ANALYSIS

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code relating to the La Crescenta-Montrose Community Standards District. The ordinance establishes area-specific standards for the Foothill Boulevard corridor. The intent is to improve the appearance of the corridor through design of pedestrian-friendly structures and landscaping. The standards cover architectural styles, design standards, and landscaping requirements. The ordinance also establishes revised procedures relating to modifications of development standards.

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EML:vn

04/29/09 (requested)

08/13/09 (revised)

HOA.608645.2

ORDINANCE NO. 2009-0032

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to add provisions and amend the La Crescenta-Montrose Community Standards District relating to area-specific standards for the Foothill Boulevard corridor and revised modification procedures.

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

SECTION 1. Section 22.44.139 is hereby amended to read 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.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

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

. . .

D. Community-wide Development Standards. (Reserved)

E. Zone-specific Development Standards.

. . .

F. Area-specific Development Standards. ~~(Reserved)~~

1. Definitions. The following definitions shall apply in Area 1 (Foothill Boulevard West Town Area), Area 2 (Foothill Boulevard Mid-Town Area), and Area 3 (Foothill Boulevard East Town Area) as described hereafter:

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 emulation of the natural colors found in dirt, rocks, and vegetation.

b. (Reserved).

2. Applicability, Review, and Certification. The following standards of applicability, review, and certification shall apply in Area 1 (Foothill Boulevard West Town Area), Area 2 (Foothill Boulevard Mid-Town Area), and Area 3 (Foothill Boulevard East Town Area) as described hereafter:

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 for which building permit applications were submitted to, and deemed complete by, the Department or the Department of Public Works prior to the effective date of these area-specific development standards:

Activity	Applicable Standards		
	Area 1	Area 2	Area 3
New or change of land use	Subsection F.3.c (Apartment Houses); and Subsection F.3.d (Zone-specific Use Standards)	Subsection F.4.c (Apartment Houses); and Section F.4.d (Zone-specific Use Standards)	Subsection F.5.c (Apartment Houses); and Subsection F.5.d (Zone-specific Use Standards)

Activity	Applicable Standards		
	Area 1	Area 2	Area 3
New structure	Subsection F.3.e (Lot Coverage); Subsection F.3.f (Required Yards); Subsection F.3.g (Structure Height); and Subsection F.3.h (Structure Design)	Subsection F.4.e; (Lot Coverage); Subsection F.4.f; (Required Yards); Subsection F.4.g (Structure Height); and Subsection F.4.h (Structure Design)	Subsection F.5.e (Lot Coverage); Subsection F.5.f (Required Yards); Subsection F.5.g (Structure Height); and Subsection F.5.h (Structure Design)
New addition to existing structure	Subsection F.3.e (Lot Coverage); Subsection F.3.f (Required Yards); Subsection F.3.g (Structure Height); and Subsection F.3.h.iv through F.3.h.iv (Structure Design)	Subsection F.3.e (Lot Coverage); Subsection F.4.f (Required Yards); Subsection F.4.g (Structure Height); and Subsection F.4.h.ii (Structure Design)	Subsection F.3.e (Lot Coverage); Subsection F.5.f (Required Yards); Subsection F.5.g (Structure Height); and Subsection F.5.h.ii (Structure Design)
New alteration to the exterior of existing structure that requires permits from the Department of Public Works	Subsections F.3.h.iv through F.3.h.xiii (Structure Design) as they apply to the new alteration being proposed	Subsection F.4.h.ii (Structure Design) as it applies to the new alteration being proposed	Subsection F.5.h.ii (Structure Design) as it applies to the new alteration being proposed
New parking lot; New addition to existing parking lot; and Replacement of existing parking lot	Subsection F.3.i (Parking Lot Design)	Subsection F.4.i (Parking Lot Design)	Subsection F.5.i (Parking Lot Design)

