



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 23, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT
UPDATE**

**PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 201400002-(1)
ENVIRONMENTAL ASSESSMENT NO. 201400077-(1)
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This action is to amend the East Los Angeles Community Standards District (CSD) which was adopted by your Board on April 28, 1988.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration, find on the basis of the whole record before your Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of your Board, and adopt the Negative Declaration.
2. Approve the recommendation of the Regional Planning Commission (RPC) to amend the County Code to update the East Los Angeles CSD as reflected in the draft ordinance.
3. Indicate the Board's intent to approve the CSD update (Advance Planning No. 201400002) along with the Negative Declaration (Environmental Assessment No. 201400077).
4. Instruct County Counsel to prepare the final ordinance amending the County Code as recommended by the RPC and submit to the Board for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Section 22.44.090 of the Los Angeles County Zoning Ordinance establishes a CSD “to provide a means to implement special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a means of addressing special land use issues that are unique to certain geographic areas within the unincorporated areas of Los Angeles County.” Your Board has established CSDs for numerous unincorporated areas, and they have been an effective tool for enhancing the environment and quality of life in unique and diverse communities throughout the County.

The project is an update to the East Los Angeles CSD to revise and establish new development standards for future development in residential, commercial and industrial zones to enhance the aesthetics of the community; encourage pedestrian oriented development as well as reinvestment in existing older buildings; and streamline the process for modification of CSD development standards. No property-specific zone or land use changes are proposed as part of the CSD update.

The CSD update is consistent with the policies of the currently adopted Countywide General Plan and East Los Angeles Community Plan.

Implementation of Strategic Plan Goals

The CSD update promotes Goal 1 of the County’s Strategic Plan (Operational Effectiveness/Fiscal Sustainability), Goal 2 (Community Support and Responsiveness), and Goal 3 (Integrated Service Delivery). The proposed CSD update provides an efficient process for development by establishing standards appropriate for the unique conditions of the East Los Angeles community. Moreover, it would ensure that development would undergo review procedures that will preserve the community’s unique character.

FISCAL IMPACT/FINANCING

Implementation of the proposed ordinance will have no impact on County review or result in significant new costs to the Department of Regional Planning or other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing. Therefore, a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

On July 23, 2014, the RPC conducted a public hearing and it was continued to August 6, 2014 to receive testimony in response to the CSD and its associated California Environmental Quality Act (CEQA) Negative Declaration. Staff gave a summary presentation of the proposed project and requested a continuance in conjunction with the East Los Angeles 3rd Street Plan Project. There were no testifiers present.

On August 6, 2014, the RPC held a public hearing. There were no testifiers present. The RPC closed the public hearing and adopted a motion instructing staff to prepare the CSD and Negative Declaration and forward it to the Board of Supervisors for adoption. The Commission also adopted a resolution recommending that the Board of Supervisors amend Title 22 to update the East Los Angeles CSD and associated boundary map.

ENVIRONMENTAL DOCUMENTATION

The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance will have a significant effect on the environment. Therefore, a Negative Declaration (SCH No. 2014061098) was prepared in accordance with Section 15070 of CEQA guidelines.

Based on the attached Negative Declaration, adoption of the proposed ordinance will not have a significant effect on the environment.

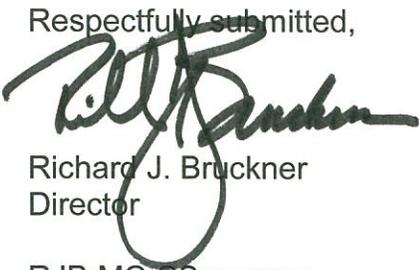
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County Services.

The Honorable Board of Supervisors
September 23, 2014
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Should you have any questions, please contact Carmen Sainz at (213) 974-6425 or via email at csainz@planning.lacounty.gov.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:MC:CS:cs:ems

Attachments:

1. Regional Planning Commission Project Summary
2. Summary of Regional Planning Commission Proceedings
3. Regional Planning Commission Hearing Packages
4. Regional Planning Commission Resolution
5. Draft Ordinance
6. Environmental Document (Negative Declaration and Initial Study)
7. CSD Boundary Map

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel

Attachment 1: Project Summary

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION: East Los Angeles Community Standards District Update

REQUEST: 1) Adopt/approve the proposed amendment to Title 22; Advance Planning Case No. 2014 00002; and

2) Adopt/approve the Negative Declaration (State Clearinghouse No. 2014061098) / Project No. 2014-00878-(1)

LOCATION: Unincorporated community of East Los Angeles

STAFF CONTACT: Carmen Sainz (213) 974-6425

RPC HEARING DATE: July 23, 2014 and August 6, 2014

RPC RECOMMENDATION: Board public hearing to consider adoption of the proposed amendments to Title 22 of the County Codes and associated Negative Declaration.

MEMBERS VOTING AYE: Commissioners Valadez, Shell, Louie, and Pedersen

MEMBERS VOTING NAY: None

MEMBERS ABSENT: Commissioner Modugno

MEMBERS ABSTAINING: None

KEY ISSUES: Revise and establish new development standards for future development in residential, commercial and industrial zones to enhance the community aesthetics; encourage pedestrian oriented development as well as the reinvestment of older existing buildings; and streamline the process for modification of CSD development standards.

No zone or land use changes are proposed as part of the CSD amendment.

MAJOR POINTS FOR: None

MAJOR POINTS AGAINST: None

Attachment 2: Summary of Regional Planning Commission Proceedings

**REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS**

**AMENDMENT TO TITLE 22 (ZONING ORDINANCE) REGARDING AMENDMENT TO
THE EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT (CSD)**

The Regional Planning Commission (Commission) conducted a public hearing to consider an amendment to the East Los Angeles Community Standards District (CSD) in Title 22 of the County Code on July 23, 2014 and continued on August 6, 2014. The CSD proposes to revise and establish new development standards for future development in residential, commercial and industrial zones to enhance the aesthetics of the community; encourage pedestrian oriented development as well as the reinvestment of existing older buildings; and streamline the process for modification of CSD development standards. No zone or land use changes are proposed as part of the CSD update.

Staff presented the proposed ordinance to the Commission at their July 23rd and August 6, 2014 public hearing. The ordinance will only apply to the unincorporated community of East Los Angeles.

There were no comments from the Commission or public on the proposed CSD update.

The Commission closed the public hearing and recommended the proposed amendment to the Board of Supervisors. Commissioners Shell, Louie, Pedersen, and Valadez voted aye. Commissioner Modugno was absent. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

After voting, Commissioner Valadez read the motion for the Board to consider establishing the CSD ordinance and Negative Declaration.

Attachment 3: Regional Planning Commission Hearing Packages

Regional Planning Commission Transmittal Checklist

Hearing Date 07/23/2014
Agenda Item No. 7

Project Number: R2014-00878-(1)
Case(s): Advance Planning Case No. 201400002
Environmental Assessment Case No. 201400077
Project Name: East Los Angeles Community Standards District Update
Staff Name: Carmen Sainz

- RPC Cover Letter
- RPC Staff Report
- Notice of Public Hearing (library package only)
- Draft CSD Ordinance cover sheet (with County Counsel name)
- Draft CSD Ordinance
- CSD Map
- RPC Resolution (RPC package only)
- Environmental Determination Letter (Negative Declaration or Exemption)
- Initial Study



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 10, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie
Curt Pedersen
Pat Modugno

FROM: Carmen Sainz, Supervising Regional Planner
Community Studies East Section

SUBJECT: PUBLIC HEARING MATERIALS
EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 201400002
ENVIRONMENTAL ASSESSMENT NO. 201400077
HEARING DATE: July 23, 2014
ITEM #7

Please find attached the following documents for the above referenced project:

Staff Report
Resolution
Draft Ordinance
Environmental Document

If you have any questions regarding this project, please contact Carmen Sainz at (213) 974-6425 or via email at csainz@planning.lacounty.gov, Monday through Thursday from 7:30 AM to 5:30 PM. Our offices are closed on Fridays.

MC:CS

Attachments

Department of Regional Planning Staff Report
July 23, 2014

Project: East Los Angeles Community Standards District Update
Project No. R2014-00878-(1)
Permit Nos. ADV 201400002 / ENV 201400077
Location: Unincorporated community of East Los Angeles
Applicant: County of Los Angeles

PROJECT DESCRIPTION

The project is an update to the East Los Angeles Community Standards District ("CSD") regulations to revise and establish new development standards for future development in residential and nonresidential zones to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings, and streamline the modification procedure process (Attachment B). Most of the proposed development standards relate to improving the appearance of existing older buildings in the community. No land use nor zone changes are proposed as part of this amendment. The proposed ordinance amendment is applicable only to properties within the East Los Angeles CSD area.

LOCATION

Unincorporated community of East Los Angeles. This unincorporated area is bordered by the City of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the City of Commerce on the south. (Attachment A)

BACKGROUND

Section 22.44.090 of the Los Angeles County Code ("County Code") ("Zoning Ordinance") provides for the establishment of Community Standards Districts ("CSD") to provide a means of implementing specific development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles, or to provide a means of addressing issues which are unique to certain geographic areas within the unincorporated areas of Los Angeles County. As your Commission is aware, the Board of Supervisors ("Board") has established CSDs for numerous unincorporated areas, and has proven to be an effective tool for enhancing community aesthetics and quality of life in unique and diverse communities throughout the County.

The Board established the East Los Angeles CSD on April 28, 1988 (effective 05/29/88), with subsequent amendments effective on July 24, 1988, October 9, 1992, July 16, 1993, August 26, 1999, and August 22, 2002. The CSD established development standards to address the concerns which were unique to East Los Angeles.

On February 24, 2014, the office of Supervisor Gloria Molina requested the County Department of Regional Planning staff to update the East Los Angeles CSD to enhance

the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings in need of façade improvements.

AMENDMENTS TO EAST LOS ANGELES CSD

East Los Angeles is an existing community which was first developed in the early to mid 1900s, before the establishment of zoning and buildings codes. Many of the existing buildings do not conform to current zoning or building codes. The following are issues addressed in the CSD update:

- Parking is a major concern in this community. When a business owner applies for a change of use, the Zoning Ordinance requires the site to comply with current parking standards. Current parking standards for eating and/or drinking establishments require a ratio of one parking space per three occupants or a minimum of 10 parking spaces, whichever is greater (Section 22.52.1100.A of the County Code). However, many existing commercial buildings were constructed prior to requirements for parking, or at a time when the County required less parking. Therefore, business owners were required to file an application for a minor deviation or parking permit to authorize the use with less than required parking. The entitlement process can be costly and lengthy, with no guarantee of approval, and has created a hardship for business owners and discourages new businesses from occupying existing commercial buildings. As such, many commercial buildings remain vacant or underutilized, particularly in older commercial areas in need of reinvestment.

Staff evaluated the parking requirements and the nonconforming uses and standards of Part 10 of Chapter 22.56 of the County Code to assess the establishment of new eating or drinking facilities within existing commercial buildings nonconforming due to parking without requiring additional parking and/or discretionary entitlements. The proposed CSD includes new standards for new eating and/or drinking establishments to comply with the parking requirements in effect at the time that the building was constructed.

- The modification process for modifying many of the CSD development standards, requires a variance application. This process is lengthy and costly, with no guarantees of approval. The proposed CSD includes a modification procedure which provides flexibility in implementing the CSD while notifying affected property owners and streamlining the modification process.

This modification process alleviates the onerous requirement of a variance for projects that may be compatible with community character, thus facilitating the County's Strategic Plan goal of Service Excellence with the establishment of user-friendly, timely and cost-efficient procedures for compatible development.

- Current standards discourage property owners from improving the appearance of facades of older buildings. The CSD proposes compliance with new design

standards to require architectural façade features or elements to be maintained to the exterior wall, specifically the walls facing the street.

The proposed CSD update contains development standards that aim to maintain the existing community character and to also address the unique concerns or issues in the community.

ANALYSIS

General Plan

California law requires a Zoning Ordinance amendment to be consistent with the jurisdiction's General Plan. To ensure consistency with the County's General Plan, a review was performed of the existing General Plan, as amended, for relevant goals and policies. This review indicated the CSD amendment and the General Plan to be complementary and consistent.

East Los Angeles Community Plan

To ensure consistency with the East Los Angeles Community Plan (Community Plan), a review was performed of the existing Community Plan for relevant goals and policies. This review indicated the CSD update and the Community Plan to be complementary and consistent.

COMMUNITY ENGAGEMENT

March 24, 2014 – Community Meeting

On March 24, 2014, staff attended a community meeting with the Olympic Business Association group to present and solicit input on the Draft CSD ordinance. Their concerns related to proposed zone changes, maximum allowed sign area, parking and design standards as well as current modification procedures. Staff subsequently revised the CSD to incorporate suggestions from the meeting. Staff reassured that no land use or zone changes are proposed as part of this CSD update.

June 12, 2014 – Combined Open House and Public Hearing

On June 12, 2014, staff conducted a combined Open House for the East Los Angeles CSD along with associated environmental document and the Draft Environmental Impact Report for the East Los Angeles 3rd Street Specific Plan project at the East Los Angeles Public Library community room. The open house was held from 5:30 p.m. to 5:30 p.m. followed by the public hearing at 6:30 p.m. Approximately 30 members of the public attended.

June 29, 2014 – Artfest 2014

Staff participated in Artfest 2014, a community event on June 29, 2014 to provide information and solicit input from the community on the draft CSD and environmental document. Over 500 community members attended the event and approximately 35

came to the Department of Regional Planning's booth. Staff subsequently revised the CSD to incorporate suggestions from the meeting.

COMMENTS

Agency Comments

The following County departments were consulted on this project: Public Works, Fire, Public Health, Sheriff, Park and Recreation. The proposed ordinance was revised to address their comments relating to the CSD update.

Public Comments

No public comments have been received as of time of writing.

ENVIRONMENTAL DOCUMENTATION

The Initial Study was transmitted to the Governor's Office of Planning and Research, and as such, the State Clearinghouse CEQA review requirements have been satisfied. Staff has received no further comment from other state agencies during the Initial Study comment period.

The ordinance constitutes a regulatory action that will not have a significant adverse effect on the environment. The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Commission, that the adoption of the proposed ordinance may have a significant effect on the environment. Therefore, in accordance with Section 15070 of the State CEQA guidelines, a Negative Declaration was prepared (Attachment C). Based upon the attached Negative Declaration, adoption of the proposed ordinance will not have a significant effect on the environment.

PUBLIC NOTIFICATION

A total of 1,045 public hearing postcard notices were mailed on June 19, 2014 to property owners in the CSD area and other interested stakeholders. (Attachment E). A legal advertisement was also published on June 19, 2014 in the *East Los Angeles Tribune* and *La Opinión* newspapers. (Attachment E)

A copy of the Negative Declaration has been transmitted to a public library for public review. Public notice was published in two newspapers of general circulation (*La Opinión* and *East L.A. Tribune*) not later than June 19, 2014, pursuant to Public Resources Code Section 21092. No comments on the Negative Declaration were received during the public review period.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Negative Declaration, and recommend that the Board of Supervisors hold a public hearing and adopt the amendments to the East Los Angeles Community Standards District.

SUGGESTED MOTION

I move that the Regional Planning Commission close the public hearing and adopt the Negative Declaration.

SUGGESTED MOTION

I move that the Regional Planning Commission recommend that the Board of Supervisors hold a public hearing, and adopt the East Los Angeles Community Standards District.

Prepared by: Carmen Sainz, Supervising Planner
Reviewed by: Mark Child

07/10/14

Attachment:

- A. CSD Map
- B. Draft Ordinance (July 2014)
- C. Environmental Document
- D. Resolution
- E. Notices and Advertisement of Public Hearings

ATTACHMENT A – CSD MAP

LEGEND:

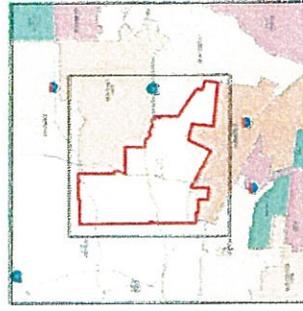
-  CSD Boundary
-  Area Specific Standards
-  Other Unincorporated Area
-  Third Street Specific Plan
-  City/Community Boundary
-  Index Map Grid
-  Zoning Index Map Grid
-  Parcel Boundary

NOTES:

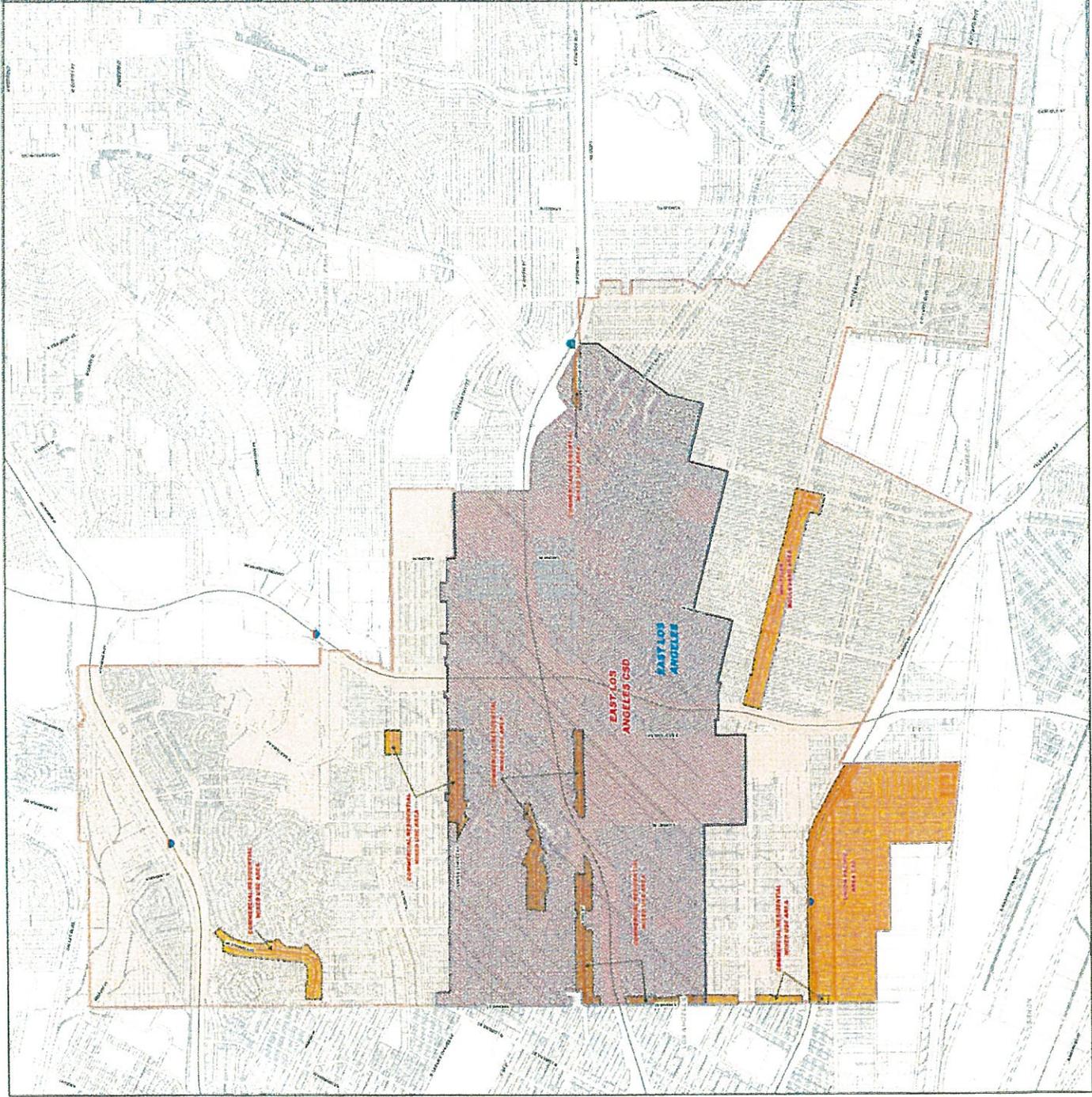
See the Los Angeles County Code, Title 21, Chapter 27.41, Part 1 for the pertinent language concerning relative priority.

See the Los Angeles County Code, Title 21, Section 27.41.10 and 27.41.11 for the City/Community Boundary and the City/Community Boundary Specific Plan, in addition to the relative priority of the City/Community Boundary.

VICINITY MAP:




Los Angeles County
Department of Planning
Los Angeles, CA 90012



ATTACHMENT B – DRAFT ORDINANCE (JULY 2014)

ANALYSIS

This ordinance amends Title 22 of the Los Angeles County Code to revise and establish additional development standards for the East Los Angeles Community Standards District area for future development in residential, commercial and industrial zones to enhance the aesthetics of the community, encourage pedestrian oriented development, as well as the reinvestment of existing older buildings, and to streamline the modification process by establishing procedures for reviewing and modifying the development standards in appropriate cases. The development standards include design standards as well as signage, landscaping, parking and other requirements.

LLOYD W. PELLMAN
County Counsel

By

JUDITH A. FRIES
Principal Deputy County Counsel

JAF

07/10/14

ORDINANCE NO. (DRAFT)

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to revise and establish additional development standards to the East Los Angeles Community Standards District.

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

SECTION 1. Section 22.44.118 is hereby amended to read as follows:

22.44.118 East Los Angeles Community Standards District.

A. Intent and Purpose. The East Los Angeles Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The East Los Angeles Community Standards District is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

B. Description of District. The boundaries of the East Los Angeles Community Standards District coincide with the combined boundaries of the East Los Angeles, City Terrace, Eastside Unit Number 1, Eastside Unit Number 2, and Eastside Unit Number 4 Zoned Districts. This unincorporated area is bordered by the city of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the city of Commerce on the south.

C. Applicability.

1. General Applicability. These standards shall apply to all new development projects for which a complete application has been filed on or after the effective date of this ordinance amendment. A complete application that was filed

before the effective date of this ordinance shall comply with the regulations and all applicable Title 22 provisions that were in effect at the time that the respective complete application was filed.

2. Additions, Repairs, or Modifications to Existing Development. The standards contained in this ordinance shall apply to additions, or modifications to existing development, and new uses proposed for existing facilities, except where stated below. When additions are made to existing development that is not otherwise exempt by this subsection 22.44.118.C.2, these standards shall apply only to the addition. When modifications are made to existing development, such as new signs, landscaping, façade treatments, parking, or a change in use, only those aspects being modified shall be required to be in compliance with these standards.

a. Normal maintenance to an existing building or structure which are necessary to ensure it is safe and habitable for its ordinary and intended use;

b. Remodeling of interior space which does not cause an increase in the gross square footage of nonresidential floor area, the number of hotel rooms, or the number of dwelling units, and if such interior remodeling does not cause windows to be removed;

c. Modifications to properties with a valid conditional use permit in good standing upon the effective date of this ordinance shall not be subject to the regulations contained herein and instead shall be allowed to conform to the condition of approval requirements of said conditional use permit, and may be amended pursuant to Part 11 of Chapter 22.56 of Title 22 or a Revised Exhibit "A" in compliance with the requirements of the zoning district in effect for such property prior to the effective date of

this ordinance; except when a new conditional use permit is required, in which case the these proposed standards shall apply to that new conditional use permit application.

d. Designated Historic Landmark. The Hearing Officer, pursuant to a Director's Review, may waive provisions of these standards for the repair or restoration of a Designated Historic Landmark.

3. Non-Conforming Uses, Buildings, or Structures.

a. Generally. Except as otherwise provided for in this subsection 22.44.118.C.3, the nonconforming use and structure provisions in Sections 22.56.1500, et seq., of Title 22 shall apply to all uses and structures in the CSD area that were legally established or built prior to the effective date of this ordinance, except for the following:

i. The termination period enumerated in section 22.56.1540 shall not apply to dwelling units that legally existed prior to the effective date of this ordinance. For the purposes of this subsection 22.44.118.C.3, dwelling units that legally existed prior to the effective date of this ordinance shall be considered conforming.

iii. Earthquake Hazard Reduction. Alterations to nonconforming buildings or structures due to seismic retrofitting requirements in compliance with Chapters 95 and 96 of Title 26 (Building Code) are allowed; and the provisions in section 22.56.1510.H related to the maintenance of nonconforming buildings or structures shall not apply to such alterations.

CD. Community-wide Development Standards.

1. Fences. Notwithstanding the general limitation in Section 22.48.160

concerning the height of fences in required front and corner side yards of residential zones, the following shall apply to fences over three and one-half feet in height:

a. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted.

b. If site plans are submitted to and approved by the planning eDirector pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The planning eDirector may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan.

c. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

d. All fence elements shall be designed to provide minimum corner sight distance to the satisfaction of the Director in consultation with the Department of Public Works.

e. All ingress and egress points shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Director of Public Works.

2. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications

related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

3. Signage. Signage as permitted in nonresidential zones.

a. One freestanding sign shall be permitted where at least one of the following findings can be made, and provided the freestanding sign area does not exceed a total of 240 square feet:

i. Subject building is at least 35 feet from the front property line.

ii. Subject building has more than two tenants and the secondary tenants have no street frontage.

iii. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.

b. All other sign areas, excluding freestanding signs and outdoor advertising signs shall comply with the following requirements:

i. Excluding freestanding and outdoor advertising signs, the total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). Total sign area greater than 240 square feet but up to a maximum of 350 square feet shall require approval of a Minor Variation by the Director as provided in this section. More than 350 square foot of sign area shall be modified with a conditional use permit.

ii. Building face area is the height of the building (not including the parapet) multiplied by its frontage.

c. Outdoor advertising signs shall comply with the following requirements:

i. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another.

ii. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another.

iii. The sign area of outdoor advertising signs shall not exceed 200 square feet.

iv. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

v. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.

d. Sign Program. Sign program for commercial centers consisting of four or more businesses.

i. Commercial establishment consisting of at least four or more tenant spaces shall submit a master sign program for the purposes of establishing a common design theme for the shopping center before any business sign is erected in said commercial center. For existing commercial centers that meet this threshold, the sign program shall be submitted and approved by the Director when re-facing or replacement of existing signage is proposed. No new business sign shall be installed in any commercial center that meets this threshold until the required sign program has been approved by the director.

ii. The sign program shall require new business signs to

comply, where applicable, with subsections D.3 and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new signs in the commercial center will be compatible with each other.

iii. All new signs shall conform to the specifications set forth in the approved sign program.

4. Parking. Automobile parking shall be provided in accordance with Title 22, except that:

a. The following requirements shall apply to existing commercial buildings in nonresidential zones:

b. Parking required for each eating or drinking establishment within existing commercial buildings constructed prior to September 22, 1970, shall be based on the Zoning Code requirements at the time the building was constructed.

c. No additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building unless accessible parking spaces are required by Title 26, Chapter 11B, of the Los Angeles County Code.

d. In the event that the gross floor area is increased, additional parking spaces and landscaping shall be developed for the increased floor area as required by Part 11 of Title 22.

5. Loading.

a. Loading spaces shall be located away from adjacent residential uses or zones to the extent possible.

6. Access.

a. Where an alley is located adjacent to the lot, parking shall be accessed through the alley unless alley access is deemed inadequate due to alley width, limited sight distance, or as otherwise determined by the Director in consultation with the Department of Public Works and the Fire Department.

b. For corner lots without alley access, parking shall be accessed from the street with the narrower street width.

c. All ingress and egress access points shall be designed o provide minimum corner sigh distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director.

d. The location of any parking stalls shall be setback a sufficient distance from the public right of way, subject to the review of the Director in consultation with the Department of Public Works, so that when in use, vehicular movement from the public right of way to the site is not impeded.

e. Site access points shall be designed so that adequate line of site to the public right of way is not impeded.

7. Outdoor Fixtures.

a. Prohibited Outdoor Fixtures. The following outdoor fixtures are prohibited where located outdoors and clearly visible from the street:

- Donation boxes or bins such as for, but not limited to, donation of clothing and shoe items.

