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REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 18, 2019		
MEETING DATE:	July 31, 2019	AGENDA ITEM:	6
PROJECT NUMBER:	2019-001930-(1)		
PROJECT NAME:	East Los Angeles Third Street Form-Based Code Amendment		
PLAN NUMBER(S):	ADV RPPL2019003487		
SUPERVISORIAL DISTRICT:	1		
PROJECT LOCATION:	East Los Angeles		
PROJECT PLANNER:	James Drevno, Regional Planner jdrevno@planning.lacounty.gov		

RECOMMENDATION

The Department of Regional Planning staff ("Staff") recommends the Regional Planning Commission **ADOPT** the resolution recommending approval of the East Los Angeles Third Street Form-Based Code Amendment (Project No. 2019-001930-(1), Advance Planning No. RPPL2019003487) to the Los Angeles County Board of Supervisors.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL OF THE EAST LOS ANGELES THIRD STREET FORM-BASED CODE AMENDMENT (PROJECT NO. 2019-001930-(1), ADVANCE PLANNING NO. RPPL2019003487) TO THE LOS ANGELES COUNTY BOARD OF SUPERVISORS.

PROJECT DESCRIPTION

A. Project

The East Los Angeles Third Street Form-Based Code Amendment ("Project") amends the existing East Los Angeles Form-Based Code ("Ordinance"), which is an implementation ordinance of the East Los Angeles Third Street Specific Plan ("Plan"). Both the Plan and Ordinance were originally adopted by the Los Angeles County Board of Supervisors in 2014.

The Plan is intended to guide and foster transit-supportive development around four Metro Gold Line stations, as well as stabilize and enhance adjoining residential neighborhoods approximately one-half mile surrounding the stations. Eight distinct transect zones are designated as part of this Plan and related Ordinance, incentivizing a mix of uses and densities around Indiana Station, Maravilla Station, Civic Center Station, and Atlantic Station. In addition to establishing specific land uses and density requirements, these transect zones provide a menu of design standards to provide a variety of building typologies with a cohesive community character. Existing residential neighborhoods in the community are protected through the Low-Medium Density Residential Transect Zone, which covers most of the plan area. The remaining transect zones concentrate development along major commercial corridors throughout the plan area, including Cesar E Chavez Avenue, First Street, and Third Street. Transit stations are located along Third Street, where more transit oriented transect zones are concentrated. The Ordinance implements the Plan through the designation of transect zones, and their respective design, land use, and density standards.

Since the adoption of the Ordinance, Department staff have proposed several adjustments to the Ordinance in order to correct errors and add additional clarifying language to existing standards and administrative procedures. The Project is intended to provide these changes to existing standards in order to make the Ordinance easier to understand, use, and implement. These technical changes are located throughout the existing Ordinance consists of the following:

<u>Typographical Corrections</u>
Several typographical errors were present in the Ordinance as it was adopted in 2014. The Project proposes corrections to these typographical errors.

<u>Additional Clarifying Language</u>
The Project proposes additional clarifying language to standards and definitions to make them easier to understand and implement. This additional language is also added to make the intent of the Specific Plan clearer and to improve the clarity and readability of the Ordinance.

<u>Land Use Type Chart Reorganization</u>
The building type and land use chart was updated to bring the existing building form, use, and permit type regulations into one table. These standards, which were located throughout the document are now consolidated into one master table. The

consolidation of building form, use, and permit type into one easily referenced format makes the code easier to use for staff and applicants.

Reference Photos
Additional reference photos, which are intended to make the standards easier to understand and implement, have been added to the Ordinance.

Title 22 Code Reference Updates
The Technical Update (TU) to Title 22 of the Los Angeles County Zoning Code became effective early this year. Instead of relying on a conversion table provided by TU for any Title 22 citations referenced in the specific plan, code references in the entire document have been updated with the TU code sections. This change eliminates the need for a code conversion table.

B. Project Background

The County Board of Supervisors adopted the East Los Angeles Third Street Specific Plan and the implementing ordinance, the East Los Angeles Form-Based Code, on November 12, 2014.

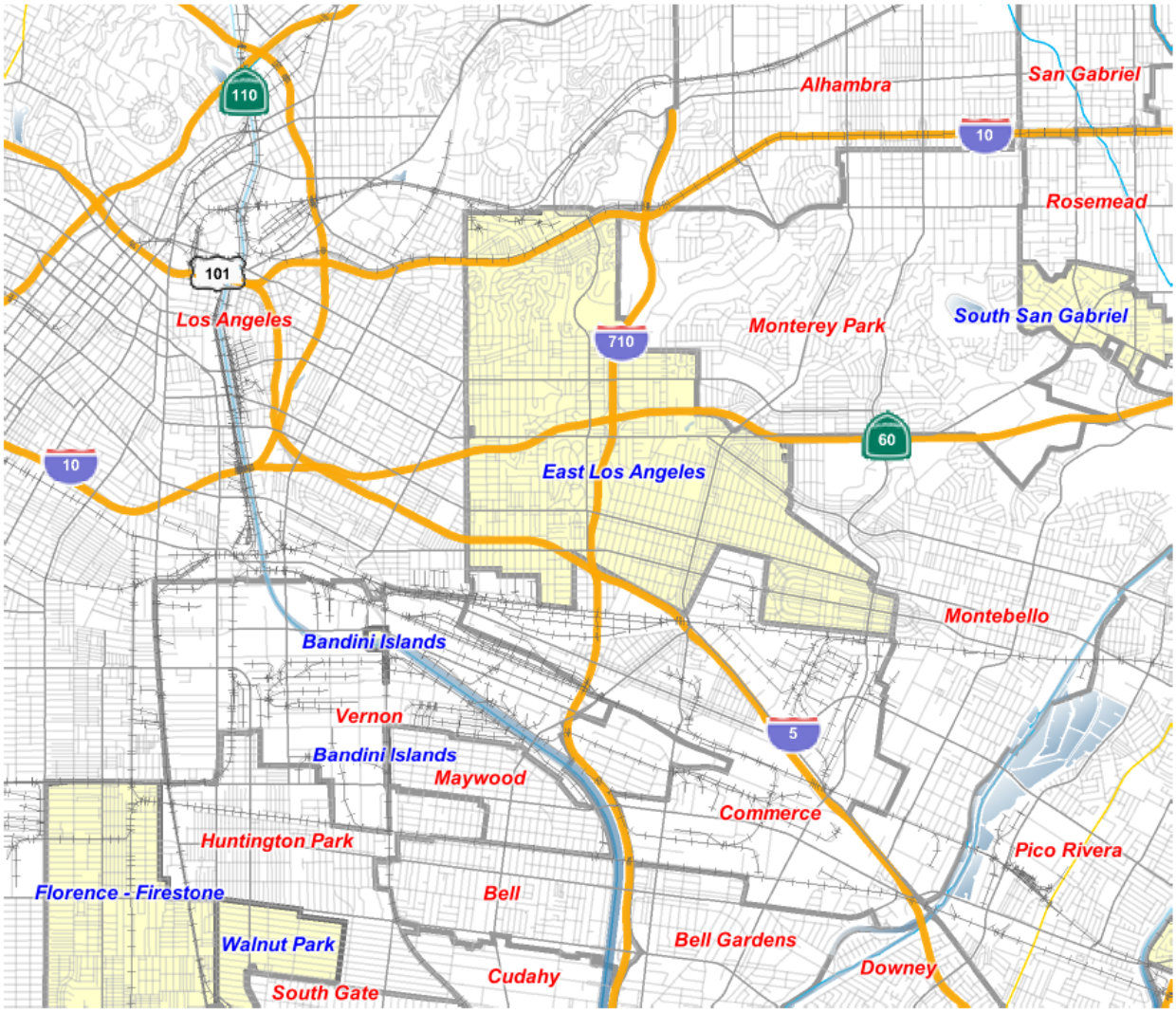
The intent of the Third Street Specific Plan is to guide and foster transit-supportive development around four Metro Gold Line stations, as well as stabilize and enhance adjoining residential neighborhoods. The Ordinance established new development standards and strategies to encourage and support a sustainable, transit-supportive community.

Since the adoption of the Ordinance in 2014, Department staff from Current Planning and Land Use Regulation Divisions have proposed several adjustments to the Ordinance to correct technical errors, add additional clarifying language to existing standards and administrative procedures. These comments were collected since the adoption of the Ordinance and reflect the perspective of numerous staff members that work with the standards, including staff from the field office, zoning permits, and zoning enforcement. This Project was initiated by Departmental staff to amend existing standards according to the list of corrections and comments collected over the years from various users.

PROJECT LOCATION

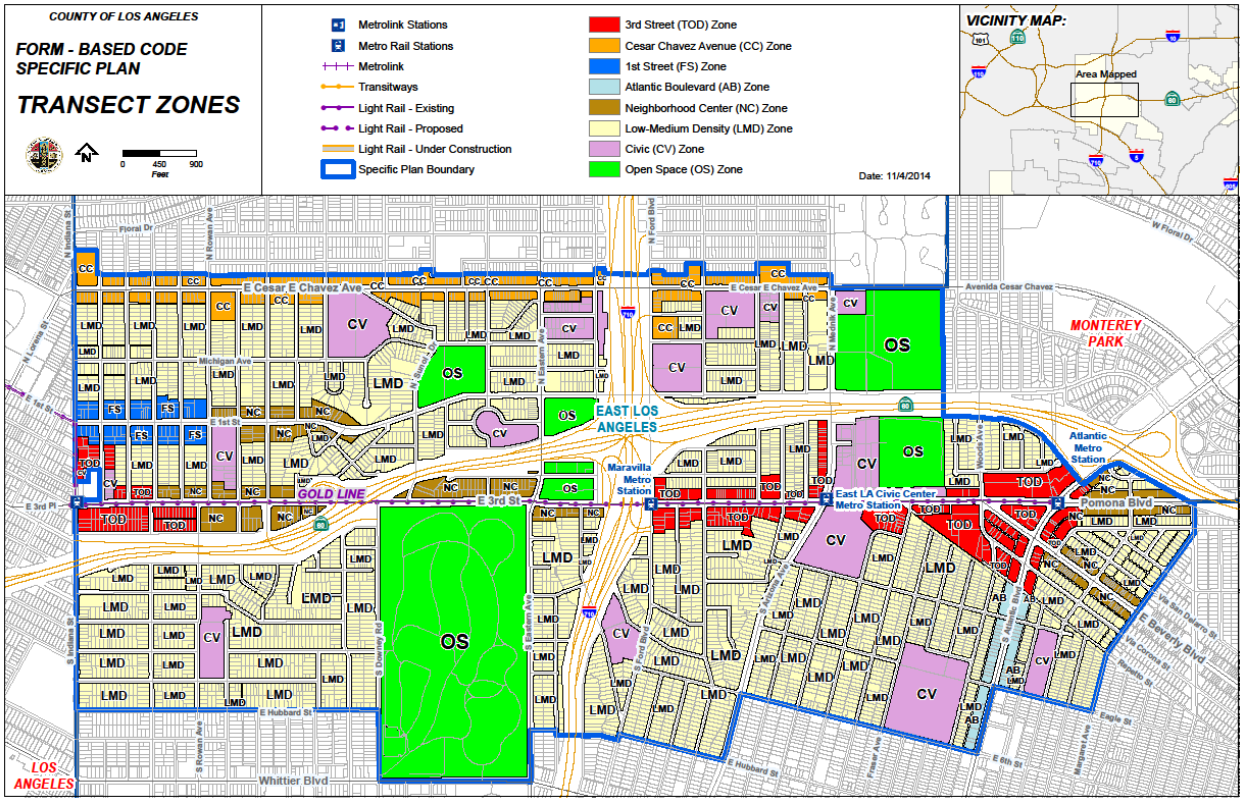
The unincorporated community of East Los Angeles is located in the First Supervisorial District, in the Metro Planning Area as designated by the General Plan. Located to the east and south of the City of Los Angeles, west of the Cities of Monterey Park and Montebello, and north of the City of Commerce, the community is accessed via I-10, I-710, I-5, and SR-60 freeways.

The Project area is located in the center of East Los Angeles, spanning the width of the community and directly surrounding I-710 and SR-60 freeways. The Metro Gold Line runs through the center of this area.



Specific Plan Area Map (Below):

The East Los Angeles Third Street Plan area consists of eight distinct transect zones. Standards applicable to these transect zones vary from other zone designations in Title 22. Below is a map indicating the location of each transect zone. No adjustments to the boundaries of the Plan area or transect zone boundaries are proposed as a part of this Project.



ANALYSIS

A. Land Use Compatibility

The East Los Angeles Third Street Plan area consists of eight transect zones. Standards applicable to these transect zones vary from other zone designations in Title 22. No adjustments to the boundaries of the Plan area or transect zone boundaries are proposed as a part of this Project. The Project consists of technical changes to existing standards that will not impact the land use intent as devised in the Plan. These changes are intended to increase the usefulness and effectiveness of the Ordinance which is an implementation tool of the Plan. The Project will ensure land use compatibility by making Plan implementation more effective.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project intends to make the existing standards easier to understand and implement, to improve enforcement of the standards, and help realize the aesthetic and pedestrian-oriented development desired by the community. Ambiguous language has been revised to provide additional clarity. Reference photographs have been added to better illustrate the standards. Code references have been updated to improve process efficiency. The overall goal of the Project is to help realize development that supports the intent of the Plan, which was developed in conjunction with community values.

C. Design Compatibility

The Plan Area consists of an entirely built-out urban form at the intersection of two major freeways. The Plan was implemented in 2014 to provide for pedestrian and transit serving development along the Metro Gold Line in East Los Angeles. The Plan established eight transect zones that specify building form and design standards that are intended to result in pedestrian and transit-oriented development. The Ordinance provides a menu of building design components that can be utilized per the standards of each transect zone. The result of this implementation is community design that displays a cohesive character consisting of varied typologies. The Project is a technical amendment to the existing Ordinance, which is an implementation mechanism of the Plan. The Project consists of updates that do not affect the intent of the Plan, and will complement the appropriate implementation of this Plan.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 5 Exemption, Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is administrative in nature and has no physical effect on the environment. Amendments are proposed in order to correct errors and add additional clarifying language to existing standards and administrative procedures. The Project is intended to provide these changes to existing standards in order to make the Ordinance easier to understand, use, and implement. Therefore, staff recommends that the Regional Planning Commission finds that the project is categorically exempt from CEQA. A Categorical Exemption (Exhibit E – Environmental Determination) was issued for the project.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

The following departments were consulted:

- Department of Public Works
- Department of Parks and Recreation
- Department of Public Health
- Fire Department

Departments of Public Health, Public Works, Fire, and Parks and Recreation issued clearances and had no comments on the project.

B. Project Outreach and Engagement

On March 30, 2019, a community meeting was held to update the community about the proposed technical changes in the Ordinance. The community meeting was held in an open-house style to provide direct and straightforward information to community members about how they would be impacted. Since this community meeting, no substantial changes to the intent of the standards in the Project were made.

C. Public Comments

The Public was notified of the upcoming public hearing via a postcard notice that was sent to 4,402 addresses. The project was also advertised in the East Los Angeles Tribune and La Opinion. Project materials were sent to and displayed at the East Los Angeles Library.

Staff received several phone calls requesting more information about the Project, but has not received any comments indicating support or opposition at the time of report preparation.

Report Reviewed By: _____
Mi Kim, Supervising Regional Planner

Report Approved By: _____ FOR AP
Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Ordinance
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Resolution
EXHIBIT D	GIS Maps
EXHIBIT E	Environmental Determination
EXHIBIT F	Agency Correspondence

Exhibit A

22.46.2990 East Los Angeles Third Street Form-Based Code Plan and Introduction

A. The East Los Angeles Third Street Form-Based Code is located in Section 22.46.~~3001~~ 3000 (Establishment of Form-Based Code) through Section 22.46.3013 (~~Severability~~Block and Subdivision Guidelines).

B. The East Los Angeles Third Street Form-Based Code was adopted by the Board of Supervisors on November 12, 2014. The Code was amended in [...].

C. ~~The effective date of the East Los Angeles Third Street Form-Based is December 12, 2014.~~

22.46.3000 Establishment of Form-Based Code.

This Form-Based Code Specific Plan (Form-Based Code or ordinance) is established as the primary means to implement the East Los Angeles Third Street Plan, which is applicable to the area shown on the Plan Map (Figure 1) ("Plan Area") set forth in Section 22.46.3006, and may be cited as the Third Street Form-Based Code.

(Ord. 2014-0049 § 1, 2014.)

22.46.3001 Intent and Purpose.

This Form-Based Code is established to:

A. Update development standards, add prescriptive evaluation standards, and provide implementing options for the Plan Area to ensure that new development exhibits high standards of urban design, architecture, and landscaping.

B. Establish allowable uses and provide procedures for implementing requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

C. Identify comprehensive principles, standards, implementing options, and procedures to ensure the orderly development of the Plan Area into a mixed-use and multi-modal community, with residences, offices, entertainment, dining, and retail venues. These mixed uses will allow for the creation of business and job opportunities

in the Plan Area so as to enhance the economic vitality of the County consistent with the intent, purpose, and goals of the Countywide General Plan.

D. Allow for expansion of residential and commercial uses within the Plan Area by increasing the commercial floor area and dwelling units allowed.

(Ord. 2014-0049 § 2, 2014.)

22.46.3002 Applicability.

A. General Applicability. This Form-Based Code shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications that were filed before the effective date of this Form-Based Code shall comply with the regulations and applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed.

B. Additions, Repairs, or Modifications to Existing Development. The provisions of this Form-Based Code shall apply to any addition, repair, or modification to existing development, or to any new use proposed for existing development, except as otherwise provided for in this Section C.2. When an addition, repair, or modification to existing development is subject to this Form-Based Code, only the actual addition, repair, or modification shall be required to comply with this Form-Based Code.

The following types of additions, repairs, or modification to existing development shall be exempt from the provisions of this Form-Based Code.

1. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use;

2. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure;

3. Projects involving a modification to a property that, as of the effective date of this Form-Based Code, has an associated conditional use permit ("CUP") that is valid and the applicant holding the CUP is in good standing under the CUP. For these modifications, the applicant shall comply with the CUP provisions for carrying out such modifications;

4. ~~Projects involving the repair or restoration of a designated historic landmark, however such a project shall be subject to a Director's review~~. Projects subject to Sections 22.124.140 (Certificate of Appropriateness – When Required) or 22.124.080.D (Cerficiate of Appropriateness or Certificate of Economic Hardship During Nomination) which comply with Section 22.124.160 (Cerficiate of Appropriateness – Standards).

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

1. Except as otherwise provided for in this Subsection C, the nonconforming use and structure provisions in ~~Section 22.56.1500 et seq.,~~ Chapter 22.172 (Nonconforming Uses, Buildings and Structures) of Title 22 shall apply to all uses and structures in the area governed by this Form-Based Code that were legally established ~~or built~~ prior to the effective date of this Form-Based Code.

2. The application of the nonconforming use and structure provisions as described in subsection C.1 shall be limited as follows:

a. The termination period or periods set forth in Section ~~22.56.1540~~ 22.172.050 (Termination Conditions and Time Limits) that would otherwise apply to residential dwelling units shall not apply;

b. Section ~~22.56.1510.H~~ 22.172.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use) shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the Los Angeles County Code; and

c. Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of

this Form-Based Code may be made a legally conforming use pursuant to a Specific Plan Substantial Conformance Review under Section ~~22.46.3003.D~~ 22.46.3004.D of this Form-Based Code.

D. Existing CUP Structures and Uses. Existing structures or uses established through a CUP or otherwise authorized by a nonconforming use permit under a previous regulation in Title 22 shall be deemed a lawful conditional or nonconforming use upon the effective date of this Form-Based Code. Any such conditional or non-conforming use shall be subject to all the conditions of approval in its respective permit.

(Ord. 2014-0049 § 3, 2014.)

22.46.3003 Administration.

A. Other Requirements May Apply. No provision in this Form-Based Code shall eliminate the need for: obtaining any other permit, approval, or entitlement required by the County, or any other applicable special district or agency, or the State or federal government or their agencies; or otherwise comply with applicable State and federal regulations or laws.

B. Prohibited Uses and Facilities. Any uses or facilities not listed or defined in Section 22.46.3005 of this Form-Based Code as allowed uses or facilities are prohibited.

C. Severability. If any provision of this Form-Based Code or the application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the other Form-Based Code provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Form-Based Code are declared to be severable.

D. Relationship to other provisions of Title 22.

1. The provisions contained in this Form-Based Code shall be considered to be in combination with the other applicable provisions of Title 22.

2. Where provisions of this Form-Based Code conflict with any other provision of Title 22, this Form-Based Code shall govern.

3. Where provisions of this Form-Based Code are silent, the other applicable provisions of Title 22 shall govern.

E. In this Form-Based Code, the term "shall" means the related action is required; "should" means the related action is recommended; and "may" means the related action is optional.

F. Capitalized terms used throughout this Form-Based Code are defined herein or in Chapter ~~22.08~~ 22.14 (Definitions) of Title 22.

G. The metrics contained herein are an integral part of this Form-Based Code. However, the diagrams and illustrations that accompany these metrics should be considered guidelines. When in conflict, numerical metrics shall take precedence over graphic metrics.

H. Encroachments into the Public Right-of-Way. All design features described in this Form-Based Code, including, but not limited to, canopies, awnings, overhanging roofs, ornamental light fixtures, columns, or any other architectural element, that would encroach into the public right-of-way shall be subject to the applicable provisions of Title 16 (Highways) and Title 26 (Building Code) of the Los Angeles County Code.

(Ord. 2014-0049 § 4, 2014.)