Activity	Applicable Standards		
	Area 1	Area 2	Area 3
Installation or replacement of landscaping in connection with a project as defined in Section 22.52.2210; Replacement of existing landscaping	Subsection F.3.j (Landscaping)	Subsection F.4.j (Landscaping)	Subsection F.5.j (Landscaping)
New wall or fence; New addition to existing wall or fence; and Replacement of existing wall or fence	Subsection F.3.k (Walls and Fences)	Subsection F.4.k (Walls and Fences)	Subsection F.5.k (Walls and Fences)
New sign; Enlargement or alteration of existing sign; and Replacement of existing sign	Subsection F.3.l (Signs)	Subsection F.4.l (Signs)	Subsection F.5.l (Signs)

b. Review.

i. Development proposals subject to these area-specific standards shall require a site plan review, 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 in his or her professional opinion 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 in his or her professional opinion 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, to be recorded in the office of the County Recorder following site plan review approval, 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, general contractor, or applicable contractor licensed by the State of California shall submit a statement to the Department made under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure that all construction to be inspected complies in his or her professional opinion 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 western 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 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 unfeasible due to access constraints, lot size or dimensions, 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 intent and purpose of this CSD, as provided in subsection A of this section.

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 the principal 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 twelve (12), accredited, including appurtenant facilities, which offers 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, as a primary use.

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 the principal 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.

-- Electrical distribution substations including microwave facilities.

-- Gas metering and control stations, public utility.

-- 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 twelve (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.

(4) 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 cumulatively occupy more than eighty-five (85) 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 twenty (20) feet in depth and a corner side yard of at least ten (10) feet in depth.

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

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

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

(b) Outdoor dining;

(c) Street furniture; and

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

(4) Each required front or corner side yard shall be landscaped in areas where none of the uses in the immediately preceding subsection F.3.f.i.(3) are maintained and such landscaping shall comply with subsection F.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 (5) feet in depth and such rear yard shall be landscaped to provide shielding for the adjoining residential zone with landscaping that complies with subsection F.3.j and the following requirements:

(a) If a lot or parcel of land is sixty (60) feet or less in width at its rear lot line, at least two (2) twenty-four (24)-inch box trees shall be planted and such trees shall be planted twenty-seven (27) feet apart; and

(b) If a lot or parcel of land is more than sixty (60) feet in width at its rear lot line, a twenty-four (24)-inch box tree shall be planted in both directions at intervals of twenty-seven (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 shall be thirty-five (35) feet as

measured from grade before any fill is placed on any portion of the lot or parcel upon which the structure is to be located.

ii. If a lot or parcel of land adjoins a residential zone at its rear lot line, the maximum structure height shall vary across the depth of the lot from front to back with the maximum height allowed at the front of the lot, and 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 shall be established as a forty-five (45)-degree projection measured from six (6) feet above the grade of the rear lot line before any fill is placed on any portion of the lot or parcel upon which the structure is to be located.

(2) If the adjoining lot or parcel of land in a residential zone has a higher elevation, the maximum structure height shall be established as a forty-five (45)-degree projection measured from the grade of the rear lot line before any fill is placed on any portion of the lot or parcel upon which the structure is to be located.

h. Structure Design.

i. Design Features. New primary structures shall include at least five (5) of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in subsection F.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 masonry fountains; and

(17) Tiled bulkheads.

ii. Structure Frontage.

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

(2) If a new primary structure adjoins either multiple public streets or multiple yards required by subsection F.3.f that adjoin public streets:

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

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

(3) At least sixty (60) percent of all ground-floor structure frontages that adjoin either a public street or a yard required by subsection F.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.

(4) At least fifty (50) percent of all structure frontages above the ground floor that adjoin either a public street or a yard required by subsection F.3.f. that adjoins a public street shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.

iii. Architectural Style. New primary 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:

(1) Victorian. For the purposes of this subsection, Victorian architectural style is defined as: employing prototypes from Medieval architecture using a 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 façade 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, or by the use of 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 missions 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 façade; 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 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 F.3.h.iii., and shall also comply with the following standards:

(1) Roofs and roof forms shall be employed on at least three (3) of the four (4) 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 where metal roofs are otherwise authorized.

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 F.3.h.iii.

(2) Roof projections, including but not limited to towers and parapets, shall not occupy more than fifteen (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 ten (10) feet above the maximum structure height established by subsection F.3.g.

vi. Mechanical Equipment.

(1) Roof-mounted Equipment.

