

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code related to an amendment to the La Crescenta-Montrose Community Standards District (CSD); and

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of La Crescenta-Montrose is part of the Fifth Supervisorial District. The area is located within the Crescenta Valley, at the foothills of the San Gabriel Mountains, and is bounded on the north by the Angeles National Forest, on the west and south by the City of Glendale, and on the east by the City of La Canada-Flintridge.
2. In January 2007 the Foothill Design Committee of the Crescenta Valley Town Council submitted design standards for the Foothill Boulevard corridor within La Crescenta-Montrose and requested that staff prepare an ordinance.
3. In October 2007 the Regional Planning Commission initiated a hearing on an ordinance amending the La Crescenta-Montrose Community Standards District that would include design standards for the Foothill Boulevard corridor within La Crescenta-Montrose.
4. The proposed ordinance amending the La Crescenta-Montrose Community Standards District is intended to establish a cohesive identity for the Foothill Boulevard corridor within La Crescenta-Montrose through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community.
5. In compliance with the California Environmental Quality Act, an Initial Study was prepared for the project that demonstrates that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, Department of Regional Planning staff has prepared a related Negative Declaration for this project.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code related to an amendment to the La Crescenta-Montrose Community Standards District;

2. Certify completion of and approve the attached Negative Declaration and find that the amendment of the La Crescenta-Montrose Community Standards District will not have a significant effect on the environment; and
3. Adopt the attached ordinance amending the La Crescenta-Montrose Community Standards District and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 20, 2008.

By _____

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____

LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT AMENDMENT

To establish standards for Foothill Boulevard

DRAFT

Prepared by

***Crescenta Valley Town Council
Foothill Design Committee***

***Los Angeles County Department of Regional Planning
Countywide Studies Section***

Version 3.0 – August 7, 2008

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of area-specific development standards to the La Crescenta-Montrose Community Standards District.

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

SECTION 1. Section 22.44.139 is amended as follows:

22.44.139 La Crescenta-Montrose Community Standards District.

A. Purpose. The La Crescenta-Montrose Community Standards District (“CSD”) is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods- and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.

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~~C. Exemptions. This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:~~

~~1. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance creating this CSD;~~

~~2. Buildings or building additions located on a primary or secondary highway and for which a complete application for a director’s review was submitted prior to March 7, 2006, provided that such director’s review has not expired prior to the effective date of the ordinance creating this CSD;~~

~~3. General plan amendments and area plan amendments for which a complete application was submitted to the director prior to March 7, 2006;~~

~~4. Tentative tract maps and parcel maps for which completed applications were submitted to the director prior to March 7, 2006, provided that such tentative maps have not expired;~~

~~5. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application for a director's review was submitted prior to March 7, 2006, provided that such director's review has not expired prior to the effective date of the ordinance creating this CSD;~~

~~6. Zone changes for which a complete application was submitted to the director prior to March 7, 2006;~~

~~7. Zoning conformance reviews for which a complete application was submitted to the director prior to March 7, 2006; and~~

~~8. Buildings or building additions for which a conditional use permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.~~

~~DC.~~ Community-wide Development Standards. (Reserved).

~~ED.~~ Zone-specific Development Standards.

1. Applicability. These zone-specific development standards shall not apply to development proposals for which a conditional use permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

42. Zone R-3.

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23. Other Zones. (Reserved).

FE. Area-specific Development Standards. (Reserved).

1. Definitions. The following definitions shall apply in Area 1, Area 2, and Area 3:

a. Earth tone colors. Earth tone colors are defined as colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in an emulation of the natural colors found in dirt and rocks.

b. (Reserved).

2. Applicability, Review, and Certification. The following standards of applicability, review, and certification shall apply in Area 1, Area 2, and Area 3:

a. Applicability. These area-specific standards shall apply to development proposals that involve one or more of the activities listed in the chart below, except for development proposals that were submitted to the department of regional planning and/or the department of public works prior to the effective date of the ordinance creating these area-specific development standards:

Activity	Applicable Standards		
	Area 1	Area 2	Area 3
New land use	Subsection E.3.c (Apartment Houses)	Subsection E.4.c (Apartment Houses)	Subsection E.5.c (Apartment Houses)
	Subsection E.3.d (Zone-specific Use Standards)	Section E.4.d (Zone-specific Use Standards)	Subsection E.5.d (Zone-specific Use Standards)
New structure	Subsection E.3.e (Lot Coverage)	Subsection E.4.e (Lot Coverage)	Subsection E.5.e (Lot Coverage)
	Subsection E.3.f (Required Yards)	Subsection E.4.f (Required Yards)	Subsection E.5.f (Required Yards)
	Subsection E.3.g	Subsection E.4.g	Subsection E.5.g

	(Structure Height)	(Structure Height)	(Structure Height)
	Subsection E.3.h (Structure Design)	Subsection E.4.h (Structure Design)	Subsection E.5.h (Structure Design)
New addition to existing structure	Subsection E.3.e (Lot Coverage)	Subsection E.3.e (Lot Coverage)	Subsection E.3.e (Lot Coverage)
	Subsection E.3.f (Required Yards)	Subsection E.4.f (Required Yards)	Subsection E.5.f (Required Yards)
	Subsection E.3.g (Structure Height)	Subsection E.4.g (Structure Height)	Subsection E.5.g (Structure Height)
	Subsections E.3.h.iii through E.3.h.xiii (Structure Design)	Subsection E.4.h.ii (Structure Design)	Subsection E.5.h.ii (Structure Design)
New alteration to the exterior of existing structure that requires permits from the department of public works	Subsections E.3.h.iii through E.3.h.xiii (Structure Design) as they apply to the new alteration being proposed	Subsection E.4.h.ii (Structure Design) as it applies to the new alteration being proposed	Subsection E.5.h.ii (Structure Design) as it applies to the new alteration being proposed
New parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
New addition to existing parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
Replacement of existing parking lot	Subsection E.3.i (Parking Lot Design)	Subsection E.4.i (Parking Lot Design)	Subsection E.5.i (Parking Lot Design)
Installation of new landscaping	Subsection E.3.j (Landscaping)	Subsection E.4.j (Landscaping)	Subsection E.5.j (Landscaping)
Replacement of existing landscaping	Subsection E.3.j (Landscaping)	Subsection E.4.j (Landscaping)	Subsection E.5.j (Landscaping)
New wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
New addition to existing wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
Replacement of existing wall or fence	Subsection E.3.k (Walls and Fences)	Subsection E.4.k (Walls and Fences)	Subsection E.5.k (Walls and Fences)
New sign	Subsection E.3.l (Signs)	Subsection E.4.l (Signs)	Subsection E.5.l (Signs)
Enlargement or alteration of existing sign	Subsection E.3.l (Signs)	Subsection E.4.l (Signs)	Subsection E.5.l (Signs)
Replacement of	Subsection E.3.l	Subsection E.4.l	Subsection E.5.l

existing sign	(Signs)	(Signs)	(Signs)
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b. Review.

i. Development proposals subject to these area-specific standards shall require director's review and approval, pursuant to Part 12 of Chapter 22.56, unless a different approval is required by this Title 22.

ii. Applications for approval shall include all information necessary to evaluate compliance with these area-specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.

iii. Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that such plan complies with the requirements of these area-specific standards and all other applicable provisions of this Title 22.

iv. Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that such plan complies with the requirements of these area-specific standards and all other applicable provisions of this Title 22.

v. If an application includes landscaping plans, the application shall also include a covenant and agreement, recorded in the office of the

county recorder, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area-specific standards, and all other applicable provisions of this Title 22.

c. Certification. Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 of Title 26, an architect licensed by the State of California shall submit a statement to the department of regional planning, made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, that all construction to be inspected complies with all approved plans, these area-specific standards, and all other applicable provisions of this Title 22.

3. Area 1 – Foothill Boulevard West Town Area.

a. Purpose. The Foothill Boulevard West Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. In approving a conditional use permit for an apartment house, the regional planning commission or hearing officer shall make the following findings in addition to those required by Section 22.56.090:

i. That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is infeasible due to access, lot size and/or dimensions, and/or economic constraints substantiated by a market analysis; and

ii. That the proposed project substantially complies with these area-specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD provided in subsection A.

d. Zone-specific Use Standards.

i. Zone C-1. In addition to the uses listed in Section 22.28.110, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(1) Drive-through facilities, either attached to a structure or detached in a separate structure.

(2) Sales.

-- Automobile sales, sale of new motor vehicles, and including incidental repair and washing subject to provisions of subsection B of Section 22.28.090.

(3) Services.

-- Automobile repair and parts installation incidental to automobile supply stores.

-- Automobile service stations, including incidental repair, washing, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.

-- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Communications equipment buildings.

-- Parking lots and parking buildings,

except where accessory to a structure on the same lot or parcel of land.

-- Schools through grade 12, accredited,

including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained.

-- Schools, business and professional,

including art, barber, beauty, dance, drama and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

(4) Recreation and Amusement.

-- Athletic fields, excluding stadiums.

-- Golf courses, including the customary

clubhouse and appurtenant facilities.

-- Swimming pools.

ii. Zone C-3. In addition to the uses in Section

22.28.210, the following uses shall require a conditional use permit pursuant to Part 1 of

Chapter 22.56:

(1) Drive-through facilities, either attached to a

structure or detached in a separate structure.

(2) Sales.

-- Automobile sales, sale of new and used

motor vehicles.

-- Boat and other marine sales.

-- Pet stores.

(3) Services.

-- Automobile battery service.

-- Automobile brake repair shops.

-- Automobile muffler shops.

-- Automobile radiator shops.

-- Automobile rental and leasing agencies.

-- Automobile repair and parts installation,

incidental to automobile supply stores.

-- Automobile repair garages.

-- Automobile service stations.

-- Boat rentals.

-- Car washes, automatic, coin-operated

and hand wash.

-- Churches, temples or other places used

exclusively for religious worship, including customary incidental educational and social

activities in conjunction therewith.

-- Colleges and universities, including

appurtenant facilities, giving advanced academic instruction approved by the State

Board of Education or other recognized accrediting agency.

-- Communication equipment buildings.

-- Community centers.

including microwave facilities.

- Electrical distribution substations

public utility.

- Gas metering and control stations,

- Libraries.

- Microwave stations.

- Parking lots and parking buildings,

except where accessory to a structure on the same lot or parcel of land.

- Post offices.

- Recreational vehicle rentals.

- Schools, through grade 12, accredited,

including appurtenant facilities which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained.

- Schools, business and professional,

including art, barber, beauty, dance, drama and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

- Tool rentals, box and utility only.

- Trailer rentals, box and utility only.

- Truck rentals.

- Veterinary clinics, small animals.

(3) Recreation and Amusement.

- Athletic fields, including stadiums.

-- Golf courses, including the customary clubhouse and appurtenant facilities.

-- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.

-- Swimming pools.

-- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.

e. Lot Coverage. Structures shall not occupy more than eighty five percent of the net area of a lot or parcel of land.

f. Required Yards.

i. Front and Corner Side Yards.

(1) Each lot or parcel of land shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.

(2) At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with subsection E.3.j.

(3) The following uses are permitted in required front and corner side yards:

(a) Driveways, subject to the limitations of subsection E.3.i.i;

(b) Outdoor dining;

(c) Street furniture; and

(d) Pedestrian circulation areas, subject to the limitations of subsection E.3.h.viii.

(4) Each required front or side yard shall be landscaped in areas where none of the uses in subsection E.3.f.i.(3) are maintained and such landscaping shall comply with subsection E.3.j.

ii. Rear Yards.

(1) If a lot or parcel of land adjoins a residential zone at its rear lot line, such lot or parcel of land shall have a rear yard of at least five feet in depth.

(2) Required rear yards shall be landscaped to provide shielding for the adjoining residential zone and such landscaping shall comply with subsection E.3.j and the following requirements:

(a) If a lot or parcel of land is 60 feet or less in width at its rear lot line, not less than two 24 inch box trees shall be planted, and such trees shall be planted 27 feet apart; and

(b) If a lot or parcel of land is more than 60 feet in width at its rear lot line, a 24 inch box tree shall be planted at the midpoint of the width of such lot, as measured at its rear lot line, and additional 24 inch box trees shall be planted at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.

g. Structure Height.

i. If a lot or parcel of land does not adjoin a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be 35 feet, as measured before any fill is placed;

ii. If a lot or parcel of land adjoins a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be established as follows:

(1) If the adjoining lot or parcel of land in a residential zone has a lower elevation, the maximum structure height, including roof forms, shall be established as a 45 degree projection measured from six feet above the grade of the rear lot line before any fill is placed; and

(2) If the adjoining lot or parcel of land in a residential zone has a higher elevation, the maximum structure height, including roof forms, shall be established as a 45 degree projection measured from the grade of the rear lot line before any fill is placed.

h. Structure Design.

i. Design Features. New structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii:

(1) Arcading;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

- (6) Colonnades;
- (7) Courtyards;
- (8) Decorative exterior stairs;
- (9) Decorative grilles;
- (10) Decorative iron fences;
- (11) Masonry benches;
- (12) Outdoor dining;
- (13) Pergolas and trellises;
- (14) Plazas;
- (15) Recessed upper floor loggias or pergolas;
- (16) Tile or masonry fountains; and
- (17) Tiled bulkheads.

ii. Ground Floor Structure Frontage.

(1) If a new structure adjoins one public street or one yard required by subsection E.3.f that adjoins a public street, at least 50 percent of the ground floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.

(2) If a new structure adjoins multiple public streets and/or multiple yards required by subsection E.3.f that adjoin public streets:

(a). At least 50 of the longest ground floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and

(b). At least 33 percent of the other ground floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.

(3) At least 60 percent of all ground floor structure frontages adjoining a public street, or a yard required by subsection E.3.f that adjoins a public street, shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.

iii. Architectural Style. Structures shall be designed in compliance with one of the following architectural styles, defined herein and further explained in the "Foothill Boulevard Design Guidelines," a separate document maintained by the department of regional planning:

(1) Victorian. For the purposes of this subsection, Victorian architectural style is defined as: employing prototypes from Medieval architecture using multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical or native precedents; and clapboard or shingle with stucco wall covering.

(2) Arts and Crafts. For the purposes of this subsection, Arts and Crafts architectural style is defined as: employing low-pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables, porches of either full or partial width with a roof supported by tapered

square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.

(3) Mission. For the purposes of this subsection, Mission architectural style is defined as: employing a mission shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing such as patterned tiles or carved stonework.