- Machines such as, but not limited to, photo booths, water vending, penny crunching machines, blood pressure machines, fortune-telling

machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

- Animated figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon, or human figure.

8. Clotheslines. Clotheslines or clothesline structures used for drying or airing clothing items are permitted, provided they are located at the rear of a property where a residential use is maintained, and not visible from adjoining street when viewed at ground level.

9. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing legal nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings and renovation of exterior facades are permitted. This building improvement incentive is designed to encourage property improvements to existing legal nonconforming buildings.

10. Service Areas and Mechanical Equipment. Service areas and mechanical equipment shall be visually unobtrusive and integrated with the design of the site and building.

a. Locate service entrances, utility boxes, waste disposal areas and similar uses adjacent to alleys and away from streets.

b. Locate utility access and services such as back-flow preventers, transformer boxes, gas and electric meters, and other utilities adjacent to alleys, subject to requirements and approval of the associated utility company.

c. All rooftop equipment shall be screened by a parapet or other architectural feature that is architecturally integral to the building.

d. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the frontage of buildings.

e. When a service entrance is visible from a street or open space, the service area shall be designed to be architecturally compatible with the building or adjacent building.

11. Outdoor Lighting. Outdoor lighting shall comply with the following requirements:

a. The light source (i.e. bulb, etc.) shall not be visible from off-site.

b. Glare and reflections shall be confined to the boundaries of the site. Each light source shall be shielded and directed away from the adjoining properties and public rights-of-way.

12. Modification.

a. The Director may permit a minor variation from the community-wide standards as specified in subsections D.3.b.i. and D.3.d through D.11 of this section where an applicant's request for a modification demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee of a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the

director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

iii. A Conditional Use Permit will be required upon denial of a minor variation request of the standards specified herein.

c. Unless specified otherwise in the section, a conditional use permit shall be required for all other modifications of these standards.

DE. Zone Specific Development Standards.

1. R-1 Zone.

a. The maximum height permitted in Zone R-1 shall be 25 feet.

b. Landscaping. The required front yard shall contain a minimum of 50 percent landscaping and maintained with grass, shrubs and trees.
Where lots are less than 35 feet in width, the front yard landscaping shall be 25 percent.

c. Design Requirements. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standards:

i. Wall Finish. At least fifty percent of the Building walls fronting any street shall incorporate at least two of the following surface materials:

- Brick,
- Natural stone,
- Terra Cotta,
- Stucco or other similar troweled finishes.

ii. Architectural Elements. Buildings shall incorporate at least three of the following elements along the side of the wall fronting any street:

- Arcading.
- Arches.
- Awnings.
- Balconies.
- Bay Windows.
- Colonnades.
- Courtyards.
- Decorative exterior stairs.
- Decorative iron fences.
- Plazas.
- Porch, covered and open on at least three sides.

iii. Building Access.

- The main pedestrian entrance of at least one

dwelling unit shall face the street.

2. R-2 Zone.

- a. The maximum height permitted in Zone R-2 shall be 35 feet.
- b. ~~Refer to the standards prescribed for Zone R-1 for~~

~~landscaping requirements.~~ The landscaping and design requirements prescribed for Zone R-1 Zone shall apply to Zone R-2.

3. R-3 Zone.

- a. The maximum height permitted in Zone R-3 shall be 35 feet.
- b. ~~Refer to R-1 for landscaping requirements.~~ The landscaping

and design requirements prescribed for Zone R-1 Zone shall apply to Zone R-3.

c. Infill Development. Where there are vacant lots or legal nonconforming uses in a Zone R-3, infill development is encouraged. A density bonus of 15 percent may be allowed for development on such lots, subject to a conditional use permit to ensure that the proposed development conforms with the character of the area.

d. Lot Consolidation. Lot consolidation in the R-3 Zone is highly encouraged. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development. Development of this type may qualify for the following bonuses subject to the issuance of a conditional use permit:

- i. Combined lots totaling 20,000 square feet or more--
10 percent density bonus;
- ii. Combined lots totaling 40,000 square feet or more--
15 percent density bonus.

4. R-4 Zone.

a. The landscaping and design requirements prescribed for Zone R-1 Zone shall apply to Zone R-3.

45. C-1 Zone.

a. The maximum height permitted in Zone C-1 shall be 35 feet.
~~Each development in his zone shall be subject to this subsection D4.~~

b. Multiple-tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in the Los Angeles County Building Code, the following

shall apply:

i. A conditional use permit shall first be obtained as provided in Part 1 of Chapter 22.56.

ii. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area.

iii. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

c. Landscaping and Buffering.

~~i. Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.~~

~~ii.~~ j. Where a commercial zone abuts a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided.

~~iii.~~ ii. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the ~~e~~Director.

~~iv. Permanent irrigation systems shall be required and maintained in good working order.~~

~~v.~~ iii. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.

~~vi.~~ iv. A site plan shall be submitted to and approved by the ~~e~~Director to ensure that the use will comply with the provisions of this section as provided in Part 12 of Chapter 22.56.

vii. The ~~d~~Director of planning may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, title or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the ~~d~~Director shall find that the intent and spirit of this section is being carried out.

~~d. Loading. Where practical loading doors and activity shall be located away from adjacent residences.~~

d. Required Building Frontages. Each building shall be composed of at least one of the frontage types listed below, or combination thereof. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If an encroachment permit is not granted for a specific design feature, the requirement to include that design feature as part of the project shall not apply unless the Director, in his/her sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely on outside of the public right of way.

i. Terrace. Description: In the Terrace Frontage, the main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This frontage type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

<u>Configuration</u>	
<u>Depth</u>	<u>7 feet minimum</u>
<u>Finish Level Above Sidewalk</u>	<u>3 feet minimum</u>
<u>Perimeter Wall Height</u>	<u>4 feet maximum</u>
<u>Distance Between Stairs</u>	<u>50 feet minimum</u>
<u>Length of Terrace</u>	<u>150 feet maximum</u>
<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>These standards shall be used in conjunction with those of the shop front frontage. In case of conflict between them, the Terrace Frontage standards shall prevail.</u> - <u>Low walls used as seating are encouraged.</u>

ii. Forecourt. Description: In a Forecourt Frontage, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

<u>Configuration</u>	
<u>Width, Clear</u>	<u>10 feet minimum, 60 feet maximum</u>
<u>Depth, Clear</u>	<u>20 feet minimum, 60 feet maximum</u>
<u>Depth of Recessed Entries</u>	<u>Maximum of 10 feet</u>
<u>Ground Floor Transparency</u>	<u>Minimum of 65%</u>
<u>Awning</u>	
<u>Depth</u>	<u>4 feet minimum</u>
<u>Height, Clear</u>	<u>8 feet minimum</u>
<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>Operable awnings are encouraged.</u> - <u>Open ended awnings are encouraged.</u> - <u>Rounded, hooped, or bubble awning are discouraged.</u> - <u>Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.</u>

iii. Shop Front. Description: A Shop Front is located on the main facade of the building and is at or near the frontage line with an at-grade entrance along the public right of way. It has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types. Refer to Section 22.44.118.D.5.j for requirements pertaining to awnings and canopies.

Configuration	
<u>Minimum Height</u>	<u>11 feet</u>
<u>Depth of Recessed Entries</u>	<u>Maximum of 10 feet</u>
<u>Ground Floor Transparency</u>	<u>Minimum of 65%</u>
Awning	
<u>Depth</u>	<u>4 feet minimum*</u>
<u>Height, Clear</u>	<u>8 feet minimum*</u>
<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>Operable awnings are encouraged.</u> - <u>Open ended awnings are encouraged.</u> - <u>Rounded, hooped, or bubble awning are discouraged.</u> - <u>Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.</u>

* For canopies and awnings that encroach within the public right of way, the minimum clear height and maximum depth shall be governed by Title 16 and Title 26 of the Los Angeles County Code.

e. Facade Height Articulation Requirements. Each building with more than one story, or portions of buildings with more than one story, shall have at minimum a distinctive: building base; building middle; and building top (eave, cornice and/or parapet line) that complement and balance one another.

i. A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades shall be avoided.

f. Main Building Entrance. Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For the purposes of this subsection, a main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance and it is the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, by definition there is no main entrance. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

i. At least one of the following treatments shall be used for a main building entrance:

- Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface;

- Located in the center of the facade, as part of a symmetrical overall composition;

- Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

- Marked or accented by a change in the roofline or change in the roof type;

- Corner buildings shall provide prominent corner entrances for shops and other activity-generating uses.

g. Roof Requirements.

i. A horizontal articulation shall be applied at the top of the building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the building, to differentiate the roofline from the building, and to add visual interest.

ii. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

iii. Parapet walls shall have cornice detailing or a distinct shape or profile, e.g. a gable, arc, or raised center.

iv. Metal seam roofing, if used, shall be anodized, fluorocoated or painted. Copper and lead roofs shall be natural or oxidized.

h. Wall Surface Material Requirements. Building walls shall be constructed of durable materials such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

i. Standards for the use of decorative concrete block, stucco or other similar troweled finishes in non- residential, mixed-use, and multifamily residential buildings:

(1) Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50% of the street facade. When used for the street facade, buildings shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth

stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

(2) Stucco or other similar troweled finishes

shall:

- Be smooth to prevent the

collection of dirt and surface pollutants;

- Be trimmed or combined with

wood, masonry, or other durable material, and be limited to a maximum of 50% of the street facade; and

- Not extend below two feet above

grade of the street facade. Concrete, masonry, natural stone or other durable material shall be used for wall surfaces within two feet above grade of the street facade.

(3) Change in materials shall be used to

articulate building elements such as base, body, parapets caps, bays, arcades and

structural elements. Not all building elements require a change in material. Change in

materials shall be integral with building facade and structure, rather than an application.

(4) Side and rear building facades shall

have a level of trim and finish compatible with the front facade if they are clearly visible from streets.

(5) Blank wall areas without windows or

doors are only allowed on internal-block side-property line walls. Surface reliefs,

decorative vines, and/or architectural murals and other surface enhancements shall be

considered and may be approved by the Director. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

(6) Building walls shall contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall; or medium or dark window and door trim on a white or light building wall, or other contrasting wall and trim combinations.

i. Wall Openings.

i. For storefront frontages: Window-to-Wall Proportion.

In general, upper stories shall have a window to wall area proportion that is less than that of ground floor storefronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

ii. Window Inset. Glass shall be recessed or project at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

iii. Glazing. Reflective glazing shall not be used.

iv. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

v. To encourage the continuity of retail sales and services, at least 65 percent of the total width of the building's ground floor parallel to

and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

j. Awnings and Canopies.

i. Awnings and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

ii. Awning and canopies shall match the shape or width of the window, door, or other opening.

iii. Materials. Awnings and canopies may be constructed of metal, wood or fabric.

iv. Lighting. Incorporating lighting into an awning or canopy is allowed, except that an internally illuminated awning that glows is prohibited.

v. All awnings and canopies that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If the encroachment permit is not granted, the requirement to include an awning or canopy as part of the project shall not apply unless the Director, in his/her sole discretion, requires that the project be redesigned so that an awning or canopy can be installed entirely outside of the public right of way.

56. C-2 Zone.

a. The maximum height permitted in Zone C-2 shall be 35 feet.

b. Refer to the standards prescribed for Zone C-1 for landscaping and multiple-tenant commercial requirements.

c. Refer to the standards prescribed in subsections D.5.d through D.5.i.

67. C-3 Zone.

a. The maximum height permitted in Zone C-3 shall be 40 feet.
b. Refer to C-1 for multiple-tenant commercial landscaping and buffering and loading requirements.

c. Refer to the standards prescribed in subsections D.5.d through D.5.i.

78. C-M Zone.

a. The maximum height permitted in Zone C-M shall be 40 feet.
b. Refer to C-1 for multiple-tenant commercial landscaping, buffering and loading requirements.

c. Refer to the standards prescribed in subsections D.5.d through D.5.i.

89. M-1 Zone.

a. The maximum height permitted in Zone M-1 shall be 35 feet.
b. All lots and parcels of land created after the effective date of the ordinance from which this subsection derives shall contain a net area of at least 7,500 square feet.

c. Setbacks of at least 10 feet shall apply where the industrial parcel is immediately adjacent to a residential ~~or commercial~~ use.

d. When adjacent to a residential zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.

e. Refer to C-1 for landscaping requirements.

f. Where a commercial use is maintained, the standards prescribed in subsections D.5.d through D.5.j shall apply in M-1 zone.

910. M-1-1/2 Zone.

a. The maximum height permitted in Zone M-1-1/2 shall be 35 feet.

b. Refer to M-1 for other requirements.

4011. M-2 Zone.

a. The maximum height permitted in Zone M-2 shall be 35 feet.

b. Refer to M-1 for other requirements.

4412. ()-P Zone.

a. Each parking facility in the Parking Zone shall be adjacent to a minimum of one side of another parking facility or commercial use.

b. Parking for residential development in this zone shall not be rented, leased or used by any adjacent or surrounding commercial development.

13. Modifications.

a. The Director may permit modifications from the zone specific development standards as specified in subsections D1c, D2b, D3b, D4a, and D5d through D5j, D6c, D7c, D8c and D9d of this section where an applicant's request for a modification demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee for a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

E.F. Area Specific Development Standards.

1. Whittier Boulevard Area.

a. Intent and Purpose. The Whittier Boulevard area specific development standards are established to provide a means of implementing the East Los Angeles Community Plan ("community plan"). The community plan's land use map and policies encourage a specific plan for the Whittier Boulevard area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the community plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a community business district. Furthermore, the provisions of this section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

b. Description of Area. The Whittier Boulevard area is located approximately five miles east of the Los Angeles Civic Center. The area is located within the southern portion of the East Los Angeles unincorporated area and it encompasses approximately 73 acres along the commercial corridor of Whittier Boulevard from Atlantic Boulevard on the east to the Long Beach Freeway on the west.

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

c. Whittier Boulevard Area Wide Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52, except that:

(1) Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.

(2) Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.

(3) For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.

(4) There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

ii. Setbacks. New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of subsection E1dvii of this section, landscaping, street furniture and newsstands.

iii. Signs.

(1) Except as herein specifically provided, all signs shall be subject to the provisions of Part 10 of Chapter 22.52.

(2) The sign regulations prescribed herein shall not affect existing signs which were established in accordance with this title prior to the effective date of the ordinance codified in this section.* Changes to existing signs, including size, shape, colors, lettering and location, shall conform to the requirements of this section.

(3) All signs in disrepair shall be repaired so as to be consistent with the requirements of this section or shall be removed within 30 days from receipt of notification by the dDirector that a state of disrepair exists.

(4) Wall Signs.

(a) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.

(b) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.

(c) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.

(5) Roof Signs.

(a) Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.

(b) Roof signs shall be designed and incorporated as an architectural feature of the building.

(6) Prohibited Signs. The following signs are prohibited:

(a) Outdoor advertising, including billboards;

(b) Freestanding pole signs;

(c) Freestanding roof signs not in conformance with subsection E1ciii(5) of this section.

(7) Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require approval of a minor variation by the dDirector as provided in this section.

iv. Design Standards. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

(1) Materials.

(a) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the eDirector.

(b) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the eDirector.

(2) Awnings.

(a) Awnings shall be the same color and style for each opening on a single storefront or business.

(b) Awnings shall be complimentary in color and style for each storefront in a building.

(c) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the eDirector that a state of disrepair exists.

(3) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.

(b) If air-conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible by pedestrians at street level or by adjacent residential properties.

(4) Security.

(a) Chain link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are

permitted.

- (b) All security bars and grilles shall be installed on the inside of the building.
- (c) Folding accordion grilles installed in front of a storefront are prohibited.
- (d) Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.
- (e) Fences on rooftops visible from normal public view within 300 feet are prohibited.

v. Graffiti. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard area:

- (1) All structures, walls and fences open to public view shall remain free of graffiti.
- (2) In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

d. Whittier Boulevard Area Zone Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:

i. Permitted Uses. Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.28.180 except that:

- (1) The following uses shall require a conditional use permit:
 - (a) Sales.
 - Auction houses.
 - Feed and grain sales.
 - Ice sales.

-- Pawn shops, provided a 1,000-foot separation exists between such establishments.

(b) Services.

-- Air pollution sampling stations.
-- Churches, temples, and other places used exclusively for religious worship.

-- Dog training schools.
-- Drive-through facilities.
-- Electric distribution substations including microwave facilities.

-- Furniture transfer and storage.
-- Gas metering and control stations, public utility.

-- Laboratories, research and testing.

-- Mortuaries.
-- Motion picture studios.
-- Parcel delivery terminals.
-- Radio and television

broadcasting studios.

-- Recording studios.
-- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment.

(2) The following uses shall be prohibited:

(a) Sales.

-- Automobile sales, sale of new and used motor vehicles.

-- Boat and other marine sales.
-- Mobilehome sales.
-- Recreational vehicle sales.
-- Trailer sales, box and utility.

(b) Services.

- Automobile battery service.
- Automobile brake and repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.
- Boat rentals.
- Car washes, automatic, coin operated and hand wash.
- Trailer rentals, box and utility.
- Truck rentals.

ii. Parking.

(1) All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.

(2) A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.

iii. Landscaping. Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

(1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the Director.

(2) All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.

(3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.

(4) A permanent watering system or hose bibs

within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.

(5) Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.

iv. Loading. Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.

v. Trash Enclosure. Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.

~~vi. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings, renovation of front, side and rear facades and/or property improvements at the rear of existing structures are authorized. This building improvement incentive is designed to encourage property improvements to existing nonconforming buildings.~~

~~vii~~ vi. Outside Display--Private Property. Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to ~~d~~Director's review.

~~viii~~ vii. Pedestrian Character.

(1) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(2) Clear or lightly tinted glass shall be used at and

near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(3) A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(4) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

e. Minor Variations. Under exceptional circumstances, the ~~d~~Director may permit minor variation from the standards specified in subsections E1ciii (3) and (7), subsection E1civ, subsection E1dii(2) and subsections E1div and ~~E1dvi~~ E1dvii of this section.

i. In order to permit such variation, the applicant must demonstrate through the ~~d~~Director's review procedure that:

(1) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;

(3) Granting the requested variation will not be materially detrimental to property or improvements in the area;

(4) No more than two unrelated property owners have expressed opposition to the minor variation; and

(5) Granting the requested variation will be consistent with the goals of the community plan.

ii. The procedure for filing a minor variation will be the same as that for ~~d~~Director's review, except that the applicant shall also submit:

~~(1) A list, certified to be correct by affidavit or by a~~

~~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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~_____ (2) Two sets of mailing labels for the above stated owners within a distance of 250 feet of the subject property;~~

~~_____ (3) A map drawn to scale specified by the dDirector indicating where all such ownerships are located; and~~

~~(4) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size. Filing fee for a Site Plan Review, Discretionary, Minor Variation.~~

iii. Not less than 20 days prior to the date an action is taken, the dDirector shall send notice to the owners of record within a distance of 250 feet of the subject property ~~using the mailing labels supplied by the applicant.~~ Any interested person dissatisfied with the action of the dDirector, may file an appeal from such action. Such appeal shall be filed with the hHearing eOfficer within 10 calendar days following notification.

2. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on the map entitled "Commercial/Residential Mixed Use Area" following this section. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements:

a. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.

b. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

3. Maravilla Redevelopment Project Area (Reserved).

4. Union Pacific Area.

a. Intent and Purpose. The Union Pacific area-specific development standards are established in order to address land use and development

issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the East Los Angeles Community Plan are implemented, thereby improving the appearance of the community and preserving the area's housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.

b. Description of Area. The unincorporated area of Union Pacific is located approximately five miles southeast of the Los Angeles Civic Center. The area is located in the southwest corner of the East Los Angeles unincorporated area, and it encompasses approximately 223 acres immediately south of the 5 (Santa Ana) Freeway. The boundaries of the Union Pacific area are the city of Commerce to the east and south, the city of Los Angeles to the west, and the Santa Ana Freeway to the north. The map of the Union Pacific area follows this section.

c. Union Pacific Area-Wide Development Standards--Signs. Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a conditional use permit and compliance with the standards set forth in subsection C.3.c of this section. All other outdoor advertising signs shall be prohibited. This subdivision shall be suspended during the life of interim ordinance No. 2002-0031U, including any extension thereof.

d. Union Pacific Area-Wide Development Standards--Graffiti. The standards for graffiti removal prescribed for the Whittier Boulevard area, as contained in subsection E.1.c.v of this section, shall apply.

e. Union Pacific Zone-Specific Development Standards--Zone C-M. Uses subject to permits. In addition to the uses specified in Section 22.28.260, the following uses shall require a conditional use permit in Zone C-M as provided in Part 1 of Chapter 22.56:

- i. Sales.
 - Feed and grain sales.
 - Nurseries, including the growing of nursery

stock.

ii. Services.

- Boat rentals.
- Car washes; automatic, coin-operated, and hand wash.
- Frozen food lockers.
- Furniture and household goods; the transfer and storage of.
- Gas metering and control stations; public utility.
- Laundry plants; wholesale.
- Parcel delivery terminals.
- Stations; bus, railroad, and taxi.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.

- Truck rentals.

iii. Recreation and Amusement.

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.

- Athletic fields and stadiums.

- Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iv. Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

- Aluminum products.
- Metal plating.
- Shell products.

- Stone products.
- Yarn products, excluding dyeing of yarn.

f. Union Pacific Zone-specific Development Standards--Zone M-1.

i. Permitted uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.32.040, subject to the same limitations and conditions set forth therein, except as otherwise provided in subsections E.4.f.ii and E.4.f.iii of this section. Premises in Zone M-1 may also be used for:

- Childcare centers.

ii. Uses subject to permits. In addition to the uses specified in Section 22.32.070, the following uses shall require a conditional use permit in Zone M-1 as provided in Part 1 of Chapter 22.56:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

- Agricultural contractor equipment, sale or rental or both.

- Animal experimental research institute.

- Automobile body and paint shops, if all operations are conducted inside of a building.

- Automobile upholstery.

- Baseball park.

- Billboards; the manufacture of.

- Bottling plant.

- Building materials; the storage of.

- Carnivals, commercial or otherwise.

- Cellophane products; the manufacture of.

- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal

control.

-- Cold-storage plants.

limited to one cubic yard capacity.

-- Concrete batching, provided that the mixer is

equipment and all equipment used in building trades.

-- Contractor's equipment yards, including farm

dairy products.

-- Dairy products depots and manufacture of

-- Distributing plants.

-- Electrical transformer substations.

-- Engraving; machine metal engraving.

-- Ferris wheels.

-- Fruit packing plants.

-- Heating equipment; the manufacture of.

-- Ink; the manufacture of.

foundry.

-- Iron; ornamental iron works, but not including a

picture film.

-- Laboratories for testing experimental motion

crates.

-- Lumberyards; except the storage of boxes or

-- Machine shops.

-- Machinery storage yards.

-- Metals:

metals;

(1) Manufacture of products of precious

stamps, including hand and machine engraving;

(2) Manufacture of metal, steel, and brass

(3) Metal fabricating;

(4) Metal spinning;

(5) Metal storage;

- (6) Metal working shops;
- (7) Plating and finishing of metals, provided

no perchloric acid is used.

- Motors; the manufacture of electric motors.
- Oil wells and appurtenances, to the same

extent and under all of the same conditions as permitted in Zone A-2.

-- Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

- Outside storage.
- Paint; the manufacture and mixing of.
- Pallets; the storage and manufacture of.
- Plaster; the storage of.
- Poultry and rabbits; the wholesale and retail

sale of poultry and rabbits, including slaughtering and dressing within a building.

- Riding academies.
- Rubber; the processing of raw rubber if the

rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

- Rug cleaning plant.
- Sheet metal shops.
- Shell products; the manufacture of.
- Shooting gallery.
- Soft drinks; the manufacture and bottling of.
- Stables; private, for the raising and training of

racehorses.

- Starch; the mixing and bottling of.
- Stone; marble and granite, and the grinding,

dressing, and cutting of.

- Storage and rental of plows, tractors,

contractor's equipment, and cement mixers, not within a building.

- Stove polish; the manufacture of.
- Tire yards and retreading facilities.
- Trucks; the parking, storage, rental, and repair

of.

- Ventilating ducts; the manufacture of.
- Wallboard; the manufacture of.
- Welding.
- Wineries.

iii. Prohibited uses. The following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Canneries.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products.
- Cesspool pumping, cleaning, and draining.
- Dextrine; the manufacture of.
- Engines; the manufacture of internal

combustion and steam engines.

- Fox farms.
 - Fuel yard.
 - Incinerators; the manufacture of.
 - Lubricating oil.
 - Machinery; the repair of farm machinery.
 - Marine oil service stations.
 - Moving van storage and operating yards.
 - Presses; hydraulic presses for the molding of
- plastics.
- Produce yards, terminals, and wholesale

outlets.

- Refrigeration plants.
- Sand; the washing of sand to be used in

sandblasting.

- Sodium glutamate; the manufacture of.
- Valves; the storage and repair of oil well

valves.

- Wharves.
- Wood yards; the storage of wood or a

lumberyard.

- Yarn; the dyeing of yarn.

g. Union Pacific Zone-specific Development Standards--Zones C-M, M-1, and M-2. Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

i. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

(1) Landscaping shall be distributed along said frontage in accordance with a site plan approved by the ~~e~~Director.

(2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

(3) A permanent watering system shall be provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.

ii. Walls, view-obscuring fences, and buildings shall be

landscaped with climbing vines or other similar plant material as specified in Section 22.52.630 in amounts sufficient, as determined by the eDirector, to cover the wall, fence, or building and to discourage graffiti and vandalism.

iii. Wall, fence, or building landscaping required by subsection E.4.g.ii of this section shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the eDirector or within three years, whichever is less, the temporary fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.

h. Union Pacific Zone-specific Development Standards--Non-Conforming Residential Uses in Zones C-M and M-1. The termination periods enumerated in Section 22.56.1540 shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones C-M and M-1. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones C-M and M-1 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

i. Union Pacific Zone-specific Development Standards--Minor Variations in Zones C-M, M-1, and M-2.

i. The eDirector may permit minor variations from the standards specified in subsection E.4.g of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the eDirector all of the following:

(1) The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the East Los Angeles Community Plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific area;

(3) Granting the requested minor variation will not be materially detrimental to properties or improvements in the area;

(4) No more than one property owner has expressed opposition to the minor variation. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

(5) Granting the requested minor variation will be consistent with the goals of the East Los Angeles Community Plan.

ii. The procedure for filing a request for a minor variation shall be the same as that for ~~d~~Director's review, except that the applicant shall also submit:

~~(1) A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~(2) Three sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;~~

~~(3) A map drawn to scale specified by the ~~d~~Director indicating where all such ownerships are located; and~~

(1) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size. Filing fee of a Site Plan Review, Discretionary, Minor Variation.

iii. Not less than 20 days prior to the date an action is taken, the ~~d~~Director shall send notice to the owners of record within a distance of 250 feet from the subject property using ~~the mailing labels supplied by the applicant.~~ Such notice shall indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the ~~d~~Director within 15 calendar days after receipt of such notice.

iv. The ~~d~~Director shall approve an application for a minor variation where the requirements of subsection E.4.i of this section are satisfied.

v. The dDirector shall deny an application for a minor variation in all cases where the requirements of subsection E.4.i of this section are not satisfied.

vi. Notice of the dDirector's decision shall be sent to all property owners as specified in subsection E.4.i.ii.(1) of this section. The notice shall contain information regarding appeals procedure.

vii. Any interested person dissatisfied with the action of the dDirector may file an appeal from such action. Such appeal shall be filed with the Hearing officer within 10 calendar days following notification.

* Editor's note: Ordinance 99-0069, which amends Section 22.44.118, is effective on August 26, 1999.