(a) Roof-mounted equipment shall be screened from view on all four (4) of its sides by roof forms, roof projections, or architectural screening that is consistent with the chosen architectural style, as defined in subsection F.3.h.iii.

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

(c) Roof-mounted equipment shall not exceed eight (8) 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 (1) foot for each foot in height measured from the roof.

(2) Mechanical equipment attached to a structure at the ground floor level, including but not limited to individual air conditioning units, shall be screened or enclosed through use of landscaping compliant with subsection F.3.j or use of walls or fences compliant with subsection F.3.k.

vii. Exterior Lighting.

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

(2) Each exterior lighting fixture shall not blink, flash, or exceed two hundred-fifty (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 F.3.h.iii, and pavement in such areas 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 (3) feet from the edge of the right-of-way closest to the structure.

(2) If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six (6) feet from the edge of the right-of-way closest to the structure.

x. Windows.

(1) All ground-floor structure frontages adjoining either a public street or a yard on that lot required by subsection F.3.f. that adjoins a public street shall include windows.

(2) Windows shall be designed so that storage areas, other than product displays, within a structure are not visible and shall be consistent with the chosen architectural style, as defined in subsection F.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 thirty (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 fifty (50) percent of the surface area of a window shall be broken into panes, each of which shall not exceed six (6) 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 (6) feet in height and that at least seventy-five (75) percent of the exterior surface area of each window containing such railing or grille is not view obscured.

(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 F.3.h.ii., such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in subsection F.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, repair, or replace such awning within thirty (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 uniformly on all sides of a structure and shall be consistent with the chosen architectural style, as defined in subsection F.3.h.iii.

(2) Exterior wall finishes shall employ the following materials: bricks, 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 twenty-five (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 F.1.a.

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

xiii. Color. Earth tone colors, as defined in subsection F.1.a., shall be used as base colors on structures, with bright non-pastel colors generally providing accent.

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 twenty (20) feet in width.

(2) Only one (1) 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 (7) feet from the edge of the right-of-way closest to the structure unless a greater distance is required by subsection F.3.f.

(2) The area between a parking lot or parking structure and the edge of the right-of-way closest to the structure which may include a pedestrian walk way, shall be landscaped and such landscaping shall comply with subsection F.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 F.3.k.

(2) If a parking lot adjoins a public street, a solid fence or wall between thirty (30) and forty-two (42) inches in height, set back at least seven (7) feet from the edge of the right-of-way closest to the structure 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 F.3.j. and the following requirements:

(1) One (1) twenty-four (24)-inch box tree shall be required for each four (4) 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 (4) parking spaces upon maturity.

(2) A landscaped area with a lateral dimension of at least three (3) feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one (1) twenty-four (24)-inch box tree shall be planted within such area. Said tree may be included as one of the trees required by the immediately preceding subsection F.3.i.iv.(1).

(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 twenty (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 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 F.3.h.iii., of the nearest structure on the same lot or parcel of land.

(2) Pedestrian circulation areas within stand-alone parking lots shall utilize one of the architectural styles defined in subsection F.3.h.iii.

(3) Pedestrian circulation areas within parking lots shall employ the following materials for the pavement in such areas: 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 F.3.h.iii., of the nearest structure on the same lot or parcel of land.

(2) Each parking lot lighting fixture in a stand-alone parking lot shall be consistent with one of the architectural styles defined in subsection F.3.h.iii.

(3) Each parking lot lighting fixture shall not exceed two hundred fifty (250) watts and the light shall be directed away from adjacent public right-of-ways and residential zones.

j. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping in connection with a project as defined in Section 22.52.2210.

i. General Requirements.

(1) At least fifteen (15) 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 (3) 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 22.52.2230.

(2) Drought-tolerant plants shall be provided in accordance with Section 22.52.2230.

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

(4) Shrubs shall be at least five (5)-gallon size.

(5) Groundcover.

(a) Groundcover plants shall be planted between six (6) and eight (8) inches apart.

(b) Shrubs of one (1) gallon or smaller in size may be used as groundcover, provided that they are planted between eighteen (18) and twenty-four (24) inches apart.

(6) Turf grass shall be prohibited on any portion of a lot or parcel of land with a slope of fifteen (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 (8) inches in diameter as measured four-and-a-half (4 1/2) 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, litter 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 waver between 7:00 p.m. and 7:00 a.m.