(4) Prairie. For the purposes of this subsection, Prairie architectural style is defined as: employing a low-pitched roof that is primarily hipped and has widely overhanging eaves; single story wings or porches; eaves, cornices and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, possibly horizontal board and batten.

(5) Spanish. For the purposes of this subsection, Spanish architectural style is defined as: employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California mission and rancho architecture; a low-pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical facade, rich details drawing from Moorish,

Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco wall covering.

(6) Foothill Eclectic. For the purposes of this subsection, Foothill Eclectic architectural style is defined as: employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as "river rock."

iv. Roof Design. Roofs shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii and shall also comply with the following standards:

(1) Roofs and roof forms shall be employed on at least three of the four sides of a structure; and

(2) Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal.

v. Roof Projections.

(1) Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.

(3) Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the required structure height established by subsection E.3.g.

vi. Mechanical Equipment.

(1) Roof Mounted Equipment.

(a) Roof mounted equipment shall be screened from view on all four its sides by roof forms and/or architectural screening that is consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(b) Roof mounted equipment shall not occupy more than 15 percent of the total roof area.

(c) Roof mounted equipment shall not exceed eight feet in height, as measured from the roof.

(d) Roof mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.

(2) Mechanical equipment attached to the ground floor of a structure, including but not limited to individual air conditioning units, shall be

screened or enclosed through use of landscaping compliant with subsection E.3.j or use of walls or fences compliant with subsection E.3.k.

vii. Exterior Lighting.

(1) Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public right-of-ways and residential zones.

viii. Pedestrian Circulation Areas. Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, and shall employ the following materials: brick, interlocking paving stones, or paver tiles.

ix. Pedestrian Entrances and Walk-Up Facilities.

(1) If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from such street.

(2) If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six feet from such street.

x. Windows.

(1) All ground floor structure frontages adjoining a public street, or a yard required by subsection E.3.f that adjoins a public street, shall include windows.

(2) Windows shall be designed so that storage areas within a structure are not visible and shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(3) Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.

(4) Tinted glass may be employed in a window above the ground floor of a structure.

(5) At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.

(6) Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each railing or grille is open to perpendicular view.

(7) Roll-up security gates and grilles shall not be installed on the exterior of any window.

xi. Awnings.

(1) Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by subsection E.3.h.ii, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) An open framework may be permitted beneath awnings.

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

(4) Awnings shall not employ glossy material or be internally lit.

(5) If the director determines that any awning on a lot or parcel of land is not maintained in good repair, the owner of such lot or parcel of land shall remove such awning within 30 days of receipt of notification from the director or his designee. For the purposes of this subsection, good repair shall be defined as not torn, ripped, or faded to a different color.

xii. Wall Finishes.

(1) Exterior wall finishes shall be applied on all sides of a structure and shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii.

(2) Exterior wall finishes shall employ the following materials: brick, shingles, lap siding, stucco, naturally occurring "river rock," and stone veneers.

(3) Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors, as defined in subsection E.1.a.

(4) Exterior wall finishes may employ the following design elements: rough textured wood beams, headers, trim, siding, and pre-cast headers, lentils, casements, cornices, and trim.

xiii. Color. Earth tone colors, as defined in subsection E.1.a, shall be used as base colors on structures, with bright non-pastel colors generally providing accent, as further explained in the "Foothill Boulevard Design Guidelines," a separate document maintained by the department of regional planning.

i. Parking Lot Design. The requirements of Section 22.52.1060 shall apply except where modified herein:

i. Driveways.

(1) Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.

(2) Only one driveway shall be provided to each public street adjoining a lot or parcel of land.

(3) The director may modify the requirements of this subsection, in consultation with the fire department and the department of public works, if he finds that such modifications are necessary for public health and safety by providing necessary fire department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from subsection G.

ii. Setbacks.

(1) If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from such public street unless a greater distance is required by subsection E.3.f.

(2) The area between a parking lot or parking structure and an adjoining public street shall be landscaped and such landscaping shall comply with subsection E.3.j.

iii. Fences and Walls.

(1) Where a fence or wall is required by this subsection or by Section 22.52.1060, such fence or wall shall comply with the requirements of subsection E.3.k.

(2) If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from such public street, shall be required. The director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.

iv. Landscaping. Parking lot landscaping shall comply with subsection E.3.j and the following requirements:

(1) One 24 inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.

(2) A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24 inch box tree shall be planted within such area.

(3) All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.

(4) The director may modify the requirements of this subsection when 20 or fewer parking spaces are provided on a lot or parcel of land if he finds that these requirements are infeasible due to the lot size and/or dimensions and that the modified requirements provide sufficient landscaping. Such modifications are exempt from subsection G.

v. Pedestrian Circulation Areas.

(1) Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(2) Pedestrian circulation areas within parking lots shall employ the following materials: brick, interlocking paving stones, or paver tiles.

vi. Lighting.

(1) Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(2) Each parking lot lighting fixture shall not exceed 250 watts and shall be directed away from adjacent public right-of-ways and residential zones.

j. Landscaping.

i. General Requirements.

(1) At least fifteen percent of the net area of a lot or parcel of land shall contain landscaping planted in the ground.

(2) Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.

(3) Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.

(4) Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.

(5) Water features, including but not limited to fountains, shall use re-circulating water systems.

ii. Plant Materials.

(1) Plants shall be grouped in hydrozones, as required by Section 22.52.2240.

(2) Drought tolerant plants shall be provided in accordance with Section 22.52.2240.

(3) Trees shall be at least 24 inch box size and shall be supported with appropriate staking and guy wires.

(4) Shrubs.

(a) Shrubs shall be at least five gallon size.

(b) When planted to serve as a hedge or screen, shrubs shall be planted between two and four feet apart.

(5) Groundcover.

(a) Groundcover plants shall be planted between six and eight inches apart.

(b) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between eighteen and twenty four inches apart.

(6) Turf grass shall be prohibited on any portion of a lot or parcel of land with a slope of 15 percent or greater.

iii. Existing Mature Trees. The following provisions shall not apply to oak trees, which are subject to the requirements of Part 16 of Chapter 22.56.

(1) For the purposes of this subsection, existing mature trees are defined as those trees that are at least eight inches in diameter as measured four and a half feet above mean grade.

(2) Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot or parcel of land, provided that such trees are moved in accordance with State of California Arboricultural practices.

iv. Maintenance.

(1) Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, liter removal, and replacement of plants as necessary.

(2) Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:

(a) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.

(b) The system shall be designed in coordination with the hydrozones established in subsection E.3.j.ii.(1).

(c) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public right-of-ways.

k. Walls and Fences.

i. Retaining Walls.

(1) Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors, as defined in subsection E.1.a.

(2) Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:

(a) Retaining walls shall be constructed in increments of four or fewer feet.

(b) Each increment of a retaining wall shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of subsection E.3.j.

(3) Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:

(a) If a retaining wall exceeds eight feet in eight as measured from finished grade, the portion of such retaining wall above eight feet in height shall be constructed in increments of four or fewer feet.

(b) Each increment of a portion of a retaining wall above eight feet in height shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of subsection E.3.j.

(4) Retaining walls that employ crib wall construction are not required to meet the requirements of this subsection, provided that such retaining walls are landscaped in compliance with the requirements of subsection E.3.j.

ii. Other Walls and Fences.

(1) General Requirements.

(a) Walls and fences shall not exceed a height of six feet, as measured from finished grade.

(b) Walls and fences shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, of the nearest structure on the same lot or parcel of land.

(c) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.

(2) Walls.

(a) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring "river rock."

(b) Walls shall be painted with earth tone colors as defined in subsection E.1.a.

(3) Fences.

(a) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that such wrought iron does not terminate at the top of the fence in curves.

(b). Chain link fences are permitted only when used for construction sites or for special events authorized by a temporary use permit pursuant to Part 14 of Chapter 22.56.

I. Signs. The requirements of Part 10 of Chapter 22.52 shall apply except where modified herein:

i. Non-Conforming Signs.

(1) An existing sign that was legally established and does not conform to the provisions of these area-specific standards shall be removed within 10 years of the effective date of the ordinance creating these area-specific standards, as provided in Section 22.56.1540.A.2.

(2) An existing sign that was legally established and does not conform to the provisions of these area-specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this subsection E.3.I.

ii. General Requirements.

(1) A sign shall be consistent with the chosen architectural style, as defined in subsection E.3.h.iii, above, of the structure onto which it is affixed.

(2) A sign shall employ earth tone colors, as defined in subsection E.1.a.

(3) Letters on a sign shall not exceed 18 inches in height.

(4) A sign shall have margins of at least 15 percent of the length of the copy on such sign.

(5) If a sign has two or more rows of copy, each row shall be separated by at least three quarters of an inch.

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

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

iii. Wall Business Signs.

(1) Area Permitted.

(a) Each ground floor business establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:

(i) Each wall business sign does not exceed 25 square feet in area; and

(ii) All wall business signs placed 12 or more feet above finished grade do not cumulatively contain more than 35 percent of permitted wall business sign area.

(b) If a ground floor business establishment adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed fifteen square feet in area shall be permitted on the side of such business establishment with the least building frontage.

(c) If a ground floor business establishment adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.

(2) Height Permitted. A wall business sign shall not extend above a parapet wall or more than two feet above an eave.

iv. Awning Business Signs.

(1) Area Permitted.

(a) A ground floor business establishment shall be permitted a maximum of one awning business sign.

(b) A ground floor business establishment may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

(2) Other Requirements.

(a) An awning business sign shall be located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.

(b) Letters on an awning business sign shall not exceed eight inches in height.

(c) An awning business sign shall not be internally lit.

v. Projecting Business Signs.

(1) Area Permitted.

(a) A ground floor business establishment shall be permitted a maximum of one projecting business sign.

(b) A ground floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.

(c) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished grade shall be permitted without substitution of wall business sign area.

(2) Height Permitted.

(a) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.

(b) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.

vi. Roof Business Signs. Roof business signs, including signs painted on the surface of roofs, shall be prohibited.

vii. Freestanding Business Signs.

(1) Frontage.

(a) One freestanding business sign shall be permitted on a lot or parcel of land with a street or highway frontage having a continuous distance of between 100 and 199 feet.

(b) Two freestanding business signs shall be permitted on a lot or parcel of land with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.

(2) Type Permitted. A freestanding business sign shall be a monument sign. For the purposes of this subsection, a monument sign is

defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.

(3) Size Permitted.

(a) A freestanding business sign shall not exceed six feet in height, eight feet in width, or one foot in depth.

(b) Each sign face of a freestanding business sign shall be limited to thirty square feet in area.

(4) Landscaping. A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of subsection E.3.i.

(5) Other Requirements.

(a) A freestanding business sign shall not rotate, move, or simulate motion in any way.

(b) A freestanding business sign shall not identify more than eight business establishments.

(c) A freestanding business sign shall not be internally illuminated or employ exposed neon.

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

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

x. Temporary Real Estate Signs. A temporary real estate signs shall not exceed twenty four square feet in area and shall not be internally illuminated.

xi. Temporary Construction Signs. A temporary construction sign shall not exceed eighty square feet in area, shall not exceed six feet in height, shall not be placed more than six feet above finished grade, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

xii. Directional and/or Informational Signs. A directional and/or informational sign shall not exceed four square feet in area, shall not exceed three feet in height, and shall not be placed more than three feet above finished grade.

xiii. Special-Purpose Signs.

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

(2) Fuel pricing signs shall comply with the requirements of subsections E.3.I.vii.(2) through E.3.I.vii.(5).

(3) A public transportation sign shall not include advertising.

xiv. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.52.990:

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

(2) Signs employing video components; and

(3) Signs emitting odors.

4. Area 2 – Foothill Boulevard Mid-Town Area.

a. Purpose. The Foothill Boulevard Mid-Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. The requirements of subsection E.3.c shall apply.

d. Zone-specific Use Standards.

i. Zone C-1.

(1) The requirements of subsection E.3.d.i shall apply.

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the department of public works.

ii. Zone C-2.

(1) In addition to the uses listed in Section 22.28.160, the following uses shall require a conditional use permit pursuant to Part 1 of Chapter 22.56:

(a) Drive-through facilities, either attached to a structure or detached in a separate structure.

(b) Sales.

-- Automobile sales, sale of new motor vehicles, including incidental repair, washing, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.

-- Boat and other marine sales.

(c) Services.

-- Automobile rental and leasing agencies.

-- Automobile repair and parts installation incidental to automobile supply stores.

-- Churches, temples, and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

-- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.

-- Communications equipment buildings.

-- Electrical distribution substations, including microwave facilities.

stations, public utility.
-- Gas metering and control

-- Libraries.

-- Microwave stations.

-- Parking lots and parking

buildings, except where accessory to a structure on the same lot or parcel of land.

-- Post offices.

-- Schools through grade 12,

accredited, including appurtenant facilities which offer instruction required to be taught

in the public schools by the State of California, in which no pupil is physically restrained.

-- Schools, business and

professional, including art, beauty, dance, drama, and music, including trade schools

specializing in manual training, shop work, or in the repair and maintenance of

machinery or mechanical equipment.

-- Tool rentals.

(d) Recreation and Amusement.

-- Athletic fields, excluding

stadiums.

-- Golf courses, including the

customary clubhouse and appurtenant facilities.

-- Swimming pools.

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the department of public works.

iii. Zone C-3.

(1) The requirements of subsection E.3.d.ii shall apply.

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the department of public works.

e. Lot Coverage. The requirements of subsection E.3.e shall apply.

f. Required Yards. Rear yards shall be provided according to the requirements of subsection E.3.f.ii.

g. Structure Height. The maximum structure height, including roof forms, shall be 35 feet, as measured before any fill is placed.

h. Structure Design.

i. The requirements of subsections E.3.h.i and E.3.h.ii shall apply to new structures, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.4.f.

ii. The requirements of subsections E.3.h.iii through E.3.h.xiv shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the department of public works, except that:

(1) Reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.4.f; and

(2) Reference to the required structure height established by subsection E.3.g shall instead be made to the required structure height established by subsection E.4.g.

i. Parking Lot Design. The requirements of subsection E.3.i shall apply, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.4.f.

j. Landscaping. The requirements of subsection E.3.j shall apply, except that at least ten percent of the net area of a lot or parcel of land shall contain landscaping planted in the ground.

k. Walls and Fences. The requirements of subsection E.3.k shall apply.

l. Signs. The requirements of subsection E.3.l shall apply.

