 4, and the requirement to dedicate, pave or improve would require a greater width than is the alley, street or highway abutting the existing buildings or structures on the adjoining properties; or
 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 the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, is maintained along said frontage.

...

Chapter 22.52 GENERAL REGULATIONS

...

Part 11 ~~VEHICLE~~-PARKING SPACE

...
22.52.1080 Number of spaces required—Fractions.
22.52.1081 Reduction in required spaces.

...
22.52.1220 Uses not specified—Number of spaces required.
22.52.1225 Bicycle parking.

Part 12 SELF-SERVICE STORAGE FACILITIES

...

22.52.1005 Applicability of Part 11 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.
 2. Bicycle parking at the time that a new building is erected, or altered or enlarged to increase floor space exceeding 15,000 square feet of gross floor area.

...

22.52.1060 Specifications for development or parking 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.
1. Where a wall is required to be set back from a lot line, the area between said lot line and such wall shall be landscaped with a lawn, shrubbery, trees and/or flowers, and shall be continuously maintained in good condition.
 2. Where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. This regulation shall not apply to parking areas on the roofs of buildings, nor to parking areas within a building.
 3. Where an improved curbed walkway is provided within the parking lot, a landscaping strip minimum five feet in width, shall be required adjacent to such walkway. Within such landscaping strip, one tree shall be planted every 25 linear feet of walkway, and be minimum seven feet from base of tree to bottom of tree canopy, at time of planting.
 34. All landscaping materials and sprinkler system shall be clearly indicated on the required site plans.

...

22.52.1080 Number of spaces required--Fractions.

When the application of this Part 11 requires a fractional part of a parking space:

- A. For vehicle parking, 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.
- B. For bicycle parking, fractional units shall be rounded up to the next whole number.

22.52.1081 Reduction in required spaces.

The number of vehicle parking spaces required may be reduced by one vehicle parking space for every two bicycle parking spaces provided, when in accordance with the short-term bicycle parking development standards of Section 22.52.1225, up to a maximum vehicle parking reduction of five percent, unless otherwise modified by procedures contained in Part 2, 7, 12 or 18 of Chapter 22.56 of this Title 22.

...

22.52.1225 Bicycle Parking

A. Definitions.

- 1. "Bicycle parking space" means an area of minimum length six feet by minimum width two feet, to accommodate secured storage of one bicycle.
- 2. "Bicycle rack" means a fixture to which one or more bicycles can be secured.
- 3. "Long-term bicycle parking" means bicycle parking intended for periods longer than two hours, appropriate for users such as residents, employees/workers, transit users, hotel visitors.
- 4. "Short-term bicycle parking" means bicycle parking intended for periods two hours or less, appropriate for short visits to commercial establishments, such as grocery and convenient stores, restaurants, coffee shops, bars and clubs, and office uses such as medical, dental, and post offices.

B. Number of Spaces Required. Bicycle parking shall be provided and maintained with the minimum number of spaces as provided herein. Where there is a combination of uses on a lot, such as mixed use, the number of bicycle parking spaces required shall be the total of bicycle parking individual requirements. All calculations shall be based on total building area, including any proposed additions.

<u>Land Use</u>	<u>Short-term</u>	<u>Long-term</u>
<u>Residential</u>		

<u>Multi-family residences (5 dwelling units or more)</u>	<u>1 space per 10 dwelling units (2 space min)</u>	<u>1 space per 2 dwelling units</u>
<u>Commercial</u>		
<u>General retail</u>	<u>1 space per 5,000 s.f. gross floor area (2 space min)</u>	<u>1 space per 12,000 s.f. gross floor area (2 space min)</u>
<u>General food sales, including dining</u>	<u>1 space per 5,000 s.f. gross floor area (2 space min)</u>	<u>1 space per 12,000 s.f. gross floor area (2 space min)</u>
<u>Hotels, motels, clubs, fraternity and sorority houses, and dormitories</u>	<u>1 space per each 40 guestrooms (2 space min)</u>	<u>1 space per each 20 guestrooms (2 space min)</u>
<u>Offices</u>	<u>1 space per 20,000 s.f. of gross floor area (2 space min)</u>	<u>1 space per 10,000 s.f. gross floor area (2 space min)</u>
<u>Theaters, auditoriums, lodge rooms, stadiums, or other places of amusement and entertainment or similar assembly uses</u>	<u>1 space per 50 persons based on occupant load (2 space min)</u>	<u>1 space per 100 persons based on occupant load (2 space min)</u>
<u>Industrial/Institutional</u>		
<u>Industrial uses</u>	<u>1 space per 20,000 s.f. gross floor area (2 space min)</u>	<u>1 space per 10,000 s.f. gross floor area (2 space min)</u>
<u>Institutional uses, including hospitals, convalescent hospitals, adult residential facilities and group homes for children</u>	<u>1 space per 20,000 s.f. gross floor area (2 space min)</u>	<u>1 space per 10,000 s.f. gross floor area (2 space min)</u>
<u>Schools, including trade schools, colleges and universities</u>	<u>4 spaces per classroom (2 space min)</u>	<u>1 space per 10 classrooms (2 space min)</u>
<u>Churches, temples and other places of worship</u>	<u>1 space for each 50 persons based on occupant load of largest assembly area (2 space min)</u>	<u>1 space for each 100 persons based on occupant load of largest assembly area (2 space min)</u>

