

EXHIBIT D

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT AMENDMENT,
PROJECT NO. 2018-000331-(5), RPPL2016000546,
ENV2016002236**

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 (Planning and Zoning); and

WHEREAS, in 2007 the County adopted the La Crescenta-Montrose Community Standards District ("CSD"); and

WHEREAS, the Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing in the matter of the La Crescenta-Montrose Community Standards District Amendment, and associated Initial Study and Negative Declaration, Project 2018-000331-(5) (collectively known as "Project") on April 24, 2019, which includes the following:

1. The La Crescenta-Montrose Community Standards District Amendment ("CSD") that includes amendments to Title 22 (Planning and Zoning) of the County Code to update existing standards to enhance community design outcomes, remove and revise language for purposes of clarity and ease of implementation, and ensure that the CSD's intent to promote good design and pedestrian orientation is effectively carried out;
2. Determination of Negative Declaration for the Project's Initial Study (ENV2016002236) in compliance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Regional Planning Commission finds as follows:

1. **PROJECT LOCATION.** The Project Area consists of the approximately 3.43 square mile La Crescenta-Montrose community ("Community"). The Community is located within the West San Gabriel Valley Planning Area of the General Plan and is almost entirely developed with suburban developments. The community is surrounded to the north by Angeles National Forest, to the south and west by the City of Glendale, and to the east by the City of La Cañada-Flintridge. Although the Community is built out, it is surrounded by hills and large areas of natural open space. La Crescenta-Montrose is largely residential with commercial uses concentrated along the Foothill Boulevard corridor.

2. **PROJECT DESCRIPTION.** Originally adopted in 2007, and amended in 2009, the La Crescenta-Montrose CSD Ordinance encompasses the unincorporated areas of the La Crescenta-Montrose Community. The proposed amendments to the CSD revise the language and requirements to clarify the intent and desired design outcomes of the regulations, and provide a means to effectively realize the intent of the CSD. At the request of the Crescenta Valley Town Council and Land Use Committee, Regional Planning staff initiated an update to the existing CSD standards. Staff facilitated a CSD Working Group, composed of planners from multiple Department sections, which met monthly for five hours to draft and revise proposed standards. Multiple meetings were convened between Regional Planning staff and the Crescenta Valley Town Council Land Use Committee to review the document and obtain feedback. The project was brought before the Commission to request that the Department of Regional Planning initiate the CSD amendment process on February 3, 2016. At this meeting the Commission passed a motion to modify and clarify the existing CSD. Since that date, the standards have been reorganized with additional clarifying language for ease of use and effective implementation.

3. The Project (RPPL 2016000546) is a proposal to consider amendments to the County Code, including updated development standards to promote pedestrian-oriented development in the community, particularly along the Foothill Boulevard Commercial Corridor. The Project is the result of the motion to modify and clarify the existing CSD on February 3, 2016. The proposed amendment to the CSD includes updates to the following:

R-3 Zones

The proposed changes for R-3 Zones consist of minor changes to the existing standards as noted below.

- **Applicability.** The standards affecting R-3 zoned properties do not apply to single and two-family residences.
- **Yard Requirements.** New language added to require additional landscaping for R-3 properties near single and two-family residences. Clarifying standards for front, side and rear yard requirements to preserve and maintain natural vegetation.
- **Building Height Setback.** Updated building height setback standards to provide compatibility between R-3 properties and single and two-family residential property.
- **Roofs.** Updated roof slope and form standards to provide compatibility between R-3 properties and single and two-family residential property. Clarifying language added regarding roof top and roof mounted equipment requirements.
- **Landscaping.** Landscaping requirements to enhance buffering between different types of land uses.

Foothill Boulevard Commercial Zones

On Foothill Boulevard, three subareas are combined into one subarea to streamline the code sections and reduce redundant regulations. New standards are proposed to improve the aesthetics of the commercial corridor, promote a pedestrian-friendly environment, mitigate the interface between residential and commercial uses, and enhance the community's characteristics. The new standards include updates to building design, parking lot design, wall and fence design, landscaping, yard setbacks, and signage as noted below.

- Foothill Boulevard Area. Revision to the subarea names and applicability of development standards. The three sub-areas (1) Foothill Blvd. West Town Area, (2) Foothill Blvd. Mid-Town Area, and (3) Foothill Blvd. East Town Area will be consolidated into one subarea referred to as the "Foothill Boulevard Area". Revised and new standards will apply to the consolidated subarea.
 - CUP Applicability. Additional land uses have been added that are subject to Conditional Use Permits (CUPs), including automobile related uses, vehicle sales, and smoke shops.
 - Parking. Addition of shared parking standards to allow for shared parking agreements. Relaxation of some parking standards along certain segments of the Foothill Boulevard area to increase commercial growth opportunities on smaller parcels.
 - Building Design. Adjustments to building massing and facade regulations to allow additional pedestrian access, update community specific design elements, and improve the interface between buildings and the public right-of-way.
 - Architectural Features. Replacement of existing "architectural styles" framework and inclusion of a menu of architectural features, design elements, and frontages.
 - Walls and Fences. Additional wall, fencing, and screening regulations to improve compatibility between commercially-zoned properties and adjacent residential properties.
 - Signs. Replacement of existing sign regulations with new design-based sign regulations.
4. 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 bimonthly basis throughout the project timeline to go over the proposed changes. During these meetings, staff analyzed use cases for the proposed standards and suggested 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 standards would affect specific parcels along Foothill Boulevard and in R-3 zones. They also provided input as to the impact the proposed standards would have on the development process. The proposed CSD draft reflects the ultimate consensus of the workgroup.