ATTACHMENT C (ENVIRONMENTAL DOCUMENT)

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

NEGATIVE DECLARATION

PROJECT NAME: EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO.: R2014-00878-(1)
CASE NUMBERS: ADV 201400002 / ENV 201400077

1. DESCRIPTION:

The project is an update to the East Los Angeles Community Standards District (CSD) to revise existing and establish new development standards for future development in residential and nonresidential zones within the CSD boundary area. No zone or land use changes are proposed as part of this update. The update to the CSD consists of a revision of standards contained within the CSD in the form of amendments to Title 22 of the Los Angeles County Code. These revisions encompass a more specific and comprehensive series of standards intended to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings, and to streamline the modification procedure process. The CSD update addresses the following: new sign program requirement; clarifies existing maximum sign area for freestanding signs and other business signs; revise landscaping requirements for residential zones; clarifies departmental implementation of parking requirements for eating establishments within existing commercial buildings nonconforming due to parking; pedestrian oriented development standards, building façade, building frontage types; procedures for modification of standards; and delete redundancies as well as relocate certain standards from area specific standards to community-wide standards. All of the amendments proposed by the CSD revision pertain to improvements that would be part of future projects – each subject to their own CEQA review.

2. LOCATION:

Unincorporated community of East Los Angeles

3. PROPONENT:

The Board of Supervisors of Los Angeles County

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORDS OF PROCEEDINGS:

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: Carmen Sainz, Community Studies East Section, Department of Regional Planning

DATE: June 19, 2014



Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: East Los Angeles Community Standards District Update/ Project No. R2014-00878-(1)
Advance Planning No. 201400002 / Environmental Assessment No. 201400077

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Carmen Sainz, Supervising Regional Planner
csainz@planning.lacounty.gov or (213) 974- 6425

Project sponsor's name and address: Los Angeles County Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012

Project location: Unincorporated Community of East Los Angeles in Los Angeles County which includes the following Zone Districts: Eastside Unit 1, Eastside Unit 2, Eastside Unit 4, East Los Angeles, and City Terrace. This unincorporated area is bordered by the city of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the city of Commerce on the south.

APN: various USGS Quad: Los Angeles Quadrangle
Gross Acreage: approximately 4,602 acres
General plan designation: NA

Community/Area wide Plan designation: East Los Angeles Community Plan: LD (Low Density Residential), LMD (Low Medium Density Residential), LD (Low Density Residential), MD (Medium Density Residential), RP (Residential Parking), CR (Commercial Residential), CC (Community Commercial), MC (Major Commercial), CM (Commercial Manufacturing), I (Industrial), P (Public Use)

Zoning: C-1-DP, C-2, C-3, C-3-DP, C-M, C-M-DP, CPD, IT, M-1, M-2, M-1-DP, M-3, O-S, R-1, R-2, R-3, R-3-DP, R-3-P, R-4, RPD-5000-9.5U

Description of project:

The project is an update to the existing East Los Angeles Community Standards District Update (CSD) to revise existing and establish new development standards for future development in residential and nonresidential zones. No zoning or land use changes are proposed. The CSD does not propose any increase in density. The update to the CSD consists of a revision of standards contained within the East Los Angeles Community Standards District (CSD) in the form of amendments to Title 22 of the Los Angeles County Code (Code). These revisions encompass a more specific and comprehensive series of standards intended to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing buildings, and streamline the modification process which simplifies the process required to modify certain CSD standards. Currently, to modify most of the standards, a variance application is required. The variance is a lengthy and costly process with no guarantees of approval. The CSD proposes a minor variation process to modify certain standards in lieu of a variance. The minor variation process is less stringent than the variance, less costly and processing time is shorter with greater chances of approval.

Revising existing developments standards would clarify: maximum allowed sign area for freestanding signs and all other wall signs; amend landscaping requirements for residential zones; clarify loading requirements; and setback requirements between commercial and industrial uses. The amendment includes deletion of

redundancies and relocating development standards within Zone Specific areas to Community-wide standards. This amendment includes new development standards to residential and nonresidential zoned parcels to enhance the aesthetics of older buildings. The new standards include the following: design standards to enhance the building façades of building by incorporating architectural elements, wall finish, buildings access and building frontage types. Additionally, the new standards include incorporation of current parking requirements for eating establishments within existing commercial structures nonconforming due to parking. These additional standards are intended to encourage the reinvestment of existing buildings in the community of ELA, an older, build-out community with very few vacant parcels.

The CSD proposes a new sign program for businesses of four or more tenants on any one site. Moreover, the CSD contains zone specific development standards for residential and commercial zones that include provisions for lot and building access, design standards, maximum sign area requirements, sign program, and building frontage types. Zone specific development standards for commercial and residential zones as proposed in the CSD include new provisions for structure design, utilities and equipment, and pedestrian accommodation requirements. The CSD will also delete the Building Improvement Incentive requirement from the Whittier Boulevard Area Zoned Specific Development Standards and insert it under Community-wide Development Standards to encourage property improvements of existing nonconforming buildings to enhance the appearance.

Surrounding land uses and setting: Existing land uses in East Los Angeles area consist of similar uses to the surrounding areas, including low-medium density and medium density residential, commercial manufacturing, and low density residential farther north. Adjacent to the East Los Angeles Community areas boundaries on all sides are low-medium density and medium density residential neighborhoods, as well as a various commercial and industrial uses, retail shopping centers, schools, cemeteries and hospitals

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>NA</u>	<u>N/A</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>R2011-01571, 4816 3rd Street</u>	<u>Conditional Use Permit to establish a new 24,800 square foot, two-story Community healthcare center that will provide adult and pediatric family practices, optometry, dentistry and other clinical services on a 1.32-acre site in the IT (Institutional) Zone. Minor parking deviation for less than 29% reduction in required parking. Status: Approved</u>
<u>R2012-02368, 4125 Whittier Blvd.</u>	<u>Conditional Use Permit (CUP) to establish a 25-unit affordable apartment complex, of which 96% of units are restricted affordable for very low income residents and one non-restricted manager's unit with a total of 29 covered parking spaces.</u> <u>CUP to authorize a church in an existing 14,200 square foot building (church) and an accessory parsonage dwelling unit and a Parking Permit to authorize 36 parking spaces in lieu of the required 75 parking spaces for a church, located in the R-2 zone, East Los Angeles CSD, Eastside Unit No. 4 Zoned District. Project is exempt from the Low Impact Development, Green Building and Drought Tolerant Landscaping requirements. Categorical Exemption Class 1. Status: Pending</u>
<u>R2011-01434, 606 Fetterly Ave.</u>	

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

Regional Significance

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

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Traffic and Lighting Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

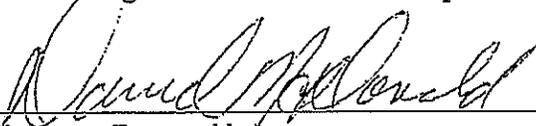
The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature (Prepared by)

06/19/14

 Date



 Signature (Approved by)

6.19.14

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Community Standards District (CSD) proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to revise and clarify existing development standards as well as add new and more comprehensive development standards to enhance the visual character in the residential and nonresidential zones for future development and therefore would not degrade but would rather enhance the potential development sites and their surroundings. Many of the development standards would enhance the visual character of the community by requiring the screening of service areas and mechanical equipment from public view; locating clotheslines at the rear of the property; requiring a sign program for four or more tenants for uniformity throughout the commercial center; placing loading spaces away from residential uses and zones; prohibiting certain outdoor fixtures such as penny crunching machines, video games, donation boxes, animated characters and photo booths; building improvement incentive requirement to encourage property improvements to existing buildings; buildings frontage type requirements; incorporation of architectural elements; and standards which encourage parking access from the side or rear property as well as building frontage access requirements.

New standards or requirements will be applied to community-wide, zone specific and specific area development standards for residential and nonresidential zones. The CSD does not propose physical development such as increase in density, floor area or height. The CSD would not create substantial adverse effects on a scenic vista because the CSD does not propose any physical development.

The CSD area does not contain scenic vistas nor are there other scenic resources within the CSD area that could be affected by the implementation of the CSD. Therefore, there will be no impact on a scenic vista, including County-designated scenic resource areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines). Furthermore, the CSD will not substantially damage scenic resources including, but

not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas.

The closest regional riding and hiking trail is located in Griffith Park in the Los Feliz area of the City of Los Angeles, approximately ten miles north of the CSD area. ELA is not readily visible from this area and redevelopment as a result of the CSD would not be visible from or obstruct views from this hiking and equestrian area. Therefore it is determined that the CSD will have no impact on aesthetic resources.

There are no state scenic highways in the vicinity of the CSD area. The nearest designated scenic highway is the historic Arroyo Parkway, which is the north extension of 1-110 and is north of the City of Los Angeles. There are no other scenic resources that could be affected by the implementation of the CSD and therefore determined to have no impact.

The CSD does not propose an increase in height nor density and will not introduce any new sources of light, shadows, or glare to the area as no new development is proposed or uses are proposed as part of the project. Although future development could occur within the CSD area, the CSD would not change the development potential (including any associated environmental effects) from what would be allowed without the CSD. Any future development would be required to comply with the applicable County Zoning Code requirements as well as the goals and policies of the County General Plan. Accordingly, the project would have less than significant impact on aesthetics and, thus, would not contribute to a potentially significant cumulative impact on aesthetics.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning - of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The CSD does not propose any zone changes or an increase in density.

There are no parcels designated as Prime or Unique Farmland of Statewide Importance in the CSD area or in the adjacent communities and therefore will not have any environmental impacts to agricultural resources in relation to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

There are no parcels in the CSD area that are zoned for agricultural use, located in an Agricultural Opportunity Area, or subject to a Williamson Act contract and therefore will not have any environmental impacts.

There are no parcels zoned for forest land, timberland, or timberland zoned for Timberland Production in the CSD area or in the adjacent communities. Therefore would be no impact.

There is no land zoned for forest land or conversion of forest land to non-forest use in the CSD area or in the adjacent communities. Therefore would be no impact.

The CSD area is in an intensely urbanized area and implementation of the CSD would not result in any changes in the environment that could result in conversion of Farmland or forest land. There would be no impact.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The proposed CSD would not conflict with or obstruct implementation of applicable air quality plans of the SCAQMD because the CSD does not propose any physical development, but rather provides more comprehensive and specific standards to guide future development in the community. Because the provisions of the CSD will neither directly nor indirectly expand what is built in ELA, impact on air quality would be less than significant. Furthermore, the purpose of the CSD update is to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings which will not conflict or obstruct the implementation of applicable air quality plan of the SCAQMD. Moreover, for the aforementioned reasons, no provisions of the CSD would violate any applicable federal or state air quality standard or contribute substantially to any existing air quality violation.

Though the provisions of the CSD would not directly result in any physical changes in the environment including the construction of any new freeways or heavy industrial structures, it is possible that new construction will occur. All new construction will be required to comply with applicable air quality standards and, as such, exposure of sensitive receptors (e.g. schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use will be less than significant.

The CSD update would require, where feasible, lot access via an alley or side street. By placing parking in the rear of

commercial lots or buildings, the possibility does exist that when bordered by a residential zone, these parking lots may expose sensitive receptors to an increased level of pollution concentrations. The parking placement standards also include additional landscaping requirements for surface parking areas which include planting a canopy shade tree for every six parking spaces and subdividing the parking lots into smaller areas through the use of hardy landscaping able to withstand and thrive while absorbing soot and fumes. Screening walls will be required along the perimeter with abutting property which will also mitigate the air pollution effects.

The types of uses allowed in the CSD would not be expected to create objectionable odors. The proposed standards would apply to new construction. Therefore, would be no impact.

Any future development would be required to comply with all federal, state, regional, and local air quality standards as well as applicable rules, regulations, and requirements. Accordingly, the project would have less than significant impact on aesthetics and, thus, would not contribute to a potentially significant cumulative impact on air quality.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

There are no habitats in the CSD area for species identified as candidate, sensitive, or special status or is expected to be impacted by implementation of the CSD. Therefore would be no impact.

There are no sensitive natural communities in the CSD area or in the adjacent communities. The CSD area is a highly urbanized portion of southern California. Therefore would be no impact.

There are no wetlands, marshes, vernal pools, drainages, or waters of the United States in the CSD area. Therefore would be no impact.

No wildlife movement corridors or regional wildlife linkages are in the CSD area. Due to the high level of disturbance within the CSD area, no special-status plant species are expected to occur.

There are no oak woodlands or other unique native trees in the CSD area. Therefore, there would be no impact.

The CSD area is not in a Wildflower Reserve area, a SEA, or a SERA, nor are there protected oak trees in the CSD area. Therefore, there would be no impact.

There is no adopted Habitat Conversation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan that is applicable to the CSD area. Therefore, implementation of the CSD would not conflict with a Habitat Conversation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impact would occur.

All Federal, State, and County requirements protecting biological resources would remain in place and could not be altered or circumvented by the CSD. Therefore, the CSD would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Similarly, the CSD would not have a substantial adverse effect on sensitive natural communities (e.g. riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations, CDFG, or USFWS including Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan. Moreover, based on the aforementioned reasons, the CSD would not have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. Finally, the CSD is not in conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16).

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The proposed standards are designed to protect the historical, cultural, archaeological, and geological characteristics of the community and, as such, compliance with all applicable laws in the treatment of these resources would still be required and thus, impacts to cultural resources will be less than significant.

The Los Angeles County General Plan, which governs development in ELA, contains policies that provide for the protection of cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures as well as encourage public use of cultural heritage sites, promote public awareness of cultural resources, and encourage private owners to protect cultural heritage resources in Los Angeles County. As such, in addition to the proposed standards in the CSD that aim to protect cultural resources in the area, all new development will be subject to these existing policies.

Based on the previous discussion, the CSD will not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15054.5 nor will it directly or indirectly destroy a unique paleontological resource or site of unique geologic feature, or contain rock formations indicating potential paleontological resources. All new development will be required to comply with all applicable policies regarding cultural resources: disruption of human remains, including those interred outside of formal cemeteries, and therefore, will be less than significant.

Any future development would be required to comply with all federal, state, regional, and local air quality standards as well as applicable rules, regulations, and requirements for the protection/treatment of cultural resources that may be encountered. Accordingly, the project would have less than significant impact on aesthetics cultural resources and thus, would not contribute to a potentially significant impact on cultural resources.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements.

No new development or land uses are proposed as part of the project. As such, the CSD would not change the development potential or land uses (including any associated environmental effects) from what would be allowed without the project. Any future development would be required to comply with the County's Green Building Program and all other applicable federal, state, and local codes, regulations, and requirements for energy conservation and efficiency. Accordingly, the project would have no impact on energy and, thus, would not involve the inefficiency use of energy resources. Therefore would be no impact.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The State of California is susceptible to potential seismic hazards due to the existence of numerous faults throughout the state. This presents overall risks for damages to new and existing buildings and infrastructure. While there are numerous fault traces in ELA, the CSD area is not located within an Alquist-Priolo (AP) Earthquake Fault Zone Map issued by the State Geologist for the area. The nearest AP Fault Zones run east-west from South Pasadena to Monrovia and north-south in a small segment of El Monte. Therefore, there would be no impact.

Landslides are a type of erosion in which masses of earth and rock move down slope as a single unit. Susceptibility of slopes to landslides and other forms of slope failure depend on several factors, including steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zone, and seismic activity.

Although, the CSD does not create any physical changes to the environment, it indirectly affects future physical projects through development standards for new development. The structures most susceptible to seismic hazards are unreinforced masonry buildings and/or buildings constructed prior to the adoption of building codes. Any construction of new buildings in ELA that would be required to comply with the CSD would also be required to comply with the California Building Code; therefore the CSD would not directly or indirectly expose people or structures to any increased seismic risk.

Because all future improvement and new development projects must also comply with all relevant engineering and seismic standards, the CSD will neither directly or indirectly create any significant impacted related to geologic hazards. The CSD does not mandate new construction, but rather provides a comprehensive framework for future development. As such, the CSD will not directly or indirectly expand what is built in ELA nor will it increase the level of future development beyond what would take place without the CSD. Although the CSD adds a development standard to encourage seismic upgrading of existing buildings, state and local building codes, regulations and requirements will still apply.

Furthermore, the CSD will not result in substantial soil erosion or the loss of top soil. All new development would be subject to applicable regulations concerning soil and erosion control. As such, the impacts of any new projects being located on a geological unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be less than significant. Additionally, the impacts of new projects being located on expansive soil, as defined in Table 18-1-B of the uniform Building Code (1994), creating substantial risks to life or property would also be less than significant.

All new development pursuant to the CSD would be required to connect to the County sewer system and there would be no alternative wastewater treatment or disposal systems for any development pursuant to the CSD. There would be no impact.

Moreover, the CSD is not in conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element because any new development will be subject to both the Hillside Management Area Ordinance and the General Plan. Therefore, there would be no impact.

Any future development would be required to comply with all applicable state and local building codes, regulations, and requirements relating to geotechnical/soils hazards and constraints. Accordingly, the project would have less than significant impact on geology and soils and, thus, would not involve contribute to a potentially significant cumulative impact on geology and soils.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. Because the CSD will neither directly nor indirectly significantly expand what is built in ELA nor will it increase the level of future development, the CSD will not increase GHG emissions that may have a significant impact on the environment. Moreover, the CSD does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, and all applicable policies relating to GHG emission reduction.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements to reduce GHG emissions. Accordingly, the project would have no impact on GHG emissions and, thus, would not contribute to a potentially significant impact on GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the				

project is located:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) within a Very High Fire Hazard Severity Zones (Zone 4)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) within a high fire hazard area with inadequate access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The CSD does not mandate development, and as such will neither directly nor indirectly expand what is built in ELA or increase the level of future development, the CSD will not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site. Moreover, all future development will be required to comply with all applicable laws and regulations pertaining to the transport, storage, and disposal of hazardous waste and, as such, the CSD will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment nor will it emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses (e.g. homes, schools, hospitals).

Because there are no hazardous materials sites located in the community of ELA, as referenced in the Department of Toxic Substances Control Enviro database, the CSD area does not include a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, it would not create a significant hazard to the public or the environment. All future development pursuant to the CSD will be required to adhere to applicable policies and regulations concerning safety in the vicinity of an airport and/or airstrip. The CSD area does not contain any airport or airstrip. As such, for a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, the CSD would have a less than significant impact on the safety of people residing or working in the project area. Moreover, based on the aforementioned reasons, for a project within the vicinity of a private airstrip, the CSD would have a less than significant impact on the safety of people residing or working in the project area. Because the CSD does not mandate or propose any new development and all future development would have to meet all current requirements in addition to those proposed by the CSD, the CSD would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The community of ELA does not contain property located in a Very High Fire Severity Zone (Zone 4), the CSD itself would not increase the level of development in the area beyond what would have occurred in the absence of the CSD (Los Angeles County Safety Element – Wildland and Urban Fire Hazards Map). Therefore, the CSD does not increase the exposure of people or structures to a significant risk of loss, injury or death involving fires, because the project is located: in a Very High Fire Hazard Severity Zones (Zone 4), in a high fire hazard area with inadequate access, in an area with inadequate water and pressure to meet fire flow hazards, or in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing). Future development would still be required to comply with all applicable fire standards including access and fire flow requirements, and impacts would be less than significant.

The CSD area is not located within an Airport Influence Area of an airport or within two miles of a public airport or

public use airport. The nearest airport to the CSD area is Los Angeles International Airport and Compton-Woodley Airport, which are 10 to 14 miles, respectively, from the closest boundary of the CSD area. There would be no impact.

The CSD area does not contain a private airstrip, nor is there any private airstrip in the vicinity of the CSD area. There would be no impact.

No portion of the CSD area is located within a high fire hazard area with inadequate access with the exception of City Terrace which is developed with substandard streets. However, future development would still be required to comply with all applicable fire standards including access and fire flow requirements, and impacts would be less than significant.

The CSD would allow for infill development of residential and commercial uses, which would not include uses that would constitute a potentially dangerous fire hazard. Therefore, there would be no impact.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements for managing risks associated with hazards and hazardous materials. Accordingly, the project would have no impact with regard to hazards and hazardous materials and, thus, would not contribute to a potentially significant cumulative impact with regard to hazards and hazardous materials.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Future development subject to the CSD may occur that could drain into existing bodies of water and/or waterways. However, any future development would be subject to all existing water quality standards and waste discharge requirements, therefore the CSD would not violate any water quality standards or waste discharge requirements.

Because the CSD does not increase the level of development in the area beyond what would have occurred in the absence of the CSD, there would not be a substantial increase in paved or other impervious surfaces that could impact drainage, runoff and/or groundwater. As such, the CSD will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Because all future development will be required to comply with all applicable policies and regulations pertaining to hydrology and water quality, the CSD would also not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.

Because any future development would have to obtain all necessary permits before initiating construction, it would not specifically allow any future development to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or allow the generation of construction or post-construction runoff that would violate any applicable storm water NPDES permits or otherwise significantly affect surface water or groundwater quality. The CSD also would not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84) because all future development would be required to comply with this ordinance. Similarly, the CSD would not allow development that would result in point or nonpoint source pollution discharges into State Water Resources Control Board-designated areas of Special Biological Significance. Moreover, all future development will be required to comply with acceptable usages of septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course, or otherwise substantially degrade water quality.

The CSD does not propose any new development and all future development will be required to comply with all applicable flood zone restrictions (Los Angeles County Safety Element – Flood Inundation Hazards Map). As such, the CSD would have less than significant impacts concerning the location of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain nor would it place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain. In addition, all future development will be required to comply with applicable regulations concerning proper location and structural design to withstand flooding and other water-related disasters. As such, the CSD would have a less than significant impact concerning exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Also based on the aforementioned reasons, the CSD would have a less than significant impact in terms of the location of structures in areas subject to inundation by seiche, tsunami, or mudflow.

The CSD area is not located within a 100-year flood hazard area, floodway, or floodplain. There would be no impact. According to the County General Plan, the CSD area is not located in the path of flooding from any dam. Therefore, there would be no impact.

There are no enclosed water bodies in close proximity to the CSD area that could result in seiche. The CSD area is not located in a tsunami inundation zone. There are no foothills or mountains in proximity to the CSD area that would present a risk of mudflow to visitors, residents, or businesses in the CSD area. Therefore, there would be no impact.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements for the protection of hydrology and water quality. This would include compliance with all applicable Low Impact Development and NPDES requirements as well as obtaining appropriate permit for any new septic system. Accordingly, the project would have no impact on hydrology and water quality and, thus, would not contribute to a potentially significant cumulative impact on hydrology and water quality.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The CSD does not propose any zone or land use changes. Therefore, the CSD is consistent with the County General Plan and East Los Angeles Community Plan as well as the County Zoning Ordinance.

A physical division of an established community would be caused by an impediment to through travel or a physical barrier such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The CSD would not result in development of new thoroughfares or highways; it would focus on new development to enhance the aesthetics of the community. Therefore, the CSD would not divide an established community and there would be no impact.

No established community is proposed to be physically divided by the CSD. Moreover, one of the goals of the CSD is to encourage the pedestrian oriented for future development as well as the reinvestment of existing older buildings. Furthermore, the CSD does not mandate any new development or alterations to the existing physical environment and all new development must comply with all applicable policies and regulations. As such, the CSD will have less than significant impacts in terms of physically dividing an established community, being inconsistent with the zoning designation of the subject property.

Since there are no SEA's within the CSD area, there is no conflict with SEA Conformance Criteria. All Hillside Management Area Ordinance regulations would still be applicable. Consistency with the other provisions of Title 22 will be maintained with this CSD amendment. Therefore it is determined that the CSD will no impact to Land Use & Planning for the community.

Any future development would be required to comply with the County's zoning code as well as all applicable goals and policies of the County's General Plan and the East Los Angeles Community Plan. Accordingly, the CSD would have no impact on land use and planning and, thus, would not contribute to a potentially significant cumulative on land use and planning.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD area does not include any mineral resource zones (Mineral Resource Zones - Source: California Department of Conservation, Division of Mines and Geology, Current as of 1994, Claremont-Upland Production-Consumption region updated as of 2007.). Implementation of the CSD would not result in substantial excavation activities that could affect mineral resources. There would be no impact which will 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.

The CSD does not propose any physical development resulting in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impact to mineral resources.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements relating to mineral resources. Accordingly, the project would have no impact to mineral resources and, thus, would not contribute to a potentially significant cumulative impact with regard to mineral resources.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

All construction activities associated with the implementation of the CSD would be subject to any local noise control ordinance as well as the County noise ordinance (Title 12 of the County Code). As such, the CSD would a less than significant impact in terms of causing exposure of persons to, or generation of, noise in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08).

Moreover, the CSD would have less than significant impacts in terms of causing the exposure of sensitive receptors (e.g. schools, hospitals, senior citizen facilities) to excessive noise levels nor would it cause a substantial permanent increase in ambient noise levels in the project vicinity above existing levels without the project, including noise from parking areas or a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

existing without the project, including noise from amplified sound systems. Again, based on the fact that all future development will be required to comply with all applicable regulations concerning noise, the CSD will have less than significant impacts concerning the exposure of people residing or working in a project area to excessive noise levels for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. There are no airports within the community of ELA.

The CSD area does not contain an airport nor is it within an Airport Influence Area or under an airport land use plan and therefore the CSD project will have no impact. The CSD area is not within the vicinity of a private airstrip. Therefore, there would be no impact.

Any future development would be required to comply with the County's Noise Control ordinance and all applicable noise standards. Accordingly, the project would have no impact to mineral resources and, thus, would not contribute to a potentially significant cumulative impact on noise.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. Because the CSD will neither directly nor indirectly expand what is built in ELA, nor will it increase the level of future development, the CSD will not have a negative impact on population and/or housing.

The CSD does not mandate development and, more specifically, it does not propose new housing, businesses, road extensions, or other infrastructure improvements that would induce substantial population growth in the area. As such, it will not directly or indirectly induce substantial population growth in the area. The CSD does not propose any housing directly and all future projects subject to the CSD would be required to comply with other County requirements regulating density. Furthermore, the CSD does not include any rezoning or any plan amendment that would increase density. As such, the CSD will have less than significant impacts in terms of cumulatively exceeding official regional or local population projections. Furthermore, the CSD does not propose changes in land use or mandate the removal of existing houses such that would displace existing housing, affordable or otherwise. Second units and other affordable housing projects are currently subject to regulation under the Code and the CSD does not place additional constraints or restrictions on said housing. Finally, the CSD does not propose to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The CSD area contains existing residences. The residential neighborhoods would not be subject to change under the CSD other than façade and maintenance improvements. No housing is being converted, or anyone to be displaced, as a result of the CSD amendment. Therefore, there would be no impact.

Implementation of the CSD would result in infill development or redevelopment that would not displace substantial numbers of people. No housing is being converted, nor anyone displaced, as a result of the CSD update. Therefore, there would be no impact.

Although the CSD does not propose any new development, road/infrastructure, or land uses, future development shall comply with the existing zoning and land use designations. Therefore, the CSD would not induce population growth in the CSD area. The project will not change the development potential, land uses, or density (including

associated environmental effects) from what would be allowed without the CSD amendments.

Any future development would be required to comply with the County's zoning as well as be consistent with the land use designations of the East Los Angeles Community Plan. Accordingly, the project would have no impact on population and housing and, thus, would not contribute to a potentially significant cumulative impact with regard to population and housing.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD does not propose an increase in density. No zone or land use changes are proposed as part of the CSD update. The CSD proposes no new development and no direct increase in public service. All future development pursuant to the CSD will be required to comply with all applicable policies and regulations pertaining to provision of public services. As such, the CSD would have less than significant impacts concerning capacity or service level problems, and concerning substantial adverse physical impacts associated with the provision of new or physically altered government facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (including fire protection, sheriff protection, schools, parks, libraries, and other public facilities).

Any future development would be required to comply with the County's zoning and land use designations of the East Los Angeles Community Plan, and all applicable County regulations and requirements for public services. Accordingly, the project would have no impact on public services and, thus, would not contribute to a potentially significant cumulative impact on public services.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD area and vicinity have been previously developed and located in an urbanized area. The CSD will neither directly nor indirectly expand what is built in ELA, nor will it increase the level of future development or the CSD will not have a significant negative impact on recreation.