(b) The system shall be designed in coordination with the hydrozones established in subsection F.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 F.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 limited to four (4) feet in height as measured from finished grade from the bottom of the retaining wall. If four (4) feet is insufficient, additional retaining walls may be constructed in increments of four (4) or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than four (4) feet may be allowed.

(b) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two (2) feet and the area between each increment shall be landscaped in compliance with the requirements of subsection F.3.j.

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

(a) Retaining walls shall be limited to eight (8) feet in height as measured from finished grade from the bottom of the retaining wall. If eight (8) feet is insufficient, additional retaining walls may be constructed in increments of four (4) or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight (8) feet may be allowed.

(b) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two (2) feet, and the area between each increment shall be landscaped in compliance with the requirements of subsection F.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 F.3.j.

ii. Other Walls and Fences.

(1) General Requirements.

(a) Walls and fences shall not exceed a height of six (6) feet as measured from finished grade.

(b) Walls and fences shall be consistent with the chosen architectural style, as defined in subsection F.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 F.1.a.

(3) Fences.

(a) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that the top of such wrought iron fence does not curve outward, away from the subject property.

(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.

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

i. Non-Conforming Signs. An existing sign that was legally established and does not conform to the provisions of these area-specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this subsection F.3.l.

ii. General Requirements.

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

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

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

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

(5) If a sign has two (2) or more rows of copy, each row shall be separated by at least three-quarters (3/4) of an inch.

(6) A sign that is internally illuminated or employs exposed neon shall be placed at least seven (7) 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 (5) 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 (1) square foot of wall business sign area for each one (1) linear foot of building frontage, not to exceed forty (40) square feet of wall business sign area, provided that:

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

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

(b) If a ground floor business establishment adjoins or is oriented to two (2) public streets or highways, an additional wall business sign not to exceed fifteen (15) 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 ten (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 (2) feet above an eave.

iv. Awning Business Signs.

(1) Area Permitted.

(a) A ground-floor business establishment shall be permitted a maximum of one (1) 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 (1/2) square foot of permitted awning business sign area for each one (1) 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 (7) feet above finished grade and does not project more than four (4) feet from a structure wall.

(b) Letters on an awning business sign shall not exceed eight (8) 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 (1/2) square foot of permitted projecting business sign area for each one (1) 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 (2) feet in height and width and is placed ten (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 (7) feet above finished grade and at least eight (8) feet above a public right-of-way.

(b) A projecting business sign shall not extend above a parapet wall or more than two (2) 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 (1) 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 one hundred (100) and one hundred ninety-nine (199) feet.

(b) Two (2) freestanding business signs shall be permitted on a lot or parcel of land with a street or highway frontage having a continuous distance of two hundred (200) or more feet, provided that the two (2) freestanding signs are separated by at least fifty (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 seventy-five (75) percent of the length and width of such sign.

(3) Size Permitted.

(a) A freestanding business sign shall not exceed six (6) feet in height, eight (8) feet in length, or one (1) foot in width.

(b) Each sign face of a freestanding business sign shall be limited to thirty (30) 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 F.3.j.

(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 (8) 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 (4) square feet in area, shall not be placed more than four (4) feet above finished grade, and shall not be internally illuminated.

x. Temporary Real Estate Signs. A temporary real estate sign shall not exceed twenty-four (24) square feet in area and shall not be internally illuminated.

xi. Temporary Construction Signs. A temporary construction sign shall not exceed eighty (80) square feet in area and shall not exceed six (6) feet in height if free-standing. The top of such sign shall not be placed more than six (6) feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five (5) days after completion of the construction.

xii. Directional or Informational Signs. A directional or informational sign shall not exceed four (4) square feet in area, shall not exceed three (3) feet in height if free-standing, and the top of the sign shall not be placed more than three (3) feet above finished grade if wall-mounted.

xiii. Special-Purpose Signs.

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

(2) Fuel pricing signs shall comply with the requirements of subsections F.3.I.vii.(2) through F.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 middle 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 F.3.c shall apply.

d. Zone-specific Use Standards.

i. Zone C-1.