C. Development Standards.

1. Bicycle racks. Bicycle racks shall:

- a. Be sited and installed to support an entire bicycle, including frame and wheels;
 - b. Be sited and installed so that the frame and both wheels of a bicycle can be locked to the bicycle rack;
 - c. Be situated and installed to accommodate the use of customary, heavy-duty cable or u-shaped bicycle lock;
 - d. Be securely anchored to a permanent surface;
 - e. Allow bicycles to remain upright when locked without the use of a kickstand;
and
 - f. Support bicycles without damage to the bicycle frame or wheels.
2. Short-term bicycle parking. Short-term bicycle parking shall:
- a. Be sited so as not to block pedestrian entrances or walkways or otherwise inhibit the flow of pedestrian circulation;
 - b. Be sited to allow for easy, unobstructed access to each bicycle parking space;
 - c. Be sited where visible from public areas, such as streets, store fronts, sidewalks and plazas, and convenient to the extent feasible.
 - d. Be located as close to a structure's main entrance as feasible;
 - e. Be separated from cars with a barrier, i.e. curb, wheel stop, etc.; and
 - f. Be located in a well lit area.
3. Long-term bicycle parking facilities. Long-term bicycle parking shall:
- a. Be provided in a well lit, secure, covered area;
 - b. Be sited so as not to block pedestrian entrances or walkways or otherwise inhibit the flow of pedestrian circulation;
 - c. Be sited for easy, unobstructed access to and from each bicycle parking space;
 - d. Be accessible to and from public streets and sidewalks via signage for bicycle parking facilities at locations including, but not limited to, building access ways, street and sidewalk approaches, and nearby bikeway facilities. Long term bicycle parking need not necessarily be accessible to the general public;
 - e. Be conveniently located at surface level near main pedestrian entrance(s) or in parking garage areas with easy street access;
 - f. For residential uses, shall be accessible only to residents and the owners, operators and/or managers of the development; and
 - g. For commercial uses, shall be accessible only to employees of commercial businesses and the owners, operators and/or managers of the development.
4. Showers and changing facilities. Showers and changing facilities shall be provided in all new commercial and industrial buildings 75,000 or more square feet in gross floor area.

...

Part 21 DROUGHT-TOLERANT LANDSCAPING

...

22.52.2260 Exemptions.

- A. The following shall be exempt from the provisions of this Part 21:
 1. Registered historical sites;
 2. Public recreational lawns;
 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:
 1. Landscaping for a manufactured cut or fill slope equal to or exceeding a gradient of 3:1, when Public Works makes a determination that such exemption is necessary to comply with the requirements of the building code regulating engineered grading.
 2. Landscaped areas required for low impact development (“LID”), as described in Chapter 12.84 of Title 12 of the Los Angeles County Code, water quality facilities such as vegetated swales, rain gardens, detention ponds or basins, areas of the project used to contain pollutants, or areas irrigated by reclaimed water, when Public Works makes a determination that such exemption is necessary for compliance with the LID standards established in Chapter 12.84.
 3. Landscaped areas that will shade outdoor public and/or private pedestrian and bicycle facilities including, but not limited to, sidewalks, bicycle lanes and paths, and bicycle parking, as determined by the county biologist.

...

Chapter 22.56 CONDITIONAL USE PERMITS, VARIANCES, NONCONFORMING USES, TEMPORARY USES AND DIRECTOR’S REVIEW

...

Part 14 TEMPORARY USE PERMITS

22.56.1830 Purpose.

22.56.1832 Definitions.

22.56.1835 List of temporary uses.

...