22.46.3004 Project Review Procedures.

A. No new development or use shall be established under this Form-Based Code, and no grading or building permits shall be issued for these uses, until an application has been approved for the required permit type listed in Section 22.46.3009 and pursuant to the applicable procedures set forth in Subsections B through E. If the new development or use is not covered by this Form-Based Code, the applicable provisions of Title 22 shall apply to the application.

B. Ministerial Site Plan Review.

1. Review Authority. The Director shall have the authority to review projects subject to a Ministerial Site Plan Review for compliance with this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A Ministerial Site Plan Review application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in ~~Part 2 of Chapter 22.60.~~ Section 22.250.010 (Filing Fees and Deposits) of Title 22.

3. Determination. If the project complies with the provisions of this Form-Based Code and other applicable provisions of Title 22, the Director shall grant the Ministerial Site Plan Review approval. Otherwise, the Director shall deny the application for a Ministerial Site Plan Review.

C. Modification Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in subsection 4 below, for substantial compliance with the applicable requirements of this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A modification application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in ~~Part 2 of Chapter 22.60~~ Section 22.250.010 (Filing Fees and Deposits) of Title 22.

3. Procedures. A modification request shall be subject to the public hearing procedures and requirements set forth in ~~Part 4 of Chapter 22.60~~ Section 22.222.120 (Public Hearing Procedure).

4. Determination. If the Hearing Officer determines that the request for a modification is consistent with the principles and standards of Section ~~22.56.1690,~~ 22.222.200 (Findings and Decision), the Hearing Officer may approve the modification. Notwithstanding the foregoing, only the following development standards may be modified pursuant to this Subsection C:

Requirement	**Maximum Modification**
Lot Width	10%
Setback	15%
Building Height	10%
Building Size/Massing	15%

Open Space Area/Landscaping	15%
Sign Height/Width/Area	10%
Parking Spaces	10%
Loading Areas	May be modified or waived.

Table 1, Modifications

5. Appeals. The decision of the Hearing Officer may be appealed or called up for review pursuant to the procedures and requirements of ~~Part 5 of Chapter 22.60~~ Chapter 22.240 (Appeals) of Title 22.

6. Revisions to Modification. Revisions to a modification grant may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require approval of a new modification.

D. Specific Plan Substantial Conformance Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects subject to a Specific Plan Substantial Conformance Review for substantial compliance with the applicable standards and implementing options of this Form-Based Code and other applicable provisions of Title 22.

2. Application Requirements. A Specific Plan Substantial Conformance Review application shall include all information required by the form provided by the Department, and the payment of the fee set forth in ~~Part 2 of Chapter 22.60~~ Section 22.250 (Applications, Petitions, and Fees) of Title 22.

3. Procedures. A Specific Plan Substantial Conformance Review shall be subject to the public hearing procedures and requirements set forth in ~~Part 4 of Chapter 22.60~~ Section 22.222.120 (Public Hearing Procedure).

4. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer that:

a. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;

b. Approval of the project is in the interest of the public health, safety, and general welfare;

c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood;

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

g. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

5. Appeals. The decision of the Hearing Officer for the Substantial Conformance Review may be appealed or called up for review pursuant to the procedures and requirements of ~~Part 5 of Chapter 22.60~~ Chapter 22.240 (Appeals) of Title 22.

6. Revisions to Specific Plan Substantial Conformance Review. Revisions to the Substantial Conformance Review may be approved by the Director if

the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require the approval of a new Specific Plan Substantial Conformance Review.

E. Conditional Use Permit. When a conditional use permit is required under this Form-Based Code or otherwise required under Title 22, the review procedures for a conditional use permit shall be the same as those prescribed in ~~Part 1 of Chapter 22.56~~ Chapter 22.158 (Conditional Use Permits) of Title 22 , except that in addition to the required burden of proof in Section ~~22.56.040~~ 22.158.050 (Findings and Decision) of Title 22, the burden of proof for a Substantial Conformance Review set forth in Section ~~22.46.2004.D.4~~ 22.46.3004.D.4 shall also apply.

(Ord. 2014-0049 § 5, 2014.)

22.46.3005 Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

A. Definitions of Uses.

1. Alcoholic Beverage Sales: Alcoholic Beverage Sales means a place of business selling alcoholic beverages for on-site or off-site consumption, and where the sale of food may be incidental to the sale of such beverages. This includes any establishment that has a valid alcoholic beverage license from the State. Alcoholic beverage sales businesses may include, but are not limited to, restaurants, bars, taverns, liquor stores, cocktail lounges, nightclubs, and supper clubs.

2. Artisan/Craft Production ~~Manufacturing~~: Artisan/Craft Production ~~Manufacturing~~ means an establishment that ~~manufactures~~ produces and/or assembles small products ~~primarily~~ by hand, including jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products, where any retail sales, if any, are incidental to the ~~manufacturing~~ production activity.

3. Auto-Related, Commercial: Auto-Related, Commercial means a place of business serving auto-related needs including, but not limited to, car rental; car wash; gas station; mechanic offering routine minor maintenance, such as fluid replacement, wiper blade replacement, flat tire repair, or similar activities that produce

minimal noise, vibration, or fumes and that exclude activities listed under the definition of "auto-related industrial establishment" in this Subsection; consumer retail auto parts; and indoor vehicle sales. Excluded from this definition are auto-related commercial storage facilities and drive-through establishments.

4. Auto-Related, Industrial: Auto-Related, Industrial means a facility conducting activities associated with: the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage, or repair; and government vehicle maintenance facilities. This definition includes auto-related uses not otherwise allowed within the Auto-Related, Commercial category.

5. Commercial, General: Commercial, General means a use where the place of business provides the sale and display of goods or sale of services directly to the consumer with goods available for immediate purchase and removal by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, antiques, and art. General commercial service includes, but is not limited to, a barber/beauty shop, bicycle rental, travel agency, retail store, bank, retail dry cleaning with limited equipment, express delivery service, photo studio, repair service establishment, employment office, and a veterinary clinic. Excluded from this definition are drive-through establishments. Drive-through establishments are excluded from this definition <u>and are thereby prohibited.</u>

6. Commercial, Restricted: Commercial, Restricted means a use which, because of its characteristics or location, may be suitable only in specific locations and only if such uses are designed or arranged on the site in a particular manner. For such uses, the Hearing Officer may impose conditions to ensure the purpose and intent of this Form-Based Code are satisfied including conditions related to, but not limited to, location, construction, maintenance, operation, site planning, traffic control, and time limits for the use. Restricted Commercial may include, but not be limited to <u>a</u> ~~a tobacco shop, cigar bar, hookah bar,~~ nail salon, dry cleaning plant,

mortuary, tattoo and body piercing, massage parlor, ~~check-cashing store~~, bail bond, pawn shop, food and beverage processing uses. Tobacco shops, cigar bars, hookah bars, and alternative financial services such as, but not limited to, cashless transaction check-cashing stores or auto-title loan stores are excluded from this definition, and are thereby prohibited.

7. Community Facility: Community Facility means a non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities may include, but are not limited to, community centers, County field offices, police and fire stations, and cultural facilities, such as libraries and museums.

8. Community Residence: A Community Residence includes, but is not limited to, the following:

- Adult day care facility.
- Adult residential facility.
- Child care center.
- ~~Dormitory~~
- Family child care home, large.
- Family child care home, small.
- Foster family home.
- Group home, children, having seven or more children.
- Group home, children, limited to six or fewer children.
- ~~Homeless shelter.~~Shelters, homeless or domestic violence
- Juvenile hall.
- Small family home, children.

9. Community Support Facility: Community Support Facility means a facility providing basic services for the benefit and service of the population of the community in which it is ~~located~~ serves. Such facilities may include, but not be limited to, extended care facilities, nursing homes, convalescent homes, continuing care facilities, and assisted living facilities.

10. Designated Historic Landmark: Designated Historic Landmark is a property that is either of the following:

a. Listed in the National Register of Historic Places as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations; or

b. Listed in any State or County official register of historical or architecturally significant sites, places, or landmarks.

11. Entertainment~~, Major~~: Entertainment~~, Major~~ means a place of business serving the amusement and recreational needs of the community~~ with an occupant load of 200 people or more~~. This category may include, but not be limited to, cinemas, movie theaters, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

~~12. Entertainment, Minor: Entertainment, Minor, means a place of business serving the amusement and recreational needs of the community with an occupant load of less than 200 people. This category may include, but not be limited to, cinemas, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.~~

12. Food Service: Food Service means a place of business dedicated to the preparation and sale of food and beverage for immediate consumption on or off-site.

13. Infrastructure and Utilities: Infrastructure and Utilities means facilities or structures related to the provision of roads, transit facilities, water and sewer lines, electrical, telephone and cable transmission, wireless telecommunication facilities, and all other utilities and communication systems necessary to the functioning of a community.

14. Learning Center: Learning Center means a facility offering training, tutoring, or instruction to students in subjects including, but not limited to, languages, music, fine arts, or dance. Instruction may include the provision of electronic testing and distance learning.

15. Major Facility: Major Facility means a facility of an institutional nature including, but not limited to, a hospital, public health and social service facility,

medical clinic, research facility, ~~shelter~~, judicial building, ~~jail, juvenile hall, detention facility, cemetery, mausoleum~~, ambulance service, and pharmaceutical laboratory. ~~, human testing, and animal husbandry, and an incinerator~~.

16. Manufacturing and Processing Facility: Manufacturing and Processing Facility means a facility primarily engaged in the manufacturing, processing, repair, or assembly of goods.

17. Office: Office means a building or portion thereof used for conducting a business, profession, service, or government function. This category may include, but not be limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices. A facility for manufacturing activities shall be excluded from this definition.

18. Place of Assembly: Place of Assembly means a facility for public assembly including, but not limited to, arenas, auditoriums, banquet halls, conference facilities, convention centers, exhibition halls, major sports facilities, ~~theaters,~~ and performing arts centers and theaters.

19. Products and Services Facility: Products and Services Facility means a public or private facility providing industrial and other services to individuals or businesses. This category may include, but is not limited to, laundry/dry cleaning plants, and metal, machine, or welding shops. This category may also include special services such as, but not limited to, pharmaceutical laboratories, animal kennels, government maintenance facilities, and solid waste facilities.

20. Public Parking: Public Parking means a non-accessory parking facility available to the general public for parking motor vehicles, including parking lots or parking structures. This use does not include parking located in the public right-of-way.

21. Recreational, Commercial: Recreational, Commercial means a place of business providing group leisure activities, often requiring equipment, and open to the public with or without entry or activity fees. This category may include, but not be

limited to, game courts, skating rinks, bowling alleys, and commercial golf facilities, gyms, or sports rooms.

22. Recreational, Non-Commercial: Recreational, Non-Commercial means a non-commercial facility, primarily an open space, serving the recreational needs of the general public. This category may include, but not be limited to, public golf courses, parks, playfields, and playgrounds.

23. Religious Facility: Religious Facility means a facility used for regular organized religious worship and related activities.

24. Research Facility: Research Facility means a facility used primarily for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

25. Schools: Schools means any ~~public~~, parochial, private, charitable or non-profit school, college, or university, other than trade or business schools, which may include instructional or recreational uses, living quarters, dining rooms, restaurants, heating plants, or other incidental facilities for students, teachers and employees. Examples of schools include: boarding schools, charter schools, pre-schools, elementary schools, middle schools, high schools, colleges, and universities.

26. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

27. Storage and Distribution Facility: Storage and Distribution Facility means a facility providing long-term or short-term storage, and the selling or distribution of merchandise. This category includes, but is not limited to, container yards, crating, packing and shipping service, heavy equipment sales, service and storage, logistics, warehousing or distribution establishments, public storage facilities, commercial storage facilities, or outdoor storage of building materials.

B. Definitions of Terms.

1. Attic: Attic means the space between the ceiling joists and roof rafters of a structure. Attics may be accessible by a staircase or other means.

2. Arcade: See Frontage Type Standards for Arcade (Section 22.46.3011).

3. Awning Sign: See Sign Standards for Awning Sign (Section 22.46.3012).

4. Bulkhead: Bulkhead means a low partition wall located between the grade and window opening(s) used for the display of merchandise.

5. Cabinet Sign: Cabinet Sign means a sign in which a removable sign face (usually with translucent sign graphics) is enclosed on all edges by a metal cabinet. A Cabinet Sign may also be multi-sided. <u>Cabinet signs are prohibited in all transect zones.</u>

6. Civic Space: Civic Space means an open area dedicated for public use, typically for community gatherings.

7. Clearly Visible From the Street: When a project is "clearly visible from the street," the street includes its sidewalks, squares, plazas, civic greens, parks, and all public space except alleys. A building element more than 30 feet from the building line or street is considered not Clearly Visible From the Street. A common wall is considered not Clearly Visible From the Street.

8. Colonnade: Colonnade means a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

9. Compatible: Compatible means that the characteristics of different uses or activities or designs, allow them to be located near or adjacent to each other so as to be in harmony and to avoid abrupt or severe differences. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other elements affecting compatibility include pedestrian or vehicular traffic routes, circulation, access, parking impacts, landscaping, lighting, noise, odor, and architecture.

Compatible does not mean "the same as," but rather, refers to the sensitivity of development proposals in maintaining the character of existing development.

10. Court: See Building Type Standards for Court (Section 22.46.3010).

11. ~~Creative~~ Discretionary Sign: ~~Creative~~ A creative s~~S~~ign ~~means a sign~~ that meets the requirements of Section 22.46.3012.F of this Form-Based Code and has a Discretionary~~Creative~~ Sign permit.

12. Curb, Curb Line: Curb, Curb Line means a stone, concrete, or other improved boundary, marking the edge of the roadway or paved area.

13. Drive-through Establishment: Drive-through Establishment means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacies, and food service establishments. New drive-through establishments are prohibited in all transect zones.

14. Duplex/Triplex: See Building Type Standards for Duplex/Triplex (Section 22.46.3010).

15. Façade: Façade means the exterior wall of a building that is set along a frontage line that supports the public realm, and is subject to frontage requirements.

16. Flex Block: See Building Type Standards for Flex Block (Section 22.46.3010).

17. Flex Space: Flex Space means a ground-level floor area that is structurally built to accommodate both residential and non-residential uses, such as that in a live-work building.

18. Forecourt: See Frontage Type Standards for Forecourt (Section 22.46.3011).

19. Front Yard/Porch: See Frontage Type Standards for Front Yard/Porch (Section 22.46.3011).

20. Gallery: See Frontage Type Standards for Gallery (Section 22.46.3011).

21. Half-Story: Half-Story means a partial story located above a full story and underneath a sloping roof, where the roof planes intersect two opposite exterior walls at a height of no more than three feet above the half-story floor level.

22. House: See Building Type Standards for House (Section 22.46.3010).

23. Hybrid Court: See Building Type Standards for Hybrid Court (Section 22.46.3010).

24. I-710: I-710 refers to Interstate Highway 710, also known as the Long Beach Freeway.

25. Lined Block: See Building Type Standards for Lined Block (Section 22.46.3010).

26. Main Entrance: A main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. 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 ground level interior circulation space, there shall be no main entrance for purposes of this definition. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.

27. Neighborhood Market: Neighborhood Market means a neighborhood-serving retail store with merchandise, oriented to daily convenience shopping needs, and sell items such as fresh foods and produce. A Neighborhood Market shall not sell used merchandise.

28. Projecting Sign: See Sign Standards for Projecting Sign (Section 22.46.3012).

29. Relief: Relief means an architectural element in which forms or figures are distinguished from a surrounding plane surface or wall. Typical relief may

include projecting detail or carved or molded ornamentation that projects from a flat surface.

30. Rowhouse: See Building Type Standards for Rowhouse (Section 22.46.3010).

31. Setback, Setback Line: Setback, Setback Line means the area of a lot measured from a lot line to a building façade or elevation that must be maintained clear of permanent structures except for an encroachment allowed by an encroachment permit issued in compliance with Title 16 and Title 26 of the Los Angeles County Code.

32. Shared Parking: Shared Parking means parking space that is available to more than one use.

33. Shop Front: See Frontage Type Standards for Shop Front (Section 22.46.3011).

34. Stoop: See Frontage Type Standards for Stoop (Section 22.46.3011).

35. Story: Story means a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered part of a story for purposes of determining building height when measured in stories.

36. Street, Front: Street, Front means a street that is predominately bordered by front lot lines and which the front façade of a structure would normally face.

37. Street, Side: Street, Side means a street or right-of-way that is not a front street or an alley.

38. Terrace: See Frontage Type Standards for Terrace (Section 22.46.3011).

39. Transect Zone: Transect Zone means a designated area governed by the regulations set forth in this Form-Based Code.

40. Wall Sign: See Sign Standards for Wall Sign (Section 22.46.3012).

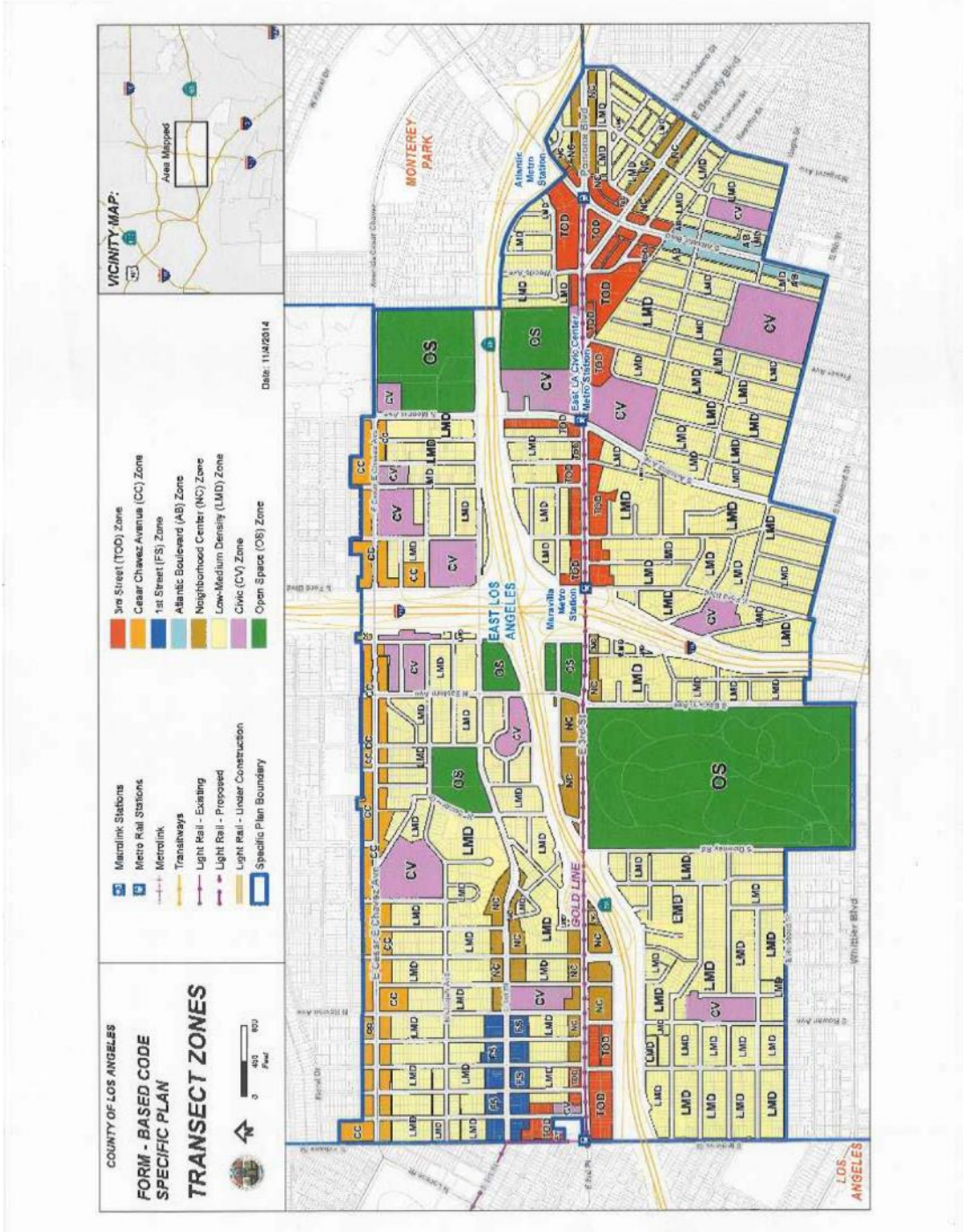
41. Yard Sign: See Sign Standards for Yard Sign (Section 22.46.3012).

(Ord. 2014-0049 § 6, 2014.)

22.46.3006 Transect Zones.

~~A.~~ Purpose. This Section identifies the eight Transect Zones within the Specific Plan Area, as delineated on the Plan Map in Figure 1:

- 3rd Street (TOD)
- Cesar E. Chavez Avenue (CC)
- 1st Street (FS)
- Atlantic Boulevard (AB)
- Neighborhood Center (NC)
- Low-Medium Density Residential (LMD)
- Civic (CV)
- Open Space (OS)



(Ord. 2014-0049 § 7, 2014.)

22.46.3007 General Standards.

A. Purpose. This Section establishes the general standards and regulations that apply to all Transect Zones.

B. Standards for Non-Residential Uses. The following standards are applicable to non-residential uses:

1. Mechanical Equipment and Utility Standards. Mechanical equipment, including air conditioning, piping, ducts, and conduits external to a building, shall be concealed from view from adjacent buildings and the street level by use of landscaping, grills, screens, or other enclosures.