5. Area 3 – Foothill Boulevard East Town Area.

a. Purpose. The Foothill Boulevard East Town Area is established to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.

b. Description of Area. The boundaries of this area are shown on the map following this section.

c. Apartment Houses. The requirements of subsection E.3.c shall apply.

d. Zone-specific Use Standards.

i. Zone C-1. The requirements of subsection E.3.d.i shall apply.

ii. Zone C-2. The requirements of subsection E.4.d.ii.(1) shall apply.

iii. Zone C-3. The requirements of subsection E.3.d.ii shall apply.

e. Lot Coverage. The requirements of subsection E.3.e shall apply.

f. Required Yards.

i. Front and Corner Side Yards.

(1) Each lot or parcel of land shall have a front yard of no less than ten feet in average depth, provided that no portion of the front yard is less than five feet in depth, and shall have corner side yard of not less than ten feet in average depth, provided that no portion of the corner side yard is less than five feet in depth.

(2) At least twenty five percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with subsection E.3.j.

(3) The following uses are permitted in required front and corner side yards:

(a) Driveways, subject to the limitations of subsection E.3.i.i;

(b) Outdoor dining;

(c) Street furniture; and

(d) Pedestrian circulation areas, subject to the limitations of subsection E.3.h.viii.

(4) Each required front or side yard shall be landscaped in areas where none of the uses in subsection E.5.f.i.(3) are maintained and such landscaping shall comply with the requirements of subsection E.3.j.

ii. Rear Yards. The requirements of subsection E.3.f.ii shall apply.

g. Structure Height.

i. If a lot or parcel of land does not adjoin a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be 42 feet, as measured before any fill is placed.

ii. If a lot or parcel of land adjoins a residential zone at its rear lot line, the maximum structure height, including roof forms, shall be established by the requirements of subsection E.3.g.ii.

h. Structure Design.

i. The requirements of subsections E.3.h.i and E.3.h.ii shall apply to new structures, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.5.f.

ii. The requirements of subsections E.3.h.iii through E.3.h.xiv shall apply to new structures, new additions to existing structures, and

alterations to the exterior of existing structures that require a permit from the department of public works, except that:

(1) Reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.5.f; and

(2) Reference to the required structure height established by subsection E.3.g shall instead be made to the required structure height established by subsection E.5.g.

i. Parking Lot Design. The requirements of subsection E.3.i shall apply, except that reference to any yard required by subsection E.3.f shall instead be made to any yard required by subsection E.5.f.

j. Landscaping. The requirements of subsection E.3.j shall apply.

k. Walls and Fences. The requirements of subsection E.3.k shall apply.

l. Signs. The requirements of subsection E.3.l shall apply.

GF. Modification of Development Standards.

1. Required Findings. The director may permit modifications from to the development standards specified herein (subsections E.1.a through E.1.f) in subsections D.2 (Zone R-3), E.3.f (Required Yards), E.3.h (Structure Design), E.3.i (Parking Lot Design), E.3.j (Landscaping), E.3.k (Walls and Fences), E.3.l (Signs), E.3.f (Required Yards), E.4.h (Structure Design), E.4.i (Parking Lot Design), E.4.j (Landscaping), E.4.k (Walls and Fences), E.4.l (Signs), E.5.f (Required Yards), E.5.h (Structure Design), E.5.i (Parking Lot Design), E.5.j (Landscaping), E.5.k (Walls and

~~Fences), and E.5.l (Signs), where an applicant's request demonstrates to the satisfaction of the director all of the following: provided that he finds:~~

~~a. The application of the standards from which modification is sought would result in practical difficulties or unnecessary hardships;~~

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

~~b_b. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD provided in subsection A.~~

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review as set forth in Part 12 of Chapter 22.56 except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 200500 feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels ~~for~~with the property owners' ~~referenced above~~ names and addresses and one photocopy of the labels;

c. A 500 foot ownership map drawn to a scale ~~specified by the director of 1 inch to 100 feet~~ indicating ~~where all such ownerships are located~~ the location of all such properties and the owners of such properties; and

d. A filing fee, as set forth in Section 22.60.100, under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice ~~by first-class mail~~ of the pending application by first-class mail to the property owners on the list provided by the applicant pursuant to subsection ~~G.2.a~~ indicating that ~~any property owner opposed to the granting of such modification~~ such property owners may express such opposition by submit a written protest to the director within ~~45~~14 calendar days ~~after receipt of~~ following the date on such notice. A copy of the notice shall also be sent to the Crescenta Valley Town Council.

4. ~~Decision.~~

a. ~~The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection G.1. If the director approves the application, the director shall notify the applicant and all property owners identified in subsection G.2.a of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.~~

b. ~~If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a of the decision in~~

~~writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.~~

~~c. No appeal fee shall be required except for an appeal filed by the applicant, who shall pay for the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.~~

4. Written Protest.

a. A written protest will only be accepted from the property owners on the list provided by the applicant pursuant to subsection F.2.a. Multiple written protests submitted by different owners of the same lot or parcel of land shall be considered one written protest.

b. A written protest shall demonstrate how the application fails to substantiate the findings required by subsection F.1 as well as the principles and standards of Section 22.56.1690.

5. Approval.

a. The director shall approve an application if:

i. The application substantiates the findings required by subsection F.1, as well as the principles and standards of Section 22.56.1690; and

ii. Two or fewer written protests are received pursuant to subsections F.3 and F.4.

b. If the director approves the application, he shall send notice of the decision by certified mail to the applicant, the property owners on the list provided by the applicant pursuant to subsection F.2.a, and the Crescenta Valley Town Council.

6. Denial.

a. The director shall deny an application if:

i. The application does not substantiate the findings required by subsection F.1, as well as the principles and standards of Subsection 22.56.1690; or

ii. Three or more written protests are received pursuant to subsections F.3 and F.4.

b. If the director denies the application, he shall send notice of the decision by certified mail to the applicant, the property owners on the list provided by the applicant pursuant to subsection F.2.a, and the Crescenta Valley Town Council. The notice shall indicate that the applicant may file an appeal with the commission within 14 calendar days following the date on such notice.

7. Appeal. Appeals by the applicant shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures relative to the appeal and public hearing shall be the same as for a conditional use permit.

8. Commission Decision. The commission shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision

of the commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

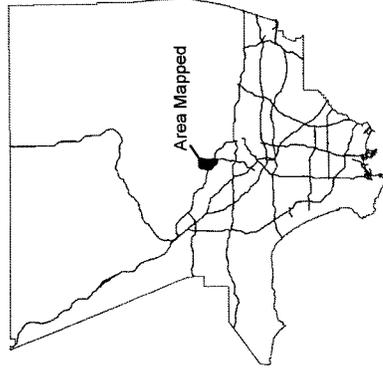
9. Variance. Modifications to development standards not specified in subsection F.1 shall be subject to a variance as provided in Part 2 of Chapter 22.56.

**Foothill Boulevard West-Town Area
within Boundary of the
La Crescenta - Montrose
Community Standards District**

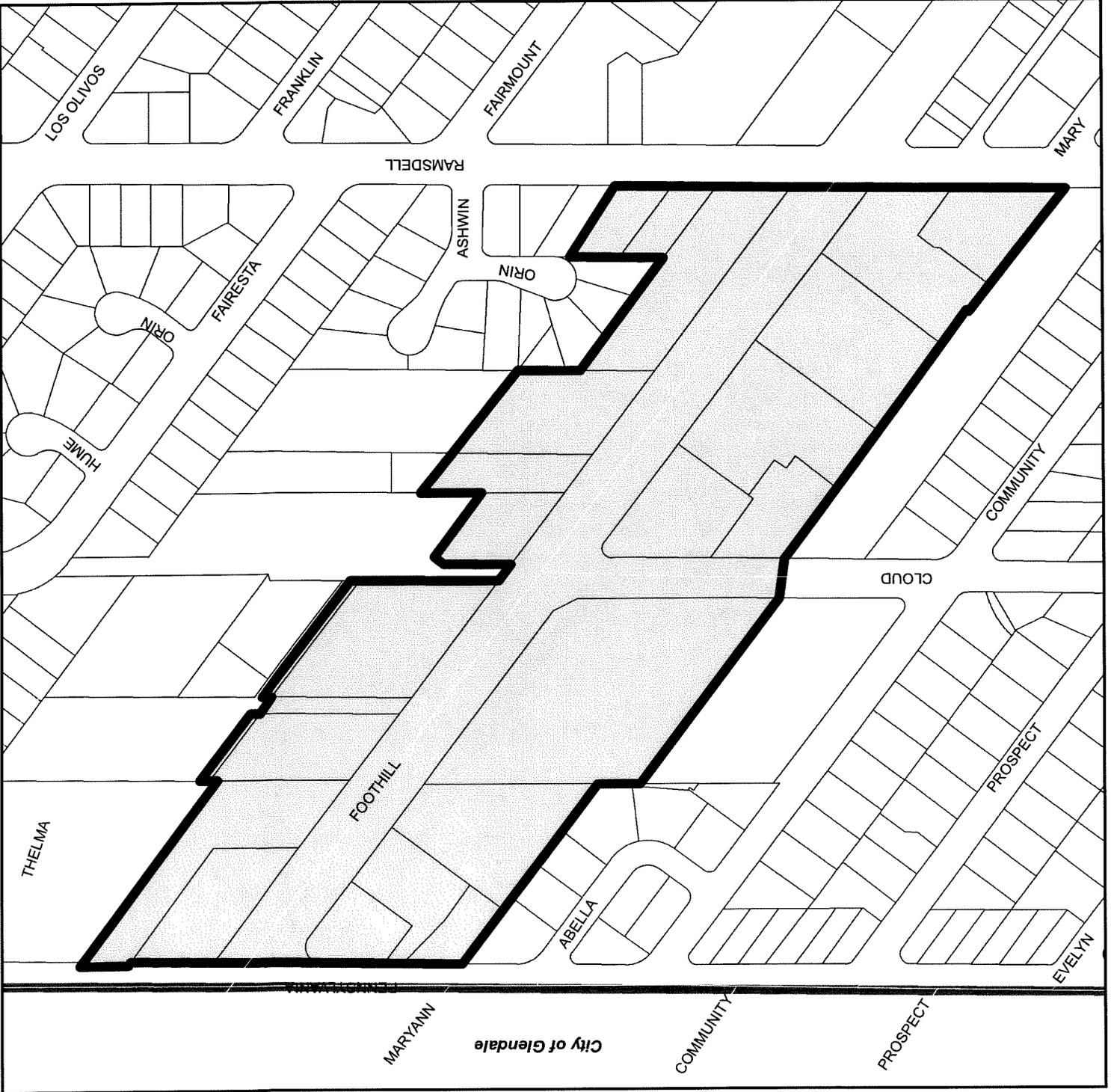
Legend

-  Foothill Blvd. West-Town Boundary
-  2006 Parcel Boundary
-  La Crescenta CSD Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

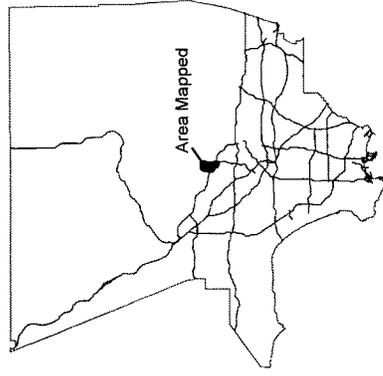


**Foothill Boulevard Mid-Town Area
within Boundary of the
La Crescenta - Montrose
Community Standards District**

Legend

-  Foothill Blvd. Mid-Town Boundary
-  La Crescenta CSD Boundary
-  2006 Parcel Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

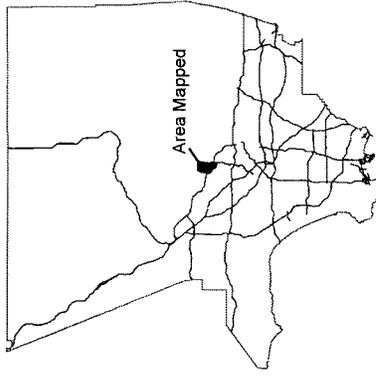


**Foothill Boulevard East-Town Area
within Boundary of the
La Crescenta - Montrose
Community Standards District**

Legend

-  Foothill Blvd. East-Town Boundary
-  2006 Parcel Boundary
-  La Crescenta CSD Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: R2008-00088

1. DESCRIPTION: The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment. The objective of the CSD amendment, which would establish additional development standards for the Foothill Boulevard corridor within La Crescenta-Montrose, is to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. The standards specifically address structure design, parking lot design, wall and fence design, landscaping, setbacks, signage, and permitted uses. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance.
2. LOCATION: La Crescenta-Montrose
3. PROPONENT: Los Angeles County Department of Regional Planning
4. FINDINGS OF NO SIGNIFICANT IMPACTS:
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,
LOS ANGELES, CA 90012

PREPARED BY: Mitch Glaser
Supervising Regional Planner

DATE: July 17, 2008



****** INITIAL STUDY ******
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
GENERAL INFORMATION

C.S. Map Date:	July 17, 2008	Staff Member:	Mitch Glaser
Thomas Guide:	Pages 504, 534	USGS Quad:	Pasadena, Condor Peak
Location:	The unincorporated community of La Crescenta-Montrose is located approximately 13 miles north of the Los Angeles Civic Center. It is bounded by the Angeles National Forest to the north and northeast, the City of Glendale to west and south, and the City of La Canada Flintridge to the east.		
Description of Project:	The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment. The objective of the CSD amendment, which would establish additional development standards for the Foothill Boulevard corridor within La Crescenta-Montrose, is to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. The standards specifically address structure design, parking lot design, wall and fence design, landscaping, setbacks, signage, and permitted uses. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance.		
Gross Area:	2,195 acres (3.43 square miles)		
Environmental Setting:	The community of La Crescenta-Montrose is a suburban community located in an unincorporated area of Los Angeles County in the foothills of the San Gabriel Mountains.		
Zoning:	Various (R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-P, C-1, C-H, CPD, C-2-BE, C-3-BE)		
General Plan:	Various (Low Density Residential, Low/Medium Density Residential, Medium Density Residential, High Density Residential, Commercial)		
Community/Area Wide Plan:	N/A		

Major projects in area:

Project Number	Description	Status
N/A		

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
-

Trustee Agencies

- None
- State Fish and Game
- State Parks
-
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.
- City of Glendale
- City of La Canada Flintridge
- Caltrans
- CSU Fullerton
-
-
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns Area
- _____

County Reviewing Agencies

- None
- Fire Department
- DPW: Traffic & Lighting, Geotechnical & Materials Engineering, Drainage and Grading
- Parks and Recreation

		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 1-Conservation/Maintenance, 7-Non-Urban Hillside
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Mitch Glaser, AICP, Supervising Regional Planner