22.56.1890 Conditions of issuance.

22.56.1895 Farmers’ markets.

22.56.1900 Parking facilities—Conditions.

...

Part 1 CONDITIONAL USE PERMITS

...

22.56.030 Application--Information required.

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

...

- 6. Indicate the nature, condition and development of adjacent uses, buildings and structures; and

7. Provide a site plan drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating:
 - a. The area and dimensions of proposed site for the requested use,
 - b. The location and dimensions of all structures, yards, walls, fences, vehicle and bicycle parking and loading facilities, landscaping, and other development features;
8. Indicate the dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use;

...

22.56.040 Application--Burden of proof.

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:

- A. That the requested use at the location will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- 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
 2. By other public or private service facilities as are required.

...

Part 7 PARKING PERMITS

...

22.56.1010 Application--Information required.

Application for a parking permit shall contain the following information:

...

- F. The nature, condition and development of adjacent uses, buildings and structures;
- G. Two site plans, drawn to a scale satisfactory to and in the number of copies

prescribed by the 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, and other development features, as if no parking permit is applied for, and
3. On the second site plan, the location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features, including any land area reserved to satisfy normal parking requirements should the use or occupancies change, as if the parking permit were granted;

H. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use;

...

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 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 an automobile or bicycle is unlikely, or
2. The nature of the use is such that there is a reduced occupancy, or
3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration, 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 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;

B. That the reduction in number of vehicle parking spaces will be offset by the provision of additional bicycle parking a minimum ratio of two to one (2:1);

BC. 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 pParking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or
- 3. Apartment houses using compact spaces for a portion of the required vehicle parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;

GD. 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:

- 1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or
- 2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or
- 3. Such transitional lots are designed to minimize adverse effects on surrounding properties, or
- 4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood;

DE. 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;

EE. 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.

...

Part 12 DIRECTOR'S REVIEW--PROCEDURES

...

22.56.1680 Application for review--Information and documents required.

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

...

E. Proposed facility or use;

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

- G. Such other data, including plans, drawings, diagrams or pictures, as may be required to determine compliance with the provisions of this Title 22;

...

22.56.1690 Determination--Principles and standards for consideration.

The director, 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:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;
- 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;
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

...

22.56.1762 Director's review--Procedure for minor deviations in required parking requirements--When permitted.

- A. Notwithstanding provisions in Title 22 to the contrary, without a public hearing, the director may approve an application for a site plan review requesting a minor deviation in required parking requirements of said Title 22, provided that:
 - 1. A reduction of less than 30 percent in the number of vehicle parking spaces required by this Title 22 is proposed or, in the case of an eating establishment selling food for off-site consumption, no less than one vehicle parking space for each 250 square feet is proposed in accordance with subsection A2 of Section 22.52.1110;
 - 2. The principles and standards contained in Section 22.56.1690 have been met to the satisfaction of the director, and where more than required bicycle parking is provided in a well-designed manner, such bicycle parking shall be taken into consideration; and,
 - 3. Notice of said application has been given as provided herein below and no written protest to said application has been received as of the date set forth in the notice for the receipt of written protests.

- B. The director shall cause a notice of the application to be mailed by first class mail, postage prepaid, to all persons whose names and addresses are shown on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land under consideration and to such other persons whose property or interests might, in the director's judgment, be affected by the application.
 - C. The applicant shall post notice of the application on the subject property for a period of at least 15 days in accordance with the specifications of subsections A through E of Section 22.60.175.
 - D. The notice of the application required by subsections B and C shall indicate the nature of the requested application, the case number, and such other information that the director deems necessary to inform interested persons of the request. The notice shall also indicate that any person may oppose the granting of the application by written protest to the director received on or before the date set forth in the notice for the receipt of written protests. The notice shall be mailed and posted at least 30 days prior to such date.
 - E. The procedure set forth in this section shall not apply where an application for a site plan review has been concurrently filed with an application for a permit, variance or other discretionary approval under Title 22, or for a zone change, development agreement, or subdivision.
 - F. When an application is filed hereunder, it shall be accompanied by the filing fee and deposit required in Section 22.60.100.
- ...

Part 14 TEMPORARY USE PERMITS

...