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

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one (1) parking space for each six (6) 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 the principal structure or detached in a separate structure.

(b) Sales.

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

-- Gas metering and control stations, public utility.

-- 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 twelve (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 or 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 (1) parking space for each six (6) persons based on the occupant load, as determined by the Department of Public Works.

iii. Zone C-3.

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

(2) Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one (1) parking space for each six (6) persons based on the occupant load, as determined by the Department of Public Works.

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

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

g. Structure Height. The maximum structure height shall be thirty-five (35) feet, as measured from grade before any fill is placed on any portion of the lot or parcel upon which the structure is to be located.

h. Structure Design.

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

ii. The requirements of subsections F.3.h.iii through F.3.h.xiii 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 F.3.f shall instead be made to any yard required by subsection F.4.f; and

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

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

j. Landscaping. The requirements of subsection F.3.j shall apply, except that at least ten (10) 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 F.3.k shall apply.

l. Signs. The requirements of subsection F.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 eastern 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 F.3.c shall apply.

d. Zone-specific Use Standards.

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

ii. (Reserved).

e. Lot Coverage. The requirements of subsection F.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 at least ten (10) feet in average depth, provided that no portion of the front yard is less than five (5) feet in depth, and shall have a corner side yard of at least ten (10) feet in average depth, provided that no portion of the corner side yard is less then five (5) feet in depth.

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

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

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

(b) Outdoor dining;

(c) Street furniture; and

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

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

ii. Rear Yards. The requirements of subsection F.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 shall be forty-two (42) feet as measured from grade before any fill is placed on any portion of the lot or parcel upon which the structure is to be located.

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

h. Structure Design.

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

ii. The requirements of subsections F.3.h.iii through F.3.h.xiii 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 F.3.f shall instead be made to any yard required by subsection F.5.f; and

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

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

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

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

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

G. Modification of Development Standards.

~~1. The director may permit modifications from the development standards specified herein (subsections E.1.a through E.1.f) where an applicant's request demonstrates to the satisfaction of the director all of the following:~~

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

b. 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

c. 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.

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 200 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the property owners referenced above;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; 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 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 may express such opposition by written protest to the director within 15 calendar days after receipt of 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 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.~~

1. Modification Authorized. Except as set forth in subsections F.3.i.i.(3) and F.3.i.iv.(4), modification of the development standards specified in subsections E.1 (Zone R-3), F.3.f (Required Yards), F.3.h (Structure Design), F.3.i (Parking Lot Design), F.3.j (Landscaping), F.3.k (Walls and Fences), F.3.l (Signs), F.4.f (Required Yards), F.4.h (Structure Design), F.4.i (Parking Lot Design), F.4.j (Landscaping), F.4.k (Walls and Fences), F.4.l (Signs), F.5.f (Required Yards), F.5.h (Structure Design), F.5.i (Parking Lot Design), F.5.j (Landscaping), F.5.k (Walls and Fences), and F.5.l (Signs) shall be subject to the procedures specified in this subsection G. Modification of the other development standards in this CSD shall be subject to a variance, as provided in Part 2 or Chapter 22.56.

2. Application. The procedure for filing a request for modification shall be the same as that for 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 role of the County of Los Angeles as owners of the subject property, and as owning property within one thousand (1,000) feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels with the property owners' names and addresses and one (1) photocopy of the labels;

c. A one thousand (1,000)-foot ownership map drawn to a scale of one (1) inch to one hundred (100) feet indicating 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, Director's Review for Modification of Development Standards in a Community Standard District.

3. Notice.

a. At least thirty (30) days prior to the date a decision is made, the Director shall send notice of the pending application by first-class mail to the property owners on the list provided by the applicant and to the Crescenta Valley Town Council.

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that recipients of the notice or a representative of the Crescenta Valley Town Council may submit a written protest to the Director within fourteen (14) calendar days following the date on the notice and that such written protest shall provide evidence that the request for modification does not meet one or more of the findings identified in subsection G.4.a.