Date: July 17, 2008

Approved by: Mitch Glaser, AICP, Supervising Regional Planner

Date: July 17, 2008

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
<u>The northern portion of the La Crescenta-Montrose community is traversed by the Sierra Madre Fault, however, the Foothill Blvd corridor is located further to the south (Los Angeles County Safety Element – Fault Rupture Hazards & Seismicity Map).</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<u>Areas of potential earthquake-induced landslides exist on the northern and northeastern portions of the La Crescenta-Montrose community, however, the Foothill Blvd corridor is located further to the south (State of California Seismic Hazard Zones Map – Pasadena & Condor Peak Quads).</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having high slope instability?
<hr/> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<u>The Foothill Blvd corridor is located near the southern tip of La Crescenta-Montrose community where it is subject to liquefaction (State of California Seismic Hazard Zones Map – Pasadena Quad).</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any development that is considered a sensitive use is not being proposed.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
<u>Grading will not be required by the proposed CSD zoning ordinance amendment.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
<hr/> |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional design standards for the Foothill Blvd corridor within La Crescenta-Montrose. Any future development proposals will require appropriate environmental review to address potential geotechnical concerns and be subject to the Alquist-Priolo Act.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<u>The Eagle Canyon and Pickens Canyon drainage channels cross the Foothill Blvd corridor, however, they are located below grade (Pasadena and Condor Peak Quads).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<u>The Foothill Blvd corridor is not located in any flood hazard zones such as 100-year or 500-year floodplains (Los Angeles County Safety Element – Flood Inundation Hazards Map).</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<u>The Foothill Blvd corridor is heavily urbanized and is not subject to high mudflow conditions.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?
<u>Grading will not be required by the proposed CSD zoning ordinance amendment.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<u>The proposed CSD zoning ordinance amendment is not proposing development that would alter the existing drainage pattern of the community. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Section 308A Ordinance No. 12,114 (Floodways)
 Approval of Drainage Concept by DPW

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development that exacerbate any existing flood hazards.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<u>Interstate 210 is a potential high noise source that runs east-west through the community of La Crescenta-Montrose, however, it is 1,700 feet south of the Foothill Blvd corridor.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<u>The Foothill Blvd corridor is heavily developed with commercial uses and does not accommodate sensitive uses such as schools, hospitals, and senior citizen facilities.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Such standards could reduce ambient noise levels including those associated with special equipment or parking areas.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Such standards could reduce ambient noise levels in the project vicinity.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Compatible Use

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It will not create additional development that will have noise impacts to sensitive uses such as schools, hospitals, and senior facilities. Noise impacts from Interstate 210 is insignificant as it is 1,700 feet south of the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address noise concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
The Foothill Blvd corridor does not have any known water quality problems, and development requiring the use of individual water wells is not being proposed. Water to the community is provided by the Crescenta Valley Water District in compliance with State and Federal water quality requirements.
 - b. Will the proposed project require the use of a private sewage disposal system?
Development requiring the use of private sewage disposal system is not being proposed. The Foothill Blvd corridor is served by public sewer.
 - If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
 - c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
The proposed CSD zoning ordinance amendment does not involve construction that could significantly impact water quality and runoff. The Foothill Blvd corridor is served by storm drains and public sewer. Any future development proposals will be subject to compliance with NPDES standards.
 - d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
The proposed CSD zoning ordinance amendment does not involve post-development activities that could potentially degrade quality of storm water runoff and discharges. Any future development proposals will be subject to compliance with NPDES standards.
 - e. Other factors? N/A

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. The Foothill Blvd corridor is served by public water and sewer and storm drains. There will not be any impacts to water quality since the proposed CSD zoning ordinance amendment will not increase demand for water and sewer services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?</p> <p><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Commercial development that will exceed the State's criteria for regional significance is not being proposed.</u></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?</p> <p><u>Interstate 210 runs east-west through the southern portion of the La Crescenta-Montrose community, however, it is 1,700 feet south of the Foothill Blvd corridor. The Foothill Blvd corridor is developed with commercial uses and does not accommodate sensitive uses such as schools and parks. Any future development proposals will have to meet AQMD thresholds.</u></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?</p> <p><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will have to meet AQMD thresholds.</u></p> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?</p> <p><u>Interstate 210 is a potential source of obnoxious odors, dust, and hazardous emissions, however, it is 1,700 feet south of the Foothill Blvd corridor. The proposed CSD zoning ordinance amendment does not involve development that would generate obnoxious odors, dust, and hazardous emissions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project conflict with or obstruct implementation of the applicable air quality plan?</p> <p><u>The proposed CSD zoning ordinance amendment does not involve development that would obstruct implementation of applicable air quality plans. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p><u>The proposed CSD zoning ordinance amendment does not involve any development that would violate any air quality standard or contribute to an existing or projected air quality violation. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> <p><u>The proposed CSD zoning ordinance amendment does not involve development that would increase criteria pollutants.</u></p> |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: <u>N/A</u> |

STANDARD CODE REQUIREMENTS

Health and Safety Code Section 40506

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design

Air Quality Report

A potential source of emissions is Interstate 210 which runs through the southern portion of the La Crescenta-Montrose community. However, it is 1,700 feet south of the Foothill Blvd corridor and would not pose any air quality concerns. Any future development proposals will require appropriate environmental review to address air quality concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| | Yes | No | Maybe | |
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
<u>The Foothill Blvd corridor is not located within any SEAs (Los Angeles County 2006 SEA Map) and is heavily developed with commercial uses.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
<u>The proposed CSD zoning ordinance amendment does not require grading, fire clearance, or flood related improvements that will remove substantial natural habitat areas. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Development is not proposed.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
<u>The Eagle Canyon and Pickens Canyon drainage channels cross the Foothill Blvd corridor, however, they are located below grade (Pasadena and Condor Peak Quads).</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. The Foothill Blvd corridor is developed with commercial uses and does not accommodate sensitive habitats. Any future proposed development projects will be subject to the Los Angeles County Oak Tree Ordinance.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?
<u>Some portions of the Foothill Blvd corridor do accommodate oak trees. However, the proposed CSD zoning ordinance amendment does not involve any development. Any future proposed development will be subject to the Los Angeles County Oak Tree Ordinance.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
<u>Due to its proximity to the Angeles National Forest, the La Crescenta-Montrose community may contain sensitive species habitats, however, the Foothill Blvd corridor is located further to the south and is heavily urbanized. Development is not proposed.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? <u>N/A</u> |

- MITIGATION MEASURES / OTHER CONSIDERATIONS
- Lot Size Project Design Oak Tree Permit ERB/SEATAC Review

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address biota concerns. Properties containing oak trees will be subject to the County Oak Tree Ordinance.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. A limited portion of the Foothill Blvd corridor contains rock outcroppings, however, development is not being proposed.</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?
<u>There are rock formations located along the Foothill Blvd corridor, however, development is not proposed.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?
<u>There are no known historic structures or site along the Foothill Blvd corridor.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. It is not proposing development that would cause a substantial adverse change in the significance of a historical or archaeological resource.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<u>There is a limited area of rock outcroppings that remain undisturbed along the Foothill Blvd corridor. However, the proposed CSD zoning ordinance amendment does not involve any development. All future proposed development projects will be subject to appropriate environmental reviews for paleontological resources.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Phase I Archaeology Report

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address archaeological, historical, and paleontological concerns. Such review will include a Phase I Archaeology Report to address issues where identified.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
<u>The proposed CSD zoning ordinance amendment would not result in the loss of any known mineral resources as the Foothill Blvd corridor is not located within a mineral resource zone.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
<u>The Foothill Blvd corridor is not located in a mineral resource zone. The proposed CSD zoning ordinance amendment would not result in the loss of any known mineral resource discovery sites.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

The proposed CSD area is not located in a mineral resource zone and will not have an impact to known mineral resources.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
<u>The Foothill Blvd corridor is fully developed with commercial uses and does not accommodate any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract?
<u>The proposed CSD zoning ordinance amendment establishes design standards for commercial structures, setbacks, and landscaping. There would be no impact to agricultural uses as the Foothill Blvd corridor does not have agricultural zoning.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
<u>The Foothill Blvd corridor is fully developed with commercial uses and does not accommodate farmland.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

The proposed CSD zoning ordinance amendment will not have an impact to agricultural resources as there are no prime farmland and land of statewide significance in the Foothill Blvd corridor planning area.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
<u>Development is not proposed as part of the proposed CSD zoning ordinance amendment. The Foothill Blvd corridor is not considered a scenic corridor and there would be no obstruction of views from the proposed CSD amendment.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<u>The proposed CSD zoning ordinance amendment does not involve development as it establishes design, setback, and landscaping standards for commercial structures. The Foothill Blvd corridor is a dedicated State highway and does not accommodate a riding or hiking trail.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
<u>The Foothill Blvd corridor is heavily developed with commercial uses and does not contain unique aesthetic features.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures. Such standards will reduce any future development from being out of character with adjacent uses. Out-of-character uses are not being proposed.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?
<u>The proposed CSD zoning ordinance amendment does not involve development. It establishes design, setback, and landscaping standards for commercial structures. Such standards will reduce substantial sun shadow, light, and glare problems.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): <u>N/A</u> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Visual Report Compatible Use

The proposed CSD zoning ordinance amendment will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor and will not have an impact to visual quality in the community as there are no scenic highway/corridors or hiking and riding trails along the Foothill Blvd corridor.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
<u>The Foothill Blvd corridor is a heavily traveled roadway, however, the proposed CSD zoning ordinance amendment will not create congestion problems as development is not proposed.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?
<u>The proposed CSD zoning ordinance amendment does not involve development that will result in any hazardous traffic conditions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?
<u>The proposed CSD zoning ordinance amendment does not involve development that will result in parking problems with a subsequent impact on traffic conditions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
<u>The proposed CSD zoning ordinance amendment does not involve development that will result in inadequate access during an emergency. It establishes design, setback, and landscaping standards for commercial structures. Any future development projects will be subject to safety provisions regulated by Public Works and the Fire Department.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
<u>The proposed CSD zoning ordinance amendment does not involve development that will exceed CMP Transportation Impact Analysis thresholds. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
<u>The proposed CSD zoning ordinance amendment would not conflict with adopted policies, plans, or programs supporting alternative transportation as it establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Development is not proposed.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Project Design Traffic Report Consultation with Traffic & Lighting Division

The proposed La Crescenta-Montrose CSD zoning ordinance amendment is not proposing development that will result in an reduction or increase of parking spaces and will not create hazardous traffic conditions. Any future development proposals will require appropriate environmental review to address traffic and access concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. If served by a community sewage system, could the project create capacity problems at the treatment plant?
The Foothill Blvd corridor is on public sewer, however, the proposed CSD zoning ordinance amendment does not involve any development that will require an increase in sewage capacity. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.
- b. Could the project create capacity problems in the sewer lines serving the project site?
The proposed CSD zoning ordinance amendment does not involve any development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.
- c. Other factors? N/A
-
-

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
<u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
<u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create student transportation problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create substantial library impacts. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will not have an impact to educational or library facilities as student-generating development is not proposed. The new expansion of the old Crescenta Valley Library on Foothill Blvd will provide increased library services. Any future development proposals will require payment of school and library impact fees.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
There are several Los Angeles County Fire Stations in and around the CSD area. The closest station serving the CSD area is Fire Station #63 located at 4526 N. Ramsdell Ave, La Crescenta, CA. The proposed CSD zoning ordinance amendment will not create staffing or response time problems at the fire or sheriff's station and will not increase density beyond what is authorized.

- b. Are there any special fire or law enforcement problems associated with the project or the general area?
The nearest Sheriff's station serving the CSD area is the Crescenta Valley Station located at 4554 N. Briggs Ave, La Crescenta, CA. The proposed CSD zoning ordinance amendment would not create any special fire or law enforcement problems at the fire or sheriff's station.

- c. Other factors? N/A

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Fire Mitigation Fees

The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor and will not result in the increase of density. Fire or Sheriff's response time and enforcement will not be increase as development is not proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
<u>Adequate water supply to the Foothill Blvd corridor is supplied by the Crescenta Valley Water District.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
<u>The Foothill Blvd corridor is adequately served by the Crescenta Valley Water District for fire fighting needs. Existing water pressure meets County fire fighting standards.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane?
<u>The proposed CSD zoning ordinance amendment does not involve any development that will create problems with providing utility services. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Utility services for the Foothill Blvd corridor is served by SCE and Southern California Gas Company.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)?
<u>The Foothill Blvd corridor is developed with commercial uses that may potentially create service problems, however, the proposed CSD zoning ordinance amendment does not involve any development, and service problems are not exacerbated. Therefore, demand for other services will not increase.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
<u>The proposed CSD zoning ordinance amendment does not propose any additional development. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. There would be no impact to services such as fire protection, police protection, schools, parks, or roads.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Plumbing Code Ordinance No. 2269 Water Code Ordinance No. 7834

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address utility and other service concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<u>The proposed CSD zoning ordinance amendment does not involve development projects and will not result in an inefficient use of energy resources.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<u>The proposed CSD zoning ordinance amendment does not involve development projects that will result in a major change in the patterns, scale, or character of the community. It does not increase density for the Foothill Blvd corridor.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<u>The Foothill Blvd corridor does not contain agricultural land.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot size Project Design Compatible Use

The proposed La Crescenta-Montrose CSD zoning ordinance amendment does not create increased demand for energy use and will not change the patterns, scale, or character of the CSD area. It will establish additional development standards for the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address concerns relating to energy resources and change in patterns, scale, and character of the community.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<u>Commercial uses along the Foothill Blvd corridor may contain potentially hazardous materials on-site, however, the proposed CSD zoning ordinance amendment does not involve development projects.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<u>The proposed CSD zoning ordinance amendment does not involve the use of hazardous wastes stored on-site.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<u>The proposed CSD zoning ordinance amendment does not involve development projects that will have a negative impact to residential units, schools, or hospitals.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
<u>The Foothill Blvd corridor is heavily developed. Ground water contamination is not reported as a problem in the community.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
<u>The proposed CSD zoning ordinance amendment does not involve development projects that would create a significant hazard to the public or the environment through the accidental release of hazardous materials into the environment.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project generate hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
<u>The proposed CSD zoning ordinance amendment does not involve development of any projects, therefore, adoption of the CSD amendment would not generate hazardous emissions or handle hazardous materials, substances, or waste.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
<u>The Foothill Blvd corridor does not contain hazardous materials sites as referenced in the Department of Toxic Substances Control EnviroStor database.</u> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
<u>The Foothill Blvd corridor is not located within an airport land use plan nor is it within the vicinity of any private airstrips or public airports.</u> |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<u>The proposed CSD zoning ordinance amendment does not propose development projects that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</u> |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Zone changes that may conflict with the plan designation are not proposed as part of this amendment.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?
<u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed.</u> |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? <u>N/A</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
<u>The proposed CSD zoning ordinance amendment is not proposing any development and would not physically divide an established community.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address land use consistency.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