22.56.1832 Definitions

-- "Farmers' market" means a California Certified Farmers' Market, as defined in Government Code Section 47004-47005.3, which:

1. Is where producers sell farm products and/or value-added farm products directly to consumers;
2. Is operated by a local government agency, one or more certified producers, a nonprofit organization or other such community group;
3. Is certified by and operating in a location approved by the county agricultural commissioner;
4. Is open to the public; and
5. Has a designated farmers' market manager.

-- “Farmers’ market manager” means a person who is responsible for operating the farmers’ market.

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

...

22.56.1835 List of temporary uses

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

-- Carnivals, exhibitions, fairs, 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.

-- Farmers’ markets conducted not more than once per calendar week at any given location.

-- Movie on-location filming for a period of time to be determined by the Director.

-- Outside display or sales of goods, equipment, merchandise or exhibits, in a commercial zone, conducted not more than once during any 30-day period nor more than four times during any 12-month period with each time not exceeding one weekend or three consecutive calendar days, provided that all goods, equipment and merchandise are the same as those sold or held for sale within the business on the lot or parcel of land where the outside display and sales are proposed. This provision shall not permit the outside storage of goods, equipment, merchandise or exhibits except as otherwise may be provided by this Title 22.

...

22.56.1860 Burden of 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 director the following facts:

A. That the operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

B. That the proposed site is adequate in size and shape to accommodate such temporary use without material detriment to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site; and

- C. That the proposed site is adequately served by bicycle facilities, and 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
- D. That, with respect to an application for outside display or sales, all goods, equipment and merchandise shall be the same as those sold or held for sale within the business on the lot or parcel of land where the outside display and sales are proposed.

...

22.56.1885 Procedure for extended time periods.

Where an application for a temporary use permit for an extended time period is filed, these procedures shall be followed:

...

- E. Duration of Grant. For farmers' markets where a temporary use permit for an extended period has been approved, the initial duration of such grant shall be one calendar year. After the initial grant, a temporary use permit for an extended time period may be filed for a grant term of up to five years, if the director finds that the subject farmers' market has been operating in accordance with State and County regulations, and in compliance with the terms and conditions of the original grant.
- F. Notwithstanding the above provisions, a temporary use permit for the outside display or sales of goods, equipment, merchandise or exhibits in commercial zones shall not be authorized for an extended time period. A permitted farmers' market shall not be considered outside display or sales of goods, equipment, merchandise or exhibits for the purposes of this Part 15.

...

22.56.1895 Farmers' markets.

In addition to the provisions of this Part 14, farmers' markets shall conform to the following requirements:

- A. In addition to those requirements of Section 22.56.1850, an application for a farmers' market shall submit:
 - 1. The name and address of the farmers' market manager, if different than the owner and/or applicant;
 - 2. A schedule with dates and times of all proposed farmers' markets during the calendar year; and

3. When the sale of new, including homemade goods, and/or prepared foods, is proposed:

- a. A site plan depicting the location and dimensions of said activity, and
- b. The percentage of farmers' market area proposed for said activity.

B. When more than four farmers' markets are proposed within a single calendar year, such farmers' market shall be considered for an extended time period, and shall be subject to the requirements of Section 22.56.1885.

C. All farmers' markets shall have a designated farmers' market manager present during each farmers' market event. Said farmers' market manager shall be responsible for ensuring that, including but not limited to:

- 1. Said farmers' market is conducted in accordance with all applicable requirements, including the terms of the grant on file at Regional Planning;
- 2. The site is restored to a neat condition by no later than end of the farmers' market day; and
- 3. A copy of said permit shall be available upon request at each farmers' market event.

D. A farmers' market may be subject to inspection(s), at the discretion of the director. The farmers' market manager shall be responsible for paying the inspection fee when an inspection has been conducted.

E. A temporary use permit for a farmers' market may be revoked at any time during the term of the grant, if the director finds that the market is not in compliance with State or local requirements, or is not in compliance with the terms and conditions of said grant.

...

22.56.1920 Certain uses on county property--Board authority.

Where the following temporary uses are proposed on property owned by or held under the control of the county, the department, district or agency delegated authority to administer such activity by the board of supervisors 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.
- Movie on-location filming.

...

Part 18 HOUSING PERMITS

...

22.56.2620 General application requirements.

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

...

F. Nature, condition, and development of adjacent uses, buildings, and structures.

G. Project drawings to a scale satisfactory to and in the number of copies prescribed by the director, 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, landscaping, and other development features; and
2. Building elevations and floor plans.

H. Dimensions and state of improvement of the adjoining streets, highways, and alleys providing access to the proposed site of the requested use.

...

DRAFT