2. Outdoor Lighting. Defined as lighting equipment or light fixtures used to provide illumination for outdoor areas, objects, or activities, including light fixtures attached to buildings or structures; self-supporting structures to provide lighting for parking lots, walkways, building entrances, outdoor sales areas, recreational fields, or within landscaped areas shall all constitute outdoor lighting. ~~Outdoor~~ Such lighting~~, as defined in Section 22.44.510.K,~~ shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

3. Operational Standards. All non-residential uses shall be conducted and located within an enclosed building, except that the following uses may be conducted outside an enclosed building provided that they comply with all applicable standards as provided in 22.46.3003.A:

a. Outdoor dining;

b. A bicycle sharing station;

c. Seasonal outdoor sales of plants, trees, or produce no more than twice a year for a maximum of five consecutive weeks for each sales period; and

d. Other outdoor uses allowed by this Form-Based Code within a specific Transect Zone.

4. Outdoor Structures Allowed. Outdoor fixtures such as tables, chairs, umbrellas, landscape pots, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, and waste receptacles are allowed in connection with all non-residential uses. Fixtures that extend into the public right-of-way requires an encroachment permit from the Department of Public Works.

5. Outdoor Structures Prohibited. The following outdoor structures are prohibited when located outdoors of a non-residential use and clearly visible from the street: donation boxes for collecting goods; machines such as, but not limited to, photo booths, 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, make noise, and/or have flashing lights; inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or similar animals, and mannequins, cartoon figures, or human figures.

C. Parking.

1. Purpose. This subsection regulates parking for motor vehicles and bicycles, and provides options to adjust parking requirements in a Transect Zone as provided below, except that the standards provided in Section 22.112.040 C. (Residential and Agricultural Zones) shall apply to parking in all Transect Zones. These regulations ensure that the parking needs of new land uses and development are met, while ensuring that parking spaces are provided in a manner that promotes the development of a walkable community.

2. General Parking Standards. ~~a.~~ The minimum number of parking spaces required by the applicable Transect Zone (see Section 22.46.3009) shall be provided, except as follows:

~~i.~~a. There shall be no minimum non-residential use parking for a property located within 500 feet from any Metro rail station, as measured from that property's closest property line to the rail station's property line, along a thoroughfare right-of-way;

~~ii.~~b. Accessory outdoor dining shall require no additional parking spaces;

~~iii.~~c. For changes in land use, as long as the gross square footage of an existing building or structure is the same or less than the preexisting land use, no new parking or loading spaces are required for that change of land use. In the event that the gross floor area of the building or structure is increased by the change in

land use, required parking and loading spaces shall be provided only as they relate to the increased gross floor area.

3. ~~Shared Parking,~~ Non-Residential shared, and non-residential off-site parking are subject to a Specific Plan Substantial Conformance Review per Section 22.46.3004 (Project Review Procedures). In addition, they are subject to the standards and additional application requirements as follows:

a. Shared Parking, Non-Residential. The shared use of parking spaces may occur where two or more non-residential uses located on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times of the day or because parking demands can be managed in a Shared Parking facility. ~~This shared use of non-residential parking is subject to a Specific Plan Substantial Conformance Review,~~

b. Off-Site Parking, Non-Residential. Required parking for non-residential uses may be provided off-site if all of the following requirements are met in addition to the :

i. The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as measured from that parking facility and the closest property line to the development, along a thoroughfare right-of-way;

ii. Pedestrian access between the site and the off-site parking area is via concrete or paved sidewalk or walkway; and

iii. The owners of the development site and the off-site parking area enter into, and record, a parking agreement, lease, or covenant in a form approved by the Director reflecting the terms of the agreement, including, but not limited to, identifying the number of spaces provided, length of time of the agreement or lease, and hours the parking is available, and any time limits on the parking.

c. In addition to the required application materials for Specific Plan Substantial Conformance Review, the following additional information and materials shall be provided: ~~the application for which shall include all of the following:~~

~~a.~~i. The names and addresses of the uses and of the owners or tenants that will share the parking;

~~b.~~ii. The number of parking spaces that will be shared;

~~c.~~iii. Evidence, provided by the applicant, that location of the parking is no more than 500 feet from each use as measured from the parking site's closest property line to the proposed use, along a thoroughfare right-of-way;

~~d.~~iv. An analysis, provided by the applicant, showing that the peak parking times for the separate uses occur at different times of the day and that the amount of available parking spaces shall be sufficient for each use;

~~e.~~v. A covenant between the property owners that guarantees access to the parking for all of the shared uses;

~~f.~~vi. Any operational limitations on the Shared Parking, including but not limited to, the time limits or hours of the day for the parking; and

~~g.~~vii. Any designated signage and parking space markings for the shared parking.

4. Landscaping and Screening for Parking Lots. Parking lots shall be screened for the purpose of minimizing views of parked vehicles from the nearby public right-of-way. If the requirements of this subsection are determined to be technologically infeasible or impractical, a different landscape configuration or the use of alternative materials may be used, at the discretion of the Hearing Officer, subject to a Specific Plan Substantial Conformance Review.

a. Adjacent to Residential Zone. Where a parking lot is located on property adjoining a residential zone, in addition to the requirements of this subsection, the applicable provisions of ~~Section 22.52.1060.D~~ Section 22.112.080.F (Parking Design - Walls) of Title 22 shall apply;

b. Trees. Parking lots with more than 12 parking spaces shall contain a minimum of one 24-inch box canopy shade tree for every six parking spaces, or as required by Chapter 22.126 (Tree Planting Requirements) of Title 22, whichever is

greater. The required trees shall be evenly spaced on the lot and distributed in an "orchard" configuration (placement of trees in uniformly-spaced rows) within the interior parking lot area, and shall be planted within raised curbed planter islands that are at least four feet wide on all sides;

c. Landscaped Setback and Screening. All required setbacks for parking areas shall be landscaped with living plant material and screened with a continuous landscaped hedge, masonry or stone wall, landscaped berm, or any combination thereof, so that views of parked vehicles are minimized and shielded. The screening of parking areas shall meet the following requirements:

i. At the time of installation, the screening shall be at least 30 inches in height, and any walls or fences used shall not exceed 36 inches in height;

ii. Any plant screening established as a screen shall reach a height of 36 inches within two years of planting;

iii. Walls used for screening shall have the same architectural treatment on both sides of the wall;

iv. When a wall is used for screening, the wall shall be placed on the interior line of the required setback and the setback shall be landscaped with living plant material and a continuous hedge;

v. Wood and chain link fences are prohibited for screening parking areas; and

vi. Irrigation. A permanent and automatic irrigation system shall be installed and maintained for all landscaped areas.

5. Lighting. Parking lot lighting shall comply with the following:

a. Outdoor light fixtures for parking lot lighting shall be limited to a maximum height of 15 feet; and

b. Parking lot lighting~~, as defined in Section 22.44.510.K, shall confine glare and reflections to the boundaries of the site. Each light source shall be~~

~~shielded and directed away from any adjoining properties and public rights-of-way.~~ shall comply with Section 22.46.3007.B.2 (Outdoor Lighting).

6. Materials.

a. All parking lots and driveways shall be surfaced with materials approved by the Director of Public Works.

b. In compliance with Chapter 22.122 (Low Impact Development) of Title 22, ~~T~~the use of pervious or semi-pervious parking area surfacing materials including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block, and concrete, may be approved by the Director for vehicular surface area on a site, provided such area is properly maintained. Where possible, such materials should be used in areas in proximity to, and in combination with, on-site stormwater control devices.

~~7. Parking Canopy Structures. The installation of solar photovoltaic, hot water systems on canopies, green roofs, or other structures over parking areas is encouraged. Setback and height restrictions shall apply to such structures, and fire apparatus access lanes shall not be obstructed by such structures. Canopies or similar structures that provide coverage like a roof shall be included in building coverage calculations. Freestanding solar structures that do not provide roof-like coverage, such as solar structures designed as "trees," shall not be included in building coverage calculations for purposes of this Subsection.~~

(Ord. 2014-0049 § 8, 2014.)

22.46.3008 Required Form and Articulations.

A. Purpose. This Section establishes the building forms and articulations for each Transect Zone.

B. Applicability. All buildings types, except the building types for a single-family house and duplex or triplex, used exclusively for residential uses, shall be subject to the provisions of this Section.

C. Architectural Character.

1. Required Form. Refer to Sections 22.46.3010 (Building Types) and 22.46.3011 (Frontage Types) for the required form related to architectural character.

2. Architectural Implementation. To implement the building form requirement in subsection C.1, proposed buildings should be compatible with the architectural characteristics of surrounding buildings, and allow for a range of architectural expressions that complement the existing urban fabric. The proposed building design should be based upon, and reflect, a thorough analysis of the surrounding patterns with regard to the following:

a. Building orientation;

b. Horizontal and vertical building articulation;

c. Architectural style;

d. Building scale and proportion;

e. Roof line and form;

f. Window pattern and detailing;

g. Architectural detailing;

h. Exterior finish materials and colors; and

i. Lighting and landscape patterns.

Where there is no consistent architectural character or pattern found in the surrounding area, building design and massing should complement the architectural characteristics of neighboring buildings that are consistent with this Form-Based Code. In some cases, where the existing context is not well-defined, or may be undesirable, a proposed project may establish an architectural character and pattern for which future development in the area should be compatible.

D. Building Massing.

1. Required Articulation.

a. Façade Height Articulation Elements. Each building, or portions of a building, with more than one story shall have, at minimum, a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all

that complement and balance one another. See Figure 2, Façade Height Articulation Elements below.

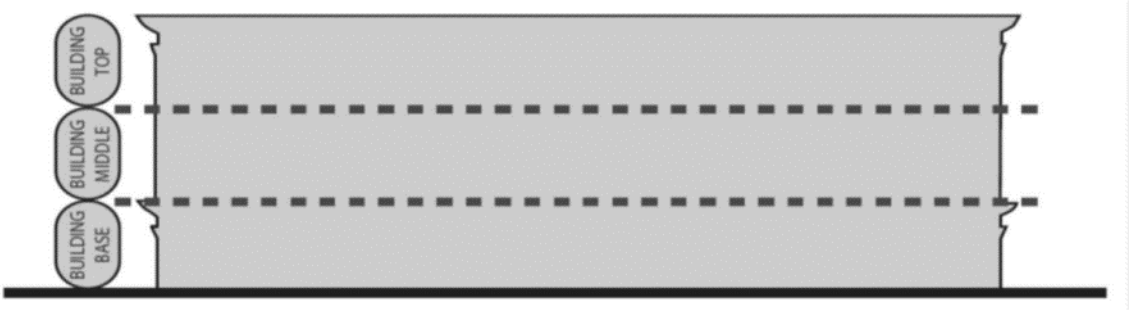


Figure 2, Façade Height Articulation Elements

b. Main building entrances shall be easily identifiable and distinguishable from other ground floor entries. Such main building entrances shall be at least one of the following:

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

ii. Located in the center of the façade, as part of a symmetrical overall composition;

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

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

v. If a corner building, they shall provide prominent corner entrances for shops or other activity-generating uses.

2. Building Massing Implementation. To implement ~~to~~ the building massing requirement in Subsection D.1, the following principles shall be considered.

a. Articulation. Horizontal articulations are recommended and may be produced by material changes or applied Façade elements. Vertical articulations should be produced by variations in rooflines, window groupings, ~~applied façade elements such as piers or pilasters,~~ bay windows, balconies, entrance stoops, porches, or subtle changes in materials and vertical planes that create shadow lines

and textural differences. Vertical elements should break up long, monolithic building façades along the street.

b. Building base. A building base articulation may consist of a small projection of the wall surface and/or a different material or color. For a building of two or more floors, a building base may be heavier or of a thicker design treatment than the rest of the building, or be setback from the upper floors.

c. Building middle. The building middle articulation may be created using façade offsets, consisting of slight recesses in the wall plane. This articulation should include multiple architectural rhythms derived through step backs, changes in plane, changes in materials or colors, window types, window sizes, pairing, multiple windows, or other detailing.

d. Building top. The building top should consist of a horizontal ~~decorative molding~~ element that crowns the building, and should be aesthetically differentiated from the building middle. The differentiation may be significant or subtle, and possible approaches from this differentiation and include variations in color, materials, ornamentation, or shape.

e. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof. The haphazard placement of such features should be avoided. Downspouts should be concealed within walls.

E. Wall Surface Materials.

1. Required Articulation.

a. ~~Building walls~~ Building walls shall be constructed of durable materials, such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

b. Standards for using decorative concrete block, stucco or other similar troweled finishes in non-residential, mixed-use, and multi-family residential buildings are:

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

ii. Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

iii. If clearly visible from the street, side and rear building façades shall have a level of trim and finish compatible with the front façade.

iv. Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

v. Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

vi. All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs, and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that correspond in size to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.

2. Wall Surface Implementation. To implement the wall surface requirement in Subsection E.1, the following principles shall be considered.

a. Change in wall surface materials should 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 should be integral with building façade and structure, rather than an application.

b. If the building mass and pattern of windows and doors are complex, simple wall surfaces should be used (such as stucco, terra-cotta veneer, or metal/cement paneling); if the building mass and the pattern of windows and doors are simple, additional wall texture and articulation should be employed (such as bricks or blocks, ornamental reliefs, pilasters, columns, and/or cornices).

c. Internal blank walls. Wall articulation or surface reliefs, decorative vines, architectural murals (trompe l'oeil), or other surface enhancements should be considered for internal walls and may be approved by the Director.

d. Bright colors for wall surfaces should be used sparingly to allow display windows and merchandise to catch the eye and stand out in the visual field. Typical and appropriate application of bright colors would be for fabric awnings.

e. A secondary color for wall surfaces may be used to give additional emphasis to the walls and to architectural features such as a building base (like a wainscot), plaster, cornice, capital, and a band.

F. Wall Openings.

1. Required Articulation.

a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

b. Window Inset. Glass shall be recessed or projected 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;

c. Glazing. Reflective glazing shall not be used on windows.

2. Wall Opening Implementation. To implement the wall opening requirement in Subsection F.1, the following principles shall be considered.

a. Glazing. Clear glazing is strongly recommended for windows. If tinted glazing is used, the tint shall be kept as light as possible. Green, gray, and blue glazing are recommended.

b. Shop Fronts, Clerestory Windows. Clerestory windows are vertical panels of glass arranged in a row between the first and second story of a storefront. These windows reflect a traditional element of "main street" buildings, and are recommended for all new or renovated shop fronts. Clerestory windows are acceptable locations for neon, painted-window, and other non-obtrusive types of signs.

c. Shop Front, Recessed Entries. Recessed entries are recommended as another traditional element of a main street storefront. Recommended treatments for this element include:

i. Special paving materials, such as ceramic or mosaic tile;

ii. Ornamental ceilings, such as coffering; or

iii. Decorative light fixtures.

G. Roofs.

1. Required Articulation.

a. To differentiate the roofline from the building and to add visual interest, 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.

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

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

2. Roof Implementation. To implement the roof requirement in subsection G.1., the following principles shall be considered.

a. Roof forms should complement the building mass and match the principal building in terms of style, detailing, and materials.

b. Parapet walls should have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

(Ord. 2014-0049 § 9, 2014.)

22.46.3009 Transect Zone Standards.

A. Purpose. This Section establishes the allowable uses and the development standards for each Transect Zone.

B. Applicability. The standards of this Section shall be considered in combination with the standards and requirements of Sections 22.46.3007 (General Standards), 22.46.3008 ~~(Development Requirements and Implementing Options),~~ (Required Form and Articulations), 22.46.3010 (Building Type Standards), and 22.46.3011 (Frontage Type Standards).

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2. Land uses are defined in the Transect Zones specified. Section 22.46.3004 sets forth the review procedures for obtaining project approval.

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
Building Type	TOD	CC	FS	AB	NC	LMD	CV	OS
House / Duplex / Triplex	X	A	X	X	A	A	*	*
Row House	A	A	A	X	A	X	*	*
Court	A	A	A	A	A	X	*	*
Hybrid Court	A	W	X	X	A	X	*	*
Lined Block	A	W	A	A	X	X	*	*
Flex Block	A	A	A	A	A	X	*	*
Frontage Type	TOD	CC	FS	AB	NC	LMD	CV	OS
Front Yard/Porch	X	A	X	X	A	A	*	*
Stoop	A	A	A	X	A	X	*	*
Terrace	A	A	X	X	A	A	*	*
Forecourt/ Shop Front	A	A	A	A	A	X	*	*
Gallery	E	A	A	A	X	X	*	*
Arcade	E	X	X	A	X	X	*	*
Land Use Type	TOD	CC	FS	AB	NC	LMD	CV	OS
RESIDENTIAL								

Community Residence	1	1	1	1	1	2	X	X
Residence, Apartment House (4 or more units)	P	P	P	P	P	X	X	X
Residence, Single-Family, Two-Family, Three-Family	X	P	X	X	P	P	X	X
LODGING								
Hotel	P	P	P	P	P	X	X	X
Motel	X	X	X	X	X	X	X	X
OFFICE								
Office	P	P	P	P	P	X	SCR	SCR
COMMERCIAL								
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	X	CUP	CUP
Auto-Related, Commercial	SCR	SCR	SCR	SCR	SCR	X	X	X
Commercial, General	P	P	P	P	P	X	X	X
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	X	X	X
Entertainment	SCR	SCR	SCR	SCR	SCR	X	CUP	CUP
Food Service	P	P	P	P	P	X	SCR	SCR
Place of Assembly	SCR	SCR	SCR	SCR	SCR	X	X	X
Recreational, Commercial	SCR	SCR	SCR	SCR	SCR	X	SCR	X
COMMUNITY								
Community Facility	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Recreational, Non-Commercial	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Religious Facility	P	P	P	P	P	2	SCR	X
COMMUNITY SUPPORT								

Community Support Facility	P	P	P	P	P	CUP	CUP	X
Infrastructure and Utilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Major Facility	SCR	SCR	SCR	SCR	SCR	X	CUP	X
Public Parking	SCR	SCR	SCR	SCR	SCR	SCR	SCR	SCR
EDUCATION								
Learning Center	P	P	P	P	P	X	X	X
Research Facility	P	P	P	P	P	X	X	X
Schools	P	P	P	P	P	CUP	CUP	x
Special Training/Vocational	P	P	P	P	P	X	X	X
INDUSTRIAL								
Artisan/Craft Production Manufacturing	P	P	P	P	P	X	X	X
Auto-Related, Industrial	X	X	X	X	X	X	X	X
Manufacturing and Processing	X	X	X	X	X	X	X	X
Products and Services Facility	X	X	X	X	X	X	X	X
Storage and Distribution Facility	X	X	X	X	X	X	X	X

Permit Requirements Key

CUP = Conditional Use Permit (22.46.3004.E)

SCR = Specific Plan Substantial Conformance Review (22.46.3004.D)

x = Not a permissible use

1 = Permissible pursuant to C-3 Standards in Chapter 22.20 (Commercial Zones) of Title 22

2= Permissible pursuant to R-1 Standards in Chapter 22.18 (Residential Zones) of Title 22

P = A permissible use, subject to site plan review

*= Allowed, subject to Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and Section 22.26.020 (Institutional Zones) of Title 22.