4. Findings.

a. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.56.1690 and the following findings:

i. 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

ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in subsection A.

b. The Director shall consider each written protest when making a decision on the application. If he determines that the request for modification does not meet one or more of the above principles, standards, or findings, he may request alterations to the development proposal or impose conditions of approval before making a decision on the application.

c. The Director may refer an application to the Commission for consideration at a public hearing. All procedures relative to the public hearing set forth in Part 4 of Chapter 22.60 shall be followed except that no fee shall be required. The Commission shall approve, conditionally approve, or deny the application pursuant to the principles, standards, and findings identified in subsection G.4.a. 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.

5. Decision.

a. Notice.

i. If the Director approves, conditionally approves, or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Crescenta Valley Town Council.

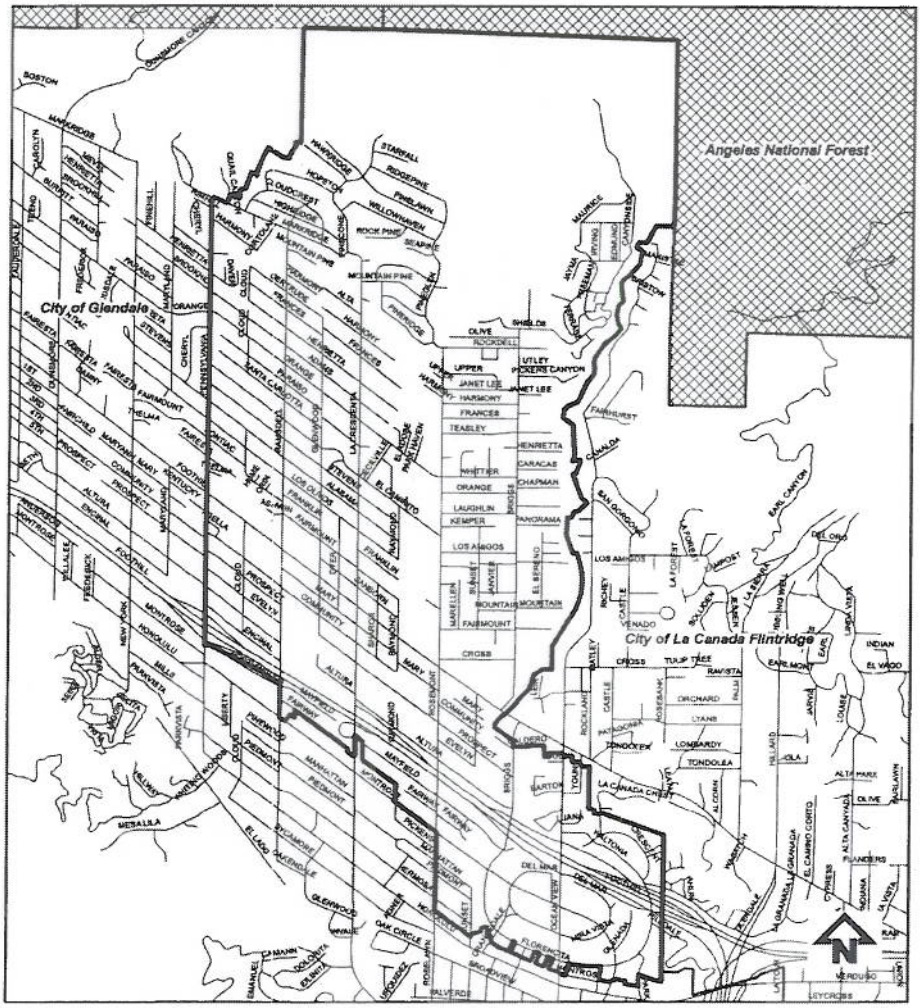
ii. The notice shall indicate that an appeal may be filed by a recipient of the notice or a representative of the Crescenta Valley Town Council with the Commission within fourteen (14) calendar days following the date on the notice.

b. Appeal.

i. An appeal shall be accompanied by 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 a public hearing set forth in Part 4 of Chapter 22.60 shall be followed.

ii. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in subsection G.4.a. The decision of the Regional Planning Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

[2244139ELCC]