The CSD would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Moreover, this project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. All future development pursuant to the CSD would be required to comply with all applicable policies and regulations pertaining to the natural environment and regional open space connectivity. As such, the CSD would have a less than significant impact in terms of a parkland provision interfering with regional open space connectivity.

As discussed above, the CSD would not interfere with regional open space connectivity. There are no regional trails or bicycle paths that would be affected by the implementation of the CSD. Therefore, there would be no impact.

The CSD does not propose any new parks or other recreational facilities. The CSD would not result in any population growth as no new development or land uses are proposed as part of this update. Therefore the project would not increase the use of existing parks/recreational facilities; require the construction or expansion of parks/recreational facilities; or interfere with regional open space connectivity. The project will not change the development potential, land uses or density from what would be allowed without the CSD.

Any future development would be required to comply with the County's zoning as well as be consistent with the land use designations of the East Los Angeles Community Plan. Accordingly, the project would have no impact recreation and, thus, would not contribute to a potentially significant cumulative impact with regard to recreation.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD does not mandate or propose new development, and any future development must comply with all current policies and regulations relating to traffic and all modes of transportation. As such, the CSD would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit. All future development pursuant to the CSD will be required to comply with the County Congestion Management Plan (CMP) and, as such, the CSD will have no impact related to exceeding the (CMP) Transportation Impact Analysis thresholds.

Based on the aforementioned reasoning, and because all future development will also be subject to applicable traffic standards, the CSD will have less than significant impacts concerning any conflicts with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other

standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (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. Based on the aforementioned reasons, the CSD will have a less than significant impact in terms of an alteration in air traffic patterns, including either an increase in field traffic levels or a change in location that results in substantial safety risks. All future development will still be required to comply with applicable regulations concerning safe design features and, as such, the CSD will have a less than significant impact in terms of a substantial increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), nor will it result in inadequate emergency access. Because all new development must comply with all applicable policies and regulations contained in other transportation plans, the CSD will not conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). Lastly, because all development pursuant to the CSD must comply with all transportation safety elements, the CSD will have less than significant impacts in terms of decreasing the performance or safety of alternative transportation facilities.

The CSD would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that could result in substantial safety risks, as no airports are located near nor within the CSD area. Therefore, there would be no impact.

Any future development would be required to comply with all applicable County codes, plans, policies, and requirements relating to traffic and access. Accordingly, the project would have no impact on transportation/traffic.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD does not mandate or propose new development, and any future development must still comply with all applicable policies, standards, and regulations relating to public infrastructure and the provision of utilities and services. As such, the CSD will not exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards, create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Moreover, because the CSD does not propose any new development and all future development must comply with applicable regulations and policies pertaining to drainage,

it will have a less than significant impact in terms of the creation of drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Moreover, all future development pursuant to the CSD must comply will applicable water availability standards and, as such, the CSD will have a less than significant impact in terms of ensuring that sufficient reliable water supplies are available to serve project demands from existing entitlements and resources, considering existing and projected water demands from other land uses will be established through future projects.

Because any future development must comply with all applicable policies and regulations, the CSD will not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 31). Furthermore, because the CSD does not mandate or propose any new development and all future development would be required to meet energy capacity requirements and comply with applicable policies and regulations pertaining to all utilities and service systems, it will have less than significant impacts in terms of the creation of energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, nor will it need to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Finally, again because any future development must comply with all applicable policies and regulations, the CSD will comply with federal, state, and local statutes and regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| a) Does the project have the potential to 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, substantially 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The CSD update will not change the development potential, land uses, or density (including any associated environmental effects) from what would be allowed without the CSD updates. Any future development would be required to comply with the County's zoning as well as be consistent with the land use designations of the General Plan and the East Los Angeles Community Plan.

This Initial Study evaluated the potential project specific impacts as well as the potential cumulative impacts for the environmental topics in sections 1 through 18. Based on the analyses in Section 5, Cultural Resources, concluded that the project would not have the potential to impact cultural or paleontological resources. The analyses in this initial study also did not identify any potential for this project to achieve short-term environmental goals at the expense of long-term environmental goals. Furthermore, the analyses concluded that the project would not contribute to a potentially significant cumulative impact for any of the environmental topics evaluated in this Initial Study. Lastly, the Initial Study concluded that the project would not cause a substantial adverse effects on human beings based on the analyses in the following sections: 1. Aesthetics, 2. Agriculture/Forest, 3. Air Quality, 4. Biological Resources, 6. Energy, 7. Geology and Soils, 8. Greenhouse Gas Emissions, 9. Hazards and Hazardous Materials, 10. Hydrology and Water Quality, 11. Land Use and Planning, 12. Mineral Resources, 13. Noise, 14. Population and Housing, 15. Public Services, 16. Recreation, 17. Transportation/Traffic, and 18. Utilities and Service

Systems. Accordingly, the project would not meet any of the above mandatory findings of significance.

All applicable environmental regulations will still be applied to all future development projects. The CSD amendment's effect on the built environment will result in a positive effect on the human population in the community and not cause an adverse effect on humans, as mentioned above, either directly or indirectly. Therefore, it is determined that the CSD amendment and its amendment to existing development standards for residential and nonresidential zones will have a less than significant impact on the environment.

ATTACHMENT D - RESOLUTION

**RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 2014 00002
ENVIRONMENTAL ASSESSMENT NO. 2014 00077**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code") relating to the East Los Angeles Community Standards District update and associated environmental document on July 23, 2014; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On February 24, 2014, the office of Supervisor Gloria Molina requested the Los Angeles County ("County") Department of Regional Planning ("DRP") to update the East Los Angeles Community Standards District ("CSD"), to enhance the aesthetics of the community and encourage pedestrian oriented development.
2. The unincorporated community of East Los Angeles is within the First Supervisorial District of the County. This unincorporated area is bordered by the City of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the City of Commerce on the south.
3. The subject community is predominantly urban, and comprised of low to medium-density residential with commercial and some industrial zones.
4. The East Los Angeles CSD was established on May 29, 1988 (effective date) with subsequent amendments on July 24, 1988, October 9, 1992, July 16, 1993, August 26, 1999, and August 22, 2002, as a supplemental district to provide a means of implementing development standards that address concerns which are unique to the community of East Los Angeles.
5. The project is an update to the East Los Angeles CSD regulations to revise and establish new development standards for future development in residential and nonresidential zones to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings, and streamline the modification procedure process for certain development standards. The proposed CSD update is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan and County General Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

6. No land use designation or zone changes are proposed as part of the CSD update. The update is applicable only to properties within the boundary of the East Los Angeles CSD area.
7. Adoption of the CSD update will improve the appearance of existing older buildings in need of repair by requiring conformance to development standards related to mechanical equipment screening, parking, signage, building design and façade.
8. The procedure for modifying CSD standards as it applies to individual properties provides flexibility in implementing the CSD while notifying affected property owners and streamlining the modification process. This modification process alleviates the onerous requirement of a variance for projects that may be compatible with community character, thus facilitating the County's Strategic Plan goal of Service Excellence with the establishment of user-friendly, timely and cost-efficient procedures for compatible development.
9. The CSD encourages the reinvestment of existing commercial buildings that are nonconforming due to parking by clarifying the parking requirements for new eating and/or drinking establishments within existing commercial buildings that are nonconforming due to parking. The automobile parking requirements for eating and/or drinking establishments within existing buildings that were constructed prior to September 22, 1970 and in nonresidential zones, shall require only the parking required for that use in that zone by the County Code at the time the building was constructed.
10. The CSD update eases implementation with consistent regulations applied throughout the entire unincorporated areas of East Los Angeles, thus promoting the County's Strategic Plan goal of Organizational Effectiveness.
11. DRP staff attended several meetings with the community stakeholders. On March 24, 2014, staff conducted a community outreach meeting with the Olympic Boulevard and Whittier Boulevard business stakeholders to solicit input on the draft CSD ordinance. Additionally, staff conducted an Open House on June 12, 2014 to present a draft and solicit input on the CSD update and associated environmental document. Staff also participated in a community event on June 29, 2014 with approximately 500 community members, 35 of which inquired on the status of the CSD and other planning efforts in the community.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail and published in the East L.A. Tribune on June 19, 2014.
13. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this regulatory action will not have a significant effect on the environment. Based on

the Initial Study, staff has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies East Section, Los Angeles County Department of Regional Planning.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the East Los Angeles Community Standards District;
2. That the Board certify completion of and adopt the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment; and
3. That the Board adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan and East Los Angeles Community Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on July 23, 2014.

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

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke
Principal Deputy County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: July 23, 2014

MC:CS

July 23, 2014

**ATTACHMENT E – NOTICES AND ADVERTISEMENT OF PUBLIC
HEARINGS**

CALIFORNIA NEWSPAPER SERVICE BUREAU

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Carmen Sainz
L.A. CO REGIONAL PLANNING
320 W TEMPLE ST, RM 1361
LOS ANGELES, CA 90012

COPY OF NOTICE

Notice Type: HRG NOTICE OF HEARING
Ad Description ELA CSD Update

To the right is a copy of the notice you sent to us for publication in the EAST L.A. TRIBUNE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/19/2014

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication \$235.20
NetTotal \$235.20

NWA# 2633592

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday, July 23, 2014 at 9:00 a.m.

Hearing Location: 320 West Temple St, Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Permit(s): Project No. R2014-00878-(1), ADV 201400002, ENV 201400077

Project Location: Unincorporated community of East Los Angeles

CEQA Public Review Period: June 22, 2014 to July 23, 2014

Brief Project Description: Amendment of the East Los Angeles Community Standards District. These proposed amendments would revise existing and establish new development standards for future development in residential, commercial and industrial zones to enhance the aesthetics of the community, encourage pedestrian oriented development as well as reinvestment of existing older buildings, and streamline the modification process. A Negative Declaration is being recommended for adoption, pursuant to the California Environmental Quality Act reporting requirements.

For more information, contact Carmen Sainz, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6425, Fax: (213) 626-0434, E-mail: csainz@planning.lacounty.gov. Case materials are available online at Hall of Records (Room 1354).
http://planning.lacounty.gov/case/view/R2014-00878 or http://planning.lacounty.gov/ela.csd; First Supervisorial District Field Office: 4801 E. Third Street, L.A., CA 90022; and at East Los Angeles Public Library: 4837 E. Third Street, L.A., CA 90022. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days notice. Si necesita más información por favor llame al (213) 974-6427.
6/19/14
NWA-2633592#
EAST L.A. TRIBUNE





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 23, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie
Curt Pedersen
Pat Modugno

FROM: Carmen Sainz, Supervising Regional Planner
Community Studies East Section

**SUBJECT: SUPPLEMENTAL PUBLIC HEARING MATERIALS
EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 201400002
ENVIRONMENTAL ASSESSMENT NO. 201400077
HEARING DATE: July 23, 2014
ITEM #8**

Since submitting the Staff Report for the East Los Angeles Community Standards District (CSD) Update to your Commission on July 10, 2014, staff completed the Final Draft CSD and made minor revisions to the Resolution. Within the attachments here, the changes are shown in red font for ease of review.

If you have any questions regarding this project, please contact Carmen Sainz at (213) 974-6425 or via email at csainz@planning.lacounty.gov, Monday through Thursday from 7:30 AM to 5:30 PM. Our offices are closed on Fridays.

MC:CS

CC: Richard J. Bruckner, Director

Attachments

- A. Final Draft CSD
- B. Revised Resolution

ATTACHMENT A – Final Draft CSD

ANALYSIS

This ordinance amends Title 22 of the Los Angeles County Code to revise and establish additional development standards for the East Los Angeles Community Standards District area for future development in residential, commercial and industrial zones to enhance the aesthetics of the community, encourage pedestrian oriented development, as well as the reinvestment of existing older buildings, and to streamline the modification process by establishing procedures for reviewing and modifying the development standards in appropriate cases. The development standards include design standards as well as signage, landscaping, parking and other requirements.

JOHN F. KRATTLI
County Counsel

By **ELAINE M. LEMKE**
Principal Deputy County Counsel
Property Division

EML:
07/23/14

ORDINANCE NO. (DRAFT)

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to revise and establish additional development standards to the East Los Angeles Community Standards District.

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

SECTION 1. Section 22.44.118 is hereby amended to read as follows:

22.44.118 East Los Angeles Community Standards District.

A. Intent and Purpose. The East Los Angeles Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The East Los Angeles Community Standards District is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

B. Description of District. The boundaries of the East Los Angeles Community Standards District coincide with the combined boundaries of the East Los Angeles, City Terrace, Eastside Unit Number 1, Eastside Unit Number 2, and Eastside Unit Number 4 Zoned Districts. This unincorporated area is bordered by the city of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the city of Commerce on the south.

C. Applicability.

1. General Applicability. These standards shall apply to all new development projects for which a complete application has been filed on or after the effective date of this ordinance amendment. A complete application that was filed

before the effective date of this ordinance shall comply with the regulations and all applicable Title 22 provisions that were in effect at the time that the respective complete application was filed.

2. Additions, Repairs, or Modifications to Existing Development. The standards contained in this ordinance shall apply to additions, or modifications to existing development, and new uses proposed for existing facilities, except where stated below. When additions are made to existing development that is not otherwise exempt by this subsection 22.44.118.C.2, these standards shall apply only to the addition. When modifications are made to existing development, such as new signs, landscaping, façade treatments, parking, or a change in use, only those aspects being modified shall be required to be in compliance with these standards.

a. Normal maintenance to an existing building or structure which are necessary to ensure it is safe and habitable for its ordinary and intended use;

b. Remodeling of interior space which does not cause an increase in the gross square footage of nonresidential floor area, the number of hotel rooms, or the number of dwelling units, and if such interior remodeling does not cause windows to be removed;

c. Modifications to properties with a valid conditional use permit in good standing upon the effective date of this ordinance shall not be subject to the regulations contained herein and instead shall be allowed to conform to the condition of approval requirements of said conditional use permit, and may be amended pursuant to Part 11 of Chapter 22.56 of Title 22 or a Revised Exhibit "A" in compliance with the requirements of the zoning district in effect for such property prior to the effective date of

this ordinance; except when a new conditional use permit is required, in which case the these proposed standards shall apply to that new conditional use permit application.

d. Designated Historic Landmark. The Hearing Officer, pursuant to a Director's Review, may waive provisions of these standards for the repair or restoration of a Designated Historic Landmark.

3. Non-Conforming Uses, Buildings, or Structures.

a. Generally, Except as otherwise provided for in this subsection 22.44.118.C.3, the nonconforming use and structure provisions in Sections 22.56.1500, et seq., of Title 22 shall apply to all uses and structures in the CSD area that were legally established or built prior to the effective date of this ordinance, except for the following:

i. The termination period enumerated in section 22.56.1540 shall not apply to dwelling units that legally existed prior to the effective date of this ordinance. For the purposes of this subsection 22.44.118.C.3, dwelling units that legally existed prior to the effective date of this ordinance shall be considered conforming.

iii. Earthquake Hazard Reduction. Alterations to nonconforming buildings or structures due to seismic retrofitting requirements in compliance with Chapters 95 and 96 of Title 26 (Building Code) are allowed; and the provisions in section 22.56.1510.H related to the maintenance of nonconforming buildings or structures shall not apply to such alterations.

ED. Community-wide Development Standards.

1. Fences. Notwithstanding the general limitation in Section 22.48.160

concerning the height of fences in required front and corner side yards of residential zones, the following shall apply to fences over three and one-half feet in height:

a. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted.

b. If site plans are submitted to and approved by the planning ~~d~~Director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The planning ~~d~~Director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan.

c. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

d. All fence elements shall be designed to provide minimum corner sight distance to the satisfaction of the Director in consultation with the Department of Public Works.

e. All ingress and egress points shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Director of Public Works.

2. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications

related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

3. Signage. Signage as permitted in nonresidential zones.

a. One freestanding sign shall be permitted where at least one of the following findings can be made, and provided the freestanding sign area does not exceed a total of 240 square feet:

i. Subject building is at least 35 feet from the front property line.

ii. Subject building has more than two tenants and the secondary tenants have no street frontage.

iii. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.

b. All other **business** sign areas, excluding **freestanding and outdoor advertising signs** shall comply with the following requirements:

i. Excluding freestanding and outdoor advertising signs, the total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). Total sign area greater than 240 square feet but up to a maximum of 350 square feet shall require approval of a Minor Variation by the Director as provided in this section. More than 350 square foot of sign area shall be modified with a conditional use permit.

ii. Building face area is the height of the building (not including the parapet) multiplied by its frontage.

c. Outdoor advertising signs shall comply with the following requirements:

i. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another.

ii. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another.

iii. The sign area of outdoor advertising signs shall not exceed 200 square feet.

iv. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

v. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.

d. Sign Program. Sign program for commercial ~~centers~~ establishments consisting of four or more businesses.

i. Commercial establishments consisting of at least four tenant spaces shall submit a master sign program for the purposes of establishing a common design theme for the shopping center before any business sign is erected in said commercial ~~center~~ establishment. For existing commercial ~~centers~~ establishment that meet this threshold, the sign program shall be submitted and approved by the Director when re-facing or replacement of existing signage is proposed. No new business sign shall be installed in any commercial ~~center~~ establishment that meets this threshold until the required sign program has been approved by the director.

ii. The sign program shall require new business signs to

comply, where applicable, with subsections D.3 and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new signs in the commercial center establishment will be compatible with each other.

iii. All new signs shall conform to the specifications set forth in the approved sign program.

4. Parking. Automobile parking shall be provided in accordance with Title 22, except that:

a. The following requirements shall apply to existing commercial buildings in nonresidential zones:

b. Parking required for each eating or drinking establishment within existing commercial buildings constructed prior to September 22, 1970, shall be based on the general commercial Zoning Code requirements at the time the building was constructed.

c. No additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building unless accessible parking spaces are required by Title 26, Chapter 11B, of the Los Angeles County Code.

d. In the event that the gross floor area is increased, additional parking spaces and landscaping shall be developed for the increased floor area as required by Part 11 of Title 22.

5. Loading.

a. Loading spaces shall be located away from adjacent residential uses or residential zones to the extent possible.

6. Access.

a. Where an alley is located adjacent to the lot, parking shall be accessed through the alley unless alley access is deemed inadequate due to alley width, limited sight distance, or as otherwise determined by the Director in consultation with the Department of Public Works and the Fire Department.

b. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property.

c. All ingress and egress access points shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director.

d. The location of any parking stalls shall be setback a sufficient distance from the public right of way, subject to the review of the Director in consultation with the Department of Public Works, so that when in use, vehicular movement from the public right of way to the site is not impeded.

e. Site access points shall be designed so that adequate line of sight to the public right of way is not impeded.

7. Outdoor Fixtures.

a. Prohibited Outdoor Fixtures. The following outdoor fixtures are prohibited where located outdoors and clearly visible from the street:

- Donation boxes or bins such as for, but not limited to, donation of clothing and shoe items.

- Machines such as, but not limited to, photo booths, water vending, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

- Animated figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon, or human figure.

8. Clotheslines. Clotheslines or clothesline structures used for drying or airing clothing items are permitted, provided they are located at the rear of a property where a residential use is maintained, and not visible from adjoining street when viewed at ground level.

9. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing legal nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings and renovation of exterior facades are permitted. This building improvement incentive is designed to encourage property improvements to existing legal nonconforming buildings.

10. Service Areas and Mechanical Equipment. Service areas and mechanical equipment shall be visually unobtrusive and integrated with the design of the site and building.

a. Locate service entrances, utility boxes, waste disposal areas and similar uses adjacent to alleys and away from streets.

b. Locate utility access and services such as back-flow preventers, transformer boxes, gas and electric meters, and other utilities adjacent to alleys, subject to requirements and approval of the associated utility company.

c. All rooftop equipment shall be screened by a parapet or other architectural feature that is architecturally integral to the building.

d. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the frontage of buildings.

e. When a service entrance is visible from a street or open space, the service area shall be designed to be architecturally compatible with the building or adjacent building.

11. Outdoor Lighting. Outdoor lighting shall comply with the following requirements:

a. The light source (i.e. bulb, etc.) shall not be visible from off-site.

b. Glare and reflections shall be confined to the boundaries of the site. Each light source shall be shielded and directed away from the adjoining properties and public rights-of-way.

12. Modification.

a. The Director may permit a minor variation from the community-wide standards as specified in subsections D.3.b.i. and D.3.d through D.11 of this section where an applicant's request for a modification demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

~~iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and~~

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee of a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the

director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

iii. A Conditional Use Permit will be required upon denial of a minor variation request of the standards specified herein.

c. Unless specified otherwise in the section, a conditional use permit shall be required for all other modifications of these standards, **except the standards related to height.**

DE. Zone Specific Development Standards.

1. R-1 Zone.

a. The maximum height permitted in Zone R-1 shall be 25 feet.

b. Landscaping. The required front yard shall contain a minimum of 50 percent landscaping and maintained with grass, shrubs and trees.
Where lots are less than 35 feet in width, the front yard landscaping shall be 25 percent.

c. Design Requirements. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standards:

i. Wall Finish. At least fifty percent of the Building walls fronting any street shall incorporate at least two of the following surface materials:

- Brick,
- Natural stone,
- Terra Cotta,
- Stucco or other similar troweled finishes,

ii. Architectural Elements. Buildings shall incorporate at least three of the following elements along the side of the wall fronting any street:

- Arcading,
- Arches,
- Awnings,
- Balconies,
- Bay Windows,
- Colonnades,
- Courtyards,
- Decorative exterior stairs,
- Decorative iron fences,
- Plazas,
- Porch, covered and open on at least three sides,

iii. Building Access.

- The main pedestrian entrance of at least one dwelling unit shall face the street.

2. R-2 Zone.

- a. The maximum height permitted in Zone R-2 shall be 35 feet.
- b. Refer to the standards prescribed for Zone R-1 for

landscaping requirements. The landscaping and design requirements prescribed in section [22.44.118.E.1.b](#) and E.1.c for Zone R-1 Zone shall apply to Zone R-2.

3. R-3 Zone.

- a. The maximum height permitted in Zone R-3 shall be 35 feet.

b. Refer to R-1 for landscaping requirements. The landscaping and design requirements prescribed in section ~~22.44.118.E.1.b and~~ E.1.c for Zone R-1 Zone shall apply to Zone R-3.

c. Infill Development. Where there are vacant lots or legal nonconforming uses in a Zone R-3, infill development is encouraged. A density bonus of 15 percent may be allowed for development on such lots, subject to a conditional use permit to ensure that the proposed development conforms with the character of the area.

d. Lot Consolidation. Lot consolidation in the R-3 Zone is **highly** encouraged **by providing the following bonuses subject to the issuance of a conditional use permit**. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development.

~~Development of this type may qualify for the following bonuses subject to the issuance of a conditional use permit:~~

- i. Combined lots totaling 20,000 square feet or more--
10 percent density bonus;
- ii. Combined lots totaling 40,000 square feet or more--
15 percent density bonus.

4. R-4 Zone.

a. The landscaping and design requirements prescribed in section ~~22.44.118.E.1.b and~~ E.1.c for Zone R-1 Zone shall apply to Zone R-4.

45. C-1 Zone.

a. The maximum height permitted in Zone C-1 shall be 35 feet.

~~Each development in his zone shall be subject to this subsection D4.~~

b. Multiple-tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in the Los Angeles County Building Code, the following shall apply:

i. ~~A conditional use permit shall first be obtained as provided in Part 1 of Chapter 22.56. New and/or existing commercial establishments that meet this threshold shall first obtain a conditional use permit as provided in Part 1 of Chapter 22.56.~~

ii. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area.

iii. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

c. Landscaping and Buffering.

~~i. Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.~~

ii. Where a commercial zone abuts a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided.

iii. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director.

~~iv. Permanent irrigation systems shall be required and~~

~~maintained in good working order.~~

viii. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.

viiiv. A site plan shall be submitted to and approved by the ~~d~~Director to ensure that the use will comply with the provisions of this section as provided in Part 12 of Chapter 22.56.

viiiv. The ~~d~~Director of ~~planning~~ may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, title or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the ~~d~~Director shall find that the intent and spirit of this section is being carried out.

~~d. Loading. Where practical loading doors and activity shall be located away from adjacent residences.~~

d. Required Building Frontages. Each building shall be composed of at least one of the frontage types listed below, or combination thereof. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If an encroachment permit is not granted for a specific design feature, the requirement to include that design feature as part of the project shall not apply unless the Director, in his/her sole discretion, requires the

applicant to redesign the project so that the design feature can be installed entirely on outside of the public right of way.

i. Terrace. Description: In the Terrace Frontage, the main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This frontage type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

<u>Configuration</u>	
<u>Depth</u>	<u>7 feet minimum</u>
<u>Finish Level Above Sidewalk</u>	<u>3 feet minimum</u>
<u>Perimeter Wall Height</u>	<u>4 feet maximum</u>
<u>Distance Between Stairs</u>	<u>50 feet minimum</u>
<u>Length of Terrace</u>	<u>150 feet maximum</u>
<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>These standards shall be used in conjunction with those of the shop front frontage. In case of conflict between them, the Terrace Frontage standards shall prevail.</u> - <u>Low walls used as seating are encouraged.</u>

ii. Forecourt. Description: In a Forecourt Frontage, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

<u>Configuration</u>	
<u>Width, Clear</u>	<u>10 feet minimum, 60 feet maximum</u>
<u>Depth, Clear</u>	<u>20 feet minimum, 60 feet maximum</u>

<u>Depth of Recessed Entries</u>	<u>Maximum of 10 feet</u>
<u>Ground Floor Transparency</u>	<u>Minimum of 65%</u>
<u>Awning</u>	
<u>Depth</u>	<u>4 feet minimum</u>
<u>Height, Clear</u>	<u>8 feet minimum</u>
<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>Operable awnings are encouraged.</u> - <u>Open ended awnings are encouraged.</u> - <u>Rounded, hooped, or bubble awning are discouraged.</u> - <u>Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.</u>

iii. Shop Front. Description: A Shop Front is located on the main facade of the building and is at or near the frontage line with an at-grade entrance along the public right of way. It has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types. Refer to Section [22.44.118.D.5.j E.5.j](#) for requirements pertaining to awnings and canopies.

Configuration	
<u>Minimum Height</u>	<u>11 feet</u>
<u>Depth of Recessed Entries</u>	<u>Maximum of 10 feet</u>
<u>Ground Floor Transparency</u>	<u>Minimum of 65%</u>
<u>Awning</u>	
<u>Depth</u>	<u>4 feet minimum*</u>
<u>Height, Clear</u>	<u>8 feet minimum*</u>

Miscellaneous	<ul style="list-style-type: none"> - Operable awnings are encouraged. - Open ended awnings are encouraged. - Rounded, hooped, or bubble awning are discouraged. - Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open towards the street are encouraged provided it does not impede into the public right of way.
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* For canopies and awnings that encroach within the public right of way, the minimum clear height and maximum depth shall be governed by Title 16 and Title 26 of the Los Angeles County Code.

e. Facade Height Articulation Requirements. Each building with more than one story, or portions of buildings with more than one story, shall have at minimum a distinctive: building base; building middle; and building top (eave, cornice and/or parapet line) that complement and balance one another.

i. A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades shall be avoided.

f. Main Building Entrance. Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For the purposes of this subsection, a main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance and it is the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, by definition there is no main entrance. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

i. At least one of the following treatments shall be used for a main building entrance:

- Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface;

- Located in the center of the facade, as part of a symmetrical overall composition;

- Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

- Marked or accented by a change in the roofline or change in the roof type;

- Corner buildings shall provide prominent corner entrances for shops and other activity-generating uses.

g. Roof Requirements.

i. A horizontal articulation shall be applied at the top of the building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the building, to differentiate the roofline from the building, and to add visual interest.

ii. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

iii. Parapet walls shall have cornice detailing or a distinct shape or profile, e.g. a gable, arc, or raised center.

iv. Metal seam roofing, if used, shall be anodized, fluorocoated or painted. Copper and lead roofs shall be natural or oxidized.

h. Wall Surface Material Requirements. Building walls shall be constructed of durable materials such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

i. Standards for the use of decorative concrete block, stucco or other similar troweled finishes in non- residential, mixed-use, and multifamily residential buildings:

(1) Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50% of the street facade. When used for the street facade, buildings shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

(2) Stucco or other similar troweled finishes shall:

- Be smooth to prevent the collection of dirt and surface pollutants;

- Be trimmed or combined with wood, masonry, or other durable material, and be limited to a maximum of 50% of the street facade; and

- Not extend below two feet above grade of the street facade. Concrete, masonry, natural stone or other durable material shall be used for wall surfaces within two feet above grade of the street facade.