A=Allowed

W=Allowed only west of I-710

E= Allowed only east of I-710

Key to Transect Zone Names			
TOD	3rd Street	NC	Neighborhood Center
CC	Cesar E. Chavez Avenue	LMD	Low-Medium Density Residential
FS	1st Street	CV	Civic
AB	Atlantic Boulevard	OS	Open Space

Table 2: Building Types, Land Use Types, and Permits Required by Transect Zone

LAND USE TYPES AND PERMITS REQUIRED BY TRANSECT ZONE								
Land Use Type	TOD	CC	FS	AB	NC	LMD	CV	OS
RESIDENTIAL								
Community Residence	1	1	1	1	1	2	x	x
Residence, Apartment House	P	P	P	P	P	x	x	x
Residence, Single-Family	x	P	x	x	P	P	x	x
Residence, Two-Family	x	P	P	x	P	P	x	x
Second-Unit	x	P	x	x	P	P	x	x
LODGING								
Hotel	P	P	P	P	P	x	x	x
Motel	x	x	x	x	x	x	x	x
OFFICE								
Office	P	P	P	P	P	x	SCR	SCR
COMMERCIAL								
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	x	CUP	CUP
Auto-Related, Commercial	SCR	SCR	SCR	SCR	SCR	x	x	x
Commercial, General	P	P	P	P	P	x	x	x
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	x	x	x
Entertainment, Major	SCR	SCR	SCR	SCR	SCR	x	CUP	CUP
Entertainment, Minor	P	P	P	P	P	x	SCR	SCR
Food Service	P	P	P	P	P	x	SCR	SCR
Place of Assembly	SCR	SCR	SCR	SCR	SCR	x	x	x
Recreational, Commercial	SCR	SCR	SCR	SCR	SCR	x	SCR	x
COMMUNITY								
Community Facility	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Recreational, Non-Commercial	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Religious Facility	P	P	P	P	P	CUP	SCR	x
COMMUNITY SUPPORT								
Community Support Facility	P	P	P	P	P	CUP	CUP	x
Infrastructure and Utilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Major Facility	SCR	SCR	SCR	SCR	SCR	x	CUP	x
Public Parking	SCR	SCR	SCR	SCR	SCR	SCR	SCR	SCR
EDUCATION								
Learning Center	P	P	P	P	P	x	x	x
Research Facility	P	P	P	P	P	x	x	x
Schools	P	P	P	P	P	CUP	CUP	x
Special Training/Vocational	P	P	P	P	P	x	x	x
INDUSTRIAL								
Artisan/Craft Production Manufacturing	P	P	P	P	P	x	x	x
Auto-Related, Industrial	x	x	x	x	x	x	x	x
Manufacturing and Processing	x	x	x	x	x	x	x	x
Products and Services Facility	x	x	x	x	x	x	x	x
Storage and Distribution Facility	x	x	x	x	x	x	x	x

Permit Requirements Key
x = Not a permissable use
P = A permissible use
SCR = Specific Plan Substantial Conformance Review (22.46.3004.D)
CUP = Conditional Use Permit (22.46.3004.E)
1 = Permissible pursuant to Part 5 of Chapter 22.28 of Title 22
2 = Permissible pursuant to Part 2 of Chapter 22.28 of Title 22

Key to Transect Zone Names			
TOD	3rd Street	NC	Neighborhood Center
CC	Cesar E. Chavez Avenue	LMD	Low-Medium Density Residential
FS	1st Street	CV	Civic
AB	Atlantic Boulevard	OS	Open Space

Table 2, Land Use Types and Permits Required by Transect Zone

D. Transect Zone Standards. This Subsection D specifies the requirements of each Transect Zone.

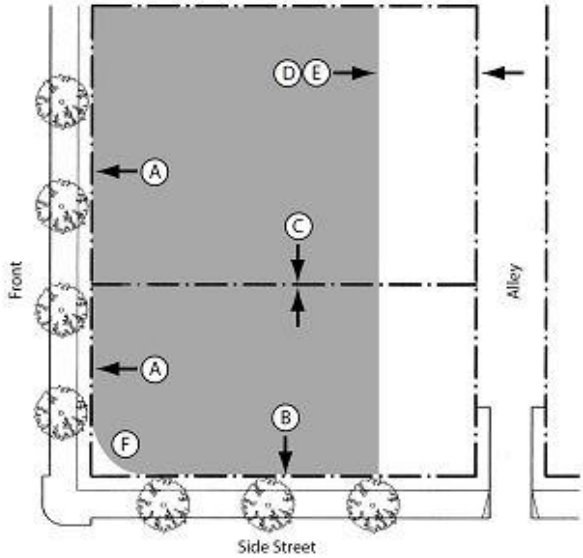
1. 3rd Street (TOD). Property in the TOD Zone shall be subject to the following requirements:

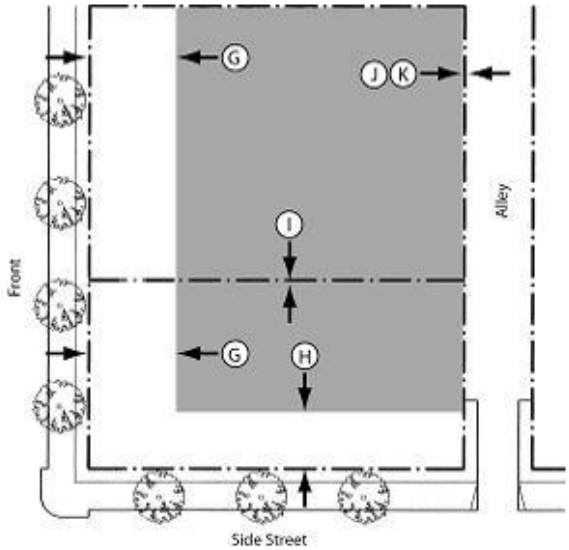
a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery (Allowed only east of I-710)	22.46.3011.I
Arcade (Allowed only east of I-710)	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. ~~22.48.140~~ 22.110.030 (Accessory Buildings)
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 40 dwelling units per acre.	

3rd Street (TOD) (Continued)





d. Building Placement		
Setback Line (See Definition)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. ~~22.48.210~~ 22.116.040 (Intersections and Corner Cutoff Requirements)		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No spaces required	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

2. Cesar E. Chavez Avenue (CC). Property in the CC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court (Allowed only west of I-710)	22.46.3010.H
Lined Block (Allowed only west of I-710)	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. ~~22.48.140~~ 22.110.030 (Accessory Buildings)

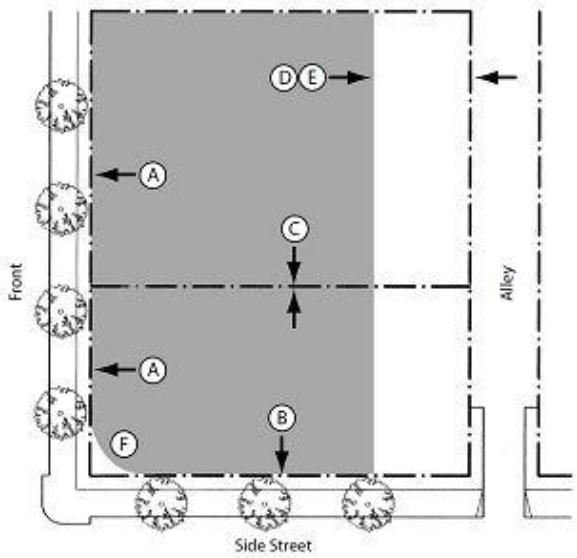
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

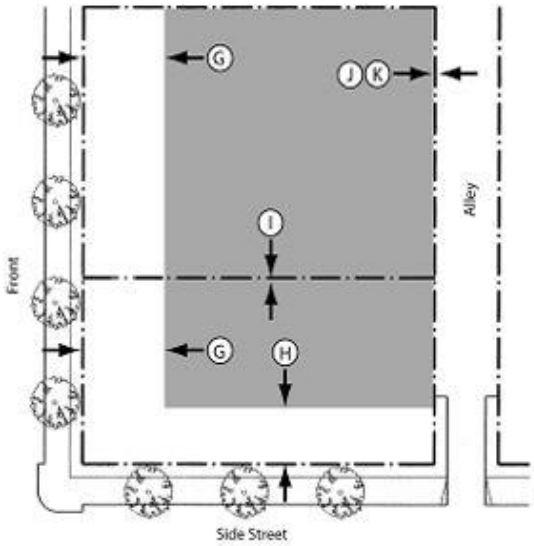
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage	
Lot Coverage	90% max.

Miscellaneous
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.
Maximum density is 30 dwelling units per acre.

Cesar E. Chavez Avenue (CC) (Continued)





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Sec. ~~22.48.210~~ 22.116.040 (Intersections and Corner Cutoff Requirements)		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.		
Driveways may be shared by adjacent parcels.		

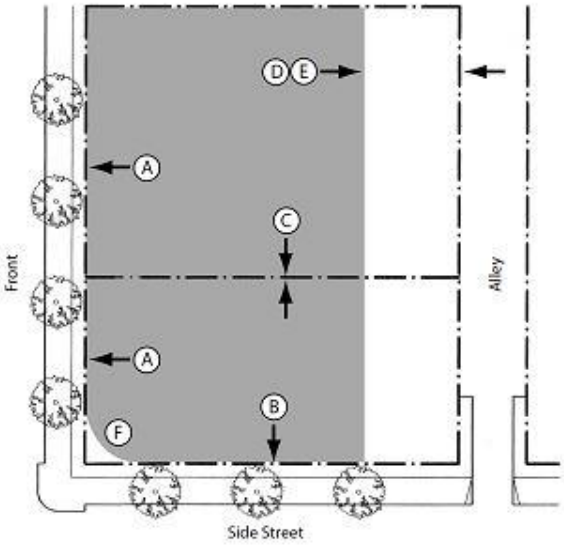
3. First Street (FS). Property in the FS Transect Zone shall be subject to the following requirements:

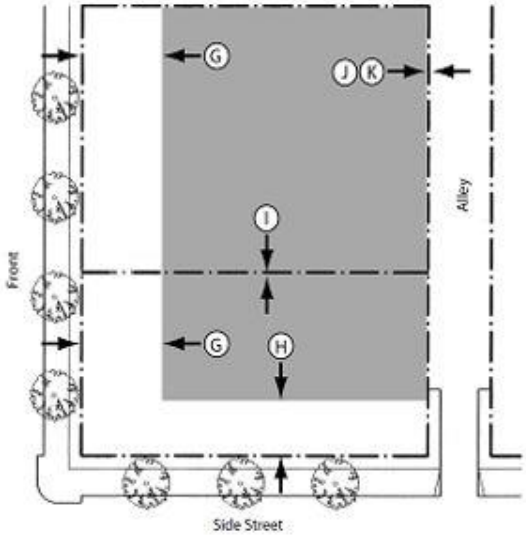
a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Stoop	22.46.3011.E
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. ~~22.48.140~~ 22.110.030 (Accessory Buildings)
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	

First Street (FS) (Continued)





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. ~~22.48.210~~ 22.116.040 (Intersections and Corner Cutoff Requirements)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street		
Driveways may be shared by adjacent parcels		

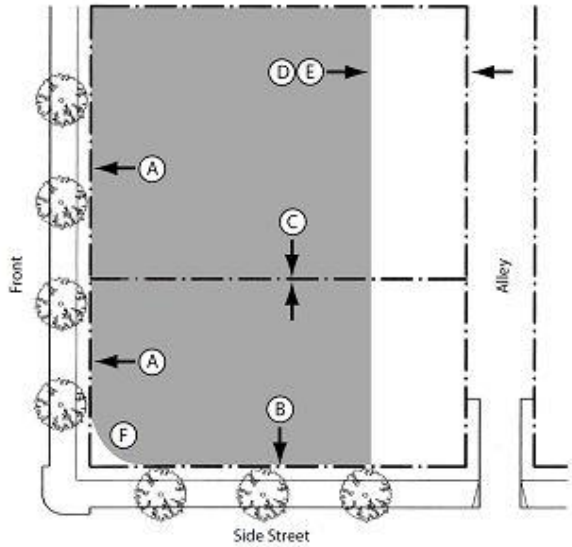
4. Atlantic Boulevard (AB). Property in the AB Transect Zone shall be subject to the following requirements:

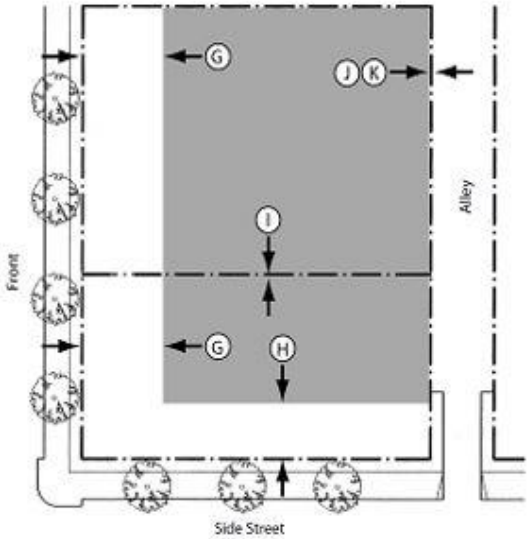
a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
Arcade	22.46.3011.J

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. ~~22.48.140~~ 22.110.030 (Accessory Buildings)
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	

Atlantic Boulevard (AB) (Continued)





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. ~~22.48.210~~ 22.116.040 (Intersections and Corner Cutoff Requirements)		Ⓕ

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

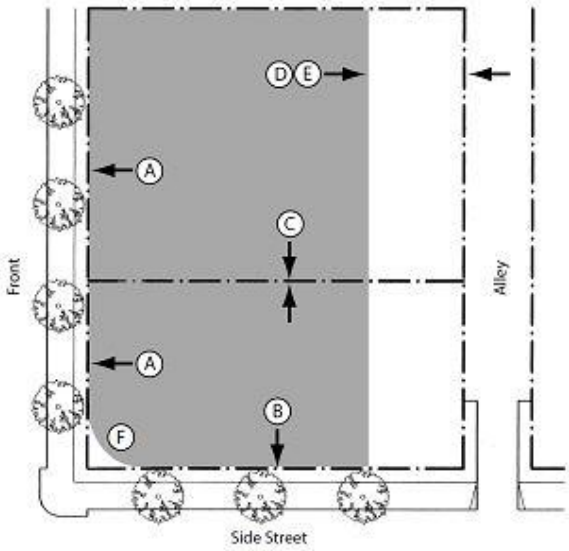
5. Neighborhood Center (NC). Property in the NC Transect Zone shall be subject to the following requirements:

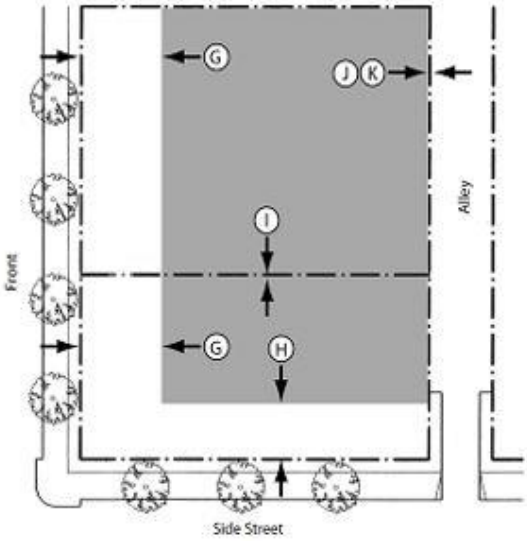
a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Flex Block	22.46.3010.J

b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.E
Stoop	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. ~~22.48.140~~ 22.110.030 (Accessory Buildings)
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 30 dwelling units per acre.	

Neighborhood Center (NC) (Continued)





d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	Ⓓ
With Alley	3 ft. min.	Ⓔ
Corner Cutoff as required by Sec. ~~22.48.210~~ 22.116.040 (Intersections and Corner Cutoff Requirements)		Ⓕ

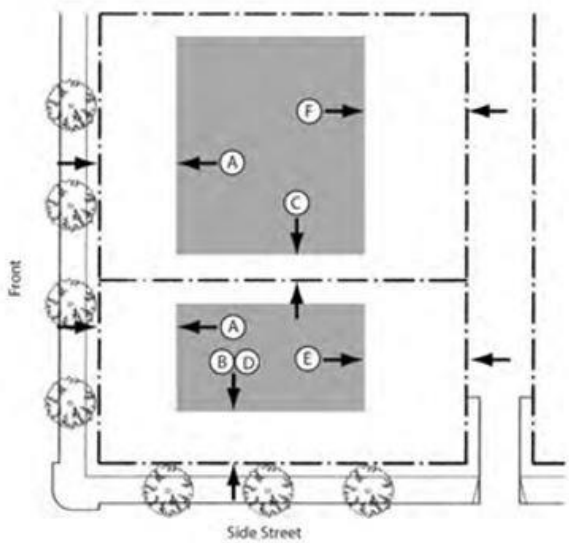
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓗ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

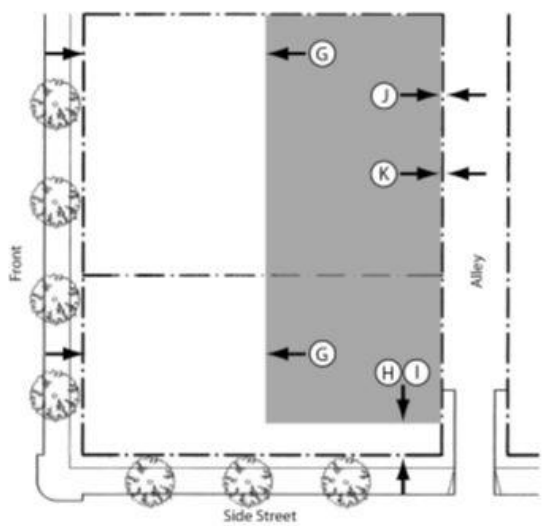
6. Low-~~Moderate~~ Medium Density Residential (LMD). ~~Property in the LMD shall be subject to the following requirements:~~ The regulations for the Low-Medium Density Residential (LMD) Transect Zone shall be the same as those for the R-1 Zone as prescribed in Chapter 22.18 (Residential Zones), except as specifically provided for herein.

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.F

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures	See Sec. ~~22.48.140~~ 22.110.030 (Accessory Buildings)
Lot Coverage	
Lot Coverage	60% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 17 dwelling units per acre.	

Low-~~Moderate~~ Medium Density Residential (LMD) (Continued)





d. Building Placement		
Setback Line (See Definition.)		
Front	15 min, 25 ft. max. Ⓐ	
Side Street	5 min., 10 ft. max. Ⓑ	
Interior Side	5 ft. Ⓒ	
Reverse Corner Side	10 ft. min. Ⓓ	
Rear		
No Alley	10 ft. min. Ⓔ	
With Alley	3 ft. min. Ⓕ	

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
Single-Family residence	2 per unit	
Other *dwelling* units	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C.		
Location		
Front Setback	15 ft. min.	Ⓖ
Corner Side Setback	5 ft. min.	Ⓗ
Reverse Corner Side Setback	10 ft. min.	Ⓘ
Rear		
No Alley	0 ft. min.	Ⓙ
With Alley	5 ft. min. (26 ft. backup space min.)	Ⓚ
Miscellaneous		
Driveways may be shared by adjacent parcels.		

7. Civic Space (CV). The regulations for the Civic Space Transect Zone shall be the same as those for the Institutional Zone as prescribed in ~~Part 14 of~~

~~Chapter 22.40~~ Section 22.26.020 (Institutional Zones) of Title 22, except as specifically provided for herein.

8. Open Space (OS). The regulations for the Open Space Transect Zone shall be the same as those for the Open-Space Zone as prescribed in ~~Part 9 of Chapter 22.40~~ Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) of Title 22, except as specifically provided for herein.

(Ord. 2014-0049 § 10, 2014.)

22.46.3010 Building Type Standards.

A. Purpose. This Section establishes the building types allowed within the Plan Area and the standards applicable to each building type.

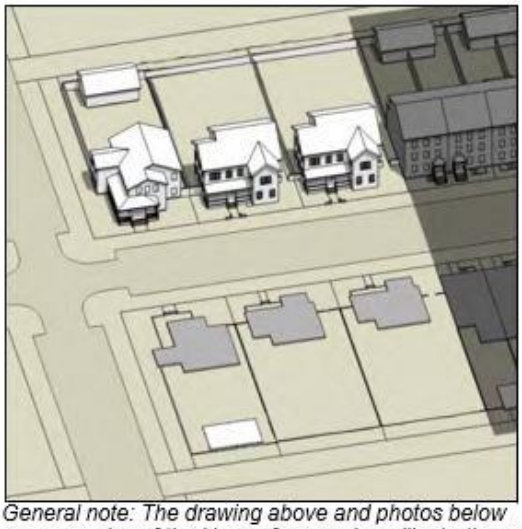
B. Applicability. The requirements of this Section shall apply to all development and uses within the Transect Zones, and shall be considered in combination with the standards for the applicable Transect Zone in Section 22.46.3009 (Transect Zone Standards).

C. Building Type Overview. Figure 3, Building Types Plan and Diagram below provides an illustrative overview of the permissible building types.

- House
- Duplex/Triplex
- Rowhouse
- Court
- Hybrid Court
- Lined Block
- Flex Block

Figure 3, Building Types Plan and Diagram

D. House. This Subsection specifies standards for development of the House building type.



General note: The drawing above and photos below are examples of the House form and are illustrative only.

Example of 1-story House with a Front Yard/ Porch.

Example of a 2-1/2-story House with a raised Front Yard and wrap-around Porch.

1. Description	
House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.	
2. Transect Zones where ~~permissible~~ Allowed	
CC, NC, LMD	
3. Number of Units	
Units per ~~parcel~~ structure	1 max.
4. Building Size and Massing	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Main Entrance shall face the street.	
6. Vehicle Access and Parking	
Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.	
Street-facing carports or garages shall be set back at least 5 feet behind the house Façade facing the street and shall not accommodate more than 2 cars side-by- side.	
Garage doors that face a street shall not exceed 10 feet in width. ~~Double-loading garage doors are not permitted to face the street~~. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the House:	
Width	15 ft. min. (so long as minimum area requirement is met)
Depth	15 ft. min (so long as minimum area requirement is met)
Area	300 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types permissible pursuant to Section ~~22.48.140~~ 22.110.030 (Accessory Buildings).	

Example (not allowed): Double-loading garage door for two-car garage facing the street.

Example (allowed): Single-loading garage doors for two-car garage facing the street.

E. Duplex/Triplex. This Subsection specifies standards for development of the Duplex/Triplex building type.

General note: The drawing above and photos below are examples of the Duplex/Triplex form and are illustrative only.

Example of a Duplex/Triplex with a Front Yard/ Porch.

Example of a Duplex/Triplex with a Front Yard/Porch.

1. Description

Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.

2. Transect Zones where ~~permissible~~ Allowed

CC, NC, LMD

3. Number of Units

Units per structure	2 min.; 3 max.
~~One structure per parcel~~	

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

Massing

The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:

Story	**1**	**2 to 2-1/2**	**3**
Ratio	100%	100%	75%

5. Pedestrian Access

At least one unit shall have an individual entry facing the street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

Street-facing carports or garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side. Garages doors that face a street shall not exceed 10 feet in width. ~~Double-loading garage doors are not permitted to face the street.~~ Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

The following required open space must be located behind the House:

Width	15 ft. min. (so long as the minimum area requirement is met)
Depth	15 ft. min (so long as the minimum area requirement is met)
Area	300 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

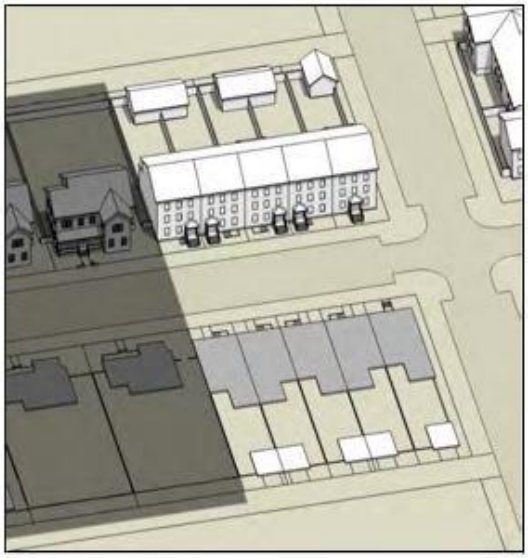
8. Accessory Buildings

Accessory building locations and types are permissible pursuant to Section ~~22.48.140~~ 22.110.030 (Accessory Buildings).

