

ORDINANCE NO. (DRAFT)

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

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. 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.
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. Signs as permitted in non-residential 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 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.

- ii. Building face area is the height of the building (not including the parapet) multiplied by its building 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 new commercial centers consisting of four or more businesses.
 - i. New commercial centers with at least five or more tenant spaces shall submit a master sign program for the purpose of establishing a common design theme for the shopping center before any business sign is erected in said commercial center.
 - ii. The master sign program shall include all signs located on the entire site. All signs depicted in and established pursuant to the master sign plan shall comply with the sign requirements of this CSD. Upon approval of the master sign plan by the Director, all signs in the commercial center shall conform to the master sign plan.
4. Parking. The following requirements shall apply to existing commercial buildings in non-residential zones:

- a. Parking required for eating or drinking establishments within existing commercial buildings constructed in non-residential zones which were constructed prior to September 22, 1970 shall be based on the Zoning code requirements at the time the building was constructed.
- b. No additional parking or loading spaces shall be required for intensification of use on the ground floor of an existing commercial building.
- c. In the event that the gross floor area is increased, additional parking spaces shall be developed to accommodate the increased floor area and landscaping 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 at least 15 feet in width is located adjacent to the lot, parking shall be accessed through the alley unless the alley access is infeasible due to inaccessibility or there is already existing access elsewhere that will not be modified.
- b. For corner lots without alley access, parking shall be accessed from the street with the narrower width.

7. Outdoor Fixtures.

- a. Prohibited Outdoor Fixtures. The following outdoor fixtures are prohibited where clearly visible from the street:
 - Donation boxes.
 - Machines such as, but not limited to, photo booths, watering 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.
 - Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon, or human figure.

8. Clotheslines. Clotheslines or clothesline structures are permitted as accessory to a residential use, provided they are located in the rear of a property.
9. 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 exterior facades are permitted. This building improvement incentive is designed to encourage property improvements to existing 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.

D. Zone Specific Development Standards.

1. R-1 Zone.
 - a. The maximum height permitted in Zone R-1 shall be 25 feet.
 - b. The required front yard shall contain a minimum of 50 percent landscaping for lots with an average lot width of more than 40 feet and 25 percent required landscaping for lots less than 40 feet in width.
 - 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 two 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 shall apply to 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 shall apply to 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 shall apply to 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.
 - 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 dDirector.

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 dDirector to ensure that the use will comply with the provisions of this section as provided in Part 12 of Chapter 22.56.

vi v. The dDirector 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 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 Frontages. Each building shall be composed of at least one of the following frontage types, or combination thereof:

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.

Configuration	
<u>Depth</u>	<u>7 feet minimum</u>
<u>Finish Level Above Sidewalk</u>	<u>3 feet minimum</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.

Configuration	
<u>Width, minimum</u>	<u>20 feet</u>
<u>Depth, maximum</u>	<u>60 feet</u>
<u>Height</u>	<u>Forecourt shall be open to the sky.</u>
<u>Finish Level Above Sidewalk</u>	<u>Shall not be raised more than 3 feet from the adjacent sidewalk.</u>
<u>Ground Floor Transparency</u>	<u>Minimum of 65%.</u>
<u>Miscellaneous</u>	<u>The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.</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.

Configuration	
<u>Minimum Height</u>	<u>12 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>
<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>

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 are to 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.

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 that an internally illuminated awning that glows is prohibited.

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 D5d through D5j.

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 D5d through D5j.

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, and buffering ~~and loading~~ requirements.
- c. Refer to the standards prescribed in subsections D5d through D5j.

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.

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.

40-11. M-2 Zone.

- a. The maximum height permitted in Zone M-2 shall be 35 feet.
- b. Refer to M-1 for other requirements.

41-12. ()-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. Minor Variation.

- a. The Director may permit modifications from the zone specific development standards as specified in subsections C3bi, C6, C10, D1c, and D5d through D5j, D6c, D7c, and D8c, of this section where an applicant's request 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 request. 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. Granting a modification will be consistent with the goals of the East Los Angeles Community Plan.

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 applicant shall also submit:

i. A minor variation filing fee.

c. 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 14 days following notification.

E. 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 Director 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 dDirector.
 - (b) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the dDirector.
 - (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 dDirector 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 roto-tillers, 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~~ modifications from the standards specified in subsections E1ciii (3) and (7), subsection E1civ, subsection E1dii(2) and subsections E1div and ~~E4dviii~~ E1dvii of this section.

i. In order to permit such ~~variation~~ modification, 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 a ~~the requested variation~~ modification 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 ~~e~~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 director indicating where all such ownerships are located; and~~
- (4) (1) A minor variation filing fee, equal to that required for site plan review for commercial

~~and industrial projects over 20,000 square feet in size.~~

- 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 hearing officer within ~~10~~ 14 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.
- c. Pedestrian Character.
 - i. 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.
 - ii. 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.
 - iii. 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.

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

v. The Director may grant a modification to the foregoing pedestrian character requirements where their strict application is deemed impractical because of physical, topographical, title, building location or other limitations with a minor variation. In granting a modification, the Director shall find that the intent and spirit of this section is being carried out.

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 roto-tillers, 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.
- 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.
 - 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 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 ~~d~~Director may permit ~~minor-variations~~ modifications from the standards specified in subsection E.4.g of this section where an applicant's request for a ~~minor-variation~~ modification 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~~ modification 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~~ modification request. 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~~ modification 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 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) ~~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~~
 - (4) A filing fee for a minor variation, equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size.
- 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 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 dDirector within 15 days after receipt of such notice.
- iv. The dDirector shall approve an application for a minor variation modification 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 ~~d~~Director'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 ~~d~~Director may file an appeal from such action. Such appeal shall be filed with the hearing officer within ~~40~~ 14 days following notification.

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