Yes No Maybe

- a. Yes No Maybe Could the project cumulatively exceed official regional or local population projections?
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will impact regional or local population projections.
- b. Yes No Maybe Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will induce substantial direct or indirect growth in an area.
- c. Yes No Maybe Could the project displace existing housing, especially affordable housing?
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is proposed that will displace existing housing.
- d. Yes No Maybe Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will result in a substantial job/housing imbalance or substantial increase in VMT.
- e. Yes No Maybe Could the project require new or expanded recreational facilities for future residents?
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will require new or expanded recreational facilities for future residents. Future subdivisions will be subject to the Quimby Act.
- f. Yes No Maybe Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No residents is being displaced.
- g. Yes No Maybe Other factors? N/A

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address population, employment, and recreation concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

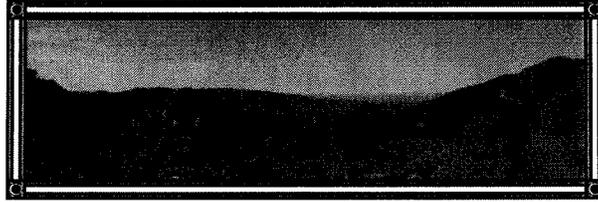
Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-
- a. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?
-
- a. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant Less than significant with project mitigation Less than significant/No impact



LA CRESCENTA DESIGN GUIDELINES

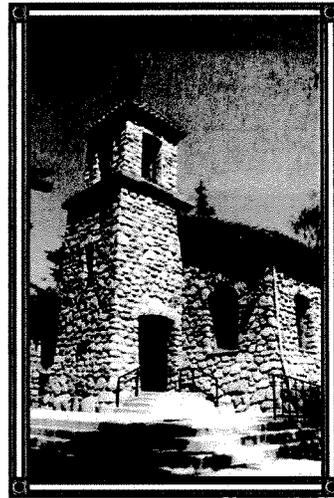
Commercial

Mixed use

La Crescenta
Community Standards
District

Foothill Boulevard

Pickens Canyon
to
Pennsylvania
Avenue



Prepared by :
Crescenta Valley Town Council
Foothill Design Committee



History

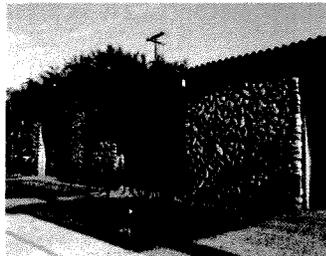
La Crescenta is blessed with spectacular views. The great scarp of the remarkably fractured San Gabriel Mountains to the north rise abruptly thousands of feet above the valley floor presenting a magnificent sight as viewed from almost any place in the valley. To the south, the historic and beautiful Verdugo Mountains, along with the San Rafael Hills to the east, complete the vista that collectively is known as the Crescenta Valley. The majority of the Crescenta Valley is composed of the alluvial fans as deposited mostly from the San Gabriels which brought the native building material of La Crescenta that formed the basis of most or all of the early architecture, native river rock.



Commercial re-use of existing residences



Stone commercial building



The Crescenta Valley has been inhabited for thousands of years by the Tongva Indians and their descendants, and eventually by the Spanish missionary padres. It was the subsequent parceling of land that gave us the legacy of the Rancho San Rafael Land Grant to Jose Maria Verdugo and a heritage of Mission style architecture. As European and American settlers moved into the Valley, the clean and dry air found La Crescenta the capital of health sanitariums in the western U.S. as well as southern California as well as the home to two world class hotels along Foothill Blvd. to cater to the visiting patient families, dignitaries and notables who visited La Crescenta for their health and for the beauty of the vineyards and farmlands of the Crescenta Valley. With the European and American settlers came Ranch, Craftsman, Victorian, Spanish, Mediterranean and even Tudor styles of architecture, incorporating native river rock as an architectural basis.

As the Valley developed, so did the neighborhoods and business district, most of which was centered around Foothill Blvd. (Highway 118), or Michigan Ave. as it was known then. Through fire, floods and the booming growth after WWII, La Crescenta's business district remained along Foothill Blvd with stable family neighborhoods surrounding it amongst the dramatic geography of the Crescenta Valley.

Today, Foothill has three districts that were determined by time and zoning. They are East-Town, which contains the historic St. Luke's of the Mountains Church and most of the professional office space along the boulevard and some large retail; Mid-Town, which is characterized mostly by smaller "mom and pop" type stores and establishments; and West-Town, which boasts our larger destination shopping areas.

La Crescenta is a town of varied shopping areas but unified within one walkable commercial district with its historic and diverse character.

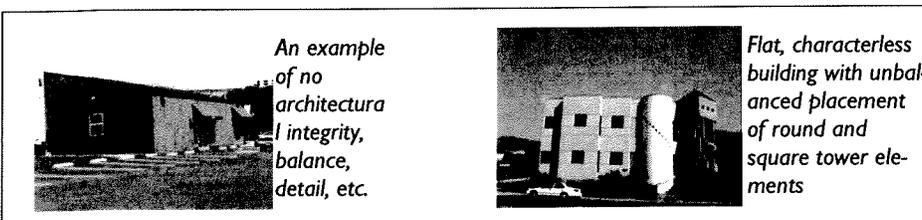


Purpose

Good design is good business. These Design Guidelines and associated CSD standards are intended to encourage development to accommodate its users while contributing to an attractive shopping environment. Through shopping districts that are vibrant and inviting business is invigorated. The contrary is also true where substandard developments detract from the success of all. Even small improvements of an existing property is welcome and it is not the town's intent to increase a project's scope through the use of these Design Guidelines.

Street Orientation

Building facades, including storefronts, should be designed to orient to the major street frontage (Foothill Blvd.). The prominent major building entry should also be oriented to Foothill Blvd. Buildings on corners should include storefront design features for at least fifty percent of the wall area on the side street elevation. Most of the north to south cross streets in La Crescenta are oriented thirty degrees to Foothill Blvd. and thus offer a pleasantly staggered design possibility while still maintaining the major orientation to Foothill Blvd. The organization and orientation of commercial buildings and spaces is crucial to ensure that streets are welcoming and friendly to pedestrians. Active public spaces and city streets that are heavily used by pedestrians contribute to the character and economic vitality of La Crescenta. These pedestrian activities provide a sense of safety on the street, and add to the community image and identity.





Mass and Scale:

Building scale and massing contributes to the unique character and pedestrian orientation of the commercial district within La Crescenta. Smaller scale buildings, or buildings perceived to be (that function as) small scale, are most suitable to the atmosphere we would like to promote. Human scale buildings are comfortable and create a friendly atmosphere that enhances the marketability of commercial areas. Buildings and their components should impart a sense of human scale and assume a reinforcing relationship with the sidewalk, street and pedestrian activity to “energize” the boulevard.

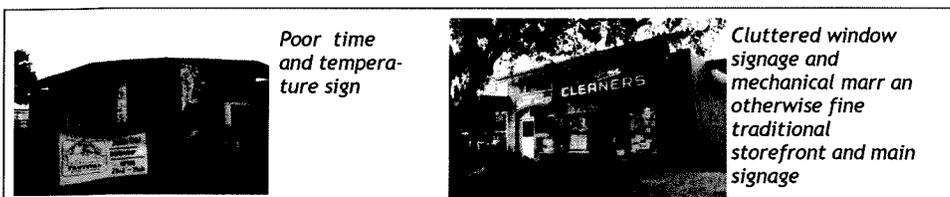
The elements of a building should not appear to be as random or unrelated but should be well proportioned to each other and proportional to the project site and to neighborhood. Structures should be designed to provide storefront windows, doors, entries, transoms, awnings, and/or cornice treatments with a human scale and context.



Balance:

Balance can be found in buildings in a literal sense by having like features or masses. Balance can also be more subtle by creating a harmony in well proportioned details and/or features complemented by a long rhythmic building mass, or by offsetting a horizontal mass with a vertical accent. A higher ceiling/roof line on the first floor balances a sometimes overpowering second floor. Subtle balance can also be achieved by a well planned landscape, asymmetrical features and by open space planned into the setbacks of a building with public plazas or courtyards with pedestrian and visual elements (fountain, planting, artwork, etc.).

Complete symmetry should generally be avoided for a building with a front elevation wider than 30 feet.



Poor time and temperature sign

Cluttered window signage and mechanical marring an otherwise fine traditional storefront and main signage



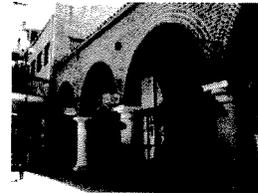
Same simple details re-used in different patterns, heights, articulation and indents



Building heights, detailing and color palette all make individual statements but create rhythm

Rhythm:

The repetition of building bays, row trees, or other major building and landscape elements is valuable for the achievement of rhythm and sense of place. However, the perception of repeated elements changes from pleasing to monotonous if the sequence is too long. Long street facades should be broken by vertical and horizontal articulation such as recesses and breaks of the façade, window and door openings,



Integrity:

Architectural integrity is the devotion of the design throughout and is tied together by appropriate completeness of detail on all elevations. Maintaining the project's integrity also relies on using materials and finishes that will not require a high level of maintenance. The types of materials and architectural elements incorporated into commercial buildings contribute to visual interest, community image, business identity and architectural quality.

Detail:

The finer expressions of architectural style or details, are essential to relating the building to human scale. "Theme park" like details or generic applied details that do not speak to the declared style of building are generally discouraged in La Crescenta. Details and vertical graduation shall be used as appropriate to the scale and character of the project and neighborhood and designed to express the depth of design integrity. Well designed detail can be found in recessed window expressions, door entries, awnings and canopies,



Poor entry, detailing, awning, transition, temporary sign, etc.



Substance:

Modern construction methods can sometimes defy the perceptual need for structure to appear substantial. This can be an issue where traditional design choices employ modern structural techniques. Dimensions shall be given to design elements to give a building the appearance of structural substance without being overpowering.

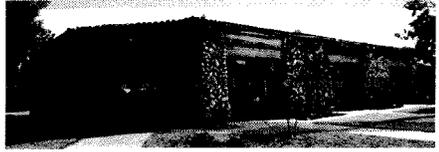


Transition:

Building, pedestrian and landscape elements create strong and inviting transitions between the sidewalks and main entrances, between buildings and parking areas and between buildings themselves. Transitional elements can be pergolas, trellises and other garden structures, building alcoves, an interesting and graduating paving paths, courtyards, overhangs, layered facades, seating areas, and graduated plantings. Transitional elements are superior opportunities for signature expressions, human scale signage, layering and unique other business identity.

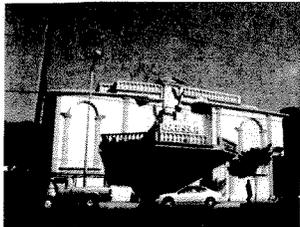
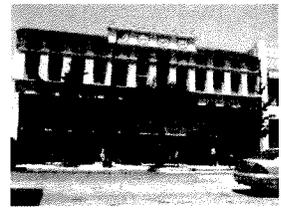
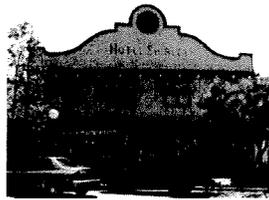


Long, relentless ,cluttered, with no recognizable architectural style. Signage out of control and non-systematic



Character:

The cumulative character of a project is truly the sum of its parts. La Crescenta boasts an unparalleled geographic setting and it's history has given rise to several architectural styles. Respect for the project's setting is the most fundamental aspect of sensitive building and landscape expression. Given history and extant architecture, consideration of the past is a most important factor though not necessarily the only component in design. Thus, contrast can be as valid of an approach if compatibility can be achieved.



Summary of Design Principles

Street Orientation

Energizing Foothill Blvd. is a primary goal through the use of pedestrian design and the orientation of it's buildings and open spaces to this major boulevard. These will create and promote a shopping and commercial district that will reinforce Foothill as our town center and main commercial zone with a village atmosphere that is pedestrian friendly.

Mass and Scale

Major building components can work together in delineating the building 's spatial needs while remaining proportionate to each other, to the project site, and to the context in which it is situated. The organization and scaling of building mass also directly lends itself to human scale elements and viability and interest of the project.

Balance

The arrangement of the building on it's site (site design) and the arrangement of it's major components with each other can create a strong sense of harmony in the project and lends directly to scale and proportion.

Rhythm

The repetition of major elements (building and landscape) should establish a cadence and order that is pleasing to view and not monotonous.

Integrity

Architectural integrity is the devotion of the declared design style throughout and is tied together by appropriate completeness of detail on all elevations.

Detail

Detail and vertical graduations shall be used as appropriate to the scale and character of the project and surroundings, and integrally designed to avoid a generic, applied appearance.

Substance

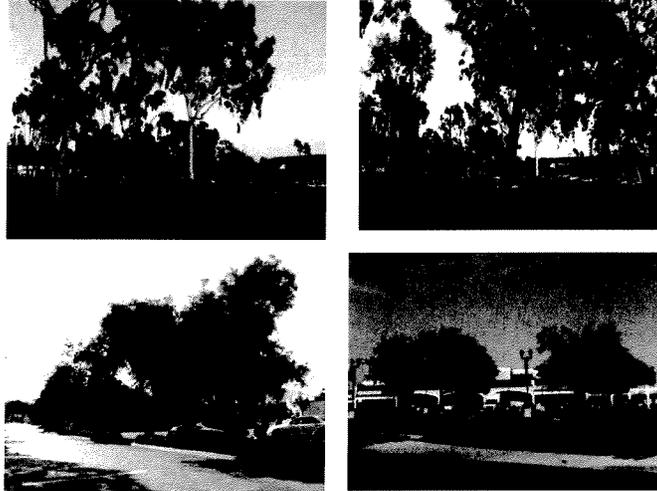
Dimension shall be given to design elements to give a building the appearance of structural substance without being overpowering.

Transition

Building and transitory elements can create focus, interest and detail and is an excellent opportunity to create signature expressions, layering, human scale and other business identity.

Character

Through composition using the other principles as appropriate, and observing the best aspects of the heritage of La Crescenta, the context of the project is improved.