Example (not allowed): Double-loading garage door for two-car garage facing the street.

Example (allowed): Single-loading garage doors for two-car garage facing the street.

F. Rowhouse. This Subsection specifies standards for development of the Rowhouse building type.



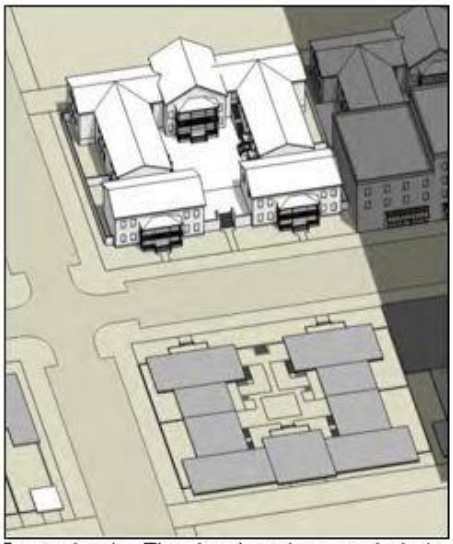
General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.

Example of an asymmetrical Rowhouse form with roof articulation.

Example of a Rowhouse form with wall and roof articulation

1. Description	
Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.	
2. Transect Zones Where ~~Permissible~~ Allowed	
TOD, CC, FS, NC	
3. Number of Units	
Units that may be connected	2 min.; 6 max.
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
Unit Width	
Width	18 ft. min; 36 ft. max
Massing	
Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each unit shall have an individual entry facing the street.	
6. Vehicle Access and Parking	
Parking shall be accessed from the alley.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the main body of each unit.	
Width	8 ft. min. (so long as minimum area requirement is met)
Depth	8 ft. min (so long as minimum are requirement is met)
Area	100 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section ~~22.48.140~~ 22.110.030 (Accessory Buildings).	

G. Court. This Subsection specifies standards for development of the Court building type.



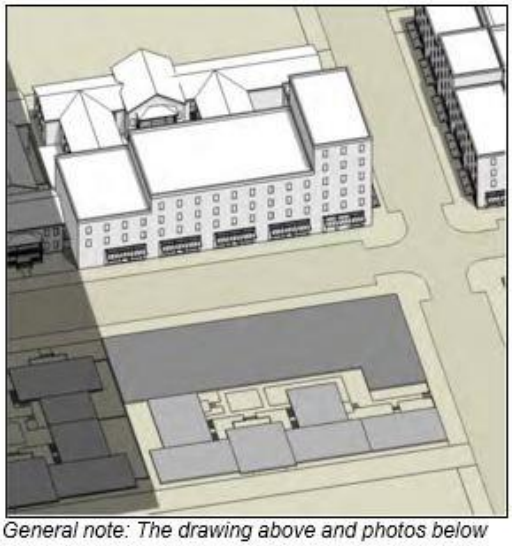
General note: The drawing above and photos below are examples of the Court form and are illustrative only.

Example of Court form with a Stoop frontage type configuration.

Example of a landscaped interior courtyard defined by two story buildings.

1. Description	
A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.	
2. Transect Zones Where ~~Permissible~~ Allowed	
TOD, CC, FS, AB, NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
At least two sides of each dwelling shall be exposed to the outdoors.	
5. Pedestrian Access	
Each ground floor unit shall have an individual entry facing a street or courtyard.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min.(so long as the minimum area requirement is met)
Depth	20 ft. min (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section ~~22.48.140~~ 22.110.030 (Accessory Buildings).	
9. Miscellaneous	
Courtyard areas may be located on a podium no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

H. Hybrid Court. This Subsection specifies standards for development of the Hybrid Court building type.



General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.

Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.

Example of a three story massing Hybrid Court with Shop Front configuration.

1. Description	
A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.	
2. Transect Zones Where ~~Permissible~~ Allowed	
TOD, CC (Allowed west of I-710 only), NC	
3. Number of Units	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
4. Building Size and Massing	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
5. Pedestrian Access	
Upper floor units shall be accessed by a common entry along the front street.	
Ground floor units may have individual entries along the front or side street.	
6. Vehicle Access and Parking	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
Courtyard Dimension	
Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
Required Setback shall include landscaping, which may be in pots or planters.	
8. Accessory Buildings	
Accessory building locations and types are allowed pursuant to Section ~~22.48.140~~ 22.110.030 (Accessory Buildings).	
9. Miscellaneous	
Courtyard areas may be located on a podium of no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

I. Lined Block. This Subsection specifies standards for development of the Lined Block building type.

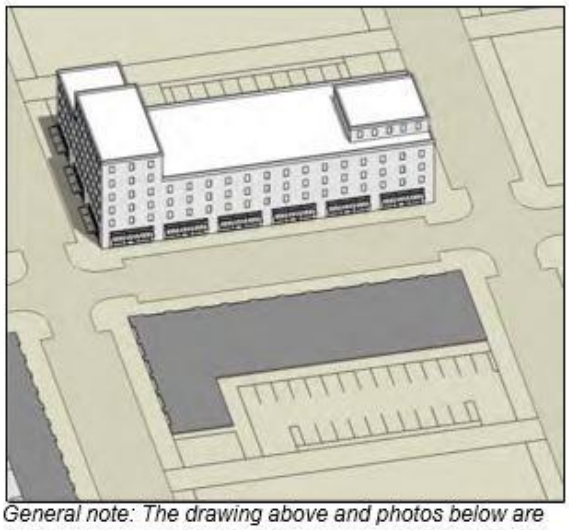
General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.

Example of two-story Lined Block form with Shop Front configuration.

Example of a three-story Lined Block form with Shop Front configuration.

1. Description
A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
2. Transect Zones Where ~~Permissible~~ Allowed
TOD, CC (Allowed only west of I-710), FS, AB
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking shall be in a structured garage or underground, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section ~~22.48.140~~ 22.110.030 (Accessory Buildings).

J. Flex Block. This Subsection specifies standards for development of the Flex Block building type.



General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.

Example of two-story Flex Block with single-volume massing.

Example of three-story Flex Block with secondary-volume massing and corner feature.

1. Description
A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.
2. Transect Zones Where ~~Permissible~~ Allowed
TOD, CC, FS, AB, NC
3. Number of Units
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)
4. Building Size and Massing
Height
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)
5. Pedestrian Access
Upper floor units shall be accessed by a common entry along the front street.
Ground floor units may have individual entries along the front or side street.
6. Vehicle Access and Parking
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.
On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.
7. Open Space and Landscape
Private patios may be provided at balconies, terraces, and roof gardens.
Required Setback shall include landscaping, which may be in pots or planters.
8. Accessory Buildings
Accessory building locations and types are allowed pursuant to Section ~~22.48.140~~ 22.110.030 (Accessory Buildings).

(Ord. 2014-0049 § 11, 2014.)

22.46.3011 Frontage Type Standards.

A. Purpose. This Section establishes the frontage types allowed within each Transect Zone and the standards applicable to these frontage types. Frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building).

B. Applicability. The standards in this Section shall be considered in combination with the standards found in Section 22.46.3009 (Transect Zone Standards) and Section 22.46.3010 (Building Types Standards) and are applicable to the development or alteration of all frontages within the Transect Zones.

C. Frontage Type Overview. Figure 4, Frontage Types Illustrative Diagram below provides an illustrative overview of the allowed frontage types.

- Front Yard/Porch
- Terrace
- Stoop
- Forecourt
- Shop Front
- Gallery
- Arcade

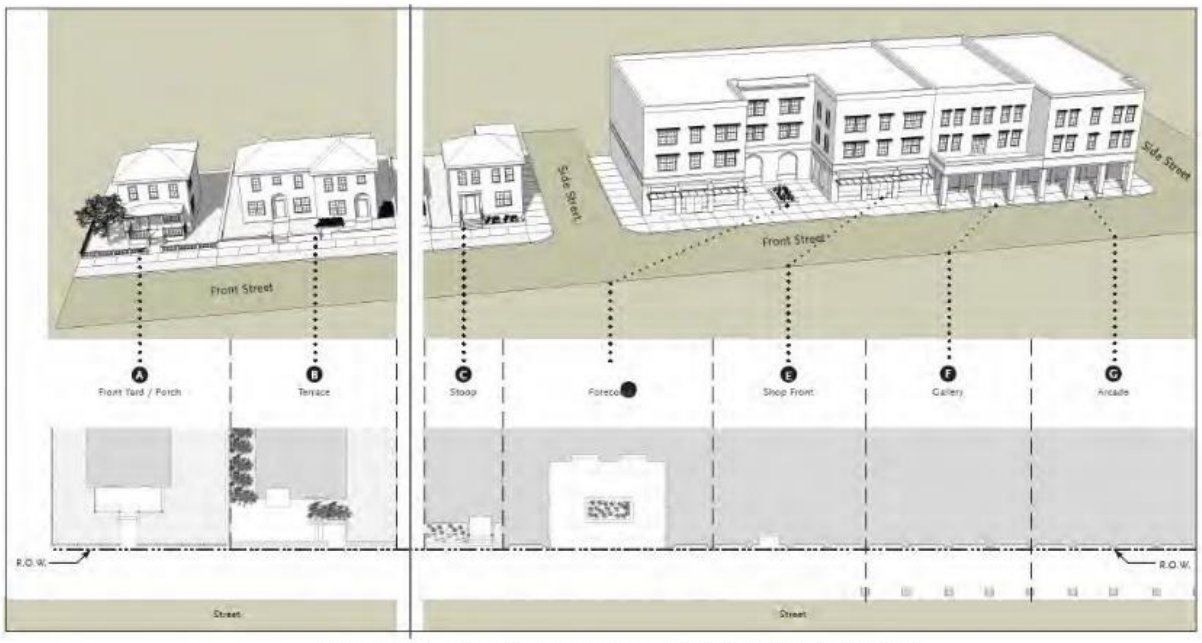
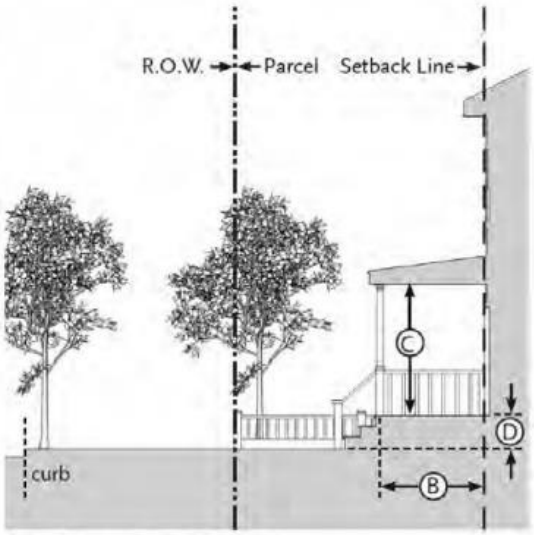
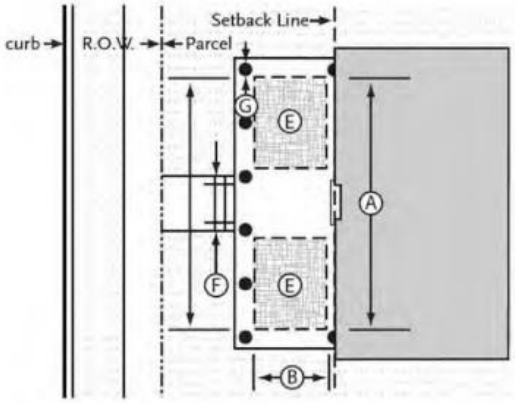


Figure 4, Frontage Types Illustrative Diagram

D. Front Yard/Porch. This Subsection specifies standards applicable to the Front Yard/Porch frontage type.



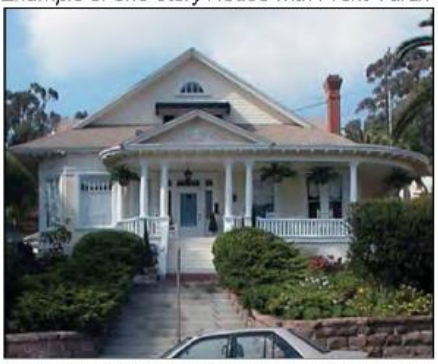
Section Diagram: Frontyard / Porch



Plan Diagram: Frontyard / Porch

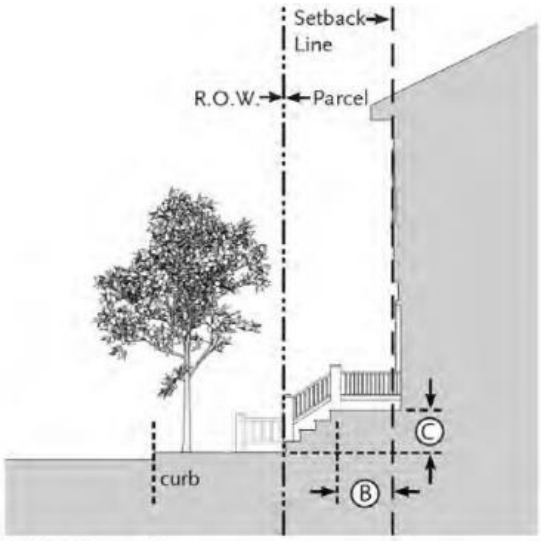
1. Description		
Front yards provide a physical transition from the sidewalk to the building. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as shown in the photo example.		
2. Transect Zones Allowed		
CC, NC, LMD		
3. Size		
Width, Clear	12 ft. min. centered entry 10 ft. min asymmetrical entry	Ⓐ
Depth, Clear	7 ft. min.	Ⓑ
Height, Clear	8 ft. min.	Ⓒ
Finish Level above Grade	3 ft. max.	Ⓓ
Floor Area, Clear	4 ft. x 6 ft. min.	Ⓔ
Path of Travel	3 ft. wide min.	Ⓕ
Width, Support Pillars	1 ft. max.	Ⓖ
4. Miscellaneous		
Porch must be open on at least three sides and have a roof.		
Porch may project a maximum of four feet into front yard Setback.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

Example of one-story House with Front Yard/Porch.

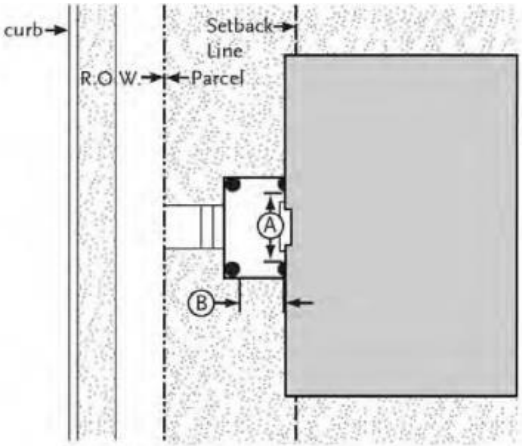


Example of 1-1/2 story House with wrap-around Porch and raised Front Yard.

E. Stoop. This Subsection specifies standards applicable to the Stoop frontage type.



Section Diagram: Stoop



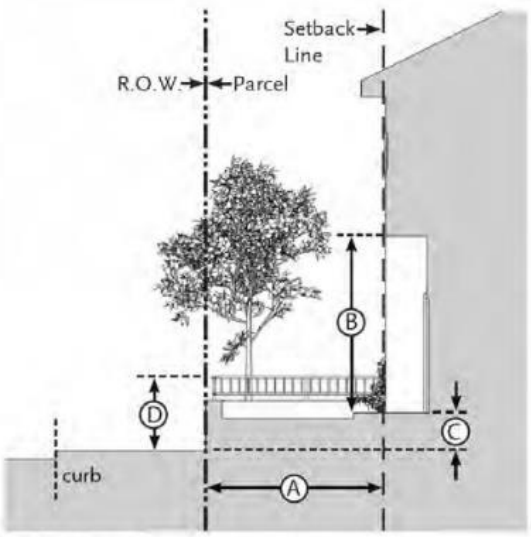
Plan Diagram: Stoop

1. Description		
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short Setbacks. This type may be interspersed with the Shop Front frontage type.		
2. Transect Zones Allowed		
TOD, CC, FS, NC		
3. Size		
Width, Clear	4 ft. min. 8 ft. max.	Ⓐ
Depth, Clear	4 ft. min. 8 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
4. Miscellaneous		
May project a maximum of 4 feet into front yard Setback.		
Stairs may be perpendicular or parallel to the building Façade.		
Ramps shall be parallel to the Façade or along the side of the building.		
Covered or recessed entry doors are encouraged. Entry doors shall face the street.		
Where required, access compliant with the Americans with Disabilities Act shall also be provided.		

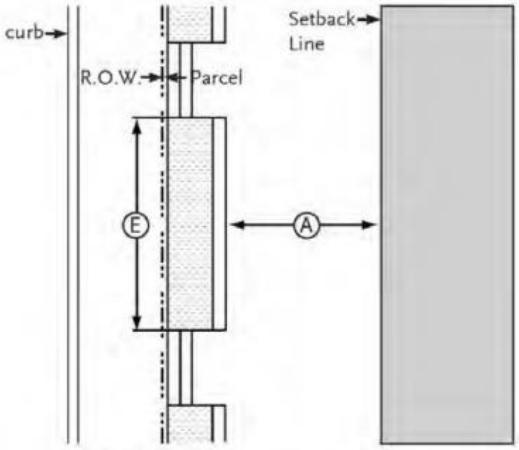
Example of covered Stoop serving a commercial use.

Example of Stoop serving two residential entries.

F. Terrace. This Subsection specifies standards applicable to the Terrace frontage type.



Section Diagram: Terrace



Plan Diagram: Terrace

1. Description
A Terrace separates the Façade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes where such a use is allowed by the Transect Zone.
2. Transect Zones Allowed
TOD, CC, NC, LMD
3. Size

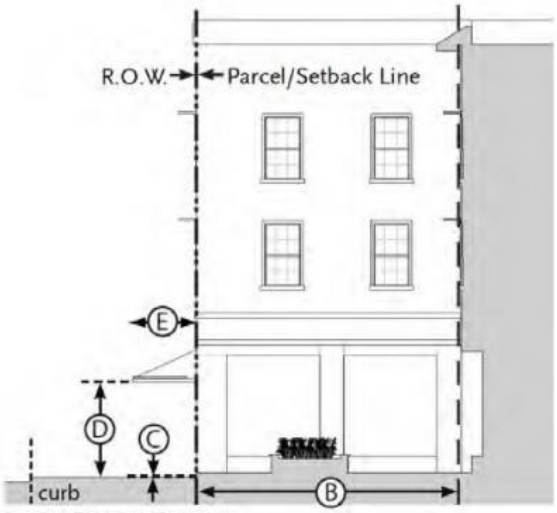
Depth, Clear	7 ft. min.	Ⓐ
Height, Clear	8 ft. min.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Height, Perimeter Wall	4 ft. max.	Ⓓ
Distance between Stairs	50 ft. max.	Ⓔ
Length of Terrace	150 ft. max.	

4. Miscellaneous
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Terrace frontage standards shall govern.
Low walls used as seating are encouraged.
Where required, access compliant with the Americans with Disabilities Act shall also be provided.

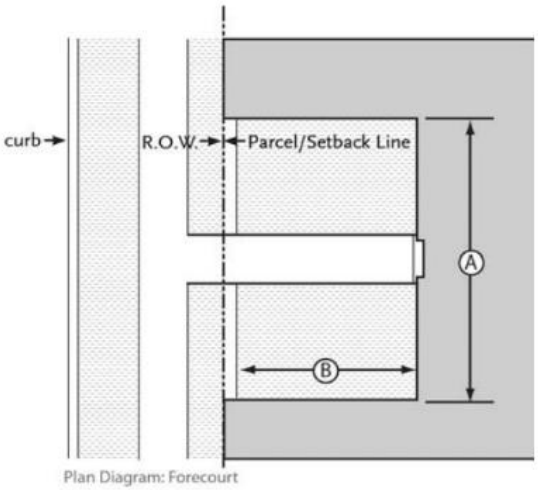
Example of covered Terrace used to accommodate change in grade and used in combination with Shop Front.

Example of Terrace with seating areas used in combination with Shop Fronts and awnings.

G. Forecourt. This Subsection specifies standards applicable to the Forecourt frontage type.

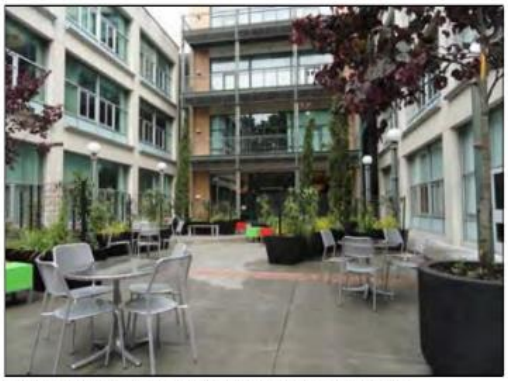


Section Diagram: Forecourt



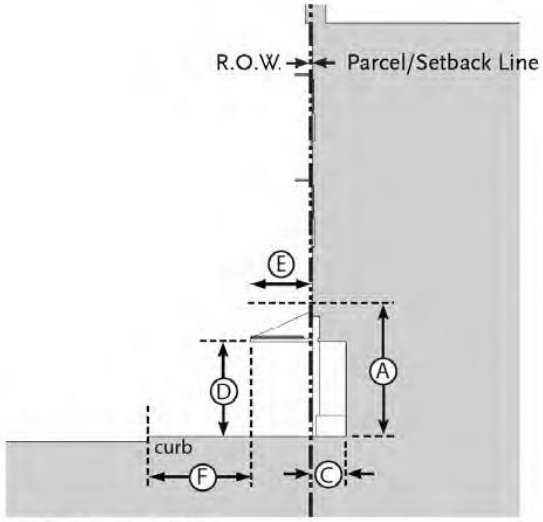
Plan Diagram: Forecourt

1. Description		
A Forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or civic use.		
2. Transect Zones Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Width, Clear	10 ft. min. 60 ft. max.	Ⓐ
Depth, Clear	20 ft. min. 60 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. max.	Ⓓ
Depth	4 ft. min.	Ⓔ
5. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Forecourt frontage standards shall govern.		
Encroachments, such as balconies, awnings, and signage are allowed in the Forecourt and shall be located at least 8 feet above finish level.		
The proportions and orientation of Forecourt space should be carefully considered for solar orientation and user comfort.		
Access compliant with the Americans with Disabilities Act shall be provided.		