(3) Change in materials shall be used to articulate building elements such as base, body, parapets caps, bays, arcades and structural elements. Not all building elements require a change in material. Change in materials shall be integral with building facade and structure, rather than an application.

(4) Side and rear building facades shall have a level of trim and finish compatible with the front facade if they are clearly visible from streets.

(5) Blank wall areas without windows or doors are only allowed on internal-block side-property line walls. Surface reliefs, decorative vines, and/or architectural murals and other surface enhancements shall be considered and may be approved by the Director. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

(6) Building walls shall contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall; or medium or dark window and door trim on a white or light building wall, or other contrasting wall and trim combinations.

i. Wall Openings.

i. For storefront frontages: Window-to-Wall Proportion.

In general, upper stories shall have a window to wall area proportion that is less than that of ground floor storefronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

ii. Window Inset. Glass shall be recessed or project at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

iii. Glazing. Reflective glazing shall not be used.

iv. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

v. To encourage the continuity of retail sales and services, at least 65 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

i. Awnings and Canopies.

i. Awnings and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

ii. Awning and canopies shall match the shape or width of the window, door, or other opening.

iii. Materials. Awnings and canopies may be constructed of metal, wood or fabric.

iv. Lighting. Incorporating lighting into an awning or canopy is allowed, except that an internally illuminated awning that glows is prohibited.

v. All awnings and canopies that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If the encroachment permit is not granted, the requirement to include an awning or canopy as part of the project shall not apply unless the Director, in his/her sole discretion, requires that the project be redesigned so that an awning or canopy can be installed entirely outside of the public right of way.

56. C-2 Zone.

- a. The maximum height permitted in Zone C-2 shall be 35 feet.
- b. Refer to the standards prescribed for Zone C-1 for

landscaping and multiple-tenant commercial requirements.

c. Refer to the standards prescribed in subsections ~~D E~~.5.d through D.5.j.

67. C-3 Zone.

- a. The maximum height permitted in Zone C-3 shall be 40 feet.
- b. Refer to C-1 for multiple-tenant commercial landscaping and

buffering and loading requirements.

c. Refer to the standards prescribed in subsections ~~D E~~.5.d through D.5.j.

78. C-M Zone.

- a. The maximum height permitted in Zone C-M shall be 40 feet.
- b. Refer to C-1 for multiple-tenant commercial landscaping,

buffering and loading requirements.

c. Refer to the standards prescribed in subsections ~~D E~~.5.d through ~~D E~~.5.j.

89. M-1 Zone.

- a. The maximum height permitted in Zone M-1 shall be 35 feet.
- b. All lots and parcels of land created after the effective date of

the ordinance from which this subsection derives shall contain a net area of at least

7,500 square feet.

c. Setbacks of at least 10 feet shall apply where the industrial parcel is immediately adjacent to a residential ~~or commercial~~ use.

d. When adjacent to a residential zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.

e. Refer to C-1 for landscaping requirements.

f. Where a commercial use is maintained, the standards prescribed in subsections ~~D E.5.d through D E.5.j shall~~ apply in M-1 zone.

~~910.~~ M-1-1/2 Zone.

a. The maximum height permitted in Zone M-1-1/2 shall be 35 feet.

b. Refer to M-1 for other requirements.

~~4011.~~ M-2 Zone.

a. The maximum height permitted in Zone M-2 shall be 35 feet.

b. Refer to M-1 for other requirements.

~~4412.~~ ()-P Zone.

a. Each parking facility in the Parking Zone shall be adjacent to a minimum of one side of another parking facility or commercial use.

b. Parking for residential development in this zone shall not be rented, leased or used by any adjacent or surrounding commercial development.

13. Modifications.

a. The Director may permit modifications from the zone specific development standards as specified in subsections ~~D E.1.c, D E.2.b, D E.3.b, D E.4.a,~~ and ~~D E.5.d through D E.5.j, D E.6.c, D E.7.c, D E.8.c and D E.9.d~~ of this section where an applicant's request for a modification minor variation demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee for a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

E.F. Area Specific Development Standards.

1. Whittier Boulevard Area.

a. Intent and Purpose. The Whittier Boulevard area specific development standards are established to provide a means of implementing the East Los Angeles Community Plan ("community plan"). The community plan's land use map and policies encourage a specific plan for the Whittier Boulevard area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the community plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a community business district. Furthermore, the provisions of this section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

b. Description of Area. The Whittier Boulevard area is located approximately five miles east of the Los Angeles Civic Center. The area is located within the southern portion of the East Los Angeles unincorporated area and it encompasses approximately 73 acres along the commercial corridor of Whittier Boulevard from Atlantic Boulevard on the east to the Long Beach Freeway on the west. The boundaries of the Whittier Boulevard area are shown on the map entitled "East Los Angeles Community Standards District" following this section.

c. Whittier Boulevard Area Wide Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52, except that:

(1) Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.

(2) Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.

(3) For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.

(4) There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

ii. Setbacks. New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of subsection E1dvii of this section, landscaping, street furniture and newsstands.

iii. Signs.

(1) Except as herein specifically provided, all signs shall be subject to the provisions of Part 10 of Chapter 22.52.

(2) The sign regulations prescribed herein shall not affect existing signs which were established in accordance with this title prior to the effective date of the ordinance codified in this section.* Changes to existing signs, including size, shape, colors, lettering and location, shall conform to the requirements of this section.

(3) All signs in disrepair shall be repaired so as to be consistent with the requirements of this section or shall be removed within 30 days from receipt of notification by the ~~d~~Director that a state of disrepair exists.

(4) Wall Signs.

(a) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.

(b) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.

(c) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley

frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.

(5) Roof Signs.

(a) Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.

(b) Roof signs shall be designed and incorporated as an architectural feature of the building.

(6) Prohibited Signs. The following signs are prohibited:

(a) Outdoor advertising, including billboards;

(b) Freestanding pole signs;

(c) Freestanding roof signs not in conformance with subsection EF.1.c.iii(5) of this section.

(7) Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require approval of a minor variation by the eDirector as provided in this section.

iv. Design Standards. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

(1) Materials.

(a) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the eDirector.

(b) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the eDirector.

(2) Awnings.

(a) Awnings shall be the same color and style for each opening on a single storefront or business.

(b) Awnings shall be complimentary in color and style for each storefront in a building.

(c) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the eDirector that a state of disrepair exists.

(3) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.

(b) If air-conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible by pedestrians at street level or by adjacent residential properties.

(4) Security.

(a) Chain link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

(b) All security bars and grilles shall be installed on the inside of the building.

(c) Folding accordion grilles installed in front of a storefront are prohibited.

(d) Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.

(e) Fences on rooftops visible from normal public view within 300 feet are prohibited.

v. Graffiti. To encourage the maintenance of exterior

walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard area:

(1) All structures, walls and fences open to public view shall remain free of graffiti.

(2) In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting: Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

d. Whittier Boulevard Area Zone Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:

i. Permitted Uses. Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.28.180 except that:

(1) The following uses shall require a conditional use permit:

(a) Sales.

- Auction houses.
- Feed and grain sales.
- Ice sales.
- Pawn shops, provided a 1,000-

foot separation exists between such establishments.

(b) Services.

- Air pollution sampling stations.
- Churches, temples, and other places used exclusively for religious worship.
- Dog training schools.
- Drive-through facilities.
- Electric distribution substations including microwave facilities.
- Furniture transfer and storage.

stations, public utility.

testing.

broadcasting studios.

power mowers, sanders and saws, cement mixers and other equipment.

(2) The following uses shall be prohibited:

(a) Sales.

and used motor vehicles.

- Gas metering and control
- Laboratories, research and
- Mortuaries.
- Motion picture studios.
- Parcel delivery terminals.
- Radio and television
- Recording studios.
- Tool rentals, including rototillers,

- Automobile sales, sale of new
- Boat and other marine sales.
- Mobilehome sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

(b) Services.

shops.

agencies.

- Automobile battery service.
- Automobile brake and repair
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing
- Automobile repair garages.
- Boat rentals.
- Car washes, automatic, coin

operated and hand wash.

-- Trailer rentals, box and utility.

-- Truck rentals.

ii. Parking.

(1) All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.

(2) A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.

iii. Landscaping. Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

(1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the eDirector.

(2) All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.

(3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.

(4) A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.

(5) Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.

iv. Loading. Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.

v. Trash Enclosure. Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible

from adjacent residences and out of view of Whittier Boulevard.

~~vi. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings, renovation of front, side and rear facades and/or property improvements at the rear of existing structures are authorized. This building improvement incentive is designed to encourage property improvements to existing nonconforming buildings.~~

~~vii~~ vi. Outside Display--Private Property. Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to ~~e~~Director's review.

~~viii~~ vii. Pedestrian Character.

(1) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(2) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(3) A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(4) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

e. Minor Variations. Under exceptional circumstances, the

dDirector may permit minor variation from the standards specified in subsections EF. 1. c. iii (3) and (7), subsection EF. 1. c. iv, subsection EF. 1dii(2) and subsections EF. 1. d. iv and ~~E1dvi E1dvii~~ of this section.

i. In order to permit such variation, the applicant must demonstrate through the dDirector's review procedure that:

(1) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;

(3) Granting the requested variation will not be materially detrimental to property or improvements in the area;

(4) No more than two unrelated property owners have expressed opposition to the minor variation; and

(5) Granting the requested variation will be consistent with the goals of the community plan.

ii. The procedure for filing a minor variation will be the same as that for dDirector's review, except that the applicant shall also submit:

~~(1) A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~(2) Two sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;~~

~~(3) A map drawn to scale specified by the dDirector indicating where all such ownerships are located; and~~

~~(4) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size. Filing fee for a Site Plan Review, Discretionary, Minor Variation.~~

iii. Not less than 20 days prior to the date an action is taken, the dDirector shall send notice to the owners of record within a distance of 250 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the dDirector, may file an appeal from such action. Such appeal shall be filed with the hHearing eOfficer within 10 calendar days following notification.

2. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on the map entitled ~~“Commercial/Residential Mixed Use Area”~~ “East Los Angeles Community Standards District (CSD)” following this section. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements:

- a. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.
- b. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

~~3. Maravilla Redevelopment Project Area (Reserved).~~

4.3. Union Pacific Area.

a. Intent and Purpose. The Union Pacific area-specific development standards are established in order to address land use and development issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the East Los Angeles Community Plan are implemented, thereby improving the appearance of the community and preserving the area’s housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.

b. Description of Area. The unincorporated area of Union Pacific is located approximately five miles southeast of the Los Angeles Civic Center. The area is located in the southwest corner of the East Los Angeles unincorporated

area, and it encompasses approximately 223 acres immediately south of the 5 (Santa Ana) Freeway. The boundaries of the Union Pacific area are the city of Commerce to the east and south, the city of Los Angeles to the west, and the Santa Ana Freeway to the north. ~~The map of the Union Pacific area follows this section.~~ The Union Pacific Area is shown on the map entitled "East Los Angeles Community Standards District (CSD)" following this section.

c. Union Pacific Area-Wide Development Standards--Signs.

Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a conditional use permit and compliance with the standards set forth in subsection C.3.c of this section. All other outdoor advertising signs shall be prohibited. This subdivision shall be suspended during the life of interim ordinance No. 2002-0031U, including any extension thereof.

d. Union Pacific Area-Wide Development Standards--Graffiti.

The standards for graffiti removal prescribed for the Whittier Boulevard area, as contained in subsection **EF**.1.c.v of this section, shall apply.

e. Union Pacific Zone-Specific Development Standards--Zone

C-M. Uses subject to permits. In addition to the uses specified in Section 22.28.260, the following uses shall require a conditional use permit in Zone C-M as provided in Part 1 of Chapter 22.56:

i. Sales.

- Feed and grain sales.
- Nurseries, including the growing of nursery

stock.

ii. Services.

- Boat rentals.
 - Car washes; automatic, coin-operated, and
- hand wash.
- Frozen food lockers.
 - Furniture and household goods; the transfer
- and storage of.
- Gas metering and control stations; public utility.

- Laundry plants; wholesale.
- Parcel delivery terminals.
- Stations; bus, railroad, and taxi.
- Tool rentals, including rototillers, power

mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.

- Truck rentals.

iii. Recreation and Amusement.

-- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.

- Athletic fields and stadiums.

-- Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iv. Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

- Aluminum products.
- Metal plating.
- Shell products.
- Stone products.
- Yarn products, excluding dyeing of yarn.

f. Union Pacific Zone-specific Development Standards--Zone M-1.

i. Permitted uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.32.040, subject to the same limitations and conditions set forth therein, except as otherwise provided in subsections ~~E~~.4.f.ii ~~E~~ F.3.f.ii and ~~E~~ F.4.f.iii of this section. Premises in Zone M-1 may also be used

for:

-- Childcare centers.

ii. Uses subject to permits. In addition to the uses specified in Section 22.32.070, the following uses shall require a conditional use permit in Zone M-1 as provided in Part 1 of Chapter 22.56:

-- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

-- Agricultural contractor equipment, sale or rental or both.

-- Animal experimental research institute.

-- Automobile body and paint shops, if all operations are conducted inside of a building.

-- Automobile upholstery.

-- Baseball park.

-- Billboards; the manufacture of.

-- Bottling plant.

-- Building materials; the storage of.

-- Carnivals, commercial or otherwise.

-- Cellophane products; the manufacture of.

-- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.

-- Cold-storage plants.

-- Concrete batching, provided that the mixer is limited to one cubic yard capacity.

-- Contractor's equipment yards, including farm equipment and all equipment used in building trades.

-- Dairy products depots and manufacture of

dairy products.

- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Ferris wheels.
- Fruit packing plants.
- Heating equipment; the manufacture of.
- Ink; the manufacture of.
- Iron; ornamental iron works, but not including a

foundry.

- Laboratories for testing experimental motion

picture film.

- Lumberyards; except the storage of boxes or

crates.

- Machine shops.
- Machinery storage yards.
- Metals:

metals;

- (1) Manufacture of products of precious
- (2) Manufacture of metal, steel, and brass

stamps, including hand and machine engraving;

- (3) Metal fabricating;
- (4) Metal spinning;
- (5) Metal storage;
- (6) Metal working shops;
- (7) Plating and finishing of metals, provided

no perchloric acid is used.

- Motors; the manufacture of electric motors.
- Oil wells and appurtenances, to the same

extent and under all of the same conditions as permitted in Zone A-2.

- Outdoor skating rinks and outdoor dance

pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

- Outside storage.
- Paint; the manufacture and mixing of.
- Pallets; the storage and manufacture of.
- Plaster; the storage of.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Riding academies.
- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.
- Rug cleaning plant.
- Sheet metal shops.
- Shell products; the manufacture of.
- Shooting gallery.
- Soft drinks; the manufacture and bottling of.
- Stables; private, for the raising and training of racehorses.
- Starch; the mixing and bottling of.
- Stone; marble and granite, and the grinding, dressing, and cutting of.
- Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.
- Stove polish; the manufacture of.
- Tire yards and retreading facilities.
- Trucks; the parking, storage, rental, and repair of.
- Ventilating ducts; the manufacture of.
- Wallboard; the manufacture of.

- Welding.
- Wineries.

iii. Prohibited uses. The following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Canneries.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products.
- Cesspool pumping, cleaning, and draining.
- Dextrine; the manufacture of.
- Engines; the manufacture of internal combustion and steam engines.
- Fox farms.
- Fuel yard.
- Incinerators; the manufacture of.
- Lubricating oil.
- Machinery; the repair of farm machinery.
- Marine oil service stations.
- Moving van storage and operating yards.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards, terminals, and wholesale outlets.
- Refrigeration plants.
- Sand; the washing of sand to be used in sandblasting.
- Sodium glutamate; the manufacture of.
- Valves; the storage and repair of oil well valves.

-- Wharves.
-- Wood yards; the storage of wood or a
lumberyard.

-- Yarn; the dyeing of yarn.

g. Union Pacific Zone-specific Development Standards--Zones C-M, M-1, and M-2. Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

i. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

(1) Landscaping shall be distributed along said frontage in accordance with a site plan approved by the dDirector.

(2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

(3) A permanent watering system shall be provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.

ii. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material as specified in Section 22.52.630 in amounts sufficient, as determined by the dDirector, to cover the wall, fence, or building and to discourage graffiti and vandalism.

iii. Wall, fence, or building landscaping required by subsection ~~E.4.g.ii~~ EF.3.g.ii of this section shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the dDirector or within three years, whichever is less, the temporary

fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.

h. Union Pacific Zone-specific Development Standards--Non-Conforming Residential Uses in Zones C-M and M-1. The termination periods enumerated in Section 22.56.1540 shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones C-M and M-1. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones C-M and M-1 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

i. Union Pacific Zone-specific Development Standards--Minor Variations in Zones C-M, M-1, and M-2.

i. The ~~e~~Director may permit minor variations from the standards specified in subsection ~~E-4.g~~ EF.3.g of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the ~~e~~Director all of the following:

(1) The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the East Los Angeles Community Plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific area;

(3) Granting the requested minor variation will not be materially detrimental to properties or improvements in the area;

(4) No more than one property owner has expressed opposition to the minor variation. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

(5) Granting the requested minor variation will be consistent with the goals of the East Los Angeles Community Plan.

ii. The procedure for filing a request for a minor variation shall be the same as that for the Director's review, except that the applicant shall also submit:

~~(1) A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~(2) Three sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;~~

~~(3) A map drawn to scale specified by the Director indicating where all such ownerships are located; and~~

(1) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size. Filing fee of a Site Plan Review, Discretionary, Minor Variation.

iii. Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record within a distance of 250 feet from the subject property using the mailing labels supplied by the applicant. Such notice shall indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the Director within 15 calendar days after receipt of such notice.

iv. The Director shall approve an application for a minor variation where the requirements of subsection EF.4.i of this section are satisfied.

v. The Director shall deny an application for a minor variation in all cases where the requirements of subsection EF.4.i of this section are not satisfied.

vi. Notice of the Director's decision shall be sent to all property owners as specified in subsection E.4.i.ii.(1) of this section within 250 feet from the subject property lines. The notice shall contain information regarding appeals

procedure.

vii. Any interested person dissatisfied with the action of the dDirector may file an appeal from such action. Such appeal shall be filed with the hHearing eOfficer within 10 calendar days following notification.

* Editor's note: Ordinance 99-0069, which amends Section 22.44.118, is effective on August 26, 1999.

Community Standards District (CSD)
East Los Angeles
 Resolution: April 28, 1999

Ordinance No. 68-0048
 Title 21 - Planning and Zoning of Los Angeles County Code

LEGEND:

-  CSD Boundary
-  Area Specific Standards
-  Older Homeownership Area
-  Third Street Specific-Plan
-  City/Community Boundary
-  Major Water Canal
-  Zoning Inverse Map Grid
-  Planned Boundary
-  Planned Lines (for Inlets, Subdivisions, etc.)

NOTES:

1. See the Los Angeles County Code, Title 21, Chapter 21.04, Part 2 for the provisions relating to community planning districts.

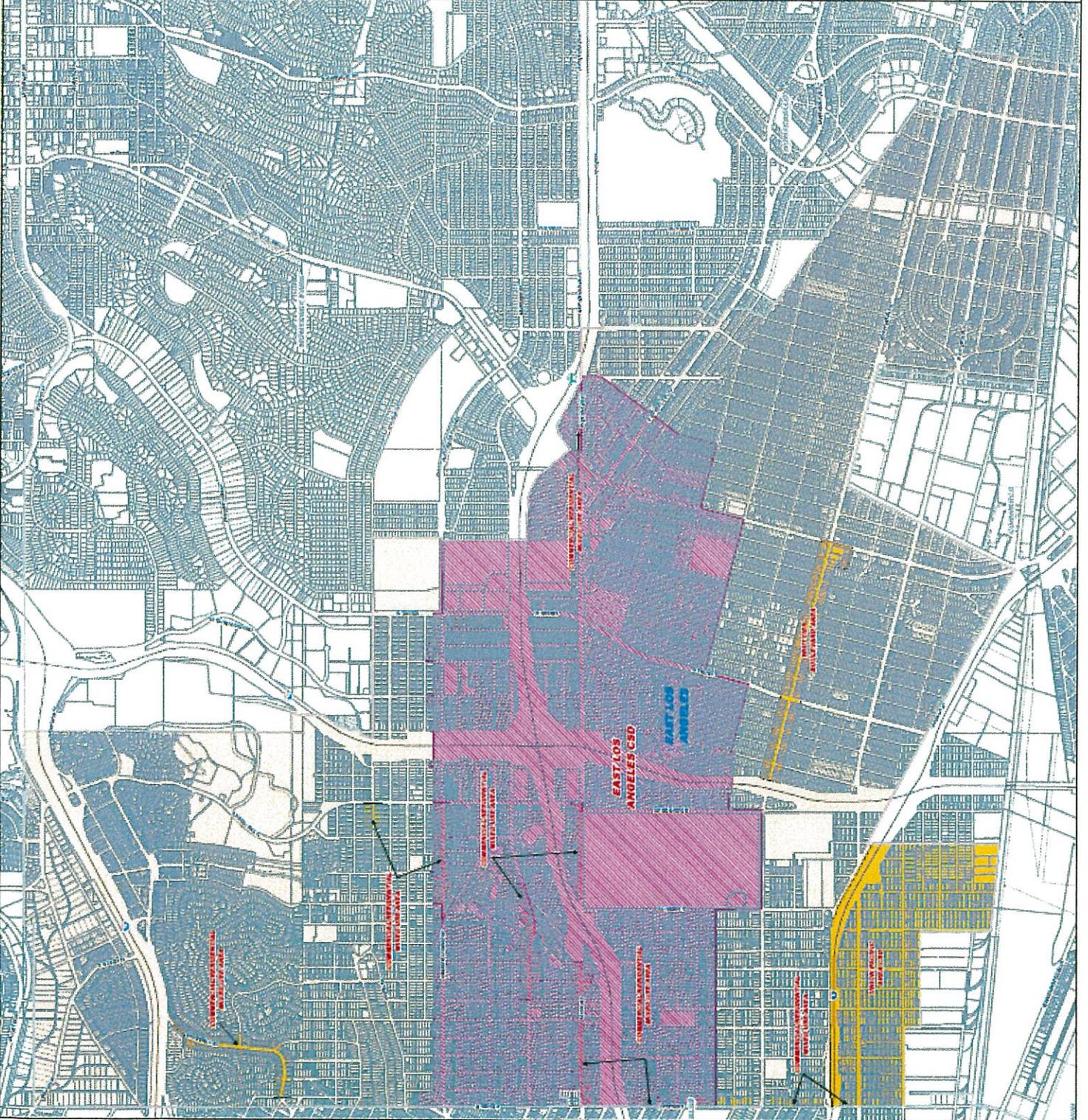
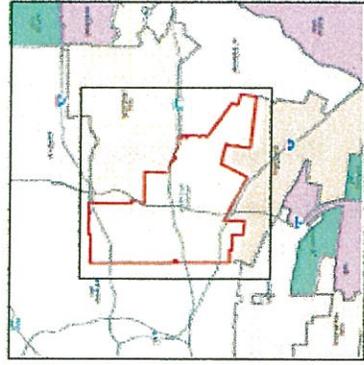
2. See the Los Angeles County Code, Title 21, Chapter 21.08 for the provisions relating to the Third Street Specific-Plan.

3. See the Los Angeles County Code, Title 21, Chapter 21.09 for the provisions relating to the City/Community Boundary.

4. See the Los Angeles County Code, Title 21, Chapter 21.10 for the provisions relating to the Zoning Inverse Map Grid.

5. See the Los Angeles County Code, Title 21, Chapter 21.11 for the provisions relating to the Planned Boundary.

NEIGHBORHOOD:



(Ord. 2002-0054 § 1, 2002; Ord. 99-0069 § 1, 1999; Ord. 93-0047 § 2, 1993; Ord. 92-0097 §§ 5
(part), 6, 1992; Ord. 88-0109 § 1, 1988; Ord. 88-0061 § 2, 1988.)

ATTACHMENT B – Revised Resolution

**RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 2014 00002
ENVIRONMENTAL ASSESSMENT NO. 2014 00077**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code") relating to the East Los Angeles Community Standards District update and associated environmental document on July 23, 2014; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On February 24, 2014, the office of Supervisor Gloria Molina requested the Los Angeles County ("County") Department of Regional Planning ("DRP") to update the East Los Angeles Community Standards District ("CSD"), to enhance the aesthetics of the community and encourage pedestrian oriented development.
2. The unincorporated community of East Los Angeles is within the First Supervisorial District of the County. This unincorporated area is bordered by the City of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the City of Commerce on the south.
3. The subject community is predominantly urban, and comprised of low to medium-density residential with commercial and some industrial zones.
4. The East Los Angeles CSD was established on May 29, 1988 (effective date) with subsequent amendments on July 24, 1988, October 9, 1992, July 16, 1993, August 26, 1999, and August 22, 2002, as a supplemental district to provide a means of implementing development standards that address concerns which are unique to the community of East Los Angeles.
5. The project is an update to the East Los Angeles CSD regulations to revise and establish new development standards for future development in residential and nonresidential zones to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings, and streamline the modification procedure process for certain development standards. The proposed CSD update is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan and County General Plan are accomplished in a manner which protects the health, safety and general welfare of the community.
6. **The update will include a CSD map showing all the sub-areas which include the Whittier Boulevard, Commercial/Residential Mixed Use, Union Pacific, and the**

East Los Angeles 3rd Street Specific Plan areas. The Maravilla Redevelopment Project Area will be deleted from the CSD map.

7. No land use designation or zone changes are proposed as part of the CSD update. The update is applicable only to properties within the boundary of the East Los Angeles CSD area.
8. Adoption of the CSD update will improve the appearance of existing older buildings in need of repair by requiring conformance to development standards related to mechanical equipment screening, parking, signage, building design and façade.
9. The procedure for modifying CSD standards as it applies to individual properties provides flexibility in implementing the CSD while notifying affected property owners and streamlining the modification process. This modification process alleviates the onerous requirement of a variance for projects that may be compatible with community character, thus facilitating the County's Strategic Plan goal of Service Excellence with the establishment of user-friendly, timely and cost-efficient procedures for compatible development.
10. The CSD encourages the reinvestment of existing commercial buildings that are nonconforming due to parking by clarifying the parking requirements for new eating and/or drinking establishments within existing commercial buildings that are nonconforming due to parking. The automobile parking requirements for eating and/or drinking establishments within existing buildings that were constructed prior to September 22, 1970 and in nonresidential zones, shall require only the parking required for that use in that zone by the County Code at the time the building was constructed.
11. The CSD update eases implementation with consistent regulations applied throughout the entire unincorporated areas of East Los Angeles, thus promoting the County's Strategic Plan goal of Organizational Effectiveness.
12. DRP staff attended several meetings with the community stakeholders. On March 24, 2014, staff conducted a community outreach meeting with the Olympic Boulevard and Whittier Boulevard business stakeholders to solicit input on the draft CSD ordinance. Additionally, staff conducted an Open House on June 12, 2014 to present a draft and solicit input on the CSD update and associated environmental document. Staff also participated in a community event on June 29, 2014 with approximately 500 community members, 35 of which inquired on the status of the CSD and other planning efforts in the community.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail and published in the East L.A. Tribune on June 19, 2014.

14. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, staff has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.
15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies East Section, Los Angeles County Department of Regional Planning.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the East Los Angeles Community Standards District **and associated map**;
2. That the Board certify completion of and adopt the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment; and
3. That the Board adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan and East Los Angeles Community Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on July 23, 2014.

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

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke
Principal Deputy County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: July 23, 2014

MC:CS

July 23, 2014



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 24, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie
Curt Pedersen
Pat Modugno

FROM: Carmen Sainz, Supervising Regional Planner
Community Studies East Section

**SUBJECT: PUBLIC HEARING MATERIALS
EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 201400002
ENVIRONMENTAL ASSESSMENT NO. 201400077
HEARING DATE: August 06, 2014
ITEM #8**

On July 23, 2014, your Commission continued the public hearing for the East Los Angeles Community Standards District Update to August 6, 2014, in conjunction with the East Los Angeles 3rd Street Specific Plan project. This memorandum is to inform you that there are no supplemental materials attached. However, if additional comments are received after this letter, staff will provide a supplement packet in the next hearing.

If you have any questions regarding this project, please contact Carmen Sainz at (213) 974-6425 or via email at csainz@planning.lacounty.gov, Monday through Thursday from 7:30 AM to 5:30 PM. Our offices are closed on Fridays.

MC:CS

CC: Richard J. Bruckner, Director



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 31, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie
Curt Pedersen
Pat Modugno

FROM: Carmen Sainz, Supervising Regional Planner
Community Studies East Section

*mc for
CS*

**SUBJECT: EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 201400002
ENVIRONMENTAL ASSESSMENT NO. 201400077
ITEM #8**

On July 23, 2014, your Commission considered and continued the public hearing for the East Los Angeles Community Standards District Update to August 6, 2014, in conjunction with the East Los Angeles 3rd Street Specific Plan (Specific Plan) project. This memorandum is to inform you that there are no supplemental materials to provide, and therefore staff recommends that your Commission take action on the above project along with the Specific Plan.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission adopt the East Los Angeles Community Standards District Update and Negative Declaration and make a recommendation that the Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the East Los Angeles Community Standards District Update and associated map;
2. Certify completion of and adopt the associated Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment; and
3. Adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and

Attachment 4: Regional Planning Commission Resolution

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 201400002
ENVIRONMENTAL ASSESSMENT NO. 2014 00077**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code") relating to the East Los Angeles Community Standards District update and associated environmental document on August 6, 2014; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On February 24, 2014, the office of Supervisor Gloria Molina requested the Los Angeles County ("County") Department of Regional Planning ("DRP") to update the East Los Angeles Community Standards District ("CSD"), to enhance the aesthetics of the community and encourage pedestrian oriented development.
2. The unincorporated community of East Los Angeles is within the First Supervisorial District of the County. This unincorporated area is bordered by the City of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the City of Commerce on the south.
3. The subject community is predominantly urban, and comprised of low to medium-density residential with commercial and some industrial zones.
4. The East Los Angeles CSD was established on May 29, 1988 (effective date) with subsequent amendments on July 24, 1988, October 9, 1992, July 16, 1993, August 26, 1999, and August 22, 2002, as a supplemental district to provide a means of implementing development standards that address concerns which are unique to the community of East Los Angeles.
5. The project is an update to the East Los Angeles CSD regulations to revise and establish new development standards for future development in residential and nonresidential zones to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings, and streamline the modification procedure process for certain development standards. The proposed CSD update is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan and County General Plan are accomplished in a manner which protects the health, safety and general welfare of the community.
6. The update will include a CSD map showing all the sub-areas which include the Whittier Boulevard, Commercial/Residential Mixed Use, Union Pacific, and the

East Los Angeles 3rd Street Specific Plan areas. The Maravilla Redevelopment Project Area as currently shown as reserved will be deleted from the CSD.

7. No land use designation or zone changes are proposed as part of the CSD update. The update is applicable only to properties within the boundary of the East Los Angeles CSD area.
8. Adoption of the CSD update will improve the appearance of existing older buildings in need of repair by requiring conformance to development standards related to mechanical equipment screening, parking, signage, building design and façade.
9. The procedure for modifying CSD standards as it applies to individual properties provides flexibility in implementing the CSD while notifying affected property owners and streamlining the modification process. This modification process alleviates the onerous requirement of a variance for projects that may be compatible with community character, thus facilitating the County's Strategic Plan goal of Service Excellence with the establishment of user-friendly, timely and cost-efficient procedures for compatible development.
10. The CSD encourages the reinvestment of existing commercial buildings that are nonconforming due to parking by clarifying the parking requirements for new eating and/or drinking establishments within existing commercial buildings that are nonconforming due to parking. The automobile parking requirements for eating and/or drinking establishments within existing buildings that were constructed prior to September 22, 1970 and in nonresidential zones, shall require only the parking required for that use in that zone by the County Code at the time the building was constructed.
11. The CSD update eases implementation with consistent regulations applied throughout the entire unincorporated areas of East Los Angeles, thus promoting the County's Strategic Plan goal of Organizational Effectiveness.
12. DRP staff attended several meetings with the community stakeholders. On March 24, 2014, staff conducted a community outreach meeting with the Olympic Boulevard and Whittier Boulevard business stakeholders to solicit input on the draft CSD ordinance. Additionally, staff conducted an Open House on June 12, 2014 to present a draft and solicit input on the CSD update and associated environmental document. Staff also participated in a community event on June 29, 2014 with approximately 500 community members, 35 of which inquired on the status of the CSD and other planning efforts in the community.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail and published in the East L.A. Tribune as well as La Opinion on June 19, 2014.

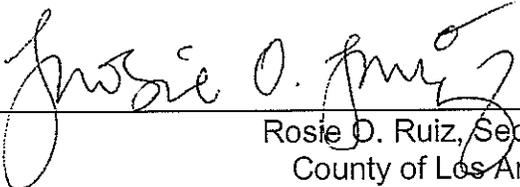
14. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, staff has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies East Section, Los Angeles County Department of Regional Planning.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

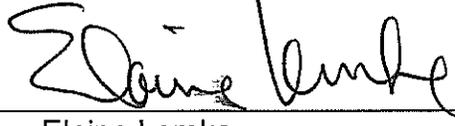
1. That the Board hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the East Los Angeles Community Standards District and associated map;
2. That the Board certify completion of and adopt the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment; and
3. That the Board adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan and East Los Angeles Community Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 6, 2014.



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

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By 

Elaine Lemke
Principal Deputy County Counsel

VOTE:

Concurring: Commissioners Valadez, Louie, Shell, Pedersen

Dissenting: None

Abstaining: None

Absent: Modugno

Action Date: August 6, 2014

MC:CS

Attachment 5: Draft Ordinance

(DRAFT)

ANALYSIS

This ordinance amends Title 22 of the Los Angeles County Code to revise and establish additional development standards to the East Los Angeles Community Standards District for future development in residential, commercial and industrial zones to enhance the community aesthetics; encourage pedestrian oriented development, as well as reinvestment in existing older buildings; and streamline the process for modification of development standards. The development standards include façade design standards as well as signage, landscaping, parking and other requirements.

RICHARD D. WEISS
Acting County Counsel

By
ELAINE M. LEMKE
Principal Deputy County Counsel

EML:
07/23/14
08/26/14

ORDINANCE NO. (DRAFT)

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, to revise and establish additional development standards to the East Los Angeles Community Standards District.

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

SECTION 1. Section 22.44.118 is hereby amended to read as follows:

22.44.118 East Los Angeles Community Standards District.

A. Intent and Purpose. The East Los Angeles Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The East Los Angeles Community Standards District is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

B. Description of District. The boundaries of the East Los Angeles Community Standards District coincide with the combined boundaries of the East Los Angeles, City Terrace, Eastside Unit Number 1, Eastside Unit Number 2, and Eastside Unit Number 4 Zoned Districts. This unincorporated area is bordered by the city of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the city of Commerce on the south.

C. Applicability.

1. General Applicability. These standards shall apply to all new development projects for which a complete application has been filed on or after the effective date of this ordinance amendment. A complete application that was filed

before the effective date of this ordinance shall comply with the regulations and all applicable Title 22 provisions that were in effect at the time that the respective complete application was filed.

2. Additions, Repairs, or Modifications to Existing Development. The standards contained in this ordinance shall apply to additions, or modifications to existing development, and new uses proposed for existing facilities, except where stated below. When additions are made to existing development that is not otherwise exempt by this subsection 22.44.118.C.2, these standards shall apply only to the addition. When modifications are made to existing development, such as new signs, landscaping, façade treatments, parking, or a change in use, only those aspects being modified shall be required to be in compliance with these standards.

a. Normal maintenance to an existing building or structure which are necessary to ensure it is safe and habitable for its ordinary and intended use;

b. Remodeling of interior space which does not cause an increase in the gross square footage of nonresidential floor area, the number of hotel rooms, or the number of dwelling units, and if such interior remodeling does not cause windows to be removed;

c. Modifications to properties with a valid conditional use permit in good standing upon the effective date of this ordinance shall not be subject to the regulations contained herein and instead shall be allowed to conform to the condition of approval requirements of said conditional use permit, and may be amended pursuant to Part 11 of Chapter 22.56 of Title 22 or a Revised Exhibit "A" in compliance with the requirements of the zoning district in effect for such property prior to the effective date of

this ordinance; except when a new conditional use permit is required, in which case the these proposed standards shall apply to that new conditional use permit application.

d. Designated Historic Landmark. The Hearing Officer, pursuant to a Director's Review, may waive provisions of these standards for the repair or restoration of a Designated Historic Landmark.

3. Non-Conforming Uses, Buildings, or Structures.

a. Generally, except as otherwise provided for in this subsection 22.44.118.C.3, the nonconforming use and structure provisions in Sections 22.56.1500, et seq., of Title 22 shall apply to all uses and structures in the CSD area that were legally established or built prior to the effective date of this ordinance, except for the following:

i. The termination period enumerated in section 22.56.1540 shall not apply to dwelling units that legally existed prior to the effective date of this ordinance. For the purposes of this subsection 22.44.118.C.3, dwelling units that legally existed prior to the effective date of this ordinance shall be considered conforming.

iii. Earthquake Hazard Reduction. Alterations to nonconforming buildings or structures due to seismic retrofitting requirements in compliance with Chapters 95 and 96 of Title 26 (Building Code) are allowed; and the provisions in section 22.56.1510.H related to the maintenance of nonconforming buildings or structures shall not apply to such alterations.

GD. Community-wide Development Standards.

1. Fences. Notwithstanding the general limitation in Section 22.48.160

concerning the height of fences in required front and corner side yards of residential zones, the following shall apply to fences over three and one-half feet in height:

a. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted.

b. If site plans are submitted to and approved by the ~~planning~~ Director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The ~~planning~~ Director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan.

c. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

d. All fence elements shall be designed to provide minimum corner sight distance to the satisfaction of the Director in consultation with the Department of Public Works.

e. All ingress and egress points shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director in consultation with the Director of Public Works.

2. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications

related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

3. Signage. Signage as permitted in nonresidential zones.

a. One freestanding sign shall be permitted where at least one of the following findings can be made, and provided the freestanding sign area does not exceed a total of 240 square feet:

i. Subject building is at least 35 feet from the front property line.

ii. Subject building has more than two tenants and the secondary tenants have no street frontage.

iii. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.

b. All other business sign areas, excluding freestanding and outdoor advertising signs shall comply with the following requirements:

i. Excluding freestanding and outdoor advertising signs, the total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). Total sign area greater than 240 square feet but up to a maximum of 350 square feet shall require approval of a Minor Variation by the Director as provided in this section. More than 350 square foot of sign area shall be modified with a conditional use permit.

ii. Building face area is the height of the building (not including the parapet) multiplied by its frontage.

c. Outdoor advertising signs shall comply with the following requirements:

i. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another.

ii. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another.

iii. The sign area of outdoor advertising signs shall not exceed 200 square feet.

iv. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

v. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.

d. Sign Program. Sign program for commercial establishments consisting of four or more businesses.

i. Commercial establishments consisting of at least four tenant spaces shall submit a master sign program for the purposes of establishing a common design theme for the commercial center before any business sign is erected in said commercial establishment. For existing commercial establishments that meet this threshold, the sign program shall be submitted and approved by the Director when re-facing or replacement of existing signage is proposed. No new business sign shall be installed in any commercial establishment that meets this threshold until the required sign program has been approved by the director.

ii. The sign program shall require new business signs to

comply, where applicable, with subsections D.3 and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new signs in the commercial establishment will be compatible with each other.

iii. All new signs shall conform to the specifications set forth in the approved sign program.

4. Parking. Automobile parking shall be provided in accordance with Title 22, except that:

a. The following requirements shall apply to existing commercial buildings in nonresidential zones:

b. Parking required for each eating or drinking establishment within existing commercial buildings constructed prior to September 22, 1970, shall be based on the general commercial Zoning Code requirements at the time the building was constructed.

c. No additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building unless accessible parking spaces are required by Title 26, Chapter 11B, of the Los Angeles County Code.

d. In the event that the gross floor area is increased, additional parking spaces and landscaping shall be developed for the increased floor area as required by Part 11 of Title 22.

5. Loading.

a. Loading spaces shall be located away from adjacent residential uses or residential zones to the extent possible.

6. Access.

a. Where an alley is located adjacent to the lot, parking shall be accessed through the alley unless alley access is deemed inadequate due to alley width, limited sight distance, or as otherwise determined by the Director in consultation with the Department of Public Works and the Fire Department.

b. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property.

c. All ingress and egress access points shall be designed to provide minimum corner sight distance and reduce impacts to traffic flow at intersections by placing them a sufficient distance from the intersection to the satisfaction of the Director.

d. The location of any parking stalls shall be setback a sufficient distance from the public right of way, subject to the review of the Director in consultation with the Department of Public Works, so that when in use, vehicular movement from the public right of way to the site is not impeded.

e. Site access points shall be designed so that adequate line of sight to the public right of way is not impeded.

7. Outdoor Fixtures.

a. Prohibited Outdoor Fixtures. The following outdoor fixtures are prohibited where located outdoors and clearly visible from the street:

- Donation boxes or bins such as for, but not limited to, donation of clothing and shoe items.

- Machines such as, but not limited to, photo booths, water vending, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

- Animated figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon, or human figure.

8. Clotheslines. Clotheslines or clothesline structures used for drying or airing clothing items are permitted, provided they are located at the rear of a property where a residential use is maintained, and not visible from adjoining street when viewed at ground level.

9. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing legal nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings and renovation of exterior facades are permitted. This building improvement incentive is designed to encourage property improvements to existing legal nonconforming buildings.

10. Service Areas and Mechanical Equipment. Service areas and mechanical equipment shall be visually unobtrusive and integrated with the design of the site and building.

a. Locate service entrances, utility boxes, waste disposal areas and similar uses adjacent to alleys and away from streets.

b. Locate utility access and services such as back-flow preventers, transformer boxes, gas and electric meters, and other utilities adjacent to alleys, subject to requirements and approval of the associated utility company.

c. All rooftop equipment shall be screened by a parapet or other architectural feature that is architecturally integral to the building.

d. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the frontage of buildings.

e. When a service entrance is visible from a street or open space, the service area shall be designed to be architecturally compatible with the building or adjacent building.

11. Outdoor Lighting. Outdoor lighting shall comply with the following requirements:

a. The light source (i.e. bulb, etc.) shall not be visible from off-site.

b. Glare and reflections shall be confined to the boundaries of the site. Each light source shall be shielded and directed away from the adjoining properties and public rights-of-way.

12. Modification.

a. The Director may permit a minor variation from the community-wide standards as specified in subsections D.3.b.i. and D.3.d through D.11 of this section where an applicant's request for a modification demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee of a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

iii. A Conditional Use Permit will be required upon denial of a minor variation request of the standards specified herein.

c. Unless specified otherwise in the section, a conditional use permit shall be required for all other modifications of these standards, except the standards related to height.

DE. Zone Specific Development Standards.

1. R-1 Zone.

a. The maximum height permitted in Zone R-1 shall be 25 feet.

b. Landscaping. The required front yard shall contain a minimum of 50 percent landscaping and maintained with grass, shrubs and trees.
Where lots are less than 35 feet in width, the front yard landscaping shall be 25 percent.

c. Design Requirements. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standards:

i. Wall Finish. At least fifty percent of the Building walls fronting any street shall incorporate at least two of the following surface materials:

- Brick,
- Natural stone,
- Terra Cotta,
- Stucco or other similar troweled finishes,

ii. Architectural Elements. Buildings shall incorporate at least three of the following elements along the side of the wall fronting any street:

- Arcading,
- Arches,
- Awnings,

- Balconies,
- Bay Windows,
- Colonnades,
- Courtyards,
- Decorative exterior stairs,
- Decorative iron fences,
- Plazas,
- Porch, covered and open on at least three sides,

iii. Building Access.

- The main pedestrian entrance of at least one

dwelling unit shall face the street.

2. R-2 Zone.

- a. The maximum height permitted in Zone R-2 shall be 35 feet.
- b. ~~Refer to the standards prescribed for Zone R-1 for~~

~~landscaping requirements.~~ The landscaping and design requirements prescribed in section E.1.b and E.1.c for Zone R-1 Zone shall apply to Zone R-2.

3. R-3 Zone.

- a. The maximum height permitted in Zone R-3 shall be 35 feet.
- b. ~~Refer to R-1 for landscaping requirements.~~ The landscaping

and design requirements prescribed in section E.1.b and E.1.c for Zone R-1 Zone shall apply to Zone R-3.

c. Infill Development. Where there are vacant lots or legal nonconforming uses in a Zone R-3, infill development is encouraged permitted. A

density bonus of 15 percent may be allowed for development on such lots, subject to a conditional use permit to ensure that the proposed development conforms with the character of the area.

d. Lot Consolidation. Lot consolidation in the R-3 Zone is highly encouraged by providing the following bonuses subject to the issuance of a conditional use permit. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development. ~~Development of this type may qualify for the following bonuses subject to the issuance of a conditional use permit:~~

- i. Combined lots totaling 20,000 square feet or more--
10 percent density bonus;
- ii. Combined lots totaling 40,000 square feet or more--
15 percent density bonus.

4. R-4 Zone.

a. The landscaping and design requirements prescribed in section E.1.b and E.1.c for Zone R-1 Zone shall apply to Zone R-4.

45. C-1 Zone.

a. The maximum height permitted in Zone C-1 shall be 35 feet. ~~Each development in this zone shall be subject to this subsection D4.~~

b. Multiple-tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in the Los Angeles County Building Code, the following shall apply:

i. ~~A conditional use permit shall first be obtained as provided in Part 1 of Chapter 22.56. New and/or existing commercial establishments that meet this threshold shall obtain a conditional use permit as provided in Part 1 of Chapter 22.56.~~

ii. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area.

iii. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

c. Landscaping and Buffering.

~~i. Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.~~

ii. Where a commercial zone abuts a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided.

iii. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the ~~e~~Director.

~~iv. Permanent irrigation systems shall be required and maintained in good working order.~~

v. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.

vi. A site plan shall be submitted to and approved by the ~~e~~Director to ensure that the use will comply with the provisions of this section as

provided in Part 12 of Chapter 22.56.

vii. The ~~d~~Director of planning may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, title or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the ~~d~~Director shall find that the intent and spirit of this section is being carried out.

~~d. Loading. Where practical loading doors and activity shall be located away from adjacent residences.~~

d. Required Building Frontages. Each building shall be composed of at least one of the frontage types listed below, or combination thereof. All design features including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or other architectural elements that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If an encroachment permit is not granted for a specific design feature, the requirement to include that design feature as part of the project shall not apply unless the Director, in his/her sole discretion, requires the applicant to redesign the project so that the design feature can be installed entirely on outside of the public right of way.

i. Terrace. Description: In the Terrace Frontage, the main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This frontage type can be used to provide at-grade access

while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

<u>Configuration</u>	
<u>Depth</u>	<u>7 feet minimum</u>
<u>Finish Level Above Sidewalk</u>	<u>3 feet minimum</u>
<u>Perimeter Wall Height</u>	<u>4 feet maximum</u>
<u>Distance Between Stairs</u>	<u>50 feet minimum</u>
<u>Length of Terrace</u>	<u>150 feet maximum</u>
<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>These standards shall be used in conjunction with those of the shop front frontage. In case of conflict between them, the Terrace Frontage standards shall prevail.</u> - <u>Low walls used as seating are encouraged.</u>

ii. Forecourt. Description: In a Forecourt Frontage, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

<u>Configuration</u>	
<u>Width, Clear</u>	<u>10 feet minimum, 60 feet maximum</u>
<u>Depth, Clear</u>	<u>20 feet minimum, 60 feet maximum</u>
<u>Depth of Recessed Entries</u>	<u>Maximum of 10 feet</u>
<u>Ground Floor Transparency</u>	<u>Minimum of 65%</u>
<u>Awning</u>	
<u>Depth</u>	<u>4 feet minimum</u>
<u>Height, Clear</u>	<u>8 feet minimum</u>

<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>Operable awnings are encouraged.</u> - <u>Open ended awnings are encouraged.</u> - <u>Rounded, hooped, or bubble awning are discouraged.</u> - <u>Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.</u>
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iii. Shop Front. Description: A Shop Front is located on the main facade of the building and is at or near the frontage line with an at-grade entrance along the public right of way. It has substantial glazing at the sidewalk level and may include an awning. It may be used in conjunction with other frontage types. Refer to section D.5.j for requirements pertaining to awnings and canopies.

Configuration	
<u>Minimum Height</u>	<u>11 feet</u>
<u>Depth of Recessed Entries</u>	<u>Maximum of 10 feet</u>
<u>Ground Floor Transparency</u>	<u>Minimum of 65%</u>
Awning	
<u>Depth</u>	<u>4 feet minimum*</u>
<u>Height, Clear</u>	<u>8 feet minimum*</u>
<u>Miscellaneous</u>	<ul style="list-style-type: none"> - <u>Operable awnings are encouraged.</u> - <u>Open ended awnings are encouraged.</u> - <u>Rounded, hooped, or bubble awning are discouraged.</u> - <u>Shop Fronts with accordion-style doors/windows or other operable windows that allow the space to open towards the street are encouraged provided it does not impede into the public right of way.</u>

* For canopies and awnings that encroach within the public right of way, the minimum clear height and maximum depth shall be governed by Title 16 and Title 26 of the Los Angeles County Code.

e. Facade Height Articulation Requirements. Each building with more than one story, or portions of buildings with more than one story, shall have at

minimum a distinctive: building base; building middle; and building top (eave, cornice and/or parapet line) that complement and balance one another.

i. A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades shall be avoided.

f. Main Building Entrance. Main building entrances shall be easily identifiable and distinguishable from first floor storefronts. For the purposes of this subsection, a main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance and it is the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, by definition there is no main entrance. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

i. At least one of the following treatments shall be used for a main building entrance:

- Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface;

- Located in the center of the facade, as part of a symmetrical overall composition;

- Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

- Marked or accented by a change in the roofline

or change in the roof type;

- Corner buildings shall provide prominent

corner entrances for shops and other activity-generating uses.

g. Roof Requirements.

i. A horizontal articulation shall be applied at the top of the building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the building, to differentiate the roofline from the building, and to add visual interest.

ii. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

iii. Parapet walls shall have cornice detailing or a distinct shape or profile, e.g. a gable, arc, or raised center.

iv. Metal seam roofing, if used, shall be anodized, fluorocoated or painted. Copper and lead roofs shall be natural or oxidized.

h. Wall Surface Material Requirements. Building walls shall be constructed of durable materials such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

i. Standards for the use of decorative concrete block, stucco or other similar troweled finishes in non- residential, mixed-use, and multifamily residential buildings:

(1) Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50% of the street facade. When used

for the street facade, buildings shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

(2) Stucco or other similar troweled finishes

shall:

- Be smooth to prevent the

collection of dirt and surface pollutants;

- Be trimmed or combined with

wood, masonry, or other durable material, and be limited to a maximum of 50% of the street facade; and

- Not extend below two feet above

grade of the street facade. Concrete, masonry, natural stone or other durable material shall be used for wall surfaces within two feet above grade of the street facade.

(3) Change in materials shall be used to

articulate building elements such as base, body, parapets caps, bays, arcades and structural elements. Not all building elements require a change in material. Change in materials shall be integral with building facade and structure, rather than an application.

(4) Side and rear building facades shall

have a level of trim and finish compatible with the front facade if they are clearly visible from streets.

(5) Blank wall areas without windows or

doors are only allowed on internal-block side-property line walls. Surface reliefs,

decorative vines, and/or architectural murals and other surface enhancements shall be considered and may be approved by the Director. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

(6) Building walls shall contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall; or medium or dark window and door trim on a white or light building wall, or other contrasting wall and trim combinations.

i. Wall Openings.

i. For storefront frontages: Window-to-Wall Proportion.

In general, upper stories shall have a window to wall area proportion that is less than that of ground floor storefronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

ii. Window Inset. Glass shall be recessed or project at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard.

iii. Glazing. Reflective glazing shall not be used.

iv. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

v. To encourage the continuity of retail sales and services, at least 65 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

j. Awnings and Canopies.

i. Awnings and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

ii. Awning and canopies shall match the shape or width of the window, door, or other opening.

iii. Materials. Awnings and canopies may be constructed of metal, wood or fabric.

iv. Lighting. Incorporating lighting into an awning or canopy is allowed, except that an internally illuminated awning that glows is prohibited.

v. All awnings and canopies that encroach within the public right of way must meet the requirements of Title 16 and Title 26 of the Los Angeles County Code, as applicable. If the encroachment permit is not granted, the requirement to include an awning or canopy as part of the project shall not apply unless the Director, in his/her sole discretion, requires that the project be redesigned so that an awning or canopy can be installed entirely outside of the public right of way.

56. C-2 Zone.

a. The maximum height permitted in Zone C-2 shall be 35 feet.

b. Refer to the standards prescribed for Zone C-1 for

landscaping and multiple-tenant commercial requirements.

c. Refer to the standards prescribed in subsections E.5.d through E.5.j.

67. C-3 Zone.

- a. The maximum height permitted in Zone C-3 shall be 40 feet.
- b. Refer to C-1 for multiple-tenant commercial landscaping and

buffering and loading requirements.

c. Refer to the standards prescribed in subsections E.5.d through E.5.j.

78. C-M Zone.

- a. The maximum height permitted in Zone C-M shall be 40 feet.
- b. Refer to C-1 for multiple-tenant commercial landscaping,

buffering and loading requirements.

c. Refer to the standards prescribed in subsections E.5.d through E.5.j.

89. M-1 Zone.

- a. The maximum height permitted in Zone M-1 shall be 35 feet.
- b. All lots and parcels of land created after the effective date of

the ordinance from which this subsection derives shall contain a net area of at least 7,500 square feet.

c. Setbacks of at least 10 feet shall apply where the industrial parcel is immediately adjacent to a residential ~~or commercial~~ use.

d. When adjacent to a residential zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.

- e. Refer to C-1 for landscaping requirements.

f. Where a commercial use is maintained, the standards prescribed in subsections E.5.d through E.5.j shall apply in M-1 zone.

910. M-1-1/2 Zone.

a. The maximum height permitted in Zone M-1-1/2 shall be 35 feet.

b. Refer to M-1 for other requirements.

4011. M-2 Zone.

a. The maximum height permitted in Zone M-2 shall be 35 feet.

b. Refer to M-1 for other requirements.

4412. ()-P Zone.

a. Each parking facility in the Parking Zone shall be adjacent to a minimum of one side of another parking facility or commercial use.

b. Parking for residential development in this zone shall not be rented, leased or used by any adjacent or surrounding commercial development.