Awnings:

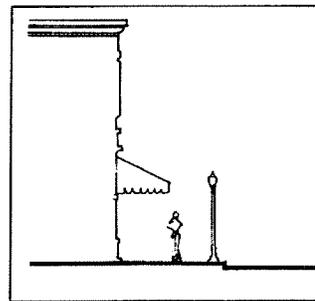
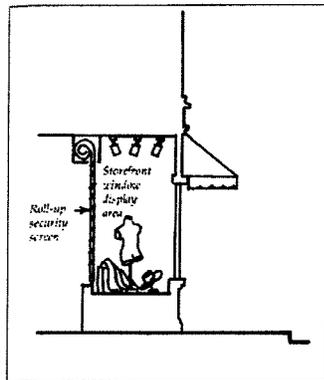


Figure CD-27

AWNINGS ADD PEDESTRIAN SCALE AND COMFORT

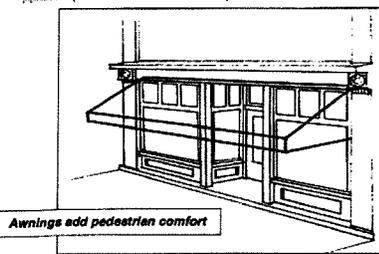


Figure CD-3

APPROPRIATE USE OF AWNINGS

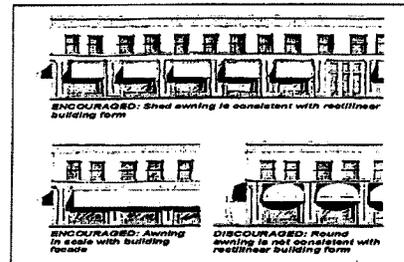


Figure CD-21

APPROPRIATE AWNING FORMS

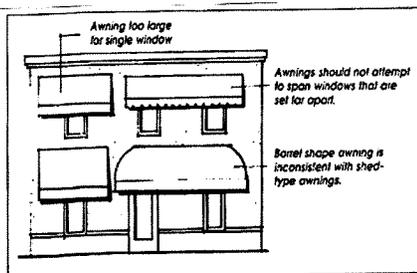


Figure CD-18

INAPPROPRIATE AWNING DESIGNS

Where transom windows exist, every effort should be made to retain this traditional storefront feature. If the ceiling inside the structure has been lowered, the ceiling should be stepped up to meet the transom so that light will penetrate the interior of the building.

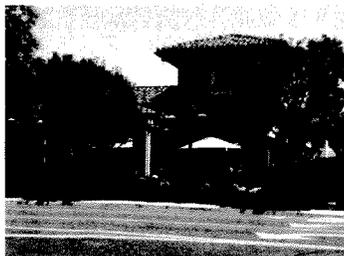
Transition:



Building details, height and similar patterns segue from one to the next



Parking lot landscaping and amenities make for a transitional trail



Landscape provides transition from street to structures

Design Elements



Pedestrian oriented signage and sidewalk planters make for a pleasing shopping environment



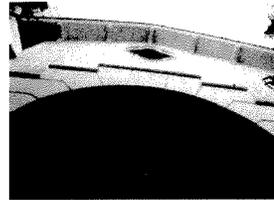
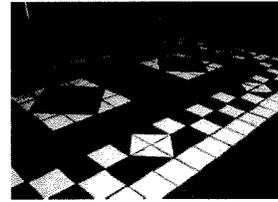
Even corporate stores are happy to comply. This is a McDonalds!

Fountains in setbacks attract shoppers.



Blade signage and human scale offer much to the pedestrian.

Simple attention to paving creates entry identity.



Details help to make a building unique

Human scale and interesting windows attract business.



Corporate signage as blade signage



Simple window details offer much to the building, the shopper and the street.

Design Elements



Balance between architectural features.



Transition spaces can offer so much to the character of the business and the street.

A pleasant streetscape attracts shoppers.



Buildings can be shaped in any manner. This is a Staples!



Eateries are most successful on an attractive street.



Buildings do not have to be symmetrical to be interesting.

Benches and fountains as anchors to buildings



A pleasant streetscape for La Crescenta.



Creative signage and detail are encouraged.

Details (cont.):



Even small shops are viable along Foothill Blvd.



Balconies, wrought iron and roof details are highly encouraged.

Set back windows and doors, balcony, wall and even downspout details spell out the declared architectural style.



Landscape and paving offer so much to the overall boulevard and identity of La Crescenta



Creative signage at pedestrian scale.



Signage that is distinctly reminiscent of the declared architectural style



Detailed corner entrances.



People gathering spaces attract other people.

Colonnades, setbacks and attractive windows.



Signage:

Signs are an essential element of the built environment but can readily detract from and reduce the attractiveness of a building when they "overtake". Well designed and well placed signs can be a major asset to a building and often these well designed signs are far more effective and ultimately more economical than multiple, disjointed signs. Tasteful and imaginative signs are encouraged.



Set back entries, architectural canopies and creative signage help to make a busi-

Creative neon signage



The CSD encourages pedestrian oriented signage that is visually accessible to pedestrians and motorists alike. Monument signs will replace pole signage and well situated signage will attract shoppers to the windows of businesses. All signage should be systematic to the declared architectural style of building and work for single tenancy or multiple tenancy. A well designed building façade or storefront is created by the careful coordination of sign and architectural design and overall color scheme. Again, creative signage is encouraged.



Architectural signage and an interesting space calls

Signage does not have to be expensive.

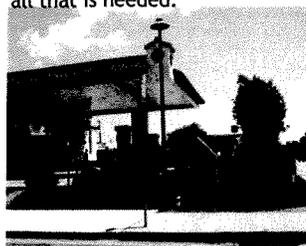


Well placed and well designed window signage .



Trees offer shade to the shopper.

Monument signage and corporate ID signage is all that is needed.



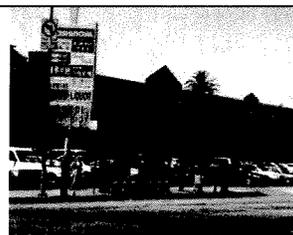
This too is a strip mall.



Awning and tasteful banner signage.



Unattractive signage in La Crescental



Signage can compete with itself!



Pole signage with billboards!

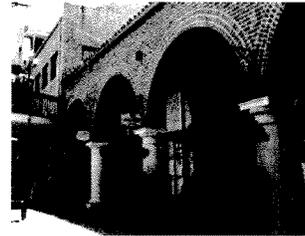
Pedestrian Amenities:



Interesting transition spaces between buildings.



Gathering spaces for people and regional architecture and materials.



Different building materials in regional styles add inter-



Trees and landscape soften buildings and create interesting entrances.



Spaces between buildings and parking areas can be beautiful too.



Architectural walls help with topography and can create dining areas.

Street Trees:



Proper street trees don't compete with business signage.



Street trees should not compete with signage, offer shade and soften buildings.

Parking Lot



Parking lots can be both beautiful and shady!



Landscaping:

Good design does not stop with landscape. In the past landscape was relegated to leftover spaces but with proper planning and design, landscape can become an integral part of the final design expression. Through the CSD, landscape will become a planned design element to transition from site to building to soften, mask, buffer, enhance and create viable and pleasing spaces. Even minor plantings can offer much to the design of the building as well as offer a positive visual experience to the built environment and to Foothill Boulevard in general.

Transitional landscaped spaces in setbacks can boast paved surfaces for gathering, fountains, planters, trellises, benches and plantings for a pleasing appearance and positive contribution to the streetscape. It is the intention of the CSD that these spaces are planned for and designed as an integral part of each project.

Planting Palette:

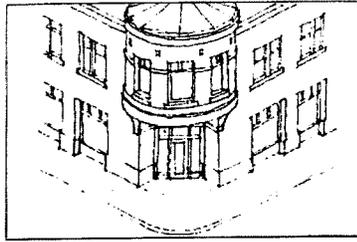
The Community Standards District requires the preservation of any mature tree species on site within reason and calls for the preservation of oak, sycamore and bay laurel species as much as possible and integrated into the site and landscape design. All future species of plants shall be at least 50% California native plants and/or like climate adaptable species that are drought tolerant in nature. Water supply is always an issue in our semi-arid environment thus our landscapes can respond in kind and be beautiful too.

Parking areas:

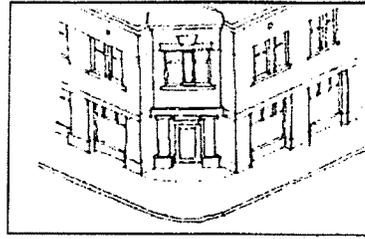
Parking areas can also be desirable places. In sunny southern California, what does a driver look for besides a parking space? Shade! The CSD calls for trees in parking lots to provide relief from the sun as well as to provide beauty to these often neglected areas of design. Trees can also ease the transition from residential to commercial and are called for at the rear property lines. Each parking area that abuts the sidewalk or front property setback have a minimum distance depending on which part of town the project falls in. These areas di-



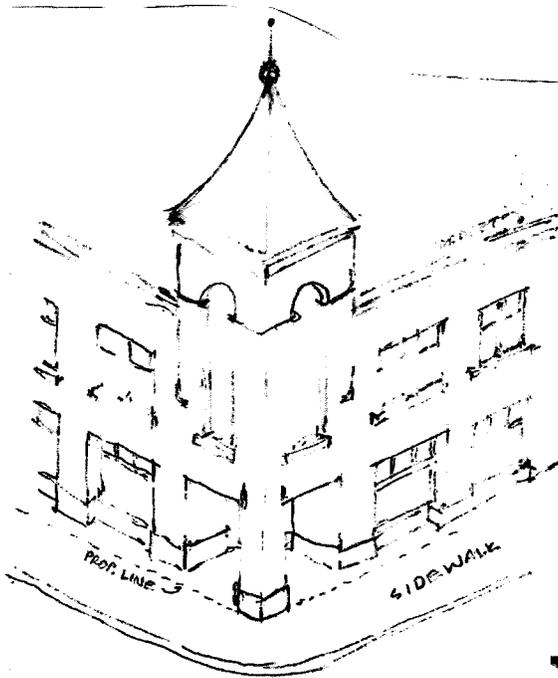
"Clipped" Corner Condition:



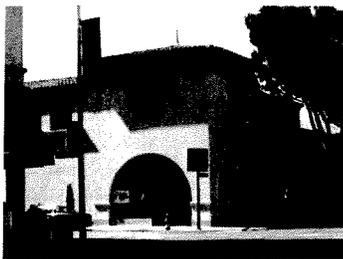
Prominent Corner Entrance



Clipped Corner
And Entrance



Prominent corner entry is on 45 degree face. If "foot" of tower element is used, building is pushed back from property line to enable clear-thru sight line.



Architectural Design Definitions:

* For further historical design examples and inspiration, refer to "A Field Guide to American Homes" by McAlester, Virginia and Lee.

VICTORIAN 1860-1900

Most Victorian styles (Italianate, Gothic, Second Empire, Stick, Queen Anne, Shingle, Folk, etc.) are loosely based on medieval prototypes using multi-textured or multi-colored walls, strongly asymmetrical facades, steeply pitched (or mansard) roofs, with towers and turrets; extravagant use of complex shapes and elaborate detailing, freely adapted from medieval, classical or native precedents. Wall covering is primarily clapboard or shingle with stucco often used.



Modern interpretation with corporate image adapted to local situation

ARTS & CRAFTS (CRAFTSMAN) 1900-1930

Low-pitched gabled roofs with wide, unenclosed eave overhangs; roof rafters usually exposed and often extend past roofing; decorative beams or bracing commonly added under gables; porches either full or partial width, with roof supported by tapered square columns or groups of beam columns; pedestals (generally massive in proportion) mainly extend to ground level and are usually natural stone, brick or stucco. Wall claddings are commonly clapboard or shingles (frequently with a stone wainscoting); brick and stucco often used.



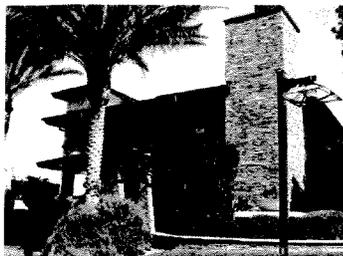
MISSION 1890-1920

Mission shaped dormer or roof parapet (on main or porch roof); commonly with red-tile roof covering; wide overhanging (usually open) eaves; porch roofs supported by large square piers, commonly arched above; wall surface usually smooth stucco, but sometimes heavily roughed. Facade is either symmetrical or asymmetrical. Mission-like bell towers occur on some examples; quatrefoil windows are common; decorative detailing is generally absent, though patterned tiles, carved stonework are used on occasion.



PRAIRIE 1900-1920

Low-pitched roof, primarily hipped, with widely overhanging eaves; two stories, with one story wings or porches; eaves, cornices and facade detailing emphasizing the horizontal line; often with massive, square porch supports; contrasting wall materials (brick or stucco, sometimes horizontal board and batten) or trim emphasizing the upper part of the upper story.



SPANISH, SPANISH COLONIAL & ECLECTIC 1915-1940

Derived from the long history of Spanish architecture in Europe and the New world, and the California mission and rancho influences. Characterized by the low-pitched roof with little or no eave overhang (except in the rancho/ Monterey variant using wide, encircling verandas); typically with one or more arches placed above door or principal window, or beneath roof porch. Wall surface usually smooth stucco or sometimes seemingly hand applied; facade normally asymmetrical. Details are usually rich and varied series of Moorish, Byzantine, Gothic or Renaissance inspiration; large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought iron grilles, balconies and details; courtyards, fountains, arcaded walkways, round or square towers.



FOOTHILL ECLECTIC ca. 1880-1940

Indigenous architecture found along the foothill escarpment of the San Gabriel Mountains, from Sunland-Tujunga east to Claremont and Upland, using found and local materials, built in the above mentioned architectural styles, with a strong and predominant use of the naturally occurring "river-rock" (eroded granite stones) of the alluvial fans that these communities sit upon. Examples are: St. Luke's of the Mountains church in La Crescenta ; Bolton Hall and McGroarty Art Center in Tujunga.