La Crescenta - Montrose
Community Standards District Boundary

0 500 1,000 2,000 3,000 4,000 5,000 Feet

1 inch equals 2,000 feet

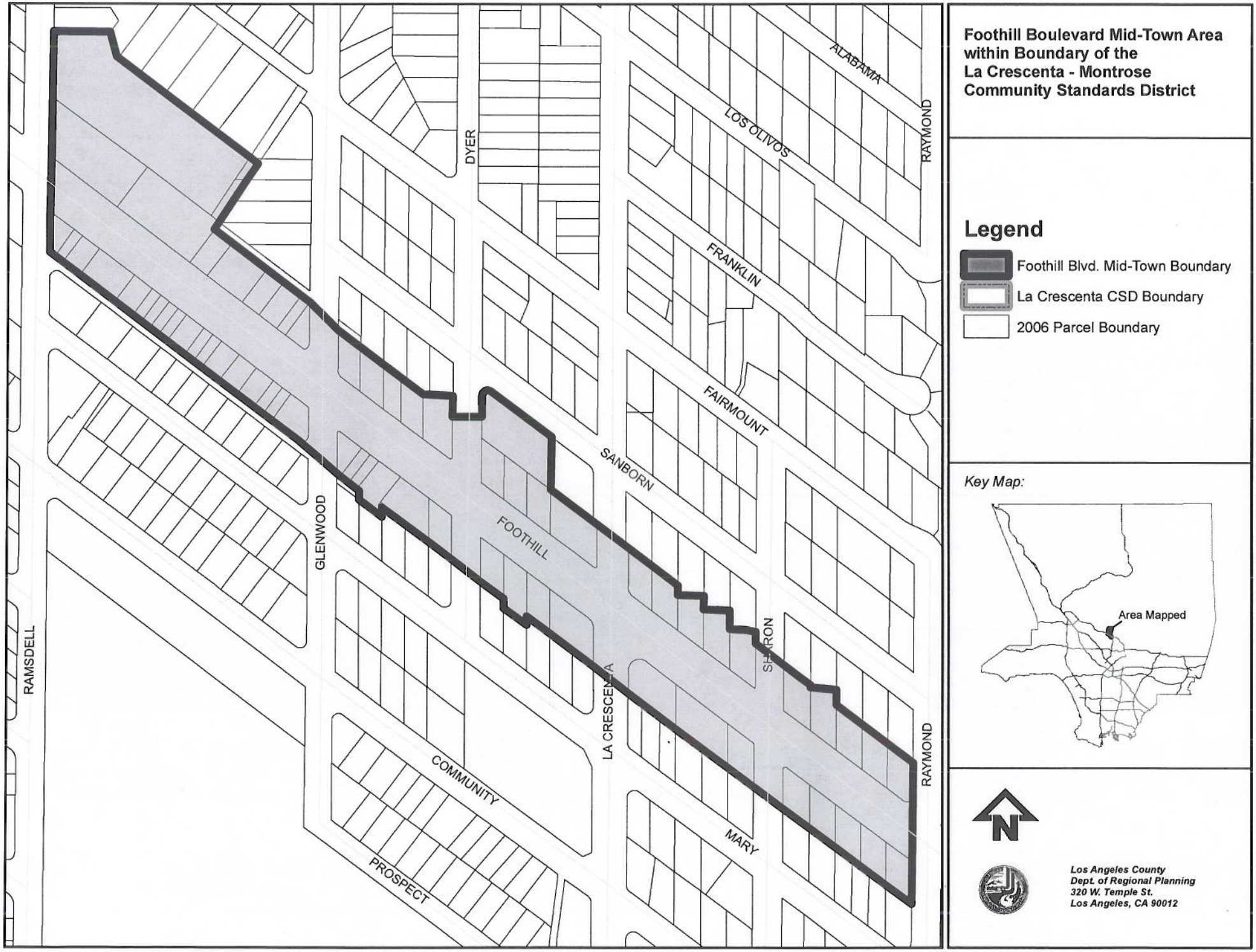
Foothill Boulevard West-Town Area within Boundary of the La Crescenta - Montrose Community Standards District