13. Modifications.

a. The Director may permit modifications from the zone specific development standards as specified in subsections E.1.c, E.2.b, E.3.b, E.4.a, and E.5.d through E.5.i, E.6.c, E.7.c, E.8.c and E.9.d of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD and the East Los Angeles Community Plan; and

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties within the East Los Angeles area; and

iii. Granting a modification will not be materially detrimental to properties or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the modification. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

v. Permitting a modification will not be inconsistent with the goals of the East Los Angeles Community Plan and CSD.

b. The procedure for filing a minor variation shall be the same as that for Director's Review as set forth in Part 12 of Chapter 22.56, except that the following shall apply:

i. Filing fee for a Site Plan Review, Discretionary, Minor Variation.

ii. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 250 feet of the subject property. Any interested person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 calendar days following notification.

E.F. Area Specific Development Standards.

1. Whittier Boulevard Area.

a. Intent and Purpose. The Whittier Boulevard area specific development standards are established to provide a means of implementing the East Los Angeles Community Plan ("community plan"). The community plan's land use map and policies encourage a specific plan for the Whittier Boulevard area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the community plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a community business district. Furthermore, the provisions of this section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

b. Description of Area. The Whittier Boulevard area is located approximately five miles east of the Los Angeles Civic Center. The area is located

within the southern portion of the East Los Angeles unincorporated area and it encompasses approximately 73 acres along the commercial corridor of Whittier Boulevard from Atlantic Boulevard on the east to the Long Beach Freeway on the west. The boundaries of the Whittier Boulevard area are shown on the map entitled "East Los Angeles Community Standards District" following this section.

c. Whittier Boulevard Area Wide Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52, except that:

(1) Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.

(2) Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.

(3) For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.

(4) There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

ii. Setbacks. New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of subsection E1dvii of this section, landscaping, street furniture and newsstands.

iii. Signs.

(1) Except as herein specifically provided, all signs shall be subject to the provisions of Part 10 of Chapter 22.52.

(2) The sign regulations prescribed herein shall

not affect existing signs which were established in accordance with this title prior to the effective date of the ordinance codified in this section.* Changes to existing signs, including size, shape, colors, lettering and location, shall conform to the requirements of this section.

(3) All signs in disrepair shall be repaired so as to be consistent with the requirements of this section or shall be removed within 30 days from receipt of notification by the eDirector that a state of disrepair exists.

(4) Wall Signs.

(a) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.

(b) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.

(c) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.

(5) Roof Signs.

(a) Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.

(b) Roof signs shall be designed and incorporated as an architectural feature of the building.

(6) Prohibited Signs. The following signs are prohibited:

(a) Outdoor advertising, including billboards;

(b) Freestanding pole signs;

(c) Freestanding roof signs not in conformance with subsection F.1.c.iii.(5) of this section.

(7) Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require

approval of a minor variation by the eDirector as provided in this section.

iv. Design Standards. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

(1) Materials.

(a) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the eDirector.

(b) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the eDirector.

(2) Awnings.

(a) Awnings shall be the same color and style for each opening on a single storefront or business.

(b) Awnings shall be complimentary in color and style for each storefront in a building.

(c) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the eDirector that a state of disrepair exists.

(3) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.

(b) If air-conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be

visible by pedestrians at street level or by adjacent residential properties.

(4) Security.

(a) Chain link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

(b) All security bars and grilles shall be installed on the inside of the building.

(c) Folding accordion grilles installed in front of a storefront are prohibited.

(d) Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.

(e) Fences on rooftops visible from normal public view within 300 feet are prohibited.

v. Graffiti. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard area:

(1) All structures, walls and fences open to public view shall remain free of graffiti.

(2) In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

d. Whittier Boulevard Area Zone Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:

i. Permitted Uses. Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.28.180 except that:

(1) The following uses shall require a conditional use permit:

(a) Sales.

- Auction houses.
- Feed and grain sales.
- Ice sales.
- Pawn shops, provided a 1,000-

foot separation exists between such establishments.

(b) Services.

- Air pollution sampling stations.
- Churches, temples, and other

places used exclusively for religious worship.

- Dog training schools.
- Drive-through facilities.
- Electric distribution substations

including microwave facilities.

- Furniture transfer and storage.
- Gas metering and control

stations, public utility.

- Laboratories, research and

testing.

- Mortuaries.
- Motion picture studios.
- Parcel delivery terminals.
- Radio and television

broadcasting studios.

- Recording studios.
- Tool rentals, including rototillers,

power mowers, sanders and saws, cement mixers and other equipment.

(2) The following uses shall be prohibited:

(a) Sales.

- Automobile sales, sale of new

and used motor vehicles.

- Boat and other marine sales.
- Mobilehome sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

(b) Services.

- Automobile battery service.
- Automobile brake and repair

shops.

- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing

agencies.

- Automobile repair garages.
- Boat rentals.
- Car washes, automatic, coin

operated and hand wash.

- Trailer rentals, box and utility.
- Truck rentals.

ii. Parking.

(1) All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.

(2) A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.

iii. Landscaping. Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

(1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the dDirector.

(2) All landscaping shall be maintained in a good

and healthy condition by the property owner, lessee, or agent thereof.

(3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.

(4) A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.

(5) Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.

iv. Loading. Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.

v. Trash Enclosure. Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.

~~vi. Building Improvement Incentive. Notwithstanding the restrictions on improvements to existing nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings, renovation of front, side and rear facades and/or property improvements at the rear of existing structures are authorized. This building improvement incentive is designed to encourage property improvements to existing nonconforming buildings.~~

vii ~~vi~~. Outside Display--Private Property. Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to ~~d~~Director's review.

~~viii~~ vii. Pedestrian Character.

(1) To encourage the continuity of retail sales and

services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(2) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(3) A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(4) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

e. Minor Variations. Under exceptional circumstances, the ~~d~~Director may permit minor variation from the standards specified in subsections F.1.c.iii.(3) and (7), subsection ~~E~~F.1.c.iv, subsection F.1.d.ii.(2) and subsections ~~E~~F.1.d.iv and ~~E~~1dvi E1dvii of this section.

i. In order to permit such variation, the applicant must demonstrate through the ~~d~~Director's review procedure that:

(1) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;

(3) Granting the requested variation will not be materially detrimental to property or improvements in the area;

(4) No more than two unrelated property owners have expressed opposition to the minor variation; and

(5) Granting the requested variation will be

consistent with the goals of the community plan.

ii. The procedure for filing a minor variation will be the same as that for ~~d~~Director's review, except that the applicant shall also submit:

~~(1) A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~(2) Two sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;~~

~~(3) A map drawn to scale specified by the ~~d~~Director indicating where all such ownerships are located; and~~

(4) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size. Filing fee for a Site Plan Review, Discretionary, Minor Variation.

iii. Not less than 20 days prior to the date an action is taken, the ~~d~~Director shall send notice to the owners of record within a distance of 250 feet of the subject property using ~~the mailing labels supplied by the applicant.~~ Any interested person dissatisfied with the action of the ~~d~~Director, may file an appeal from such action. Such appeal shall be filed with the ~~H~~Hearing ~~O~~Officer within 10 calendar days following notification.

2. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on the map entitled "~~Commercial/Residential Mixed Use Area~~" "East Los Angeles Community Standards District (CSD)" following this section. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements:

a. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.

b. The hours of operation for commercial uses shall be limited

to the hours of 7:00 a.m. to 10:00 p.m.

~~3. Maravilla Redevelopment Project Area (Reserved).~~

4.3. Union Pacific Area.

a. Intent and Purpose. The Union Pacific area-specific development standards are established in order to address land use and development issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the East Los Angeles Community Plan are implemented, thereby improving the appearance of the community and preserving the area's housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.

b. Description of Area. The unincorporated area of Union Pacific is located approximately five miles southeast of the Los Angeles Civic Center. The area is located in the southwest corner of the East Los Angeles unincorporated area, and it encompasses approximately 223 acres immediately south of the 5 (Santa Ana) Freeway. The boundaries of the Union Pacific area are the city of Commerce to the east and south, the city of Los Angeles to the west, and the Santa Ana Freeway to the north. ~~The map of the Union Pacific area follows this section.~~ The Union Pacific Area is shown on the map entitled "East Los Angeles Community Standards District (CSD)" following this section.

c. Union Pacific Area-Wide Development Standards--Signs. Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a conditional use permit and compliance with the standards set forth in subsection C.3.c of this section. All other outdoor advertising signs shall be prohibited. This subdivision shall be suspended during the life of interim ordinance No. 2002-0031U, including any extension thereof.

d. Union Pacific Area-Wide Development Standards--Graffiti. The standards for graffiti removal prescribed for the Whittier Boulevard area, as contained in subsection EF.1.c.v of this section, shall apply.

e. Union Pacific Zone-Specific Development Standards--Zone

C-M. Uses subject to permits. In addition to the uses specified in Section 22.28.260, the following uses shall require a conditional use permit in Zone C-M as provided in Part 1 of Chapter 22.56:

i. Sales.

- Feed and grain sales.
- Nurseries, including the growing of nursery

stock.

ii. Services.

- Boat rentals.
 - Car washes; automatic, coin-operated, and
- hand wash.
- Frozen food lockers.
 - Furniture and household goods; the transfer
- and storage of.
- Gas metering and control stations; public utility.
 - Laundry plants; wholesale.
 - Parcel delivery terminals.
 - Stations; bus, railroad, and taxi.
 - Tool rentals, including rototillers, power

mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.

- Truck rentals.

iii. Recreation and Amusement.

-- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.

- Athletic fields and stadiums.
- Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iv. Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.

- Aluminum products.
- Metal plating.
- Shell products.
- Stone products.
- Yarn products, excluding dyeing of yarn.

f. Union Pacific Zone-specific Development Standards--Zone M-1.

i. Permitted uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.32.040, subject to the same limitations and conditions set forth therein, except as otherwise provided in subsections ~~E.4.f.ii~~ F.3.f.ii and F.4.f.iii of this section. Premises in Zone M-1 may also be used for:

- Childcare centers.

ii. Uses subject to permits. In addition to the uses specified in Section 22.32.070, the following uses shall require a conditional use permit in Zone M-1 as provided in Part 1 of Chapter 22.56:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

- Agricultural contractor equipment, sale or rental or both.

- Animal experimental research institute.

- Automobile body and paint shops, if all operations are conducted inside of a building.

- Automobile upholstery.

- Baseball park.

- Billboards; the manufacture of.

- Bottling plant.

- Building materials; the storage of.
- Carnivals; commercial or otherwise.
- Cellophane products; the manufacture of.
- Circuses and wild animal exhibitions, including

the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.

- Cold-storage plants.
- Concrete batching, provided that the mixer is

limited to one cubic yard capacity.

- Contractor's equipment yards, including farm

equipment and all equipment used in building trades.

- Dairy products depots and manufacture of

dairy products.

- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Ferris wheels.
- Fruit packing plants.
- Heating equipment; the manufacture of.
- Ink; the manufacture of.
- Iron; ornamental iron works, but not including a

foundry.

- Laboratories for testing experimental motion

picture film.

- Lumberyards; except the storage of boxes or

crates.

- Machine shops.
- Machinery storage yards.
- Metals:

(1) Manufacture of products of precious metals;

(2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving;

(3) Metal fabricating;

(4) Metal spinning;

(5) Metal storage;

(6) Metal working shops;

(7) Plating and finishing of metals, provided no perchloric acid is used.

-- Motors; the manufacture of electric motors.

-- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

-- Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

-- Outside storage.

-- Paint; the manufacture and mixing of.

-- Pallets; the storage and manufacture of.

-- Plaster; the storage of.

-- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.

-- Riding academies.

-- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

-- Rug cleaning plant.

-- Sheet metal shops.

-- Shell products; the manufacture of.

-- Shooting gallery.

racehorses.

- Soft drinks; the manufacture and bottling of.
- Stables; private, for the raising and training of

- Starch; the mixing and bottling of.
- Stone; marble and granite, and the grinding, dressing, and cutting of.

- Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.

- Stove polish; the manufacture of.
- Tire yards and retreading facilities.
- Trucks; the parking, storage, rental, and repair of.

- Ventilating ducts; the manufacture of.
- Wallboard; the manufacture of.
- Welding.
- Wineries.

iii. Prohibited uses. The following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Canneries.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products.
- Cesspool pumping, cleaning, and draining.
- Dextrine; the manufacture of.
- Engines; the manufacture of internal combustion and steam engines.

- Fox farms.
- Fuel yard.
- Incinerators; the manufacture of.

- Lubricating oil.
- Machinery; the repair of farm machinery.
- Marine oil service stations.
- Moving van storage and operating yards.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards, terminals, and wholesale outlets.
- Refrigeration plants.
- Sand; the washing of sand to be used in sandblasting.
- Sodium glutamate; the manufacture of.
- Valves; the storage and repair of oil well valves.
- Wharves.
- Wood yards; the storage of wood or a lumberyard.
- Yarn; the dyeing of yarn.

g. Union Pacific Zone-specific Development Standards--Zones C-M, M-1, and M-2. Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

i. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

(1) Landscaping shall be distributed along said frontage in accordance with a site plan approved by the ~~d~~Director.

(2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

(3) A permanent watering system shall be

provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.

ii. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material as specified in Section 22.52.630 in amounts sufficient, as determined by the dDirector, to cover the wall, fence, or building and to discourage graffiti and vandalism.

iii. Wall, fence, or building landscaping required by subsection ~~E.4.g.ii~~ E.3.g.ii of this section shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the dDirector or within three years, whichever is less, the temporary fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.

h. Union Pacific Zone-specific Development Standards--Non-Conforming Residential Uses in Zones C-M and M-1. The termination periods enumerated in Section 22.56.1540 shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones C-M and M-1. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones C-M and M-1 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

i. Union Pacific Zone-specific Development Standards--Minor Variations in Zones C-M, M-1, and M-2.

i. The dDirector may permit minor variations from the standards specified in subsection ~~E.4.g~~ E.3.g of this section where an applicant's

request for a minor variation demonstrates to the satisfaction of the ~~d~~Director all of the following:

(1) The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the East Los Angeles Community Plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific area;

(3) Granting the requested minor variation will not be materially detrimental to properties or improvements in the area;

(4) No more than one property owner has expressed opposition to the minor variation. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

(5) Granting the requested minor variation will be consistent with the goals of the East Los Angeles Community Plan.

ii. The procedure for filing a request for a minor variation shall be the same as that for ~~d~~Director's review, except that the applicant shall also submit:

~~(1) — A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~

~~(2) — Three sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;~~

~~(3) — A map drawn to scale specified by the ~~d~~Director indicating where all such ownerships are located; and~~

~~(1) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size. Filing fee of a Site Plan Review, Discretionary, Minor Variation.~~

iii. Not less than 20 days prior to the date an action is taken, the ~~d~~Director shall send notice to the owners of record within a distance of 250 feet from the subject property ~~using the mailing labels supplied by the applicant~~. Such notice shall indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the ~~d~~Director within 15 calendar days after receipt of such notice.

iv. The ~~d~~Director shall approve an application for a minor variation where the requirements of subsection ~~EE~~.4.i of this section are satisfied.

v. The ~~d~~Director shall deny an application for a minor variation in all cases where the requirements of subsection ~~EE~~.4.i of this section are not satisfied.

vi. Notice of the ~~d~~Director's decision shall be sent to all property owners ~~as specified in subsection E.4.i.ii.(1) of this section~~ within 250 feet from the subject property lines. The notice shall contain information regarding appeals procedure.

vii. Any interested person dissatisfied with the action of the ~~d~~Director may file an appeal from such action. Such appeal shall be filed with the ~~h~~Hearing ~~e~~Officer within 10 calendar days following notification.

~~* Editor's note: Ordinance 99-0069, which amends Section 22.44.118, is effective on August 26, 1999.~~

Community Standards District (CSD)

East Los Angeles

Effective: April 24, 1998

Ordinance No. 84-0487
(Title 21 - Planning and Zoning of Los Angeles County Code)

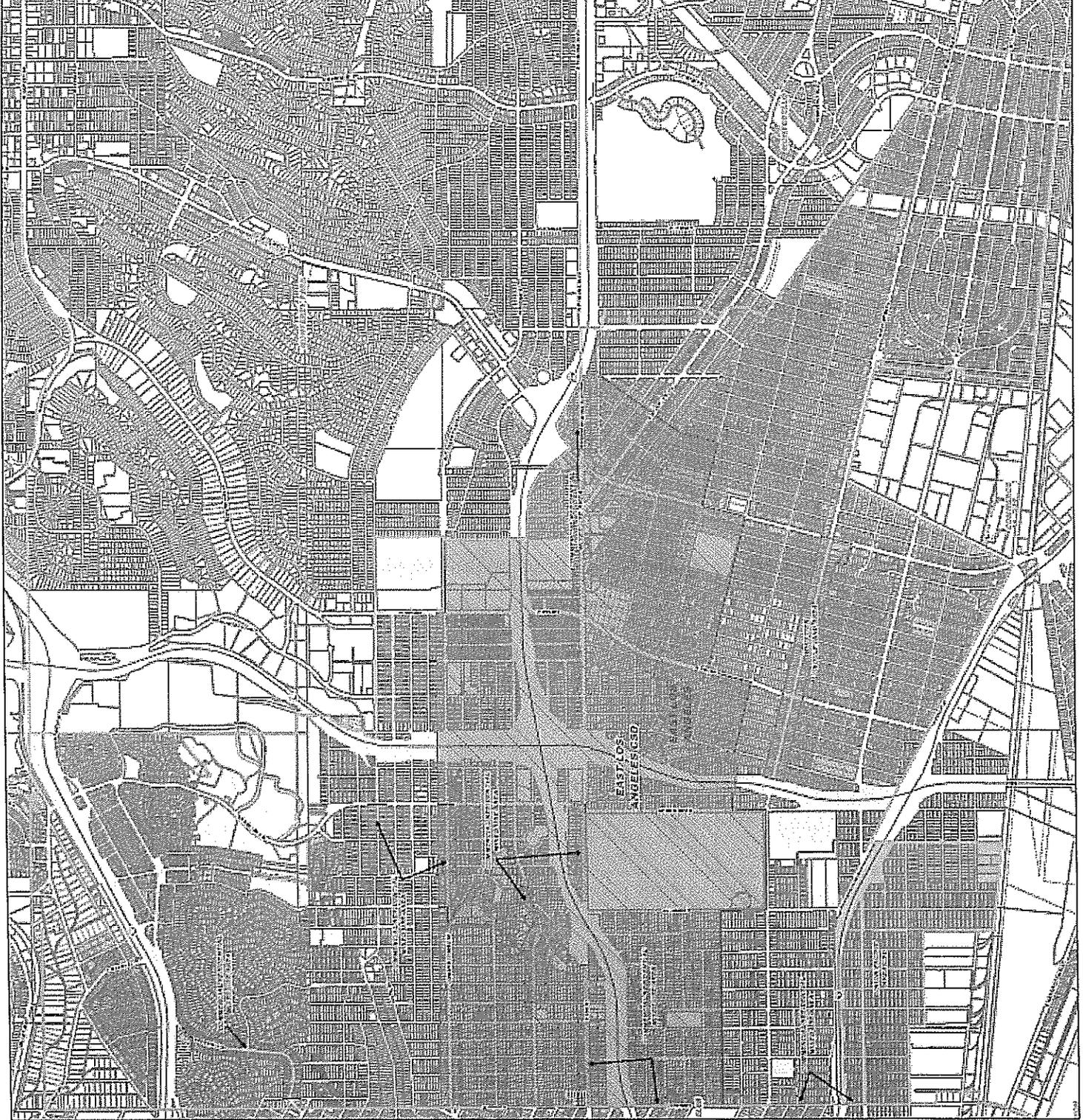
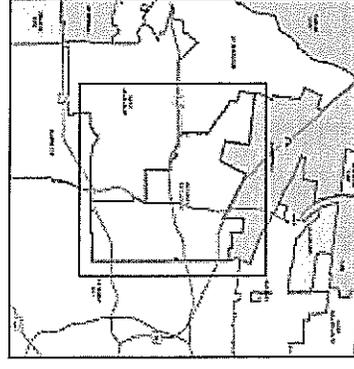
LEGEND:

-  CSD Boundary
-  Area Specific Standards
-  Other Unincorporated Area
-  Third District Specific Plan
-  City/Community Boundary
-  Index Map Grid
-  Zoning Index Map Grid
-  Parcel Boundary
-  Parcel Lines (for Inlts, easements, etc.)

NOTES:

See the Los Angeles County Code, Title 21, Chapter 21.41, Part 4 for provisions relating to community standards districts.
See the Los Angeles County Code, Title 21, Section 21.44.11 for provisions relating to the East Los Angeles Community Standards District.
See symbols on this page to determine areas subject to more specific development standards.

VICINITY MAP:



~~(Ord. 2002-0054 § 1, 2002; Ord. 99-0069 § 1, 1999; Ord. 93-0047 § 2, 1993; Ord. 92-0097 §§ 5
(part), 6, 1992; Ord. 88-0109 § 1, 1988; Ord. 88-0061 § 2, 1988.)~~

Attachment 6: Environmental Document (Negative
Declaration & Initial Study)

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

NEGATIVE DECLARATION

**PROJECT NO. R2014-00878-(1) / Advance Planning Case No. 2014 00002 /
Environmental Assessment No. 2014 00077**

1. DESCRIPTION:

The project is an update to the East Los Angeles Community Standards District (CSD) to revise existing and establish new development standards for future development in residential and nonresidential zones. The proposed standards are designed to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings, and streamline the modification process. The CSD update addresses the following: new sign program requirement, clarify existing maximum sign area for freestanding and business signs; revise landscaping requirements, implement departmental parking procedures for eating establishments within existing commercial buildings in commercial zones nonconforming due to parking; new building improvement incentive; access requirements; screening of mechanical equipment and service areas; new design requirements relating to façade elements; building frontage types; modification process to modify certain standards; and delete redundancies as well as relocate some standards from area specific standards to community-wide standards. All of the amendments proposed by the CSD revision pertain to improvements that would be part of future developments – each subject to their own CEQA review.

2. LOCATION:

Community of East Los Angeles

3. PROPONENT:

The Board of Supervisors of the County of Los Angeles

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORDS OF PROCEEDINGS:

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: Community Studies East Section, Department of Regional Planning
DATE: June 19, 2014

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: East Los Angeles Community Standards District Update / Project No. R2014-00878-(1)
Advance Planning No. 201400002 / Environmental Assessment No. 201400077

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Carmen Sainz, Supervising Regional Planner
csainz@planning.lacounty.gov or (213) 974- 6425

Project sponsor's name and address: Los Angeles County Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012

Project location: Unincorporated Community of East Los Angeles in Los Angeles County which includes the following Zone Districts: Eastside Unit 1, Eastside Unit 2, Eastside Unit 4, East Los Angeles, and City Terrace. This unincorporated area is bordered by the city of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the city of Commerce on the south.

APN: various USGS Quad: Los Angeles Quadrangle
Gross Acreage: approximately 4.602 acres
General plan designation: NA

Community/Area wide Plan designation: East Los Angeles Community Plan: LD (Low Density Residential), LMD (Low Medium Density Residential), LD (Low Density Residential), MD (Medium Density Residential), RP (Residential Parking), CR (Commercial Residential), CC (Community Commercial), MC (Major Commercial), CM (Commercial Manufacturing), I (Industrial), P (Public Use)

Zoning: C-1-DP, C-2, C-3, C-3-DP, C-M, C-M-DP, CPD, IT, M-1, M-2, M-1-DP, M-3, O-S, R-1, R-2, R-3, R-3-DP, R-3-P, R-4, RPD-5000-9.5U

Description of project:

The project is an update to the existing East Los Angeles Community Standards District Update (CSD) to revise existing and establish new development standards for future development in residential and nonresidential zones. No zoning or land use changes are proposed. The CSD does not propose any increase in density. The update to the CSD consists of a revision of standards contained within the East Los Angeles Community Standards District (CSD) in the form of amendments to Title 22 of the Los Angeles County Code (Code). These revisions encompass a more specific and comprehensive series of standards intended to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing buildings, and streamline the modification process which simplifies the process required to modify certain CSD standards. Currently, to modify most of the standards, a variance application is required. The variance is a lengthy and costly process with no guarantees of approval. The CSD proposes a minor variation process to modify certain standards in lieu of a variance. The minor variation process is less stringent than the variance, less costly and processing time is shorter with greater chances of approval.

Revising existing developments standards would clarify: maximum allowed sign area for freestanding signs and all other wall signs; amend landscaping requirements for residential zones; clarify loading requirements; and setback requirements between commercial and industrial uses. The amendment includes deletion of

redundancies and relocating development standards within Zone Specific areas to Community-wide standards. This amendment includes new development standards to residential and nonresidential zoned parcels to enhance the aesthetics of older buildings. The new standards include the following: design standards to enhance the building facades of building by incorporating architectural elements, wall finish, buildings access and building frontage types. Additionally, the new standards include incorporation of current parking requirements for eating establishments within existing commercial structures nonconforming due to parking. These additional standards are intended to encourage the reinvestment of existing buildings in the community of ELA, an older, build-out community with very few vacant parcels.

The CSD proposes a new sign program for businesses of four or more tenants on any one site. Moreover, the CSD contains zone specific development standards for residential and commercial zones that include provisions for lot and building access, design standards, maximum sign area requirements, sign program, and building frontage types. Zone specific development standards for commercial and residential zones as proposed in the CSD include new provisions for structure design, utilities and equipment, and pedestrian accommodation requirements. The CSD will also delete the Building Improvement Incentive requirement from the Whittier Boulevard Area Zoned Specific Development Standards and insert it under Community-wide Development Standards to encourage property improvements of existing nonconforming buildings to enhance the appearance.

Surrounding land uses and setting: Existing land uses in East Los Angeles area consist of similar uses to the surrounding areas, including low-medium density and medium density residential, commercial manufacturing, and low density residential farther north. Adjacent to the East Los Angeles Community areas boundaries on all sides are low-medium density and medium density residential neighborhoods, as well as a various commercial and industrial uses, retail shopping centers, schools, cemeteries and hospitals

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>NA</u>	<u>N/A</u>

Major projects in the area:

<i>Project / Case No.</i>	<i>Description and Status</i>
<u>R2011-01571, 4816 3rd Street</u>	<u>Conditional Use Permit to establish a new 24,800 square foot, two-story Community healthcare center that will provide adult and pediatric family practices, optometry, dentistry and other clinical services on a 1.32-acre site in the IT (Institutional) Zone. Minor parking deviation for less than 29% reduction in required parking. Status: Approved</u>
<u>R2012-02368, 4125 Whittier Blvd.</u>	<u>Conditional Use Permit (CUP) to establish a 25-unit affordable apartment complex, of which 96% of units are restricted affordable for very low income residents and one non-restricted manager's unit with a total of 29 covered parking spaces.</u>
<u>R2011-01434, 606 Fetterly Ave.</u>	<u>CUP to authorize a church in an existing 14,200 square foot building (church) and an accessory parsonage dwelling unit and a Parking Permit to authorize 36 parking spaces in lieu of the required 75 parking spaces for a church, located in the R-2 zone, East Los Angeles CSD, Eastside Unit No. 4 Zoned District. Project is exempt from the Low Impact Development, Green Building and Drought Tolerant Landscaping requirements. Categorical Exemption Class 1. Status: Pending</u>

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

Regional Significance

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

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Traffic and Lighting Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

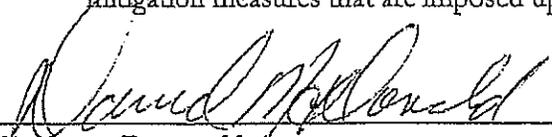
The environmental factors checked below would be potentially affected by this project.