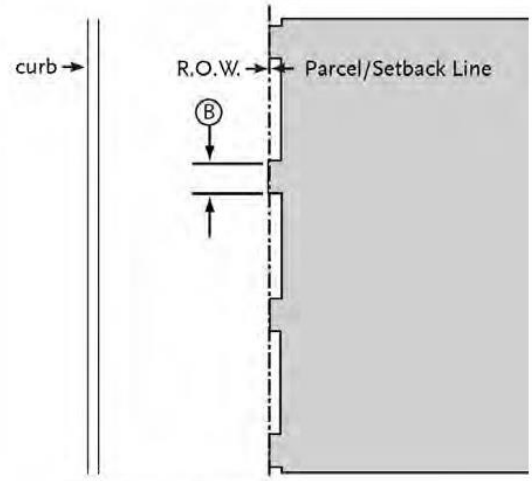

Example of Forecourt interior space with seating and landscape in planters and pots.

Example of small Forecourt area used in combination with Shop Front.

H. Shop Front. This Subsection specifies standards applicable to the Shop Front frontage type.



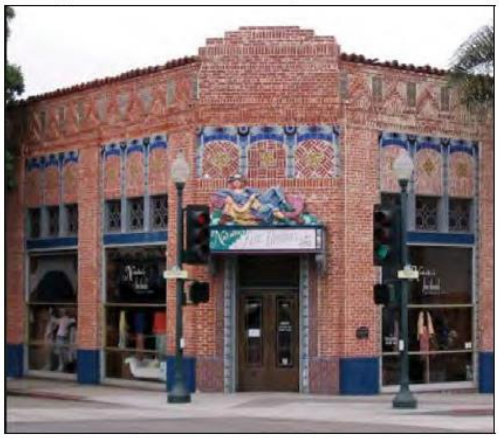
Section Diagram: Shopfront



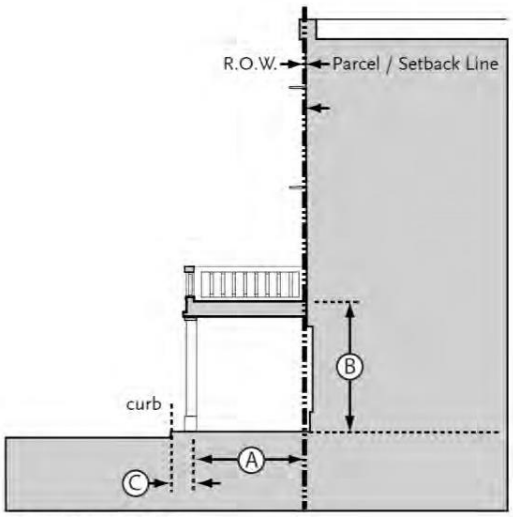
Plan Diagram: Shopfront

1. Description		
Shop Fronts are large glazed openings in a Façade, filled with doors and transparent glass in a storefront assembly.		
2. Transect Zone Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Height, Shop Front Opening	11 ft. min.	A
Distance Between Glazing	2 ft. max.	B
Depth of Recessed Entries	10 ft. max.	C
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. min.	D
Depth	4 ft. min.	E
Setback from Curb	2 ft. min.	F
5. Miscellaneous		
Operable retractable awnings are encouraged.		
Open-ended awnings are encouraged.		
Rounded, hooped, or bubble awning are discouraged.		
Shop Fronts with accordion-style doors/windows or other windows that may be opened to allow the space to open to the street are encouraged.		
Access compliant with the Americans with Disabilities Act shall be provided.		

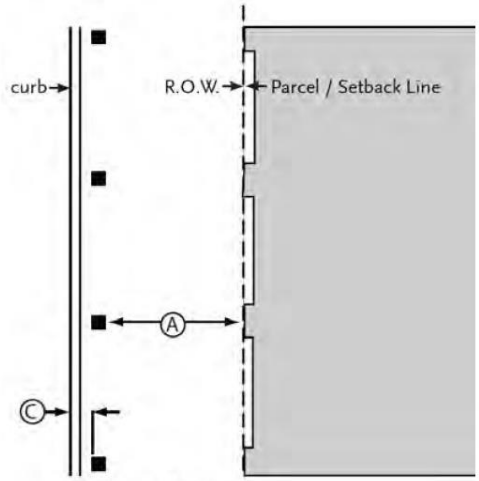
Example of a series of Shop Fronts.


Example of Shop Front with covered corner entry.

I. Gallery. This Subsection specifies standards applicable to the Gallery frontage type.



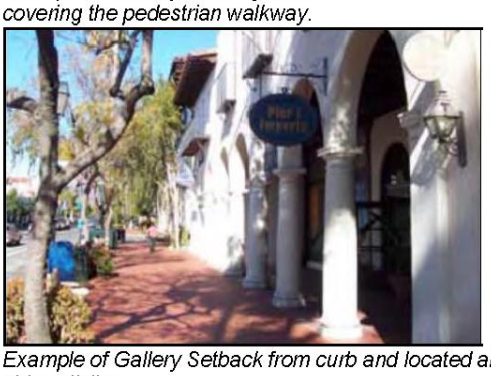
Section Diagram: Gallery



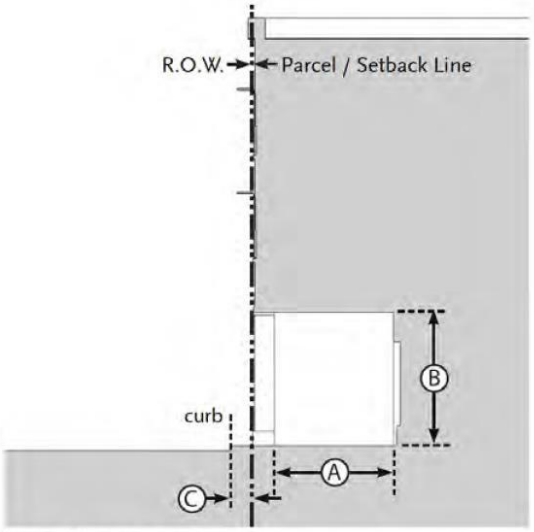
Plan Diagram: Arcade

1. Description		
A Gallery is a roof or deck projecting from the Façade of a building, supported by columns that may be located behind the curb. Galleries shelter the sidewalk, but the space above the gallery is unenclosed. Galleries may be one to three stories in height as allowed by the Transect Zone, such that they may provide covered or uncovered porches at the second and third floors.		
2. Transect Zones Allowed		
TOD (Allowed only east of I-710), CC, FS, AB		
3. Size		
Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	14 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ
4. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.		
Colonnades shall not screen from public view more than 25 percent of the ground floor façade.		
Sidewalks adjacent to, or under a Gallery, shall comply with the Americans with Disabilities Act.		

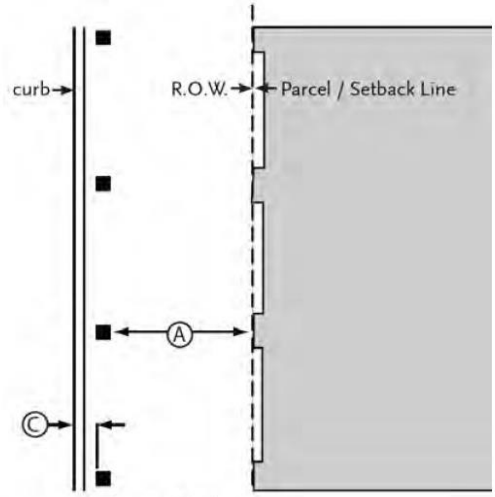
Example of Gallery abutting the curb and covering the pedestrian walkway.


Example of Gallery Setback from curb and located along the sidewalk line.

J. Arcade. This Subsection specifies standards applicable to the Arcade frontage



Section Diagram: Arcade



Plan Diagram: Arcade

1. Description		
Arcades are Façades with an attached Colonnade that is covered by upper stories. The arcade should extend far enough from the building to provide adequate protection and circulation for pedestrians and shall allow access as required by the Americans with Disabilities Act. This type is intended for buildings with ground floor non-residential uses.		
2. Transect Zones Allowed		
TOD (Allowed only east of I-710), AB		
3. Size		
Depth, Clear	12 ft. min.	Ⓐ
Ground Floor Height, Clear	12 ft. min.	Ⓑ
Setback From Curb	2 ft. min.	Ⓒ
4. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.		
Colonnades shall not screen from public view more than 25 percent of the ground floor Façade.		
Sidewalk within an Arcade frontage shall comply with the Americans with Disabilities Act.		

Example of Arcade Setback from curb used in combination with Shop Front.

Example of Arcade located at curb and covering the pedestrian walkway; used in combination with Shop Front.

(Ord. 2014-0049 § 12, 2014.)

22.46.3012 Signs.

A. Purpose. The purpose of these sign regulations is to:

1. Allow property owners and occupants an opportunity to have effective signage in all Transect Zones subject to reasonable conditions related to identifying goods sold or produced, or services rendered.

2. Maintain and enhance the quality of the community's appearance by:

a. Regulating the size, location, and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and enhance the overall appearance of the built environment;

b. Preserving and perpetuating uncluttered views, and significant architectural and cultural resources; and

c. Protecting residential neighborhoods from adverse impacts of excessive signage.

3. Ensure that signs are located and designed to:

a. Maintain a safe and orderly pedestrian and vehicular environment; and

b. Reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.

B. Applicability.

1. The requirements of this Section apply to all on-site signs in the Transect Zones.

2. Signs regulated by this Form-Based Code shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in Subsection C, below.

C. Exempt Signs. In addition to the ~~exception~~ exemptions for signs described in Section ~~22.52.810~~ 22.114.030 (Exemptions) , the following types of signs are exempt from this Form-Based Code, provided the signs conform to the following and are located in the TOD, CC, FS, AB, or NC Transect Zones.

1. Future tenant signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.

2. Grand opening sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a maximum of 32 square feet of sign area. A "Grand Opening" sign does include an annual or occasional promotion by a business.

3. Window sign. Two window signs per tenant are allowed consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and a total maximum sign area of three square feet. If illuminated, a window sign shall only be externally illuminated.

4. Temporary window sign. In addition to the signage allowed in Subsection C.3 above, a tenant may display one additional temporary window sign, provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days and there shall be a minimum of 30 days between use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.

5. Directory Sign. A directory sign for a building providing a list of the names of business establishments within the building or series of buildings is allowed provided the sign area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished level. The directory sign may also be freestanding, provided it is no higher than three feet from the finished level, and does not cause entrances and walkways to violate ADA.

6. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (e.g., credit cards accepted, trade affiliations, etc.) are allowed provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.

D. Prohibited Signs. Signs prohibited by Section ~~22.52.990~~ 22.114.040 (Prohibited Signs Designated) of Title 22 and any sign type or sign size not expressly provided for in this Form-Based Code are prohibited.

E. Permitted Signs.

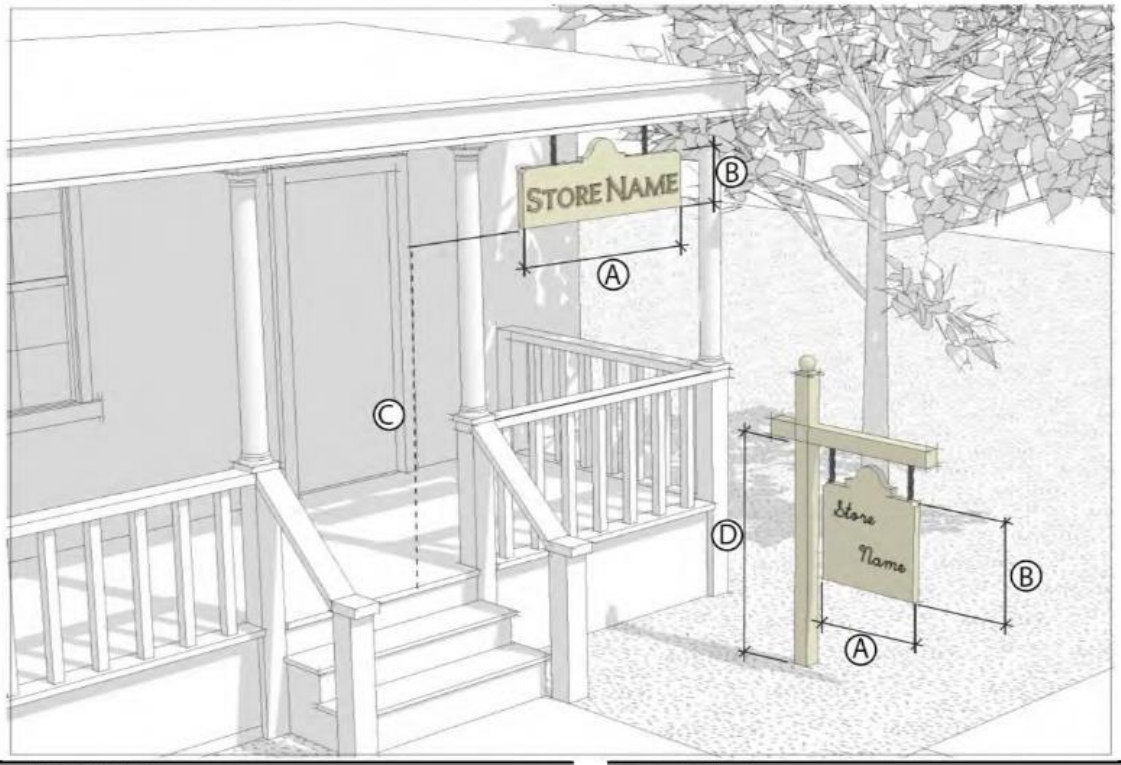
1. The signs identified in Sections ~~22.52.910~~ 22.114.140 (Incidental Business Signs), ~~22.52.940~~ 22.114.170 (Temporary Real Estate Signs), ~~22.52.950~~ 22.114.180 (Temporary Construction Signs), and ~~22.52.980~~ 22.114.210 (Temporary Subdivision Sales, Entry, and Special-Feature Signs) are permitted, subject to the requirements of those sections.

2. The signs described in Sections 22.46.3012.E.3 through 22.46.3012.E.6 shall be permitted in the TOD, CC, FS, AB, and NC Transect Zones, subject to the following procedures:

a. Application Requirements. A sign application shall be submitted and shall include all information, materials, and fees required by Section 22.46.3004.B of this Form-Based Code;

b. Review and Approval. The application shall be subject to the review and approval of the Director under a Ministerial Site Plan Review pursuant to Section 22.46.3004.B.

3. Yard Sign. This Subsection specifies standards for Yard Signs.



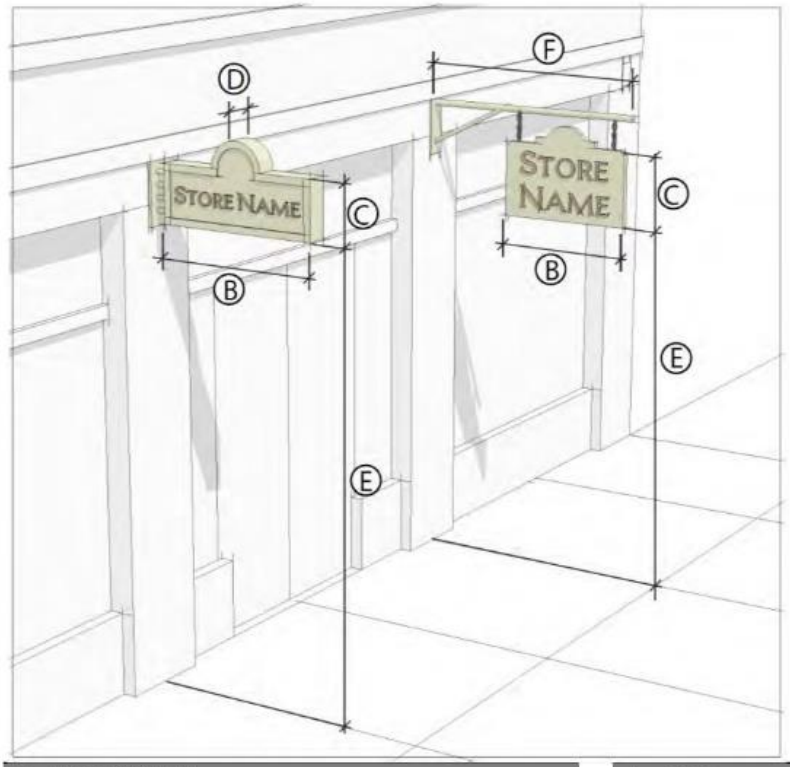
a. Description
Yard sign. The Yard Sign type is a sign mounted on a porch or in a yard between the public right-of-way and the building Façade. Yard signs mounted on a porch are placed parallel to the building's Façade. Yard signs mounted in a yard are placed parallel or perpendicular to the right-of-way.

b. Size		
Signable Area		
Area	8 sq. ft. max.	
Width	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓐ
Height	3 ft. max. (so long as compliant with maximum sign square footage area)	Ⓑ

c. Location		
Clear Height		Ⓒ
Mounted on Porch	6 ft. 8 in min.	
Mounted in Yard	1 ft. min.	
Overall Height	5 ft. max.	Ⓓ
Signs per Building		
Mounted on Porch	1 max.	
Mounted in Yard	1 max.	

d. Miscellaneous
Yard signs may not be located within the public right-of-way.
Yard signs shall be parallel or perpendicular to the public right-of-way.

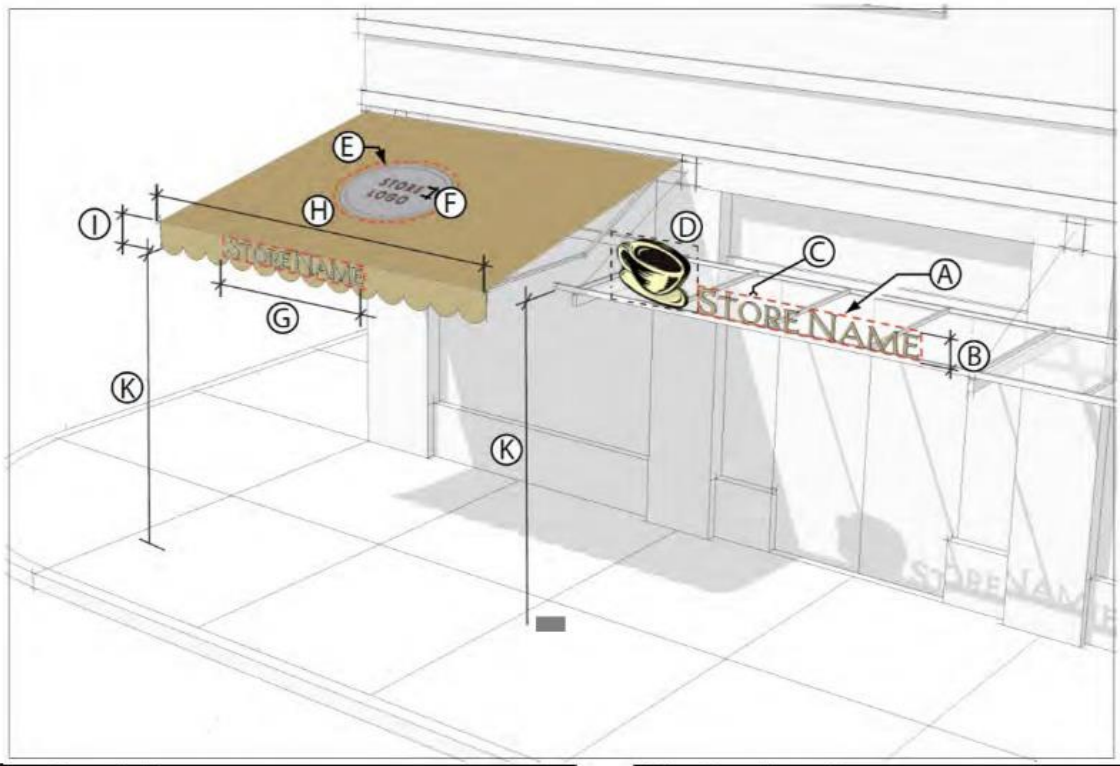
4. Projecting Sign. This Subsection specifies standards for Projecting Signs.



a. Description
Projecting sign. The Projecting Sign type is mounted perpendicular to a building's Façade from decorative metal brackets or mounted on the building wall. Projecting Signs are small, pedestrian scaled, and easily read from both sides.

b. Size		
Sign Area	6 sq. ft. max. per side; 12 sq. ft. max. total	Ⓐ
Width	4 ft. max. (so long as compliant with maximum square footage area)	Ⓑ
Height	3 ft. max. (so long as compliant with maximum square footage area)	Ⓒ
Thickness	4 in. max.	Ⓓ
c. Location		
Clear Height	8 ft. min.	Ⓔ
Projection	5 ft. max.	Ⓕ
Signs Per Building	1 per entry door max.	