Design Guidelines Matrix: Buildings

	Encouraged	Possibly Acceptable	Discouraged
Massing:	<ul style="list-style-type: none"> Balanced asymmetry, open to neighbors Layering / detail / depth Vertical / horizontal balance Vertical accent at entries / street corners 	<ul style="list-style-type: none"> Symmetry (small frontages) Plain massing where offset by other nearby buildings 	<ul style="list-style-type: none"> Large self-contained buildings Applied ornament as substitute for integrity and interest of massing "Big Box" style
Roof & Parapets:	<ul style="list-style-type: none"> Large eave overhangs Detailed parapets obscure flat roofs behind Rails expressing roof deck use Roofs and roof forms 	<ul style="list-style-type: none"> Mansard roofs Clipped eaves 	<ul style="list-style-type: none"> Varying roof pitches Visibly thin parapets Prominent generic arch or gable parapets
Facades:	<ul style="list-style-type: none"> 20' - 30' bay rhythm Base and cornice expression Detailed balconies Simple awning / canopy shapes Recessed windows with dimensional muntins Custom ornamentation 	<ul style="list-style-type: none"> Minimal exterior awning illumination Irregular awning shape Tinted glass Interior folding security grate 	<ul style="list-style-type: none"> Flush windows / false muntins Band windows Oversized, novelty, or generic ornamentation Permanent or exterior security grate / bars Neon window perimeter strips
Materials & Colors:	<ul style="list-style-type: none"> Wood, stone, etc. if fitting context / style Brick Smooth stucco Mission or barrel tile 	<ul style="list-style-type: none"> Medium to heavy dash stucco (no "Spanish Lace") Metal S-tile 	<ul style="list-style-type: none"> Color saturation + brightness > 110 units Modular units (tiles, blocks, etc.) too large for building scale
Signs & Lighting:	<ul style="list-style-type: none"> Halo letters (reverse channel) Metal or metal-faced letters Blade signs Creative and dimensional signs Creative use of neon 	<ul style="list-style-type: none"> Channel Letters Dimly illuminated awnings External lighting Painted signs 	<ul style="list-style-type: none"> Can signs (box, internally lighted) Neon window strips
Style:	<ul style="list-style-type: none"> Authentic period styles as compatible with context Moderns variants of approved architectural styles 	<ul style="list-style-type: none"> Eclectic Generic classicism 	<ul style="list-style-type: none"> Mimicry of mission bells, etc. Novelty / deconstructivist / "Theme Park"

Design Guidelines Matrix: Site

	Encouraged	Possibly Acceptable	Discouraged
Access / Parking:	From cross-street Reciprocal access Parking in rear if secure; to side as alternate	Side parking Shallow front parking lot if no alternative	Curb cuts in arterial streets Front parking more than 60 feet deep
Building Siting (assuming no front parking):	Majority of frontage at public sidewalk	Landscaped / court setback with minor building frontage at public sidewalk Pergola or trellis to substitute for building mass at sidewalk	Building set back entirely from sidewalk with no mitigating landscaping or garden structure
Primary Entry:	Direct to street Open storefronts Arcades, colonnades	Side entry visible from street, with arcade Entry to court or plaza Grade change from street	Entry to side of rear parking lot Flat entry treatment
Open Space:	Courtyards, especially visible from street Linkage to adjacent sites Outdoor dining with permit Shading of yard and parking lot	Clustering of parking lot shading Tent / canopy enclosure of outdoor dining	Termination of existing linkage Unshaded parking lot
Landscape:	Native plants Drought tolerant / low water usage plants Appropriate groupings of plant materials Vine pockets on buildings Consistency in style / design of paving and site amenities	Water features, depending on maintenance Plants with moderate water use	Overused, generic plants High water-use plants Inconsistent design style of paving and site amenities Inconsistent style / compatibility of plants
Site Signs & Sign Lighting	Monument signs uplit from planter Up lighting of trees Vertical pole-mounted banners	Monument signs (internally illuminated)	Pole signs

Glossary:

The following definitions are not meant to be universal, but to convey the message of these guidelines:

Activating Pedestrian Use: Attractive, welcoming and human scaled architecture that invites pedestrians into the businesses. (with its use of details, open spaces, signage and landscaping)

Arcade: A linear passageway, usually with a high ceiling and open-air character

Band Windows: A row of windows forming a continuous band without visible structure

Building Refinement: Details in the style of the chosen architecture that emphasize integrity, balance, proportion, etc.

Building Transitions: Architectural details or volumes that serve to interconnect adjacent building, spaces and elements

Bulkhead: A building wall element (not usually more than three feet height), under street level windows, usually decorated to reinforce visual attention or the buildings architectural style

Business Access: Building entries or parking, parking to entries

Can Light: A sign consisting of a plastic face within a cabinet (“can”) structure

Channel letters: A sign consisting of individual letters with neon exposed. See also “halo” sign.

Clipped Corners: The corners of buildings at street intersections that have been deliberately flattened or deeply recessed to allow a visual site line across that face of the building

Clipped Eaves: Eaves that have a minimal projection over the wall below

Colonnade: A linear passageway with a strong rhythm of columns

Context: The character-defining surroundings of a site

Cupola: A small roof extending above the surrounding roof

Dimensional: Having enough depth and width to appear substantial

Elevation: A two-dimensional view of the front, side or rear of a building or wall

Envelope (Height, Adjacency, Orientation): The outward perimeter of the building shell as it relates to the setbacks, zoning structures and design

Guidelines: Regulations that can be required flexibly as appropriate to each project or situation

Halo Letters: (Reverse channel): Channel letters, which mounted with a space between the back of the letter and the wall, so that light washes onto the wall. They often used with opaque faces, so that the only light is the “halo” on the wall.

Hardscape: pavement and other ground treatments other than plant materials

Glossary cont.:

Heritage Trees: Trees or groups there-of, that by their size, age, connotation or association is significant and meaningful to the community

Indigenous Architecture: Local architecture (or variants of other styles) that has developed a distinct style by its use of natively occurring building materials (i.e. natural stone) or by its distinct response to the local climate and geography

Integrity: Having enough consistency to be perceived as an “integral” unit

Layering: Having different elements in different planes, so as to form layers, as opposed to a simple building wall

Linkage: A path of travel or visual path that links two or more different areas

Loggia: An arcaded or roofed gallery built into or projecting from the side of a building, particularly overlooking an open court. One or multiple stories

Mission or Barrel Tile: A half-circular roof tile that is often used alternately face-up and facedown

Monument Sign: A low, freestanding permanent sign

Monumentality: The appearance of trying to appear too important or imposing for its context

Muntins: Narrow strips that form a division between windowpanes

Pedestrian Scale: Sized to be seen by people walking as opposed to being seen from a vehicle moving at a rapid speed

Pole Sign: A tall, freestanding permanent sign, with little visual attachment to the ground

Project: Any physical work upon a property requiring City approval

Reciprocal Access: Access over another property in return for its access over the subject property

Rhythm: Beat or cadence of several buildings or architectural elements together seen as a unit

Scale: Size relative to other portions of a building, landscape, or surroundings, or to viewers

Sense of Place: Something that reinforces ideas of what the local community is or has been

Site Amenities: Benches, fountains, garden structures. And other items added to an open space to enhance its use and enjoyment

S-Tile: A roof tile attempting to simulate the effect of mission or barrel tile with multiple curves

Substantial: Having enough visual depth to appear visually and structurally sound

View Corridors: Where buildings are recessed away from or by their style - reinforces the natural view sights within a particular geography

Glossary cont.:

Vine Pocket: A small area allowing the planting of a vine; often attached to a wall

Visual Compatibility: Buildings by their style, detailing, massing, etc. that respond to other existing building or natural or cultural landmarks in a respectful, non-overwhelming, synergy of architecture

Trees:

Acacia (many)	Gingko biloba Gingko
Acer macrophyllum CA big leaf maple	Hakea laurina Pincushion tree
Cassia leptophylla Gold medallion tree	Heteromeles arbutifolia Toyon
Callistamen citrinus Lemon bottlebrush	Hymenosporum flavum Sweetshade
Calocedrus decurrens Incense cedar	Jacaranda mimosifolia Jacaranda
Celtis Occidentalis Hackberry	Koelreuteria paniculata Golden raintree
Cercidium Palo verde tree	Lagerstroemia indica Crape myrtle
Cercis Redbud	Laurus nobilis Sweet bay
Cinnamomum camphora Camphor tree	Leptospermum laevigatum Australian tea tree
Cupressus (many) Cypress	Liquidambar Liquidambar
Dodonea viscosa Hop bush	Lithocarpus densiflora Tanbark oak
Eriobotrya deflexa Bronze loquat	Magnolia Magnolia
Eucalyptus citriadora Lemon scented gum	Melaleuca quinquenervia Cajeput tree
Eucalyptus cornuta Yate	Melaleuca linarifolia Flaxleaf paperbark
Eucalyptus ficifolia Red flowering gum	Metrosideros excelsus New Zealand Christmas tree
Eucalyptus nicholii Nichols willow gum	Olea Europea Olive
Eucalyptus polyanthemus Silver dollar gum	Osmanthus fragrans Sweet olive
Eucalyptussideroxydon Red ironbark	Parkinsonia aculeate Mexican palo verde
Eucalyptus torquata Coral gum	Pinus canriensis Canary Island pine
Geijera parviflora Australian willow	Pinus jeffryi Jeffrey pine

Trees cont.:

Pinus palustris
Longleaf pine

Pinus patula
Jellicote pine

Pinus pinea
Italian stone pine

Pinus radiata
Monterey pine

Pistachia chinensis
Pistache

Pittosporum (many)
Pittosporum

Platanus Racemosa
California sycamore

Platanus Acerifolia
London plane tree

Pittosporum (many)
Pittosporum

Platanus Racemosa
California sycamore

Platanus Acerifolia
London plane tree

Prosopis
Mesquite

Prunus caroliniana
Carolina cherry

Punica granatum
Pomegranate

Pyrus
Ornamental pear

Quercus Agrifolia
CA live oak

Quercus coccinea
Scarlet oak

Quercus douglasii
Blue oak

Quercus engelmannii
Engalman oak

Quercus chrysolpeis
Canyon live oak

Quercus ilex
Holly oak

Quercus kelloggii
CA black oak

Quercus lobata
Valley oak

Quercus palustris
Pin oak

Quercus suber
Cork oak

Quercus wislizenii
Interior live oak

Robinia
Locust

Schinus molle
Pepper

Sequoiadendron giganteum
Giant sequoia

Sophora japonica
Japanese pagoda tree

Thuja plicata

Tilia tomentosa
Silver linden

Tristania conferta
Brisbane box

Umbellularia californica
CA bay laurel

Xylosma congestum
Xylosma

Street Trees:

Koelreuteria bipinnata
Chinese flame tree

Pinus canariensis
Canary island pine

Platanus acerifolia
London plane tree

Platanus racemosa
CA sycamore

Quercus agrifolia
CA live oak

Zelkova serrata
Sawleaf zelkova

Caesalpinia
Bird of paradise bush

Calliandra californica
Baja fairy duster

Callistemon (most)
Bottlebrush

Calycanthus occidentalis
Spice bush

Caragana arborescens
Siberian peashrub

Cassia (zone specific)
Senna

Catylophus hartwegii
Catalyophus

Ceanothus spp. (many)
Wild lilac

Shrubs and Groundcovers:

Acacia (many)
Acacia

Agave (many)
Agave

Aloe (may)
Aloe

Alygone huegelii
Blue hibiscus

Aptenia cordifolia 'Red Apple'
Aptenia

Arbutus unedo
Strawberry tree

Arctostaphylos spp (many)
Manzanita

Artemesia (many)
Artemesia

Baccharis pilularis
Dwarf coyote bush

Baileya multiradica
Desert marigold

Bougainvillea (many)
Bougainvillea

Buddleia davidii
Butterfly bush

Cerastium tomentosum
Snow in summer

Cercis occidentalis
Western redbud

Chamelaucium uncinatum
Geraldton waxflower

Cistus (many)
Rockrose

Convulvus cneorum
Bush morning glory

Coprosma (most)
Coprosma

Cordia boissieri
Texas olive

Cordia parvifolia
Cordia

Coreopsis (many)
Coreopsis

Cotinus coggygia
Smoke tree

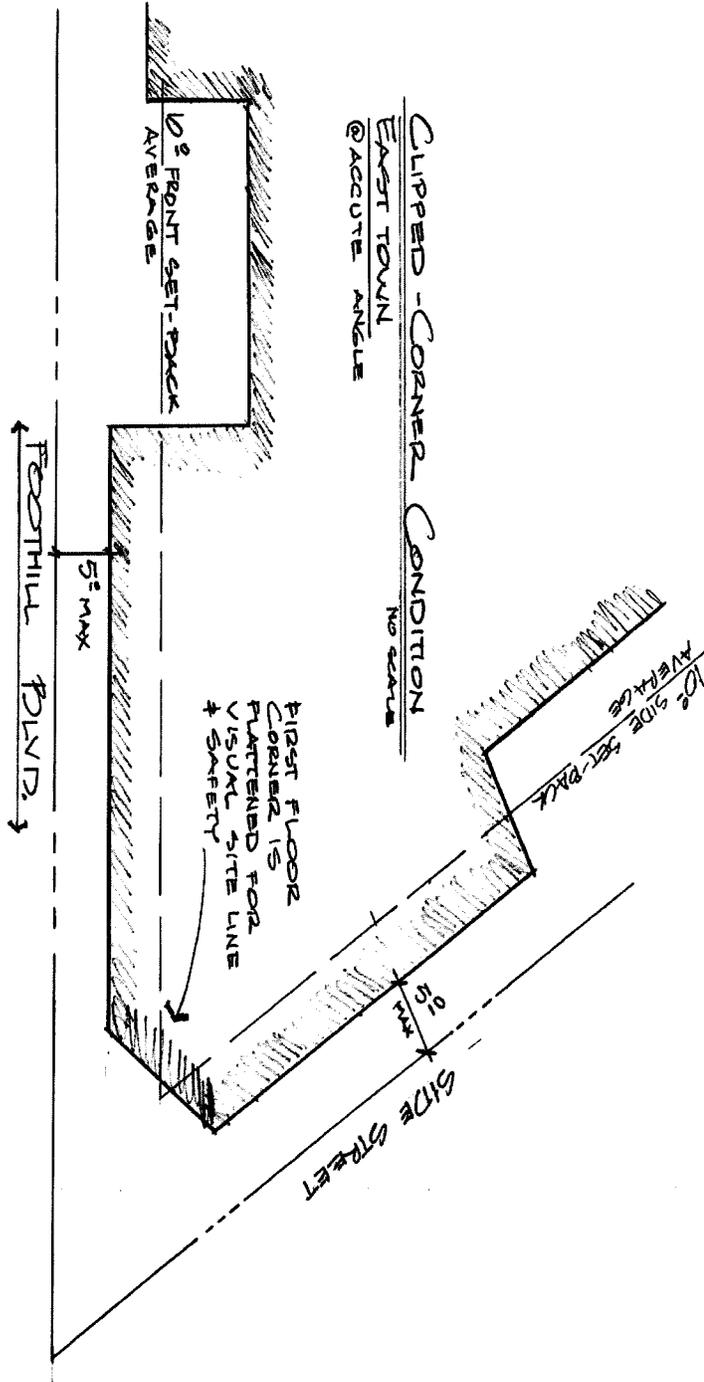
Cotoneaster (many)
Cotoneaster

Delosperma
Ice plant

Shrubs and Groundcovers cont.:

Dendromecon hartfordii Island bush poppy	Red hot poker Lavatera assurgentifolia Tree mallow
Dietes Fortnight lily	Lupinus arborea Lupine
Dodonea viscosa Hop bush	Lantana (many) Lantana
Echium fastuosum Pride of Madera	Lavandula Lavender
Eleagnus (some) Eleagnus	Mahonia (many)
Encelia farinosa Brittle brush	Melampodiumleucanthum Blackfoot daisy
Eriogonum spp. (many) Wild buckwheat	Mimulus aurantiacus Sticky monkey flower
Escallonia spp (many) Escallonia	Muhlenbergia rigens Deer grass
Euphorbia (many)	Myrica californica Pacific wax myrtle
Euryops Euryops	Myrsine africanus African boxwood
Feijoa sellowiana Pineapple guava	Nandina domestica Heavenly bamboo
Festuca ovina glauca Blue fescue	Nolina longifolia Mexican grasstree
Galliarda	Nolina parryi Nolina
Galvezia speciosa Island bush snapdragon	Oenothera berlandieri Mexican evening primrose
Garrya elliptica Silktassel	Penstemon centranthifolius Scarlet bugler
Gelsemium sempervirens Carolina jessamine	Penstemon eatonii Firecracker penstemon
Grevillea (most) Grevillea	Perovskia 'Blue Spire' Russian sage
Helianthemum nummularium Sunrose	Philadelphus lewisii Wild mock orange
Heteromeles Toyon	Pittosporum (many) Pittosporum
Justicia californica Chupurosa	Plumbago auriculata Plumbago
Kniphofia uvaria	

Prunus lyonii Catalina cherry	Thymus thyme
Punica granatum Pomegranate	Verbena bipinnatifida Verbena
Pyracantha Firethorn	Xylosma congestum Xylosma
Rhamnus californica Coffeeberry	Wisteria wisteria
Rhaphiolepis Pink lady	Zauschneria CA fuschia
Rhus integrifolia Lemonade berry	
Rhus ovata Sugar bush	
Ribes spp (many) Currant	
Romeneya coulteri Matillija poppy	
Rosa banksiae Lady banks rose	
Rosemarinus officianalis Rosemary	
Salvia (many) Sage	
Santolina chamaecyparissus Lavendar cotton	
Sedum (many) Stonecrop	
Simmondsia chinensis Jojoba	
Sollya heterophylla Australian bluebell creeper	
Styrax officianalis californicus CA storax	
Symphoricarpus albus Common snowberry	
Tagetes lemmonii	
Teucrium germander Germander	
Trichostema lanatum Wooly blue curls	



SURVEY RESULTS
LA CRESCENTA-MONTROSE COMMUNITY MEETING - NOVEMBER 13, 2007
FOOTHILL BLVD CSD
71 official attendees, 44 surveys returned

All entries have been recorded verbatim from the surveys. Responses have not been edited.

1) Please mark the box that best describes your affiliation to the community.

25	57%	Residential property owner
1	2%	Residential renter
11	25%	Own commercial space on Foothill Boulevard
3	7%	Lease commercial space on Foothill Boulevard
4	9%	Other: Crescenta Valley Town Council Property owner in the area Own apartment units in area Chamber of Commerce director

2) Were you aware of a proposal for design standards for Foothill Boulevard prior to this meeting?

35	80%	Yes
9	20%	No

3) How satisfied are you with the current look of Foothill Boulevard?

0	0%	Very satisfied
3	7%	Satisfied
3	7%	I could go either way
16	37%	Disappointed
21	49%	Very disappointed

4) If you feel that Foothill Boulevard needs improvement, what kinds of improvements should be focused on through design standards?

- Do away for giant billboards - La Crescenta is only area on Foothill Blvd with these huge signs
- Media, landscaping, architectural styles
- As little as possible if greater spending is required of business owners. Drought tolerant, low-to-no water requirement plants/trees should be standard. La Canada's median strips require traffic blocking maintenance use a lot of precious water.
- A median would DRASTICALLY improve our Foothill Blvd.
- Everything addressed in the CSD is greatly needed and will improve our community.
- Pedestrian-friendly want to shop here. No more big boxes. Look like La Canada.
- Would be great if Foothill would be a continuous strip from La Canada through Sunland!
Artistically blended together!
- Ordinance proposals look great. Also, I would love an attractive median.
- Landscape, signage
- An island in the middle.
- A median strip.
- Readable signage. Pedestrian inviting.

SURVEY RESULTS
LA CRESCENTA-MONTROSE COMMUNITY MEETING - NOVEMBER 13, 2007
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- Signage, landscaping, limit foreign language signage. Exterior architecture that fits into our natural landscape.
- Some conformity in setbacks.
- Cut back on signs, poles gone, good plants, greenery
- Add design elements. Reduce scale of buildings. Reduce signage.
- Limit of repair places. Required English "as well" on signs.
- Billboards gone! Uniformed look! Landscaped medians!
- More green. No billboards. Green median.
- Landscaping with easements. Architectural standards. Signage. Improve facades of existing buildings (cosmetic only).
- Remove all billboards; more landscaping; more uniformity in design. Better design! Landscaped median strip. More aesthetically pleasing building design with indigenous store. Better signage.
- Building height, setbacks, and architectural styles. Landscaping, parking, sign standards, transitions between residential and commercial, streetscape.
- More green. Less automotive. Good sidewalks. No billboards.
- Signage, building design, comfort and feel by pedestrians and motorists.
- Signage, especially huge non-English signage should be eliminated.
- Beautification
- Some minimum architectural or design standards should be provided so that it's not such a hodge podge of buildings.
- Stricter guidelines for the style of the new. Renovate failing.
- Architecture, landscape, signage.
- More landscaping. Buildings with charm building interesting roof lines, benches, fountains, patios and benches. Trees in parking lots. Island in center of boulevard. No billboards.
- Remove illegal signs (without permit). Control number and size of signs. Landscaping. Architectural design. An island in the center of the street would be nice.
- Construction of a center median to promote more green and also discourage left turns.
- Overall improvements on design to conform to the flavor of La Crescenta.
- Adequate parking. Prettier design & additional landscaping.
- Architectural standards. Landscaping.
- Concentrate on the "BLIGHTED" properties and new construction.

5) Do you think that the design standards for Foothill Boulevard as described in the presentation are too restrictive?

6	14%	Too restrictive
1	2%	Restrictive
25	57%	It is balanced
6	14%	Lenient
1	2%	Too lenient
5	11%	No response

SURVEY RESULTS
LA CRESCENTA-MONTROSE COMMUNITY MEETING - NOVEMBER 13, 2007
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6) Would you support the proposed design standards as presented tonight?

28	64%	Yes, adopt them as presented
10	23%	I would adopt them given the following revisions: -- Less restrictive setbacks and height limits. More architectural design options. Less parking restrictions. -- I suggest adoption of a minimum of standards with re-evaluation in the future. Traffic flow may require adjustments (parking). -- Make them less onerous. -- Would like to give it more thought. -- After a detailed review of the proposal. -- All signage should conform to one of two styles and restricted size. -- Add some restrictions on driveway approaches and windows and balconies facing residential zones. -- Signage is a problem. -- It would appear that the proposal needs some input & review by the business & commercial property owners.
2	5%	No, I do not support any design standards for Foothill Boulevard
4	9%	No response

7) Other comments:

- I have lived in more than one "planned" community in Orange County and prefer the moderate improvements that business owners initiate on their own. I do not favor the "trendy" look of our newest grocery store on Foothill and found the requirement of a 2 foot box trees, in the draft, excessive/frequently plantings are further restricting possible parking places.
- This is exactly what we need!
- We have a 2000 Cal Poly Pomona survey done 7 years ago that asked for help for Foothill Blvd. 5 years ago the CVTC started the Foothill Design Committee. Tons of time a great accomplishment, let's get it done. Property values will go up as they have done in La Canada.
- Thanks, forge ahead. Let us know how we can help.
- Much needed!
- If necessary, have a design review board. Have more planting along sidewalk.
- A very good plan.
- The committee has done an excellent job.
- Get County to remove existing billboards. Get County/State to put median strip on Foothill.
- It's time to stop polishing the apple to adopt and implement these design standards as soon as possible. You can't satisfy everyone. What is important is what is best for the community. Stress that and spend on making a building look better will pay off for the property owner.
- Have to start somewhere. Consider the cost. Plan long term.

SURVEY RESULTS
LA CRESCENTA-MONTROSE COMMUNITY MEETING - NOVEMBER 13, 2007
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- I think the business owners over residential wishes should be the main concern.
- Thank you for all the hard work. Call on me to help in any way!
- This is long overdue. I'm almost ashamed to try and "locate the town" of La Crescenta.
It could look more like La Canada! Thanks to the committee for years of work!
- Great presentation. I look forward to a more pedestrian friendly Foothill Blvd like
La Canada has. I would like to see buildings that reflect La Crescenta's charm.
I have lived here 30+ years and always shop in La Canada because it's a more
appealing place to be.
- Great work!
- I am very excited at the thought of a beautiful business corridor in La Crescenta on
Foothill Blvd.
- Foothill Blvd is in dire need of improved design. It appears that without guidelines this
will not happen.
- I would like our stretch of La Crescenta Blvd to look as friendly and charming as Carmel,
Santa Barbara or the Village of San Clemente.
- I am glad to see a Community Standards District.
- Have not had time to read through this yet.
- Great job!
- Overnight parking restrictions on Foothill Blvd and other commercial streets. This will reduce the
"used car" look of Foothill.
- Generally I support the proposal, however I feel that more input from the business community
and the commercial property owners would be appropriate. Attached are some
specific comments regarding the proposal:

Page 33: Paragraph E, e, k, ix: Temporary Real Estate Signs.

(2) "twenty four feet in area" Is that linear or square footage?

(5) Signs shall not be displayed more than three times per year on a lot or
parcel of land and shall not be displayed for more than thirty
days at a time."

COMMENT Restriction to 30 days is unreasonable and unrealistic. This is a
restriction on the Property Owner's or an Agent/Broker's ability
to market a commercial property adequately. This restriction
also places an undue financial burden on the Owner/Agent to
remove and replace signage every 30 days and limits exposure
to no more than a 90 day period of exposure. Commercial
property in the La Crescenta Area even in a good market has
taken much longer than 30 days and even 90 days to sell;
sometimes several years. Attached is an example of commercial
properties in the Foothill Area as reflected in our local Multiple
Listing Service (MLS).

Page 35: Paragraph 3,3,k,xv: Non-Conforming Signs.

COMMENT (1) The "ten years" limitation on existing signs is too restrictive
and places an undue financial burden on business and/or
property owners to replace existing signs.

SURVEY RESULTS
LA CRESCENTA-MONTROSE COMMUNITY MEETING - NOVEMBER 13, 2007
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(3) "Fifty Percent" is an arbitrary cut-off on the repair of signage at current prices. Repair to the "face" of a sign could easily exceed the original cost of sign boxes and face. To put a specific percentage limitation on repairs would be too restrictive and unfair to business and/or property owners who are the one's who have to carry the burden. And most of these businesses and property owners will be SMALL business and property owner's not LARGE corporations who have "deep pockets" or unlimited resources.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET
LOS ANGELES, CA 90012-3606
PHONE (213) 897-3747
FAX (213) 897-1337



*Flex your power!
Be energy efficient!*

July 31, 2008

Mitch Glaser
County of Los Angeles Department of Regional Planning
320 West Temple Street, Room 1352
Los Angeles, CA 90012

La Crescenta - Montrose Community Standards District
Negative Declaration SCH No. 2008071036
County Case R2008-0088 IGR No. 080730/EK
LOS / 210 / R16.5 – R20.3

Dear Mitch Glaser:

We have received the Initial Study and Negative Declaration (MND) for the Project referenced at above right. Zoning for the Foothill Avenue corridor within jurisdiction of Los Angeles County is amended to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. For the California State Department of Transportation (Department), we have the following comments.

We commend the orientation towards pedestrian traffic. We ask that substantial improvements for pedestrians be made so to lead to more use of transit and ride-sharing for transportation. The Department favors balanced use of travel modes. More variety in use of transportation alternatives would tend to allow more efficient use of the nearby freeway State Route I-210 and of other facilities managed by the Department. You may check with us for advice.

Please keep us advised of any forthcoming substantial building projects in the corridor.

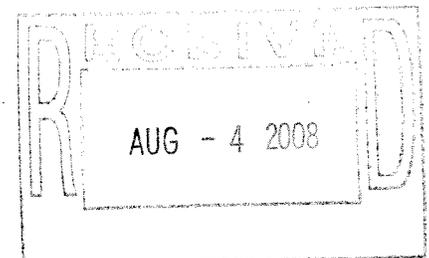
If you have any questions regarding our comments, please refer to our internal Record Number 080730/EK. Also please do not hesitate to contact our review coordinator Edwin Kampmann at (213) 897-1346 or to contact me at (213) 897-6696.

Sincerely,

A handwritten signature in black ink that reads "Elmer Alvarez".

Elmer Alvarez
IGR/CEQA Program Manager

cc: Scott Morgan, State Clearinghouse



Glaser, Mitch

From: rwilliams [rwilliamslc@yahoo.com]
Sent: Wednesday, July 23, 2008 5:51 PM
To: Glaser, Mitch
Subject: Foothill

Hello,

Thanks for your work on the La Crescenta Montrose Foothill corridor design/planning projects. As residents our neighbors and us would like to encourage a street level signage standard like Pasadena imposes on Lake Ave. No more billboards or signs on posts, poles, etc. raised off the street. Also banning banners on store fronts, rooftops, fences etc. is desired for a cleaner, non-cluttered looking area, also many rip and tear and aren't taken care of in general. Banning banquet halls that are skipping by ordinances by leaving the door open at lunch to say they are a restaurant and yet really are just banquet halls and are terrible for the neighborhood, parking, loitering, alcohol, etc.. No one here is asking for them to be opened. Please don't let Bob Smith Toyota or other companies with money bully their way around into making this into a crowded big building commercial zone with no parking and too much traffic. It is already an incredible danger zone as huge trucks download cargo and cars from the center of Foothill making us run a gauntlet or stop when there is not even a traffic light.

Thank you from a group of taxpaying residents.