- Aesthetics
- Agriculture/Forest
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services
- Mandatory Findings of Significance

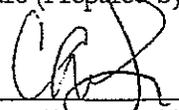
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature (Prepared by)

06/19/14
Date


Signature (Approved by)

6-19-14
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Community Standards District (CSD) proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to revise and clarify existing development standards as well as add new and more comprehensive development standards to enhance the visual character in the residential and nonresidential zones for future development and therefore would not degrade but would rather enhance the potential development sites and their surroundings. Many of the development standards would enhance the visual character of the community by requiring the screening of service areas and mechanical equipment from public view; locating clotheslines at the rear of the property; requiring a sign program for four or more tenants for uniformity throughout the commercial center; placing loading spaces away from residential uses and zones; prohibiting certain outdoor fixtures such as penny crunching machines, video games, donation boxes, animated characters and photo booths; building improvement incentive requirement to encourage property improvements to existing buildings; buildings frontage type requirements; incorporation of architectural elements; and standards which encourage parking access from the side or rear property as well as building frontage access requirements.

New standards or requirements will be applied to community-wide, zone specific and specific area development standards for residential and nonresidential zones. The CSD does not propose physical development such as increase in density, floor area or height. The CSD would not create substantial adverse effects on a scenic vista because the CSD does not propose any physical development.

The CSD area does not contain scenic vistas nor are there other scenic resources within the CSD area that could be affected by the implementation of the CSD. Therefore, there will be no impact on a scenic vista, including County-designated scenic resource areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines). Furthermore, the CSD will not substantially damage scenic resources including, but

not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas.

The closest regional riding and hiking trail is located in Griffith Park in the Los Feliz area of the City of Los Angeles, approximately ten miles north of the CSD area. EIA is not readily visible from this area and redevelopment as a result of the CSD would not be visible from or obstruct views from this hiking and equestrian area. Therefore it is determined that the CSD will have no impact on aesthetic resources.

There are no state scenic highways in the vicinity of the CSD area. The nearest designated scenic highway is the historic Arroyo Parkway, which is the north extension of 1-110 and is north of the City of Los Angeles. There are no other scenic resources that could be affected by the implementation of the CSD and therefore determined to have no impact.

The CSD does not propose an increase in height nor density and will not introduce any new sources of light, shadows, or glare to the area as no new development is proposed or uses are proposed as part of the project. Although future development could occur within the CSD area, the CSD would not change the development potential (including any associated environmental effects) from what would be allowed without the CSD. Any future development would be required to comply with the applicable County Zoning Code requirements as well as the goals and policies of the County General Plan. Accordingly, the project would have less than significant impact on aesthetics and, thus, would not contribute to a potentially significant cumulative impact on aesthetics.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning - of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The CSD does not propose any zone changes or an increase in density.

There are no parcels designated as Prime or Unique Farmland of Statewide Importance in the CSD area or in the adjacent communities and therefore will not have any environmental impacts to agricultural resources in relation to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

There are no parcels in the CSD area that are zoned for agricultural use, located in an Agricultural Opportunity Area, or subject to a Williamson Act contract and therefore will not have any environmental impacts.

There are no parcels zoned for forest land, timberland, or timberland zoned for Timberland Production in the CSD area or in the adjacent communities. Therefore would be no impact.

There is no land zoned for forest land or conversion of forest land to non-forest use in the CSD area or in the adjacent communities. Therefore would be no impact.

The CSD area is in an intensely urbanized area and implementation of the CSD would not result in any changes in the environment that could result in conversion of Farmland or forest land. There would be no impact.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The proposed CSD would not conflict with or obstruct implementation of applicable air quality plans of the SCAQMD because the CSD does not propose any physical development, but rather provides more comprehensive and specific standards to guide future development in the community. Because the provisions of the CSD will neither directly nor indirectly expand what is built in ELA, impact on air quality would be less than significant. Furthermore, the purpose of the CSD update is to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings which will not conflict or obstruct the implementation of applicable air quality plan of the SCAQMD. Moreover, for the aforementioned reasons, no provisions of the CSD would violate any applicable federal or state air quality standard or contribute substantially to any existing air quality violation.

Though the provisions of the CSD would not directly result in any physical changes in the environment including the construction of any new freeways or heavy industrial structures, it is possible that new construction will occur. All new construction will be required to comply with applicable air quality standards and, as such, exposure of sensitive receptors (e.g. schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use will be less than significant.

The CSD update would require, where feasible, lot access via an alley or side street. By placing parking in the rear of

commercial lots or buildings, the possibility does exist that when bordered by a residential zone, these parking lots may expose sensitive receptors to an increased level of pollution concentrations. The parking placement standards also include additional landscaping requirements for surface parking areas which include planting a canopy shade tree for every six parking spaces and subdividing the parking lots into smaller areas through the use of hardy landscaping able to withstand and thrive while absorbing soot and fumes. Screening walls will be required along the perimeter with abutting property which will also mitigate the air pollution effects.

The types of uses allowed in the CSD would not be expected to create objectionable odors. The proposed standards would apply to new construction. Therefore, would be no impact.

Any future development would be required to comply with all federal, state, regional, and local air quality standards as well as applicable rules, regulations, and requirements. Accordingly, the project would have less than significant impact on aesthetics and, thus, would not contribute to a potentially significant cumulative impact on air quality.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

There are no habitats in the CSD area for species identified as candidate, sensitive, or special status or is expected to be impacted by implementation of the CSD. Therefore would be no impact.

There are no sensitive natural communities in the CSD area or in the adjacent communities. The CSD area is a highly urbanized portion of southern California. Therefore would be no impact.

There are no wetlands, marshes, vernal pools, drainages, or waters of the United States in the CSD area. Therefore would be no impact.

No wildlife movement corridors or regional wildlife linkages are in the CSD area. Due to the high level of disturbance within the CSD area, no special-status plant species are expected to occur.

There are no oak woodlands or other unique native trees in the CSD area. Therefore, there would be no impact.

The CSD area is not in a Wildflower Reserve area, a SEA, or a SERA, nor are there protected oak trees in the CSD area. Therefore, there would be no impact.

There is no adopted Habitat Conversation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan that is applicable to the CSD area. Therefore, implementation of the CSD would not conflict with a Habitat Conversation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impact would occur.

All Federal, State, and County requirements protecting biological resources would remain in place and could not be altered or circumvented by the CSD. Therefore, the CSD would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Similarly, the CSD would not have a substantial adverse effect on sensitive natural communities (e.g. riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations, CDFG, or USFWS including Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan. Moreover, based on the aforementioned reasons, the CSD would not have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. Finally, the CSD is not in conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16).

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The proposed standards are designed to protect the historical, cultural, archaeological, and geological characteristics of the community and, as such, compliance with all applicable laws in the treatment of these resources would still be required and thus, impacts to cultural resources will be less than significant.

The Los Angeles County General Plan, which governs development in ELA, contains policies that provide for the protection of cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures as well as encourage public use of cultural heritage sites, promote public awareness of cultural resources, and encourage private owners to protect cultural heritage resources in Los Angeles County. As such, in addition to the proposed standards in the CSD that aim to protect cultural resources in the area, all new development will be subject to these existing policies.

Based on the previous discussion, the CSD will not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15054.5 nor will it directly or indirectly destroy a unique paleontological resource or site of unique geologic feature, or contain rock formations indicating potential paleontological resources. All new development will be required to comply with all applicable policies regarding cultural resources: disruption of human remains, including those interred outside of formal cemeteries, and therefore, will be less than significant.

Any future development would be required to comply with all federal, state, regional, and local air quality standards as well as applicable rules, regulations, and requirements for the protection/treatment of cultural resources that may be encountered. Accordingly, the project would have less than significant impact on aesthetics cultural resources and, thus, would not contribute to a potentially significant impact on cultural resources.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements.

No new development or land uses are proposed as part of the project. As such, the CSD would not change the development potential or land uses (including any associated environmental effects) from what would be allowed without the project. Any future development would be required to comply with the County's Green Building Program and all other applicable federal, state, and local codes, regulations, and requirements for energy conservation and efficiency. Accordingly, the project would have no impact on energy and, thus, would not involve the inefficiency use of energy resources. Therefore would be no impact.

7. GEOLOGY AND SOILS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The State of California is susceptible to potential seismic hazards due to the existence of numerous faults throughout the state. This presents overall risks for damages to new and existing buildings and infrastructure. While there are numerous fault traces in ELA, the CSD area is not located within an Alquist-Priolo (AP) Earthquake Fault Zone Map issued by the State Geologist for the area. The nearest AP Fault Zones run east-west from South Pasadena to Monrovia and north-south in a small segment of El Monte. Therefore, there would be no impact.

Landslides are a type of erosion in which masses of earth and rock move down slope as a single unit. Susceptibility of slopes to landslides and other forms of slope failure depend on several factors, including steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zone, and seismic activity.

Although, the CSD does not create any physical changes to the environment, it indirectly affects future physical projects through development standards for new development. The structures most susceptible to seismic hazards are unreinforced masonry buildings and/or buildings constructed prior to the adoption of building codes. Any construction of new buildings in ELA that would be required to comply with the CSD would also be required to comply with the California Building Code; therefore the CSD would not directly or indirectly expose people or structures to any increased seismic risk.

Because all future improvement and new development projects must also comply with all relevant engineering and seismic standards, the CSD will neither directly or indirectly create any significant impacted related to geologic hazards. The CSD does not mandate new construction, but rather provides a comprehensive framework for future development. As such, the CSD will not directly or indirectly expand what is built in ELA nor will it increase the level of future development beyond what would take place without the CSD. Although the CSD adds a development standard to encourage seismic upgrading of existing buildings, state and local building codes, regulations and requirements will still apply.

Furthermore, the CSD will not result in substantial soil erosion or the loss of top soil. All new development would be subject to applicable regulations concerning soil and erosion control. As such, the impacts of any new projects being located on a geological unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be less than significant. Additionally, the impacts of new projects being located on expansive soil, as defined in Table 18-1-B of the uniform Building Code (1994), creating substantial risks to life or property would also be less than significant.

All new development pursuant to the CSD would be required to connect to the County sewer system and there would be no alternative wastewater treatment or disposal systems for any development pursuant to the CSD. There would be no impact.

Moreover, the CSD is not in conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element because any new development will be subject to both the Hillside Management Area Ordinance and the General Plan. Therefore, there would be no impact.

Any future development would be required to comply with all applicable state and local building codes, regulations, and requirements relating to geotechnical/soils hazards and constraints. Accordingly, the project would have less than significant impact on geology and soils and, thus, would not involve contribute to a potentially significant cumulative impact on geology and soils.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. Because the CSD will neither directly nor indirectly significantly expand what is built in ELA nor will it increase the level of future development, the CSD will not increase GHG emissions that may have a significant impact on the environment. Moreover, the CSD does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, and all applicable policies relating to GHG emission reduction.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements to reduce GHG emissions. Accordingly, the project would have no impact on GHG emissions and, thus, would not contribute to a potentially significant impact on GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the				

project is located:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) within a Very High Fire Hazard Severity Zones (Zone 4)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) within a high fire hazard area with inadequate access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The CSD does not mandate development, and as such will neither directly nor indirectly expand what is built in ELA or increase the level of future development, the CSD will not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site. Moreover, all future development will be required to comply with all applicable laws and regulations pertaining to the transport, storage, and disposal of hazardous waste and, as such, the CSD will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment nor will it emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses (e.g. homes, schools, hospitals).

Because there are no hazardous materials sites located in the community of ELA, as referenced in the Department of Toxic Substances Control Enviro database, the CSD area does not include a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, it would not create a significant hazard to the public or the environment. All future development pursuant to the CSD will be required to adhere to applicable policies and regulations concerning safety in the vicinity of an airport and/or airstrip. The CSD area does not contain any airport or airstrip. As such, for a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, the CSD would have a less than significant impact on the safety of people residing or working in the project area. Moreover, based on the aforementioned reasons, for a project within the vicinity of a private airstrip, the CSD would have a less than significant impact on the safety of people residing or working in the project area. Because the CSD does not mandate or propose any new development and all future development would have to meet all current requirements in addition to those proposed by the CSD, the CSD would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The community of ELA does not contain property located in a Very High Fire Severity Zone (Zone 4), the CSD itself would not increase the level of development in the area beyond what would have occurred in the absence of the CSD (Los Angeles County Safety Element – Wildland and Urban Fire Hazards Map). Therefore, the CSD does not increase the exposure of people or structures to a significant risk of loss, injury or death involving fires, because the project is located: in a Very High Fire Hazard Severity Zones (Zone 4), in a high fire hazard area with inadequate access, in an area with inadequate water and pressure to meet fire flow hazards, or in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing). Future development would still be required to comply with all applicable fire standards including access and fire flow requirements, and impacts would be less than significant.

The CSD area is not located within an Airport Influence Area of an airport or within two miles of a public airport or

public use airport. The nearest airport to the CSD area is Los Angeles International Airport and Compton-Woodley Airport, which are 10 to 14 miles, respectively, from the closest boundary of the CSD area. There would be no impact.

The CSD area does not contain a private airstrip, nor is there any private airstrip in the vicinity of the CSD area. There would be no impact.

No portion of the CSD area is located within a high fire hazard area with inadequate access with the exception of City Terrace which is developed with substandard streets. However, future development would still be required to comply with all applicable fire standards including access and fire flow requirements, and impacts would be less than significant.

The CSD would allow for infill development of residential and commercial uses, which would not include uses that would constitute a potentially dangerous fire hazard. Therefore, there would be no impact.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements for managing risks associated with hazards and hazardous materials. Accordingly, the project would have no impact with regard to hazards and hazardous materials and, thus, would not contribute to a potentially significant cumulative impact with regard to hazards and hazardous materials.

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Future development subject to the CSD may occur that could drain into existing bodies of water and/or waterways. However, any future development would be subject to all existing water quality standards and waste discharge requirements, therefore the CSD would not violate any water quality standards or waste discharge requirements.

Because the CSD does not increase the level of development in the area beyond what would have occurred in the absence of the CSD, there would not be a substantial increase in paved or other impervious surfaces that could impact drainage, runoff and/or groundwater. As such, the CSD will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Because all future development will be required to comply with all applicable policies and regulations pertaining to hydrology and water quality, the CSD would also not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.

Because any future development would have to obtain all necessary permits before initiating construction, it would not specifically allow any future development to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or allow the generation of construction or post-construction runoff that would violate any applicable storm water NPDES permits or otherwise significantly affect surface water or groundwater quality. The CSD also would not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84) because all future development would be required to comply with this ordinance. Similarly, the CSD would not allow development that would result in point or nonpoint source pollution discharges into State Water Resources Control Board-designated areas of Special Biological Significance. Moreover, all future development will be required to comply with acceptable usages of septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course, or otherwise substantially degrade water quality.

The CSD does not propose any new development and all future development will be required to comply with all applicable flood zone restrictions (Los Angeles County Safety Element – Flood Inundation Hazards Map). As such, the CSD would have less than significant impacts concerning the location of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain nor would it place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain. In addition, all future development will be required to comply with applicable regulations concerning proper location and structural design to withstand flooding and other water-related disasters. As such, the CSD would have a less than significant impact concerning exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Also based on the aforementioned reasons, the CSD would have a less than significant impact in terms of the location of structures in areas subject to inundation by seiche, tsunami, or mudflow.

The CSD area is not located within a 100-year flood hazard area, floodway, or floodplain. There would be no impact. According to the County General Plan, the CSD area is not located in the path of flooding from any dam. Therefore, there would be no impact.

There are no enclosed water bodies in close proximity to the CSD area that could result in seiche. The CSD area is not located in a tsunami inundation zone. There are no foothills or mountains in proximity to the CSD area that would present a risk of mudflow to visitors, residents, or businesses in the CSD area. Therefore, there would be no impact.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements for the protection of hydrology and water quality. This would include compliance with all applicable Low Impact Development and NPDES requirements as well as obtaining appropriate permit for any new septic system. Accordingly, the project would have no impact on hydrology and water quality and, thus, would not contribute to a potentially significant cumulative impact on hydrology and water quality.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. The CSD does not propose any zone or land use changes. Therefore, the CSD is consistent with the County General Plan and East Los Angeles Community Plan as well as the County Zoning Ordinance.

A physical division of an established community would be caused by an impediment to through travel or a physical barrier such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The CSD would not result in development of new thoroughfares or highways; it would focus on new development to enhance the aesthetics of the community. Therefore, the CSD would not divide an established community and there would be no impact.

No established community is proposed to be physically divided by the CSD. Moreover, one of the goals of the CSD is to encourage the pedestrian oriented for future development as well as the reinvestment of existing older buildings. Furthermore, the CSD does not mandate any new development or alterations to the existing physical environment and all new development must comply with all applicable policies and regulations. As such, the CSD will have less than significant impacts in terms of physically dividing an established community, being inconsistent with the zoning designation of the subject property.

Since there are no SEA's within the CSD area, there is no conflict with SEA Conformance Criteria. All Hillside Management Area Ordinance regulations would still be applicable. Consistency with the other provisions of Title 22 will be maintained with this CSD amendment. Therefore it is determined that the CSD will no impact to Land Use & Planning for the community.

Any future development would be required to comply with the County's zoning code as well as all applicable goals and policies of the County's General Plan and the East Los Angeles Community Plan. Accordingly, the CSD would have no impact on land use and planning and, thus, would not contribute to a potentially significant cumulative on land use and planning.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD area does not include any mineral resource zones (Mineral Resource Zones - Source: California Department of Conservation, Division of Mines and Geology, Current as of 1994, Claremont-Upland Production-Consumption region updated as of 2007.). Implementation of the CSD would not result in substantial excavation activities that could affect mineral resources. There would be no impact which will 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.

The CSD does not propose any physical development resulting in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impact to mineral resources.

Any future development would be required to comply with all applicable federal, state, and local codes, regulations, and requirements relating to mineral resources. Accordingly, the project would have no impact to mineral resources and, thus, would not contribute to a potentially significant cumulative impact with regard to mineral resources.

13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

All construction activities associated with the implementation of the CSD would be subject to any local noise control ordinance as well as the County noise ordinance (Title 12 of the County Code). As such, the CSD would a less than significant impact in terms of causing exposure of persons to, or generation of, noise in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08).

Moreover, the CSD would have less than significant impacts in terms of causing the exposure of sensitive receptors (e.g. schools, hospitals, senior citizen facilities) to excessive noise levels nor would it cause a substantial permanent increase in ambient noise levels in the project vicinity above existing levels without the project, including noise from parking areas or a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

existing without the project, including noise from amplified sound systems. Again, based on the fact that all future development will be required to comply with all applicable regulations concerning noise, the CSD will have less than significant impacts concerning the exposure of people residing or working in a project area to excessive noise levels for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. There are no airports within the community of ELA.

The CSD area does not contain an airport nor is it within an Airport Influence Area or under an airport land use plan and therefore the CSD project will have no impact. The CSD area is not within the vicinity of a private airstrip. Therefore, there would be no impact.

Any future development would be required to comply with the County's Noise Control ordinance and all applicable noise standards. Accordingly, the project would have no impact to mineral resources and, thus, would not contribute to a potentially significant cumulative impact on noise.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of ELA. Because the CSD will neither directly nor indirectly expand what is built in ELA, nor will it increase the level of future development, the CSD will not have a negative impact on population and/or housing.

The CSD does not mandate development and, more specifically, it does not propose new housing, businesses, road extensions, or other infrastructure improvements that would induce substantial population growth in the area. As such, it will not directly or indirectly induce substantial population growth in the area. The CSD does not propose any housing directly and all future projects subject to the CSD would be required to comply with other County requirements regulating density. Furthermore, the CSD does not include any rezoning or any plan amendment that would increase density. As such, the CSD will have less than significant impacts in terms of cumulatively exceeding official regional or local population projections. Furthermore, the CSD does not propose changes in land use or mandate the removal of existing houses such that would displace existing housing, affordable or otherwise. Second units and other affordable housing projects are currently subject to regulation under the Code and the CSD does not place additional constraints or restrictions on said housing. Finally, the CSD does not propose to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The CSD area contains existing residences. The residential neighborhoods would not be subject to change under the CSD other than facade and maintenance improvements. No housing is being converted, or anyone to be displaced, as a result of the CSD amendment. Therefore, there would be no impact.

Implementation of the CSD would result in infill development or redevelopment that would not displace substantial numbers of people. No housing is being converted, nor anyone displaced, as a result of the CSD update. Therefore, there would be no impact.

Although the CSD does not propose any new development, road/infrastructure, or land uses, future development shall comply with the existing zoning and land use designations. Therefore, the CSD would not induce population growth in the CSD area. The project will not change the development potential, land uses, or density (including

associated environmental effects) from what would be allowed without the CSD amendments.

Any future development would be required to comply with the County's zoning as well as be consistent with the land use designations of the East Los Angeles Community Plan. Accordingly, the project would have no impact on population and housing and, thus, would not contribute to a potentially significant cumulative impact with regard to population and housing.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD does not propose an increase in density. No zone or land use changes are proposed as part of the CSD update. The CSD proposes no new development and no direct increase in public service. All future development pursuant to the CSD will be required to comply with all applicable policies and regulations pertaining to provision of public services. As such, the CSD would have less than significant impacts concerning capacity or service level problems, and concerning substantial adverse physical impacts associated with the provision of new or physically altered government facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (including fire protection, sheriff protection, schools, parks, libraries, and other public facilities).

Any future development would be required to comply with the County's zoning and land use designations of the East Los Angeles Community Plan, and all applicable County regulations and requirements for public services. Accordingly, the project would have no impact on public services and, thus, would not contribute to a potentially significant cumulative impact on public services.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD area and vicinity have been previously developed and located in an urbanized area. The CSD will neither directly nor indirectly expand what is built in ELA, nor will it increase the level of future development or, the CSD will not have a significant negative impact on recreation.

The CSD would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Moreover, this project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. All future development pursuant to the CSD would be required to comply with all applicable policies and regulations pertaining to the natural environment and regional open space connectivity. As such, the CSD would have a less than significant impact in terms of a parkland provision interfering with regional open space connectivity.

As discussed above, the CSD would not interfere with regional open space connectivity. There are no regional trails or bicycle paths that would be affected by the implementation of the CSD. Therefore, there would be no impact.

The CSD does not propose any new parks or other recreational facilities. The CSD would not result in any population growth as no new development or land uses are proposed as part of this update. Therefore the project would not increase the use of existing parks/recreational facilities; require the construction or expansion of parks/recreational facilities; or interfere with regional open space connectivity. The project will not change the development potential, land uses or density from what would be allowed without the CSD.

Any future development would be required to comply with the County's zoning as well as be consistent with the land use designations of the East Los Angeles Community Plan. Accordingly, the project would have no impact recreation and, thus, would not contribute to a potentially significant cumulative impact with regard to recreation.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD does not mandate or propose new development, and any future development must comply with all current policies and regulations relating to traffic and all modes of transportation. As such, the CSD would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit. All future development pursuant to the CSD will be required to comply with the County Congestion Management Plan (CMP) and, as such, the CSD will have no impact related to exceeding the (CMP) Transportation Impact Analysis thresholds.

Based on the aforementioned reasoning, and because all future development will also be subject to applicable traffic standards, the CSD will have less than significant impacts concerning any conflicts with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other

standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (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. Based on the aforementioned reasons, the CSD will have a less than significant impact in terms of an alteration in air traffic patterns, including either an increase in field traffic levels or a change in location that results in substantial safety risks. All future development will still be required to comply with applicable regulations concerning safe design features and, as such, the CSD will have a less than significant impact in terms of a substantial increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), nor will it result in inadequate emergency access. Because all new development must comply with all applicable policies and regulations contained in other transportation plans, the CSD will not conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). Lastly, because all development pursuant to the CSD must comply with all transportation safety elements, the CSD will have less than significant impacts in terms of decreasing the performance or safety of alternative transportation facilities.

The CSD would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that could result in substantial safety risks, as no airports are located near nor within the CSD area. Therefore, there would be no impact.

Any future development would be required to comply with all applicable County codes, plans, policies, and requirements relating to traffic and access. Accordingly, the project would have no impact on transportation/traffic.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The CSD does not mandate or propose new development, and any future development must still comply with all applicable policies, standards, and regulations relating to public infrastructure and the provision of utilities and services. As such, the CSD will not exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards, create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Moreover, because the CSD does not propose any new development and all future development must comply with applicable regulations and policies pertaining to drainage.

it will have a less than significant impact in terms of the creation of drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Moreover, all future development pursuant to the CSD must comply will applicable water availability standards and, as such, the CSD will have a less than significant impact in terms of ensuring that sufficient reliable water supplies are available to serve project demands from existing entitlements and resources, considering existing and projected water demands from other land uses will be established through future projects.

Because any future development must comply with all applicable policies and regulations, the CSD will not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 31). Furthermore, because the CSD does not mandate or propose any new development and all future development would be required to meet energy capacity requirements and comply with applicable policies and regulations pertaining to all utilities and service systems, it will have less than significant impacts in terms of the creation of energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, nor will it need to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Finally, again because any future development must comply with all applicable policies and regulations, the CSD will comply with federal, state, and local statues and regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| a) Does the project have the potential to 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, substantially 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The CSD update will not change the development potential, land uses, or density (including any associated environmental effects) from what would be allowed without the CSD updates. Any future development would be required to comply with the County's zoning as well as be consistent with the land use designations of the General Plan and the East Los Angeles Community Plan.

This Initial Study evaluated the potential project specific impacts as well as the potential cumulative impacts for the environmental topics in sections 1 through 18. Based on the analyses in Section 5. Cultural Resources, concluded that the project would not have the potential to impact cultural or paleontological resources. The analyses in this initial study also did not identify any potential for this project to achieve short-term environmental goals at the expense of long-term environmental goals. Furthermore, the analyses concluded that the project would not contribute to a potentially significant cumulative impact for any of the environmental topics evaluated in this Initial Study. Lastly, the Initial Study concluded that the project would not cause a substantial adverse effects on human beings based on the analyses in the following sections: 1. Aesthetics, 2. Agriculture/Forest, 3. Air Quality, 4. Biological Resources, 6. Energy, 7. Geology and Soils, 8. Greenhouse Gas Emissions, 9. Hazards and Hazardous Materials, 10. Hydrology and Water Quality, 11. Land Use and Planning, 12. Mineral Resources, 13. Noise, 14. Population and Housing, 15. Public Services, 16. Recreation, 17. Transportation/Traffic, and 18. Utilities and Service

Systems. Accordingly, the project would not meet any of the above mandatory findings of significance.

All applicable environmental regulations will still be applied to all future development projects. The CSD amendment's effect on the built environment will result in a positive effect on the human population in the community and not cause an adverse effect on humans, as mentioned above, either directly or indirectly. Therefore, it is determined that the CSD amendment and its amendment to existing development standards for residential and nonresidential zones will have a less than significant impact on the environment.

Attachment 7: CSD Boundary Map

LOS ANGELES COUNTY

Community Standards District (CSD)

East Los Angeles

Effective: April 28, 1988

Ordinance No. 88-0081
(Title 22 - Planning and Zoning of Los Angeles County Code)

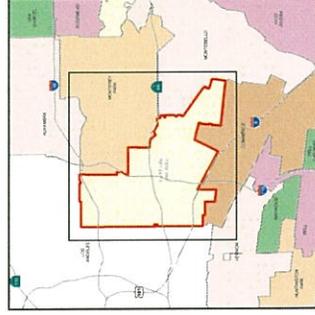
LEGEND:

-  CSD Boundary
-  Area Specific Standards
-  Other Unincorporated Area
-  Third Street Specific Plan
-  City/Community Boundary
-  Index Map Grid
-  Zoning Index Map Grid
-  Parcel Boundary

NOTES:

See the Los Angeles County Code, Title 22, Chapter 22.44, Part 2 for the provisions relating to community standards districts.
See the Los Angeles County Code, Title 22, Section 22.44.118 for the provisions relating to the East Los Angeles Community Standards District.
See detailed zoning maps to determine areas subject to zone specific development standards.

VICINITY MAP:



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Los Angeles, CA 90012