5. Since the release of the CSD for public review, a change was made to the Yard Setback (22.328.080 D.3) standards. The public release draft allows outdoor dining, exterior furniture or pedestrian circulation, in lieu of required landscaping, in the front and side yard setbacks. This has been revised to allow only up to 5% of landscaping to be replaced with outdoor amenities, requiring the other 10% to be landscaped. This change was made to better balance the need for outdoor amenities with the need for landscaping.
6. **COMMUNITY OUTREACH.** Regional Planning Staff and the Land Use Committee of the Crescenta Valley Town Council (CVTC) communicated closely to ensure that the proposed standards of this CSD are in line with their vision for R-3 zones and the Foothill Boulevard Commercial Corridor. Several working meetings were held with Regional Planning staff and CVTC Land Use Committee members to review and provide feedback on each standard and its effect on the community.

On May 30, 2018, a community meeting was held to update the community about the proposed standards in the CSD Amendment. The community meeting was held in an open-house style to provide direct and straightforward information to community members about how specific zones would be impacted. Since this community meeting, no substantial changes to the intent of the standards in the proposed Community Standards District were made.

After this community outreach opportunity, several meetings were held with CVTC Land Use Committee and Regional Planning staff to ensure that the standards were organized to maximize readability and ease of use. Additional images and diagrams were generated to provide examples to applicants as to the intent of the standards. Regional Planning staff attended the monthly CVTC meeting on October 18, 2018 to provide an update on the progress of CSD Amendment and to obtain feedback to maximize the readability and ease of use of the CSD. Additional images and diagrams were generated to provide examples of the intent of the standards. On January 3, 2019, Regional Planning staff also attended the Land Use Committee meeting of the CVTC to evaluate new parking standards in the proposed CSD Amendment.

7. **PUBLIC COMMENTS.** Two members of the public contacted the Department via phone inquiring about the public hearing notice they received as well as the Project itself. Both members of the public are residents of La Crescenta-Montrose and

were informed about the Project scope and where they can review the draft document. Both residents did not signify support nor opposition to the project.

Three letters of support have been received for the Project and one letter in opposition. Two of the letters of support are from members of the community, and the other letter of support is from the Crescenta Valley Town Council and its Land Use Committee, which recommends approval of the Project.

8. **AGENCY CONSULTATIONS.** County departments were consulted in the Project's development. Departments consulted include Public Works, Public Health, Parks and Recreation, and Fire. The Departments of Fire, Parks and Recreation, and Public Health issued no comments. The Department of Public Works issued comments and recommendations based on the standards proposed in the Project. These comments were regarding standards associated with the public right-of-way, including driveways, exterior furniture, corner cut-offs, retaining walls and landscaping, and signs. These recommendations were considered and addressed in the final document, which reflects the desired changes. The final document represents a consensus of the County consultation process.
9. **CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project 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. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
10. **GENERAL PLAN CONSISTENCY.** 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.

The General Plan identifies Foothill Boulevard as a corridor-type opportunity area. This corridor provides needed restaurants, services, and retail to community residents. The General Plan notes that the Foothill Boulevard is an opportunity area for active transportation improvements and corridor design enhancements. The CSD amendment proposed supports the identified General Plan goals for the Community by promoting pedestrian-orientation and enhanced design requirements along the Foothill Boulevard corridor.

11. ENVIRONMENTAL FINDINGS. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.

12. [Reserved for hearing proceedings.]

13. LEGAL NOTIFICATION. 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 San Gabriel Valley Tribune newspaper on March 22, 2019. Additionally, project materials, including the proposed CSD amendment and the environmental document, were made available online on Regional Planning's website and at the La Crescenta Library located within the community. On March 14, 2019, a total of 5,581 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within the La Crescenta-Montrose community, as well as 6 notices to those on the courtesy mailing lists for the La Crescenta, Montrose, and La Canada Zoned Districts and to any additional interested parties.

14. LOCATION OF DOCUMENTS. 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. That the Board certify completion of and adopt the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment;
2. That the Board hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the La Crescenta-Montrose Community Standards District and associated map; and

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3. That the Board adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

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 April 24, 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:

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Abstaining:

Absent:

Action Date: April 24, 2019

MKK:JD