5. Awning Sign. This Subsection specifies standards for Awning Signs.



a. Description		
Awning Sign. The Awning Sign type is a traditional shop front element and can be used to protect merchandise, and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant identification signs or logos may be painted, screen printed, or appliquéd on the awnings.		
b. Size		
Projecting Awning		
Signable Area	1 sq. ft. per linear ft. of shop front max.	Ⓐ
Lettering Height	12 in. max.	Ⓑ
Lettering Thickness	6 in. max.	Ⓒ
Feature/Logo	2-1/4 sq. ft. max.	Ⓓ
Sloping Awning		
Signable Area	25% coverage max.	Ⓔ
Lettering Height	18 in. max.	Ⓕ

Size (continued)		
Valance		
Signable Area	75% coverage max.	Ⓖ
Width	Shop front width max.	Ⓗ
Height	8 in. min; 12 in. max.	Ⓘ
Lettering Height	8 in. max.	Ⓙ
c. Location		
Clear Height	8 ft. min.	Ⓚ
Signs Per Awning	1 projecting; or 1 valance and 1 sloping max.	
d. Miscellaneous		
Only the tenant's store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.		
Open-ended awnings are encouraged.		
Vinyl or plastic awnings are discouraged.		

6. Wall Sign. This Subsection specifies standards for Wall Signs.

a. Description
Wall Sign. The Wall Sign type lies flat against the Façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall Signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, decorative cornice of a building or sign band at the top of the building.

b. Size		
Signable Area		
Area	1 sq. ft. per linear foot of shop front width up to 30 sq. ft. max.	Ⓐ
Width	Shop front width, max.	Ⓑ
Height	1 ft. min., 3 ft. max.	Ⓒ

Size (continued)		
Lettering		
Width	75% of signable width max.	Ⓓ
Height	75% of signable height~~,~~ max.; ~~3 ft. max., whichever is less~~	Ⓔ

c. Location	
Projection	8 inches max.
Signs Per Building	1 per ~~establishment~~ frontage max.

d. Miscellaneous
Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
Direct ~~i~~internally illuminated signs are discouraged.
Cabinet Signs are prohibited.
Wall Signs shall not protrude beyond the roof line or cornice of a building, or the building wall.

F. ~~Creative~~ Discretionary Signs.

1. Purpose. This ~~S~~subsection establishes standards and procedures for the design, review, and approval of ~~Creative S~~signs ~~to encourage the use of signs with~~ that exhibit a unique design, ~~that exhibit~~ a high degree of thoughtfulness,

imagination, inventiveness, ~~and~~ or spirit, and that make a positive visual contribution to the overall image of East Los Angeles.

2. Applicability. A property owner or applicant may request a ~~Creative~~ Discretionary Sign Permit to authorize an on-site ~~creative~~ sign that employs standards that differ from the other provisions of this Section 22.46.3012, but otherwise comply with the provisions of this Section 22.46.3012.F.

3. Application Requirements. A Discretionary ~~Creative~~ Sign permit application shall include all information, materials, and fees as required for a Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a Discretionary ~~Creative~~ Sign permit under a Specific Plan Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.46.3004.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer ~~all of~~ the following:

a. Design Quality. That the sign is designed with graphics, color, texture and quality materials that ~~the sign:~~

~~i. Constitutes a substantial aesthetic improvement to the site and~~ has a positive visual impact on the site and surrounding area~~;~~.

~~ii. Is of unique design, and exhibits a high degree of thoughtfulness, imagination, inventiveness, and spirit; and~~

~~iii. Provides strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.~~

b. Contextual Criteria. That the sign is compatible, and is to scale and proportion with the surrounding area. ~~meets at least one of the following criteria:~~

~~i. It is composed in a classic historic design style;~~

~~ii. It includes a creative image reflecting current or historic character of the community; or~~

~~iii. It reflects an inventive representation of the use, name, or logo of the structure or business.~~

c. Architectural Criteria. That the sign~~i~~ ~~U~~utilizes or enhances the architectural elements of the building~~;~~ and does not cover

~~ii. Is placed in a logical location in relation to the overall composition of the building's façade, not covering~~ any key architectural features or details of the façade.

d. Neighborhood Impact Criteria. That the sign is located and designed so as to not cause light and glare impacts on neighboring ~~residential~~ uses.

6. Revisions to Discretionary~~Creative~~ Sign Permit. Revisions to a Discretionary~~Creative~~ Sign permit may be approved by the Director if the intent of the sign's original approval is not affected. Revisions to a ~~creative~~ discretionary sign ~~permit~~ that ~~would~~ deviates from the intent of the ~~sign's~~ original approval shall require a new Discretionary~~Creative~~ Sign permit.

G. Master Sign Program. This Subsection allows for a master sign program within the Plan Area.

1. Purpose. A master sign program is intended to:

a. Integrate the design of multiple signs proposed for a development project with the design of the project's structures so that the multiple signs create a unified architectural statement; and/or

b. Provide a means for applying common sign regulations for multi-tenant projects and to allow latitude in the design and display of multiple sign for the projects. A master sign program is intended to achieve, not circumvent, the intent of this Form-Based Code and the vision of the East Los Angeles Third Street Plan.

2. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:

a. The property owner or applicant requests a master sign program;

b. A project is proposed to include four or more non-exempt signs on the same lot or parcel or building; or

c. A non-exempt sign is proposed at a location where a non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

3. Application Requirements. A master sign program application shall include all information, materials, and fees required for a Specific Plan Substantial Conformance Review application pursuant to Section 22.46.3004.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a master sign program under a Specific Plan Substantial Conformance Review pursuant to Section 22.46.3004.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.46.3004.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer all of the following:

a. That the master sign program is consistent with the purposes of this Form-Based Code and the overall intent and vision of the East Los Angeles Third Street Plan;

b. That the master sign program enhances the overall development, is harmonious with, and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and

c. That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

6. Revisions to Master Sign Programs. Revisions to a master sign program may be approved by the Director if the intent of the program's original approval is not affected. Revisions to a master sign program that would deviate from the intent of the sign's original approval shall require the approval of a new master sign program.

H. Sign Design Recommendations. While the County does not regulate the message content, or copy, of a sign, the following principles of copy design and layout can enhance the readability and attractiveness of signs and are therefore encouraged.

1. Sign copy should relate only to the name and/or nature of the business or building.

2. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers, should be avoided.

3. Information on signs should be conveyed briefly or by logo, symbol, or other graphic manner. The intent of the sign should be to increase the readability of the sign and thereby enhance the identity of the business.

I. Sign Maintenance Requirements. A sign that is not properly maintained or is dilapidated shall be deemed a public nuisance, and shall be abated in compliance with ~~Part 6 of Chapter 22.60~~ Chapter 22.242 (Enforcement Procedures).

J. Non-conforming Signs.

1. Applicability. The provisions of this Subsection shall apply to all nonconforming signs.

a. In addition to all other applicable provisions of this Section 22.46.3012, nonconforming signs shall not be:

i. Modified, relocated, replaced, repaired or re-stablished unless the sign is brought into conformance with the provisions of this Section 22.46.3012;

ii. Re-built or re-constructed after damage or destruction of more than 50 percent of the replacement value of the sign prior to said damage or destruction.

2. Removal and Amortization Schedule. Any sign which is nonconforming due to the requirements of this Form-Based Code or to the requirements of Title 22, shall be removed or made to comply with this Form-Based Code within 15 years from the effective date of this Form-Based Code.

(Ord. 2014-0049 § 13, 2014.)

22.46.3013 Block and Subdivision Guidelines.

A. Purpose. This Section establishes guidelines for maintaining the existing interconnected street and block network in the Plan Area as well as for subdividing blocks into pedestrian-scaled blocks. These guidelines are intended to generate an urban infrastructure of small-scale, walkable blocks defined by an interconnected street network that is punctuated by a variety of public open space types.

B. Applicability. An applicant for any new development that exceeds two acres in area should review and consider the guidelines in this Section.

C. Design Objectives and Subdivision Guidelines for Existing Blocks. Each site subject to this Section should be designed to:

1. Maintain the existing street network.

2. Enhance circulation and access.

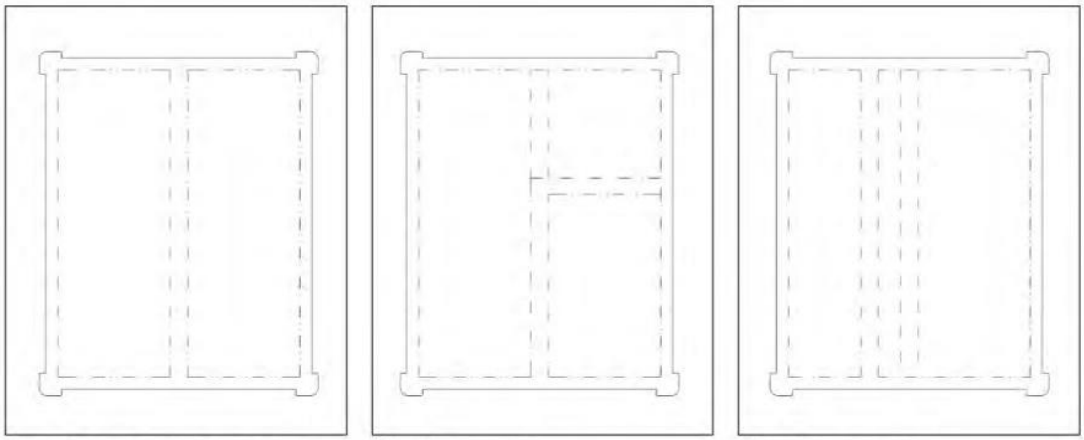
3. Develop lots within the block that facilitate pedestrian-oriented building design.

4. Develop buildings with their entrances facing bordering streets.

D. Existing Right-of-Way and Alley Guidelines.

1. Realignment of Right(s)-of-Way. Existing rights-of-way may be realigned provided that the resulting block and private property meet the guidelines of this Section and the applicable building type standards of Section 22.46.3010 of this Form-Based Code.

2. Existing Alley-Access. In all cases, blocks with alleys should maintain alley access. Existing alley-access may be modified through realignment (shift, deflection, etc.) provided the realigned alley results in a minimum of 100 feet of net lot depth on both sides of the realigned alley.



Existing alley access | Realignment - Deflected Alley | Realignment - Shifted Alley

E. Design Objectives and Subdivision Guidelines for New Blocks. Each site should be designed to be divided into smaller blocks with:

1. Internal streets, where appropriate, to connect with off-site streets and/or to create a series of smaller, walkable blocks.

2. Service alleys within the new blocks.

3. Lots established within the block(s) for the purpose of facilitating pedestrian-oriented building design so that buildings can have their main entrances on the front street, rather than the side street.

4. Corner buildings with a frontage on both streets may have entrances on both streets.

F. Proposed New Block Guidelines. The dimensional and required lot width guidelines are summarized below:

1. Orthogonal Block Guidelines. Orthogonal blocks are rectilinear and consist of square or rectangular designs. The following apply to such proposed blocks:

a. Block Length. Orthogonal blocks of various designs and functions are allowed as diagrammed in this Section and pursuant to the following guidelines implementation options. Minimum length of the block is 150 feet. Maximum length of the block is 400 feet.

b. Lot Width. All buildings shall be designed to a lot with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum lot width is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

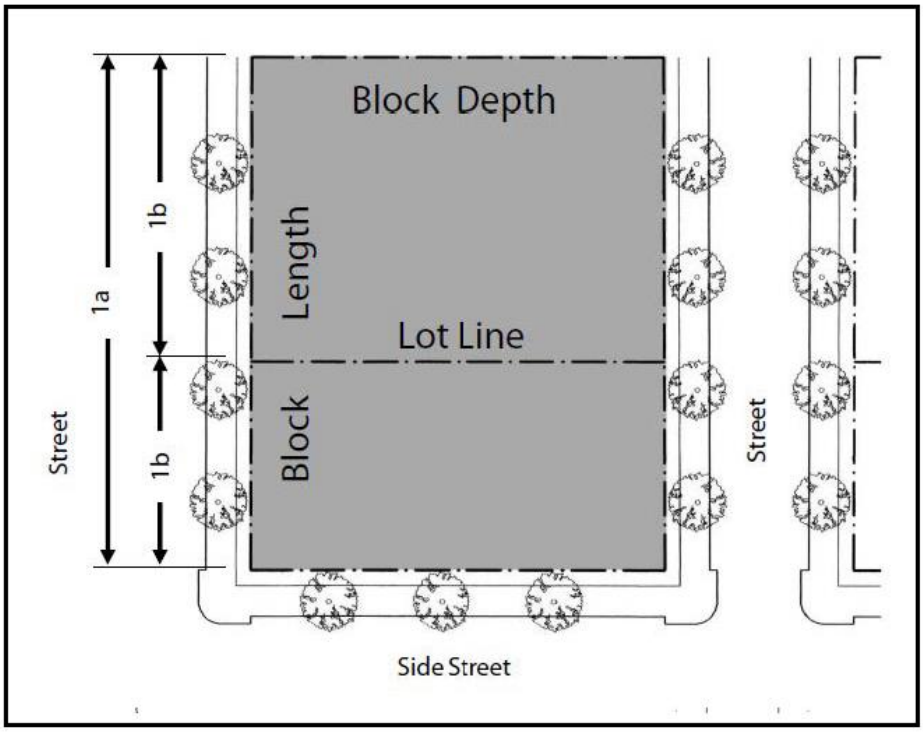


Figure 5 Orthogonal Block Guidelines Diagram

2. Trapezoidal Block Implementation Options. Trapezoidal blocks are irregular in shape and consist of various designs. Blocks of various designs and functions are allowed as identified in the diagram below and pursuant to the following guidelines.

a. Block Length. Minimum length/width of a block is 100 feet. Maximum length of a block is determined by allowing an average of 500 feet for the two longest sides of the block.

b. Block Width. All buildings should be designed with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum width of a lot is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

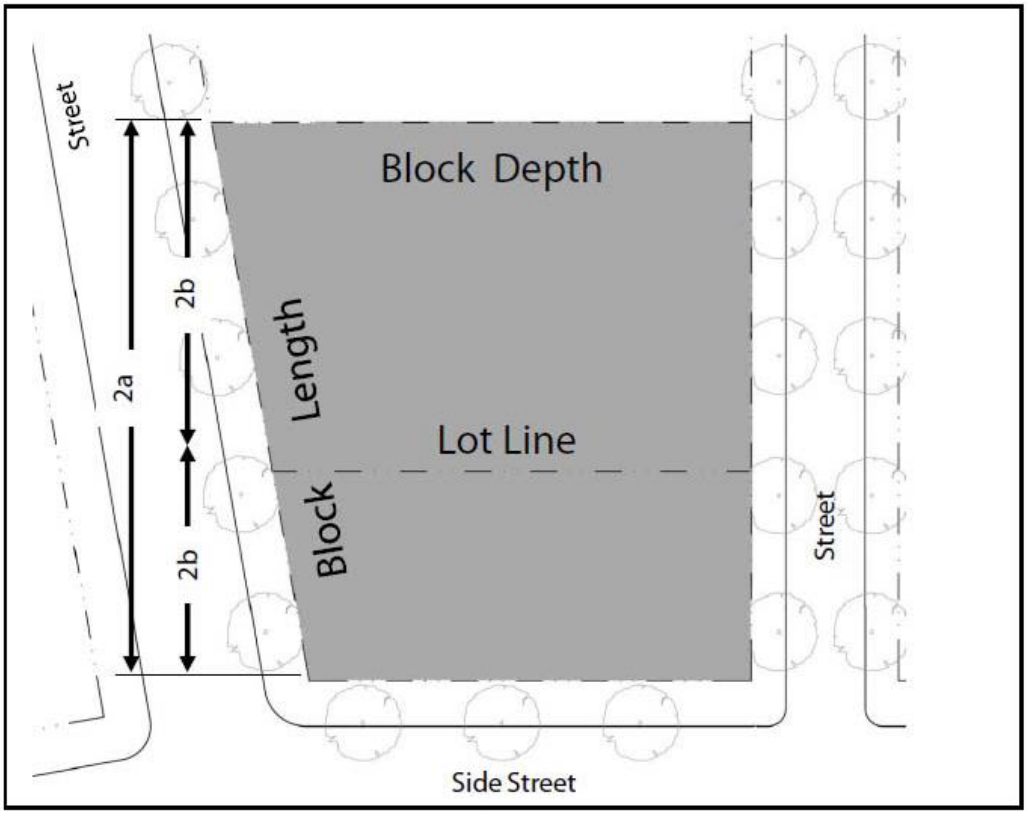


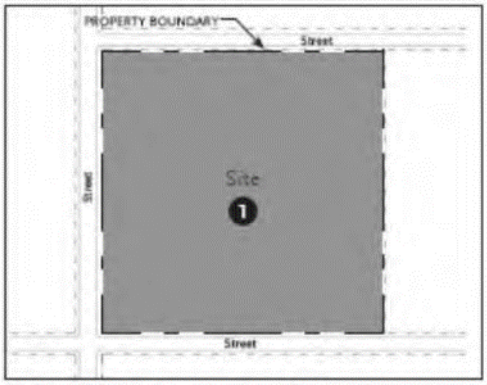
Figure 6 Trapezoidal Block Guidelines Diagram

3. Streets/Rights-of-Way. All blocks should be designed to support a pedestrian-oriented environment pursuant to the goals and policies of the East Los Angeles Third Street Plan.

G. Illustrative Sequence: Applying Subdivision Guidelines to Achieve Pedestrian-Scaled Buildings. The series of diagrams below identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways pursuant to the provisions of this Form-Based Code. This information illustrates the intent of the subdivision guidelines of this Section 22.46.3013, combined with the

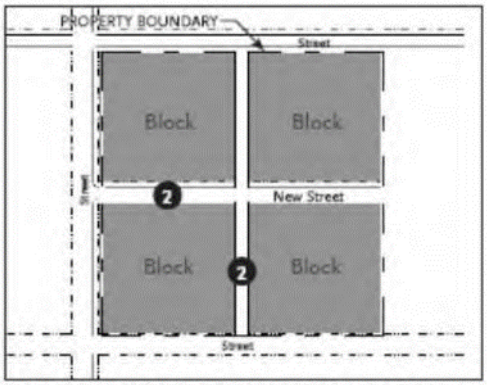
building type standards of Section 22.46.3010. Title 21 of the Los Angeles County Code provides direction and options regarding subdividing large lots.

Step 1: Existing Site. Sites larger than two acres should be subdivided further to create additional blocks. For sites less than two acres in size the requirements to introduce streets and alleys do not apply.



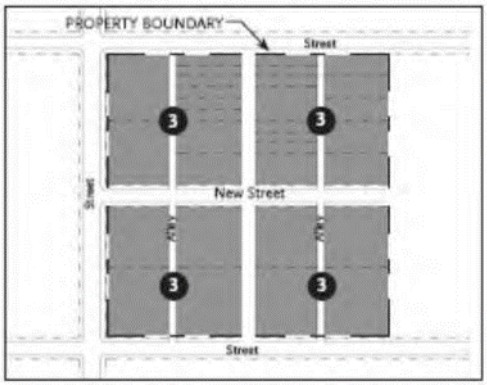
Existing site prior to creating new blocks

Step 2: Introduce Streets. Sites being subdivided into additional blocks should introduce pedestrian-scaled streets and comply with applicable block-size requirements.



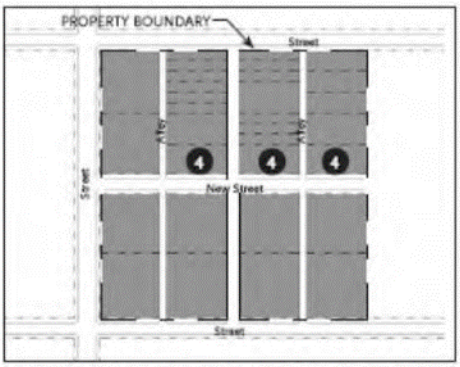
Streets are introduced to acheive pedestrian-scaled environment

Step 3: Introduce Alleys. Vehicular and pedestrian access to blocks and their individual lots is allowed only by alley/lane, side street, or in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



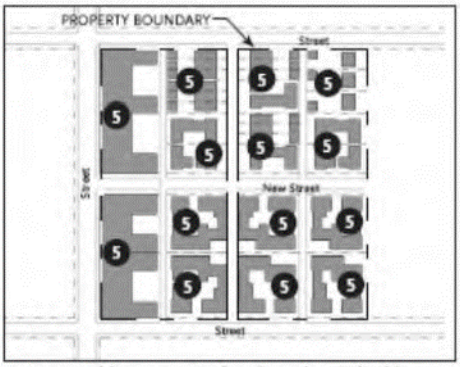
Alleys are introduced to provide service and vehicular access

Step 4: Introduce Lots. Based on the type(s) of blocks created and the thoroughfare(s) that they front, for the purposes of design, lot(s) are introduced on each block to accommodate allowable building types. Lots should reflect the minimum area needed to effectively design allowable building types. These lot/lot lines need not be permanent at this initial stage.



Lots are introduced per the width and depth requirements.

Step 5: Introduce Projects. Undertake design of the lots to support building(s) and building configurations for the allowed building types in the applicable Transect Zone. The allowable building types are combined with the allowable frontage types, per the Transect Zone in which the lot is located.



Projects/Buildings are introduced per the applicable requirements.

(Ord. 2014-0049 § 14, 2014.)