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

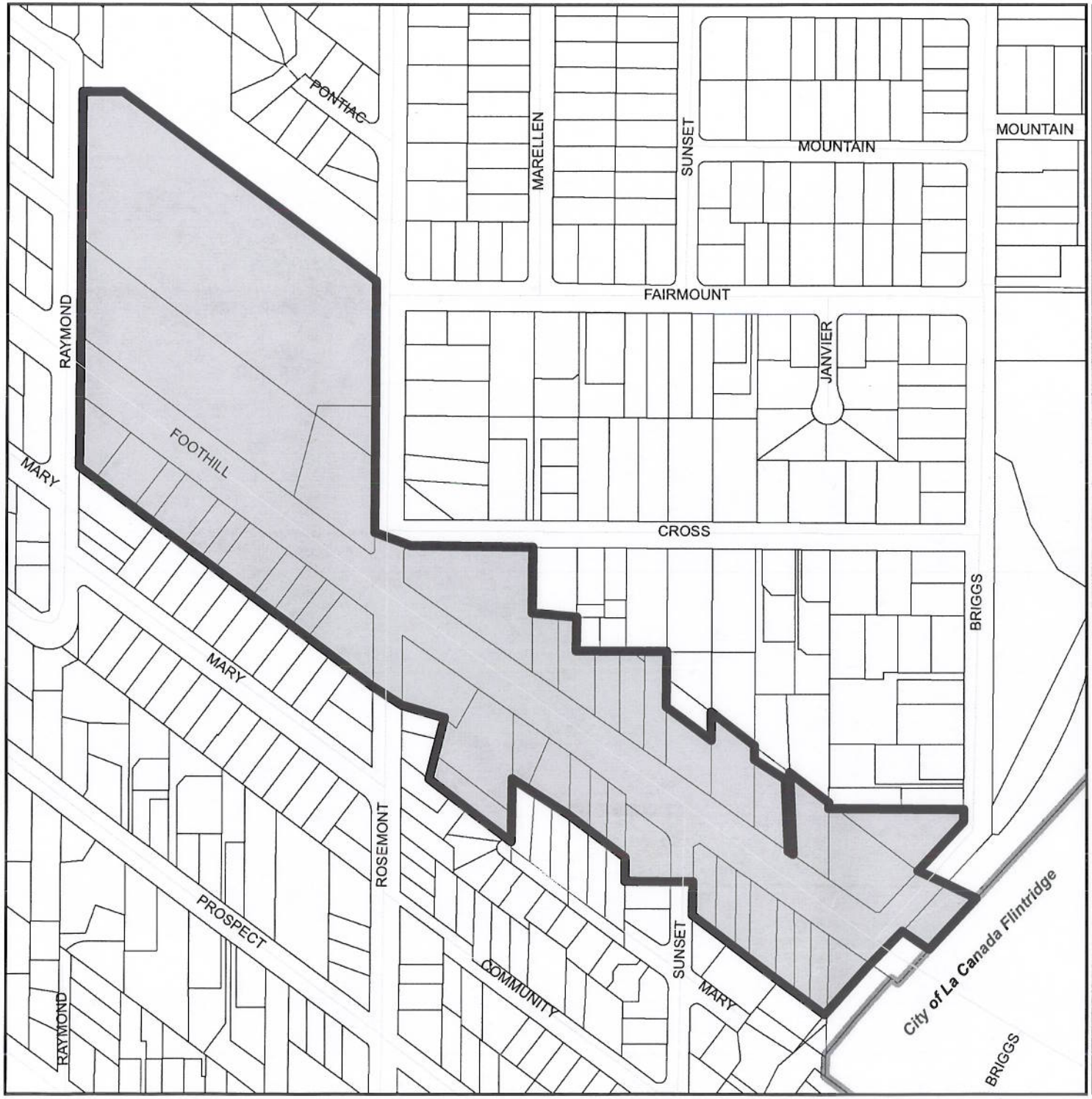
Legend

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

Key Map:

N

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:

N

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

SECTION 2. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Don Knabe
Chairman

ATTEST:

Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of September 1, 2009 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	Ayes		Noes
Supervisors	Gloria Molina	Supervisors	None
	Mark Ridley-Thomas		
	Zev Yaroslavsky		
	Michael D. Antonovich		
	Don Knabe		

Effective Date: October 1, 2009

~~Operative Date:~~

Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
ROBERT KALUNIAN
Acting County Counsel

By Leela Kapur
Leela Kapur
Chief Deputy County Counsel

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