22.46.3014 Appendix

~~A. References~~

~~1. Table 22.46.1987-A, below, identifies outdated references to Title 22 used in the East Los Angeles Third Street Form-Based Code and the following equivalent references in this Title 22.~~

~~**TABLE 22.46.3014-A: REFERENCE KEY TO TITLE 22**~~		
~~***Specific Plan Page No.***~~	~~***Code Reference in Specific Plan***~~	~~***Title 22 Code Reference***~~
	~~22.56.1500, et seq.~~	~~Chapter 22.174~~
	~~22.56.1540~~	~~22.172.050~~
	~~22.56.1510.H~~	~~22.172.020.H~~
	~~Part 2 of Chapter 22.60~~	~~22.222.080~~
	~~Part 4 of Chapter 22.60~~	~~Section 22.222.120~~

~~TABLE 22.46.3014-A: REFERENCE KEY TO TITLE 22~~		
~~*Specific Plan Page No.*~~	~~*Code Reference in Specific Plan*~~	~~*Title 22 Code Reference*~~
	~~Part 5 of Chapter 22.60~~	~~Chapter 22.242~~
	~~Part 1 of Chapter 22.56~~	~~Chapter 22.158~~
	~~22.56.040~~	~~22.222.200~~
	~~22.44.510.K~~	~~Chapter 22.14 "Rural Outdoor Lighting District"~~
	~~22.52.1060.D~~	~~22.112.080.F~~
	~~Part 5 of Chapter 22.28~~	~~Chapter 22.20~~
	~~Part 2 of Chapter 22.20~~	~~Chapter 22.18~~
	~~22.48.210~~	~~22.116.040~~
	~~22.48.140~~	~~22.110.030~~
	~~Part 14 of Chapter 22.40~~	~~22.54.660 – 710~~
	~~Part 9 of Chapter 22.40~~	~~Chapter 22.16~~
	~~22.52.810~~	~~22.114.050~~
	~~22.52.990~~	~~22.114.060~~
	~~22.52.910~~	~~22.114.160~~
	~~22.52.940~~	~~22.114.180.C~~
	~~22.52.950~~	~~22.114.190.A~~
	~~22.52.980~~	~~22.114.180.A – B~~
	~~Part 6 of Chapter 22.60~~	~~Chapter 22.244~~

~~2. Unless specified in Subsection A.1, above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.~~

~~B~~A. ~~Terms. Table 22.46.1987-B, below, identifies terms used in the East Los Angeles Third Street Form-Based Code and the following equivalent terms in this Title 22.~~

~~TABLE 22.46.3014-B~~A~~:TERMS~~		
~~*Specific Plan Page No.*~~	~~*Term in Specific Plan*~~	~~*Equivalent Term in Title 22*~~
	~~burden of proof~~	~~findings~~
	~~parcel~~	~~lot~~

Exhibit B

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
2019-001930-(1)

HEARING DATE
July 31, 2019

REQUESTED ENTITLEMENTS
Advance Planning Case No. 2019003487

PROJECT SUMMARY

OWNER / APPLICANT
Los Angeles County Department of Regional Planning

MAP/EXHIBIT DATE
N/A

PROJECT OVERVIEW

Plan No. ADV RPPL2019003487 will amend the Los Angeles County Zoning Code Title 22, Chapter 22.46, updating the East Los Angeles Third Street Form-Based Code.

The Project consists of an amendment to an existing ordinance that is intended to clarify existing standards and fix technical errors. This update is intended to make the standards easier to understand and implement. These changes are administrative and abide by the intent of the existing East Los Angeles Third Street Specific Plan. No new development is proposed as a part of this project.

LOCATION
Third Street Specific Plan Area, Unincorporated Community of East Los Angeles

ACCESS
Near I-10, I-710, 1-5, and SR-60 Freeways

ASSESSORS PARCEL NUMBER(S)
N/A

SITE AREA
East Los Angeles Third Street Specific Plan Area

GENERAL PLAN / LOCAL PLAN
Countywide General Plan

East Los Angeles Community Plan

ZONED DISTRICT
East Los Angeles, East Side Unit No. 1, East Side Unit No. 2, East Side Unit No. 4

LAND USE DESIGNATION
Specific Plan

ZONE
Specific Plan Transect Zones (TOD, CC, FS, AB, NC, LMD, CV, OS)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Update to an existing Form-based Code, an implementation ordinance of the East Los Angeles Third Street Specific Plan.
- Addition of clarifying language and correction of technical errors to make existing standards easier to understand and implement.
- Consistency with the East Los Angeles Community Plan and Los Angeles County General Plan implementation program in creating design guidelines to preserve and enhance the character-defining features of the community.

CASE PLANNER:
James Drevno

PHONE NUMBER:
(213) 974 – 6425

E-MAIL ADDRESS:
jdrevno@planning.lacounty.gov

Exhibit C

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
EAST LOS ANGELES THIRD STREET FORM-BASED CODE AMENDMENT
PROJECT NO. 2019-001930-(1), RPPL2019003487

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800) and Chapter 22.244 of the County Code, the County is authorized to adopt amendments to Title 22 of the County Code;

WHEREAS, in 2014 the County adopted the East Los Angeles Third Street Specific Plan and Form-Based Code ("Ordinance");

WHEREAS, the Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing in the matter of the East Los Angeles Third Street Form-based Code Amendment, Project No. 2019-001930-(1) on July 31, 2019, which includes amendments to Title 22 of the County Code consisting of minor technical edits to clarify requirements and make standards and requirements easier to understand and implement; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of East Los Angeles is located in the First Supervisorial District, in the Metro Planning Area as designated by the General Plan. Located to the east and south of the City of Los Angeles, west of the Cities of Monterey Park and Montebello, and north of the City of Commerce, the community is accessed via I-10, I-710, I-5, and SR-60 freeways. The project area is located in the center of East Los Angeles, spanning the width of the community and directly surrounding I-710 and SR-60 freeways. The Metro Gold Line runs through the center of this area.

2. Originally adopted in 2014, the East Los Angeles Third Street Specific Plan, and the implementing ordinance, the East Los Angeles Form-Based Code, are intended to guide and foster transit-supportive development around the Metro Gold Line stations, as well as stabilize and enhance adjoining residential neighborhoods. The Ordinance established new development standards and strategies to encourage and support a sustainable, transit-supportive community.

3. Since the adoption of the Ordinance in 2014, Regional Planning Department staff from Current Planning and Land Use Regulation Divisions have proposed several adjustments to the Ordinance to correct errors and add additional clarifying language to existing standards and administrative procedures. These comments were collected since the adoption of the Ordinance and reflect the perspective of numerous staff members that work with the standards, including staff from the field office, zoning permits, and zoning enforcement. This project was initiated by

Departmental staff to amend existing standards according to the list of corrections and comments collected over the years from various users.

4. The project (RPPL 2019003487) is a proposal to consider amendments to the County Code, to correct errors and add additional clarifying language to existing standards and administrative procedures to make the Ordinance easier to understand, use, and implement. The proposed amendment to the Ordinance includes updates to the following:

   - Typographical Corrections. Several typographical errors were present in the Ordinance as it was adopted in 2014. The project proposes corrections to these typographical errors.

   - Additional Clarifying Language. The project proposes additional clarifying language to Ordinance standards and definitions to make them easier to understand and implement. This additional language is also added to make the intent of the Specific Plan clearer and to improve the clarity and readability of the Ordinance.

   - Land Use Type Chart Reorganization. The building type and land use chart was updated to bring building form, use, and permit type into one table. These standards, which were located throughout the document are now consolidated into one master use table. The intent of this update is to consolidate existing standards into one easily referenced format and therefore make the code easier to use for staff and applicants.

   - Reference Photos. The Ordinance contains photos for visual reference. The project proposes to include additional reference photos, which are intended to make the standards easier to understand and implement.

   - Title 22 Code Reference Updates. The Technical Update (TU) to Title 22 of the Los Angeles County Zoning Code became effective earlier this year. TU provided a conversion table for any Title 22 reference citations in the specific plan. Instead of relying on the conversion table, the entire document has been updated with TU code references.

5. A staff level workgroup was convened between representatives of Zoning Permits East, Zoning Enforcement, the Land Development Coordinating Center, and Community Studies East. This workgroup met on an approximately monthly basis throughout the project timeline to go over the proposed changes. During these meetings, staff analyzed use cases for the proposed technical changes and suggested additional changes based on implementation scenarios. Zoning Enforcement staff provided valuable insight as to current enforcement activities in the area and how the proposed standards can be clarified to mitigate potential

procedural inconsistencies. Zoning Permits and Land Development Coordinating Center staff provided input as to how the proposed technical changes would affect specific Transect Zones. They also provided input as to the impact the proposed changes would have on the development process. The proposed Ordinance draft reflects the ultimate consensus of the workgroup.

6. On March 30, 2019, a community meeting was held to update the community about the proposed technical changes in the Form-base Code Amendment. The community meeting was held in an open-house style to provide direct and straightforward information to community members about how they would be impacted. Since this community meeting, no substantial changes to the intent of the standards in the proposed Ordinance were made.

7. County departments were consulted in the project's development. Departments consulted include Public Works, Public Health, Parks and Recreation, and Fire. The Departments of Parks and Recreation, Public Health, Public Works, and Fire issued clearances and had no comments on the project.

8. In compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, staff from Regional Planning determined that an Exemption is the appropriate environmental documentation for this project under CEQA. Amendments are proposed in order to correct errors and add additional clarifying language to existing standards and administrative procedures. The Project is intended to provide these changes to existing standards in order to make the Ordinance easier to understand, use, and implement. The project qualifies as a Class 5 Categorical Exemption (Minor Alterations to Land Use Limitations) under State CEQA Guidelines Section 15301, and per Guidelines Section 15061(b)(3) because the project is administrative in nature and consists of technical amendments to existing standards.

9. This Ordinance amendment supports the Los Angeles County General Plan ("General Plan") implementation program LU-9 requiring the development of community design guidelines. According to the General Plan, these design guidelines are intended to preserve and enhance the character-defining features of unincorporated communities.

   This amendment provides needed maintenance to an existing set of community design guidelines. The goals of this amendment are in line with the General Plan in that it enhances the usefulness and implementation of the existing Form-based code and Specific Plan.

10. [Reserved]

11. The Commission finds that pursuant to Section 22.222.120 of the County Code, the community was properly notified of the public hearing by mail and by legal notice published by the East Los Angeles Tribune and La Opinion on June 27, 2019. Additionally, project materials, including the proposed ordinance amendment, were made available online on Regional Planning's website and at the East Los Angeles Library located within the community. On June 26, 2019, a total of 4,397 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within the East Los Angeles Third Street Specific Plan Area, as well as 5 notices to those on the courtesy mailing lists for the East Los Angeles, East Side Unit No. 1, East Side Unit No. 2, and East Side Unit No. 4 Zoned Districts and to any additional interested parties. The project was also advertised in the East Los Angeles Tribune and La Opinion. Project materials were sent to and displayed at the East Los Angeles Library.

12. 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;

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

1. Find that the project qualifies as a Class 5 Categorical Exemption (Minor Alterations to Land Use Limitations) pursuant to State and local CEQA Guidelines.

2. 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 Third Street Form-Based Code; and

3. 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.

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 31, 2019.

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

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Elaine Lemke
Assistant County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: July 31, 2019

MKK:JD

Exhibit D

COUNTY OF LOS ANGELES

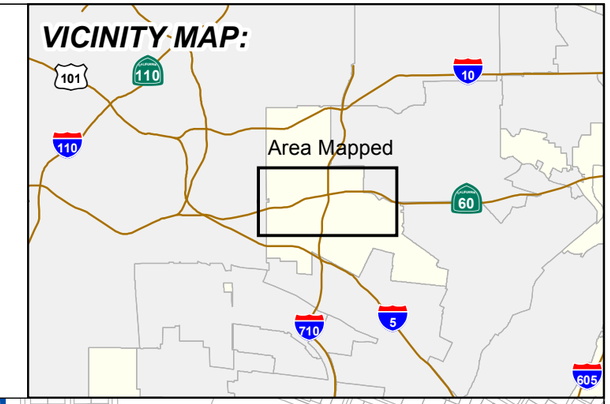
FORM - BASED CODE SPECIFIC PLAN

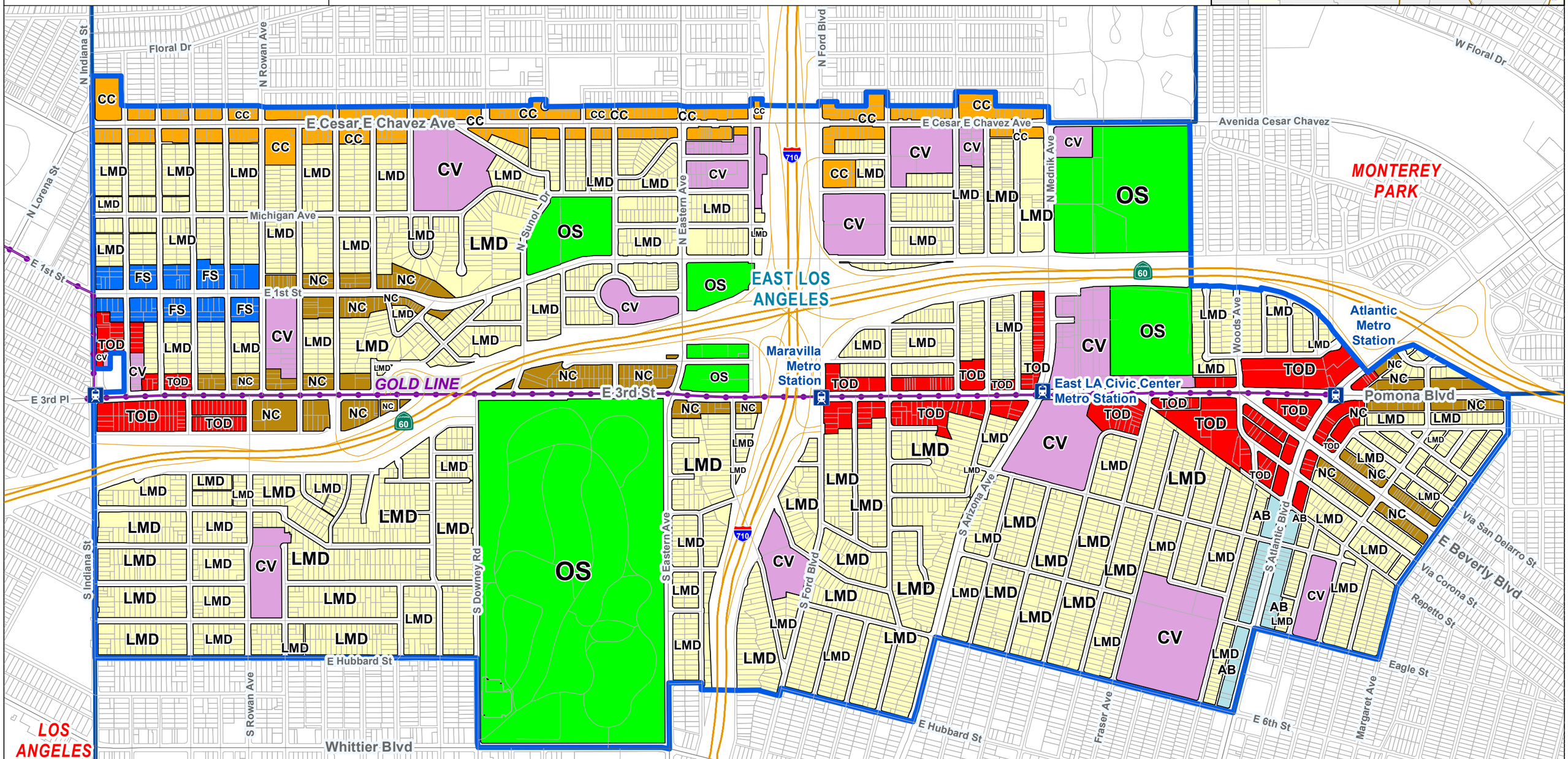
TRANSECT ZONES

0 450 900
Feet

- Metrolink Stations
- Metro Rail Stations
- Metrolink
- Transitways
- Light Rail - Existing
- Light Rail - Proposed
- Light Rail - Under Construction
- Specific Plan Boundary
- 3rd Street (TOD) Zone
- Cesar Chavez Avenue (CC) Zone
- 1st Street (FS) Zone
- Atlantic Boulevard (AB) Zone
- Neighborhood Center (NC) Zone
- Low-Medium Density (LMD) Zone
- Civic (CV) Zone
- Open Space (OS) Zone

Date: 11/4/2014





East Los Angeles Third Street Specific Plan Area (Highlighted in Gold)

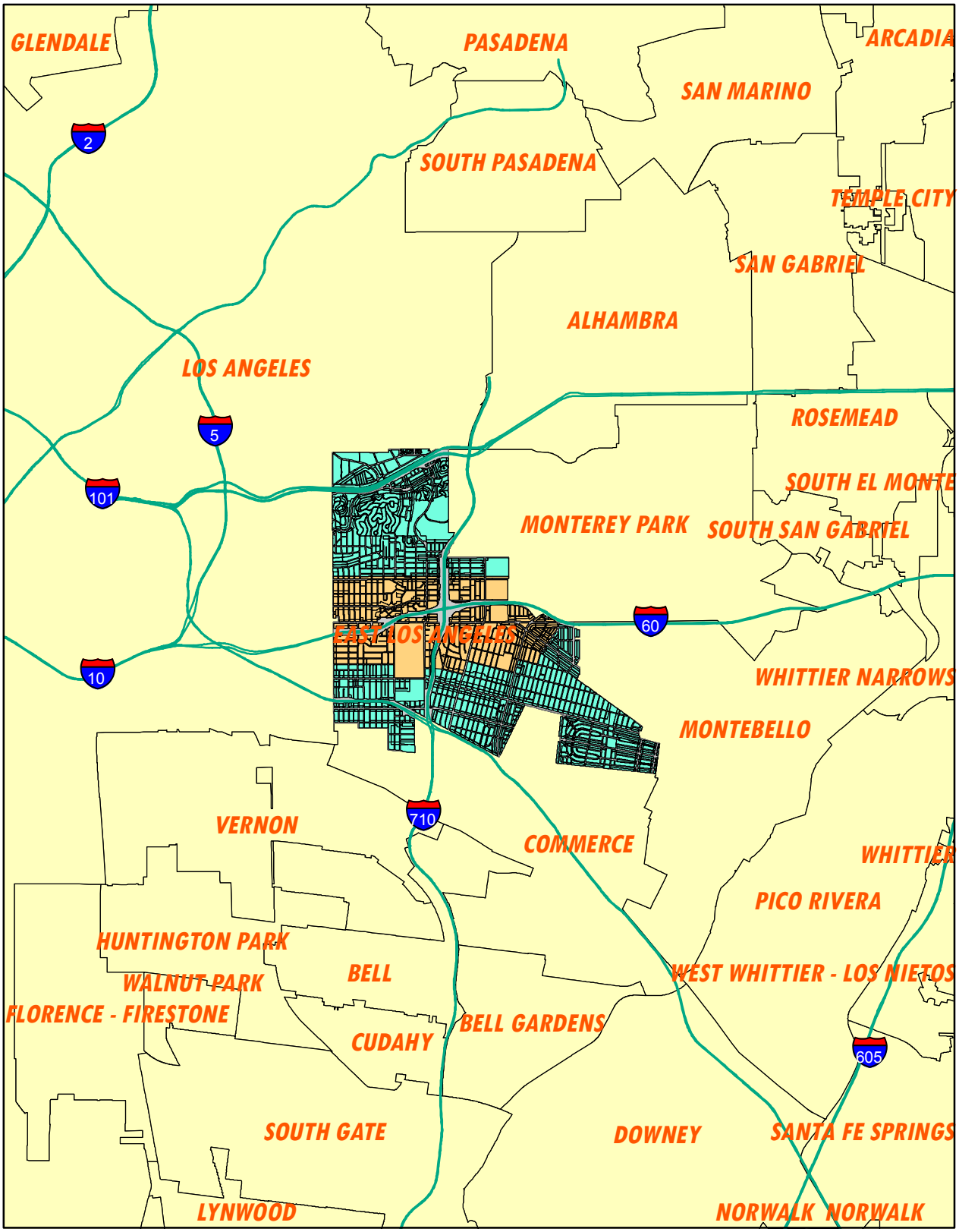


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Exhibit E

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	July 31, 2019
PROJECT NUMBER:	2019-001930-(1)
PERMIT NUMBER(S):	ADV RPPL2019003487
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	East Los Angeles Third Street Specific Plan Area, Unincorporated East Los Angeles
OWNER:	N/A
APPLICANT:	Los Angeles County Department of Regional Planning
CASE PLANNER:	James Drevno, Regional Planner jdrevno@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 5 Categorical Exemption (Minor Alterations to Land Use Limitations) under State CEQA Guidelines Section 15305, and per Guidelines Section 15061(b)(3) because the project is administrative in nature and consists of technical amendments to existing standards. These amendments are intended to correct errors, and add additional clarifying language to existing standards and administrative procedures to make the ordinance easier to understand, use, and implement.

Exhibit F

COUNTY OF LOS ANGELES
Public Health

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

June 19, 2019

CASE: RPPL2019003487
Project: East Los Angeles Third Street Form-Based Code Amendment
PLANNER: Drevno, James
LOCATION: East Los Angeles

The Department of Public Health-Environmental Health Division has reviewed the Department of Regional Planning's minor update of the East Los Angeles Third Street Form-Based Code. This update clarifies specific standards.
No new development or land use changes are proposed with this project. No portion of the update will change the purpose and intent of the Specific Plan. This effort is not considered a project under CEQA. DPH has determined that the update will not impact public health.

Public Health recommends Departmental clearance for the Form – Based Code update

---

For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program vgallegos@ph.lacounty.gov

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

SD-1

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director
Norma E. Garcia, Chief Deputy Director

July 1, 2019

TO: James Drevno
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **RPPL2019003487**
East Los Angeles Third Street Form-Based Code Amendment

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL2019003487
East Los Angeles Third Street Form-Based Code Amendment

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL

1. The future development within this project must comply with the all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.

2. Construction or architectural plans shall be submitted to the Fire Department for review and approval prior to any building permit issuance. There will be specific fire and life safety requirement at that time.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: July 16, 2019